



SEDGWICK COUNTY, KANSAS
DIVISION OF FINANCE
PURCHASING DEPARTMENT
525 N. Main, Suite 823 ~ Wichita, KS 67203
Phone: 316 660-7255 Fax: 316 383-7055
<http://sedgwickcountv.org/finance/purchasing.asp>

REQUEST FOR PROPOSAL
JUDGE RIDDEL BOYS RANCH PROPERTY LEASE OR SALE
#16-0074

July 27, 2016

Sedgwick County, Kansas (hereinafter referred to as “County”) is offering to sell or lease the property, buildings, related equipment and all site improvements, including perimeter and interior fencing, for the property formerly known as the Judge Riddel Boys Ranch (“the Property”) identified as **Parcel A only** (see map on page 10). The Property is located at 25331 West 39th Street South, Goddard, KS, and is adjacent to Lake Afton Park. Although the County does not have any particular use currently in mind, all proposed uses of the Property, whether by lease or sale, are subject to approval of the Board of Sedgwick County Commissioners. Accordingly, proposals must include a **detailed** description of the intended property use (see **Section 14: Proposal Content**, for more details). Proposals will be evaluated on the basis of how the overall interests of the County are best advanced and preserved.

Firms interested in submitting a response meeting all terms, conditions and requirements shall provide an original and four (4) copies and one (1) electronic copy (USB) of the attached *Proposal Response Form* and requested supplemental information on or before **Tuesday, September 27, 2016 at 1:45 p.m. CDT**. Proposals must be sealed in an envelope and marked with the firm’s name and address, proposal number, opening date and time. Late responses will not be accepted and will not receive award consideration. The time clock stamp in the Purchasing Department will determine the time of receipt.

To ensure that proposers have complete information prior to submitting their proposal, a **pre-proposal site visit has been scheduled for 3:30 p.m. CDT, Thursday, August 4, 2016 at 25331 West 39th St. South, Goddard, KS 67052 (near Lake Afton)**. The primary objective of this site visit will be to tour the grounds indicated in this proposal request. While this is **not** a mandatory site visit, we strongly encourage your attendance as this will be the only opportunity you will have to tour the facilities.

Joe Thomas, CPSM, C.P.M.
Purchasing Director

1. ABOUT THIS DOCUMENT

This document is a Request for Proposal. It differs from a Request for Bid/Quotation in that the County is seeking **proposals** for use of the Property. The County's goal is to receive a proposal that both honors the Property and its unique facets and provides the most significant benefit to the citizens of Sedgwick County. As such, price may not be determinative in the issuance of a lease agreement and/or real estate purchase agreement. The highest-priced proposal does not necessarily guarantee an award recommendation. Rather, the County will view each proposal as a **whole**, weighing both the value to the County government (in terms of how the overall interests of the County are best advanced and preserved) as well as the benefit to the community at large.

The criteria that will be used and considered in evaluation for award are set forth in this document. The County will thoroughly review all proposals received and will utilize its best judgment when determining whether to schedule meetings with vendors after receipt of all proposals. A lease agreement and/or real estate purchase agreement will be awarded to a qualified proposer submitting the best proposal.

Sedgwick County reserves the right to use its best subjective judgment in the selection of an acceptable proposal, or to reject all proposals for any reasons it deems necessary.

2. COUNTY BACKGROUND and OBJECTIVES

Sedgwick County, located in south-central Kansas, is one of the most populous of Kansas' 105 counties with a population estimated at nearly 503,000 persons. It is the sixteenth largest in area, with 1,008 square miles, and reportedly has the second highest per capita wealth among Kansas counties. Organizationally, the County is a Commission/Manager entity, employs nearly 2,700 persons, and hosts or provides a full range of municipal services, e.g. public safety, public works, criminal justice, recreation, entertainment, cultural, human/social, and education.

Intent of the RFP process:

- Identify a buyer and/or lessee for the Property that offers the highest value and most beneficial future use of the Property.
- It is anticipated that, subsequent to the proposal process, the County will contact the author of all proposals in which it is interested and engage in a preliminary negotiation process to more fully work through the details of a lease agreement and/or real estate purchase agreement to ensure that the proposal satisfies the County's requirements.

