

## 17 facilities maintenance

**GOAL 1:** Florida Atlantic University endeavors to ensure the provision of attractive buildings, with properly functioning components and systems, that are properly maintained and that provide conditions conducive to quality instruction and learning.

**Objective 1A:** The University aims to identify and correct facility deficiencies and needs through periodic review of existing systems and system components. To achieve this, FAU will continue to implement the following policies:

- **Policy 1A-1:** Inspect and assess the interior, exterior, and systems of all campus buildings as required to ensure compliance with applicable standards and codes, and to ensure the proper planning of repairs and replacements of building components needed to provide fully functional and efficient buildings at all times.
- **Policy 1A-2:** Ensure all campus building envelopes are inspected a minimum of once per year and components needing repairs and replacement are identified.
- **Policy 1A-3:** Ensure all campus building interior spaces and structural components are inspected on a regular basis and components needing repairs and replacement are identified.
- **Policy 1A-4:** Ensure all building systems (including but not limited to electrical, plumbing, HVAC, voice data, fire, security, and signage) are inspected as deemed appropriate by recognized industry standards for each respective system and components needing repairs and replacement are identified.
- **Policy 1A-5:** Determine priorities for maintenance and improvement projects annually based on availability of funding and review of Capital Improvement Plan. General work priorities and budget allocations shall be determined in the following order:
  - (1) health, fire safety, code requirements, universal accessibility
  - (2) instruction/research needs
  - (3) student needs
  - (4) administrative support function needs
  - (5) other needs



- **Policy 1A-6:** Develop annually a schedule for eliminating deficiencies related to conformance of University facilities with current standards based on the availability of funding and the priorities of work identified in Policy 1A-5.

**Objective 1B:** FAU strives to maintain all campus buildings at a level that ensures facilities that are aesthetically pleasing, clean, sanitary, and safe. To achieve this, the University will continue to implement the following policies:

- **Policy 1B-1:** Establish and follow routine and preventative maintenance procedures for all building envelope components which ensures the continued integrity of each, prevents moisture intrusion, and provides adequate insulation values throughout.
- **Policy 1B-2:** Establish and follow routine and preventative maintenance procedures for all interior components necessary to ensure aesthetically pleasing, clean, sanitary, and safe environments.
- **Policy 1B-3:** Establish and follow routine and preventative maintenance procedures for all building systems to ensure the full and efficient operation of each upon demand.

- **Policy 1B-4:** Continue to utilize a scheduled maintenance program for mechanical and electrical components and systems.
- **Policy 1B-5:** Prioritize and fund maintenance and improvement projects required to maintain adopted level of service standards and to correct any identified code or standards deficiencies based on the following criteria in order of importance:
  - (1) safety
  - (2) impact on instructional activities
  - (3) impact on administrative functions
  - (4) impact on student activities

**Objective 1C:** FAU strives to manage facilities in a manner which minimizes usage conflicts, overcrowding, and retrofit costs. To achieve this, the University will continue to implement the following policies:

- **Policy 1C-1:** Limit facility use changes which involve uses with significantly different operational, spatial, or mechanical requirements.
- **Policy 1C-2:** The Office of Space Utilization and Analysis will coordinate the use and capacity of buildings on a continuous basis. As requirements for additions, deletions, or renovations are made known, the Office of Space Utilization and Analysis will coordinate with Facilities Management and Physical Plant to identify the scope of work required, its relative priority, and the best means and method to accomplish it to ensure adequate space is available and space is being used to the best benefit of the University.

**Objective 1D:** The University aims to ensure the availability of sufficient funding and other resources to support projected facility maintenance requirements. To achieve this, the University will continue to implement the following policies:

- **Policy 1D-1:** Include a request for funds necessary to correct identified facility deficiencies and ensure the proper operation and maintenance of University facilities in annual Capital Improvement Plan.
- **Policy 1D-2:** Incorporate within building construction programs and funding requests projected life cycle maintenance expenses.
- **Policy 1D-3:** Pursue adequate staffing and funding necessary to provide for the maintenance of landscaping activities to ensure a reasonable appearance is presented for campus visitors.

- **Policy 1D-4:** Update the adopted campus master plan as necessary to reflect changes in maintenance priorities as identified by inspections, assessments, availability of funding, etc.

