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Audience Accessibility- A Study into PAC Infrastructure Renovation

Ariana Gant

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Western Washington University Honors Capstone

Audience Accessibility

A Study into PAC Infrastructure Renovation

Ariana Gant

Advised by Fred Ramage

June 2022



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Overview

I have served as an employee of the Western Washington University (WWU) Performing Arts Center (PAC) for nearly four years as a House Manager. As a House Manager, my priority is the overall experience for audience members. Consequently, I have witnessed first-hand certain characteristics of the PAC that are not accessible to certain demographics. One of these characteristics is the restrooms. It should be noted that there are a great many renovations that should be made to the PAC, but this project focuses on the restrooms in the lobby of the WWU Mainstage and Concert Hall.

There are currently no handicap accessible or gender-neutral restrooms readily available to audience members attending Mainstage or Concert Hall events. The nearest handicap-accessible restroom is two floors down (which if the PAC was built today, would make the building in violation of the International Building Code¹) and the nearest gender-neutral restroom (GNR) is on the other side of the building. For an audience member who isn't familiar with the building, finding those restrooms is extremely challenging, especially during the time allotted for a performance's intermission (typically 10-15 minutes). While House Managers are meant to provide help to guests, no one should be required to ask for special assistance to find the basic need that is a restroom.

My project manifested in an effort to advocate for the renovation of the PAC to include handicap-accessible and GNRs in the main lobby. I researched the building; sent emails; conducted interviews; and created forms, petitions, presentations, and graphics. This paper will detail the steps I took, the outcome, and the various documents I've accumulated over the course of my project.

¹ <u>https://codes.iccsafe.org/content/IBC2018P5/chapter-11-accessibility</u>

Background

My first step was to research the building and the legality of the inaccessible restrooms. My sources were the International Building Code (IBC) and Fred Ramage, my thesis advisor. Fred has worked at WWU for nearly 20 years, serving as Operations Manager for the College of Fine and Performing Arts (CFPA) Performance Facilities and also as my supervisor as a House Manager.

The PAC

The PAC was originally designed in the late 1940s and opened in the 1950s. However, the building only housed the music department at the time and was only half of what exists today. In the 1970s, the university built the second half of the current building, creating a new space for the music department, including a brand new Concert Hall (the Mainstage's original purpose). The original side of the building was converted to fit the needs of the theatre department, including converting rooms 399 and 199 from the choir and band rooms to an acting studio and a black-box theatre (the DUG). As a consequence of this addition and conversion, many view the building as "cobbled-together", with existing spaces not serving as well as they should for their intended purpose. For example, both the music and theatre departments have very little classroom, performance, and rehearsal spaces; the Mainstage is too large for the vast majority of events; the PAC remains unable to house the dance department, so it still resides on south campus a 20 minute walk away; navigating from one department to the other is very challenging; and the parking is extremely limited and inaccessible.

At least twice the building has been slated for a major renovation, but the projects have never received adequate funding. As part of my project, I created a Google form surveying the students, faculty, and staff of the CFPA about the state of the PAC. See Appendix A for the results of the survey as of 6/4/22. Some of the most common suggestions included a complete remodel of the whole building, improved parking, improved ventilation, and increased accessibility.

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The IBC

As of now, there aren't any laws or regulations that mandate an institution to include Gender Neutral Restrooms in their facilities. However, as per the 2018 IBC (see below), there must be an accessible family or assisted-use restroom no more than one floor away from separate-sex restrooms in assembly occupancies, like the PAC. As can be seen in Appendix B (the current PAC floorplan), there are no nearby family restrooms, and the nearest handicap-accessible restroom is two floors away from the separate-sex restrooms in the lobby of the Mainstage and Concert Hall.

This being said, this IBC is only applicable to new buildings, not existing ones. Since this building was built before the previously aforementioned requirement, the building does not have to be renovated to change as it would if it were built today.

