

15.0 ARCHITECTURAL DESIGN GUIDELINES ELEMENT

Excellent architectural design begins much earlier than the design process. The initial assessment of academic need is the first opportunity for the University of North Florida (UNF) to ensure a successful project. The University assesses future facility requirements to the best of its ability, then applies a statistical matrix of budget and square footage factors to quantify those needs.

Once selected, the design professional's challenge is to deliver a facility within the budget and quality parameters identified during the needs assessment, with the hope that construction cost inflation will not be significant and that project requirements will not change. Therefore, the creation of an up-front, comprehensive project-specific program document is a critical step in preparing a project to become an "excellent design."

The Florida Board of Governors administers a concise process for the selection of architectural/engineering design services. This process seeks to select firms employing individuals possessing directly related design talent and capabilities. This selection process is the second critical step necessary to achieve design excellence for a particular project.

Once selected, the design professional must satisfy the program requirements as well as give consideration beyond the exterior walls of the project he/she has been commissioned to design. To assist the design process, **UNF should and must establish a set of Architectural Design Guidelines, which include goals, requirements and a number of design checkpoints.** Either directly or indirectly, each of these checkpoints should strive to preserve and enhance the "Village Street" that has been the base concept for past design and has served as the foundation for development of UNF and this Comprehensive Master Plan. Concepts to be included within the proposed Architectural Guidelines should include the following:

- Site placement in response to adjacent structures and open campus green areas.
- Maintenance of desirable sight lines to and from the facility.
- Location of exterior service docks and refuse pick-up points out of view, screened and located, where practical, away from pedestrian areas.
- Placement of utilities (transformers, backflow preventers, manholes, etc.) and mechanical and electrical equipment (a/c compressors, panels, disconnects, meter banks, etc.) in locations where they do not conflict with the student pathways and gathering spaces and/or screening using walls and landscaping such that they are hidden from view.
- Creation of building mass which avoids monumental proportions that impinges on pedestrian circulation areas and serves to support and maintain the "people" scale which is fundamental to the "Village Street" concept. The promotion of the use of various types and scales of materials and the incorporation more transparent glazed areas should be encouraged.
- Creating building entries and entry sequences that invite the user to enter and provide more transparency into the buildings.
- Continuation of the predominance of brick masonry building skin. The brick used should be in a color to match, compliment or enhance existing brick. Other aspects of the brick should also be considered to avoid monotony in building appearances including brick unit size, texture, orientation and method of installation.
- Adoption of passive solar design strategies for the exterior envelope to enhance the energy efficiency characteristics of the building's overall performance.

- Adherence to design requirements stipulated by the recently enacted Americans with Disabilities Act (ADA) as amended by the State of Florida.
- Adherence, where feasible, to all Leadership on Energy Efficient Design (LEED) building placement and construction design.
- Design to deliver low maintenance/vandal-resistant interior finishes and building systems that are commonly available for necessary replacement.
- Base the design of mechanical, electrical and plumbing systems on simple, reliable components.
- Incorporation of SUS, Office of Capital Programs, Cost Containment Guidelines for the State University System of Florida.
- Incorporation of UNF Supplement to the SUS Cost Containment Guidelines.

Highlights of the Architectural Design Guidelines are discussed below.

PEDESTRIAN WAYS

For a campus that is based on the concept that all design decisions are to enhance and promote a “Village Street” concept, the overriding emphasis of campus design should focus on the pedestrian pathways transversed daily by it’s users. Most of the existing campus exhibits many architectural aspects that do not promote a pleasurable human scaled environment. Existing conditions on campus document pedestrian paths that have minimal human scale detailing, structural details that are contrary to a sense of space and / or destination, few views of the campus environment and confined and compressed spaces with little interaction with student interior environments. Newer campus structures exhibit the features and design principles consistent with the “Village Street” . These features include more human scaled guard railings allowing more light into pathways, lower pathway ceiling heights, building walls that allow more transparent views into buildings, and a higher degree of architectural detailing that relates more to the human scale.

BUILDING ENTRIES

One of the most important aspects of campus architecture is the embellishment and hospitable features of the buildings entry and entry sequence. Existing campus building entries show minimal detailing or an inhospitable approach into the structures such as forbidding massive structural elements, the lack of human scale and reflective glazing inhibit the comfortable pedestrian entry into the buildings. More recent campus structures are moving in the right direction in providing more human scaled building entry sequences, architecturally detailed components with multiple materials, and additional features such as water features, landscaping, transparent glazing and space frames to enhance the users experience of the campus

QUALITY OF MATERIALS

The American Society for Testing and Materials (ASTM) is recognized as the industry standard for establishing the performance requirements for various building materials. The Architectural Design Guidelines recognize that adherence to the performance levels set forth in the nationally recognized standards of ASTM and the industry standards for design criteria, material performance and construction available through the various building trades, will do much to control quality levels while eliminating untested/unproven materials, products and systems from consideration on future UNF projects.

