

INTRODUCTION

These ***Design & Construction Standards*** are intended to create a common basis for the design, construction, maintenance, renovation and general care of facilities at Sam Houston State University. The standards are the result of years of experience in designing, building, and operating facilities on the campuses, with a historical knowledge of what has served the University well. As such, they form the preference and knowledge base for all facilities on the campuses. It should be clearly understood by all persons using these standards that they are not specification documents, nor are they procedures for construction. Design and document preparation continue to be the design professional's responsibility. Means, methods, techniques, and procedures remain the Contractor's responsibility.

These standards are to be used by all persons involved with facilities on Sam Houston State University campus. Such persons can include, but are not limited to, administrators, user-groups, faculty, staff, architects, engineers, interior designers, contractors, subcontractors, trades-people, suppliers, vendors, University construction and maintenance shop personnel, etc.

These standards represent the preferred construction products, materials, details and systems to use in the development of programs, plans, specifications and construction documents for SHSU projects. Components shall be selected through pre-qualification guidelines including, but not necessarily limited to, performance characteristics, code/regulatory compliance, maintenance control, and inventory standardization. These standards represent the intent of the University to address the following primary criteria while providing optimal life cycle cost benefit to the University:

- 1) Safety
- 2) Reliability
- 3) Maintainability
- 4) Efficiency
- 5) Sustainability

The intent of these standards is *not to limit creative solutions*. The University will consider requests for substitutions or variances in order to provide the best benefit to the University and will typically require a life cycle cost analysis to be completed as part of the substitution or variance process as provided in the following articles. When these standards refer to a single manufacturer, it is not intended to exclude all other alternatives for all projects, *unless specifically stated*.

MODIFICATION PROCEDURES

Sam Houston State University ***Design & Construction Standards*** are intended to be a continually evolving document. As new systems, components and techniques become available and they are deemed appropriate for use as a standard at Sam Houston State University, they will be incorporated into these Standards. As standard details and systems are tested in the field and modification is deemed appropriate, those changes, refinements and modifications will be incorporated into these Standards.

Any modifications to these standards must be clearly identified (by highlighted or colored text) and submitted for approval by Facilities Planning and Construction.

STATUS OF THE DESIGN & CONSTRUCTION STANDARDS

The *Design & Construction Standards* are the property of Sam Houston State University at all times and are intended solely for projects on SHSU campuses. They are not to be copied for use by others nor used on projects outside of SHSU campuses.

These Standards shall be provided to those individuals and firms who are providing design and construction services to the University.

No portion of this manual may be reproduced in any specification intended to be a part of construction documents without the prior written permission of Sam Houston State University Facilities Planning and Construction.