1109.2.1 Family or assisted-use toilet and bathing rooms.

In assembly and mercantile occupancies, an *accessible* family or assisted-use toilet room shall be provided where an aggregate of six or more male and female water closets is required. In buildings of mixed occupancy, only those water closets required for the assembly or mercantile occupancy shall be used to determine the family or assisted-use toilet room requirement. In recreational facilities where separate-sex bathing rooms are provided, an *accessible* family or assisted-use bathing room shall be provided. Fixtures located within family or assisted-use toilet and bathing rooms shall be included in determining the number of fixtures provided in an occupancy.

1109.2.1.3 Family or assisted-use bathing rooms.

Family or assisted-use bathing rooms shall include only one shower or bathtub fixture. Family or assisteduse bathing rooms shall also include one water closet and one lavatory. Where storage facilities are provided for separate-sex bathing rooms, *accessible* storage facilities shall be provided for family or assisted-use bathing rooms.

1109.2.1.4 Location.

Family or assisted-use toilet and bathing rooms shall be located on an *accessible route*. Family or assisted-use toilet rooms shall be located not more than one *story* above or below separate-sex toilet rooms. The *accessible route* from any separate-sex toilet room to a family or assisted-use toilet room shall not exceed 500 feet (152 m).

WWU Values

Not only did I research the building itself and the regulations associated with the situation, I looked into the university values. WWU makes a large effort to be an inclusive institution, so it seems like a project addressing campus accessibility would be considered important.

Here is the caption on WWU's "Accessibility, Diversity, Equity, and Inclusion" page:

"At Western Washington University we see equity, justice, and inclusion as fundamental principles integral to our success. We value diverse experiences and perspectives, and strive to create learning, living, and working environments that promote respect, access, opportunity, and equity for all."²

On the Facilities Management Page, number three in the university's Guiding Principles (from the Draft Comprehensive Campus Master Plan, January 1997) is:

"3. Provide convenient and safe access to and through the campus for the University's guests, faculty, staff and students"³

With the knowledge that the PAC is widely regarded as outdated, the building would be in violation of the IBC if built today, and that inclusivity and accessibility are a large concern of the university's, I started to reach out to various people to bring attention to the issue.

² <u>https://www.wwu.edu/diversity</u>

³ https://www.fm.wwu.edu/facilities-asset-management/campus-standards-guidelines/planning-principles/

Process

Minor Works Proposal

I originally intended for my project proposal to be the final product of this project, but it turned out that proposals for Minor Works to be included in the university's 23-25 Biennium Capital Budget Request were due February 25th, 2022. Proposals were to be submitted via a <u>Space Modification Request</u> form⁴. Below is a graphic included in an email from the Capital Planning and Development department describing Minor Works Projects:

Minor works

Agencies are required by RCW <u>43.88.030(5)(d)</u> to develop a strategic plan for reducing their maintenance backlogs and completing repair projects. This plan must be included in the capital budget submittal.

One way to reduce maintenance backlogs is through minor works. Minor works projects appear as a parent project in the budget and include multiple subprojects valued between \$25,000 and \$1 million each (for higher education institutions, the range is \$25,000 and \$2 million).

Minor works projects should be completed within the biennium. The following are **not** minor works projects:

- A phase of a larger project
- A project that, if combined over a continuous time period, would exceed \$1 million (or \$2 million for higher education institutions)
- Supplemental funding for a bigger project that received a separate appropriation
- Planning, design and studies except for technical or engineering reviews or designs that lead directly to and support a project on the same minor works list
- Movable, temporary and traditionally funded operating equipment
- Software not dedicated to control of a specialized system
- Land or facility acquisition
- Rolling stock
- Computers
- · Funding to supplement projects with funding shortfalls unless expressly authorized
- Moving expenses

With the timeline moved up, I wrote a proposal (see Appendix C) and Fred submitted it to the university. As my project was not to be completed for another four months, from then on out, I focused on advocating for the proposal and gathering support so that the proposal would be accepted. My next step was to contact individual people.

