

DESIGN AND
CONSTRUCTION GUIDE
for BUILDINGS and LANDSCAPES



UNIVERSITY OF ARKANSAS

2006 edition

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INTRODUCTION

a letter from the Associate Vice Chancellor for Facilities

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1.2 - contact list

1.3 - a brief history of planning at the University

April 30, 2006

Dear Capital Project Partner,

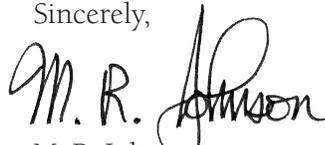
The primary objective of the University of Arkansas capital projects program is to provide buildings and landscapes that meet the academic requirements of the University and maximize the long-term value of the state and private funds invested in our campus.

The University of Arkansas *Design and Construction Guide for Buildings and Landscapes* expresses the desires of the University community in this regard, and is based on the historical experiences of designing, constructing, using, and maintaining facilities at the Fayetteville campus. The guide presents the design/construction professional with two kinds of information: general expectations which are flexible and broad in scope, and specific requirements and specifications which must be strictly followed. By clearly laying out these guidelines and policies, the goal of Facilities Management is to make working with the University as consistent, predictable, and unambiguous a process as possible.

This guide is periodically updated to assure the best value to the University in maintainability, durability, and quality in our buildings and landscapes. Feedback from our capital project partners concerning their experiences with new materials and techniques is important to the ongoing success of the University's academic program. You are encouraged to provide comments to Facilities Management to improve future editions of the guide.

With this fully revised edition comes revisions in layout, content, and format. We hope you find the guide easier to use and more helpful in your work with the University. Facilities Management looks forward to participating with you in the dynamic growth of our campus here at the University of Arkansas—a nationally competitive, student-centered research university serving Arkansas and the world.

Sincerely,



M. R. Johnson
Associate Vice Chancellor for Facilities

1.1 ABOUT FACILITIES MANAGEMENT

University of Arkansas Facilities Management (<http://uafphpl.uark.edu>) is responsible for over 284 campus structures totaling 6,557,340 gross square feet of floor space. The campus landholdings are nearly 5,254 acres with an estimated building portfolio in excess of \$698 million. Facilities Management provides stewardship of the University's physical assets in support of the institution's primary mission of teaching, research and outreach excellence.

Of the five departments within Facilities Management, four are actively involved in development of university facility design, construction, and preservation. The majority of interaction with contracted design professionals occurs with these four departments: Facilities Management Planning Group, Facilities Management Construction Services, Facilities Management Utility Operations & Maintenance, and Facilities Management Facility Operation & Maintenance.

Facilities Management Planning Group

FM Planning Group (<http://planning.uark.edu>) develops long-range plans for the University of Arkansas campus and coordinates a broad range of university planning and budgeting functions. This group acts as the Chancellor's agent for coordinating and monitoring implementation of capital projects. The Planning Group creates development standards for campus projects; communicates planning activities to campus community and external agencies; and guides capital projects through campus approval processes.

Facilities Management Construction Services

FM Construction Services oversees construction of capital projects, including reconciling program and budget, managing design contracts, coordinating construction efforts, and overseeing final project closeout.

Facilities Management Utility Operations & Maintenance

FM Utility Operations & Maintenance administers power distribution through the University's primary electrical service; manages building controls that monitor HVAC systems; operates the utility plants and distribution systems that deliver steam and chilled water to campus buildings; and handles utility billing through the campus automatic metering and cost allocation program.

Facilities Management Facility Operation & Maintenance

FM Facility Operations and Maintenance provides ongoing building and grounds maintenance and custodial services for educational and general-use facilities.

1.2 CONTACT LIST

University of Arkansas Facilities Management
 521 S Razorback Road, Fayetteville, AR 72701

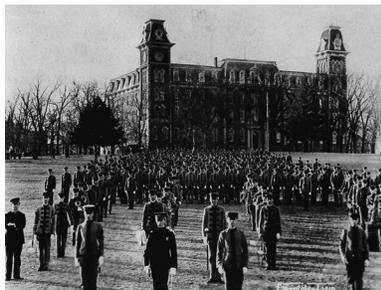
	telephone	fax
<i>FM Administration</i>		
Associate Vice Chancellor	(479) 575-6601	(479) 575-7268
<i>FM Planning Group</i>		
Associate Director	(479) 575-7267	(479) 575-6942
Campus Planning	(479) 575-6983	(479) 575-6942
Space Management	(479) 575-8677	(479) 575-6942
<i>FM Construction Services</i>		
Associate Director	(479) 575-6192	(479) 575-7268
Construction Coordinators	(479) 575-6272	(479) 575-7268
<i>FM Utility Operations & Maintenance</i>		
Associate Director	(479) 575-6181	(479) 575-8637
<i>FM Facilities Operations & Maintenance</i>		
Associate Director	(479) 575-6185	(479) 575-7284

