

D. Accessibility

1. Introduction

This portion of the Facility Standards includes accessibility requirements to be followed by the Consultant in the course of a project at the University of Chicago. The following standards apply to the design, documentation and implementation of accessibility for buildings and other structures included in the project, in addition to all required compliance with applicable laws, regulations, rules, codes, orders, judgments, and decrees. The University of Chicago has developed these standards in part in an effort to anticipate accessibility needs not explicitly addressed by current legal requirements, which include dimensional standards to accommodate more users of larger wheelchairs and mobility devices.

In a continuing effort to advance universal design principles and make the campus usable to as many people as possible, the University of Chicago has adopted the term Accessibility Plus and expects its Consultants to exceed the minimum requirements for accessibility except where shown to be infeasible. See Section 4 of this chapter for Accessibility Plus Guidelines.

When conflicts arise among legal requirements, or between the Facilities Standards and legal requirements, the Consultant is expected to develop design solutions that provide for the greatest accessibility and usability while continuing to meet the legal requirements.

Construction elements found to be nonconforming with requirements and standards will **NOT** be acceptable in the completed work. Remedial action will typically require total removal and replacement of affected work. The University, at its sole discretion, may request and consider other options for correcting nonconforming work, taking into consideration the effect that remediation efforts may have on the project construction time, cost, performance, and appearance.

The University of Chicago's Accessibility Design Review Committee (ADRC) reviews design documents for conformance with Accessibility Plus standards. Requests for exceptions to these guidelines may be submitted to the Accessibility Design Review Committee.

The academic or administrative unit responsible for the space may appeal a decision of the Accessibility Design Review Committee by submitting a written request to the Vice Provost for Academic Affairs.

Related Sections

Related sections of these Standards include:

- General Design & Construction Requirements
 - Temporary pedestrian circulation routes, accessible parking, signage, etc., around a construction site, incorporated into a Site Logistics Plan if required.
- Heritage Resources
 - Determine applicability of "historic building, structure or site" designation as it relates to the Heritage Resources program.
 - Determine applicability of "landmark" designation as it relates to the Heritage Resources program.
 - Determine whether the project includes alterations to buildings or facilities which are eligible for listing in the National Register of Historic Places under the National Historic Preservation Act, or designated as historic under State or local law.
- Information Resources

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- Coordinate compliance of signage, wayfinding and other communication elements with the University campus wayfinding/ signage guidelines and graphics program.
- Vertical Transportation
 - Coordinate elevator controls, signals, signage, platform lifts, cab sizes, clearances and other elements and features with University standards for vertical transportation.

2. Accessibility Process

These Standards apply to the site, buildings, facilities and other elements that comprise each University project. Each project phase includes initiatives intended to increase compliance with accessibility requirements and objectives by integrating quality assurance measures into the Project Development & Delivery Process. The Consultant shall develop and implement a complete quality assurance/ quality control (QA/QC) program for accessibility on the project based on the requirements in these Standards. Consistent with this effort, the Consultant will also be responsible that the design and documentation for the project establish coordinated QA/QC requirements for the Contractor.

Reference the chart at the end of this document for a more detailed outline of accessibility objectives during project phases.

Accessibility Plans

The Consultant shall include separate and distinct Accessibility Plans in the project drawings that clearly indicate project features of accessibility and universal design as they relate to the built environment. At a minimum, this shall include a site logistics plan, a site plan, and floor plans for each level of the project.

The Accessibility Plans are intended to serve as living documents that:

- Identify accessibility goals at the beginning of the project,
- Convey the primary accessibility requirements and features to the contractor and permitting agencies,
- Provide a baseline for verification and measurement of completed work, and
- Serve as a reference for building operations and future alterations to the building and site.

Elements to be included in the plans include, but are not limited to:

- Demarcation of project areas in plan according to the following categories:
 - New
 - Addition
 - Alteration and/or Repair
- Conditions of adjacent sites at project site boundary
 - Location of adjacent accessible paths (existing and proposed)
 - Grade elevations
- Accessible paths
 - Site – during construction/ phasing
 - Site – completed work
 - Site – accessible routes to the public way and as applicable, to public transportation stops
 - Building (in keeping with accessibility objectives, this will generally include most of the public and staff areas)
- Ramp/grade slope and cross-slope
- Curb cut ramps
- Turning space
 - Circular

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- T-shaped
- Clear floor space (including maneuvering clearances at doors and gates)
 - Forward approach
 - Parallel approach
 - Distance between doors in series
- Assembly area requirements
 - Seating
 - Assistive listening
- Accessible route clear width – straight run, passing and at turn
- High/low drinking fountains
- Toilet compartments and plumbing fixtures
- Storage/lockers
- Where required in alterations, all proposed and all completed improvements to the accessible path of travel

City of Chicago – Mayor’s Office for Persons with Disabilities (MOPD)

In accordance with current City of Chicago procedures, and depending on project complexity and whether modification to a Planned Development (PD) is required, a preliminary plan review with the City of Chicago MOPD may be required.