⁴<u>https://app.e-builder.net/public/Processes/StartProcess.aspx?ProcessID=849829b0be0d47c4b6e270345</u> a265b73&PortalTypeID=7

Emails Sent and Subsequent Results

- Ellen Kuhlmann- Program Manager for Space Planning & Administration
 - My initial email requested an interview about the Minor Works process with Ellen Kuhlmann. However, when she read about my project, she redirected me to speak with Forest Payne, who was already working on adding more GNRs to campus facilities.
- Forest Payne- Project Manager/University Planner
 - I had a very informative interview with Forest Payne where he told me that the Capital Planning and Development Department has steadily been working towards renovating every building on campus to include more GNRs. The PAC, however, is not slated to be renovated for quite a number of years because it would be a very costly project.
 - I argued that because of the added issue of wheelchair accessibility and the prominence of the building in the community, the PAC should be higher on the priority list. He told me that the best way to move the timeline of the PAC renovation up would be to advocate and gather support from the community.
 - To gather that support, I created a petition, linked <u>here</u>⁵. I shared the petition to my social media platforms and put up flyers around campus with a QR code, encouraging people to sign. As of 6/4/2022, 234 people have signed the petition and 67 people have shared it. The support was much appreciated and proves that this community genuinely cares about the issue.
- Christopher Bianco- Dean of the CFPA
 - I had an interview with Dean Bianco where he expressed his support for the project and we brainstormed some potential short term solutions for the lobby if the university doesn't end up funding a renovation. He also suggested that I create a graphic to help advertise the project (See Appendix D).

⁵ <u>https://chng.it/gNmqh4y5</u>

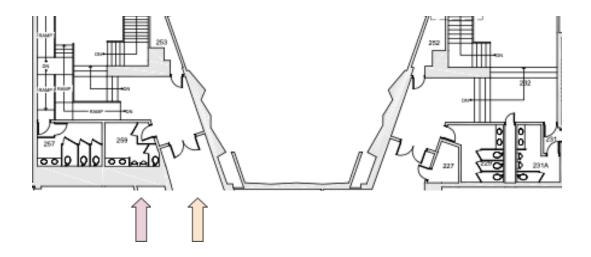
- Greg Hough- Assistant Director of Facilities Asset Management
 - Greg Hough responded to my email expressing his support and letting me know that he can submit this situation as an ADA code issue. He also let me know that he's submitted this particular characteristic of the PAC as a code issue in the past without success and was glad to see someone else giving it support.
- Charles Halka- Assistant Professor in the Music Department
 - Dr. Halka reached out to me letting me know that he is on a subcommittee in the Music Department that, among other things, is exploring solutions to the music side of the building's lack of accessible GNRs while we wait for a larger renovation to be approved. He invited me to attend the subcommittee meeting and unfortunately I could not attend but I am keeping him up to date on the progress of the project. It was heartening to know that there are multiple people who have noticed this issue and wish to take action.
- Litav Langley- LGBTQ+ Western Director
 - Litav Langley responded to my email expressing their support and suggesting that I talk to Forest Payne, as the two of them were the key figure heads in the full-campus GNR effort. I had already talked to Forest at that point, but I appreciated the support.
- Joseph Mogherraban- WWU Disability Access Center Director
 - I emailed Joseph Mogherraban requesting support from the WWU
 Disability Access Center but unfortunately I have not received a response.
- Carmela Lu- Associated Students (AS) CFPA Senator
 - Dean Bianco introduced me to Carmela Lu, the CFPA Senator, who subsequently invited me to speak at an AS Senate Meeting. I presented my project to the senate and the senators made a number of helpful suggestions, including places to share my petition and people to reach out to (see Appendix E for full list of suggestions).

- Pierce Bock- AS College of the Environment Senator
 - Pierce Bock suggested that I reach out to the person who approves the Sustainability, Equity, and Justice Fund and that he would be willing to provide me with their contact information. I reached out again to Pierce after the senate meeting but unfortunately I didn't receive a reply.
- Brenner Barclay- AS Senate President
 - Brenner Barclay suggested that if I create a resolution for the project then the Student Senate and Executive Board can endorse it. Brenner offered to help me format it but unfortunately when I reached out via email, I did not receive a response.
- Sabah Randhawa- WWU President
 - On May 13th, I worked the Distinguished Alumni Awards in the Mainstage as a House Manager. The event was attended by many elderly guests who had trouble getting up the stairs (which lead to the only restrooms in the Mainstage), leading to President Randhawa complaining about the lack of accessible restrooms. I took this as an opportunity and emailed him, asking for support in my project as he had witnessed the situation first hand. I was very pleased when he responded to my email and expressed his support for the project (See Appendix F for email).
- **Rick Benner** University Architect and Senior Director of the Capital Planning and Development Department
 - President Randhawa cc'd Rick Benner in his response. Subsequently, Rick Benner, Forest Payne, and I scheduled one last meeting for June 8th to discuss the project.

