



DIVISION 32 EXTERIOR IMPROVEMENTS

GENERAL

American University views the campus site as an integral piece of the University mission and takes advantage of the unique urban setting to provide students, faculty, staff and the local community direct involvement in sustainability initiatives. The Arboretum underscores the dedication to environmental and social responsibility while providing for needed infrastructure. The Project Manager and Designer will:

- Develop site designs that complement the existing campus landscape
- Minimize impact on existing trees and amenities through protection or relocation
- Consult with American University Landscape Architects
- Contain erosion control, including runoff reduction and sediment control
- Include site specific Facilities Management Master Plan requirements
- Consult with Planning and Project Management on ADA requirements

DESIGN CONSIDERATION

The Designer shall make every attempt to utilize products that conform, match or are similar to existing American University (AU) site designs.

Designer shall include sustainable elements.

Selection criteria for exterior site products includes maintenance and upkeep requirements. For example, avoid using fences and gates that require cyclic painting.

Consult the AU Arboretum and Landscape Architects for tree and plant selection.

Designer is to avoid invasive plant materials in species selection.

Confirm pavement markings with University Safety and Security Services for campus consistency.

Contractor will provide a maintenance plan as a submittal prior to installation of plants. Coordination with the Facilities Management Grounds department is required for plant maintenance or replacements during the warranty period.



EXECUTION

The contractor will protect the existing site and restore any damage to the satisfaction of the University. This includes, but is not limited to sidewalks and pavers, existing vegetation and irrigation, roadways, utility poles, drains and covers, and street or informational signs.

Relocate or transplant existing trees, shrubs and other plants per the direction of the project Facilities Management Grounds and the American University Landscape Architects. Design specification and scope of work is to include specific direction on required protection, moving instructions and replanting directions.

Hand watering may be required if the irrigation system is not operable or is not incorporated into the design. Contractor to develop watering schedule respond within 24-hours of notice for extra watering during the warranty period.

Product selections by the Designer not listed herein will be included in the Basis of Design document for Facilities Management Grounds and Landscape Architect to review and comment.

PLANTING IRRIGATION – 32 84 00

Design irrigation system to integrate with existing Rain Bird system. Include one (1) year service including labor and materials for new or renovated irrigation systems.

Irrigation systems are integrated with the existing Rain Bird Irrigation control system and where appropriate the Building Automation System. A CAT6 network data drop is a requirement.

A backflow preventer is required on the irrigation system. Certify backflow preventer not less than one week before Substantial Completion or temporary occupancy whichever comes first. Transmit certificate to Facilities Management via formal project submittal.

New systems require a DC water meter for sewer credit.



TURFS AND GRASSES – 32 92 00

Facilities Management Grounds has an established mowing and maintenance schedule for turf and grass that accommodates the University event schedule. Contractor to incorporate these requirements into service and maintenance plan.

Turf soil preparation shall be verified by Landscape Designer and Grounds staff prior to seeding or installation of sod.

PLANTS - 32 93 00

Landscape designer and Grounds staff shall jointly review and approve bed and container preparation prior to placement of plants.

Plants considered invasive or in obviously poor condition (damaged, diseased, disfigured, et.) will be rejected and replaced at the Contractors expense

Division 32 Exterior Improvements Products

Concrete – Walkways

1. Davis Colors Sandstone #5237, scored as designed

Curbs – High Visibility Areas and Plazas

1. Mount Airy Granite DC street curb

Irrigation System

1. Rain Bird

Pavers – Entrances, Plazas and High Visibility Areas

1. Hanover Presto® Brick Classic Series Matrix # B91763 Tudor Finish, her- ringbone pattern with soldier course border
2. Bluestone Select Blue 2'X3'

Pavers – Walkways Fire Lane

1. EP Henry Coventry Stone 1, Harvest and Dakota mix blend

Subject to compliance with project requirements, acceptable manufacture(s) include, but are not limited to, the following:

1. N/A if product meets Owners Program Requirements (OPR) and design criterion.

END OF DIVISION 32