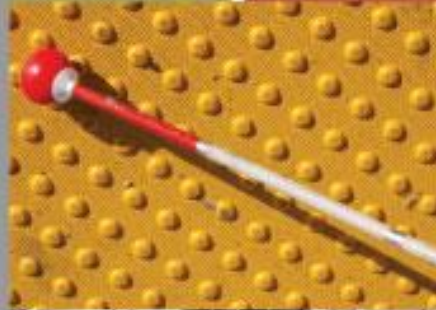


SZS CONSULTING GROUP



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ARNOLD DINING CENTER

ADA ASSESSMENT & SURVEY



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January 9, 2015



Angelo Gomez
Executive Director
Office of Equity and Inclusion
Oregon State University
330 Snell Hall
Corvallis, OR 97331-2128

Re: ADA Accessibility Survey and Assessment – Arnold Dining Center

Dear Angelo,

We are pleased to submit this report for the Arnold Dining Center. This report is part of our project to provide a Campus Accessibility Survey and Assessment for Oregon State University. It is our hope that this report will assist OSU in improving access to people with disabilities to campus facilities.

SZS has been pleased to be a part of this effort to evaluate campus buildings using federal and state statutes and regulations, as well as universal design principles in order to create performance standards that will guide design, construction and maintenance on campus.

We look forward to discussing our findings with your team.

Regards,

A handwritten signature in black ink, appearing to read "Syroun Z. Sanossian".

Syroun Z. Sanossian, Principal
SZS Consulting Group LLC

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1. EXECUTIVE SUMMARY OF FINDINGS

The field investigation for the interior spaces began on February 19, 2014. The exterior site elements were assessed originally as part of the pedestrian facilities assessment in June-September 2011 and are included as an essential part of this report. Images of each physical element identified in this report were captured in HD digital photos while manual measurements were taken to establish as-built conditions to facilitate the process of cost estimating. Digital photographs are provided within the report for each barrier to access, to facilitate the review of the data collected. We have found that technical data can be difficult to interpret without a visual component; the photos provide a clear connection between the technical data and each barrier to access.

The Arnold Dining Center is considered a pre-ADA structure and many barriers to access were identified in the building. That is quite typical, as barriers to access exist in virtually every building, whether new or existing.

No “perfect” building exists in the real world.

This ADA Assessment and Survey report is intended to not only identify barriers to access, but to provide solutions. The basis for this ADA Assessment and Survey process is the underlying desire on the part of OSU to improve access by relying on higher standards than the minimum requirements in state and federal building codes. SZS intends to provide the information in this report in a clear and easy to understand format. The information in this report is compiled for use by designated OSU staff and other interested persons, so the content is designed to be understood by professionals and laymen alike.

The findings presented are both narrative and technical in nature; barriers to access identified during the field investigation process are documented in two ways;

1. Narrative Analysis: The analysis of findings is contained in an executive summary in a narrative form that not only describes each type of barrier identified but also provides a discussion that analyses the functionality of physical elements. We also provide the reasoning and research behind the identification of barriers that conflict with universal design principles. This analysis may be accompanied by digital photographs or diagrams, where applicable.

NOTE: Understanding building function and usage is essential when interpreting the findings held in this report. The narrative is intended to facilitate this process.

2. Barrier Data Records: Individual barriers to access are entered into the SZS database so that technical information on the barriers can be provided as barrier data records. These barrier data records include digital photographs of each barrier identified, code references that determine the barrier to access, as-built measurements, barrier severity ratings, budgetary cost estimates, recommended solutions for barrier removal and a priority for barrier removal. The information is formatted with two barriers on each report page.

In order to consolidate the report data, some of the more typical barriers found in multiple locations have been grouped within the barrier data records with a description of the locations in which they were found.

A. Pedestrian Facilities and Exterior Spaces Analyzed

This report provides information on campus pedestrian facilities that serve the Arnold Dining Center. Many physical elements are part of the comprehensive whole that creates a pedestrian facility. The fundamental elements evaluated as to whether they provide accessible pedestrian facilities include the following:

- Sidewalks
- Walkways
- Ramps
- Curb Ramps
- Blended Transitions
- Signalized Intersections
- Stairways (94% of people with disabilities are not mobility impaired)
- Benches and other Seating Elements
- Picnic Facilities

The descriptions provided for physical elements in this report are intended to clearly describe the differences between each physical element, such as when a pedestrian route is a sidewalk, rather than a walkway. The descriptions are intended to explain how the elements interact to form a cohesive pedestrian facility. Other more specific information described within this section intends to provide guidance on determinations made in this report.

The key to providing accessible pedestrian facilities is in recognizing that different people with disabilities have different needs. Setting policies that speak to the entire group is essential, rather than focusing on one particular subset of the overall group. Universal design principles govern here – physical elements should be usable to everyone that visits campus without having to resort to any adaptation or specialized design.