Outcome

I'm thrilled to say that as a direct result of my project, the Capital Planning and Development Department intends to renovate the current architecture to include a single-stall, ADA accessible, family-friendly, gender-neutral restroom in the PAC lobby. I met with Forest Payne and Rick Benner on June 8th, and they detailed the current plan for me. Both were very helpful and it was clear that they had considered multiple options to find the best solution.

While it isn't financially feasible to completely build brand new restrooms in the lobby at this time, it is possible to repurpose what's already there. The diagram below features the floorplan of the Concert Hall inner lobbies, with the two arrows pointing to the set of doors and restroom in question. The two sets of outer doors to the Concert Hall (one of which is denoted by the orange arrow) typically are locked anytime there isn't a performance in the venue. However, the plan would hopefully include moving that denoted door back so that the current men's room on the left side (denoted by the pink arrow) would be accessible to anyone in the lobby, regardless of the state of the Concert Hall doors. However, even if the door is unable to be moved, that particular restroom would be converted into that accessible restroom. This solution will still leave a mens' rooms, and two womens' rooms accessible to the Concert Hall.



While not my original goal, this solution is still extremely exciting. Hopefully it will be possible to move that door back, allowing not only Concert Hall audience members, but Mainstage audience members and everyday users of the PAC access to a facility that they had not previously had. While nothing is set in stone, I've been told that the process to begin this renovation will be started within the year, tentatively to be completed by Fall 2023.

The development department hadn't previously considered the PAC GNR an attainable project for the near future purely because of the scope and cost. However, my project prompted them to consider more affordable options that would still satisfy the needs of the facility. If not for this project, there may not have been a renovation of any kind for numerous years. I'm thrilled with this outcome and very grateful to everyone who helped my project achieve what it did.

Takeaways

- I was shocked to learn that existing buildings don't have to be renovated to conform to the regulations in new editions of the IBC. I suppose I had never considered the issue before, but that loophole allows for numerous safety and accessibility issues in buildings everywhere.
- 2. I was pleased to hear how many other people had noticed the situation and had taken action. These people include Greg Hough submitting the situation as a code issue, Charles Halka and his subcommittee gathering to come to a solution, and Forest Payne and his department bringing an architect in to make an estimate on the renovation and slating the project for the future. It was comforting to know that multiple parties, not only in the CFPA, but across campus, had noticed this accessibility issue and made an effort to change it.
- 3. The support I received on my petition, both in the form of signatures and reposts, was also comforting. I'm very appreciative of the WWU community and encouraged to know that they will lend their support to important issues like this one.
- 4. Forest Payne telling me that the best way to change the situation was to advocate and reach out to people like him was good to know. People often complain about the state of things without taking any action, and it's important to realize that actually advocating for issues that one cares about really could work.

Appendix

- Appendix A: PAC Improvement Suggestion Form
- Appendix B: Current PAC Floor Plan
- Appendix C: Minor Works Proposal
- Appendix D: Project Graphic
- Appendix E: AS Senator Suggestions
- Appendix F: Email Correspondence with President Randhawa

Appendix A

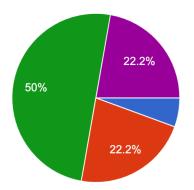
PAC Improvement Suggestion Form

Faculty/Staff Member Theatre/Dance Student Music Student Audience Member 0 5 10 15

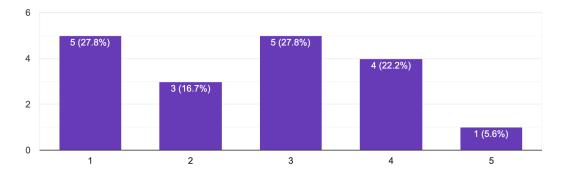
How do you utilize the PAC?

