

17. FACILITIES MAINTENANCE ELEMENT

Introduction

The Facilities Maintenance element addresses the goals and objectives that lead to the desired level of performance for the exteriors, interiors, and systems of buildings on the campus as well as the acceptable use and capacity for each facility. The policies in furtherance of the above objectives consist of establishing standards for review of existing systems, setting priorities for maintenance and improvement projects, continuing the scheduled maintenance program and program for elimination of deficiencies in conformance to current codes and standards, and establishing a review process for use and capacity of buildings.

(See Figure 17-a.)

Goal

To provide for properly functioning buildings that are readily maintainable.

Summary of Objectives and Policies

Objective 17.1. To have building exteriors which have a minimum useful life of forty years without the need for major repair or replacement efforts in that period.

Policy 17.1.1. USFSP shall utilize and improve upon criteria that has been established in the USF Design and Building Standards (based on the Construction Specifications Institute, 1988 Edition) and the latest version of the SUS Cost Containment Guidelines (1994) for new construction and renovations. This document consists of specifications for materials and fixtures which have proven to be cost effective from both an initial capital and maintenance cost standpoint.

Policy 17.1.2. USFSP shall utilize early planning coordination, review, inspection and forecasting systems to provide the necessary level of maintenance. This coupled with the receipt of adequate resources for the maintenance and operation of buildings will insure that buildings function properly.

- Policy 17.1.3. USFSP shall review existing buildings by means of the formal and automated Facilities Audit Program, currently being implemented. This program establishes standards for the review of existing systems components and the resultant prioritizing of maintenance and improvement projects.
 - Policy 17.1.4. In the creation or renovation of any occupied or visible facility the University shall promote the use of low maintenance, durable materials which contribute to energy efficiency.
 - Policy 17.1.5. USFSP shall ensure that exterior and interior colors and materials shall be compatible with other colors and materials on the campus and shall be conducive to the functions and users of the facility.
- Objective 17.2. Interior spaces shall have a useful life of twenty years without need of major renovation or repair in that period.
- Policy 17.2.1. USFSP shall select materials and equipment which meet optimum life-cycle cost criteria and meet the standards as established by the Facilities Maintenance organization.
 - Policy 17.2.2. USFSP will interface the facilities audit program with the scheduled maintenance program to insure that buildings are effectively maintained and will reach their useful life.
 - Policy 17.2.3. USFSP will continue to require the use of materials with integral color to reduce the need for maintenance of painted surfaces, except in special cases.
- Objective 17.3. Building systems shall also have a useful life of twenty years.
- Policy 17.3.1. The Facilities Audit program developed by USF Physical Plant should continue to be utilized and become the model by which the other physical plant divisions establish and maintain a current database prioritization of scheduled maintenance projects and associated costs.
 - Policy 17.3.2. The schedule and timing of maintenance, renovation, and code violation projects will continue to be updated and prioritized in the Annual CIP 1-5, 5MR, and 5CO.

Policy 17.3.3. USFSP space needs will continue to be surveyed by the DOE team every 5 years.