

## 17.0 FACILITIES MAINTENANCE ELEMENT

For the first time in its history, each of the FIU campuses boast both an historic core of buildings from the early 1970's and new "signature" buildings. These architecturally significant components of the physical fabric of the FIU campuses should receive equal attention for maintenance and special review for any modifications including repainting, window and door replacements and infrastructure changes.

Florida International University presently is working toward the integrated Facility Maintenance Program. At present, 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 are aimed at documenting present procedures, while mandating an expansion of the facility maintenance program with an emphasis on long term scheduling of routine, preventive and deferred maintenance.

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

**Objective 1.1 Building Element Performances: 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 On future facilities apply the following guidelines for exterior building elements.

-Ground Level - Utilize durable, weather-resistant, climate-appropriate materials including unpainted concrete masonry, natural stone (keystone) and like materials which require only periodic pressure cleaning. Use of stucco, wood and other materials in active pedestrian areas which require high levels of maintenance, frequent painting or which are subject to deterioration is discouraged.

-Upper Levels - Exposed concrete masonry, masonry panels 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 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 should be 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 The University shall make every effort to incorporate sustainable/green elements in the planning and systematic upgrade of its facilities to conserve energy and reduce overall operation costs.

**Objective 1.2 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 Facility Maintenance Program:  
Establish a 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 consisting of annual application of criteria for prioritization contained in this document to the deficiencies identified in the data sources identified below for annual inclusion in the five year CIP based on available 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) Classroom-Laboratory utilization reports shall be prepared annually for use by Institutional Research and Space and Scheduling units of Academic Affairs in preparing class 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**

**Maintenance Funding:**

**Ensure the availability of sufficient funding and other resources to support projected facility maintenance requirements. Funding calculations for building maintenance should include the necessary levels of support for achieving LEED Silver certification for Existing Buildings.**

Policy 1.4.1

Incorporate within building construction programs and funding requests projected life cycle maintenance expenses to be held 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

Based on the Facilities Maintenance Program analysis and application of the Texas Higher Education Coordinating Board Model, re-evaluate and revise maintenance cost formulas to reflect actual resources necessary to prevent building condition deterioration