

**City of Wichita, Kansas
Americans with Disabilities Act Transition Plan**

Hyatt Hotel

400 West Waterman

August 2005



Prepared by

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In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

City of Wichita – ADA/504 Transition Plan – Hyatt Hotel - August 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access			Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)			
1. Accessible Rooms	An appropriate number of accessible rooms exist, including accessible rooms with roll-in showers and rooms for individuals with hearing impairments. All aspects of these rooms are in full compliance with ADAAG, <u>except the auto curtain controls are blocked by furnishings.</u>	9.1.2	According to ADAAG 9.2.2(5) , all controls in accessible sleeping rooms are required to comply with 4.27 . 4.27 states that clear floor space complying with 4.2.4 that allows a forward or a parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment. Such clear floor space does not exist due to room furnishings. Re-arrange furnishings so that the curtain controls and all other controls are accessible and usable by individuals with disabilities.	L	H	M	2 3 4 5 6	\$0	ADAAG 9.1.2						
2. Southwest Bar & Grill	The bar counter is too high without a lowered portion.	5.2	According to ADAAG, where food or drink is served at counters exceeding 34 in (865 mm) in height for consumption by customers seated on stools or standing at the counter, a portion of the main counter which is 60 in (1525 mm) in length minimum shall be provided in compliance with 4.32 or service shall be available at accessible tables within the same area. The existing bar counter is higher than 34-inches and no accessible table exists. Provide accessible tables in close proximity to the bar counter according to the following recommendation.	H	H	M	7	\$0	ADAAG						
3. Southwest Bar & Grill	All tables in the restaurant and bar area are raised on a platform with table tops higher than 34-inches and do not provide knee clearance.	5.1	According to ADAAG, where fixed tables (or dining counters where food is consumed but there is no service) are provided, at least 5 percent, but not less than one, of the fixed tables (or a portion of the dining counter) shall be accessible and shall comply with 4.32 as required in 4.1.3(18) . None of the existing tables meet 4.32 specifications because they are raised on a platform. Ensure that at least 5% of the existing tables are accessible, complying with 4.32. Also, ensure that tables exist in both smoking and non-smoking areas.	H	H	M	8	\$2,500	ADAAG						

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4. House Phones	The house telephones, near the lobby area, are located too high at 58-inches to the highest operable part.	4.25.3	Where phones are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Lower phones to comply with ADAAG specifications. Generally, the telephone company’s responsibility is to adjust phone height. Note: If four or more public pay telephones (including both interior and exterior telephones) are provided at a site of a private facility, and at least one is in an interior location, then at least one interior public text telephone (TTY) shall be provided. If an interior public pay telephone is provided in a public use area in a building of a public facility, at least one interior public text telephone (TTY) shall be provided in the building in a public use area.	L	H	M	1 2	\$0	Building Block 10 – Reach Ranges						
5. Public Restrooms near Lobby	Braille signage exists at the entrance doors to the men’s and women’s restrooms, but the signage is in the wrong location.	4.1.3(16) 4.30.4	Signs that identify permanent rooms and spaces are required to be provided in Braille, mounted at 60-inches high measured to the center of the sign located at the latch side of the entrance door. In addition, the symbol of accessibility is required to exist at the entrance of accessible restrooms. Move the existing Braille signage to the latch side of the entrance doors.	L	H	M	1 6 1 7	\$100	Signage Specifications for Permanent Rooms and Spaces						
6. Public Restrooms near Lobby	In the men’s and women’s restrooms, the paper towel dispensers are not within reach range.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser in each restroom is within ADAAG specified reach ranges.	M	H	M	1 3 1 8	\$200	See Building Block #10 – Reach Ranges #1, #2, #3.						
7. Public Restrooms near Lobby	The coat hooks, in the men’s and women’s restrooms, are located too high at 70-inches.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat hook in each restroom making sure not to make the hook a protruding object.	L	H	M	1 5 2 0	\$20	Building Block 10 – Reach Ranges						