In summary, an accessible route exists within a building, property boundary or interior space and is separate from the PROW. Pedestrian walkways are similar to sidewalks as paved surfaces improved for use by pedestrians but walkways are not located along or adjacent to the curb line, gutter or roadway and walkways are generally not considered part of the PROW. The pedestrian facility is the combination of the PROW and the accessible route, which functions as a whole to provide pedestrian access to facility entrances.

As a public building governed by the ADA Standards, the Arnold Dining Center should have at least one accessible entrance. Two accessible entrances are provided on the east side of this building which faces the INTO building and other residence halls. Both entry door vestibules are provided with automatic door opening devices. The Arnold Dining Center has an accessible route provided within the site from accessible parking spaces located in a nearby parking lot and accessible passenger loading zones; public streets and sidewalks;

and public transportation stops to the accessible building or facility entrance they serve¹ as compared to the 2010 ADA Standard for Accessible Design. Details on barriers identified in that route are provided within the ADA Assessment and Survey of the pedestrian facilities provided as a separate report, as well as in the following records. Please see the barrier data records for details.

B. Building Entrances

The building is located in the center of several residence halls southeast of parking structure 1. Pedestrian entrances to the building are provided on the east side of the building in two locations and multiple staff entrances are located on all of the other sides of the building. Both public entry doors are equipped with an automatic door opening device. It is recommended to install ISA directional signs at the other non-accessible doors.

INTERIOR SPACES

The Arnold Dining Center is a single story structure. The building is a pre-ADA structure and much of the building is used for food preparation or storage and accessed only by staff members. The dining staff also has offices and a catering service located in the dining center. The building contains two lobbies, a mailroom, one large open dining area, one large open food service area with multiple counters and men and women's multi-accommodation restrooms. Meeting and conference rooms are also located in the building.

As described above, the east side of the building has two sets of entry door vestibules and both doors are provided with automatic door opening devices and ISA signage. A number of other entrance doors exist around the perimeter of the building and those doors should be provided with ISA directional signs. The exterior entrance to the Marketplace department office was equipped with an automatic door opening device but the device is not functional. The exterior entry door was also equipped with a BHMA sign but no ISA sign was posted at the entrance. The interior space is used for meetings and was identified with pedestal based tables that were not accessible to people with mobility impairments.

Other barriers identified at the east entrances include non-secured door mats, and no tactile exit signs were provided. The lobby/entry area at both doors lacked lobby informational signs, the mail room lacked accessible mailboxes and the PC workstation in the lobby was not accessible. As a performance standard, it is recommended that lobby identification signage be provided that indicates the floor plan, the location of the person viewing the sign and the location of accessible features such as restrooms in proximity to the location of the person reading the sign. The accessible restrooms provided in the building are located in an alcove that could be difficult to locate without directions.

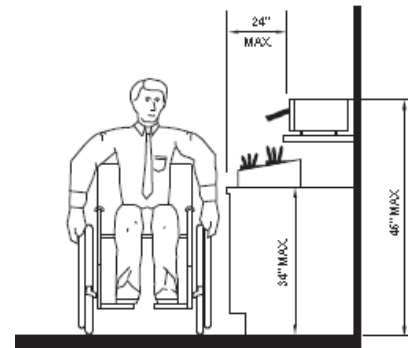
The service counter at the information desk was constructed with a lower section of counter space but the lower counter was blocked by a horizontal door that remains closed during business hours. Staff members working at the information counter have a key for the lock on the door but the counter remains closed otherwise. The concern with that counter is that it is not usable when people approach for assistance. Past that, the low section of counter is not at least 3 feet long.

¹ 2010 ADA Standards for Accessible Design, Section 206.2.1 Site Arrival Points

The men and women's multi-accommodation restrooms are located in the southeast lobby area and a unisex accessible restroom is located in the main dining area. The unisex restroom was identified with barriers to access including protruding dispensers and a lack of an ISA symbol at the actuator for the automatic door opening device. This is an issue at all automatic door opening actuators in the building. The entry vestibule to the multi-accommodation restrooms was identified with an AED device and PRIDE drop box, which both created protruding hazards in the pathway to the men's restroom.

The multi-accommodation restrooms were identified with signage that was not accessible, automatic door opening devices that did not remain open for at least 6 seconds, non-accessible dispensers were identified that protruded into the circulation route, and lavatory counters and rims were not accessible, which is problematic for both short people and people who use wheelchairs. The toilet stalls were also identified as lacking accessible door hardware and dispensers.

No drinking fountain was identified in the building, although water dispensers were provided in the food service area. This fact makes it important to ensure that the water dispensers are located in accessible locations (accessible counters) and the controls should be located within accessible reach ranges. The food service area provided a number of separate food service areas with separate order and pickup counters. The cashiers counters were all measured at a height exceeding 34" above the floor. Maneuvering clearance between the food service counters is accessible but none of the counters in the food service area were accessible in terms of counter height, reach range to soda fountains, refrigerated food displays, shelves or pickup counters above 48" high (see figure at right). Recycling center counters and tray drop off counters were also not accessible. Remodeling will be necessary to provide wheelchair access at each café and restaurant.



