

I INTRODUCTION

A. OBJECTIVE

A responsibility of the University of Alaska Fairbanks (UAF) Facilities Services is to be good stewards of the public construction funds and ensure they are invested in a cost effective manner in support of the mission of UAF.. Construction projects are to provide facilities in full support of academic, research, and community service missions of the University, in a timely manner, and with a long range vision of high quality, maintainability, low operating cost, and sustainability. It is imperative that all construction projects maintain all three tenants of construction: on time, on budget, and on par with these well-established design standards.

The intent of the UAF Facilities Services Design Standards is to identify those requirements, features, and functions that are unique or particularly important to UAF; and to communicate these issues to the design teams preparing design documents and specifications for new or modernized UAF facilities. These standards do not repeat building codes and industry standards that dictate the balance of design and construction. It is intended that the design team employ best industry practices and creativity to deliver a product that meets the needs of the University at the best possible life cycle cost. The standards are intended to allow for flexibility in differing conditions, and to encourage creativity on the part of the designers in meeting the intent of the standards.

B. ORGANIZATION AND CONTENT

The Design Standards are organized by construction disciplines, according to the industry-standard CSI (Construction Specifications Institute) Divisions 2 through 33.

DIVISION 2 EXISTING CONDITIONS
DIVISION 3 CONCRETE
DIVISION 4 MASONRY
DIVISION 5 METALS
DIVISION 6 WOOD, PLASTICS AND COMPOSITES
DIVISION 7 THERMAL AND MOISTURE PROTECTION
DIVISION 8 OPENINGS
DIVISION 9 FINISHES
DIVISION 10 SPECIALTIES
DIVISION 11 EQUIPMENT
DIVISION 12 FURNISHINGS
DIVISION 13 SPECIAL CONSTRUCTION
DIVISION 14 CONVEYING EQUIPMENT
DIVISION 21 FIRE SUPPRESSION
DIVISION 22 PLUMBING
DIVISION 23 HEATING, VENTILATION, AND AIR-CONDITIONING (HVAC)
DIVISION 25 INTEGRATED AUTOMATION
DIVISION 26 ELECTRICAL
DIVISION 27 COMMUNICATIONS

DIVISION 28 ELECTRONIC SAFETY AND SECURITY
DIVISION 31 EARTH WORK
DIVISION 32 EXTERIOR IMPROVEMENTS
DIVISION 33 UTILITIES

OTHER DESIGN STANDARDS AND GUIDELINES

This chapter includes other guidelines and standards that define planning issues, and or specific technical issues requiring more detailed specification or illustration.

APPENDIX A	Classroom Design Elements
APPENDIX B	Utility Cost
APPENDIX C	Roof Access
APPENDIX D	Division 1
APPENDIX E	Approved “Brand Name Only” List

C. USE OF THIS MANUAL

This document is intended to provide general direction and guidance and is not intended to replace architectural and engineering expertise or knowledge; and is not intended to replace fully developed specifications to be prepared by UAF design consultants. Use of these Design Standards does not absolve the design consultants from any professional responsibility.

The Design Standards use concise declarative statements, inferring that all items are mandatory unless prohibited by project specific constraints. Exceptions must be discussed and approved by the UAF FS/DDC Project Manager. At the same time, UAF encourages the design team to constantly challenge standards and requirements in the spirit of continuing value engineering and improved methods. For such changes and exceptions, follow change proposal and approval procedures.

Where a standard requires the consultant to gain approval from “UAF Facilities Services” for alternate methods or products, a written approval must come from the UAF FS/DDC Project Manager. It is the project manager’s responsibility to collaborate internally with other Facilities Services divisions and personnel and forward the approval or disapproval back to the consultant.

Many of UAF’s standards follow local agency and code requirements. The term “AHJ” refers to the “authority having jurisdiction” and is used throughout these standards.

D. UPDATES

UAF will periodically review this manual and issue appropriate revisions. The Table of Contents lists standards sections, tables, references, and related publications. The on-line Table of Contents will always indicate the revision status and date for all sections. The revision number and the date of revision are included on each page or sheet for control. Readers of these standards are invited to recommend modifications and enhancements to UAF Facilities Services appropriate staff. A form may be provided for proposing improvements and corrections.