



**SEDGWICK COUNTY, KANSAS
DIVISION OF FINANCE
PURCHASING DEPARTMENT**

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<http://sedgwickcounty.org/finance/purchasing.asp>

**Request for Proposal
Judge Riddel Boys Ranch Property Lease
#14-0078
Addendum #1**

August 21, 2014

The following is to ensure that vendors have complete information prior to submitting a proposal. Here are some clarifications regarding the Judge Riddel Boys Ranch Property Lease.

Questions and/or statements of clarification are in **bold** font, answers to specific questions are *italicized*.

1) How many acres are included in this lease?

Answer: 43 acres. The adjacent 60 acres are not included.

2) The lagoons are KDHE inspected every 3 years. The last time they were drudged was prior to 2002.

3) Is everything in the buildings presumed to be part of this lease?

Answer: No. If items are not bolted down or fixed in place, then they are not for the lessee's use.

4) What are the utility and fuel costs per month?

Answer: The attached spreadsheet shows the average monthly cost for the various utilities.

5) What was the occupancy for the last 2 years?

Answer: 28-42 kids.

6) The County proposed the following projected costs for HVAC replacement and exterior sewer line replacement had the County continued with the operation of the Boys' Ranch:

HVAC system replacement - \$2,015,500.00

Exterior sanitary sewer replacement - \$56,727.00

7) Sedgwick County – Judge Riddel Boys’ Ranch ADA Transition Plan is attached.

Firms interested in submitting a proposal, must respond with complete information and all supplementary materials and **deliver on or before 1:45 p.m. (CDT), Wednesday, September 3, 2014.** Late proposals will not be accepted and will not receive consideration for final award.

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE PROPOSAL RESPONSE PAGE.

Joe Thomas

Joe Thomas, C.P.M.
Purchasing Director

4) Utility and Fuel Costs per Month

JRBR Utility Bill Average for 2012/2013

	2012	2013	<i>Average</i>
Electricity	\$81,390	\$67,373	\$74,382
Water	\$7,821	\$6,791	\$7,306
Waste disposal	\$3,594	\$4,190	\$3,892
Fuel Oil	*	\$46,891	\$46,891
Year total	\$92,805	\$125,245	\$132,471
<i>Monthly Average</i>		\$10,437	\$11,039

*For 2012, documentation of the fuel oil usage was unavailable

7) Sedgwick County – Judge Riddel Boys’ Ranch ADA Transition Plan

ADA Report:

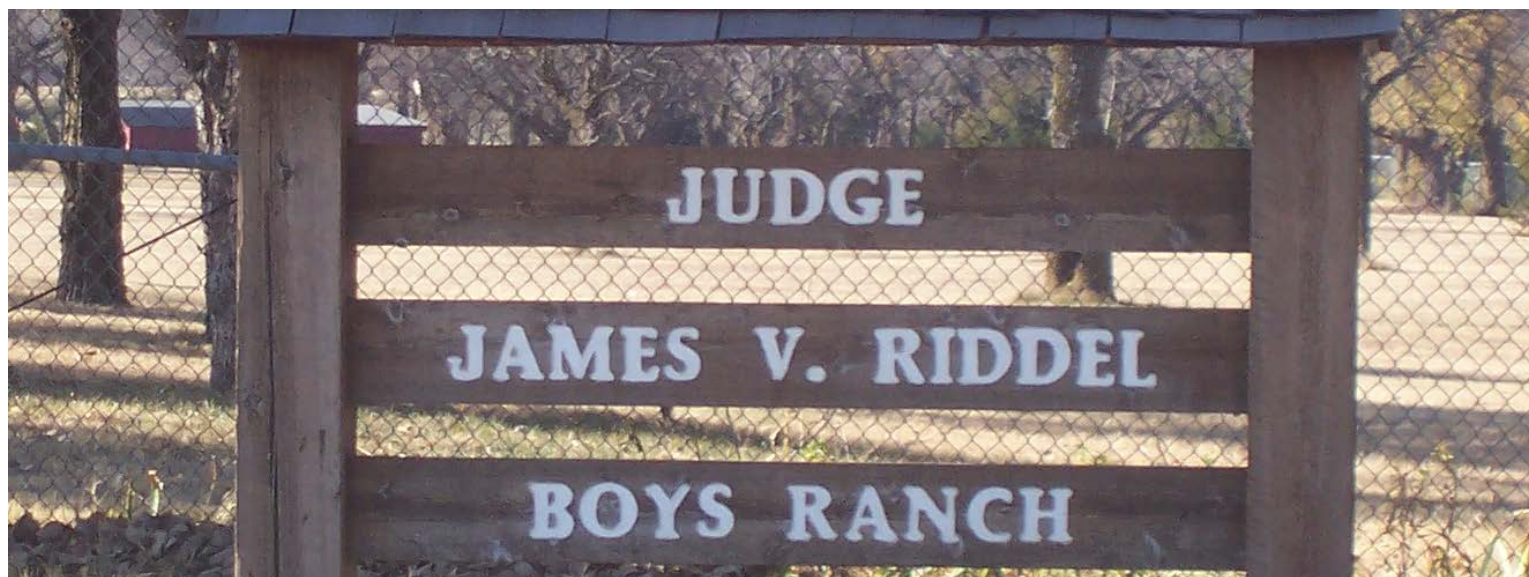
Existing buildings and site elements at the JRBR complex are known to have structural inconsistencies that are not in compliance with the ADA Standards for Accessible Design under the Americans with Disabilities Act (ADA). In 2006, the County commissioned an ADA consultant to prepare a report documenting structural barriers to program access at these sites. The ADA consultant report is included below for reference. This document is provided to proposers for information; however, it should be understood that the report was based upon the current public use of the site at that time and may not be exhaustive of all spaces. Additionally, the report may not address those ADA considerations unique to the proposer. As such, the lessee will be responsible for ensuring compliance with ADA. Lessee shall develop a transition plan listing ADA barriers, and a timeline for removal of such barriers. If the transition plan or proposed timeline varies from the attached plan for this site, the lessee shall receive feedback from Sedgwick County and the Wichita/Sedgwick County Access Advisory Board when developing the updated transition plan.

Assumed timeline for attached document:

<u>Priority (overall)</u>	<u>Timeline to resolve identified barrier</u>
Very High (VH):	Correct prior to occupancy
High (H):	Correct prior to occupancy
Medium (M):	Correct prior to occupancy
Low (L):	Correct by December 31, 2018
Very Low (VL):	Correct by December 31, 2018

**Sedgwick County, Kansas – Judge Riddel Boy’s Ranch
Americans with Disabilities Act Transition Plan
(25339 W. 39th St. S.)**

November 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

~~Surveyor's Comments:~~ Below we have listed all structural inconsistencies, according to ADAAG, at this facility. In addition to the list of inconsistencies, we have also made recommendations for structural barrier removal, cost estimates for doing so, and a priority scale regarding the importance of each particular structural barrier's removal. ~~We have provided this information in case the County chooses to make this facility fully accessible, however we do not recommend making this facility fully accessible to individuals who have mobility type disabilities. We do not recommend making this facility fully accessible due to the following facts:~~ 1) All services provided at this particular correctional facility can also be provided at other County correctional facilities (except for horse riding therapy activities), which are already highly accessible to individuals with mobility type disabilities; 2) Making this facility fully accessible to all individuals with disabilities, complying with ADAAG specifications, would be highly expensive; and 3) The "program access" provisions of the Title II of the ADA do not require that all County correctional buildings be fully accessible, so long as, all County correctional programs provided to detainees are fully accessible.

~~Due to the above stated facts, we recommend not making this facility fully accessible. However, we do recommend the horse back riding therapy program, at this facility, be made accessible to individuals (County detainees) when necessary to ensure that all County programs and activities are accessible to individuals with all types of disabilities. The horse back riding therapy program can be made fully accessible by ensuring accessible parking and passenger drop-off areas, an accessible path of travel leading from parking and passenger loading zones to the therapy program, and by ensuring that the structures, where all horse back riding therapy programs occur, are fully accessible.~~

~~This document, Judge Riddel Boy's Ranch Transition Plan, is only one attachment to the overall Sedgwick County ADA Self Evaluation. The Self Evaluation contains an action plan for all County programs, activities, and services that are provided to the public. This action plan addresses structures, communications, employment, and all other activities that may need modification for access to individuals with disabilities.~~

RECOMMEND DELETING THIS PAGE IN ITS ENTIRETY FOR PROPOSAL

Also note: Working document notes below have been removed for the RFP.