- The Project Manager and Consultant shall make this determination, and schedule the meeting at the appropriate time. In advance of the meeting, prepare a preliminary draft of the MOPD Project Data Form, include the following preliminary information:
 - Plan Development - [Yes/No]
 - Dwelling Units - [Type A/ Type B]
 - Alteration Cost – Last 30 months
 - Estimated Alteration Cost (EAC) = Estimated Alteration Cost for Project Budget + Alteration Cost in Last 30 Months
 - MOPD has instructed the University of Chicago to calculate the Estimated Reproduction Cost (ERC) as follows:
 - FOR UNIVERSITY OF CHICAGO FACILITIES: Estimated Reproduction Cost (ERC) = Total Area of the Existing Facility (sf) x New Construction Cost per sf
 - FOR OTHER FACILITIES: Review Estimated Reproduction Cost calculation with the University Project Manager
 - EAC/ERC %
- The Consultant shall update the Project Data Form and schedule a follow up review of the Accessibility Plans and other design drawings with MOPD towards the end of the DD phase.
- Proposed improvements to the accessible path of travel when required in alterations, shall comply with Accessibility Plus standards, and be reviewed with MOPD.

3. Requirements

In addition to applicable codes and regulations, design the site, buildings, facilities and other elements of each University project to meet the requirements of these Standards. The University of Chicago has purposefully established certain Facilities Standards that exceed the legal requirements. In these instances, the Consultant is expected to meet the University’s standard, which will provide for greater accessibility. [Note: Where requirements in these Standards intentionally may exceed those of regulatory agencies, they are indicated with **“bold”** formatting.]

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- **Walking Surface Requirements**

- Requirements shall include both interior and exterior accessible walking surfaces, unless noted otherwise.
- Walking surfaces of accessible routes shall be stable, firm and slip resistant.
 - Running slope (other than ramps) shall not be steeper than **1:25**.
 - Running slope for ramps shall not be steeper than **1:13**.
 - Cross slopes, including landings and maneuvering space, shall not be steeper than **1:67**.
- Walking surfaces should be as smooth as practicable. This includes localized variations in slope, as well as misalignment (lippage) between different adjoining finish materials, and between individual units (i.e. bricks, concrete unit pavers, wood slats, etc.). Both of these can present problems for users of wheelchairs and other mobility aids. The Consultant shall consider the individual and cumulative effects of the following on whole body vibration as established in ISO 2631:
 - Surface material
 - Gaps between units
 - Lippage between units
 - Unit pattern and direction relative to path of travel
- The Consultant shall select materials and design assemblies for walking surfaces that can be expected to maintain conformance with accessibility regulations and standards for many years with little or no maintenance.
 - Selection of materials and surface finishes should consider slip-resistance characteristics and long-term maintainability.
 - The use of unit pavers is **not** acceptable for the walking surfaces of exterior accessible routes unless the Consultant provides sufficient documentation that the design as well as the construction and installation methods being proposed will result in a surface that complies with applicable requirements for accessible ground surfaces including these standards, and can reasonably be maintained in compliance, under the use conditions specified for the project. Consideration should be given in selecting unit size and pattern so as to avoid conflict with accessibility objectives. Unless approved by the University Project Manager, their use should be restricted to accent and ancillary areas of paving.
 - Asphalt concrete (Asphalt pavement) is **not** acceptable for accessible walking surfaces on pedestrian paths. This exclusion is not intended to apply to exterior vehicular parking surfaces.
 - Stabilized, decomposed granite is **not** acceptable for accessible walking surfaces on pedestrian paths. The City of Chicago has determined that this material does not comply with standards for firmness, stability, and slip-resistance.
- Floor flatness requirements and suitability for the desired project finishes should be considered by the Consultant (including structural engineer) early in the project, paying special attention to areas where the accessibility requirements for flatness and slope apply.
- Thicknesses of finish materials and depth of the installed assembly must be considered to ensure that accessible spaces and accessible routes comply with all requirements for slope, flatness, and changes in elevation.
- Where a concrete substrate is planned, identify each area that is being designed to receive hard tile or stone.
 - Determine whether method of installation will utilize thinset or recessed mortar bed.
 - When specifying thinset installations, the Consultant shall be very clear about the flatness and surface finish requirements for the concrete substrate.
 - Prior to the end of the DD phase, clearly indicate the following areas in plan drawings:

