

**Sedgwick County, Kansas – COMCARE Comm. Support  
Americans with Disabilities Act Transition Plan  
(1929/1969 W. 21<sup>st</sup> N.)**

**December 2006**



Prepared by

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In conjunction with

**Sedgwick County and the Wichita/Sedgwick County Access Advisory Board**

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Sedgwick County – ADA/504 Transition Plan – COMCARE Comm. Support – December 2006 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	Some designated accessible parking spaces do not provide up right signage.	<a href="#">4.1.2(5)(b)</a> <a href="#">4.6.4</a>	ADAAG requires accessible parking spaces to be located in each parking lot. Accessible parking spaces are required to have upright signage that includes the symbol of accessibility and van accessible signage where required. Such signs are required to be located so they can be seen with a vehicle parked in the space. This requirement can generally be adhered to with the sign mounted at 5-feet high measured to the bottom of the lowest sign. <b>Provide upright signage in front of each existing accessible vehicle parking space, which complies with ADAAG specifications.</b>	L	H	H	151152	\$500	(See <a href="#">Building Block 1 – Accessible Parking</a> , for greater clarification).						
2. Exterior – Pedestrian Paths of Travel	Neither of the curb ramps, on the pedestrian path to the 1929 or 1969 addresses, provide a detectable warning surface.	<a href="#">4.7.7</a>	Since these curb ramps lead to a cross vehicular traffic ways, the necessity of detectable warning surface is magnified. <b>Modify these curb ramps to comply with ADAAG specifications pertaining to a detectable warning surface.</b>	H ®	H	H	150152	\$500	See <a href="#">Building Block 5 – Curb Ramps</a> , for more information						
3. Exterior – Pedestrian Paths of Travel	Steep drop-offs exist on the sides of both curb ramps mentioned above.	<a href="#">4.7</a>	ADAAG requires side flares on curb ramps to be a maximum slope of 1:10. The existing side flares have more than a 30% slope or a direct drop-off. <b>Modify the existing ramps to comply with ADAAG specifications.</b>	H ®	H	H	150152	\$4,000	See <a href="#">Building Block 5 – Curb Ramps</a> for additional ADAAG specifications.						

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4. Entrances / Exits	None of the three public entrances to County facilities provide the symbol of accessibility.	<a href="#">4.1.2(7)(c)</a>	According to ADAAG, the symbol of accessibility must exist at accessible entrances when not all are accessible (inaccessible entrances shall have directional signage to indicate the route to the nearest accessible entrance). <b>Provide the symbol of accessibility on accessible entrances and provide directional signage at inaccessible entrances.</b>	M	H	H	170171	\$300	<a href="#">ADAAG</a>						
5. Interior – 1969 Address	The lobby public counter is located too high.	<a href="#">7.2(2)</a>	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 and 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. <b>Ensure that a desk in close proximity to the counter is available and can be utilized, when necessary, in a manner where individuals with disabilities receive similar services as others.</b>	H	H	H	154	\$0	<a href="#">ADAAG</a> <a href="#">New ADAAG</a>						
6. Interior – 1969 Address	The first unisex public restroom is accessible except for minor inconsistencies.	<a href="#">4.23</a>	Inconsistencies include, toilet paper dispenser located too far forward, toilet flush control valve located on wrong side, mirror located too high, pipes exposed under lavatory, and napkin dispenser is a protruding object. <b>We recommend making this restroom fully accessible.</b>	H	H	H	158159160	\$1,000	See <a href="#">Building Block 9 – Accessible Restrooms</a> , for more information						

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7. Interior – 1969 Address	The second unisex restroom is totally inaccessible due to numerous inconsistencies.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to, no Braille signage at entrance, entrance door swings into clear floor space required for lavatory, appropriate knee clearance does not exist under lavatory due to cabinets, grab bars do not exist at water closet, seat cover dispenser too high and no clear floor space, appropriate clear floor space does not exist at water closet due to lavatory cabinets, 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. <b>If the first unisex restroom is made fully accessible, we do not recommend making this restroom accessible. However, notification should be provided directing individuals with disabilities to the accessible restroom.</b>	H	H	H	1 6 3  1 6 4  1 6 5  1 6 7	\$200	See <a href="#">Building Block 9 – Accessible Restrooms</a> , for more information						
8. Interior – 1969 Address	Exam room numbers are not also provided in Braille.	<a href="#">4.1.3(16)</a>	Signs that identify permanent rooms and spaces are required to be provided in Braille, mounted at the latch side of the entrance door, per the New ADAAG 703.4. <b>Provide Braille signage where room numbers or exit signs exist.</b>	V H	H	H	1 6 2	\$300	See <a href="#">Building Block 11 – Signage Specifications</a> , for more information						
9. Interior – 1969 Address	Some office interiors do not provide appropriate maneuvering space due to furnishings.	<a href="#">4.2.3</a>	In situations where an individual who uses a wheelchair must turn 180-degrees, a clear space of 60 in (1525 mm) diameter (see <a href="#">Fig. 3(a)</a> ) or a T-shaped space (see <a href="#">Fig. 3(b)</a> ) is required. See <a href="#">A4.2.3 (Appendix Note)</a> for more information. <b>Modify offices so that a 5-foot by 5-foot free and clear diameter floor space exists, if doing so is technically feasible and when it is necessary, by rearranging furnishings or meeting in alternate accessible locations.</b>	L	H	H	1 6 8	\$0	See <a href="#">A4.2.3 (Appendix Note)</a> for more information.						