ENERGY EFFICIENCY

The focus on energy-efficient design will continue to influence the delivery of new and renovated buildings well into the next century. New technologies involving identification of alternative energy sources lag behind the ever-increasing consumption of fossil fuels and other natural energy sources. New and renovated buildings are major consumers of energy; therefore, implementation of strategic design approaches targeting energy conservation/energy efficiency is mandatory.

LIFE CYCLE COST

The SUS Office of Capital Programs, has updated its Cost Containment Guidelines for the State University System of Florida (April 1994). This document provides a wide range of minimum requirements to be used in addressing design and quality levels to establish a level of building quality which is consistent with the State University System's interest in long term (40-year life) ownership. This document has been supplemented by UNF and adherence to these guidelines is required, by contract, of all firms providing design and/or construction services.

The evaluation of life cycle costs for building materials, systems and equipment, will continue to be an issue in preparing construction drawings and specifications for the foreseeable future. Life Cycle Costing (LCC) is simply selecting the most appropriate/ durable material based upon the owner's ability to initially purchase it, evaluated against the materials' longevity and expected maintenance costs. Most LCC systems address mechanical, electrical and plumbing equipment/systems. Analysis of architectural, civil and structural materials are more a "judgment" call based upon past performance (life) history and/or environmental factors that change from location to location.

"LEEDS" BUILDINGS

All future buildings constructed on campus should be required to be designed with the goal and intent to obtain the highest possible Leadership on Energy Efficient Design (LEED-NC) Green Building Rating from the US Green Building Council. Also, all major building renovations should also strive for the same goal in achieving the highest (LEED-EB) rating possible.

COLOR AND TEXTURE

The guidelines for the color and texture of new and renovated or expanded facilities have been established to provide continuity between the new and existing facilities. In addition to providing aesthetic harmony in the campus appearance, this approach allows more cost-efficient maintenance of all University facilities.

BUILDING OPACITY OR TRANSPARENCY

The ability to transverse campus and have visual releases into buildings enhances students and / or pedestrians interaction and participation in campus activities. Glazing used in the original and older campus structures was either reflective glazing or heavy tinted glazing which reflected or did not allow views into buildings and allowed in little natural light. Therefore, the architecture of the original campus and early additions did not facilitate this concept. Newer buildings such as the Science and Engineering and Performing Arts Buildings and the Library addition currently under construction exhibit great strides in facilitating the transparent building concept by minimizing large expanses of solid walls, the utilization of glazing which allows views into and out of buildings, and possibly more importantly, allowing more natural light to enter into the buildings thus decreasing the need for artificial lighting. This trend and direction should be encouraged in future buildings on campus.

SCALE, PROPORTION AND DETAILING

The UNF campus has maintained its expansion in firm compliance with the initially established "Village Street" concept. This concept is composed of many separate elements, most notably the personal scale,

pedestrian orientation of circulation and frequent placement of open spaces/people congregation spaces on campus. The perceived proportion of both individual and collective buildings is well balanced due to deliberate designer efforts to avoid architectural competition with exterior elevations. The scale of the UNF buildings does not seem to be imposing to passers-by because of the limited "view" offered at any point within the walkway system. Many "views" from the elevated walkway system do present larger vistas but are presented from a higher vantage point looking through the upper tree canopies. Many of the older buildings on campus were designed in the era of the 60's educational design philosophy which does not embrace the concepts of today's thinking leaving us with large expanses of solid non-detailed walls, few openings or windows inviting interaction, and brutalistic massive architectural details to which the individual does not relate. Every effort will be made to maintain, complement and enhance the existing scale of buildings as exemplified by the existing Campus Core area. Recent new additions to the campus, including the Performing Arts Building at the southern end of campus, the Engineering Building at the north end of campus, and the Library addition currently under construction have significantly enhanced the pedestrian oriented "Village Street" and are positive additions to campus.

GRAPHICS AND SIGNAGE

The Architectural Design Guidelines should recognize that UNF will continue to evaluate and revise a comprehensive and consistent interior/exterior signage system. It calls for revisions to this system as required to respond to Article 4.30, Signage, of the Florida Americans with Disabilities Accessibility Implementation Act and Americans with Disabilities Act Accessibility Guidelines. An integrated and cohesive signage program is an extremely important aspect of a comprehensive campus "way-finding" system. Appropriate emphasis should be placed on pursuing a unified signage plan for the entire campus.