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- Areas of the slab with recessed rough elevation. Coordinate the depth of the recess with the floor assembly design.
 - Areas of the slab with special flatness requirements. Include landing and ramps where applicable.
- The Consultant shall review the unit size, pattern and joint sizes planned for the project, and determine the extent to which more stringent flatness requirements are appropriate to achieve the desired results.
- Walking surfaces and detectable warning surfaces in the public way shall in addition conform with the requirements of the City of Chicago Department of Transportation (CDOT), including but not limited to:
 - *Appendix B, Requirements for Openings, Construction and Repair in the Public Way, ADA Standards*
 - *Approved Detectable Warning Tile, Product List*
- **Ramp Requirements**
 - Provide in conformance with applicable codes and standards as a minimum standard for acceptance.
 - The least possible slope shall be used for any ramp.
 - Refer to walking surface requirements above for all landings and ramps.
- **Stair Requirements**
 - Provide in conformance with applicable codes and standards as a minimum standard for acceptance.
- **Door and Hardware Requirements**
 - Where construction or alteration of a building entrance is performed, at least one entrance door complying with applicable accessibility standards shall be an automatic opening door equipped with approved access control systems.
 - Where alterations to primary function spaces require improvements to the existing accessible path of travel, or where required by applicable accessibility standards, at least one building entrance door complying with applicable accessibility regulations on the primary accessible path of travel shall be an automatic opening door equipped with approved access control systems, except where technically infeasible or disproportionate to the cost of the alterations, and with the approval of the University.
 - Where the primary accessible path of travel or accessible entrance to the facility consists of doors in series, at least one door of each in the series shall be an automatic opening door complying with applicable accessibility standards, and where required shall be equipped with approved access control systems.
 - Provide clearances at doors in conformance with applicable codes and standards as a minimum standard for acceptance.
 - In new construction the door opening force applies to areas or rooms that are accessible to the public and/or employees.
 - Force for opening doors:
 - Interior side-hinged or pivoted-swinging door leaves:
 - Force required to open the door shall not exceed regulatory requirements; however, in no case shall exceed 5 lbf.
 - Not applicable to exterior doors, fire doors and doors to hazardous, mechanical service, or security observation areas.

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- Fire doors:
 - In no case shall force required to open the door exceed the maximum allowable by the AHJ.
 - Exterior accessible entrance and vestibule doors:
 - Force required to open the door shall not exceed regulatory requirements; however, in no case shall the manual pull or push on a door exceed 8.5 lbf in order to operate the door.
 - Exit doors in assembly units serving more than 200 persons:
 - Shall be equipped with approved latches and bolts which release under a pressure of 15 lbf, unless otherwise required by AHJ.
 - Healthcare facilities have additional requirements that may not reflect these guidelines in all cases.
 - Consider specifying self-closing assemblies and devices only where required or specifically programmed.
 - Self-closing assemblies and closers to provide sufficient adjustment range to comply with accessibility requirements over usable life of the equipment.
 - Unless otherwise directed, Consultant is to provide a QA/QC program that includes contractor verification and measurement including, but not limited to the following:
 - Doors shall be installed plumb, level and square.
 - Doors should open and close without binding, tightness, or stickiness from gaskets.
 - All hardware shall be adjusted to manufacturer's specifications, with any damaged components replaced.
 - Confirm design pressures for adjacent spaces through balancing, testing or commissioning of the ventilation system.
 - Subsequent to confirming design pressures, the Contractor shall measure the opening force at each door with a force pressure gauge.
 - Measure shall be taken using a force pressure gauge in conformance with code requirements. Use of a common "fish scale" gauge is unacceptable.
 - Take several measurements to verify that the readings do not vary widely.
 - Record results by door number and include with the Accessibility Plans to be submitted prior to substantial completion.
- **Drinking Fountains Requirements**
 - Determine the need for drinking fountains in the SD phase.
 - Where drinking fountains are required or otherwise planned, each location shall have a combination high/low (standing/wheelchair) drinking fountain conforming to the requirements of applicable codes, including but not limited:
 - Spout location
 - Approach and clear floor space – 42" x 60" minimum unobstructed clear level floor space for forward or side approach at wheelchair accessible spout/basin.
 - Knee and toe space
 - When located in accessible spaces or circulation paths, drinking fountains shall be recessed and conform to limitations for protruding objects.
 - Elkay EZH20 bottle filling/drinking fountains or point-of-use filtrated water dispensers are preferred
 - **Elevator Requirements**
 - Conform to applicable codes and standards as a minimum standard for acceptance.
 - Coordinate elevator controls, signals, signage, platform lifts, cab sizes, clearances and other elements and features with University Standards for vertical transportation.

