

**Sedgwick County, Kansas – Aging (McLean Manor)
Americans with Disabilities Act Transition Plan
(2627 W. 9th)**

December 2006



Prepared by

**DMCG
Disability Management Consulting Group L.L.C.
(dba; ADA Accrediting and Consulting)
2801 Jonquil Place
Columbia, MO 65202**

In conjunction with

Sedgwick County and the Wichita/Sedgwick County Access Advisory Board

Note: Aging offices have moved to West River Plaza, 2622 W. Central, Ste. 500. County programs no longer exist at this site. [Lindsey Mahoney, ADA Coordinator].

Surveyor Note: It is our understanding that Sedgwick County does not own or operate this facility, but only has a County Aging/Service Coordinator Office on the first Floor. Therefore, our survey was limited to the exterior parking, pedestrian paths of travel to the Coordinator’s Office and the Coordinator’s Office.

Sedgwick County - ADA/504 Transition Plan - Aging (McLean Manor), 2627 W. 9th – Dec. 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	Six designated accessible parking spaces exist near the front main public entrance. These spaces do not provide adjacent access aisles.	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, ADAAG requires one in every eight accessible spaces, but not less than one, to be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Ensure that an access aisle exists adjacent to each designated accessible vehicle parking space. If restriping occurs, ensure that it meets Wichita city code. Note: Wichita city code requires all accessible parking spaces to be 11' wide with a 5' aisle for a total of 16'. ADAAG recognizes these dimensions as universal design. Situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations. Note: More designated accessible parking spaces exist at this facility than are required by ADAAG accessible parking scoping provisions.	H	H	M	3	\$1,000	(See Building Block 1 – Accessible Parking , for greater clarification).						
2. Parking	Two designated accessible parking spaces exist at the rear of the building. These spaces do not provide upright signage or adjacent access aisles.	4.1.2(5)(b) , 4.6.4	See above Recommendation regarding access aisles. 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. Ensure appropriate signage and compliant access aisles exist at each designated accessible parking space.	M	H	M	4 5	\$1,000	(See Building Block 1 – Accessible Parking , for greater clarification).						

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3. Parking	Three designated accessible parking spaces exist near 9 th street. These spaces are marked “Van” but only one space has an 8-foot wide adjacent access aisle.	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." Ensure that an access aisle exists adjacent to each designated accessible vehicle parking space and the adjacent access aisles are at least 8-feet wide if the space is marked “Van Accessible”. If restriping occurs, ensure that it meets Wichita city code. Note: Wichita city code requires all accessible parking spaces to be 11' wide with a 5' aisle for a total of 16'. ADAAG recognizes these dimensions as universal design. Note: More designated accessible parking spaces exist at this facility than are required by ADAAG accessible parking scoping provisions.	L	H	M	6 7	\$1,000	(See Building Block 1 – Accessible Parking , for greater clarification).			
4. Parking	All upright signage, at designated accessible parking, are located too low.	4.1.2(5)(b) 4.6.4	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-foot high measured to the bottom of the lowest sign. Ensure appropriate signage and compliant access aisles exist at each designated accessible parking space.	L	H	M	3 4 6 7	\$1,000	(See Building Block 1 – Accessible Parking , for greater clarification).			

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5. Exterior Pedestrian Paths of Travel	On-property curb cuts do not provide detectable warning surfaces.	4.7.7	Since these curb ramps lead to a cross vehicular traffic way, the necessity of detectable warning surface is magnified. The existing curb cuts have a detectable warning surface. However, this detectable warning does not comply with current ADAAG specifications regarding truncated domes. Modify the existing curb cuts to comply with ADAAG specifications pertaining to a detectable warning surface.	L ®	H	M	2 5	\$1,000	See Building Block 5 – Curb Ramps , for more information						
6. Exterior Pedestrian Paths of Travel	A very steep cross slope and very steep side flares exist at the curb cut located near the parking at the rear of the building	4.3.7	According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. At the existing curb ramp, since a turn is required on the ramp to follow the path of travel, a steep cross slope exist on the path of travel. 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. Modify the curb ramp so that no cross slopes exist beyond 1:50 and appropriate side flares exist, if necessary once the cross slope is corrected.	L	H	M	5	\$750	See Building Block 5 – Curb Ramps for additional ADAAG specifications.						
7. Interior - Office	Round door opening hardware exists on the entrance door to the County office.	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 door knobs with lever-type hardware or installing add-on levers.	H	H	M	1	\$150	See Building Block 8 – Accessible Doors for additional information						

Aging (McLean Manor), 2627 W. 9th - Transition Plan - Conceptual Cost Projections

Total		\$5,900
Year One (Very High – VH)		\$0
Year Three (High - H)	---	\$1,150
Year Five (Medium - M)	---	\$1,000
Year Ten (Low - L)	---	\$3,750
Year Ten (Very Low - VL)	---	\$0