SAFETY STATEMENTS

The safety standards identified in the guidelines reflect the most recent safety guidelines established for materials and building systems.

BUILDING SITING, LINKAGES AND JUXTAPOSITIONING

The guiding principles identified for building siting and linkage provide for open areas, access for emergency and maintenance vehicles as well as disabled/handicapped persons and the relationship of new facilities to adjacent facilities and the surrounding natural environment. The proximal relationship of new buildings to existing buildings is paramount in the formation of exterior spaces, which are equally as critical and important as the buildings themselves.

As a planned campus, UNF has been able to accommodate special accessibility needs throughout its growth.

ARCHITECTURAL TREATMENTS ALONG CAMPUS EDGES

The UNF campus is well hidden from the surrounding commercial and residential areas by thick tree canopies, wetlands and forested areas. Currently, the "campus-edge" of this well-established University is defined by the immediate transition from open-cleared space to dense forested and wetland areas. This stark contrast is responsible for the perception of this institution being "cut out of the forest." In fact, a significant portion of the forest/wetland areas are jurisdictional wetlands. The Architectural Design Guidelines require that facilities placed along the campus edge adhere to the same design guidelines as the existing core campus.

15.0 Architectural Design Guidelines Element contributes two (2) other important features to the UNF Comprehensive Master Plan: it provides for review processes to assure both design and construction projects meet the Architectural Design Guidelines and the specific plan's objectives; and it provides the mechanism to assure compliance with ADA objectives of providing accessibility to University facilities for all persons, regardless of physical limitations.

BUILDING HEIGHTS

As the availability of expansion area continues to become more valuable, a redefining of maximum building heights must be addressed. The need for “verticality” among the existing campus core offers focal opportunities along with the conservation of land area. Where appropriate as “signature” buildings, greater building heights shall be considered. Campus “icons”, or vertical focal elements, are strongly encouraged in order to redefine the horizon line of the campus and help make the University more visible and a focal point to the Jacksonville community.

15.0 ARCHITECTURAL DESIGN GUIDELINES ELEMENT

GOAL 1 **The University of North Florida (UNF) shall undertake the planning, design and construction of facilities on its property which represent the highest standards of excellence in architectural design, from selection of materials and siting of the facility in relationship to other facilities and its surrounding environment, to continuity of design with existing facilities and blending with the natural environment and surrounding land uses at the campus edge.**

Objective 1.1 **UNF shall develop and adopt a set of Architectural Design Guidelines which set standards to be followed in the planning, design and construction of new facilities and the renovation, rehabilitation and expansion of existing facilities.**

Policy 1.1.1 UNF hereby adopts as policy the Architectural Design Guidelines, which define the selection of materials to be used in the construction of University facilities. These guidelines set minimum standards for quality; energy efficiency; life cycle cost; color and texture; scale, proportion and massing; graphics and signage; safety statements; and context of University facilities.

Policy 1.1.2 UNF has been established as a planned campus within the State University System (SUS), and precludes the location of architecturally significant historical structures on its property. The UNF Architectural Design Guidelines shall state UNF policy with standards to provide continuity between the design of existing campus structures and the design of new, rehabilitated, renovated and expanded facilities.

Policy 1.1.3 UNF shall require that all projects for the design and construction, renovation or expansion of existing facilities shall include appropriate provisions for the retrofitting of the facility to bring it into compliance with the requirements of ADA as amended by the State of Florida (Florida Americans with Disability Accessibility Impediments Act) until all facilities on UNF property are in compliance with these regulations.

Policy 1.1.4 None of the guidelines established by UNF in its Architectural Design Guidelines shall be in conflict with or supersede other applicable codes.

Policy 1.1.5 The UNF Architectural Design Guidelines provide UNF's policy for building siting and linkages which define the relationship of new facilities with respect to adjacent facilities and the surrounding natural environment, provision of access for emergency and maintenance vehicles and disabled/handicapped persons and creation of open spaces.

Policy 1.1.6 The UNF Architectural Design Guidelines provide UNF's policy for the architectural treatment of facilities located along campus edges establishing that new facilities shall continue the architectural theme existing elsewhere on campus, maintaining a principle boundary between the campus and surrounding properties.

