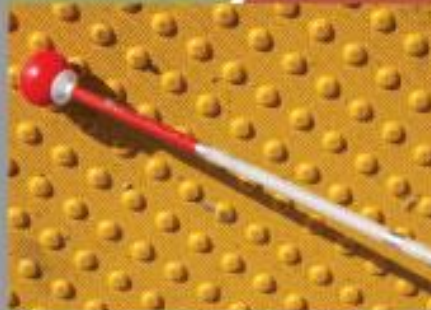


**SZS CONSULTING GROUP**



OREGON STATE UNIVERSITY (OSU)

**LASELLS STEWART CENTER**

**ADA ASSESSMENT & SURVEY**



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January 8, 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 – LaSells Stewart Center

Dear Angelo,

We are pleased to submit this report for the LaSells Stewart 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 April 23, 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.

LaSells Stewart Center 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 LaSells Stewart 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, LaSells Stewart Center should have at least one accessible entrance. Accessible entrances were identified at the north entrance providing a connection to the Alumni Center and at the main west entrance. LaSells Stewart Center has an accessible route provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and

public transportation stops to the accessible building or facility entrance they serve<sup>1</sup> 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 along 26<sup>th</sup> Street across from Reser stadium. Accessible parking is provided on-site. The pedestrian ramps that connect the Alumni Center and accessible parking to the accessible entrance are in need of physical barrier removal to provide access into the building. The ramp leading from the sidewalk along 26<sup>th</sup> Street into the main entrance is accessible.

## INTERIOR SPACES

### GROUND FLOOR

LaSells Stewart Center is a single-story building with a balcony that serves two auditoriums in the building. The building provides a large lobby with circulation space, conference rooms, meeting rooms and two auditoriums for public meetings. No elevator is provided in this building. Men and women's restrooms are provided in two locations in the building. Entry doors to this building were located in a number of areas including doors at the main entry on the west side of the building, and the north side of the building where the facility shares a common connecting path with the Alumni Center. Automatic door opening devices are provided at both of these entrances. The open lobby space was identified with high tables for food service and other tables that could be used for registration at events. The tables were not usable for short people or people using wheelchairs. The lobby, corridors and entry doors to public and staff areas throughout the building were identified with signage lacking accessible tactile information.

A high-low drinking fountain was provided in the lobby but it was not located in an alcove or otherwise provided with a detectable warning. Restrooms were located in two different locations within the building and were not visible from either accessible entrance. Also, many activities take place in the building which may be difficult for visitors with disabilities to locate. Lobby informational signage and ISA directional signs were not identified in this building. As a performance standard, it is recommended that lobby identification signage be provided on each floor in each central corridor that indicates the floor plan, the location of the person viewing the sign and the location of accessible features such as restrooms, elevator and drinking fountains in proximity to the location of the person reading the sign. Although the accessible features provided in the building are located in the central corridor, people with low vision may benefit from the information provided within the recommended lobby identification sign.

Many *staff use only* areas were identified in the building. These spaces include offices, storage rooms, janitorial rooms, mechanical or electrical rooms and associated spaces. Signage at the

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<sup>1</sup> 2010 ADA Standards for Accessible Design, Section 206.2.1 Site Arrival Points

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.

Barriers identified in this facility were identified throughout the building in common use areas and include entrance doors that lacked accessible signage and door closer operating force/sweep period where door closers were installed. Some conference doors were identified with view panels that were not accessible to short people or wheelchair users or door peep holes that were equally non-accessible. Entry doors to conference rooms and meeting rooms lacked accessible operating force or maneuvering clearance as either a result of the original design or due to the location of furniture or other items that encroached into the space needed by wheelchair users to maneuver. Conference and meeting rooms lacked accessible whiteboards, switches and outlets and exit doors were also identified as heavy and lacked tactile exit signs. Assistive listening systems were not provided in the conference or meeting rooms, although signage indicating the presence of a system was posted in Austin Auditorium, but not in the Construction and Engineering Hall, which is the smaller auditorium in the building.