The open dining area was identified with a number of different types and sizes of dining tables in addition to a lengthy high dining counter with chairs. Not all tables need to be accessible, but at least one of each type of table (4-person, 6-person etc.) should be accessible or where more than 20 of one type exists, at least 5% overall should be accessible and dispersed within the dining area. Each type of food service area (Nomi Sushi, Pizzeria, International Faire, salad/dessert bar, etc.) should also be accessible including the tray slide where food can be viewed, chosen and served and condiment tables where utensils, napkins, water coolers, etc. are provided. Reach range at these elements was not accessible throughout the dining area to include fruit stands, deli counters with viewing and serving height above accessible ranges. No accessible dining tables, booths or counters were provided in this building.

Conference or meeting rooms in this building were also identified as lacking accessible signage, entry doors and tables or counters. Many *staff use only* areas were identified in the building. These spaces include preparation areas, workrooms, offices and associated spaces. Signage at the door/doorway to these spaces was included in this report as it is located along the public circulation route of travel, but these interior spaces were not investigated as part of this assessment process. In general, institutions and organizations make staff-use-only areas accessible as needed through the reasonable accommodation process between the employer and employee. The following barrier data records provide more detailed information on the barriers described above.



EXTERIOR AREA BARRIERS

OSU - ARNOLD DINING CENTER

Field Date: Report Date: Barrier #:
 Bldg Name: Reference Dwg:
 Location:
 X Coordinate: Y Coordinate:
 Barrier Area:
 Barrier Type:
 Code:
 References:



Performance Standard: Quantity: As-built :

Barrier Description:

Findings:

Rec. Solution:

Barrier Severity: Cost Est Facility Function: Status:

Implementation Priority: Implementation Phase: Implementation Date:

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INTERIOR AREA BARRIERS

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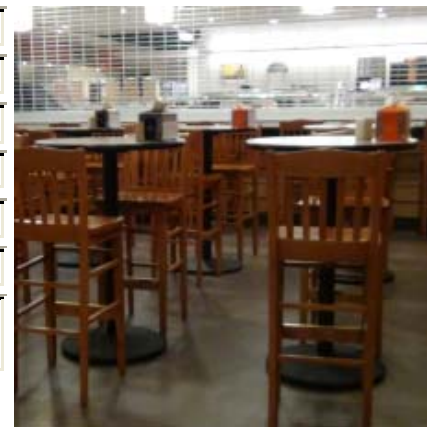
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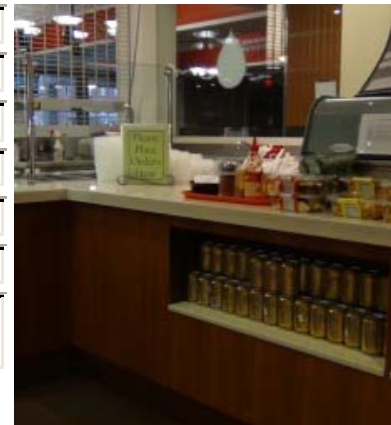
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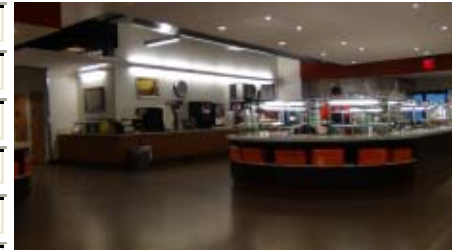
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Notes:

Field Date: Report Date: Barrier #:

Bldg Name: Reference Dwg:

Location:

X Coordinate: Y Coordinate:

Barrier Area:

Barrier Type:

Code:

References:



Performance Standard: Quantity: As-built:

Barrier Description:

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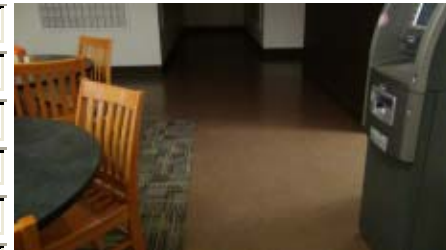
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Barrier Type:

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Performance Standard: Quantity: As-built :

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Performance Standard: Quantity: As-built:

Barrier Description:

Findings:

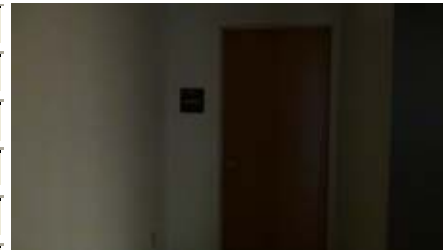
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Notes:

COST ESTIMATE SUMMARY

Cost Estimate Total \$196,750.00			
Cost Estimate - Priority 1:	\$3,300.00	% of Total Cost Estimate:	1.68%
Cost Estimate - Priority 2:	\$56,950.00	% of Total Cost Estimate:	28.95%
Cost Estimate - Priority 3:	\$136,500.00	% of Total Cost Estimate:	69.38%