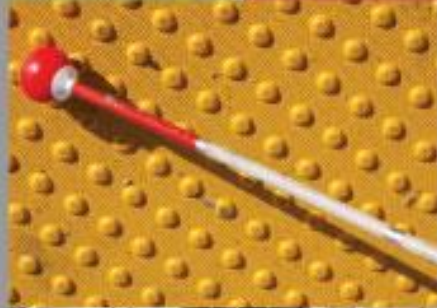


SZS CONSULTING GROUP



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MERRYFIELD HALL

ADA ASSESSMENT & SURVEY

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March 8, 2017



GABRIEL MERRELL
DIRECTOR, ACCESS AND AFFIRMATIVE ACTION
OFFICE OF EQUAL OPPORTUNITY AND ACCESS
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330 SNELL HALL
CORVALLIS, OR 97331

Re: ADA Accessibility Survey and Assessment – Merryfield Hall

Dear Gabriel,

We are pleased to submit this report for Merryfield Hall. 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 January 26, 2017. 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.

Merryfield Hall is 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 Merryfield Hall. 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 that was constructed prior to the passage of the ADA, Merryfield Hall should have at least one accessible entrance, which was identified along the south side of the building. These entrances were provided at ground level and the entrance to the northwest main lobby provides access to the second floor by way of stairs.

Merryfield Hall 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 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 between NW Monroe Avenue and NW Campus Drive. Accessible off-street parking is provided on the west of the building and a bus stop is located north of the building along NW Monroe Avenue. Two accessible entrances are provided on the south side of the building with pedestrian connections from Campus Drive. The north entrance located along Monroe Avenue is not accessible, as the pedestrian connection to the building is by way of a stairway. ISA directional signs should be placed strategically around the building to avoid forcing members of the public to have to retrace their steps.

INTERIOR SPACES

FIRST FLOOR

Merryfield Hall is an L-shaped building with two stories. The first floor provides public spaces including classrooms, lab spaces, a computer room, men's and women's restroom, and workrooms. No drinking fountains were identified in this two story building.

Accessible entrance doors were identified with sloped door landings, which would necessitate the alteration of the landing and surrounding area or the installation of an automatic door opening device at each entry door leading to a separate classroom or lab. Barriers identified on the first floor were commonly identified throughout the building in common use areas and include entrance doors that lacked accessible signage, door hardware, door closer operating force/sweep period where door closers were installed and where doors were identified with view panels, the panels were not accessible to short people or wheelchair users.

Laboratory spaces were not identified as accessible, including workstations, desks, sinks, and fume hoods. These spaces also did not have an accessible connection with the main corridor and can only be entered from the exterior walkway. The lab equipment was not within accessible reach range and may need assistance to operate, although workstations at each type of testing area should be accessible for short people or those who use wheelchairs. Due to the placement of equipment, storage and gas tanks, an accessible circulation route was not present for persons who use mobility assist devices to allow circulation through the room. The emergency eye wash equipment in labs were also not located in an accessible location with controls within accessible reach ranges and knee clearance was also not accessible.

A men's, women's, and unisex restroom are located on the first floor. The unisex restroom, located within Workroom 100S appeared to have been altered recently. The location of the entrance door, adjacent to a fixed counter, lacked accessible strike edge clearance which

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

also left too little space for approach by a blind person to allow them to read the tactile sign posted on the wall at latch side of the entrance door. No door closer was installed and other barriers were identified such as non-accessible dispenser controls, a lack of insulation at lavatory drainpipes and the rear grab bar was installed so close to the toilet tank that it was not usable. Additional single accommodation men and women's restrooms are provide in the west end of the building. These toilet rooms were identified with adequate maneuvering space at the entrance doors and lavatory, but side transfer space was not provided at the water closet and the floor drains were located in the center of each room with an abrupt change in level that was directly in the path of travel to the lavatory and water closet. A flush transition to these drain inlets should be provided to facilitate maneuvering within the spaces for people who use wheelchairs. No multi-accommodation restrooms were provided in this building.

Many *staff use only* areas were identified in the building. These spaces include IT rooms, janitorial rooms, private faculty 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 iterative process between the employer and employee.