The Kresge Administration Wing was also identified with an entry door from the exterior but the main entry with an accessible entry door was in close proximity and it is recommended to provide the exterior entry door to the administration wing with an ISA directional sign informing visitors to use the main entrance to access the area. The waiting area in the office space was not identified with an accessible space for people using wheelchairs and the service counter in the area was not provided with a low section for short people or those who use wheelchairs.

Men and women's restrooms in the building were identified in two locations. The facilities in the main lobby were more accessible than those located near the conference rooms on the south side of the building. The main restrooms were equipped with automatic door opening devices but the fixtures were not accessible, including the lavatories and toilet stalls that were not at least 60" wide. The restrooms near the conference rooms were identified with heavy entry doors, no accessible signage or lavatories and dispensers created protruding hazards in the circulation path. Toilet stalls were what is referred to as semi-ambulatory stalls intended for use by people with bending and stooping injuries, but not accessible for those who use wheelchairs at 41/1-2" wide. People using wheelchairs would not have enough space to enter and use the fixtures.

Austin Auditorium is the larger of two auditoriums in the building. The assembly area has four entrances but no automatic door opening device is provided at any of these sets of double doors. Also, open spaces were identified in the top row of the assembly seating area. It is assumed that these areas are used as wheelchair accessible seating although no ISA signage was provided to identify the spaces and stools were left in the spaces, which could hinder access. It is important to note that assembly areas need to provide two types of accessible seating under the 2010 ADA Standards; wheelchair spaces with companion seats, and designated aisle seats. Aisle seats are a different type of accessible seat intended for use by people that may have mobility limitations, but do not necessarily use wheelchairs. In addition, the line of sight provided to people with disabilities who sit in accessible seating needs to be the same as what is provided for able-bodied people. This can be accomplished through vertical and horizontal dispersion. The ADA Standards provide the following advice:

***Advisory 221.2.3 Lines of Sight and Dispersion.*** Consistent with the overall intent of the ADA, individuals who use wheelchairs must be provided equal access so that

*their experience is substantially equivalent to that of other members of the audience. Thus, while individuals who use wheelchairs need not be provided with the best seats in the house, neither may they be relegated to the worst.*

Wheelchair accessible seating is a combination of the actual seating space and the space needed to provide an accessible route that allows people to travel to the space. When more than one wheelchair accessible seat is provided at a location, each seat also must be provided not only with a companion seat, but with an accessible route that allows the person to reach the seat. Wheelchair seats can be entered from the side or from the back. Where a wheelchair space can be entered from the front or rear, the wheelchair space should be at least 48 inches deep. Where a wheelchair space can be entered only from the side, the wheelchair space should be at least 60 inches deep. Because accessible routes serving wheelchair spaces may not overlap the clear floor space at wheelchair spaces, access to any wheelchair space cannot be through another wheelchair space. Any space used as a wheelchair seat may not overlap into circulation spaces (accessible route).

On the top level of seating, six level open spaces exist that could be used for wheelchair seating, but only one of those spots in each location is adjacent to a fixed companion seat resulting in a total of 4 wheelchair accessible seats, where at least 11 are needed. In addition, the open spaces at the landing of aisles B and C could allow side access to wheelchair seating spaces but only for the first wheelchair user seated in the row. Those spaces were not at least the seat depth (minimum 60") plus the accessible route (minimum 48" with the occupancy load in a large room) resulting in at least 108" of space where the open areas were measured at 59 inches deep in several locations. No designated aisle seats were provided in the Austin Auditorium.

An accessible route currently in use to allow people sitting in wheelchair seats in the back row to reach the stage includes a path of travel that leaves the north side of the building and travels around the north side of the building by way of an exterior ramp. Double doors at the stage level allow access into the building through a vestibule that also needs to have accessible doors, but the stairway leading to the stage on both sides are the only form of vertical access provided. The south doors that lead to the stage level are not connected to an accessible route and automatic door opening devices are not recommended in that vestibule.

