General

The master plan will not require a single architectural style be adhered to on the University, however established design and construction standards must be followed for individual building components. This approach will ensure that future University development has a uniform language that will define the character of the built environment. All project designs will be reviewed by University Architectural and Engineering Services staff to ensure compatibility with its building program after receiving input from the user group to ensure conformance with the program requirements. University architecture must provide a sense of longevity through its siting, material selection and building form.

The urban design approach is to “in-fill” the academic core, which increases the visibility of all buildings. This requires that all buildings reflect the image of the University. Ephemeral building types are costly, inefficient and inconsistent with the proposed development plan of the University.

In general, all buildings must be designed in compliance with UWF Building Standards, Board of Education Standards and the new State of Florida Building Code.

Proposed Architectural Design

New buildings should be designed using standards established by the Architectural and Engineering Services. This will provide the much needed visual consistency between buildings without dictating this building form. All new buildings constructed on University Property will be clearly identifiable as a UWF Facility through its materiality and selected design elements. It is not the intention of this Master Plan to limit Architectural Style or Creativity, but rather to establish a common language between all University
15 – ARCHITECTURAL DESIGN GUIDE

Facilities that will meet the maintenance, program, and aesthetic demands of the various University operating bodies.

In addition to establishing a consistent design aesthetic the UWF Design Guide seeks to guide the design and specification process such that new buildings are:

1. Durable.
2. Require low maintenance.
3. Include compatible systems.
4. Energy efficient.
5. Sensitive to the site and overall feeling of the Campus.
6. Cost effective.

The growth and development of UWF is moving toward that of a traditional University campus, however some of the successful design elements established in early University development can be maintained. Most significantly, the impact of University Facilities on the Natural environment should be minimized. The Selection of Building materials, placement of Buildings on a selected site, energy conservation, life cycle cost goals, demand placed on automotive transportation and pollution/waste created during construction are some of the aspects of project development that must be considered during a buildings design to minimize the project’s impact on the environment.

Some of the existing buildings that reflect Architectural Design Aesthetics the University is striving for are Buildings; 32 (Library – New Addition), 89 (Archaeology), Martin Hall, Pace Hall, 22 (Commons) and to a limited degree 41 (Psychology). Each of these buildings has successful design elements that contribute to the goals of this Master Plan. Design Elements that should be incorporated into future buildings include:

1. **Recessed or covered entries.** These elements provide a functional use by controlling heat gain and protection from the elements at the building entrance. Aesthetically, they provide the opportunity for architectural development at the entrance, reduce the building scale at the entrance and give additional visual interest to the building facade.

![Building 89 - Archaeology](image-url)
2. **Masonry building materials:** Masonry is a low maintenance material that works well in the Florida climate. The nature of the material establishes a feeling of longevity and allows for limitless detailing in the building elevations.

![Building 22 - The Commons](image)

3. **Incorporations of Immediate Site into the Design:** The Design of new buildings should integrate significant site features. Existing trees should be maintained, site grading minimized and new landscape incorporated.

![Building 32 - Pace Library](image)
3. Integration of exterior spaces with their surroundings: The impact to adjacent buildings should be such that the transitions from exterior circulation paths to interior building spaces is smooth and gradual. The building form and detailing should be designed in conjunction with landscaping and site development to create a "sense of place". The design should include space that invites people to congregate.

4. Screened Mechanical Yards: Mechanical yards and dumpsters should be screened with similar materials and design as the building it serves.

University Development Process

As part of this Master Plan, a University Development Process Chart has been created to outline the development process from identifying a University need to the construction of facilities. The attached chart allows for a project to be tracked during all stages of Future Project Development. (See Table 15.1.)
Goals, Objectives, and Policies:

Goal 1: To provide a built environment of the highest quality that gives the perception of permanence and uniformity across the University.

Objective 1.1: Design and construct buildings that follow the established Design and Construction Standards and materials (as established by University Architecture and Engineering Services).

Policy 1.1.1: Use life cycle cost analysis during the design phase of projects to determine building components to be used.

Policy 1.1.2: Design buildings to be spatially flexible, to evolve with the changing needs of the University.

