

# **Sedgwick County, Kansas – COMCARE, 7701 E. Kellogg Americans with Disabilities Act Transition Plan**

**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, 7701 E. Kellogg - 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	The surface slope of the designated accessible parking spaces, at the northeast side of the facility, is too steep (beyond 2%).	<a href="#">4.6.3</a>	The surface slope of accessible parking spaces and access aisles is generally beyond 2% at intervals. ADAAG requires accessible parking spaces and access aisles to have surface slopes that do not exceed 2%. <b>Modify the existing accessible parking spaces or create other accessible parking at another location, which is still on the shortest path of travel to accessible entrances.</b>	L	H	H	1 2	\$2,000	(See <a href="#">Building Block 1 – Accessible Parking</a> , for greater clarification).						
2. Exterior – Pedestrian Paths of Travel	The curb ramp, connecting the northeast side designated accessible parking with the sidewalk level, is not accessible.	<a href="#">4.1.3(11)</a> <a href="#">4.5.2</a>	The bottom of the curb ramp is a steep drop-off measuring an approximate 2-inch level change. 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> ). In addition, the running slopes leading from the ramp is too steep and steep cross slopes exist on the ramp surface. According to ADAAG, the running slopes of curb ramps are required to be no steeper than 1:12 (8.33%) and cross slopes are required to be no greater than 2%. <b>Modify the curb ramp to comply with ADAAG specifications.</b>	V H ®	H	H	7 8	\$3,500	<a href="#">ADAAG</a>						
3. Exterior – Pedestrian Paths of Travel	The ramp at the north side of the facility, which connects the parking (street) level with the public entrance, has a steep running slope and handrails that do not return at ends.	<a href="#">4.8</a> <a href="#">4.8.5(6)</a>	The slope of the existing ramp is steeper than ADAAG’s maximum of 8.33%. In addition, ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side. Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post. <b>Modify the existing ramp and handrails to comply with ADAAG specifications or otherwise ensure that a fully accessible route exists leading to all required accessible public entrances.</b>	M ®	H	H	4 5	\$6,000	See <a href="#">Building Block 3 – Ramps</a> , for more information						

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4. Exterior – Pedestrian Paths of Travel	The ramp at the north side of the facility, which connects the parking (street) level with the public entrance, does not provide a detectable warning surface where the ramp meets the street level.	<a href="#">4.7.7</a>	Since this ramp leads to a cross vehicular traffic way, the necessity of detectable warning surface is magnified. <b>Provide a detectable warning surface where the ramp meets the street level, which complies with ADAAG specifications.</b>	H ®	H	M	3	\$350	See <a href="#">Building Block 5 – Curb Ramps</a> , for more information			
5. Exterior - Entrances	Not all public entrances appear to be accessible. (South side entrance is inaccessible due to numerous inconsistencies). In addition, directional signage does not exist at inaccessible entrances.	<a href="#">4.1.3(8)</a> <a href="#">4.1.2(7)(c)</a>	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. 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>Ensure that an appropriate number of accessible entrances/exits exist according to local fire code and provide directional signage at inaccessible entrances and the symbol of accessibility at accessible entrances.</b>	M ®	H	H	9	\$5,000	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space			
6. Interior - General	The north side interior entrance door push/pull weight is too heavy.	<a href="#">4.13.11</a>	ADAAG requires that the maximum pressure required to push or pull open a door to be 5-pounds or less. <b>Modify the door closer to comply with ADAAG specifications.</b> Note: the exterior doors are also heavy, however ADAAG does not require a specific pull weight on exterior doors. We recommend modifying the push/pull weight of the exterior doors also.	V H	H	H	N A	\$25	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space			

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7. Interior - General	The spout of the existing drinking fountains, located on the first floor and the third floor, are not accessible and hi-lo fountains do not exist.	<a href="#">4.15</a> <a href="#">4.1.3(10(a))</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. Under certain conditions, a cup holder at inaccessible drinking fountains is an acceptable alternative to accessible drinking fountains. <b>Provide cup holders at these fountains or provide one set of hi-lo drinking fountains on the first and third floors.</b>	M	H	H	1 1	\$100	<a href="#">Building Block 7 – Drinking Fountains</a>			
8. Interior - Elevators	Three elevators exist, one is fully accessible and the other two are not.		Recommendations are temporally reserved pending further research regarding scoping and banks of elevators.									
9. Interior – Third Floor - Restrooms	The men’s restroom is inaccessible due to numerous inconsistencies.	<a href="#">4.23</a>	Inconsistencies include, entrance door Braille signage too high, urinal rim located too high, urinal flush control valve is too high, accessible stall door opens inward, appropriate maneuvering space does not exist on the exterior or the accessible stall entrance door, and mirror is too high. <b>Modify the restroom to comply with ADAAG specifications.</b>	M	H	H	1 2 3 4	\$3,000	See <a href="#">Building Block 9 – Accessible Restrooms</a> , for more information			
10. Interior – Third Floor - Restrooms	The women’s restroom is totally inaccessible due to numerous inconsistencies.	<a href="#">4.23</a>	Inconsistencies include, entrance door Braille signage not located at latch side, a 5-foot by 5-foot turning radius does not exist in the restroom, appropriate maneuvering space does not exist on the interior of the entrance door due to a partition, the interior passageway is too narrow, accessible stall door swings inward, and the toilet flush control valve is on wrong side, <b>Modify the restroom to comply with ADAAG specifications.</b>	M	H	H	1 6 7 8	\$3,000	See <a href="#">Building Block 9 – Accessible Restrooms</a> , for more information			

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11. Interior – Third Floor - General	The 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 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. <b>Ensure that a desk in close proximity to the counter is available and can be utilized when necessary.</b>	H	H	H	1 9	\$500	<a href="#">ADAAG</a>  <a href="#">New ADAAG</a>			
12. Interior – Third Floor - General	Interior room numbers and exit signs are not provided in Braille.	<a href="#">4.1.3(16)</a>  <a href="#">4.30.4</a>	Signs that identify permanent rooms and spaces (room numbers, exit signs, and restrooms) 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 entrance door. <b>Provide Braille signage where room numbers and exit signs exist.</b>	V H ®	H	H	2 1	\$4,500	See <a href="#">Building Block 11 – Signage Specifications</a> , for more information			
13. Interior – Third Floor - General	An appropriate maneuvering space does not exist on the interior pull latch side of the waiting room entrance door due to a chair.	<a href="#">4.13.6</a>	ADAAG requires at least 18-inches to the latch pull side of doors of this type. <b>Move furnishings to allow appropriate maneuvering space.</b>	L	H	H	2 2	\$0	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space			
14. Interior – Third Floor - General	Round door opening hardware exists on some interior doors.	<a href="#">4.13</a>	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. <b>Modify all public doors by replacing door knobs with lever-type hardware or installing add-on levers.</b>	H	H	H	2 5	\$600	See <a href="#">Building Block 8 – Accessible Doors</a> for additional information			

**COMCARE, 7701 E. Kellogg - Transition Plan - Conceptual Cost Projections**

<b>Total</b>	<b>\$28,575</b>
<b>Year One (Very High – VH)</b>	<b>\$8,025</b>
<b>Year Three (High - H)</b>	<b>\$1,450</b>
<b>Year Five (Medium - M)</b>	<b>\$17,100</b>
<b>Year Ten (Low - L)</b>	<b>\$2,000</b>
<b>Year Ten (Very Low - VL)</b>	<b>\$0</b>