The Property:

- At this time, the County is only interested in selling and/or leasing the property identified as "**Parcel A**" on the attached map **Appendix A** ("Lake Afton County-Owned Property").
- Sale and/or lease of **Parcel A** (i.e., the Property) includes the current perimeter boundary fences thereof.
- Sale and/or lease of **Parcel A** (i.e., the Property) includes the waste treatment lagoons, fences, and all related underground piping (see attached map).
- The property is currently served by publicly maintained park roads for which no described road rights of way or easements exist. They are subject to regulation or closure by the Board of County Commissioners as part of Lake Afton Park rather than as part of the county highway system.

Proposers should assume the following:

1. The Property will be sold and/or leased **AS IS**. The County will not provide any operating or maintenance assistance whatsoever.
2. The County will not make any improvements (capital or otherwise) or major repairs to the Property either prior to or after the lease and/or sale.
3. A successful lessee will be required to maintain property insurance on an all-risk basis for a per occurrence deductible equal to or greater than five thousand dollars (\$5,000.00). Sedgwick County **must** be listed on the policy as a loss payee. See additional requirements on page 6.
4. A successful lessee must provide a copy of said property insurance at the of time lease signing. For reference, the County has included a list of insured buildings and their content values (see **Appendix B: JRBR Insured Buildings/Content Values** (as of July 31, 2014).
5. As a condition of the lease, a successful lessee will be required to provide all necessary maintenance and repair and agree to keep the buildings and property improvements in the same or better condition as when the lease became effective, allowing for normal wear and tear.
6. Any successful lessee and/or purchaser will be responsible for regularly maintaining the entirety of the grounds and landscaping. "Regularly maintained" means regularly mowed, edged, snow removed from walks and drives, and kept free from trash/debris.
7. As a condition of the lease, any alteration or improvements to the Property will be subject to the review and prior approval of the County, which will not be unreasonably withheld.
8. The County will not allow sublease of the Property.
9. Any successful lessee and/or purchaser shall assume responsibility for all permits including, but not limited to, those concerning the waste treatment lagoons.
10. Notwithstanding the foregoing, any successful lessee, at lessee's sole costs and expense, shall construct and install any changes or modifications to the Premises required as a result of any current and future requirements resulting from changes to the Americans With Disabilities Act (and ADAAG), as amended. Incorporated herein as **Appendix C** is an ADA Report based on a 2006 county-wide assessment by an accredited ADA consultant. This report was adopted prior to the 2010 Amendments and focused on program accessibility for use as a juvenile residential facility. As a condition of a lease, any successful lessee shall assume full responsibility for ADA compliance, including correction of structural inconsistencies identified in the report according to the assumed timeline on page one of the report. Failure to meet the deadline will result in termination of the lease within sixty (60) days of written notification by Lessor.
11. The Property is currently zoned "Rural Residential." It is the responsibility of the proposer to determine that the proposed use is consistent with the current zoning code, and to provide proof of such in the proposal itself. In the alternative, if the proposed use would require a zoning change, the proposer is responsible for both determining what type of change is required and also for outlining the steps necessary to complete such change.

12. Sedgwick County reserves the right to negotiate use restrictions, reversionary interests, and/or rights of first refusal on any lease and/or sale. Such use restrictions may include, **but are not limited to**, the following:

- a. Adult entertainment
- b. Gambling and/or gaming activities
- c. Activities where alcohol may be served
- d. Industrial manufacturing or assembly activities
- e. Distilling, refining or smelting operation
- f. Animal raising or boarding
- g. Mining or mineral extraction operation
- h. Any use which emits an obnoxious odor, sound, or light which can be smelled, heard, or observed outside the Property
- i. Storing, displaying or selling of explosives or fireworks
- j. Body or fender repair operation
- k. Flea market or swap meet shop or facility
- l. Selling paraphernalia related to illegal drugs

