

# 01 00 00 General Requirements

Revision 01/04/2019

## **Purpose:**

The Architect and/or Engineer shall incorporate the Rice specific requirements stated in this section into their design. The Architect and/or Engineer shall further produce project specifications in line with industry standards that are updated to reflect these Rice specific requirements.

## **1. Campus Master Plan**

- a. Project start-up can involve programming and conceptual design studies as well as coordination and resolution with the campus master plans. As appropriate to the size and scale of the project, the Architect shall work with the Rice Project Manager to familiarize themselves with those master plan documents to which their project must respond. Master plan documents that may be maintained by the University include, but are not limited to:
  - i. Comprehensive Campus Master Plan
  - ii. Campus Landscape Master Plan
  - iii. Campus Parking Master Plan
  - iv. Campus Signage Master Plan
  - v. Infrastructure Master Plan
  - vi. Rice Integrated Climate and Energy Master Plan

## **2. Iconography**

- a. The University has a longstanding tradition of including custom project-specific architectural ornamentation (iconography) permanently incorporated within the building construction. Projects may also include specific design requirements to accommodate artwork. The Architect shall review and define all project requirements for iconography and art accommodation with the Rice Project Manager.

## **3. Buy American**

- a. Buy American for non-commodity items.
  - i. The Architect shall not design for nor specify materials, products, or assemblies that are not American made/assembled/quarried, etc.

## **4. Requests for Deviations:**

- a. The University standards have been carefully prepared to represent those issues that are specific to Rice University. The standards will be set very high for evaluating any requests for deviations.
  - i. If the Architect/Engineer feels there is a sound design requirement to request a deviation from the Rice standards, the Architect/Engineers shall submit a formal request in writing to the Rice Project Manager for approval. The Project Manager shall determine what level of University approval will be required. (typically Steering Committee)

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- ii. Each formal request shall include;
  - 1. A reference to the standard
  - 2. A detailed description of the deviation request
  - 3. A detailed description of why the standard cannot be reasonably adhered to (design preference does not meet the requirements)
  - 4. A full cost comparison between standard and alternative(s), including all design and construction costs, life cycle cost analysis, repair/replacement cost comparing standard to alternative(s), impact on design and construction schedules, differences in warranties, and availability of replacements.

### **5. Collaborative Input**

- a. In order to achieve a project that best responds to the University's overall needs and interests, the Rice Project Manager will regularly solicit input from various University departments, and occasionally, independent consultants. They will include department representatives in project meetings and organize formal document reviews. Architect and design consultants shall cooperate and coordinate with the Rice Project Manager to respond to and integrate this input into the project. The Rice Project Manager will have final authority to resolve any conflicting issues or requirements. Examples of collaborative input include but not limited to:
  - i. Accessibility Reviews
  - ii. Landscaping Reviews
  - iii. MEP Equipment Review
  - iv. Services and Maintenance Review

### **6. Room Numbers**

- a. The University prefers that the room numbers during construction and after occupancy stay the same. The Architect will review numbering scheme options with the Rice Project Manager, develop draft numbering based on the selected option, and coordinate final scheme in response to review comments by the University.

### **7. Storm Water Detention**

- a. The University, in response to the City's storm water detention requirements, has built a master storm water detention system to meet the current obligations including additional capacity to cover the future obligations as the campus grows. The Architect and his/her civil consultant will work with the Rice Project Manager to assess the detention requirements generated by their project and the impact it has on the detention system's current excess capacity.

### **8. Third Party Services**

- a. Consultant Related Services: The University reserves the right to establish separate contracts for various portions of the work associated with the overall project. The Architect shall review with the Rice Project Manager the scopes of work for all contract requirements needed for delivery of the project, and coordinate appropriate interface activities within their scope of services to support and coordinate with those contractors

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in the delivery of their services. Such services include, but are not limited to: Architectural Signage, Landscape Services, Move Coordinators and Furniture.

- b. Contractor Related Work: The University reserves the right to establish separate contracts for various portions of the project that serves the best interests of the University for which the General Contractor will be responsible for the coordination and accommodation on site. These contracts include, but are not limited to: Air Balance Testing, Signage Fabrication, and Installation, Furniture and Furnishings, Information Systems Cabling and Equipment, Audio Visual Systems, Telephone, Geotechnical Services and various construction testing services. The Architect shall review and establish with the Rice Project Manager the list of contracts that the General Contractor will be required to accommodate and coordinate and shall incorporate appropriate requirements within the contract documents.

### **9. Remodeling**

- a. The Architect shall work with the Rice Project Manager and the University Disability Support Services when any changes affect accessibility, either permanent or temporarily, during construction. This meeting is to be held by 50% Design Development.
- b. The Architect shall work with the Rice Project Manager and the Rice Environmental Health and Safety department to secure a hazardous materials survey for the subject area of the project. This meeting is to be held by 50% Design Development.
- c. Architect/Engineer, Rice Project Manager and possibly the contractor, shall develop a project phasing and impact plan, which shall include at a minimum:
  - i. Project Schedule
  - ii. Areas effected,
  - iii. Construction access routes
  - iv. Site security
  - v. Campus disruptions

### **10. BIM Modeling/Clash Detection**

- a. In the Design RFP, Architect shall establish whether BIM coordination has been included. Rice Project Manager to make final decision.

### **11. Audit Requirements**

- a. All projects will be audited by a third party auditor selected by the Rice Project Manager. Architect and Contractor to comply with all audit requirements.

### **12. Record Drawings**

- a. The University maintains "record" and "as-built" documentation on the majority of its buildings. The design consultants along with the Rice Project Manager shall review the available resources as they relate to their project, and request copies of any required documents. See section 01 72 0 Project Record Documents for more information.