[2014] Note: This report was developed under the 1991 ADA Standards (ADAAG). Since this document was created, new 2010 ADA Standards have been adopted by the Department of Justice. As required by ADA, any alterations and new construction after March 15, 2012 must comply with the 2010 ADA Standards for Accessible Design. Where this document references ADAAG, the corresponding scoping and technical provisions of the 2010 ADA Standards shall apply. Cost data included in this report is conceptual and the opinion of the 2006 ADA consultant; it may not be indicative of the actual cost for remedying the noted ADA issue.

Sedgwick County – ADA/504 Transition Plan – Judge Riddel Boy’s Ranch - 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. Exterior (Main Building)	The passenger loading zone, near the facility entrance, is not appropriately designated and does not provide an appropriate access aisle.	4.6.6	According to ADAAG, passenger loading zones shall provide an access aisle at least 60 in (1525 mm) wide and 20 ft (240 in)(6100 mm) long adjacent and parallel to the vehicle pull-up space (see Fig. 10). In addition, this loading zone is required to be designated by the symbol of accessibility. Stripe a loading zone access aisle so that it is a minimum of 20-feet long, five feet wide, and designate the zone with appropriate signage. Otherwise, fully accessible parking exists.	L	L	M	1 3	\$1,000	Accessible Parking Detail Access Board – Parking Technical Bulletin						
2. Exterior (Main Building)	The ramp, leading from the parking lot level to the main public entrance, has a steep running slope, does not provide handrails that extend the entirety of the ramped surface, and does not provide a level landing at the bottom.	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. The existing ramp has a running slope measuring 11%, much steeper than ADAAG’s maximum of 8.33% In addition, ADAAG requires ramps to provide handrails along the full length of the ramped surface, where the handrails project at least 1-foot at the bottom on a level 5-foot long landing. Modify the ramp to comply with all ADAAG specifications.	M	L	M	1 3 1 4	\$10,500	Ramp Detail						
3. Exterior (Main Building)	The door bell, at the main public entrance, is located too high measuring 58-inches.	4.25	According to ADAAG, where operating devices are provided for public use, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered door bell in compliance with ADAAG reach range specifications.	M	L	M	1 5	\$300	Building Block 10 – Reach Ranges						
4. Exterior (Main Building)	The threshold, at the main public entrance door, is too high measuring 1 1/2-inches.	4.13	Thresholds at doors that are required to be accessible can be no higher than ½-inch. Lower the existing threshold to comply with ADAAG specifications.	M	L	M	1 6	\$500	See Building Block 8 – Accessible Doors for addl. information						

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5. Exterior	Numerous ground floor entrances/exits are not accessible due to various inconsistencies.	4.1.3(8)	According to ADAAG, accessible entrances/exits must be provided, at a minimum, in the same number that local fire code requires entrances/exits to exist. In other words, if local fire code requires two entrances at a facility, then both entrances are required to be accessible. Determine exactly which exits are required to exist according to local fire code, then ensure these exits are fully accessible, including an accessible path of travel leading from the exits to public parking, streets, sidewalks, etc.	H ®	L	M	318	\$10,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space			
6. Exterior	The swimming pool does not provide an accessible entrance/exit.	RFFR 15.8	According to the Recreation Facilities - Final Rule (RFFR), at least two accessible means of entry shall be provided for each public use and common use swimming pool. The primary means of entry shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). The secondary means of entry shall comply with one of the following: 15.8.5 (Swimming Pool Lifts), 15.8.6 (Sloped Entries), 15.8.7 (Transfer Walls), 15.8.8 (Transfer Systems), or 15.8.9 (Pool Stairs). EXCEPTION 1*: Where a swimming pool has less than 300 linear feet (91 m) of swimming pool wall, at least one accessible means of entry shall be provided and shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). Provide one means of accessible entrance to pool water which complies with RFFR. Note: RFFR, created by the US Access Board, is not currently an enforceable document. <i>**[2014] Note: ADA access to swimming pool needs to comply with new 2010 ADA Standards, in lieu of the referenced Recreation Facilities - Final Rule (RFFR).</i>	V L	L	M	74	\$5,500	RFFR New ADAAG			