1.3 A BRIEF HISTORY OF PLANNING AT THE UNIVERSITY

The beginning

University Hall, later called Old Main, was the first permanent structure on the UA campus. The five-story Hall, completed in 1875, was situated at the top of a hill, formerly the McIlroy farm, in order to be clearly visible from the Fayetteville town square and surrounding areas. As the only classroom building for many years, University Hall was the singular symbol of the school, and because of its height and placement, remains to this day an important and dominating presence in Fayetteville.

The series of buildings constructed after Old Main were scattered around the hillside in an informal way. Dormitories, classroom buildings, and athletic facilities were built as money became available, loosely filling the rectangle formed by Dickson and Maple Streets in one direction and Arkansas and Garland Avenues in the other. Because there was no guiding plan, the buildings were conceived as individual elements in a pastoral landscape, with footpaths rambling between them. Only a few buildings remain today from this early period (pre-1925), among them Carnall and Peabody Halls.



Old Main in 1909
from Image and Reflection by E. Simpson

The 1925 Plan

In the early 1920's, the University commissioned the architectural firm *Jamieson & Spearl* to design a long-range plan for the campus. The Plan called for the demolition of all existing buildings and the construction of an urbane campus of interconnected gothic buildings, similar to the new work taking place at Yale and Princeton, among others. The proposal, illustrated in paintings of both plan and perspective, showed a tightly structured grouping of academic quadrangles. The arrangement of buildings was principally orthogonal, although adjustments were made along the edge of the campus plateau, where the hillside falls steeply away. The Plan guided construction for many years, with a total of ten buildings in the gothic style built more or less according to the initial vision. The Greek Theater and the stadium were also placed as directed by the Plan, each taking advantage of a natural declivity adjacent to the plateau. Most importantly, the 1925 Plan,

though not fully realized, set up a basic geometric structure for the campus that would persist in later years—even when the masterplan itself was abandoned.



the 1925 Plan

Post-war construction

In the late 1950's, the University outgrew its traditional bounds and began to expand to the north and to the south. In these new areas, the school built a number of high and low-rise buildings. Although there was no longer a functioning master plan to guide the placement of buildings, this new wave of construction consistently followed the modernist planning practice of placing object-like buildings in an idealized park setting. Essentially, these dormitories and classroom buildings, such as Kimpel Hall, were scattered across the campus in an informal, yet orthogonal manner—a “field condition”—with no meaningful conception of the space between them and little acknowledgement of the topography. The result, over the years, was a landscape that was underused, neglected, and eventually taken over in many places by service functions such as parking. By the 1990's, building on campus had lost even the Modernist attempt at aesthetic consistency. Buildings were planned in an ad-hoc manner, filling up vacant spaces without regard to the overall campus structure, obscuring vistas, and creating unusable leftover spaces.



Maple Hill in the 1960's
from Image and Reflection by E. Simpson

The 1998 Plan

In the late 1990's, the University hired *Sasaki Associates* of Boston/San Francisco to reintroduce planning to the campus. The 1998 Plan was not a physical master

plan in the manner of the 1925 Plan, but rather a catalogue and analysis of existing physical conditions, and a resulting series of policy recommendations. Its role was described as the following:

*To provide guidelines to direct the physical and environmental growth of the campus, ensuring cohesive land use and provisions for open space, new building locations, support facility locations and compatibility with the City of Fayetteville The guidelines include recommendations for a vocabulary of building and site material, scale and relationships that strive **to ameliorate current visual discord and make the future campus more coherent and beautiful.***



the 1998 Plan book

Planning today

The 1998 Plan highlighted the lack of planning at the University, and provided the impetus for much subsequent work. The FM Planning Group was established to provide continuous oversight of projects, plan for future growth, implement planning policies, and coordinate the work of consultants hired to study issues such as student housing, building maintenance, transportation, signage, etc. Working with the Associate Vice Chancellor for Facilities and campus committees, the Planning Group brings the academic and strategic mission of the University to bear on plans for new projects, ensuring that new buildings and landscapes fit within—and help to clarify—an already-established pattern, and reinforce the traditions and sense of place that make the UA campus unique.