18 responses

How often do you spend time in the PAC? 18 responses

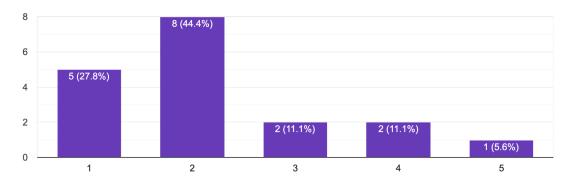


Only to attend occasional PAC events
A couple days a week
1-4 hours/day
5-8 hours/day
8+ hours/day

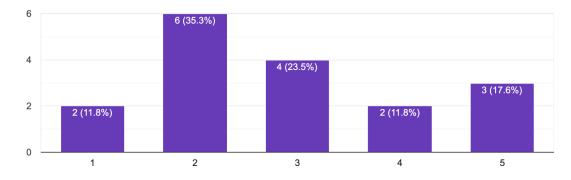


How satisfied with the physical characteristics of the PAC are you? 18 responses

How accessible do you consider the PAC to be? 18 responses



Do the facilities in the PAC fulfill their intended purposes? 17 responses



What do you see as the number one modification that needs to be made to the PAC? 15 responses

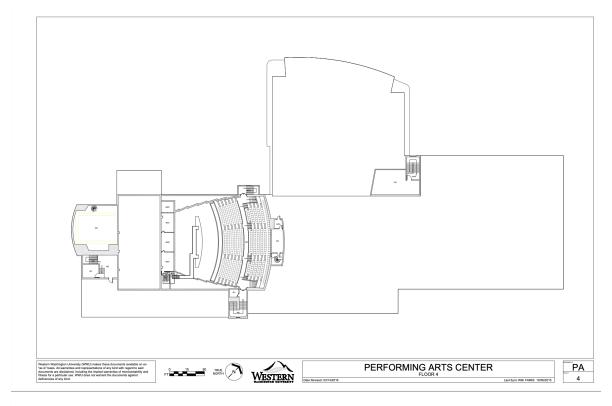
- The acoustic of the concert hall is not well suited to most of the music that takes place in there.
- The building is not laid out in any way that makes sense. As far as accessibility, it's awful and forces extra long OUTSIDE traveling to enter most desired spaces of performances and events. (If one wanted to move from music to theatre it would be next to impossible.) The elevators are extremely old, constantly break down and are in use so much with equipment transport that when it does break down it's perilous to the departments functions. The facilities are in constant need of repair and attention- and after many years of this, large sections look very unsightly- especially the walls, ceiling and carpets. I have had to request help in finding out how the **handicapped entrances** work in that they don't always get turned back on. I found this out when I recently injured myself and was having to use a knee scooter... the first day I came back to work the elevator was not working nor were half of the door opening mechanisms.
- The risers in PAC 16 are unsafe and not accessible to people with mobility issues. They need to be replaced before someone is seriously injured.
- More space
- Accessibility (so many stairs, bathrooms)
- More wheelchair accessible spaces and bathrooms, as well as more gender neutral restrooms.
- ALL Exterior doors unlocked during open hours
- better parking
- Bottle fills, accessibility, improvements to the practice room, sunlight
- ADA bathrooms in accessible locations on each floor, options for stairs, & getting into the building
- Better sound systems and digital access to classroom spaces (including the concert hall speakers); mobility
- Accessible and gender-neutral restrooms that are visible to students and public unfamiliar with the building (and to those students who use the building often, for that matter).
- Better ventilation & Wi-Fi
- ADA accessibility, including bathrooms and PARKING!!
- I think it needs more places for students to hangout. When you walk in there it's dead silent.
 Performance art isn't quiet so where are all the people? If there were spots where people could study and hangout that would be really cool. Also more maps it's super confusing.