3. MINIMUM FIRM REOUIREMENTS

The successful proposer(s) must meet the following requirements in order to provide a proposal:

- For proposed lessees, provide at least three (3) references of property owners that proposer has leased property from during the past 5-10 years. Provide the business name, address, contact name, phone number, e-mail address, length of time of lease, and a brief description of location and property description. If you have not leased properties during this time period, please so indicate in your proposal.
- Have knowledge of and comply with all applicable federal, state and local laws, statutes, ordinances, rules and regulations. All laws of the State of Kansas, whether substantive or procedural, shall apply to the contract, and all statutory, charter, and ordinance provisions that are applicable to public contracts in the County shall be followed with respect to the contract.
- Domestic (Kansas) corporations shall furnish evidence of good standing in the form of a certificate signed by the Kansas Secretary of State. Foreign (non-Kansas) corporations shall furnish evidence of authority to transact business in Kansas in the form of a certificate signed by the Kansas Secretary of State; both domestic and foreign corporations shall furnish a copy of a resolution evidencing the authority to sign the contract documents, executed by the corporation's Secretary or Assistant Secretary.
- Identify a single point of contact for concerns and/or questions.
- Discuss any current local, state or federal violations and any ongoing litigation that may cause conflicts or affect the ability of the proposer to provide services and/or products.

4. SEDGWICK COUNTY'S RESPONSIBILITIES

To assist the successful respondent, Sedgwick County will do the following:

- Provide information, as legally allowed, in possession of the County, which relates to the County's requirements or is relevant to the specific project.
- Identify a single point of contact for concerns and/or questions.

5. SELECTION CRITERIA

The selection process will be based on the responses to this Request for Proposal and any interviews required verifying the qualifications of the respondent as required by this document. A committee of County staff will judge each proposer's response based on the following criteria:

1. Meeting or exceeding all Request for Proposal conditions and miscellaneous instructions as outlined herein, and the clarity, completeness and comprehensiveness of the proposal.
2. References verifying qualifications of the proposer.
3. Offering a proposal both advantageous to the County and mutually beneficial.
4. Proposal that is amenable to the County's desire to include rights of first refusal and/or reversion.
5. Proposal that includes the most satisfactory solution to the problem of property access.
6. Best Offer price.

Information provided by respondents in response to this Request for Proposal will be considered confidential by the County throughout the selection process, to the extent permitted by law.

Those submitting a proposal do so entirely at their expense. There is no expressed or implied obligation by Sedgwick County to reimburse any individual or firm for any cost incurred in preparing or submitting proposals, providing additional information when requested by Sedgwick County, or for participating in any selection interviews.

The review committee will select the proposals which appear most beneficial to the County. These respondents may be asked to provide a presentation to the review committee during the evaluation period. No negotiations, decisions, or actions shall be initiated by any proposer as a result of any verbal discussion with any County employee prior to the opening of responses to this document.

Sedgwick County reserves the right to select and subsequently recommend for award the proposer that best meets the County's required needs.

Sedgwick County reserves the right to not award a lease and/or real estate purchase agreement.

6. CONFIDENTIAL MATTERS and DATA OWNERSHIP

The successful proposer, its agents and employees, agree that all data, records and information to which it obtains access remains at all times exclusively the property of Sedgwick County. The successful proposer agrees all such data, records, plans and information constitutes at all times proprietary information of Sedgwick County. The successful proposer agrees that it will not disclose, provide, or make available any of such proprietary information in any form to any person or entity. In addition, the successful proposer agrees it will not use any names or addresses contained in such data, records, plans and information for the purpose of selling or offering for sale any property or service to any person or entity who resides at any address in such data. In addition, the successful proposer agrees it will not sell, give or otherwise make available to any person or entity any names or addresses contained in or derived from such data, records and information for the purpose of allowing such person to sell or offer for sale any property or service to any person or entity named in such data. Successful proposer agrees it will take all reasonable steps and the same protective precautions to protect Sedgwick County's proprietary information from disclosure to third parties as with successful proposer's own proprietary and confidential information. **Proposer agrees that all data, regardless of form that is generated as a result of this Request for Proposal, is the property of Sedgwick County.**

