

SYSTEM EXPECTATIONS

As the largest single-accredited community college in the Country, Ivy Tech Community College has a duty to the State of Indiana to build facilities which are characterized by their Flexibility, Sustainability, and Durability. It is the goal for every building in the Ivy Tech system to be a “good neighbor” enhancing the local community where that campus is located. When envisioning the project, the standard for new buildings should be a “75-year building” with materials and construction supporting this vision.

Throughout the document, the term “The Owner” refers to Ivy Tech Community College and is used interchangeably.

It is the intent of these standards to encourage the professional to “Design to Defined Outcomes” and to establish an expectation for the Design Professional to meet or exceed.

Ivy Tech Community College encourages the Design Professional to utilize the best, most advanced Industry practices in design and construction to achieve these results.

- Flexibility: Ivy Tech sets the standard as “a design for the future”. Each building is designed to enhance the local campus by creating a space which can grow with the College, adapting to future needs and technologies.
- Sustainability: As directed by the Owner, use the ‘Sustainability Matrix’ elsewhere on this website as a design starting point for sustainability. Ivy Tech may choose to designate a project for LEED certification at the Programming Phase and will inform the Design Team at that point. Choose building assemblies which are appropriate for the sustainability and energy efficiency guidelines.
- Durability: Materials and assemblies which are designed for long term reliability, maintainability, and adaptability.

SYSTEM STANDARDS

Documenting Deviations

1. Identified deviations of Standards must be submitted at each Design Phase Deliverable SD, DD, CD
 - A. “Marked up” Standards sheets must be provided for:
 1. Architectural Interior
 2. Architectural Exterior
 3. Mechanical
 4. Electrical
 5. Plumbing
 6. Telecomm
 7. Security systems

8. Space standards

General

1. The Architect shall assist the College in investigating various building materials and finishes. Coordinate these recommendations with the College's requirements regarding chemical exposure, flexibility, durability, and cleanability. The Architect shall reference Building Space Standards for finish materials in each type of space.
2. The buildings constructed for Ivy Tech are intended to be 75-year buildings.
 - A. This applies to exterior and interior systems. Names of building and the College may change over time. When incorporating the college or building name into the facility, consider the future cost of removing or replacing prior to designing the project. For example, special consideration shall be given to casting names in limestone, terrazzo, or other permanent materials and should be minimized.
3. Design Expectations: Exterior Walls shall be brick, limestone, or stone with either a metal stud or CMU backup. Finished architectural or tinted precast concrete panels and architectural metal panel systems may also be used if approved by Owner. Non-tinted concrete panels will not be approved. Elevations, including reveals, visual details, and design must be reviewed by the Owner and approved in design. Exterior wall materials should be chosen with ongoing maintenance in mind, especially at the base of the wall. Either avoid materials which can be easily damaged by vehicle contact and maintenance equipment or create a buffer of landscaping/mow strips to protect from damage. Where exterior walls meet sidewalks or concrete plaza areas, use materials which will not be damaged by snow removal equipment and chemicals.
4. Exterior Insulation Finishing Systems (EIFS) is not allowed on Ivy Tech Facilities unless approved in writing by the College.
5. At major entries to New Construction, consider a minimum of 10 feet walking distance into the building for dedicated walk-off carpet material.
6. Cavity Wall Assemblies: Exterior walls shall be constructed with continuous cavity wall insulation whether CMU or Cold Formed Framing backup. Generally, provide cavity wall assemblies modified as required to suit specific design conditions. Within wall assemblies approved by the College, provide an air/vapor barrier as defined by energy code requirements. If batt insulation is placed in the stud cavity, a vapor barrier shall be provided on the warm side of the insulation system. Provide appropriate water drainage behind the exterior wall face in "rain screen" assemblies. Water drainage systems in masonry wall assemblies should prevent mortar build-up and drainage blockage within the cavity.