

00700 General Issues

Part 1: General

- 1.01 The following information is applicable to all projects and is intended to clarify the University's intent in its approach to design and design solutions. These are to be considered in conjunction with the Campus Design Guidelines and Standards as discussed in the Physical Master Plan - A Campus of Neighborhoods and Paths.

Part 2: Design Guidelines

- 2.01 Project Programming - The university will provide the designer with the project program. If the programming phase of a project has not been performed when a designer is contracted for a project, the university will provide explicit instructions to the designer for any programming work to be performed by the designer. Space programming standards as established by UNC-GA will be utilized in the programming activities. See Section 00702 Space Planning and Standards for more information.
- 2.02 Design Flexibility - the use of the building will be fluid, with programs ever changing, the building should be able to adapt to a reasonable degree of change. The ability to accommodate growth and change is an important criterion in the design of structural, mechanical, and electrical systems and selection of materials. The designer should accommodate in the design of new buildings a reasonable flexibility for future expansion, growth, or change of programs.
- 2.03 Maintainability - University buildings are to be constructed to institutional standards, generally having an expected life of 50 to 100 years. Designers are expected to consider long-term durability and maintainability when selecting equipment, materials, and finishes for either new facilities or renovations. First cost is not the only consideration. First cost, long life, and low maintenance costs are considered in equipment selection.
- 2.04 Service Access - Service personnel should be able to access equipment and perform routine maintenance without disruption to campus activities. Designers should comply with NC OSHA regulations for access to equipment via stairs, platforms, and on rooftops. Equipment clearances must be sufficient to permit replacements over the life of the facility. Mechanical equipment rooms must have access to the exterior and have convenient service-vehicle access. The designer should take into account the needs for service vehicles when providing parking designs for new facilities.
- 2.05 Flexibility – Note this item combined with 2.02
- 2.06 Accessibility for People with Disabilities - University policy on accessibility is to go beyond the minimum requirements of building code and accessibility standards to provide more than minimally adequate accommodations for everyone. Where federal and state or local standards conflict, the university's preference shall be used. If no preference is mentioned in these guidelines, then the most stringent or most favorable standard for accessibility shall be used. The desired goal is to eventually make all buildings, programs, services, and activities accessible to the greatest extent possible for the greatest number of people. Universal design--“The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design”--is the overriding guideline for every application. All elements for handicapped use only shall be avoided wherever a

universal design solution can be used. Designed elements that stigmatize users when they segregate people who need access are unacceptable.

Resources available to the designer are

North Carolina State Building Accessibility Code, Volume 1-C

The Principles of Universal Design

Americans with Disabilities Act Accessibility Guidelines (ADAAG)

Center for Universal Design at NC State University

NC Department of Insurance (DOI)

Disabilities and Business Technical Assistance Center (DBTAC)

NC State Facilities Planning and Design personnel

US Department of Justice, Architectural and Transportation Barriers Compliance Board

- 2.07 North Carolina/Regional Products - Whenever possible, building materials and equipment that are manufactured, extracted, harvested, or recovered in North Carolina should be specified for the construction of university projects. If suitable building materials and equipment cannot be found in North Carolina, building and site development materials from the region within 500 miles of NC State's campus should be specified whenever possible. Quality, schedule, cost, and design intent should be considered when specifying North Carolina/Regional products.
- 2.08 Standard Stock/Items - To provide the university with a facility that can be maintained using standard stock items that can be readily and inexpensively ordered and shipped, designers are required to design facilities that do not rely on custom-built items. Standard stock items must be used whenever possible. Custom-built fabrications and equipment must be clearly identified in the design documents and discussed with the university.
- 2.09 Historic Preservation - At this time, only two buildings on campus are designated local historic landmarks (Holladay Hall, Springhill House). Exterior modifications must be coordinated with local ordinances and permit requirements. All design work regardless of location should be consistent with the Campus Design Guidelines and Standards as discussed in the Physical Master Plan - A Campus of Neighborhoods and Paths.
- 2.10 Recruitment and Selection of Minority Businesses - To allow the participation of minority business in building projects at the university, the designer is expected to take all material measures to ensure that all prime contractors fulfill their responsibilities in complying with state regulations in this area. The designer is obligated to ensure that all bid documents comply with standards established by the State Construction Office. The designer is responsible for making certain that project documents comply with the most current requirements as set forth by the State Construction Office.
- Refer to the State Construction Office for lists of minority contractors and design firms.
- Documentation - Designers are required to submit evidence (such as letters, phone logs, etc.) of solicitation of minority contractors with the certified bid tab. Please see the *North Carolina State Construction Manual* for updated details on reporting requirements.
- 2.11 Special Scheduling and Construction Restraints - When special scheduling and construction restraints are imposed, they are to protect the safety of campus users, the continuance of the work of the university, and to maintain flow of pedestrians and vehicles around construction

sites. In addition to initial programming, which reveals special scheduling concerns, please consult the Department of Construction Management and their Supplemental General Conditions.

Designers must show construction staging areas, relocated roadways and walkways, and other special requirements on drawings. Specifications shall contain details of “quiet hour” periods in areas such as the Library and residence halls and during exam periods.

Continuation of campus services on and around the construction site is to be the prime objective. Designers and contractors shall be aware of the presence of students, faculty, and staff who require mobility, or visual or hearing accommodations. This group of the university population shall be protected from injury and provided adequate warning and accommodations to access at all temporary walkways, or around stockpiles of materials, excavation, fences and barricades. Pedestrian and non-ambulatory traffic areas around the construction limits must be maintained in a clean and safe condition at all times.

Consideration for people who have disabilities shall be planned to provide appropriate detours subject to university approval and shall be included in construction documents. Handicapped parking shall not be used for staging areas.

- 2.12 Construction & Demolition Waste – to limit the amount of construction and demolition waste that is sent to landfills, contractors are expected to work with the University’s Office of Waste Reduction to find opportunities to divert waste from the landfill.