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- **Wayfinding/ Signage Requirements**
 - Conform to applicable codes and standards.
 - The Consultant shall indicate the location and type of all code required signage in the Accessibility Plans
 - Site logistics/phasing plans shall indicate all necessary signage for alternate accessible routes during construction.
 - Coordinate compliance of signage, wayfinding and other communication elements and features with the University campus wayfinding/ signage guidelines and graphics program.
- **Parking Requirements**
 - Accessible car and van parking spaces shall conform to applicable codes and standards.
- **Minimum Office Size Requirements**
 - New and altered offices and work spaces shall meet or exceed the minimum size requirements for accessible offices and workspaces as referenced below:
 - *Minimum Office Size Guidelines – Principles for Office Planning & Design.*
 - The University of Chicago's Accessibility Design Review Committee (ADRC) reviews design documents for conformance with Accessibility Plus standards. Requests for exceptions to these guidelines may be submitted to the Accessibility Design Review Committee.
 - The academic or administrative unit responsible for the space may appeal a decision of the Accessibility Design Review Committee by submitting a written request to the Vice Provost for Academic Affairs.
- **Construction and Manufacturing Tolerances**

Federal, state and local accessibility codes generally make dimensional requirements subject to conventional industry construction and manufacturing tolerances. However, the subject of tolerances and methods of measurement has been an ongoing issue among building owners, architects, contractors and others when trying to meet the dimensional requirements of the ADA Accessibility Guidelines (ADAAG) and other regulations.

 - In the absence of specific standards and methods for measurement established in the ADA/ABA Accessibility Guidelines, the Consultant shall include within the project construction Contract Documents, quality assurance requirements for verification, measurement, and applicable industry tolerance standards necessary to meet applicable regulations and achieve accessibility objectives. Incorporate applicable recommendations from publications by the US Access Board and other recognized industry sources, including but not limited to:
 - *Initiative on Dimensional Tolerances in Construction Dimensional Tolerances for Surface Accessibility – Final Report*, January 2011, by David Kent Ballast, Architectural Research Consulting
 - Develop these quality assurance requirements prior to the end of the DD phase, and submit for review and acceptance by the FS Project Manager. Include the following in these requirements:
 - List applicable industry standards that define tolerances and measurement protocols.
 - Set requirements for independent testing agencies in measuring for compliance.
 - Where applicable, specify the method, protocols and measurement tools to be used to determine compliance with tolerances.
 - A two-foot digital level shall be specified as the designated method of measurement to determine acceptable slope and flatness unless otherwise indicated or approved by the University.

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- Indicate the general understanding that accumulated tolerances will **not** be accepted as justification for noncompliance of the completed work with accessibility regulations and Standards.

- **Performance Verification & Measurement**

Determination of the degree and extent of performance verification and measurement (V&M) activities will be made by the University based on recommendations by the Consultant and other project team members. The extent of planned V&M activities will be re-evaluated periodically throughout the project based on the complexity and type of project.

- Materials, components and systems that are unique or have unproven records of performance shall be identified early in the project schedule so that suitable mockup testing and assessment can be made prior to the end of the Design Development (DD) phase. Changes to the design may be required for unproven systems.
- Where appropriate, more robust quality control measures may be implemented on the project to better ensure adherence to the desired performance requirements. These may include additional material testing, mockup testing, field testing, monitoring and measurement of the work on site.

- **Mockup Testing**

Where mockup testing is included in the project V&M program, the project delivery method shall provide for the following:

- Retention of an independent Testing Agency.
- Provide all labor, materials, equipment and services required to install and test the designated full size mock-up(s) at the facilities of a recognized testing agency.

- **Field Observation**

Where field observation is included in the project V&M program, the project delivery method shall provide for the following:

- Retain an independent Accessibility Consultant and/or Testing Agency to perform the field observations. To the extent practicable, they should be retained directly by the University.
- Determine the degree and extent of field observation appropriate to meet the project accessibility objectives. This can vary from periodic observations to full-time, on-site monitoring of the work.

