

# STATE UNIVERSITY CONSTRUCTION FUND

## PROGRAM DIRECTIVES

DIRECTIVE 1C-3

Issue date: August 2012

### MATERIAL AND COLOR SELECTIONS

#### 1. General

This Directive is applicable to all projects where materials and finishes in public areas are involved, from stand-alone new buildings to small projects involving repairs. Exterior public areas include building and site materials visible from pedestrian and vehicular circulation paths and windows from programmatic spaces in existing campus buildings. Interior public areas include all interior programmatic, circulation and common area spaces. Consult the Fund Design Project Coordinator for direction on how to tailor the broad nature of this guide to the specific needs of the project.

#### 2. Concept Phase

The Consultant investigates and documents the existing materials and color palette of the physical features in the context area of the project. The context area may include the adjacent existing buildings and site improvements, the immediate campus vicinity and the interior character of buildings to remain. Physical features of the context area include climate, light, and especially existing landscape and structure materials, textures and colors. The goal of this investigation is to understand and document the "Campus Design Vocabulary". Most campuses do not have exclusive design vocabulary, nor do they have written documentation of such vocabularies, however, careful analysis of the campus fabric may reveal trends. As part of the Program Verification Report, provide a list of the significant contextual physical features investigated and a descriptive analysis demonstrating the Consultant's understanding of the Campus Design Vocabulary. Preparatory work includes:

- a. The Consultant, Campus representative and the Project Coordinator visit the campus to establish a visual appreciation of the character of existing material and finishes forming the Campus Design Vocabulary and its general relationship to the Project.
- b. The Consultant documents the Campus Design Vocabulary in the applicable public areas with photographs, reproducing the selected few that represent the overall impression of the Campus Design Vocabulary in color as part of the Phase Reports. Where masonry may be a design element, the Consultant catalogs the various bricks already used on the campus with notes on the source, availability, size, type of joint, weathering characteristics, color range, and type of surface produced.

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- c. The Consultant and the Project Coordinator review the extent of public areas involved and the Campus Design Vocabulary with the campus. The Consultant documents the impressions the key campus personnel involved in the project have regarding the Campus Design Vocabulary
- d. At a Concept presentation, the Consultant articulates the concepts of material and color as a definite part of the building function and form. The question for the Consultant to answer at this phase is how the potential project materials and colors relate to the context of the Campus Design Vocabulary in the public areas involved. The Concept Report provides the description of the significant contextual physical features and demonstrates the Consultant's understanding of the Campus Design Vocabulary.

### 3. Schematic Design Phase

Prior to the end of the Schematic Design Phase and as a prerequisite to the Design Manual Phase requirements, it is important the Consultant examine the basic material and color options for major areas of the project. Ideally, this review should be arranged with the Project Coordinator as an informal meeting in the Consultant's office. Prior to the meeting, it is the Consultant's responsibility to gather appropriate sized samples of possible materials for exterior as well as interior treatments. Brick, stone, wood, glass, tiles, vinyl, metals, carpet, etc., should all be reviewed under various light conditions to determine overall compatibility for the major areas. Areas receiving special treatment such as murals, media screens, displays, etc., should be identified as well.

- a. In the Schematic Design Report, the Consultant includes an update of the descriptive analysis of the Campus Design Vocabulary and a description of the material and color treatment covering major physical elements proposed on the site, exterior and interior of building, as applicable. The Consultant also illustrates and describes how the physical elements of the proposed design will relate to the Campus Design Vocabulary.
- b. The Campus review comments of the Schematic Design Report should confirm the Consultant has the correct impression of the Campus Design Vocabulary and they agree with the overall design intent presented by the Consultant for the Project. Significant discrepancies should be reviewed in detail at the Schematic Design review meeting. The Consultant should be careful to extract and discuss any misgivings and doubts the Campus may have towards the overall design intent at this meeting, including maintenance of materials and finishes.

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- c. The Consultant should be prepared to identify specific locations where the proposed materials and colors have been successfully used in publicly bid projects for further review by the Fund and the Campus. The Consultant should name a contact person at that location who can speak towards the constructability, durability and maintainability of the proposed materials. Materials and finishes proposed must comply with the applicable Code requirements (flame and smoke spread, etc.).
- d. Materials considered should be assessed for availability, constructability, durability and maintainability. The Consultant should be prepared to identify sources and fabricators capable of providing the material proposed. Proprietary materials should be avoided. Although the final materials and colors approved in the Design Manual phase may become the sample to match in the Construction Document Phase, the intent is not to list materials that cannot be matched by other sources.
- e. The Team shall discuss the need for field constructed mock-ups to better define and confirm the material and color approach, especially if consensus on the approach is difficult to achieve. Mock-ups can either be provided prior to bidding as an extra compensation or through the construction contract.

#### 4. Design Manual Phase

The Consultant shall submit to the Project Coordinator, for record and review, material and color samples for all exterior surfaces and interior spaces. The submission shall consist of two sets of sample boards coupled with elevations, floor plans and a finish schedule complying with the following requirements:

- a. Elevations and Floor Plans - (1/4" scale): colored drawings keyed with the name and extent of each material and color surface clearly identified.
- b. Sample Boards: For easy handling and storage, all sample boards should be approximately 20" x 30". Each board should contain adequate labeling designating the project, date, and Consultant's name. All boards are to be white or neutral. On each board should be the actual sample (firmly mounted), manufacturer, and name of each material and color. Samples too heavy to attach to the board should be properly labeled and sent separately.

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- c. Finish Schedule: The minimum amount of information contained in the finish Schedule should be as follows:

- |                        |                     |
|------------------------|---------------------|
| 1) SUCF Project Number | 5) Wall Material    |
| 2) Space Name          | 6) Ceiling Material |
| 3) Floor Material      | 7) Ceiling Height   |
| 4) Base Material       | 8) Remarks          |

- d. Where mock-ups will be provided prior to bidding, the Consultant completes the documentation required and solicits proposals to construct them. Mock-ups prior to bidding are highly recommended for natural materials subject to significant variations in texture, color or other aesthetic qualities. Mock-ups installed prior to bidding shall be accessible to the bidders during the bid period. Unless included in the lump sum fee or the Schedule B of the Consultant's Agreement, the services and fees related to designing and constructing mockup(s) as described in this Directive may be provided through extra compensation when approved by the Fund.

### 5. Pre-Bid Phase

- a. The Consultant submits working drawings with a complete finish schedule consistent with color decisions approved in the Design Manual Phase.
- b. Mock-ups provided prior to bidding should have been constructed, reviewed with the Fund and Campus, and approved.
- c. The project documentation shall include:
- 1) The materials and colors approved in the Design Manual Phase listed as the samples to be matched. List other acceptable sources.
  - 2) Mock-ups for quality control, requirements shall include drawings with appropriate details. The mock up shall include details where different materials meet and points of water infiltration risk.
- d. In public and occupied areas without scheduled finish ceilings, appearance of exposed mechanical, electrical, plumbing and fire protection work is a significant concern. Reflected ceiling drawings shall show the exact size, location and offset of all exposed ducts, pipes and conduit.

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6. Construction Phase:

One set of the Design Manual color boards will be relocated to the project trailer. Samples and mock-ups provided by the Contractor should be compared to the approved color boards.

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