

17.0 FACILITIES MAINTENANCE ELEMENT

Each of the Florida International University campuses boast both a core of buildings from the early 1970's and new "signature" buildings. Both of these architectural components of the FIU physical fabric should receive equal attention for maintenance and special review for any modifications including repainting, window and door replacements and infrastructure changes.

FIU utilizes the integrated Facility Maintenance Program. Priorities are assigned to address facility deficiencies based on explicit criteria and standards, with implementation limited by funding availability. The Goals, Objectives and Policies below document present procedures, while advocating for an expansion of the facility maintenance program. To meet needs for up-to-date learning, research and student life spaces, emphasis should continue to be placed both on long term scheduling of routine, preventive and deferred maintenance as well as strategic renovations and repurposing.

GOAL 1: Provide for the timely and cost effective maintenance of campus facilities and plan future facilities to have high levels of efficiency and limited maintenance requirements.

Objective 1.1 Optimize Building Performance: Utilize building materials, finishes and systems which are durable, reliable and which require limited maintenance in accordance with Association of Physical Plant Administrators Guidelines.

Policy 1.1.1 Apply the following guidelines for exterior building materials.

GROUND LEVEL

Utilize durable, weather-resistant, climate-appropriate materials, including unpainted concrete, masonry and natural stone (keystone) accents, which require only periodic pressure cleaning. Discourage the use of stucco, wood and other materials which require high levels of maintenance, frequent painting or which are subject to deterioration.

UPPER LEVELS

Exposed concrete masonry or precast concrete masonry panels with inset masonry are preferred. Smooth finish stucco requiring painting no more often than every five years is acceptable.

Policy 1.1.2 Provide interior building materials which have a level of durability, security and sound attenuation appropriate to projected levels of use and wear, using commonly accepted maintenance practices as follows:

HIGH USE AREAS

Utilize hard surface, impervious surfaces such as ceramic tile, epoxy terrazzo and pavers on floors and base walls.

LOW-MODERATE USE AREAS

Utilize vinyl tile coupled with appropriate acoustical ceiling treatments in moderate use areas such as classrooms, labs and hallways. Limit use of durable commercial grade carpet to low-use areas such as offices, faculty lounges and conference rooms.

WALLS

Use high grade durable semi-gloss paint on drywall or plaster partitions. All trim should be color-integrated materials.

Policy 1.1.3 Provide durable, easily accessible, low maintenance and high energy efficiency mechanical and electrical systems, appropriate to local climatic (high humidity) conditions. Special standards shall apply to the control of moisture related facility deterioration problems. Provide high output, low energy lighting systems with appropriate color renditions. Maximize system and component standardization to facilitate ease of operations, maintenance and replacement.

Policy 1.1.4 Make every effort to incorporate sustainable/green elements in the planning and systematic upgrade of facilities to conserve energy and reduce overall operation costs.

**Objective 1.2 Optimize Facility Use and Capacity:
Manage facility utilization efficiency so as to minimize use conflicts, overcrowding and retrofit costs.**

Policy 1.2.1 Apply SREF Guideline 6A-2 to all proposed facility use modifications to ensure optimum facility utilization.

Policy 1.2.2 Limit facility use changes which involve uses with significantly different operational, spatial or mechanical requirements (e.g. conversion of classrooms to laboratories, etc.)

**Objective 1.3 Enhance the Facility Maintenance Program:
Strengthen the Comprehensive Facility Maintenance Program, building on the current Facility Deficiency Report and related surveys of facility conditions, capacities and code compliance.**

Policy 1.3.1 Continue present facility maintenance procedures. Annually apply Campus Master Plan criteria to prioritize the deficiencies identified in the data sources cited below for annual inclusion in the five year CIP.

Balance facility maintenance priorities with available financial resources.

- Building Deficiency Survey
- Housing Deficiency Survey
- Life Safety (Fire Marshall) Reports
- Handicapped Accessibility (ADA) Reports
- Hazardous Materials Reports (Law Engineering)
- Roof Management Reports (Garland)

Policy 1.3.2

Expand and annually update the facility deficiency reporting system, including the data sources to include:

- ADA Compliance
- Conformance with Guideline 6A-2
- Potential for adaptive re-use
- Hazardous materials inventory
- Auxiliary and student services buildings
- Grounds maintenance needs (based on xeriscape principles)
- Short and long range cost projections.

Policy 1.3.3

Priorities for the remediation of facility deficiencies shall be assigned based on the following criteria in descending order of importance.

- Emergency life-safety or plant-safety items
- Previously initiated uncompleted projects
- Threatening life-safety items.
- Handicapped access corrections required by state law or ADA
- Threatening plant-safety items

- Critical needs for maintaining operations
- Expansion needs critical to University objectives
- New program or operations improvements

Policy 1.3.4 Utilize and expand upon the facility deficiency reporting system database composed of the following elements:

- Standards for the assessment of facility utilization and conditions.
- Priorities for maintenance and improvement projects which emphasize factors of safety, handicapped accessibility, operational efficiency and long term cost effectiveness.
- Process for the periodic review of facility utilization capacity and the identification of re-use potentials.
- Schedule and budget for routine and deferred maintenance and elimination of deficiencies among all facilities with annual maintenance cost projections.

Policy 1.3.5 Establish a deferred preventative and maintenance schedule, consistent with projected funding, incorporated in the Facility Maintenance Program.

Policy 1.3.6 The review process for the use and capacity of buildings shall consist of the following elements:

- (a) Prepare classroom-laboratory utilization reports annually for use by Institutional Research, Space and Scheduling units of Academic Affairs to establish classroom management, schedules and assignments.
- (b) The FIU Space Committee shall meet, at minimum, monthly to review and act upon space and change in use requests submitted by department heads.

**Objective 1.4 Monitor Maintenance Funding:
Ensure the availability of sufficient funding and other resources to support projected facility maintenance requirements. Include the necessary levels of support for achieving LEED Silver certification for Existing Buildings and Maintenance.**

- Policy 1.4.1 Incorporate projected life cycle maintenance expenses within building construction programs and funding requests. Hold these funds in a maintenance endowment account.
- Policy 1.4.2 Establish a maintenance endowment account for existing buildings through an amount to be determined as part of the Facilities Maintenance Program.
- Policy 1.4.3 Re-evaluate and revise maintenance cost formulas to reflect actual resources necessary to prevent building condition deterioration. Analyze expenses over the past 10 years to determine trends and unanticipated costs.
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