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7. Exterior (multiple buildings)	Some of the exterior pedestrian paths of travel, which are required to be accessible and lead to County programs and facilities, cross curbs without curb cuts.	4.7	According to ADAAG, curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb. Provide ADAAG compliant curb cuts at all pedestrian paths (sidewalks) leading to exterior facilities or programs, where these paths cross curbs.	M ®	L	M	81	\$5,500	See Building Block 5 – Curb Ramps Detectable Warning Suspension Detectable Warning Specifications			
8. Exterior (multiple buildings)	Due to dirt/grass surfaces, accessible paths of travel do not exist leading to the horse barn, the horse shoe/volleyball court, and the softball area.	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. An accessible route is required to have a stable, firm, and slip-resistant surface (concrete, asphalt or rubber). Provide an accessible path of travel leading to all programs and facilities. **[2014] Court sports areas shall comply with 2010 ADA Standards.	M ®	L	M	93 97	\$10,000	ADAAG Ramp Detail			
9. Interior – Office (Main Building)	Round door opening hardware exists on the Office door.	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.	V L	L	M	17	\$700	See Attachment B – Accessible Door Hardware			
10. Interior – Office (Main Building)	The Office entrance door has a heavy push/pull weight.	4.13.1	ADAAG requires that the maximum pressure required to push or pull open a door to be 5-pounds or less. Modify the door closer to comply with ADAAG specifications.	V L	L	M	N A	\$0	See Building Block 8 – Accessible Doors			

11. Interior – Public Restrooms (Main Building, near office)	The public restrooms, near the Office do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances. Mount signage per the new ADAAG 703.4.	H	L	M	1/8	\$200	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant restroom signs (hunter green) at these restrooms.	TBD	December 15, 2011
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12. Interior – Public Restrooms (Main Building, near office)	The entrance door to the men’s restroom does not provide appropriate maneuvering space at the pull latch side.	4.13.6	The existing entrance door provides 4-inches of space at the interior latch pull side. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Modify the restroom entrance door to provide appropriate maneuvering space at the pull latch side, if it is technically feasible to do so.	V L	L	M	N A	\$4,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space					
13. Interior – Public Restrooms (Main Building, near office)	The interior features of the men’s and women’s restrooms, located near the Office, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies in these restrooms include, but are not limited to: inappropriate clear floor space at water closets due to L-shaped grab bar, the L-shaped side grab bars prevent appropriate transfer, a rear grab bar does not exist at the toilets, toilet seat cover dispensers are not within reach range, the wall mounted side grab bars are too short, toilet seats are located too high at 21-inches, toilet paper dispensers are inappropriately located, lavatories have round knob faucet controls, lavatories have exposed pipes underneath, toilets are not centered at 18-inches from sidewalls, 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. We recommend making this restroom fully accessible, if it is technically feasible to do so, or create one fully accessible unisex restroom located in close proximity to these restrooms.	V L	L	M	192023	\$10,000	Restroom Figures – Building Blocks					
14. Interior – General	All drinking fountains are inaccessible due to various features including a lack of appropriate knee space, spouts not located at 36-inches, and no hi-lo fountains.	4.15.3 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. Under certain conditions, cups at inaccessible drinking fountains are considered equivalent facilitation. Provide cup holders at existing fountains or provide appropriate drinking fountains according to ADAAG specifications.	V L	L	M	2126	\$100	ADA TAM 3 – P 34					

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15. Interior – General	Steps exist on the path of travel to the GED classroom, and all facilities on the lower level are accessed only by steps on the interior of the building.	4.3.2	At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site, in new construction. An accessible route does not include steps. Title II requires program access to County programs, services or activities, not necessarily structural access. It is our opinion that all services provided on the ground floor cannot also be provided on the upper accessible level. Therefore, we recommend providing structural access to the lower level by installing an elevator or lift.	H	L	M	3 5	\$10,000	ADAAG Title II			
16. Interior – General	Round door opening hardware exists on the entrance door to the GED Classroom and all other public doors through out the facility, including dorm rooms.	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 all doors, which are used by detainees or the public by replacing door knobs with lever-type hardware or installing add-on levers.	V L	L	M	4 6	\$2,000	See Attachment B – Accessible Door Hardware			
17. Interior – GED Classroom	The sink, used by detainees, does not provide appropriate knee and toe clearance.	4.24	The existing sink does not provide knee and toe clearance, and each sink has a depth of over 12-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. Faucet controls must be usable without tight grasping, or twisting of the wrist to operate. According to the program access provisions of Title II , programs or services offered to the general public, including detainees, shall be accessible and usable by individuals. Therefore, since this sink is used by detainees , then it should be made accessible, complying with ADAAG specifications.	V L	L	M	4 5	\$1,000	ADAAG 4.24			

