



2007 Design and Construction Guidelines

Introduction

The Design and Construction Guidelines is organized to follow the sequence of the design process. The first chapter, [General Principles](#), provides several planning guides or master plans that describe the University's design goals. The second chapter, [Project Development Process](#), provides requirements for developing a typical project and is organized by the standard phases of a project's development: Schematic Design, Design Development, Construction Documents, Bidding and Award, Construction, and Project Close-out. The third chapter, [University Planning Standards](#), delineates the University of North Carolina at Chapel Hill expectations regarding the design of specific elements and systems typically included in University projects. The fourth chapter, [Supplemental Guidelines](#), contains the specific or specialized components of building/site typology such as; laboratory, erosion control, moving procedures, historically underutilized business requirements, hazardous material abatement, and other relevant specialties. The fifth chapter, [Technical Design and Performance Standards](#) is probably most useful to the Designer during the development of Construction Documents and Specifications. It is organized in the CSI format. The sixth chapter, [Standard Forms and Details](#), provides templates of standard checklists, forms, project schedules, and project budgets that the Designer is expected to use.

Guideline Compliance

The Designer shall use and comply with, as a minimum, the latest issue of the following Design and Construction Guidelines. In addition, the Designer shall use other safety guidelines received from the Facilities Planning Project Manager or as required by the University. The A/E shall utilize the latest versions of the Guidelines available at the time the project proceeds with schematic design.

The UNC Design Guidelines is a tool to the designer to assist and guide them through the development of a project. The Guidelines is a baseline and allows for new methods to be introduced by the design team that can be alternative or improved concepts, methods or products. However, all methods must be called to the attention of, and reviewed with, the University's Project Manager before implementation. The Design Guidelines do not relieve the Consultant's responsibility for providing complete, accurate, and quality Contract Documents.

Alternates to the Guidelines

During the course of programming and design development, it may become necessary for the Designer to suggest alternatives from the minimum standards established in the UNC Design Guidelines. These alternatives may be necessary to accommodate existing building constraints or site conditions, required technology or program of requirements. Alternates to the Guidelines shall be submitted by the Designer following these procedures.

1. All alternatives within a single discipline shall be submitted as a single package at the same time (e.g. all mechanical in one package; all electrical in one package, all solid waste in one package, etc.). This assures that all variations to the guidelines can be reviewed at one time to preclude conflicts in guidance.
2. Alternatives will be considered for review by Facilities Planning & Construction Department following submittal of a package, which includes all necessary components to assess the feasibility of the alternative. If the submittal is incomplete, or requires resubmitted, additional time may be required for the review.
3. Following submittal of a complete package by the Designer to the UNC Facilities Planning Project Manager, the review will take a minimum of 10 working days. Additional time may be necessary depending on the complexity of the alternative. This timeframe must be considered by the Designer when developing the overall project development schedule.
4. All alternatives must be submitted to the Facilities Planning Project Manager preferably before the completion of the design development stage for a project.



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