7. INSURANCE COVERAGE (in addition to the terms set forth on page 2)

PROPERTY: The successful lessee shall provide a certificate of insurance naming Sedgwick County as loss payee on the policy. The insurable value must increase by a percentage range of 2% to 5% annually based on any increase of property value over time. All insurance must be with an insurance company with a minimum BEST rating of A-VIII and licensed to do business in the State of Kansas. It is the responsibility of the successful proposer to ensure that any and all approved subcontractors meet the minimum insurance requirements.

Workers' Compensation:

Applicable coverage per State Statutes

Employer's Liability Insurance: \$100,000.00

Commercial General Liability Insurance:

Bodily Injury:

Each Occurrence \$500,000.00

Aggregate \$500,000.00

Property Damage:

Each Occurrence \$500,000.00

Aggregate \$500,000.00

Personal Injury:

Each Occurrence \$500,000.00

General Aggregate \$500,000.00

Automobile Liability-Owned, Non-owned and Hired

Each Occurrence Bodily Injury and Property damage \$500,000.00

General Aggregate \$500,000.00

Professional Liability (If required)

LIABILITY: The successful lessee shall furnish the County with certificates of insurance effecting coverage required by this clause. Sedgwick County shall be named as an additional insured on the CGL and auto insurance policy. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the County before any lease agreement begins. Renewal of expiring certificates shall be furnished to the County's Risk Management Department thirty (30) days prior to expiration.

8. QUESTIONS and CLARIFICATIONS

Any questions regarding this document must be submitted in writing to Joe Thomas at Joseph.Thomas@sedgwick.gov by 5:00 p.m. CDT Monday, August 15, 2016. Any questions of a substantive nature will be answered in written form as an addendum and posted on the purchasing website at www.sedgwickcounty.org/finance/purchasing.asp under Current RFPs/RFQs by 5:00 P.M. CDT, Monday, August 22, 2016. **Vendors are responsible for checking the website and acknowledging any addenda on their response form.**

9. INDEMNIFICATION

To the fullest extent of the law, the proposer, its subcontractors, agents, servants, officers or employees shall indemnify and hold harmless Sedgwick County, its elected and appointed officials, officers, employees and agents, from any and all claims brought by any person or entity whatsoever, arising from any act, error, or omission of the proposer during the proposer’s performance of the agreement or any other agreements of the provider entered into by reason thereof. The proposer shall indemnify and defend Sedgwick County, its elected and appointed officials, officers, employees and agents, with respect to any claim arising, or alleged to have arisen from negligence, and/or willful, wanton or reckless acts or omissions of the provider, its subcontractor, agents, servants, officers, or employees and any and all losses or liabilities resulting from any such claims, including, but not limited to, damage awards, costs and reasonable attorney’s fees. This indemnification shall not be affected by any other portions of the agreement relating to insurance requirements. The proposer agrees that it will procure and keep in force at all times at its own expense insurance in accordance with these specifications.

10. TENTATIVE TIMELINE

The following dates are provided for informational purposes and are subject to change without notice:
Request for Proposal Issued -----July 27, 2016
Pre-proposal site visit at 3:30 p.m. CDT -----August 4, 2016
Question Submittal Deadline by 5:00 p.m. CDT-----August 15, 2016
Addendum Issued by 5:00 p.m. CDT-----August 22, 2016
Proposal Due Date by or before 1:45 p.m. CDT-----September 27, 2016

11. REQUEST FOR PROPOSAL CONDITIONS

<http://www.sedgwickcounty.org/purchasing/RfqRfq/rfpcond.pdf>

12. GENERAL CONTRACT PROVISIONS

http://www.sedgwickcounty.org/purchasing/pdf_files/General%20Contractual%20Provisions.pdf

13. MANDATORY CONTRACT PROVISIONS

http://www.sedgwickcounty.org/purchasing/pdf_files/Mandatory%20Contractual%20Provisions.pdf