- **Field Testing**

Where field testing is included in the project V&M program, the project delivery method shall provide for the following:

- Retain an independent Testing Agency to perform the field testing. To the extent practicable, the Testing Agency should be retained directly by the University.

4. Accessibility Plus Guidelines

In particular, the University of Chicago expects Consultants to design new and altered building elements to meet higher standards of accessibility where feasible, including but not limited to the following priorities:

1. Exterior public circulation routes and building approaches of no less than 42" in unobstructed width, and unobstructed level turning space no less than 98" in diameter;
2. Primary building entrances with automatic doors, and no less than 42" in unobstructed width;

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3. Entrance level circulation routes, and routes to elevators and toilet rooms of no less than 42” in unobstructed width and unobstructed level turning space no less than 98” in diameter;
4. Passenger and service elevators with no less than 42” unobstructed door opening width and cab size to accommodate an unobstructed turning circle no less than 98” in diameter;
5. No less than one area of rescue assistance and emergency refuge with at least one unobstructed level wheelchair space no less than 60” x 42”;
6. A public, single-user toilet room on an accessible route with an automatic entrance door no less than 42” in unobstructed width and with an unobstructed level turning circle no less than 98” in diameter with no overlap with other fixtures or accessories.
7. Not less than one office with an entrance door no less than 42” in unobstructed width and an unobstructed turning circle not less than 98” in diameter with no overlap with fixed furniture or equipment;
8. Not less than one meeting/conference/seminar room with an entrance door no less than 42” in unobstructed width and a turning circle not less than 98” in diameter unobstructed with no overlap with fixed furniture or equipment.

5. References

The Consultant shall be familiar with applicable federal, state and local regulations, and with current construction industry standards as applicable to the project design. Include those that are applicable in the design documentation for the project, and where appropriate indicate more stringent requirements as required to meet project goals. Unless otherwise required, the current editions and revisions of standards are applicable.

Applicable federal, state and local codes and regulations include, but are not limited to:

- Revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) as published by the Department of Justice in the Federal Register on September 15, 2010.
 - 2010 Standards for Accessible Design “2010 Standards” – by the Department of Justice, September 15, 2010
 - Guidance on the 2010 ADA Standards for Accessible Design – by the Department of Justice, September 15, 2010
 - Fair Housing Amendments Act of 1988
 - Section 504 of the Rehabilitation Act of 1973
- Illinois Accessibility Code (IAC)
 - 2018 IAC Deviation from the 2010 ADA Standards – by the Illinois Capital Development Board
- Chicago Building Code (CBC), Chapter 18-11 Accessibility
 - ICC/ANSI A117.1-2003, including modifications per Chapter 18-11 Accessibility
- City of Chicago, Department of Transportation (CDOT), *Appendix B, Requirements for Openings, Construction and Repair in the Public Way, ADA Standards*
- City of Chicago, Department of Transportation (CDOT), *Approved Detectable Warning Tile, Product List*

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Project Process Accessibility Objectives

