

**Sedgwick County, Kansas – COMCARE Administration
Americans with Disabilities Act Transition Plan
(635 N. Main)**

October 2006



Prepared by

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In conjunction with

Sedgwick County and the Wichita/Sedgwick County Access Advisory Board

Sedgwick County – ADA/504 Transition Plan – COMCARE Administration – October 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	Designated accessible parking, in the parking lot that serves this facility's main public entrance, is fully accessible and complies with ADAAG specifications.						106					
2. Parking	No apparent accessible parking exists, which serves the Conference Center entrance.	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Provide an appropriate number of accessible parking spaces serving the Conference Center entrance.	H	M	M	109	\$1,000	(See Building Block 1 – Accessible Parking , for greater clarification).			
3. Exterior	The curb ramp, leading to the Conference Center entrance, does not provide an appropriate detectable warning surface.	4.7.7	Since this curb ramp leads to a cross vehicular traffic way, the necessity of detectable warning surface is magnified. The existing curb cut has a detectable warning surface. However, this detectable warning does not comply with current ADAAG specifications regarding truncated domes. Modify the existing curb cut to comply with ADAAG specifications pertaining to a detectable warning surface.	M	M	M	109 110	\$500	See Building Block 5 – Curb Ramps , for more information			
4. Entrances	Accessible entrances do not provide the symbol of accessibility and inaccessible entrances do not provide directional signage.	4.1.2(7)(c)	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). Provide the symbol of accessibility on accessible entrances and provide directional signage at inaccessible (public) entrances.	M	M	M	108	\$300	ADAAG			

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5. Entrances	Several entrances/exits have high thresholds (steps) on the exterior of the entrance. Therefore, an appropriate number of entrances/exits may not be accessible.	4.1.3(8) 4.13.7	According to ADAAG, accessible entrances/exits must be provided, at a minimum, in the same number that local fire code requires entrances to exist. In other words, if local fire code requires two entrances at a facility, then both entrances are required to be accessible. Ensure that an appropriate number of accessible exits exist, including an exterior accessible path of travel leading to parking, sidewalks or other public places.	H ®	M	M	1 1 1	\$5,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space					
6. Entrances	The main public entrance consists of two doors-in-series and appropriate maneuvering space does not exist between the two doors.	4.1.3(8) 4.13.7	The minimum space between two hinged or pivoted doors in series shall be 48 in (1220 mm) plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors (see Fig. 26). Modify the entrance door to comply with ADAAG specifications for two doors in series or modify the entrance so that only one door exists.	M	M	M	1 2 4	\$2,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space					
7. Interior - General	The main public reception counter and the reception counter at the northwest side of the building are located too high.	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 or counter exists in close proximity to the counters and is available and can be utilized when necessary.	H	M	M	1 1 2 1 2 2	\$500	ADAAG New ADAAG					
8. Interior - General	Most, if not all, interior public doors are too heavy.	4.13.1 1	ADAAG requires that the maximum pressure required to push or pull open a door be 5-pounds or less. Modify the door closers to comply with ADAAG specifications.	H	M	M	N A	\$100	See Building Block 8 – Accessible Doors					

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9. Interior - General	Exit signs are not provided in Braille.	4.1.3(16) 4.30.4	Signs that identify permanent rooms and spaces (room numbers, exit signs, and restrooms) are required to be provided in Braille, mounted at the latch side of the entrance door per the new ADAAG 703.4. Provide Braille signage where exit signs exist.	H	M	M	1 2 1	\$200	See Building Block 11 – Signage Specifications , for more information						
10. Interior - General	Visual and audible alarms do exist in the facility, but visual signals do not exist in all public rooms and spaces.	4.1.3(14)	According to ADAAG, if emergency warning systems are provided, then they shall include both audible alarms and visual alarms complying with 4.28 . Generally, visual alarms are required to be seen in any space that audible alarms can be heard, this would include the installation of visual alarms in restrooms. Visual alarms do not exist in restrooms in this facility. Install visual alarms in the restrooms.	H ®	M	M	1 4 2	\$5,000	ADAAG						
11. Interior - Restrooms	The men’s and women’s restrooms located across from room #101 and the men’s and women’s restrooms in the Administrative Offices hallway are totally inaccessible due to numerous inconsistencies.	4.23	Inconsistencies include, but are not limited to, heavy entrance doors, urinal in men’s too high, mirrors too high, pipes exposed under lavatories, intended accessible stall are too narrow, water closets not centered at 18-inches, coat hooks too high, and in addition, the restrooms in the Administrative Offices hallway do not provide a 5-foot by 5-foot maneuvering space. In new construction, ADAAG requires all public restrooms to be fully accessible. However, if this facility is not considered new construction, then it 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. It should be noted that the men’s and women’s restrooms, located in the Conference area are fully accessible, except coat hooks are too high. We recommend making at least 50% of all existing restrooms fully accessible, if it is technically feasible to do so; or otherwise ensure that the restroom program is accessible as a whole.	L	M	M	1 1 4 1 1 5 1 1 6 1 2 5	\$16,000	See Building Block 9 – Accessible Restrooms , for more information						

COMCARE Administration, 635 N. Main - Transition Plan - Conceptual Cost Projections

Total	\$30,600
Year One (Very High – VH)	\$0
Year Three (High - H)	\$11,800
Year Five (Medium - M)	\$2,800
Year Ten (Low - L)	\$16,000
Year Ten (Very Low - VL)	\$0