

APPENDIX 1
DESIGN GUIDELINES FOR CONSTRUCTION SITES
AND TEMPORARY FACILITIES

The Main Campus of the University of Colorado at Boulder has a deserved national reputation for cohesive appearance in architecture and marvelous setting against a backdrop of the Rocky Mountains. It continues to be a valuable resource in attracting incoming students, faculty, and staff. There are few public streets bisecting the campus which results in a quiet enclave of buildings and accompanying landscaping. A substantial portion of the student body reside on campus which further categorizes the campus as a quiet area for academic pursuits.

Construction activity has a jarring impact to the tranquil campus environment. As such, it is perceived by the campus community as an unwelcome intrusion, especially by students. Student populations have a large turnover at least once a year, and take the short range negative view of disruption of their activities during their relatively short stay on campus. Construction is viewed as not only dirty, smelly, and noisy, but associated with loss of open space, views, congestion, and change to the status quo.

The purpose of these guidelines is to mitigate these concerns and to provide a more positive experience for those who must study, work, and live alongside campus construction sites.

When new construction is planned on the Boulder Campus, the adjacent area required to manage construction activities (Construction Staging Site) shall be specified and otherwise designated to the extent possible in the Project Program Plan. These sites for construction staging shall be selected by consensus agreement by the Campus Architect, Facilities Planning, and Construction Services. Criteria shall include size, access, and impact on the campus community. These impacts should include: pedestrian and vehicle circulation routes, proximity of adjacent activities -- especially classrooms, emergency vehicle access, trees and other major landscape material, and cost constraints as well as development opportunities in restoring the construction staging area back to its original condition. The Project Architect shall include the resultant guidelines to this policy in the General Conditions of the Contract to be enforced by the General Contractor. Upon selection, the General Contractor shall join the University representatives and the Project Architect in a continuing consensus agreement to these guidelines. The University representatives and its Project Architect shall be represented by the Project Manager in the Department of Facilities Management.

GUIDELINES

PART 1 GENERAL REQUIREMENTS

- A. Refrain from the use of any scheduled recreation fields for construction staging areas unless a like facility in a nearby location is provided prior to the start of construction.

- B. Provide replacement parking spaces in a nearby location prior to the start of construction when a construction site displaces existing parking spaces, or provide payment of \$1,500 per displaced space to Parking Services for the Parking Replacement Fund.

- C. Return all construction staging sites to their original condition upon the completion of the construction project.

- D. Coordinate with other ongoing construction staging areas in the vicinity to ensure compatibility with these guidelines.

- E. Visually screen construction sites from passerby routes by means of chain link fencing, opaque painted plywood enclosures, or others as approved by the Project Manger. Stockpiled materials may not impact the exterior appearance of the fencing. Provide a secure lockable enclosure to restrict access by unauthorized persons.
- F. Separate construction vehicular routes from existing campus pedestrian and vehicular circulation routes to the maximum extent feasible.
- G. Provide an acceptable location and maintain an acceptable appearance of construction site trailers and other related buildings to the satisfaction of the Project Manager.
- H. Limit construction activity of any kind to between the hours of 7:00 a.m. and 10:00 p.m. or otherwise as directed by the Project Manager. Such limits may be unique to a particular site and conditions due to its location and surrounding activities; for example, Folsom Stadium football games. Special events may occur during construction times, such as commencement exercises that may require special consideration. Such direction will be provided by the Project Manager.
- I. Notify the Project Manager at least 72 hours in advance of significant activity that may impact surrounding facilities or circulation systems. Examples include outages, street closures, sidewalk closures, etc. Consider impacts on other ongoing construction activities in other campus locations, and coordinate with all such Project Managers.

PART 2 SIDEWALKS, BIKE PATHS, STREETS, AND DRIVES

- A. Separate pedestrian walks from construction activity by solid opaque screening, and maintain it in a true vertical condition at all times. Where necessary, provide a protective cover over the top of the walk. Light all enclosed walkways 24 hours a day.
- B. Maintain all walking, bicycling, and driving surfaces in a reasonable dirt/mud-free usable condition. When necessary, provide a temporary surface that meets this condition. Use sweeping, powerwashing, plywood surfacing, temporary paving, or other means to achieve this condition.
- C. Provide adequate flagpersons and temporary signage when conditions require temporary closures or detours.
- D. Alert traffic of all kinds to hazardous crossings at the construction site by means of adequate warning signs at each side of an approach.

PART 3 CONSTRUCTION PARKING

- A. Limit parking or workers' vehicles to the construction site or to designated parking lots approved by the University. Parking vehicles of any kind is not permitted on surrounding walks or streets and drives. Parking is not permitted on unpaved surfaces outside the construction site.
- B. Arrange for the shuttling of workers from remote parking lots off-campus when necessary.

- C. Parking construction-related vehicles and equipment within the screened confines of the construction site only.

PART 4 SITE LANDSCAPING, DRAINAGE, AND UTILITIES

- A. Prepare a survey of the site to list and indicate all plant material and other improvements which are to be preserved. Determine a replacement value for each.
- B. Protect trees by means of a circular fence located at the dripline of the tree. Protect other plant material or features of the site by means of a physical barrier.
- C. Follow the guidelines for plant protection and maintenance during construction as specified in the Campus Open Space Development Plan.
- D. Minimize impact on water quality of ponds and drainage ways on or adjacent to the site.
- E. Control erosion from stockpiled dirt by using filter fabric coverings of mulches.
- F. Notify affected campus users at least 48 hours in advance of any disruption to utility networks of all kinds. Keep such disruptions to an absolute minimum.

PART 5 CONSTRUCTION ACCESS

- A. Locate access point to construction site so that minimal impact is caused to the surrounding walks, bikepaths, and streets.
- B. Arrange delivery of materials to the construction site in such a manner that the queuing or loading/unloading of trucks will not occur on adjacent streets. If this is unavoidable, then coordinate with parking services.
- C. Identify the excavation haul route from the site to off-campus. In no case shall dumping of material temporarily or permanently occur on campus without explicit approval from the University.
- D. Specify a location within the construction site or alternatively off-campus for the washing of concrete trucks.
- E. Keep the site fencing and surround areas clear of windblown trash and debris.

PART 6 CONSTRUCTION SIGNAGE

- A. Provide a Project Sign for all construction sites. Renovation or remodeling entirely within a building is excepted.
- B. Follow specifications as published in the CU-Boulder Building and Construction Standards, Section 01580. As specified, information is to include: an artist's conception of the proposed project, project name, principal occupant or use, University of Colorado at Boulder as owner, project manager, project architect and consultants, general contractor,

and a project start and end date.

- C. Provide directional signage to the site in a uniform manner and placement. These and other identification and warning signs shall be provided by the project and placement approved by the University.

The intent of these guidelines is to provide direction at the time of Program Planning early on in the capital project planning phase, as well as a reference any time when the subject of Capital Construction Staging Yards is under discussion. The guidelines are purposely presented broadly as performance oriented objectives, rather than detailed specifications to meet specific requirements.