00 00 00 - Campus Development Standards

00 00 10 Introduction

Coastal Carolina University's (CCU) Office of Facilities Planning and Management establishes these Standards for the purpose of developing uniformity and benefitting the appearance, maintenance, and sustainability of the Campus. The intent is to make the design and construction process more efficient for the designer and the university.

Architects and Engineers are ultimately responsible for proper selection of materials in each building system for specific projects to protect the health safety and welfare of the public; these standards do not relieve the designer from that responsibility.

11 State Manual

CCU adheres to the procurement, design, and other requirements defined in the Office of the State Engineer (OSE) Manual for Planning and Execution of State Permanent Improvements - Part II. Confirm with the Project Manager and OSE the current edition of manual applicable for each project. This manual will also outline current codes and standards applicable to the project. More information can be found at the following website:

http://www.mmo.sc.gov/MMO/ose/MMO-ose-manual

12 Office of Facilities Planning and Management

CCU Office of Facilities Planning and Management posts information relative to policies, professional services selection, and bidding for projects on their website:

http://www.coastal.edu/facilities/projects

For official correspondence, including the OSE form preparation, utilize the following information along with the State Project Number designated for the project:

Agency Name: Coastal Carolina University
Designated Purchasing Office: Office of Facilities Planning and Management
Delivery Address: 642 Century Circle, Conway, SC 29526
Mail Address: P.O. Box 261954, Conway, SC 29528

13 Business Licenses

Design Professionals under contract with CCU shall coordinate with the City of Conway for requirements for Business Licenses for Design Professionals.
00 00 20 Architectural Design Requirements

21 General Design Criteria

Proposed architecture should demonstrate respect for the character of the University's existing buildings. Design shall strive to both enhance and unify the character of the campus. Buildings should be harmonious in scale and character to their neighbors and either respect or improve pedestrian and traffic movements on campus.

Design professionals are encouraged to have clear dialog with the project manager and building review committee prior to the start of design to establish goals and criteria for which a site and building's aesthetic design will be judged.

22 Campus Master Plan

Coordinate with the Project Manager on how a project design should relate to information in the University's Master Plan.

23 Room Numbering

Do not number rooms on plans. Submit plans to the Project Manager for the room numbering sequence to be employed on the project. This will allow for consistency between planning, construction, and occupancy.

24 Custodial Space

The following table suggests a sliding scale of requirements for custodial work space, central storage, and trash/recycling space that could be incorporated into design guidelines for new construction and remodeling.

<table>
<thead>
<tr>
<th>Building Area</th>
<th>up to 20,000 SF</th>
<th>20-30,000 SF</th>
<th>30,150,000 SF</th>
<th>over 150,000 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Custodial Work Rooms</td>
<td>1@80 SF</td>
<td>60 SF per 15,000 SF of building area or portion thereof. Note 2.</td>
<td>60 SF per 15,000 SF of building area or portion thereof. Note 2.</td>
<td>60 SF per 15,000 SF of building area or portion thereof. Note 2.</td>
</tr>
<tr>
<td>Custodial Equipment &amp; Storage Rms</td>
<td>Included in Custodial Work Room</td>
<td>1@100 SF</td>
<td>1@100 SF</td>
<td>1@150 SF</td>
</tr>
<tr>
<td>Trash Storage Rooms</td>
<td>1@60SF</td>
<td>1@80 SF</td>
<td>1@100 SF</td>
<td>1@150 SF</td>
</tr>
</tbody>
</table>
Note 1: If building has more than one story, provide an additional Custodial Work Room with floor sink with a floor area of not less than 48 SF on each of the other levels.

Note 2: Distribute area in 60 SF increments on each floor level.

00 00 30 Structural Design Requirements

Structural engineering calculations, analysis and design shall comply with the current state of practice among qualified structural engineers with particular emphasis on coastal high wind and seismic design provisions.

The use of automated analysis and design software is permitted provided it is a recognized commercially purchased program that complies with the current IBC. Any self-written software used must be accompanied by hand calculation proofs. In all cases, the structural EOR is responsible for the accuracy of any computer generated analysis or design.

The structural design shall incorporate the current state of practice for all specific materials used as part of the structural system as defined by the specific material governing organization (i.e. AISC for structural steel, ACI for concrete and masonry).

Delegated design is acceptable for those specific structural subsystems typically designed by the subsystem manufacturer. These shall include, wood or metal trusses, steel joists, non-load bearing metal stud walls, pre-engineered metal building and precast concrete components. Delegated design for any particular component shall be required in the specifications, submitted for review during the construction phase and be prepared and stamped by a registered P.E. in the state of SC.
31 Structural Systems

All structural systems shown to adequately resist the code required loadings and that are consistent with required fire ratings are allowed for use with the exception of load bearing wood studs. The proposed structural system is subject to the approval of the university project manager for the intended application and building type.

32 Historic Structures

Existing buildings shall be considered historic structures if they are at least 75 years old or have been placed on the national register of historic structures. Historic structures shall be renovated in accordance with the provisions of the IEBC which largely exempts historic structures from meeting current structural code provisions. Renovations to historic structures shall as a minimum provide for the restoration of the original strength level of any damaged gravity load members.

33 Subsurface Investigations

All new construction projects shall involve subsurface geotechnical investigation during the early stages of design to confirm suitable foundation systems. Standard geotechnical principles shall be applied to the investigation, analysis and report. Site specific response testing and analysis shall be performed on all projects in excess of $5 million in construction costs in the hope of lowering the seismic demand requirement. Liquefaction analysis will be part of the geotechnical evaluations.

00 00 40 Sustainable Design Initiative

Coastal Carolina University desires to be responsible in its use of all forms of energy and to promote good health in the community. Sustainable principals that promote these objectives shall be incorporated into all building projects at the University.

Projects utilizing sustainable practices shall uses the Leadership in Energy and Environmental Design (LEED) program to the fullest extent possible, if not already required. LEED is a program of the US Green Building Council (USGBC).