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10. Interior – 1929 Address	The lobby public counter is located too high.	<a href="#">7.2(2)</a>	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 and 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. <b>Ensure that a desk in close proximity to the counter is available and can be utilized, when necessary, in a manner where individuals with disabilities receive similar services as others.</b>	H	H	H	172	\$0	<a href="#">ADAAG</a>  <a href="#">New ADAAG</a>						
11. Interior – 1929 Address - Restrooms	The first set of men’s and women’s restrooms are fully accessible, except the path of travel and transfer area at the shower is blocked by furnishings.	<a href="#">4.21.2</a>	According to ADAAG, a minimum clear floor space of 36-inches by 48-inches must exist at the entrances of showers of this type for transfer. <b>Move the furnishings.</b>	H	H	H	185	\$0	<a href="#">ADAAG</a>  <a href="#">Fig. 35(a)</a>						
12. Interior – 1929 Address - Restrooms	The second set of men’s and women’s restrooms are totally inaccessible due to numerous inconsistencies.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to, inappropriate maneuvering space on the interior of entrance doors, pipes are exposed under lavatories, round faucet controls exist on lavatories, urinals are located too high, appropriate maneuvering space does not exist on the exterior of entrances to accessible toilet stalls, accessible stall coat hooks are too high, toilet stalls are very narrow, toilets not centered at 18-inches, 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. <b>Due to the high likelihood of individuals using this facility, we recommend that these restrooms be made fully accessible as a low priority, since other accessible restrooms exist.</b>	L	H	H	1890193196	\$16,000	See <a href="#">Building Block 9 – Accessible Restrooms</a> , for more information						

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13. Interior – 1929 Address - Restrooms	The third set of men’s and women’s restrooms (photo 205) are accessible except for minor inconsistencies.	<a href="#">4.23</a>	Inconsistencies include, toilet flush control valve located on wrong side in men’s, coat hooks are too high, and toilet seat cover dispensers are located too high and do not provide appropriate clear floor space. <b>We recommend making these restrooms fully accessible.</b>	H	H	H	208	\$1,000	See <a href="#">Building Block 9 – Accessible Restrooms</a> , for more information			
14. Interior – 1929 Address - Restrooms	The fourth set of men’s and women’s restrooms (photo 215) are fully accessible.											
15. Interior – 1929 Address - General	Exit signs are not also provided in Braille.	<a href="#">4.1.3(16)</a>	Signs that identify permanent rooms and spaces are required to be provided in Braille, mounted at the latch side of the entrance door, per the new ADAAG 703.4. <b>Provide Braille signage wherever room numbers or exit signs exist.</b>	H	H	H	180	\$300	See <a href="#">Building Block 11 – Signage Specifications</a> , for more information			
16. Interior – 1929 Address - General	Accessible sinks do not exist in either of the kitchen areas.	<a href="#">4.24</a>	The existing sinks do not provide knee and toe clearance, and each sink has a depth of over 7-inches. According to ADAAG, knee clearance that is at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided underneath sinks. In addition, each sink shall be a maximum of 6-1/2 in (165 mm) deep. According to the program access provisions of <a href="#">Title II</a> , programs or services offered to the general public shall be accessible and usable by individuals. <b>Therefore, if these sinks are used by the general public, then they should be made accessible, complying with ADAAG specifications.</b> Note: Off-set sinks, set away from counters, do not provide the same service as sinks that are inset in surrounding counters.	M	H	H	174204	\$3,000	<a href="#">ADAAG 4.24</a>			
17. Interior – 1929 Address - General	The computer table, in room 138, is located too low and does not provide appropriate knee space.	<a href="#">4.32.3</a>	According to ADAAG, if seating for people in wheelchairs is provided at tables or counters, knee spaces at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided (see <a href="#">Fig. 45</a> ). <b>Provide at least one computer desk, which complies with ADAAG specifications. In addition, ensure that appropriate auxiliary aids or services are available (such as voice activated computer software), when necessary, due to the needs of an individual with a disability.</b>	M	H	H	1766	\$2,000	<a href="#">ADAAG</a>			

**COMCARE Community Support Services, 1929/1969 W 21<sup>st</sup> N - Transition Plan - Conceptual Cost Projections**

<b>Total</b>	<b>\$29,100</b>
<b>Year One (Very High – VH)</b>	<b>\$300</b>
<b>Year Three (High - H)</b>	<b>\$7,000</b>
<b>Year Five (Medium - M)</b>	<b>\$5,300</b>
<b>Year Ten (Low - L)</b>	<b>\$16,500</b>
<b>Year Ten (Very Low - VL)</b>	<b>\$0</b>