

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

Wichita Art Museum

1400 W. Museum Boulevard

August 2005



Prepared by

DMCG
Disability Management Consulting Group L.L.C.
2801 Jonquil Place
Columbia, MO 65202

In conjunction with

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

City of Wichita – ADA/504 Transition Plan – Wichita Art Museum - 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. Interior – First Floor	In the coat/locker room, a lowered coat rack exists, but is obstructed due to stored items.	4.3.2	According to ADAAG, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Accessible route must be maintained and free of obstructions. Ensure that an accessible path of travel exists leading to the lowered coat rack, so the coat rack is usable.	H	H	M	3	\$0	ADAAG	Remove the mobile coat rack so that a clear and accessible floor space is created.	12/31/09	
2. Interior – First Floor	Round door opening hardware exists on the door leading to the Naftzger Room.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify this door by replacing doorknobs with lever-type hardware or installing add-on levers.	L	H	M	4	\$150	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.	Replace these round doorknobs with lever type hardware.	12/31/16	
3. Interior – First Floor	The toilet paper dispenser, in the unisex restroom, does not allow a continuous paper flow.	4.16.6	According to ADAAG, toilet paper dispensers that control delivery, or that do not permit continuous paper flow, shall not be used. Install toilet paper dispensers that allow a continuous paper flow.	L	H	M	6	\$200	Restroom Figures – Building Blocks	Compliant and accessible toilet paper dispenser in place. <i>No action therefore needed.</i>	N/A	N/A (cmk)
4. Interior – First Floor	The ramp, leading to the lower exhibit (The Living Room), does not provide handrails on each side and the existing handrail does not extend at the top and bottom of the ramp.	4.8	According to ADAAG, any part of an accessible route with a slope greater than 1:20 shall be considered a ramp. If a ramp run has a rise greater than 6-inches or a horizontal projection greater than 72-inches, then it shall have handrails on both sides. Modify the existing handrail to extend, at least, the full length of the ramp surface and 12-inches beyond the bottom of the ramp run, where doing so does not impede cross traffic. Install an additional handrail along the other side of the ramp, which complies with ADAAG specifications.	M ®	H	L	7	\$750	Ramp Detail	Install an additional ADAAG compliant handrail along the other side of the ramp.	12/31/11	

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5. Interior – First Floor	In the lower exhibit room, exhibit items along the walls are all considered 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 objects generally protrude more than 9-inches from the walls, with leading edges higher than 27-inches. Provide a cane detection object underneath the protruding exhibits or otherwise ensure the objects are not considered protruding according to ADAAG.	M ®	H	M	9 1 0	\$500	Building Block 2 – 27” to 80” zone	Protruding exhibit items already relocated to another location. <i>No action therefore needed.</i>	N/A	N/A (cmk)			
6. Interior – First Floor	The ramp, leading to the Howard Wooden Lecture Hall, is too steep measuring 9.4%.	4.8	The slope of the existing ramp is steeper than ADAAG’s maximum of 8.33%. Due to the existing structural nature of this ramp and surroundings, we believe it would be technically infeasible to modify the slope. Therefore, we recommend modifying this ramp to comply with ADAAG specification only at some point in the future when major structural modifications occur to the facility.	M ®	H	M	2 2	\$0	Ramp Detail	It is not Technically Feasible to make any structural adjustments to this ramp due to lack of space and the disruptions such action would cause at the facility. <i>No action therefore recommended.</i>	N/A	N/A (cmk)			
7. Interior – First Floor	The seating area, in the Howard Wooden Lecture Hall, does not provide accessible wheelchair seating locations.	4.1.3(19)(a) 4.33	A total of 140 seating locations exist. According to ADAAG, in assembly areas with 51 to 300 total seating locations, 4 wheelchair-seating locations are required. Therefore, a minimum of 4 wheelchair-seating locations are required, along with 4 fixed companion seats. Provide at least 4 wheelchair seating locations, along with 4 fixed companion seats.	M	H	M	1 3	\$1,000	See Building Block 15 – Assembly Areas	Provide 4 wheelchair-seating locations together with 4 companion seats at the back of the Lecture Hall.	12/31/11				

8. Interior – First Floor	Round door opening hardware exists on the doors leading to the Howard Wooden Lecture Hall.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify this door by replacing doorknobs with lever-type hardware or installing add-on levers.	L	H	M	1/6	\$150	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.	Replace these round doorknobs with lever type hardware.	12/31/16	
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9. Interior – First Floor	A hi-lo drinking fountain does not exist on the First Floor level	4.15 4.1.3(10(a))	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain, which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. However, cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L	L	M	1/1	\$25	Building Block 7 – Drinking Fountains	A compliant hi-lo drinking fountain exists on this level. <i>No action therefore needed.</i>	N/A	N/A (cmk)			
10. Interior – First Floor	The coat rack, located in the Howard Wooden Lecture Hall, is too high at 61-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 rack making sure not to make the rack a protruding object.	L	H	M	1/5	\$50	Building Block 10 – Reach Ranges	Lower existing coat rack to 48” from finished floor level.	12/31/16				
11. Interior – First Floor Restrooms	Round door opening hardware exists on entrance doors to both restrooms.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify the doors by replacing doorknobs with lever-type hardware or installing add-on levers.	L	H	M	1/7	\$300	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.	Replace these round doorknobs with lever type hardware.	12/31/16				

