



CONSTRUCTION CONTRACT TIPS

Building a Campus that Works for Everyone Including People with Disabilities (Version 1.0)

Why?

Accessibility for all students and staff, with or without disabilities, is both a legal and a moral responsibility. In addition, by planning, designing, and constructing spaces with appropriate knowledge of accessibility mandates and guidelines, there are multiple costs savings.

In construction, change orders (changes to the design after construction has begun) are among the most costly modifications to a building. If accessibility barriers are not discovered until after construction has begun, components of a new building may have to be removed, and replaced by accessibly designed ones at great cost. If the barriers are not discovered until the building is being inspected for occupancy, the costs include not only the remodeling of a new constructed building but also the costs of delay of programs that are to occupy the new building.

Who?

- Campus faculty, staff, official procurement officers, designers, planners and architects of any type of building on campus.

Scope?

- The scope spans remodeling rooms/wings, siting and construction of new buildings through the siting and construction of entire campuses.
- Campuses need to develop better policies to ensure accessibility when planning and construction of new or remodeled spaces.

What?

All aspects of the campus layout and construction, including accessible paths to buildings, building entries, signage, floor materials, lighting, and clearances.

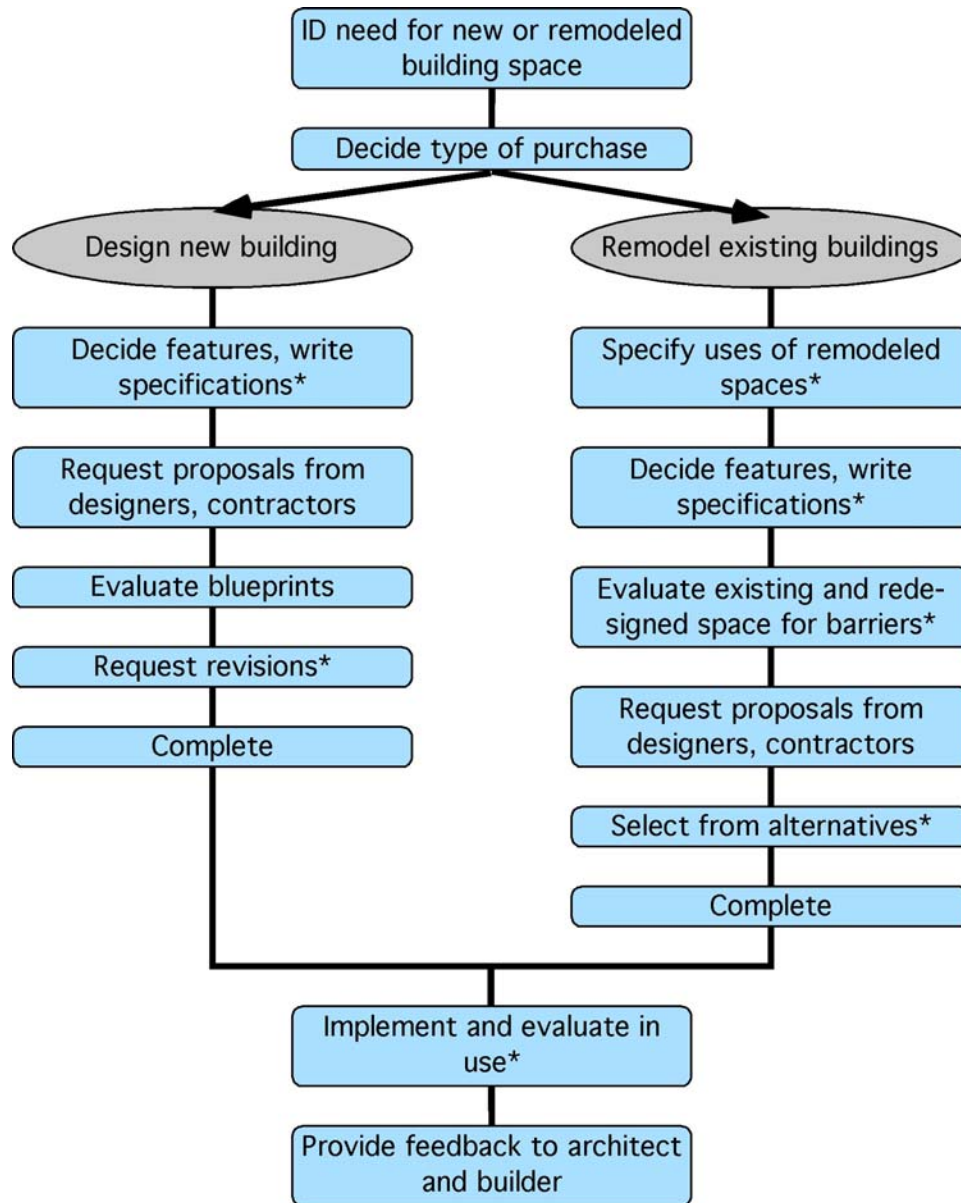
Example of Model Contract Language:

“Contractor warrants that it complies with state and federal disabilities laws and regulations as shall be current at the time this contract is enacted. Contractor agrees to promptly respond to and resolve any complaint regarding accessibility of its design and/or construction. Contractor further agrees to indemnify and hold harmless the contracting organization from any claims arising out of its failure to comply with the aforesaid requirements. The accessibility of new construction will be evaluated at each major design milestone.”

For more information see annotated web links at
www.r2d2.uwm.edu/access-ed



Procurement Flowchart to Assure Equal Access



*UD Points: Must be considered in each stage of the process. However, the responsibility of the procuring institution is to pay particular attention while generating specifications or performing reviews at UD Points

The EQTD (equivalent text description) for this flowchart is available with the electronic version of this document at www.r2d2.uwm.edu/access-ed.

(2009) Anson, D., Smith, R.O., Hirschman, A. & Rust, K. L.

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