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18. Interior – GED Classroom	The sink and surrounding counter is located too high.	4.24.2	According to ADAAG, accessible sinks are required to be located no higher than 34-inches to the top. Lower the sink and surrounding counter to comply with ADAAG specifications.	V L	L	M	4 5	\$1,000	ADAAG 4.24						
19. Interior – Training Rooms	The doorways, leading to the old apartments (existing training rooms) are too narrow.	4.13.5	Doors, leading to accessible facilities, are required to have a minimum clear opening of at least 32-inches measured with the door open 90-degrees. The existing doors only provide a 31-inch clear opening. Modify the existing doors to comply with ADAAG specifications by installing fold-away hinges.	V L	L	M	4 7	\$1,500	See Building Block 8 – Accessible Doors for additional information						
20. Interior – Life Skills Room	Appropriate maneuvering space does not exist at the latch pull sides of entrance doors.	4.13.6	The existing entrance door provides 4-inches of space at the interior latch pull side. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Modify the entrance doors to provide appropriate maneuvering space at the pull latch sides, if it is technically feasible to do so.	V L	L	M	4 9	\$6,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space						
21. Interior – Life Skills Room	The restrooms are totally inaccessible due to numerous inconsistencies.	4.23	Inconsistencies in these restrooms include, but are not limited to: no 5-foot by 5-foot turning radius, entrance doors are only 21-inches wide, grab bars do not exist, lavatories have exposed pipes underneath, toilets are not centered at 18-inches from sidewalls, 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. We recommend making this restroom fully accessible, if it is technically feasible to do so, or create one fully accessible unisex restroom located in close proximity to these restrooms.	V L	L	M	5 0 5 2 5 3	\$10,000	Restroom Figures – Building Blocks						

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22. Interior – Drug Treatment Room	Appropriate maneuvering space does not exist at the latch pull sides of the entrance door.	4.13.6	The existing entrance door provides 4-inches of space at the interior latch pull side. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Modify the entrance door to provide appropriate maneuvering space at the pull latch sides, if it is technically feasible to do so.	V L	L	M	5 5	\$6,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space						
23. Interior - Drug Treatment Room	The bathroom is totally inaccessible with identical inconsistencies as those in the Life Skills Room.	4.23	Inconsistencies in these restrooms include, but are not limited to: no 5-foot by 5-foot turning radius, entrance doors are only 21-inches wide, grab bars do not exist, lavatories have exposed pipes underneath, toilets are not centered at 18-inches from sidewalls, 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. We recommend making this restroom fully accessible, if it is technically feasible to do so, or create one fully accessible unisex restroom located in close proximity to these restrooms.	V L	L	M	5 6	\$6,000	Restroom Figures – Building Blocks						
24. Interior – Computer Room	The Computer desk does not provide appropriate knee clearance.	4.32.3	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 Fig. 45). 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.	V L	L	M	N A	\$2,000	ADAAG						
25. Interior – Dining Hall	The eating tables do not provide appropriate knee and toe clearance.	4.32.3	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 Fig. 45). Provide at least one eating table with appropriate knee and toe clearance at the end of the table.	V L	L	M	7 1	\$500	ADAAG						