14 . PROPOSAL CONTENT

Proposal response must include the following:

1. Proposal Response Form completed and signed. Acknowledge any addenda issued on the response form.
2. Response must make clear as to whether the proposal is for lease or purchase.
3. Provide detailed information outlining proposed offer:
 - a. How the property will be used.
 - b. An estimate of the daily average number of passenger vehicle and truck trips to and from the Property.
 - c. The normal hours of operation. Do you foresee any times, routine or otherwise, that you would be operating outside of these normal hours? If so, when and for what purpose?
 - d. Will there be temporary or permanent residence uses on the property?
 - e. What, if any, commitments are planned for screening that may be necessary for a compatible use?
 - f. Describe, if applicable, any noise that would be generated from the proposed use.
 - g. Will the use be open to the public?
 - h. Amenability to County's desire to include rights of first refusal and/or reversion.
 - i. What solution to the problem of property access do you propose?
 - j. Offer price.
4. Provide a brief overview and history of your company or organization.
5. Provide three (3) references for which your organization has owned or leased properties during the last 5-10 years. Include name of business entity, address, phone number, contact person and title.
6. Contact information of designated person or persons that will be assigned to the County.
7. Any additional information necessary to assist the County in evaluating your proposal.
8. Provide copies of insurance policies and other documentation requested in this RFP.
9. Submit an original, four (4) copies and one (1) electronic copy (USB) of your proposal.
10. Offer price.

PROPOSAL RESPONSE FORM
JUDGE RIDDEL BOYS RANCH PROPERTY LEASE OR SALE
#16-0074

The undersigned, on behalf of the proposer, certifies that: (1) this offer is made without previous understanding, agreement or connection with any person, firm, or corporation submitting a proposal on the same project; (2) is in all respects fair and without collusion or fraud; (3) the person whose signature appears below is legally empowered to bind the firm in whose name the proposer is entered; (4) they have read the complete Request for Proposal and understands all provisions; (5) if accepted by the county, this proposal is guaranteed as written and amended and will be implemented as stated; and (6) mistakes in writing of the submitted proposal will be their responsibility.

NAME _____

DBA/SAME _____

CONTACT _____

ADDRESS _____ CITY/STATE _____ ZIP _____

PHONE _____ FAX _____ HOURS _____

STATE OF INCORPORATION or ORGANIZATION _____ COMPANY WEBSITE _____

ADDRESS _____ EMAIL _____

NUMBER OF LOCATIONS _____ NUMBER OF PERSONS EMPLOYED _____

TYPE OF ORGANIZATION: Public Corporation _____ Private Corporation _____ Sole Proprietorship _____

Partnership _____ Other (Describe): _____

BUSINESS MODEL: Small Business _____ Manufacturer _____ Distributor _____ Retail _____

Dealer _____ Other (Describe): _____

Not a Minority-Owned Business: _____ Minority-Owned Business: _____ (Specify Below)

___ African American (05) ___ Asian Pacific (10) ___ Subcontinent Asian (15) ___ Hispanic (20)

___ Native American (25) ___ Other (30) - Please specify _____

Not a Woman-Owned Business: _____ Woman-Owned Business: _____ (Specify Below)

