

## **17.0 FACILITIES MAINTENANCE ELEMENT**

The purpose of this element is to assess the existing condition and required improvements of all existing buildings on the University campus. Most of the structures are twenty years old or less. As observed from documentation in the 1998 Report of Deferred Maintenance Needs and the 2000 Infrastructure Study, most of the existing structures are in good condition. The Deficiency Survey did identify certain improvements necessary due to changes in building codes related to life safety, asbestos and handicapped accessibility, including the Florida Americans with Disabilities Accessibility Implementation Act and Americans with Disabilities Act Accessibility Guidelines. Also, the survey identified required system upgrades related to energy reduction and comfort.

The Facilities Maintenance Element will become a much more complex and intense activity in the future. The extent of the details of this activity is beyond the scope of this plan but it is sufficient to say that as satellite areas develop, the maintenance work, campus staff and computerized Preventative Maintenance (PM) program will increase as future planning elements are implemented.

## 17.0 FACILITIES MAINTENANCE ELEMENT

**GOAL 1:** The University of North Florida (UNF) shall extend the useful life of all buildings and major equipment through maintenance management strategies. These strategies will enable UNF to predictably extend the life cycle of buildings and major equipment buildings and prevent the premature expenditure of capital outlay dollars for replacement.

**Objective 1.1** UNF shall establish minimum standards for each building's exterior, interior and systems elements.

Policy 1.1.1 UNF shall adopt the current State Building Code as minimum standards for each building's exterior, interior, and systems elements, which include the following codes: Life Safety Code, State Fire Codes, Asbestos regulations of the EPA and DEP, Building Environment Code (Air and Water Pollution), Plumbing Code, Mechanical Code, Electrical Code and Florida Americans with Disabilities Accessibility Implementation Act and Americans with Disabilities Accessibility Guidelines for Florida. In addition, all services to each building shall adhere to the University's adopted level of service standards. In the event of a conflict between codes, the more stringent code shall prevail and control.

Policy 1.1.2 UNF shall establish that, as a minimum, all building's roofing, exterior walls, windows and doors adequately keep out inclement weather.

Policy 1.1.3 UNF shall establish that, as a minimum, all building structures must adequately carry existing loads without indicating building settlement or fatigue in beams or floor systems.

Policy 1.1.4 UNF shall establish that, as a minimum, all building's interior spaces (including ceilings, walls, floors, doors and related hardware) are adequately maintained for the intended function of each interior space element.

Policy 1.1.5 UNF shall establish that, as a minimum, all building mechanical (HVAC), plumbing, electrical, power distribution, phone and data, emergency power and building security systems are properly maintained to an operable condition and that these systems will be replaced with more energy-efficient components consistent with the overall University energy management program and shall further adhere to the Architectural Guidelines, adopted as part of this plan, that relate to the standards for buildings and major equipment.

**Objective 1.2** UNF shall establish minimum standards for the acceptable use and capacity of each building's interior spaces which are consistent with the University's adopted Architectural Design Guidelines.

Policy 1.2.1 UNF shall establish that, as a minimum, the acceptable use and capacity of all building interior spaces be defined in accordance with the originally-intended design of the building space subject to authorized program changes, changing curricula and changing student body needs. The Design Review Committee shall be responsible for establishing standards that define the acceptable use and capacity of building interior spaces.

Policy 1.2.2 UNF shall conduct periodic reviews of each building's interior spaces to ensure maximum use and capacity in accordance with Policy 1.2.1, immediately preceding.

**Objective 1.3**

**UNF shall periodically and systematically evaluate buildings and major equipment to ensure compliance with standards established within Objective 1.1 of this element.**

Policy 1.3.1

UNF shall maintain an existing deficiencies review (Deficiency Survey) of all buildings at UNF. The "Deficiency Survey" shall include, at a minimum, the following efforts: evaluation of current code corrections, building envelope and building systems; determination of cost estimates for correcting identified deficiencies; and establishment of priorities and a schedule for identified corrective actions.

This "Deficiency Survey" shall be updated in three (3)-year cycles thereafter.

Policy 1.3.2

UNF shall seek funds to make improvements to all existing facilities in accordance with the priority schedule and scope outlined within the Deficiency Survey.

Policy 1.3.3

UNF shall upgrade all facilities to meet the current Florida Americans with Disabilities Accessibility Implementation Act and Americans with Disabilities Accessibility Guidelines within the planning.

**Objective 1.4**

**UNF shall continue maintenance management strategies to maximize the useful life of all buildings and major equipment.**

Policy 1.4.1

UNF shall continue to maintain its existing computerize preventative maintenance program and expand same to include all future facilities.

Policy 1.4.2

UNF shall annually inspect all buildings and major equipment for maintenance deficiencies against adopted standards referenced in Policy 1.1.5 of this element, establish maintenance budgets for corrective actions and define maintenance priorities.

Policy 1.4.3

UNF shall continue to fund maintenance deficiencies on an on-going basis in accordance with the annual maintenance inspections and established priorities, which may be amended on an annual basis, to ensure that facilities are maintained at acceptable usefulness levels.