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Process Phase	Accessibility Objective
Program Planning	Determine and document accessibility concerns and objectives for the completed project.
	Determine applicability of regulatory provisions regarding “historic building structure or site” and “landmark” status.
	Determine applicability of regulatory provisions regarding housing owned or financed by a governmental unit, extent of public accommodation and commercial facility (Title III ADA) applicability, and CBC occupancy assumptions.
	Identify project components as new, addition, alteration and/or repair.
	Determine the existing accessibility of the project site, its boundary conditions and relationship to adjacent site accessibility; include consultation with Operations & Maintenance (O&M) regarding recurring issues of access.
	Program areas and circulation efficiencies to provide area sufficient to implement Accessibility Plus throughout the project.
Project Initiation	Confirm that the project budget and schedule provide for all accessibility objectives.
	Determine availability of existing documentation for accessibility within site boundary and relative to adjacent sites. Assess need for survey of existing conditions, and incorporate in work plan as needed. Determine any prior permitted construction costs related to implementation of CBC accessibility requirements.
	Determine the need for special measures on the part of the design team, and include appropriate language in the Request for Proposal and Owner’s Project Requirements. Special measures may include: - Accessibility Consultant – to review and advise regarding design; and possibly monitor compliance of completed work
	Include quality assurance expectations for Consultant regarding accessibility in the RFP. - Consultant shall include an accessibility component in their internal QA/QC program for design.
Programming	Consultant to implement accessibility component of their QA/QC program for design.
	Confirm ADA and CBC scope and occupancy accessibility requirements, determine whether a preliminary MOPD review will be included in Permit and PD process plan, and at what point in the schedule.
Schematic Design	Refine and confirm project accessibility goals.
	Prepare and submit Accessibility Plans that clearly indicate the accessible path(s) at the project boundary, on site and within the building for review by the Accessibility Design Review Committee.
Design Development	Refine and confirm project accessibility goals.
	Where “path of travel” improvements are required, identify options necessary to satisfy regulatory requirements and Accessibility Plus.
	Prior to the end of this phase, identify all accessibility objectives considered to be “technically infeasible”. Review with authorities having jurisdiction (AHJ).
	Prepare and submit Accessibility Plans that clearly indicate the accessible path(s) at the project boundary, on site and within the building for review by the Accessibility Design Review Committee.
Construction Documents	Refine and confirm project accessibility goals.
	Prepare and submit Accessibility Plans that clearly indicate the accessible path(s) at the project boundary, on site and within the building for review by the Accessibility Design Review Committee. (See further explanation of the Accessibility Plans, elsewhere in these standards.)
	Consultant to include statement of compliance in CD drawing set. Statement of compliance shall include federal, state and local accessibility requirements. It shall include the seal and signature of the state-registered design professional.
	Include quality assurance expectations for Contractor regarding accessibility in the construction Contract Documents. - Contractor shall attest to familiarity with applicable federal, state and local codes and standards. - Contractor shall include an accessibility component in their QA/QC program for verification and measurement.

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Process Phase	Accessibility Objective
Bidding & Permit	Pre-Bid Meeting: Include mention of project accessibility goals, and expectations to all bidders.
	Update and submit final MOPD Project Data form with application. - Schedule and submit for MOPD review, projects that qualify for self-certification, regardless of whether the City allows by-passing this step in the permit application process. - In alterations, describe existing conditions and options for required improvements to the accessible path of travel for MOPD review.
	All potential bidders shall include review and acknowledgement of existing site conditions relative to requirements of project contract documents and accessibility objectives.
Construction	Contractor shall implement an accessibility component in their QA/QC program for construction management, verification and measurement.
	Contractor shall require full compliance by sub-contractors to the QA/QC program, and shall coordinate their effort.
	Contractor shall provide all necessary temporary pedestrian circulation routes around the construction site in conformance the requirement of CBC Chapter 18-11.
	Project team members shall monitor construction contract changes for conflict with accessibility goals.
	Contractor is expected to be proactive in the support of accessibility goals, and shall include accessibility conformance as a weekly construction meeting agenda item.
	Contractor shall remove temporary pedestrian circulation routes around the construction site when no longer required, and shall replace/restore/provide accessible routes in conformance with project goals and standards. New and restored accessible routes shall comply with Accessibility Plus standards, except where exceptions have been approved by the Accessibility Design Review Committee.
	Contractor shall verify and measure compliance with accessibility objectives and requirements, and Accessibility Plus requirements of these Standards, and shall indicate these on copies of the Accessibility Plans. Reference to recognized industry standards for requirements, measurements and tolerances shall be included.
	Bring all non-compliant items to the attention of the Consultant and FS Project Manager.
	All non-compliant items that exceed conventional industry tolerances shall be corrected by the Contractor.
	All non-compliant items that are within conventional industry tolerances shall be brought to the attention of the FS Project Manager and are subject to review by the Facilities Standards Committee.
Close-out	The completed as-built Accessibility Plans shall include a statement of compliance of the work to the accessibility requirements of the Contract Documents and applicable regulatory requirements. It shall include the contractor's registration number, and shall be signed by the Contractor and submitted prior to Substantial Completion.
	Close-out documentation for the project shall include the Accessibility Plans in the formats and quantities as indicated elsewhere in these standards. These documents will provide the basis for communicating accessibility goals and implementation for future projects on and about the project site.
	Contract retainage dollars will be released only after compliance of completed work with applicable regulations and standards has been verified. In the event that non-conforming work is identified, and if contractor fails to make corrections within stipulated time, the University may choose to use these funds to make corrections by separate means.
	Project Manager and Users will conduct a Post-Project Evaluation of accessibility objectives.
	An inspection of accessibility components will be conducted as part of the warranty walk-through prior to the expiration of the 12-month project warranty. Non-conforming work and components will be corrected prior to expiration of warranty.

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