___ Not Minority -Woman Owned (50) ___ African American-Woman Owned (55)

___ Asian Pacific-Woman Owned (60) ___ Subcontinent Asian-Woman Owned (65) ___ Hispanic Woman Owned (70)

___ Native American-Woman Owned (75) ___ Other – Woman Owned (80) – Please specify _____

ARE YOU REGISTERED TO DO BUSINESS IN THE STATE OF KS: _____ Yes _____ No

INSURANCE REGISTERED IN THE STATE OF KS WITH MINIMUM BEST RATING OF A-VIII: _____ Yes

_____ No

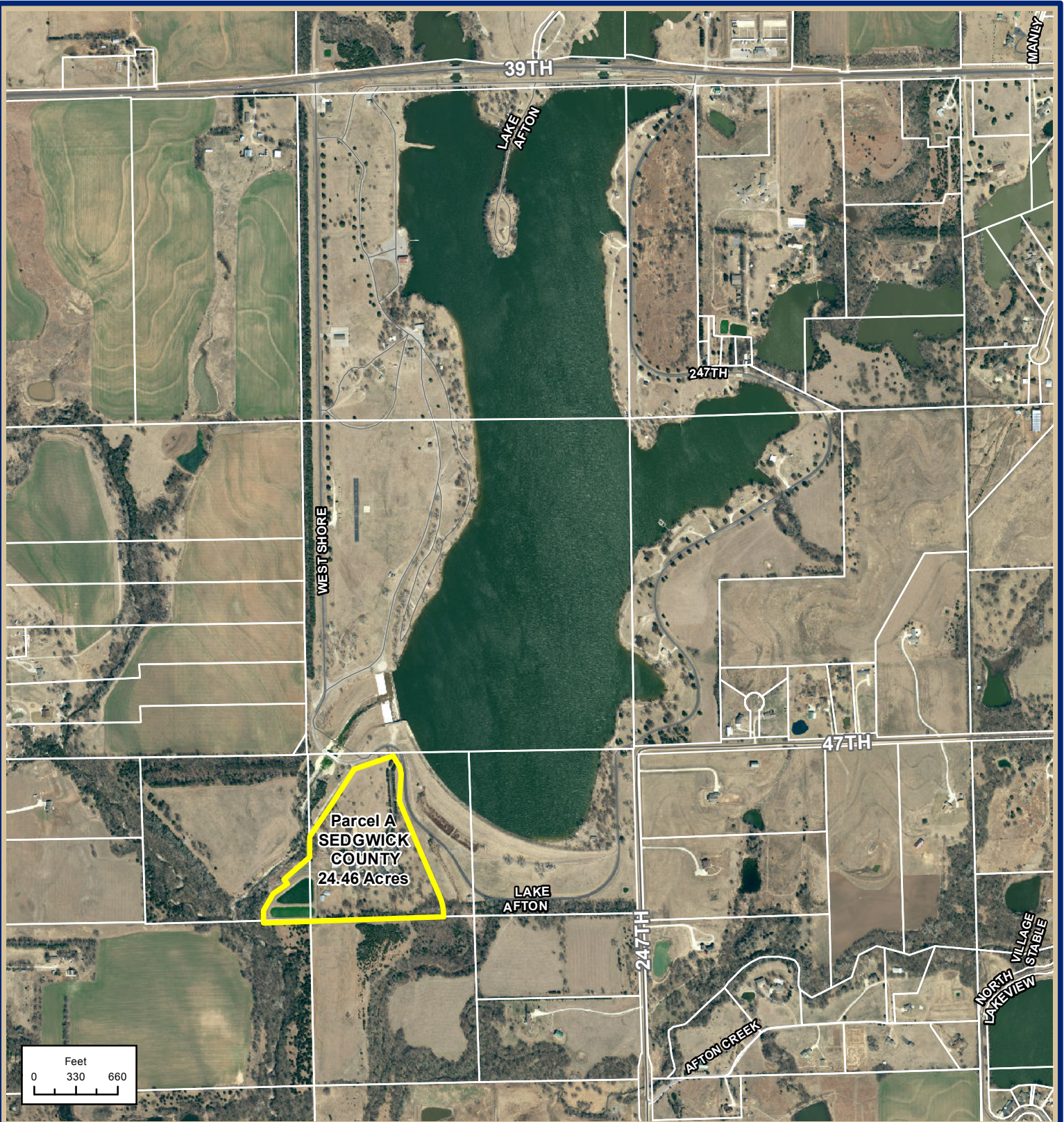
ACKNOWLEDGE RECEIPT OF ADDENDA: All addendum(s) are posted to our RFQ/RFP web page and it is the vendor's responsibility to check and confirm all addendum(s) related to this document by going to www.sedgwickcounty.org/finance/purchasing.asp.