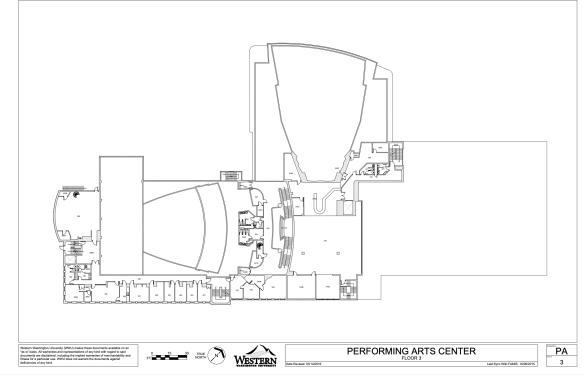
Please list any suggestions for how you would improve the PAC facilities 13 responses

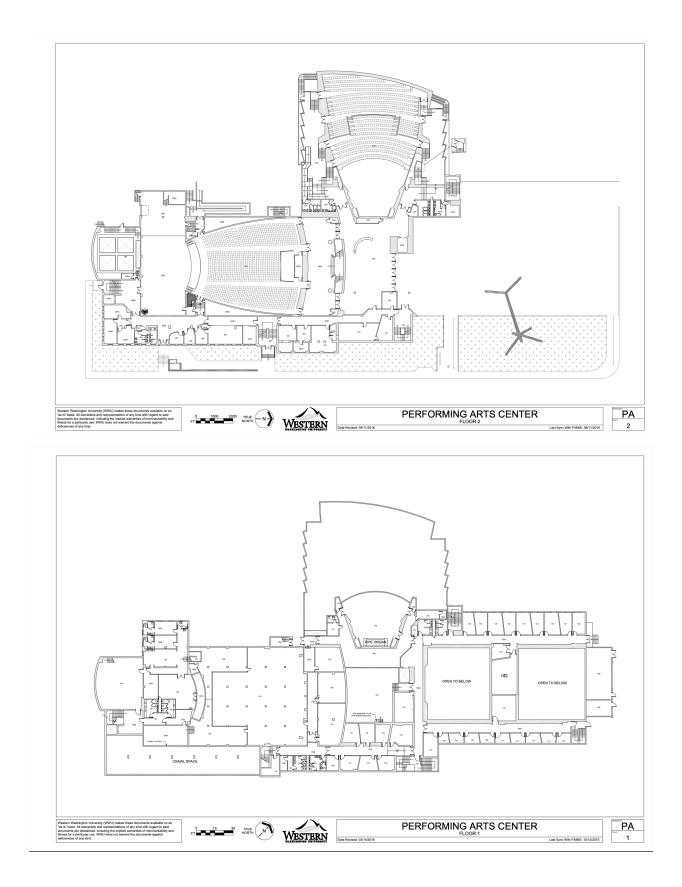
- Without being a jerk (I hope) in my dreams- the whole place would be torn down and a completely new, fresh, accessible building would arise. (The architecture of Carver gym is quite nice...) I take care of the pianos in the building and moving them requires having rubber/wood door stops handy to hold doors open. I have bought (with my own funds) probably about 5 foot props for doors (flip down to use/flip up when not) to avoid looking for items to make things easier. We recently had an updated water fountain installed on LL2, and I have inquired about getting one on LL1 as the two up there are barely functioning if at all. I'll stop with my comments, but I'm truly hoping some day we could get a building that's current and user friendly!!
- Way too many staircases/labyrinthine layout makes navigation very difficult. I can't imagine being in a wheelchair in this building.
- Above!
- Why is there a gallery? Put a study/hangout room in there. **More maps with accessibility routes** highlighted.
- updated ventilation, more practice/rehearsal rooms, wheelchair acc. bathrooms on every floor
- Recital hall and parking
- This building is beyond outdated. More space is needed for offices, classrooms, & performance areas. The PAC is an educational and public performance space. It needs to be ADA compliant in every way. I don't think it's compliant at all at this time. The building needs upgraded heating & air circulation system.
- New speaker system for concert hall; OWL cameras in classrooms; clear directions posted throughout the building; accessible gender neutral restrooms; more reliable elevator
- As above plus better lighting in windowless rooms. Dedicated parking for Faculty with large heavy instruments. We had this in the 1980s!
- parking garage near the PAC; more ramps etc.
- Other than the ADA issues mentioned above, WWU needs to spend some serious time thinking about parking. The PAC is one of the top two buildings that frequently bring community members to campus and the lack of adequate (safe and close) parking is seriously impacting our ability to contribute to and engage with the community.
- Beyond a major remodel/addition, I would advocate for replacing dated paint, carpeting, curtains, ceiling tiles, etc. The building is really showing its age, and its visible shoddiness has had a negative effect on recruitment and faculty/student morale.