SECOND FLOOR

No elevator was provided in the building and the only form of vertical access is a stairway located in the northwest section of the building. The second story extends over the north-south segment of the building where most of the spaces are used by faculty members. Spaces on this floor that are open to the public include a vestibule, exit corridor, workroom, breakroom, and a unisex restroom. Doors to these spaces have similar barriers to those stated above regarding a lack of tactile signage. Also, no lobby informational signage is provided in the vestibule that serves as the lobby for this floor.

The stairway lacked accessible tactile signage including level identification signage for the visually impaired and accessible handrails. No contrasting color was identified at the stairway treads which can be important to those with low vision. As a performance standard, it is highly recommended to provide contrasting color at stairway treads to improve visibility for all users.

The break room on the second floor is a small space where a fixed counter and lavatory were located. The counter lacked an accessible section, as well as accessible electrical outlets and controls at the existing first aid kit provided. A lavatory was provided in the breakroom space and was located at the end of a long, narrow alcove. The second floor is not accessible to people who use mobility assist devices, but future alterations to add an elevator and additional space would necessitate the provision of wheelchair accessible features such as an accessible breakroom and toilet room.

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:

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 :

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Notes:

INTERIOR 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 :

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

Barrier Description:

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Performance Standard: Quantity: As-built :

Barrier Description:

Findings:

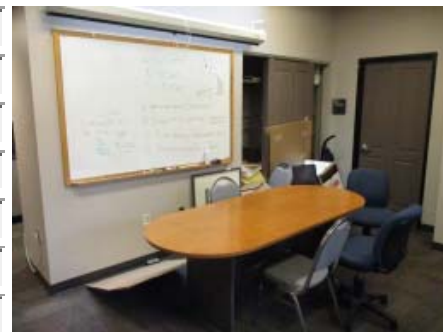
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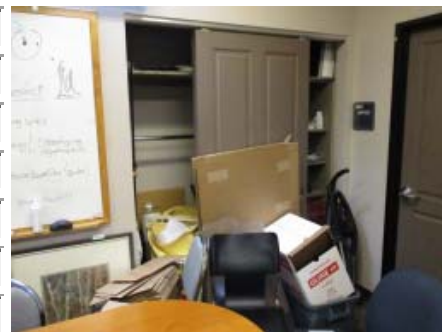
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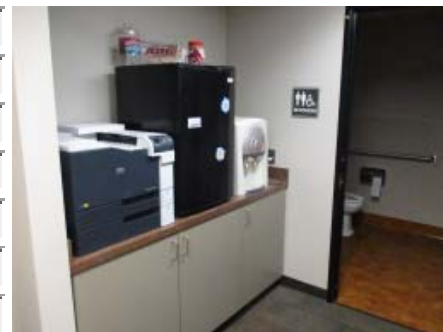
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Performance Standard: Quantity: As-built :

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Findings:

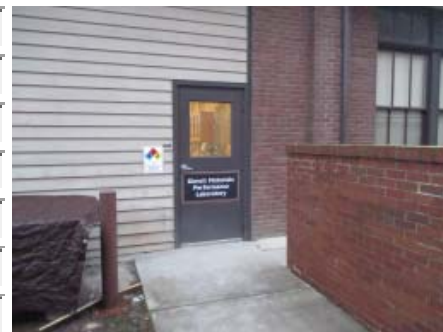
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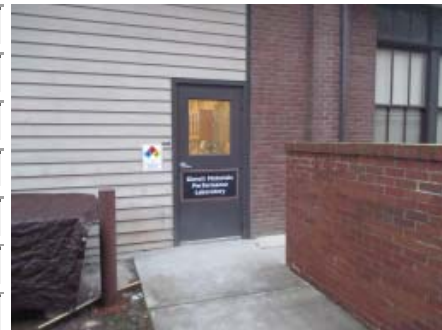
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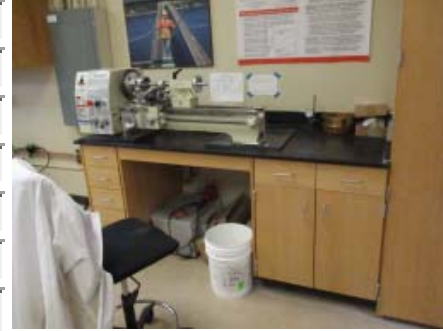
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Barrier Description:

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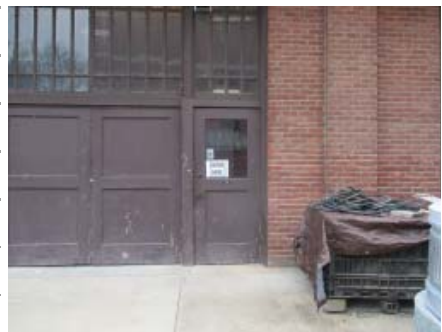
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 Code
 References:



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 #:
 Bldg Name: Reference Dwg:
 Location:
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Performance Standard: Quantity: As-built :
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Performance Standard: Quantity: As-built :

Barrier Description:

Findings:

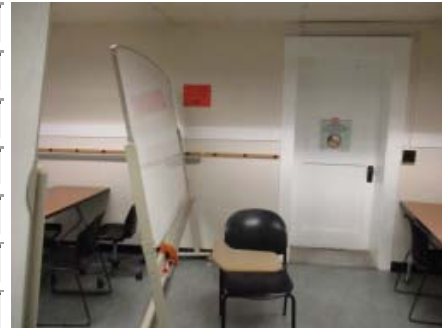
Rec. Solution:

Barrier Severity: Cost Est Facility Function: Status:

Implementation Priority: Implementation Phase: Implementation Date:

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

Barrier Description:

Findings:

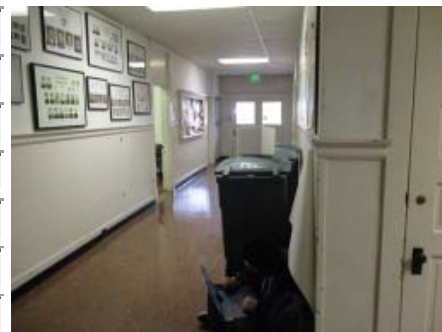
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Barrier Severity: Cost Est Facility Function: Status:

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Performance Standard: Quantity: As-built :

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Findings:

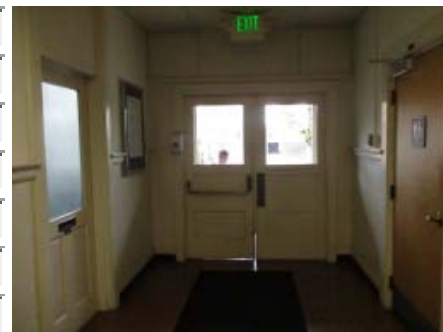
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Performance Standard: Quantity: As-built :

