

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

**Pawnee Prairie Park**

2625 S. Taylor Road

**July 2005**



Prepared by

**DMCG**  
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In conjunction with

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

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City of Wichita – ADA/504 Transition Plan – Pawnee Prairie Park - July 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. Parking – Tex Consolver Golf Course	Upright signage, designating accessible parking, does not exist.	<a href="#">4.1.2(5)(a)</a>	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with <a href="#">4.6</a> are required to be provided in each such parking area. In addition, one in every eight accessible spaces, but not less than one, is required to be served by an access aisle 96 in (2440 mm) wide minimum and designated "van accessible" as required by <a href="#">4.6.4</a> . All accessible parking spaces are required to be identified by the symbol of accessibility, located so that the signage can be seen with a vehicle parked in the space. Generally, a sign mounted 5-feet high to the bottom of the lowest sign will satisfy this requirement. <b>Provide ADAAG compliant signage in front of each accessible vehicle parking space.</b>	L	H	M	<a href="#">0</a>	\$600	<a href="#">Accessible Parking Detail</a>  <a href="#">Access Board – Parking Technical Bulletin</a>	Erect an ADAAG compliant signage in front of each accessible parking space.	12/31/16				
2. Parking – Tex Consolver Golf Course	One designated accessible parking space has an adjacent inaccessible access aisle because the curb ramp protrudes into the aisle.	<a href="#">4.6</a>	Access aisles, which are adjacent to accessible parking spaces, are required to be level along the access aisles length and width. Curb ramps protruding into access aisles make their usability questionable. In addition, the existing curb ramp has drop-offs on each side, which may be hazardous for users. <b>Modify the existing parking space and curb ramp to comply with ADAAG specifications.</b>	H ®	H	M	<a href="#">1</a>	\$600	<a href="#">Accessible Parking Detail</a>  <a href="#">Access Board – Parking Technical Bulletin</a>	Re-stripe and relocate this accessible parking to another location nearby, which is still the shortest route to main entrances and provide 2 No. Universal accessible parking spaces at this alternate location.  Also provide truncated domes detectable warning surface at the curb ramp	12/31/09				

4. Interior – Tex Consolver Golf Course	The drinking fountain does not provide appropriate knee clearance.	<a href="#">4.15.5</a> <a href="#">4.4</a>	According to ADAAG, if only one drinking fountain is provided on a floor, then the drinking fountain is required to be accessible to an individual who uses a wheelchair and to individuals who have difficulty bending or stooping; and comply with <a href="#">4.15</a> . The existing drinking fountain does not provide appropriate knee clearance and a high drinking fountain does not exist. Providing a cup holder and cups at inaccessible drinking fountains are considered equivalent facilitation. <b>Provide cups in cup holder.</b>	M ®	H	M	<a href="#">3</a>	\$50	<a href="#">Building Block 2 – 27” to 80” zone</a>  <a href="#">Building Block 7 – Drinking Fountains</a>	Provide an ADAAG compliant cup holder at this fountain.	12/31/11	
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5. Interior – Tex Consolver Golf Course	A lowered counter does not exist in the sales area.	<a href="#">7.2</a>	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. These, accessible counters, are required to be dispersed throughout the facility. <b>Lower a portion of any existing counter so it complies with ADAAG specifications.</b>	M	H	M	<a href="#">5</a>	\$200	<a href="#">ADAAG</a>  <a href="#">New ADAAG</a>	Accessible and compliant side table exists next to this sales counter.  <i>No action necessary.</i>	N/A	N/A (cmk)			
6. Interior – Tex Consolver Golf Course	The men’s and women’s locker room entrance doors are not identified by Braille and raised character signage.	<a href="#">4.1.3(16)</a> <a href="#">4.30.4</a>	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 door. <b>Provide Braille and raised letter signage at the latch side of entrance doors.</b>	M	H	M	<a href="#">6</a>  <a href="#">7</a>	\$100	<a href="#">Signage Specifications for Permanent Rooms and Spaces</a>	Provide an ADAAG compliant Braille signage on latch side of this entrance door.	12/31/11				
7. Interior – Tex Consolver Golf Course	The floor mats, in the men’s locker room, cause a vertical change beyond ADAAG specifications.	<a href="#">4.5.2</a>	According to ADAAG, Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see <a href="#">Fig. 7(c)</a> ). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see <a href="#">Fig. 7(d)</a> ). Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with <a href="#">4.7</a> or <a href="#">4.8</a> . <b>Modify the change in level to comply with ADAAG specifications.</b>	M ®	H	M	<a href="#">7</a>  <a href="#">3</a>	\$50	<a href="#">ADAAG 4.5.2</a>	Provide trim at the carpet/tile border so that the change in level is less than 1/2”.	12/31/11				