Policy 1.1.3: Ensure that adequate space for communications, data, electrical, and mechanical systems is provided. Allow for expansion/upgrade of these systems in the building design. Future development that is consistent with the stated goals will significantly outlast these systems components.

Policy 1.1.4: The materiality of the University buildings should clearly relay to first time visitors the building's longevity.

Policy 1.1.5: Give the consultants providing design/construction related services on the University a copy of University standards with the RFP. Ensure that consultants performing work on the University adhere to the University standards.

Objective 1.2: Use updated cost data at the conception of a project to ensure the program and budget are in line with the desired goals of University construction.

Policy 1.2.1: Use historical University data and current construction industry data to develop accurate budgets for projects. Estimates should allow for cost escalations.

Policy 1.2.2: Ensure that the proposed program can be met with the proposed project budget. Reconsider program/space requirements to reduce the construction budget in lieu of compromising the quality of construction.

Goal 2: To construct buildings on the University that minimize maintenance requirements.

Objective 2.1: Reduce the maintenance budget required for new construction projects.

Policy 2.1.1: Review life cycle cost information when developing the building program and selecting building materials.
Policy 2.1.2: Include low maintenance materials in the University standards.

Objective 2.2: Determine the estimated maintenance costs during project development to ensure the required building maintenance can be performed.

Policy 2.2.1: Develop regular maintenance schedules for all facilities on the University to ensure efficient maintenance procedures and manpower scheduling.

Policy 2.2.2: Increase the University maintenance staff proportionally to new construction projects. Sufficient personnel must be available to perform the required maintenance at a high level of care.

Policy 2.2.3: Use University standard building materials and systems to allow standardization of building maintenance. Using standard products will reduce the need for outside maintenance contractors and will allow standard components to be stored on the Campus.

Goal 3: Site and design new buildings to reinforce the goals of the University and other elements in this Master Plan.

Objective 3.1: To ensure the University Development is coordinated with the needs of the various departments operating on the University.

Policy 3.1.1: Design buildings that are sensitive to the natural elements of the site. Maintain existing trees wherever possible.

Policy 3.1.2: Locate and Design new buildings, to define open spaces and pathways consistent with the Proposed Urban Design and for a more secure environment.

Policy 3.1.3: To ensure all buildings conform to appropriate codes and standards.

Policy 3.1.4: To ensure the continuing improvements on a prioritized basis to University facilities to meet accessibility requirements for disabled persons.
Table 15.1

**PROGRAM**

- Identification of space need - by Department / College and User Group
  - Preliminary Program and budget developed by Architectural and Engineering Services in concert with the user committee analysis program Director
  - Facility Planning Committee recommendation to add to CIP
  - Approval by Univ Planning Council
  - Approval by Executive Council (Pres. & Vice Pres.)
  - Approval by Board of Trustees
  - Approval by Florida Board of Education
  - Approval by Legislature
  - Funding approval status achieved
  - Review of Consultant's program analysis phase by Facilities Management, A/E Services, Environmental Health and Safety with Users
  - Approval of program analysis phase by VP Academic Affairs, Administrative Affairs, Student Affairs, Director of ITS, University President

**SITE SELECTION**

- Coordinate location with site based on site selection map, ADA access
  - Coordination by A Engineering Services
  - Input from User
  - Input from Space
  - Input from WUF Arch. and State Division of History
  - Input from Campus Police
  - Input from Campus Committee
  - Recommendation from Management and A/E Services VP of Administration
    - Approval of site and update VP Academic Affairs, Adv. Student Affairs, Director President
  - A/E Services to advertise Architectural/Engineering Services

*If new facility - select site*
*If renovation - select Architect*
Develop design and consider design relative to master plan; verify compliance with Architectural/Engineering design standards; and verify ADA compliance.

- Coordination by Architectural/Engineering Services
- Input from User Committee
- Input from Campus Beautification Committee
- Input from Campus Police on safety issues
- Input from Facilities Management
- Input from Telecommunications and Information Technology Departments
- Input from Environmental Health and Safety Department

Recommendation from A/E Services to Assoc. VP of Admin. Affairs to Construct Facility

A/E Services coordinates construction of facility

Occupy Constructed Facility