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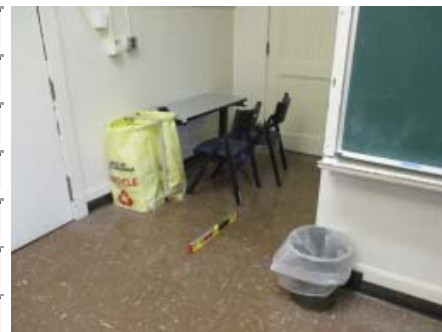
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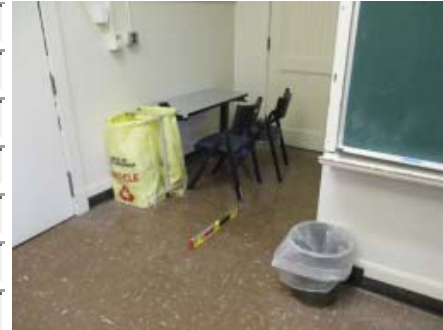
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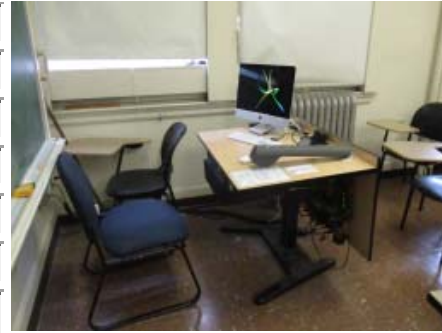
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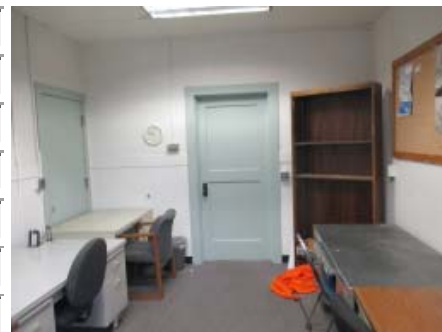
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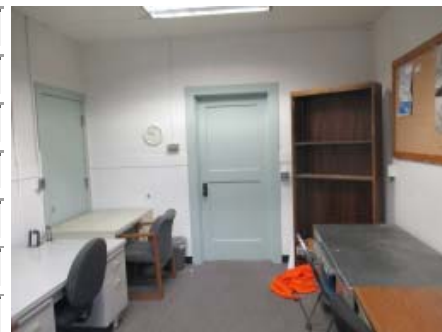
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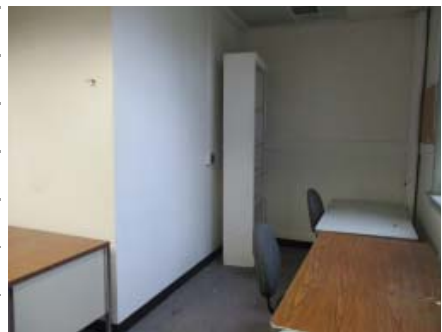
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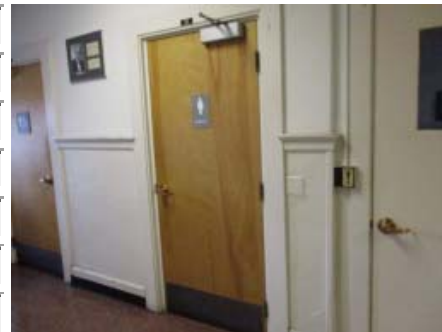
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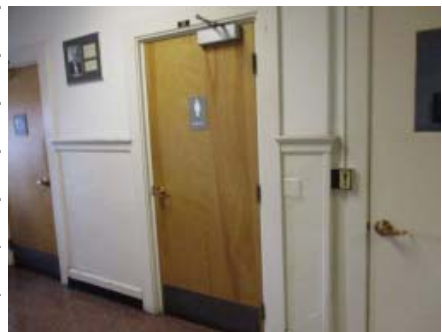
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 Bldg Name: Reference Dwg:
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Performance Standard: Quantity: As-built :
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Performance Standard: Quantity: As-built :

Barrier Description:

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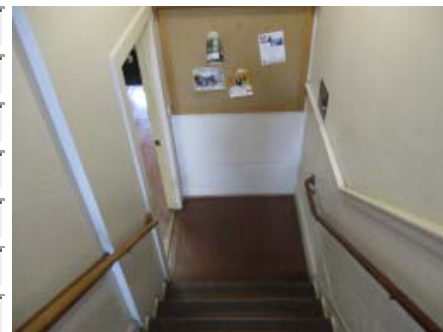
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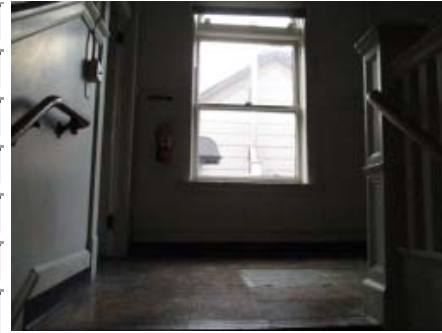
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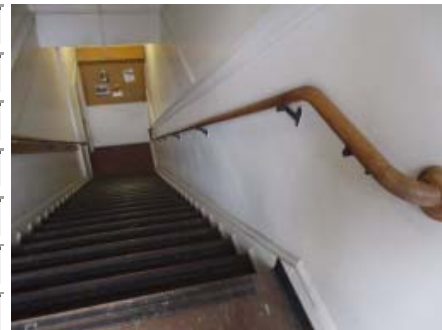
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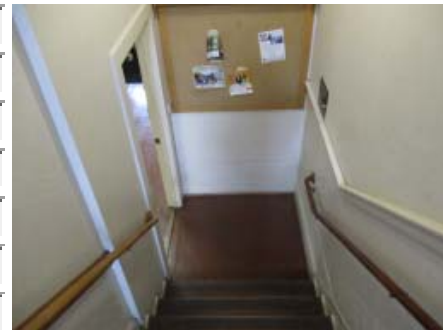
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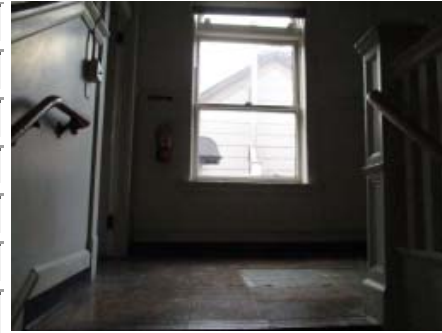
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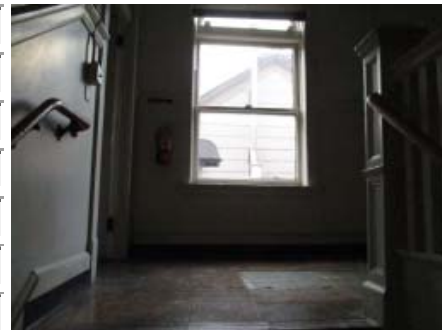
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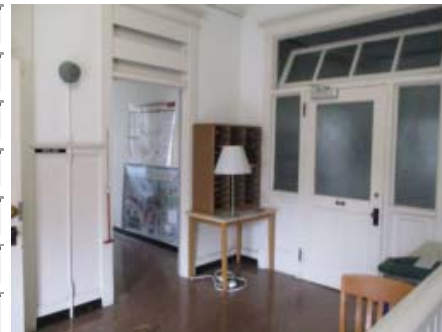
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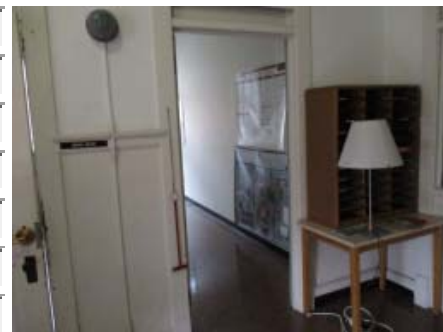
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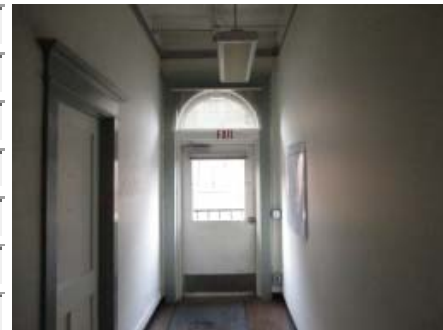
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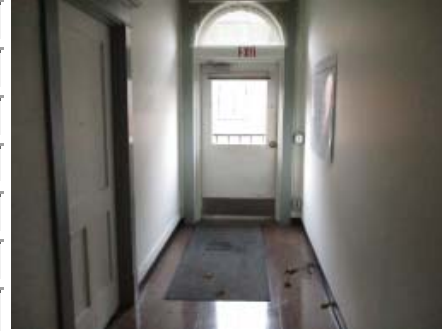
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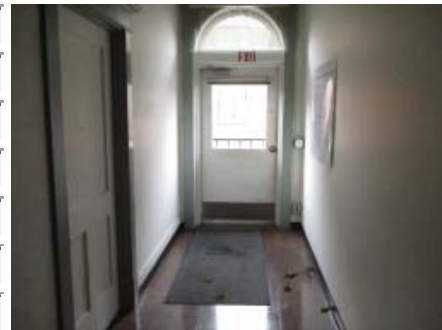
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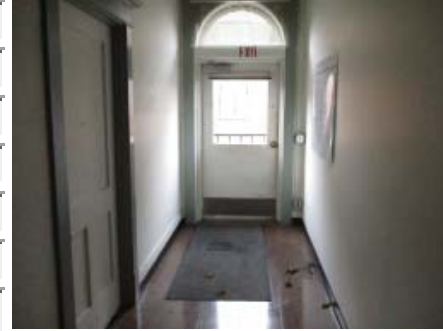
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Performance Standard: Quantity: As-built :