8. Interior – Tex Consolver Golf Course	The lavatories, in the men’s locker room, are inaccessible due to a low apron (26-inches) and pipes underneath, which are not covered or insulated.	<a href="#">4.19</a>	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact and lavatory aprons are required to measure 29-inches to the lowest part. <b>Cover pipes with wrap insulation and raise the sink so the apron complies with ADAAG specifications.</b>	L ®	H	L	<a href="#">7</a> <a href="#">7</a>	\$200	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.	Insulate all exposed pipes at these lavatories and raise the lavatories so that the aprons are 29” high.	12/31/16	
9. Interior – Tex Consolver Golf Course	Mirrors, in the men’s locker room, are located too high at 52-inches to the lower edge of the reflecting surface.	<a href="#">4.19.6</a>	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. <b>Install a full length mirror.</b>	H	H	M	<a href="#">7</a> <a href="#">B</a>	\$25	<a href="#">ADAAG</a>	Lower the mirrors to 40” from finished floor level.	12/31/09	

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10. Interior – Tex Consolver Golf Course	The urinal, in the men’s locker room, is located too high with the rim at 25-inches.	<a href="#">4.18.2</a>	According to ADAAG, at least one accessible urinal must exist where urinals are provided. An accessible urinal has a rim mounted no higher than 17-inches. <b>Lower one urinal to comply with ADAAG specifications.</b>	L	H	M	<a href="#">1</a> <a href="#">0</a>	\$250	<a href="#">Restroom Figures – Building Blocks</a>	Lower the urinal nearest the door so that the rim is 17” high from finished floor level.	12/31/16				
11. Interior – Tex Consolver Golf Course	An accessible toilet stall does not exist in either the men’s or women’s locker rooms due to numerous barriers.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to: narrow toilet stall, narrow stall door opening, lack of grab bars, etc. <b>Modify the toilet stalls to comply with ADAAG specifications if it is technically feasible to do so.</b>	H	H	M	<a href="#">1</a> <a href="#">1</a>	\$2,500	<a href="#">Restroom Figures – Building Blocks</a>	Modify one toilet stall in each restroom and make them fully ADAAG compliant by combining two existing stalls into one.	12/31/09				

12. Interior – Tex Consolver Golf Course	An accessible shower stall does not exist in either the men’s or women’s locker rooms due to numerous barriers.	<a href="#">4.21</a>	Inconsistencies include, but are not limited to: Showerhead not adjustable, no grab bars, shower stall dimensions are too small, etc. <b>Modify shower stalls to comply with ADAAG specifications, if it is technically feasible to do so.</b>	M	H	M	<a href="#">106</a>	\$2,500	<a href="#">Building Block 20 – Accessible Showers</a>	These bathing units are no longer being used.  <i>No modifications therefore recommended.</i>	N/A	N/A (cmk)
13. Interior – Tex Consolver Golf Course	The locker door opening hardware, in the men’s and women’s locker rooms, requires a tight grasp.	<a href="#">4.1.3(12)(c)</a> <a href="#">4.27.4</a>	ADAAG requires 5% of storage lockers to be accessible, including accessible door opening hardware. Generally, U-shaped or lever handles are accessible.	M	H	M	<a href="#">1000</a>	\$200	See <a href="#">Building Block 8 – Accessible Doors</a> for more information.	Modify 5% of the lockers and install U-shaped pulls locking hardware on the locker doors.	12/31/11	
14. Interior – Tex Consolver Golf Course	A fixed bench complying with ADAAG specifications does not exist in the men’s or women’s locker rooms.	<a href="#">4.35</a>	According to ADAAG, at least one bench in locker rooms must be fixed and adhere to an assortment of ADAAG specifications as defined by <a href="#">4.37</a> . Install at least one bench in each locker room, which complies with ADAAG specifications.	L	H	M	N/A	\$500	<a href="#">New ADAAG ADAAG</a>	Install a fully ADAAG compliant fixed bench, 24”wide x 48” long x 17” high along the longer sidewall.	12/31/16	
15. Interior – Tex Consolver Golf Course	The floor mats, in the women’s locker room, cause a vertical change beyond ADAAG specifications.	<a href="#">4.5.2</a>	According to ADAAG, Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see <a href="#">Fig. 7(c)</a> ). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see <a href="#">Fig. 7(d)</a> ). Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with <a href="#">4.7</a> or <a href="#">4.8</a> . <b>Modify the change in level to comply with ADAAG specifications.</b>	M	H	M	<a href="#">104</a>	\$50	<a href="#">ADAAG 4.5.2</a>	Provide trim at the carpet/tile border so that the change in level is less than 1/2”.	12/31/11	