12. Interior – First Floor Restrooms	The mirrors, in both restrooms, are located too high at 48-inches.	4.19.6	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. Install a full-length mirror in each restroom.	L	H	M	18	\$50	ADAAG	Lower existing mirror to 40” from finished floor level.	12/31/16	
13. Interior – First Floor Restrooms	The urinal, in the men’s restroom, is located too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 26-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	19	\$100	See the Accessible Urinals figure for more details.	Modify the urinal nearest the door so that the rim is 17” high from finished floor level.	12/31/16	

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14. Interior – First Floor Restrooms	The toilet paper dispensers, in both restrooms do not allow a continuous paper flow.	4.16.6	According to ADAAG, toilet paper dispensers that control delivery, or that do not permit continuous paper flow, shall not be used. Install toilet paper dispensers that allow a continuous paper flow.	L	H	M	20	\$200	Restroom Figures – Building Blocks	Compliant toilet paper dispensers in place. <i>No action therefore needed.</i>	N/A				
15. Interior – First Floor Restrooms	The toilet seats, in the accessible stalls of both restrooms, are too high at 22-inches.	4.16.3	According to ADAAG, the height of water closets shall be 17 in to 19 in (430 mm to 485 mm), measured to the top of the toilet seat (see Fig. 29(b)). Lower toilet seats in accessible stalls to comply with ADAAG specifications	L	H	M	20	\$800	Restroom Figures – Building Blocks	Install a new toilet whose seat is 18” from finished floor level.	12/31/16				
16. Interior – First Floor Restrooms	The coat hooks, located in both restrooms, are too high at 61-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 hooks protruding objects.	L	H	M	21	\$50	Building Block 10 – Reach Ranges	Lower existing coat hook to 48” from finished floor level.	12/31/16				

17. Interior – First Floor Restrooms	The lavatories, in each restroom, are inaccessible due to round knob faucet hardware and exposed pipes.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Round knobs exist on the lavatories. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Replace the round knobs on one lavatory in each restroom with lever type, push button or motion activation faucet controls and insulate the pipes of the one lavatory in each restroom.	L	H	M	1 8	\$500	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Replace these round doorknobs with lever type hardware and insulate all exposed pipes under these lavatories.	12/31/16	
18. Interior – Second Floor	A hi-lo drinking fountain does not exist on the First Floor level	4.15 4.1.3(10(a))	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain, which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. However, cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L	L	M	2 4	\$25	Building Block 7 – Drinking Fountains	A compliant hi-lo drinking fountain exists on this level. <i>No action therefore needed.</i>	N/A	N/A (cmk)

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19. Interior – Second Floor	The hydro thermograph displays are considered 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 objects generally protrude more than 9-inches from the walls, with leading edges at 73-inches. Provide a cane detection object underneath the protruding exhibits or otherwise ensure the objects are not considered protruding according to ADAAG.	M ®	H	M	2 5 16 12	\$500	Building Block 2 – 27” to 80” zone	Hydro thermograph displays already relocated to another location. <i>No action therefore needed.</i>	N/A	N/A (cmk)			

20. Interior – Second Floor	The Gift Shop has a counter with a lowered portion, but the lowered portion is only 30-inches wide.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Modify the lowered portion of the counter so that it is at least 36-inches in width.	M	H	M	27	\$200	ADAAG New ADAAG	A lowered and compliant counter already in place. <i>No action therefore needed.</i>	N/A	N/A (cmk)
21. Interior – Second Floor	The unisex restroom, and the men’s and women’s restrooms are fully accessible, except the grab bars in each restroom are too high measuring 37-inches to the top of the bars.	4.16.4	According to ADAAG, grab bars at accessible water closets are required to comply with Figure 29 , and be mounted between 33-inches and 36-inches high. Modify the grab bars so they are mounted between 33-inches and 36-inches high.	L	H	M	28 29	\$800	Restroom Figures – Building Blocks	Compliant grab bars already in place. <i>No action therefore needed.</i>	N/A	N/A (cmk)
22. Interior – Lower Level	The unisex restroom is fully accessible, except the grab bars are too high measuring 37-inches to the top of the bars.	4.16.4	According to ADAAG, grab bars at accessible water closets are required to comply with Figure 29 , and be mounted between 33-inches and 36-inches high. Modify the grab bars so they are mounted between 33-inches and 36-inches high.	L	H	M	N A	\$300	Restroom Figures – Building Blocks	Compliant grab bars already in place. <i>No action therefore needed.</i>	N/A	N/A (cmk)

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23. Interior – Lower Level	The men’s and women’s restrooms are inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, narrow stalls, pipes exposed under lavatories, no lowered urinal, round door hardware on entrance doors, mirrors too high, paper towel dispensers 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 Title II. Each and every public restroom may not need to be made accessible according to program access. Since a fully accessible unisex restroom will exist on this floor and fully accessible restrooms will exist on all other floors, we do not recommend making these restrooms fully accessible, unless this facility is considered new construction.	H	H	M	<u>3</u> <u>2</u>	\$0	Restroom Figures – Building Blocks	An ADAAG compliant unisex restroom exists at this level. <i>No action therefore needed.</i>	12/31/09	
			Exterior parking and paths of travel are fully accessible and comply with ADAAG specifications.				<u>3</u> <u>3</u> <u>3</u> <u>4</u> <u>3</u> <u>5</u>					

Wichita Art Museum - Conceptual Cost Projections

Total	\$6,750
Year One (Very High)	\$0
Year Three (High)	\$0
Year Five (Medium)	\$3,050
Year Ten (Low)	\$3,700