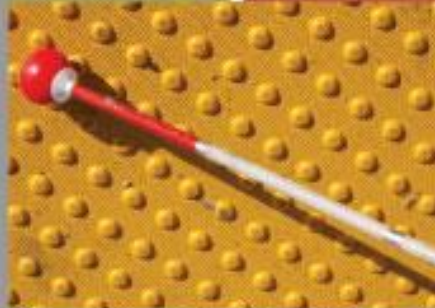


SZS CONSULTING GROUP



OREGON STATE UNIVERSITY (OSU)

BENTON ANNEX

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 – Benton Annex

Dear Angelo,

We are pleased to submit this report for Benton Annex. 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

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY OF FINDINGS	<i>p. 1</i>
<i>a. Pedestrian Facilities and Exterior Spaces Analyzed</i>	<i>p. 2</i>
<i>b. Building Entrances</i>	<i>p. 3</i>
2. INTERIOR SPACES	<i>p. 3</i>
3. BARRIER DATA RECORDS	
<i>Exterior Area Barriers</i>	<i>p. 4</i>
<i>Interior Area Barriers</i>	<i>p. 15</i>
<i>Cost Estimate</i>	<i>p. 57</i>

1. EXECUTIVE SUMMARY OF FINDINGS

The field investigation for the interior spaces began on April 22, 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.

Benton Annex is considered a historic 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 Benton Annex building. 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 Benton Annex building should have at least one accessible entrance. The main entrance to this building is accessible by way of an existing switchback ramp and accessible parking is provided on-site. Benton Annex has a connection to the accessible route within campus from the site to accessible parking spaces 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 within campus northeast of the Valley library and east of the central Quad. The building is located adjacent to a small parking lot. The building has a main entrance which is the accessible entrance. North, east and west stairways are provided at the building and ISA signage is recommended at those locations to help ensure that pedestrians seeking an accessible entrance are not forced to retrace their steps.

INTERIOR SPACES

Benton Annex is a small single story historic structure referred to as the Women's Building. A switchback ramp was constructed to provide access to the building but the ramp does not have accessible handrails and was sloped at 9.5%. The main entrance door was identified as heavy and lacked adequate maneuvering clearance at the exit side of the door which could hinder access. At least one entrance to the building should be provided with an automatic door opening device.

The east entrance door leading to the lounge was identified with a heavy door and an original threshold that has a 1" lip, which could hinder or prevent access for people using wheelchairs and act as a trip hazard for able-bodied visitors. The lounge was identified with a non-accessible table, and PC workstations but ample space exists to ensure an accessible route through the room. Assistance is needed at bookcases, etc. The unisex accessible restroom was identified with non-accessible signage and maneuvering clearance at the door was reduced by bookcases and magazine holders. This door should be provided with an automatic door opening device (see photo at right). The restroom is not at least 60" wide and could benefit from the installation of a recessed trash bin. The trash bin currently blocks the use of the lavatory and encroaches into the clear floor space needed at the soap dispenser, but moving it to another location in the small room would create an issue with maneuvering clearance for another fixture in another location.



The break room 120C appeared to be a kitchenette and was identified with a steep door threshold that could hinder access and a narrow circulation path due to the location of a trash bin and water cooler in close proximity to the entry door. The kitchenette counter and sink with a counter were not accessible and the table had a pedestal base which was not accessible. Break room 120 was identified as an office space with desks and a work counter. No accessible features were identified in the second break room. The following barrier data records provide more detailed information on the barriers described above.

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

EXTERIOR AREA BARRIERS

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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 X Coordinate: Y Coordinate:
 Barrier Area:
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Rec. Solution:

Barrier Severity: Cost Est Facility Function: Status:

Implementation Priority: Implementation Phase: Implementation Date:

Notes:

Field Date: Report Date: Barrier #:
 Bldg Name: Reference Dwg:
 Location:
 X Coordinate: Y Coordinate:
 Barrier Area:
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Performance Standard: Quantity: As-built :

Barrier Description:

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Performance Standard: Quantity: As-built :

Barrier Description:

Findings:

Rec. Solution:

Barrier Severity: Cost Est Facility Function: Status:

Implementation Priority: Implementation Phase: Implementation Date:

Notes:

Field Date: 4/22/2014 Report Date 4/25/2014 Barrier #: 3M
 Bldg Name: Benton Annex Reference Dwg: 2 of 2
 Location: Floor 1 - Unisex Restroom 0120A
 X Coordinate: N/A Y Coordinate: N/A
 Barrier Area: Restrooms
 Barrier Type: Lavatory - Drainpipes
 Code 2010 ADAS 606.5
 References:



Performance Standard: No Quantity: EACH As-built : 1

Barrier Description: Hot water and drainpipes accessible under lavatory not insulated or covered

Findings: No insulation provided

Rec. Solution: Insulate drainpipes and hot water pipes

Barrier Severity: 2 Recommended Cost Est \$220.00 Facility Function: Public Status: Open

Implementation Priority: 3 Implementation Phase: Implementation Date:

Notes:

Field Date: 4/22/2014 Report Date 4/25/2014 Barrier #: 3N
 Bldg Name: Benton Annex Reference Dwg: 2 of 2
 Location: Floor 1 - Unisex Restroom 0120A
 X Coordinate: N/A Y Coordinate: N/A
 Barrier Area: Restrooms
 Barrier Type: Toilet - Rear Grab Bar
 Code 2010 ADAS 604.5.2
 References:



Performance Standard: No Quantity: JOB As-built : 0

Barrier Description: Rear grab bar not centered 12" from wall and 24" on the other side of WC

Findings: Rear grab bar extends 8" past toilet centerline

Rec. Solution: No remediation recommended. Technically infeasible to provide fully accessible rear grab bar a

Barrier Severity: 5 Technically Infea Cost Est \$0.00 Facility Function: Public Status: Open

Implementation Priority: 3 Implementation Phase: Implementation Date:

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:

Findings:

Rec. Solution:

Barrier Severity: Cost Est Facility Function: Status:

Implementation Priority: Implementation Phase: Implementation Date:

Notes:

Field Date: Report Date Barrier #:
 Bldg Name: Reference Dwg:
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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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Field Date: Report Date: Barrier #:
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Performance Standard: Quantity: As-built:

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Barrier Severity: Cost Est: Facility Function: Status:

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Performance Standard: Quantity: As-built :

Barrier Description:

Findings:

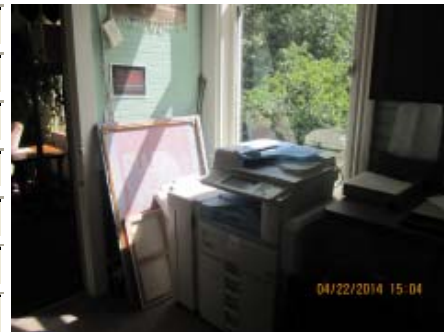
Rec. Solution:

Barrier Severity: Cost Est Facility Function: Status:

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Performance Standard: Quantity: As-built :

Barrier Description:

Findings:

Rec. Solution:

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Implementation Priority: Implementation Phase: Implementation Date:

Notes:

COST ESTIMATE SUMMARY

Cost Estimate Total		\$71,465.00	
Cost Estimate - Priority 1:	\$29,675.00	% of Total Cost Estimate:	41.52%
Cost Estimate - Priority 2:	\$20,120.00	% of Total Cost Estimate:	28.15%
Cost Estimate - Priority 3:	\$21,670.00	% of Total Cost Estimate:	30.32%