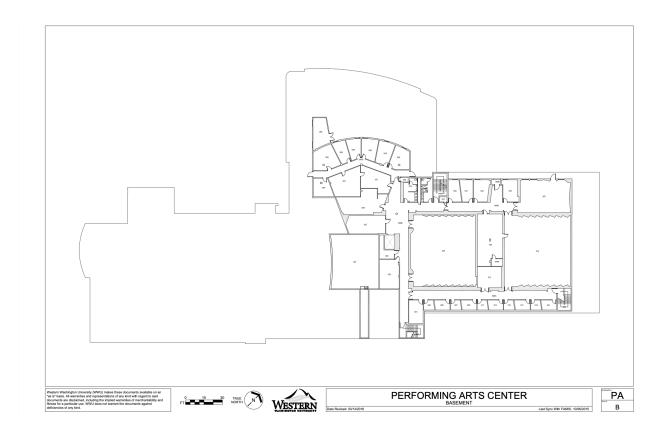
Appendix B

Current PAC Floor Plan









Appendix C

Minor Works Proposal

Description of Programmatic Need:

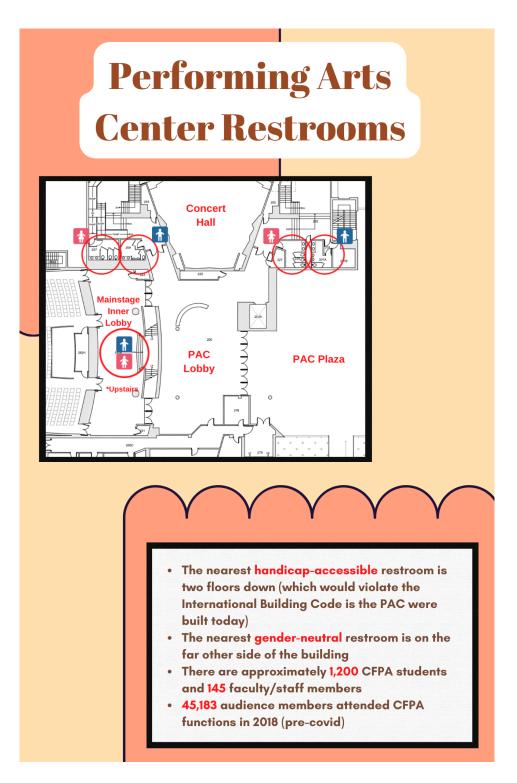
There are currently no handicap accessible or gender-neutral restrooms readily available to audience members for the Mainstage or the Concert Hall in the Performing Arts Center (PAC). The nearest handicap accessible restroom is two floors down (which if the PAC was built today, would make the building in violation of the IBC) and the nearest gender-neutral restroom is on the other side of the building. For an audience member who isn't familiar with the building, finding those restrooms would be extremely challenging, especially during the time allotted for a performance's intermission. Based on the values Western holds dear, it's clear that the university is very focused on inclusivity, so this is an important project for the university to consider. The PAC is an essential building to the university, as it attracts a wide range of audience members, from students, to families, to community members, to potential new students. It's vital that a building like this reflects the values of the university it serves.

Project Description:

The project would entail adding two family restrooms to the lobby of the PAC, which would be handicap accessible, gender-neutral, and family-friendly. Likely some of the structures in the current PAC lobby would have to be demolished depending on final placement. Two new toilets and sinks would have to be installed, along with walls, doors, and small restroom appliances (such as paper towel dispensers and changing stations). Depending on the placement of the restrooms, theatre-goers may or may not be able to enter the Mainstage or Concert Hall over the duration of the project. It would be best to begin this project in the Summer when there are less performances taking place and less students frequenting the PAC.