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26. Interior – Job Readiness Training Building	An approximate 2 1/2-inch threshold exists at the entrance door.	4.13	Thresholds at doors that are required to be accessible can be no higher than 1/2-inch. Lower the existing threshold to comply with ADAAG specifications.	L ®	L	M	7 5	\$500	See Building Block 8 – Accessible Doors for additional information			
27. Interior – Job Readiness Training Building	The restroom is totally inaccessible due to numerous barriers.	4.23	Inconsistencies in this restroom includes, but is not limited to: no 5-foot by 5-foot turning radius, no grab bars, knobs on lavatory faucet controls, lavatory pipes are exposed, 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. We recommend making this restroom fully accessible since it is the only restroom in the building, if it is technically feasible to do so, or create one fully accessible unisex restroom located in close proximity to this restroom.	V L	L	M	8 4 8 5 8 6	\$6,000	Restroom Figures – Building Blocks			
28. Interior – Job Readiness Training Building	The drinking fountain spout is too high and does not provide appropriate knee clearance.	4.15.3 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. Under certain conditions, cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain or provide an appropriate drinking fountain according to ADAAG specifications.	V L	L	M	8 8	\$100	ADA TAM 3 – P 34			
28. Interior – Job Readiness Training Building	The time punch clock does not provide appropriate user reach or eye site.	4.25	According to ADAAG, where operating devices are provided for public or detainee use, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Relocate the clock in a position to allow the user to approach and use it, according to ADAAG specifications. See ADAAG Figure A3 for greater clarification regarding eye sight specifications.	V L	L	M	8 9	\$500	Building Block 10 – Reach Ranges			

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29. Interior – Job Readiness Training Building	Numerous entrances/exits are not accessible due to steps on the exterior.	4.1.3(8)	According to ADAAG, accessible entrances/exits must be provided, at a minimum, in the same number that local fire code requires entrances/exits to exist. In other words, if local fire code requires two entrances at a facility, then both entrances are required to be accessible. Determine exactly which exits are required to exist according to local fire code, then ensure these exits are fully accessible, including an accessible path of travel leading from the exits to public parking, streets, sidewalks, etc.	H ®	L	M	N A	\$15,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space			
30. Interior – Job Readiness Training Building	Appropriate maneuvering space does not exist in the tool closet.	4.2.3	ADAAG guidelines specify a minimum space of 60 in (1525 mm) diameter or a 60 in by 60 in (1525 mm by 1525 mm) T-shaped space for a pivoting 180-degree turn of a wheelchair. This space is usually satisfactory for turning around, but many people will not be able to turn without repeated tries and bumping into surrounding objects. The space shown in Fig. A2 will allow most wheelchair users to complete U-turns without difficulty. Provide a minimum 5-foot-by-5-foot turning space in this room.	V L	L	M	90	\$3,000	ADAAG			
31. Interior – Horse Barn	The entrance door threshold is too high and the entrance door has round knob opening hardware.	4.13	Thresholds at doors that are required to be accessible can be no higher than ½-inch. 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. In addition, lower the existing threshold to comply with ADAAG specifications.	M ®	L	M	91	\$500	See Building Block 8 – Accessible Doors for additional information			

Sedgwick County – ADA/504 Transition Plan – Judge Riddel Boy’s Ranch - 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)
32. Interior – Main Building Restrooms	The restroom/shower room, serving the upper Sycamore/Sequoia Dorm, is totally inaccessible due to numerous inconsistencies.	4.23	Inconsistencies in this restroom include, but are not limited to: narrow entrance door, toilet is not centered at 18-inches, toilet seat is too low at 15-inches, toilet paper dispenser is in the wrong location, grab bars do not exist at the toilet, entrance door opens into clear floor space for the water closet, lavatories have round knob faucet controls, lavatories have exposed pipes underneath, 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. We recommend making this restroom fully accessible, if it is technically feasible to do so, or create one fully accessible unisex restroom located in close proximity to this restroom.	V L	L	M	29303132	\$6,000	Restroom Figures – Building Blocks			
32. Interior – Main Building Restrooms	The restroom/shower room, serving the Cottonwood/Cedar Dorms, is totally inaccessible due to numerous inconsistencies similar to the restroom serving the Sycamore Dorm.	4.23	Inconsistencies in this restroom include, but are not limited to: narrow entrance door, toilet is not centered at 18-inches, toilet seat is too low at 15-inches, toilet paper dispenser is in the wrong location, grab bars do not exist at the toilet, entrance door opens into clear floor space for the water closet, lavatories have round knob faucet controls, lavatories have exposed pipes underneath, 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. We recommend making this restroom fully accessible, if it is technically feasible to do so, or create one fully accessible unisex restroom located in close proximity to this restroom.	V L	L	M	40414243	\$6,000	Restroom Figures – Building Blocks			