The control room in the auditorium also was identified with a stairway as the only form of vertical access provided. The backstage area also lacked access for people with mobility impairments. A wheelchair lift was identified in the backstage area but it was not functional. No form of vertical access was identified to the orchestra pit or from the stage to the dressing rooms. The dressing rooms (group and individual) were not accessible and the restrooms in the dressing room corridor were also not wheelchair accessible.

Construction and Engineering Hall auditorium was identified with barriers identical to those detailed above in Austin Auditorium although no assistive listening system was provided and no vertical access was provided to the balcony and no accessible seating was identified in the balcony. No designated aisle seats were provided. The following barrier data records provide more detailed information on the barriers described above.

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:

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

Barrier Description:

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INTERIOR AREA BARRIERS

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Performance Standard:  Quantity:  As-built :

Barrier Description:

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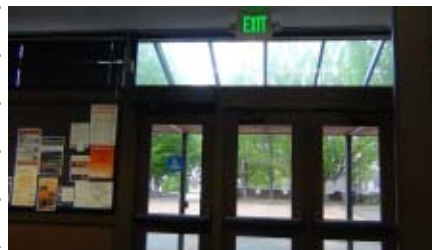
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Performance Standard:  Quantity:  As-built :

Barrier Description:

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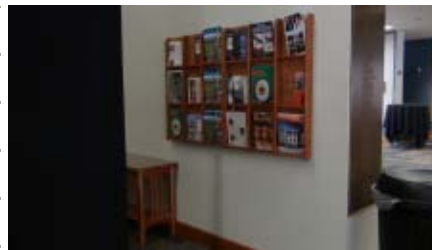
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Performance Standard:  Quantity:  As-built :

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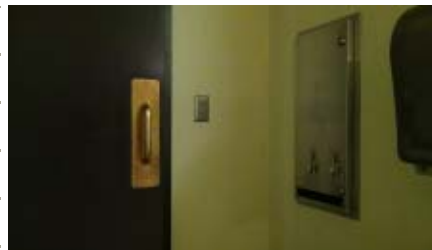
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Performance Standard:  Quantity:  As-built :

Barrier Description:

Findings:

Rec. Solution:

Barrier Severity:  Cost Est  Facility Function:  Status:

Implementation Priority:  Implementation Phase:  Implementation Date:

Notes:

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Performance Standard:  Quantity:  As-built :

Barrier Description:

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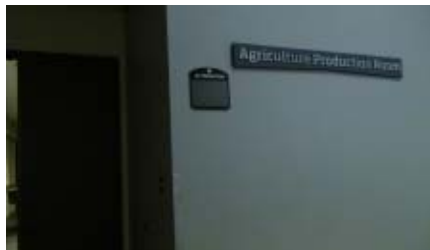
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Performance Standard:  Quantity:  As-built :

Barrier Description:

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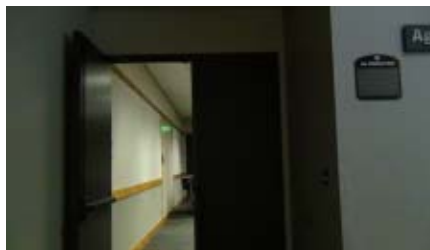
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Performance Standard:  Quantity:  As-built :

Barrier Description:

Findings:

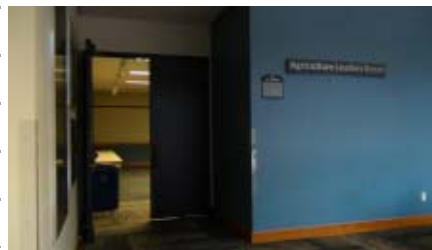
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Findings:

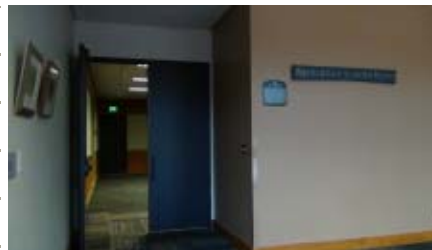
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 Code   
 References:



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 #:   
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Barrier Description:

Findings:

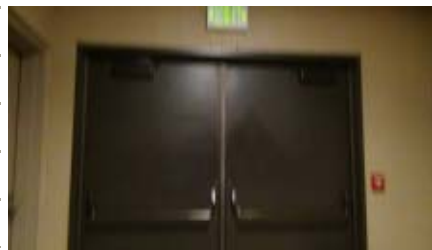
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Barrier Severity:  Cost Est  Facility Function:  Status:

Implementation Priority:  Implementation Phase:  Implementation Date:

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Field Date:  Report Date  Barrier #:   
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Performance Standard:  Quantity:  As-built :

Barrier Description:

Findings:

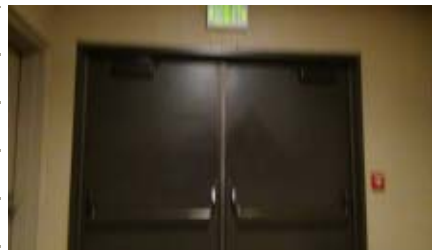
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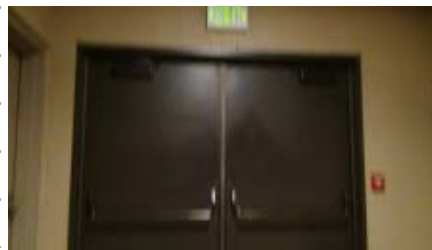
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 Barrier Type:   
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Performance Standard:  Quantity:  As-built :

Barrier Description:

Findings:

Rec. Solution:

Barrier Severity:  Cost Est  Facility Function:  Status:

Implementation Priority:  Implementation Phase:  Implementation Date:

Notes:

Field Date:  Report Date:  Barrier #:   
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Performance Standard:  Quantity:  As-built :

Barrier Description:

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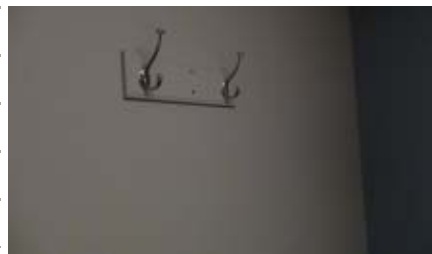
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Performance Standard:  Quantity:  As-built :

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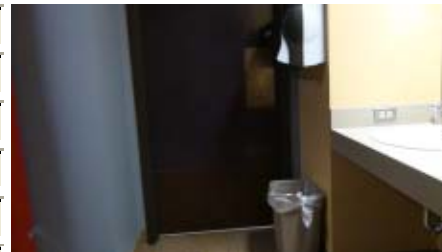
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Implementation Priority:  Implementation Phase:  Implementation Date:

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:

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Findings:

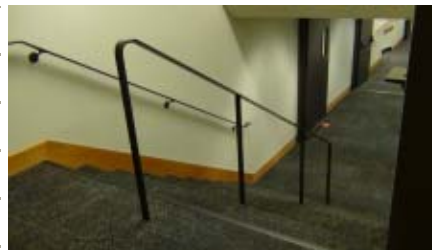
Rec. Solution:

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Notes:

## COST ESTIMATE SUMMARY

<b>Cost Estimate Total</b>		<b>\$1,363,870.00</b>	
Cost Estimate - Priority 1:	<b>\$171,175.00</b>	% of Total Cost Estimate:	<b>12.55%</b>
Cost Estimate - Priority 2:	<b>\$680,510.00</b>	% of Total Cost Estimate:	<b>49.90%</b>
Cost Estimate - Priority 3:	<b>\$512,185.00</b>	% of Total Cost Estimate:	<b>37.55%</b>