

“The Uglies”

(photographic examples of what not to design at SMCCCD)

The Uglies - Version 2.2008.03.17

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Okay, so “The Uglies” is not exactly the best way to characterize what’s going on in these photos.

- But there are other things going on that we want to call to your attention, and ask that you do not replicate these conditions in our facilities! These examples illustrate conditions that are:
 - Difficult to maintain
 - Difficult to operate
 - Not durable enough for our institutional or environmental conditions
 - And yes, some really are just ugly
- The goal of this design standard is not to berate or embarrass the architects/engineers who designed these conditions. The goal is to provide clarity about the design solutions we are seeking – by showing what has not worked before. These examples are intended to illustrate the types of conditions we do not want to replicate.
- Most of these conditions exist on our campuses, although some examples are from other facilities. We consider these examples of our own, or other owners’, failures to provide clear and comprehensive programmatic requirements to our design teams.

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Design Issue: vending machines were an afterthought

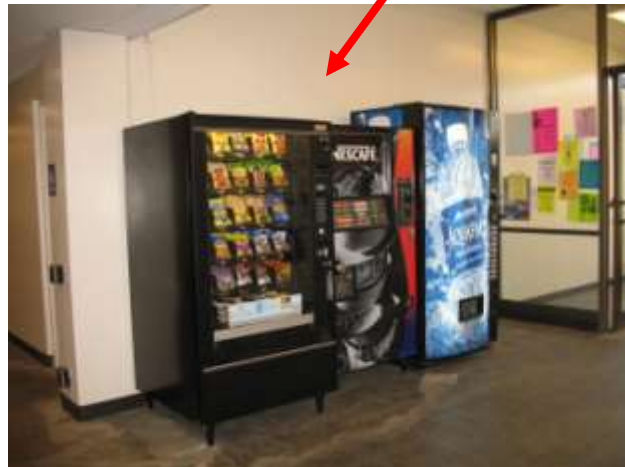
Future Design Solution:
design spaces for these necessary elements



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Design Issue: vending machines were an afterthought

Future Design Solution:
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Design Issue: recycling bins were an afterthought

Future Design Solution:
design spaces
for these
necessary
elements



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Design Issue: recycling bins were an afterthought

Future Design Solution:
design spaces
for these
necessary
elements



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Design Issue: newspaper stands were an afterthought

Future Design Solution:
design spaces
for these
necessary
elements



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Design Issue: air conditioning condensers required
outside the facility

Future Design Solution:
design spaces
for these
necessary
elements, or
hide with a
landscaping
screen



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Design Issue: electrical equipment visible near an instructional building's main entry door

Future Design Solution:
design spaces for these necessary elements



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Design Issue: trash dumpsters were an afterthought

Future Design Solution:
design spaces for these necessary elements



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Design Issue: no hidden alcove was designed outside of the facility for this gas valve/meter assembly

Future Design Solution:
design spaces for these necessary elements



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Design Issue: a trash dumpster was an afterthought

Future Design Solution:
design spaces for these necessary elements



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Design Issue: satellite dishes placed directly in a magnificent view corridor

Future Design Solution: design spaces for these necessary elements, or hide with landscape screening



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Design Issue: an enclosure to hide the chiller was installed, but was placed where highly visible to campus pedestrian traffic

Future Design Solution: thoughtful placement of necessary "back of house" elements



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Design Issue: handrails are a blight on the environment

Future Design Solution:

design exterior pedestrian paths whose slopes do not trigger the need for handrails



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Future Design Solution:

design exterior pedestrian paths whose slopes do not trigger the need for handrails



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Design Issue: Ugly concrete ramp/retaining wall

Future Design Solution:

Avoid designing highly visible concrete walls that will be subject to graffiti, or specify landscape screening such as a trailing vine



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Design Issue: Water feature design

Future Design Solution:

Ensure the water feature looks good even when there is no water!



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Design Issue: Water feature design
(water splash diminishes usability of seat wall)

Future Design Solution:
Design water flow to avoid water splash



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Design Issue: drinking fountain placement required protective guardrails

Future Design Solution:
design drinking fountains into recessed alcoves



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Design Issue: It just doesn't work
(In this case, drinking fountains spill over onto carpet below)

Future Design Solution:
Ensure proper functioning before closing out construction contract



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Design Issue: ugly exterior piping

Future Design Solution:
Thoughtful placement of these necessary elements, or landscape screening. Also, paint non-fire related exterior above-ground piping Essex Green.



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Design Issue: ugly exterior piping along main pedestrian walkway

Future Design Solution:

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Design Issue: ugly exterior piping

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Design Issue: ugly exterior piping near main entry door of facility

Future Design Solution:

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Design Issue: ugly exterior piping along main pedestrian walkway

Future Design Solution:

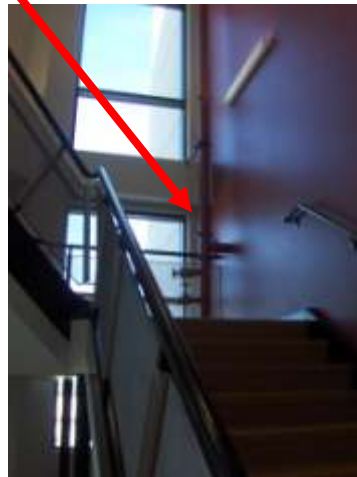
Thoughtful placement of these necessary elements, or landscape screening. Also, paint non-fire related exterior above-ground piping Essex Green.