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COST ESTIMATE SUMMARY

Cost Estimate Total		\$777,070.00	
Cost Estimate - Priority 1:	\$65,350.00	% of Total Cost Estimate:	8.41%
Cost Estimate - Priority 2:	\$243,060.00	% of Total Cost Estimate:	31.28%
Cost Estimate - Priority 3:	\$468,660.00	% of Total Cost Estimate:	60.31%

APPENDIX

Barrier Severity Rating System

BARRIER SEVERITY	STALL CROSS OR RUNNING SLOPE	CURB RAMP RUNNING SLOPE	CURB RAMP CROSS SLOPE	CURB RAMP FLARE SLOPE	CURB RAMP TRANSITION SLOPE	CURB RAMP GUTTER SLOPE	CURB RAMP 12' GROOVE SLOPE	CURB RAMP LANDING SLOPE (parallel or perpendicular)
Severity 1 (Necessary)	>5.0%	>9.5%	>5.0%	>11.1%	>8.33%	>8.33%	>5.0%	>5.0%
Severity 2 (Recommended)	4.1% to 4.9%	9.0% - 9.4%	4.1% to 4.9%	10.8% to 11%	6.6% - 8.2%	6.6% - 8.2%	4.1% to 4.9%	4.1% to 4.9%
Severity 3 (Hindrane)	3.1% to 4.0%	8.6% - 8.9%	3.1% to 4.0%	10.4% to 10.7%	5.9% - 6.5%	5.9% - 6.5%	3.1% to 4.0%	3.1% to 4.0%
Severity 4 (Low Severity)	2.1% to 3.0%	8.34% - 8.5%	2.1% to 3.0%	10.1% to 10.3%	5.1% - 5.8%	5.1% - 5.8%	2.1% to 3.0%	2.1% to 3.0%
Severity 5 (Technically Infeasible)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OSSC/ADA Code Compliant	<2.0%	≤8.33%	<2.0%	≤10.0%	≤5.0%	≤5.0%	<2.0%	<2.0% or min. 48"

BARRIER SEVERITY	RAMP RUNNING SLOPE	RAMP CROSS SLOPE	RAMP LANDING SLOPE	SIDEWALK CLEAR WIDTH	SIDEWALK RUNNING SLOPE	WALKWAY RUNNING SLOPE	SIDEWALK CROSS OR DRIVEWAY SLOPE	PED BUTTON* LANDING SLOPE	DOOR LANDING SLOPE OR WIDTH
Severity 1 (Necessary)	>9.5%	>5.0%	>5.0%	≤31"	N/A	>7.6%	>5.0%	>5.0%	>5.0%
Severity 2 (Recommended)	9.0% - 9.4%	4.1% to 4.9%	4.1% to 4.9%	32" to 35"	N/A	6.7% - 7.5%	4.1% to 4.9%	4.1% to 4.9%	4.1% to 4.9%
Severity 3 (Hindrance)	8.6% - 8.9%	3.1% to 4.0%	3.1% to 4.0%	36" to 43"	N/A	6.0% - 5.6%	3.1% to 4.0%	3.1% to 4.0%	3.1% to 4.0%
Severity 4 (Low Severity)	8.34% - 8.5%	2.1% to 3.0%	2.1% to 3.0%	44" to 48"	N/A	5.0% - 5.5%	2.1% to 3.0%	2.1% to 3.0%	2.1% to 3.0%
Severity 5 (Technically Infeasible)	N/A	N/A	N/A	N/A	<8.33%	<8.33%	N/A	N/A	N/A
OSSC/ADA Code Compliant	≤8.33%	<2.0%	<2.0%	min. 48" wide	N/A	N/A	<2.0%	<2.0%	<2.0% or min. 60"

* Landing slope at pedestrian buttons apply to landing slopes at other control/mechanism locations