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16. Interior – Tex Consolver Golf Course	The lavatories, in the women’s locker room, are inaccessible due to a low apron (26-inches) and round knob faucet controls.	<a href="#">4.19</a>	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact and faucet controls are required to be usable without a tight grip or twisting of the wrist to operate. <b>Cover pipes with wrap insulation and install lever faucet controls on at least one lavatory.</b>	L	H	L	<a href="#">1008</a>	\$200	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.	Insulate all exposed pipes at these lavatories and replace round faucet controls with lever type hardware.	12/31/16			

17. Exterior Drinking Fountain – Tex Consolver Golf Course	The drinking fountain’s faucet control is not in the appropriate location.	<a href="#">4.27</a>	According to ADAAG, drinking fountain Controls shall comply with <a href="#">4.27.4</a> . Unit controls shall be front mounted or side mounted near the front edge. <b>Modify the existing drinking fountain or install a new drinking fountain, which complies with ADAAG specifications.</b>	L	M	M	<a href="#">30A</a>	\$400	<a href="#">Building Block 7 – Drinking Fountains</a>	Install a hi-lo ADAAG compliant drinking fountain at this location.	12/31/16	
18. Exterior Restroom – Tex Consolver Golf Course	The exterior restroom is totally inaccessible due to numerous barriers.	<a href="#">4.23</a>	Inconsistencies include no accessible path of travel to the restroom and a 5-foot by 5-foot turning radius does not exist on the interior. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of <a href="#">Title II</a> . Each and every public restroom may not need to be made accessible according to program access. <b>We recommend making this restroom fully accessible due to the high level of use of this facility and because it is not in close proximity to another fully accessible restroom.</b>	L	H	M	<a href="#">10C</a>	\$2,500	<a href="#">Restroom Figures – Building Blocks</a>	Provide an accessible sidewalk to this restroom and modify its interior to make it fully ADAAG compliant.	12/31/16	
19. Parking – Bridal and Nature Trail	The designated accessible parking spaces are not appropriately marked to determine vehicle parking space and access aisle width.	<a href="#">4.1.2(5)(b)</a> , <a href="#">4.6.3</a>	Supplemental technical information pertaining to ADAAG recommends that accessible vehicle parking spaces and access aisle be demarcated (painted) to ensure appropriate clear widths exist. <b>Stripe accessible vehicle parking areas and adjacent access aisles so that the width of each is clearly discernable ensuring that at least one van accessible parking space exists.</b>	L	H	M	<a href="#">PAZ</a>	\$200	<a href="#">Accessible Parking Detail</a>  <a href="#">Access Board – Bulletin #4</a>	Accessible parking properly marked.  <i>No action necessary.</i>	N/A	N/A (cmk)

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23. Picnic Area	The freestanding restrooms are totally inaccessible due to numerous barriers.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to, Braille signage is improperly mounted on the roof, lavatory faucets require tight grasping, Lavatory aprons are located too low, accessible stalls do not exist due to numerous barriers, urinal in men's is located too high, etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of <a href="#">Title II</a> . Each and every public restroom may not need to be made accessible according to program access. <b>We recommend making these restrooms fully accessible due to the high level of use of this facility and because they are not in close proximity to another fully accessible restroom.</b> Note: Existing restrooms are required to be made accessible only if doing so is technically feasible.	L	H	M	6 7 9 1 0 1 1	\$3,000	<a href="#">Restroom Figures – Building Blocks</a>	<p>It is not Technically Feasible to modify these restrooms for lack of space.</p> <p><i>However, provide compliant Braille signage, raise lavatory aprons to 29", replace faucet controls with lever type hardware, and lower the urinal in men's restroom to 17".</i></p> <p><i>Although this restroom will not be ADA compliant, it will be barrier free.</i></p>	12/31/16	
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**Pawnee Prairie Park - Conceptual Cost Projections**

Total	\$14,925
Year Three (High)	\$3,125
Year Five (Medium)	\$3,450
Year Ten (Low)	\$8,350