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Design Issue: sprinkler valves exposed in public stairway, accessible to student tampering

Future Design Solution: non-exposed sprinkler risers, secure closet locations for valves



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Future Design Solution: non-exposed sprinkler risers, secure closet locations for valves



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Design Issue: dated quarry tile in the servery of an otherwise modern building

Future Design Solution: select a more modern floor finish, appropriate for a building of the 21st Century



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Design Issue: Ugly Rooftop elements visible from the ground

Future Design Solution: Hide components behind screening, or place carefully so that they are not visible from the ground



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Design Issue: Ugly Rooftop elements visible from the ground

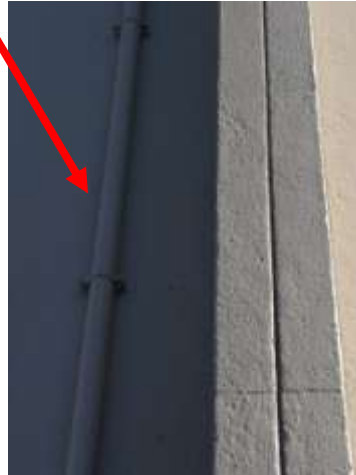
Future Design Solution: Hide components behind screening, or place carefully so that they are not visible from the ground



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Design Issue: exposed (but not artful or elegant) roof drain rain leaders

Future Design Solution:
design hidden rain drain pipes. If a retrofit project and exposed piping is unavoidable, design as an artistic element



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Design Issue: non-durable material

Future Design Solution:
stainless steel, aluminum or galvanized and unpainted exterior handrails



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Design Issue: non-durable material

Future Design Solution: do not specify painted flooring surfaces, or else specify durable materials such as resilient floor surfacing



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Design Issue: non-durable material

Future Design Solution: solid materials (synthetic composite, or natural stone)



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Design Issue: non-durable material

(At Skyline College, a steel enclosure for the fire alarm annunciator panel. Enclosure rusts in the marine coastal environment, and requires constant repainting.)

Future Design Solution:

locate
annunciator
panel inside
building lobby



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Design Issue: light-colored window treatments

Future Design Solution:

darker window
treatments are
more
aesthetically
pleasing from
interior and
exterior
perspectives



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Design Issue: light-colored window treatments

Future Design Solution:
darker window treatments are more aesthetically pleasing from interior and exterior perspectives



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Design Issue: chairs without memory return

Future Design Solution:
specify memory return feature for chairs in student desks



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Design Issue: Lack of door signage and bulletin space

Future Design Solution:
specify door
card holders
and message
centers for
faculty office
doors



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Design Issue: unsightly utilities below sink

Future Design Solution:
base cabinetry
to hide under-
sink utilities



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Design Issue: plastic laminate counter edges

(This photo represents a new installation. In due time, the p.lam edges will be chipped.)

Future Design Solution:
specify fused
PVC edges on
counters, door
and drawer
edges



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Design Issue: spandrel glass diminishes daylight entering building

(Dark spandrel glass was required due to requirements of Health Center exam rooms just inside.)

Future Design Solution:

Place rooms with privacy requirements within building core, not on perimeter.



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Design Issue: light fixture placement makes lamp replacement difficult, even dangerous

Future Design Solution:

Consider maintenance access when designing light fixture placement.



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Design Issue: the project boundary “dotted line”
(placement resulted in three adjacent yet dissimilar handrails)

Future Design Solution:
Strive for aesthetic consistency in adjacent areas.



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Design Issue: anti-skate clips are unsightly and dangerous

Future Design Solution:
Specify concrete dados instead of clips to discourage skating along edges of concrete seat walls.



The Uglier - Version 2.2008.03.17

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Future Design Solution:
Specify concrete dados instead of clips to discourage skating along edges of concrete seat walls.



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Design Issue: exterior window cleaning from the ground with a tucker pole is impossible, resulting in increased maintenance costs and danger

Future Design Solution: Design full exterior access to windows from 45 degree angle for ground-based pole-type window cleaning.



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Design Issue: special architectural element is difficult to see

Future Design Solution: Stain base-relief inscriptions, and provide nighttime lighting.



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Design Issue: can't find the front door

Future Design Solution:
Design entry doors that are obvious.



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Design Issue: can't find the front door
(You can't even see if in this photo, it's hidden behind the stair wall.)

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Design Issue: Bright truncated domes detract from beauty of campus site

Future Design Solution:
Specify a more natural color, such as slate or charcoal.



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Design Issue: Stage detracts from campus landscape (and requires labor to set up and remove for each event)

Future Design Solution:
Design campus landscape to include areas that can serve as “stages”.



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Design Issue: galvanized fence fabric in a view corridor

Future Design Solution: In view corridors, specify black fence fabric, which is less visible



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Design Issue: It just doesn't work
(In this case, chair rail is too high for the chairs in the room)

Future Design Solution:
Coordinate Group 2 FF&E during early architectural design phases



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Design Issue: No wall protection in classrooms with non-fixed furniture

Future Design Solution:
Specify wainscot and chair rail, per SMCCCD's wall protection design standard



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Design Issue: High bay light fixture lenses are filled with dead bugs and dirt

Future Design Solution:
Specify high bay light fixtures that will not collect detritus



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Design Issue: Horizontal surface is a dirt-catcher

Future Design Solution: Do not design dirt-catcher surfaces



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Design Issue: Building efficiency is too low, energy use is too high

Future Design Solution:
Design minimum 60% efficiency, preferably 65%. Design glazing systems for energy efficiency, not ego.



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Avoiding “The Uglies” in the Future

- The goal of this design standard is not to berate or embarrass the architects/engineers who designed these conditions. The goal is to provide clarity about the design solutions we are seeking – by showing what has not worked before.
- These examples are intended to illustrate the types of conditions we do not want to replicate.
- If you have any questions or would like feedback on how to avoid similar conditions or clarity about exactly what we want to avoid in the future, please contact:
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 - 650-358-6726
 - dasilva@smccd.edu