



SECTION 09 0100 - Division 09 Designer Guidelines

All materials, colors, finishes, product specifications, accessory items, applications and details are to be reviewed and approved by the University Project Manager prior to the final development of the Construction Documents.

All materials shall be appropriate for the function and use frequency of the rooms for which they are intended.

In renovations, all material patches shall blend as closely as possible. Complementary colors and patterns are to match the existing materials so they do not appear patched.

In renovations and additions, the building's paint palette should be utilized as closely as possible. New paint colors should be introduced only if absolutely necessary.

Avoid extravagant, costly, custom or high-maintenance finishes.

The Design Professional shall specify only finishes that require limited maintenance and can be easily maintained and replaced by the University.

Western Michigan University's Visual Identity Program shall be followed to consistently communicate the University brand: <https://wmich.edu/visualidentity>. The Design Professional shall consider this when developing interior and exterior color palettes for on-campus projects.

In general, the number of different finishes used throughout a building should be thoughtfully considered, keeping long-term maintenance and repair in mind.

Detailed specifications of at least one selected product and two additional products which are acceptable equals in material construction and color shall be specified for bidding.

Products shall be specified that can be obtained and installed by Contractors of an established firm, experienced in the installation of the specified product.

Western Michigan University is a member of several purchasing consortiums. Each consortium is made up of a different member base of independent organizations that join together for the purpose of combining individual requirements for the purchase of goods and services. Participating in these consortiums allows the University to leverage the purchasing power of a group of organizations and obtain preferential contract pricing and terms. The Design Professional shall utilize said companies as they specify products for University projects. Western Michigan University has access to the following consortium contracts:

- Educational & Institutional Cooperative (E&I): <https://www.eandi.org>
- U.S. Communities Government Purchasing Alliance: <http://www.uscommunities.org>
- The Cooperative Purchasing Network: <https://www.omniapartners.com/publicsector/national-ipa-an-omnia-partner>
- State of Michigan MiDeal: https://www.michigan.gov/dtmb/0,5552,7-358-82550_85753_64866---,00.html

Ceramic floor and full-height wall tile or other suitable solid surface material approved by the University Project Manager is required for all restrooms, shower rooms, food preparation, food serving and other common areas where food and water is present.



WMU Design Guidelines

Corner protection should be incorporated into heavily used areas (such as food service preparation spaces), and on all 90-degree corners in corridors finished with gypsum board. The Design Professional shall discuss this with WMU during the design stages of the project.

All ceilings shall be designed to be easily accessible for maintenance and other access needs such as technology installations.

Mechanical, electrical, telecommunications and custodial rooms shall be designed without finish ceilings.

Acoustical ceiling tiles specified for food preparation areas and other spaces with potential for water or steam penetration shall be of humidity-resistant composition. Toilet room ceilings should be finished with gypsum board.

As a rule, sprinkler heads, lights and other ceiling-mounted devices shall be centered within ceiling tiles. Design Professional to include language around install in the drawings and/or project specifications.

Materials specified for ceilings shall contribute to the acoustic requirements of the space.

Flooring selections shall be based on heavy duty commercial grade flooring rated for intended use by the manufacturer. Custom materials and colorations are prohibited as they increase later costs for repair and renovations.

Flooring material shall be compatible with the furniture selected for the space and the function of the room.

Avoid use of flooring that is not UV stable in spaces that receive concentrated UV rays.

WMU prefers carpet tile over broadloom for carpeted areas. The Architect must discuss the use of broadloom with the University's Project Manager prior to its specification.

Wall surfaces behind permanently fixed equipment shall be finish painted.

Custodial closets with mop sinks require paint finishes that will not deteriorate from water splashes and sink overruns. Wall protection is preferred over paint and should be specified as project budget permits.

Telecommunications, electrical, mechanical and building storage room floors shall be sealed concrete.

Specify paint finishes with appropriate properties for the spaces indicated. Durable paint finishes are required for corridors, hallways, loading docks, custodial rooms and door and window frames.

Specialty paint products (multi-speck, textured, metallic) that are difficult to repair/patch shall be discussed with the University's Project Manager prior to their specification.

WMU may require a complete set of interior and exterior finishes to be supplied at the end of the design phases of a project for final review by all stakeholders. These finish samples will be kept by the University as record samples. The Design Professional shall discuss this with the University during the design stages of the project to determine the scope of this requirement.

END OF SECTION 09 0100