Objective 1.2 **UNF shall continue to establish a series of review procedures to implement the Architectural Design Guidelines and to allow for inclusion of unique and innovative design solutions, which may not follow the established design guidelines. These reviews shall include initial design review and major review of newly constructed, renovated or remodeled facilities.**

Policy 1.2.1 UNF shall establish a Design Review Committee to monitor designer adherence to the adopted Architectural Design Guidelines. The Design Review Committee shall be comprised of, at a minimum, the Director of Facilities Planning, the Vice President of Administration and Finance, the Director of the Physical Plant, a representative of the SUS Office of Capital Programs and one (1) member of the Jacksonville community or UNF Foundation or other non-University-related board member or other citizen. Review shall be made at the Advanced Schematic and Design Development submittal phases. These reviews shall produce comments for the designer to incorporate in the next production phase.

Policy 1.2.2 The Design Review Committee shall possess the authority to waive adherence to a select provision of the guidelines if that provision poses a substantial hardship to a project based upon the project's approved program. Such waivers shall not be granted due to inconvenience or to accommodate designer preference.

In order for a waiver to be considered by the Design Review Committee, the designer shall be required to make a "stand-up" presentation of his/her suggested deviations from the UNF Architectural Design Guidelines to the Design Review Committee at the time that Advanced Schematic and Design Development documents are initially submitted. After the designer's presentation, deviations having merit given the specific project requirements, may be given consideration for approval.

Policy 1.2.3 Revision of the Architectural Design Guidelines is recognized as a natural evolution of delivering quality facilities to the University. Adoption of such revision shall be granted only after a thorough evaluation by the Design Review Committee that addresses, at a minimum, the following items:

- First costs of suggested change and necessary retrofit costs to existing buildings/systems.
- Schedule for adoption of suggested change by state legislative action in the form of a forthcoming statute or incorporation as a part of the Florida Administrative Code.
- Schedule for adoption of suggested changes by the Building Code prescribed for use at UNF.
- Responsiveness of suggested change to the requirements of the Florida Americans with Disabilities Accessibility Implementation Act and Americans with Disabilities Act Accessibility Guidelines (ADA).

Proposed revisions to the adopted Architectural Design Guidelines shall be transmitted to the SUS Office of Capital Programs in the form of a proposed plan amendment and shall become effective upon approval by the Board of Regents.

Policy 1.2.4 UNF shall continue its existing procedure for post-construction/post-occupancy review of all newly constructed, renovated, rehabilitated or expanded facilities to be performed 24 months following the issuance of each facility's occupancy. The review shall consist of a field visit and a brief summary report and shall have the purpose of identifying items/ issues which need reconsideration in future projects. The Post-Construction/Post-Occupancy Review Committee shall consist of the Director of Physical Facilities, the Director of Facilities Planning, the Project Manager, a senior administrative representative of the end user (building occupant), the Campus Maintenance Engineer, the UNF Campus

Service Architect/Engineer, representatives from the Design Professional of Record and the General Contractor.

The field visit shall include an initial meeting at which the Director of Physical Facilities reviews the project's maintenance records to date and alerts other participants to any "trouble issues" which may have been noted in the records during the previous 24 months.

Upon completion of a comprehensive site visit, deficient items resulting from adherence to the Architectural Design Guidelines that are not construction related shall be presented to the Design Review Committee for their use in considering appropriate guideline revisions.

Objective 1.3 **UNF shall coordinate with other institutions in the design of satellite University facilities occupying sites on campuses that are not part of the SUS.**

Policy 1.3.1 Recognizing that UNF cannot require adherence to Architectural Design Guidelines in the construction of off-campus satellite facilities, UNF shall use these guidelines as part of the overall evaluation criteria to be used in the selection of potential sites for off-campus facilities.

Objective 1.4 **UNF shall upgrade deficient facilities to meet the ADA requirements as permitted by funding allocations.**

Policy 1.4.1 As part of the design and construction of renovation, rehabilitation or expansion of any existing facilities on University property, UNF shall fund the upgrading/retrofitting of all facilities to meet ADA requirements.

Policy 1.4.2 UNF shall follow the priority listing below to determine the allocation of funding for upgrading/retrofitting existing facilities to meet ADA requirements.

1. Provide ADA-compliant ramps at all building main entry locations to permit "direct" access to disabled persons.
2. Construct "areas of refuge" on (all) upper floors of existing buildings where such areas do not exist as required by the most current SBC and Life Safety Code [National Fire Protection Association Publication].
3. Renovate the quantity and location of noncompliant toilet facilities.
4. Provide audio-enhancement features for the hearing impaired in all classroom/lecture spaces.
5. Renovate noncompliant elevators.
6. Provide accessible public telephones in accordance with ADA and the State of Florida Public Service Commission requirements.
7. Provide "tactile" warning floor surfaces and knurled door knobs to warn unsighted and legally blind students/faculty of imminent danger and unauthorized room access.