Appendix D

Project Graphic



Appendix E

AS Senator Suggestions

- Use social media to get attention
 - Reach out to newwwuvoice on IG to send out link/QR
 - Print out QR code and posting around Red Square or around large buildings
- Reach to individual Hall Councils
 - Exclusively responsible for advertising in the dorms
 - They can hang posters
- Presenting in classrooms/telling Professors to spread the word
 - A lot of students main source of information are their Professors
- Contact Sustainability, Equity, and Justice Fund
 - Pierce Bock can provide the contact information of the person who approves the funds
 - bockp@wwu.edu
 - as.cenv.senators@wwu.edu
- To garner more institutional support
 - PAC Renovation can be written into resolution so that the Student Senate and Executive Board can endorse it
 - Contact Brenner Barclay to get help with formatting
 - barclab@wwu.edu
 - <u>as.senateprotempore@wwu.edu</u>
 - After it has been passed, it can then be presented to the Board of Trustees (they have say over University Activities)
 - You can also attend their Public Forum

Appendix F

Email Correspondence with President Randhawa

	Ariana Gant		ሌ	6	*	\rightarrow		
AG	To: Sabah Randhawa		0			022 5:1		
	Good Afternoon President Randhawa,							
	I am emailing because I was working at the Distinguished Alumni Awards when you and the other guests experienced the inaccessibility of the PAC restrooms . It just so happens that working towards more accessible restrooms in the PAC is my senior capstone and your support would be exceptionally beneficial in my efforts. There are already plans for PAC restroom renovations, but not for many years and I am working to convince the WWU Department of Capital Planning and Development of the importance and urgency of this project.							
	In addition to the fact that the Concert Hall restrooms are typically behind locked doors restrooms are all upstairs, there are currently no handicap accessible or gender-net available to PAC audience members either. The nearest handicap accessible restroor the PAC was built today, would make the building in violation of the International Buildi gender-neutral restroom is on the far other side of the building. For an audience member building, finding those restrooms is extremely challenging, especially during the time a intermission. Based on the values that Western holds dear, it's clear that the univ inclusivity, therefore this is an important project for the university to consider. T building to the university, as it attracts a wide range of audience members, from studer members, to potential new students. It's vital that a building like this reflects the values.	utral r n is tw ng Co per wh llotted ersity he PA nts, to	estro o floc de) a o isn' for a is ve C is a famil	oms ors do nd th t fam perfo ry fo in ess ies, to	read own (e nea iliar v orma cuse sentia o con	l ily which arest with th nce's ed on al nmun	ne	
	I have already created a petition to support the project that has collect about 175 signa to lend your support to the importance of this project, I know that it would be extremely grateful for any written support that I could show to the WWU Department of Capital P	helpf	ul. I w	ould	be s	o ver		
	Thank you very much for your time and consideration,							
	Ariana Gant (she/her) Head House Manager- CPFA Business Management BA							

PAC Restroom Accessibility

SR

Sabah Randhawa

To: Ariana Gant

Cc: Rick Benner

Arianna,

I appreciate your note about the issues associated with PAC restrooms, particularly around the issues of accessibility and gender-neutral restrooms.

As you know, we are diligently working on accessibility and gender-neutral bathrooms, though it is a challenge to quickly cover all buildings on a campus that has been in existence for over 125 years. I do, however, understand the urgent need in PAC, not only for students, but also for the public due to the events we have in the PAC that will continue to increase now that we are out of the pandemic.

I have taken the liberty of copying Rick Benner on my email, who I know has been managing various aspects of our campus renovation plans. While Rick is well aware of the issue, I want to convey the concerns and urgency you have expressed in your email.

Kind regards,

Sabah

Sabah Randhawa President Western Washington University 516 High Street, Bellingham, WA 98225 P: 360-650-3480 sabah.randhawa@WWU.edu