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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)
33. Interior – Main Building Restrooms	The restroom, located near the classrooms, is totally inaccessible due to numerous inconsistencies similar to the restroom serving the Sycamore Dorm.	4.23	Inconsistencies in this restroom include, but are not limited to: narrow entrance door, toilet is not centered at 18-inches, toilet seat is too low at 15-inches, toilet paper dispenser is in the wrong location, grab bars do not exist at the toilet, entrance door opens into clear floor space for the water closet, lavatories have round knob faucet controls, lavatories have exposed pipes underneath, 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. We recommend making this restroom fully accessible, if it is technically feasible to do so, or create one fully accessible unisex restroom located in close proximity to this restroom.	V L	L	M	600 601 603	\$6,000	Restroom Figures – Building Blocks			
34. Interior – Main Building Restrooms	The restroom, located across from the science room, is totally inaccessible due to numerous inconsistencies similar to the restroom serving the Sycamore Dorm.	4.23	Inconsistencies in this restroom include, but are not limited to: narrow entrance door, toilet is not centered at 18-inches, toilet seat is too low at 15-inches, toilet paper dispenser is in the wrong location, grab bars do not exist at the toilet, entrance door opens into clear floor space for the water closet, lavatories have round knob faucet controls, lavatories have exposed pipes underneath, 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. We recommend making this restroom fully accessible, if it is technically feasible to do so, or create one fully accessible unisex restroom located in close proximity to this restroom.	V L	L	M	607 608 609	\$6,000	Restroom Figures – Building Blocks			

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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)
35. Interior – Gym Restrooms	The restroom/shower is totally inaccessible due to numerous inconsistencies similar to the restroom serving the Sycamore Dorm.	4.23	Inconsistencies in this restroom include, but are not limited to: narrow entrance door, toilet is not centered at 18-inches, toilet seat is too low at 15-inches, toilet paper dispenser is in the wrong location, grab bars do not exist at the toilet, entrance door opens into clear floor space for the water closet, lavatories have round knob faucet controls, lavatories have exposed pipes underneath, and no accessible shower exists in the gang shower. 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. We recommend making this restroom and one shower, within the gang shower, fully accessible since it is the only restroom/shower in this building, if it is technically feasible to do so. See the accessible shower specifications for information on how the shower can be made accessible. Accessible showers can be created in gang shower by providing a folding bench and grab bars in a complying configuration at a corner shower.	V L	L	M	7 6 7 7 8 9	\$8,000	Restroom Figures – Building Blocks See Attachment 5 – Accessible Shower Specifications for more information			
36. Interior – Gym – Entrances/Exits	Some of the Gym exits are not accessible due to exterior steps.	4.1.3(8)	According to ADAAG, accessible entrances/exits must be provided, at a minimum, in the same number that local fire code requires entrances/exits to exist. In other words, if local fire code requires two entrances at a facility, then both entrances are required to be accessible. Determine exactly which exits are required to exist according to local fire code, then ensure these exits are fully accessible, including an accessible path of travel leading from the exits to public parking, streets, sidewalks, etc.	H ®	L	M	8 0	\$5,000	See Building Block 8 – Accessible Doors			

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Judge Riddel Boy's Ranch - Transition Plan - Conceptual Cost Projections

Total	\$166,900**
Year One (Very High - VH)**	\$0
Year Three (High - H)**	\$40,200
Year Five (Medium - M)**	\$27,300
Year Ten (Low - L)**	\$1,500
Year Ten (Very Low - VL)**	\$97,900

****For this facility, see ADA consultant/surveyor's note at beginning of JRBR Transition Plan. ADA consultant does not recommend not making this facility fully accessible and priorities listed above may be modified per the consultant's recommendation. ADA consultant recommends the horse back riding therapy program be made accessible. The horse back riding therapy program can be made fully accessible by ensuring accessible parking and passenger drop-off areas, an accessible path of travel leading from parking and passenger loading zones to the therapy program, and by ensuring that the structures, where all horse back riding therapy programs occur, are fully accessible. Other areas in this facility may receive ADA improvements at the County's discretion.**

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