NO. _____, DATED _____; NO. _____, DATED _____; NO. _____, DATED _____

In submitting a proposal, vendor acknowledges all requirements, terms, conditions, and sections of this document. Proposal submission format should be by order in which sections are listed throughout the document. All minimum and general requirements should be specifically addressed and detailed in proposer's response. **Exceptions to any part of this document should be clearly delineated and detailed.**

Signature _____ Title _____

Print Name _____ Dated _____



Geographic Information Services
 Division of Information & Operations
www.sedgwickcounty.org/gis

08/01/2016

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 FILE: C:\gis\GISMAPS\facilities\JRBR_sel_7202016.mxd
 NAME: jrogers



Exhibit A

Sedgwick County, Kansas

Legend

Former JRBR Property

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

APPENDIX B

JRBR - Insured Buildings/Content Values as of 7/31/2014

(Insurance Premium effective 7/1/14- 7/1/15)

Loc. No.	Street Address	City	State	Zip Code	Leased	Occupancy Type	Insured Building Values	Insured Content Values	Total Insured Values	7/1/14 - 7/1/15
										Insurance Premium (0.0626484/\$100 value)
CORR13	25331 W 39th St South	Goddard	KS	67052	No	JRBR Main Bldg	\$ 4,671,002.00	\$ 111,458.00	\$ 4,782,460.00	\$ 2,996.13
CORR14	25331 W 39th St South	Goddard	KS	67052	No	Gymnasium	\$ 301,356.00	\$ 13,933.00	\$ 315,289.00	\$ 197.52
CORR15	25332 W 39th St South	Goddard	KS	67052	No	Apartment Bldg	\$ 421,897.00	\$ 27,865.00	\$ 449,762.00	\$ 281.77
CORR16	25333 W 39th St South	Goddard	KS	67052	No	Swimming Pool	\$ 12,054.00	\$ -	\$ 12,054.00	\$ 7.55
CORR17	25334 W 39th St South	Goddard	KS	67052	No	JRT Workshop	\$ 60,271.00	\$ 55,729.00	\$ 116,000.00	\$ 72.67
CORR18	25335 W 39th St South	Goddard	KS	67052	No	North Pole Barn	\$ 8,438.00	\$ -	\$ 8,438.00	\$ 5.29
CORR19	25336 W 39th St South	Goddard	KS	67052	No	South Pole Barn	\$ 8,438.00	\$ -	\$ 8,438.00	\$ 5.29
CORR20	25337 W 39th St South	Goddard	KS	67052	No	Barn - JRBR	\$ 42,190.00	\$ 14,300.00	\$ 56,490.00	\$ 35.39
CORR21	25338 W 39th St South	Goddard	KS	67052	No	Hay Shed	\$ 1,808.00	\$ -	\$ 1,808.00	\$ 1.13
CORR22	25339 W 39th St South	Goddard	KS	67052	No	Generator House	\$ 7,233.00	\$ 11,146.00	\$ 18,379.00	\$ 11.51
CORR23	25340 W 39th St South	Goddard	KS	67052	No	Chicken House	\$ 1,205.00	\$ -	\$ 1,205.00	\$ 0.75
CORR24	25341 W 39th St South	Goddard	KS	67052	No	Chicken House	\$ 1,205.00	\$ -	\$ 1,205.00	\$ 0.75
CORR25	25342 W 39th St South	Goddard	KS	67052	No	Chain Link Fencing	\$ 180,813.00	\$ -	\$ 180,813.00	\$ 113.28
CORR26	25343 W 39th St South	Goddard	KS	67052	No	Metal Stge Bldg	\$ 1,808.00	\$ 1,115.00	\$ 2,923.00	\$ 1.83
CORR27	25344 W 39th St South	Goddard	KS	67052	No	Wood Storage Bldg	\$ 1,205.00	\$ 1,115.00	\$ 2,320.00	\$ 1.45
TOTALS:							\$ 5,720,923.00	\$ 236,661.00	\$ 5,957,584.00	\$ 3,732.33

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 1/2-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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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)
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.	4.13.11	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	18	\$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	1 9 2 0 2 3	\$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	2 1 2 6	\$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			

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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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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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