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8. Public Restrooms near Lobby	The lavatory, in the men’s restroom, is inaccessible due to a low apron.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. The existing lavatory’s apron is too low at 28 1/2 - inches. Ensure at least one lavatory complies with ADAAG specifications.	L	H	M	1 3	\$100	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
9. Public Restrooms near Lobby	The existing intended alternate accessible toilet stall, in the women’s restroom, measures 40-inches wide.	4.22.4	In restrooms where six or more stalls exist, one fully accessible stall is required and one alternate stall. Alternate stalls are required to measure 40-inches wide. Modify the alternate stall to comply with ADAAG alternate stall specifications.	M	H	M	1 9	\$500	See the Alternate Stalls figure for more details.			
10. Public Restrooms near Lobby	The water closet, in the women’s restroom, is centered at 19-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closet so it is centered at 18-inches or move the sidewall so the water closet is centered at 18-inches.	L	H	M	2 1	\$500	Restroom Figures – Building Blocks			
11. Conference Counter	The conference service counter is located too high measuring 42-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or an accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk in close proximity to the counter is available and can be utilized when necessary.	H	H	M	2 2	\$0	ADAAG New ADAAG			
12. Restrooms near Parking Garage	The lavatories, in the men’s and women’s restrooms, are inaccessible due to low aprons.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. The existing lavatory aprons are too low at 28 1/2 - inches. Ensure at least one lavatory in each restroom complies with ADAAG specifications.	L	H	M	2 3	\$100	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			

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13. Restrooms near Parking Garage	In the men’s and women’s restrooms, the paper towel dispensers are not within reach range measuring 58-inches.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser in each restroom is within ADAAG specified reach ranges.	M	H	M	2 3	\$100	See Building Block #10 – Reach Ranges #1, #2, #3.			
14. Restrooms near Parking Garage	The coat hooks, in the men’s and women’s restrooms, are located too high at 70-inches.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat hook in each restroom making sure not to make the hook a protruding object.	L	H	M	1 5 2 0	\$20	Building Block 10 – Reach Ranges			
15. Drinking Fountains	The set of hi-lo drinking fountains, near the second floor Hyatt Meeting Room, are protruding objects.	4.4	Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane. The existing drinking fountains protrude 9-inches from the wall with leading edges is higher than 27-inches. Provide a cane detection object underneath both drinking fountains while still ensuring appropriate knee and toe clearance at the low fountain.	L	H	M	2 4	\$20	Building Block 2 – 27” to 80” zone			
16. House Phones	The house telephone, near the second floor Hyatt Meeting Room, is located too high at 62-inches to the highest operable part.	4.25.3	Where phones are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Lower phone to comply with ADAAG specifications. Generally, this is the telephone companies’ responsibility to adjust phone height. Note: If four or more public pay telephones (including both interior and exterior telephones) are provided at a site of a private facility, and at least one is in an interior location, then at least one interior public text telephone (TTY) shall be provided. If an interior public pay telephone is provided in a public use area in a building of a public facility, at least one interior public text telephone (TTY) shall be provided in the building in a public use area.	L	H	M	2 5	\$0	Building Block 10 – Reach Ranges			

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17. Mezzanine Level Restrooms	The men’s and women’s restrooms do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	L	M	3032	\$50	Signage Specifications for Permanent Rooms and Spaces			
18. Mezzanine Level Restrooms	The water closet in the men’s accessible stall is centered at 14-inches and the water closet in the women’s accessible stall is centered at 17-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closets, or sidewalls, so they are centered at 18-inches.	L	H	M	29	\$500	Restroom Figures – Building Blocks			

Hyatt Hotel - Conceptual Cost Projections

Total	\$3,710
Year One (Very High)	\$0
Year Three (High)	\$2,500
Year Five (Medium)	\$800
Year Ten (Low)	\$1,410