

SUBJECT: Buildings and Grounds

I. Facilities and Maintenance

College grounds shall be well drained and kept in a sanitary condition. Buildings shall be properly ventilated and shall be equipped with an adequate supply of drinking water, an approved sewage disposal system, hand washing facilities, a heating system, and lighting facilities, all of which shall conform with established standards of good public health engineering practices.

All buildings and appurtenances to buildings shall be maintained in a sanitary manner. All building custodians and janitors shall be familiar with fundamentals of safety and sanitation.

All public dining facilities shall be maintained in accordance with local, state, and federal food and drug regulations.

II. Facilities Construction and Repair

New facilities, or parts thereof, shall be designed and constructed so as to be readily accessible to and usable by persons with a disability.

Alterations made after June 3, 1977, that affect or could affect the usability of the facility or part thereof shall, to the maximum extent feasible, be made in a manner that ensures that the facility or part will be readily accessible to and usable by persons with a disability.

Design, construction, or alteration of facilities shall be accomplished in conformance with all local, state and national building codes; to include compliance with American Disability Act requirements as interpreted by local code enforcement officials and the Texas Department of Licensing and Regulation. Variances from particular requirements may be made only when code enforcement officials agree the effort to comply would be unreasonable.

III. Bidding of Contracts

All contracts for the construction or erection of permanent improvements in the District shall be void unless made after the Board has advertised for bids or proposals.

#### IV. Engineering Requirements

An architect registered in accordance with Occupations Code Title 6, Chapter 1051, shall prepare architectural plans and specifications for any alteration or addition to an existing building owned by the College District that is, or will be, used for education when construction costs of alteration or addition exceed \$50,000 and the alteration or addition requires the removal, relocation, or addition of any walls or partitions or the alteration or addition of an exit.

The College District may comply with this requirement by choosing a registered architect or a registered professional engineer as the prime design professional for a building construction, alteration, or addition project.

#### V. Bond Requirement

Prime contractors who contract in excess of \$25,000 with the Board must execute the statutory bonds described in Texas Government Code, Chapter 2253.021. The District may not require a bond if the contract does not exceed \$25,000. Bonds shall be executed by a corporate surety authorized to do business in Texas, and shall be payable to the Board.

#### VI. Readily Accessible Programs

No qualified person with a disability shall, because facilities are inaccessible to or unusable by persons with a disability, be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination under any program or activity in the District.

Each program or activity shall be operated in a manner which ensures that, when viewed in its entirety, the program or activity is readily accessible to persons with a disability. The District is not, however, required to make each existing facility or every part of a facility accessible to and usable by persons with a disability.

Compliance with these requirements may be achieved by, but not limited to:

- A. Redesigning equipment.
- B. Reassigning classes or other services to accessible buildings.
- C. Assigning aides to students.
- D. Home visits.
- E. Delivery of health, welfare, or other social services at alternate accessible sites.
- F. Any other methods that would result in making programs and activities accessible to persons with a disability.

Structural changes in existing facilities need not be made when other methods will achieve compliance with the disability requirements. In choosing among available alternatives for meeting these requirements, the Board shall give priority to methods that offer programs and activities to persons with disabilities in the most integrated setting appropriate.