

Facilities Maintenance Supporting Data

The purpose the Facilities Maintenance Element is to assess the existing conditions and required improvements of all existing buildings on the University.

Florida Atlantic University consists of approximately 18 acres of land at the Davie Campus with an additional 20 acres newly acquired. The total square footage of the Davie Campus is 1,655,280. The oldest building constructed for the University dates to 1990.

The Office of Space Utilization and Analysis maintains the “space file” consisting of the identification of the buildings, square footage, age, room use, etc. This database also contains information relating to the conditions and suitability of all University space.

Florida Atlantic University’s Facilities Planning Division has what exists of the buildings as-built drawings which provide information relating to building exterior and interior materials, configuration, and systems.

The State Fire Marshal’s office conducts periodic inspections of the campus facilities for compliance with State fire codes. Reports are answered with corrective actions according to the state-wide reporting systems.

The University has a department to inspect all University facilities to determine compliance with the Americans with Disabilities Act (ADA).

Both the State University System and Florida Atlantic University maintain documents relating to desired construction methods, materials, and procedures. Each of these documents are made available to the design professional for every major and minor new construction, remodeling, and renovation project. Periodic checks are made to ensure the “Cost Containment Guidelines”, as they are commonly referred to, are updated.

The Florida Atlantic University Physical Plant Broward Department is responsible for the operation, maintenance, and repair of the campus infrastructure for the campuses. The University also has a maintenance agreement with BCC that covers many issues such as landscaping, as well as the joint use facilities and parking areas.

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The University Physical Plant Division considers its work in three categories. First are the daily operation, maintenance, and repair work requirements for all Education and General (E&G) facilities. (Work done for Auxiliary entities is reimbursable.) Second is the Preventive Maintenance work for mechanical, electrical, and heating, ventilation, and air conditioning (HVA) systems. Third is the minor remodeling and renovation work designed by the Facilities Planning Division funded by the requestor or the PECO Minor Project funding.

The daily operation, maintenance, and repair work is accomplished by the PO&M work force and outside vendors to keep the primary infrastructure in suitable condition for the University's mission. This ranges from self-identified work to work orders called in by faculty, staff, and students. The Preventive Maintenance work is identified by the Physical Plant staff, entered into the work management system, and performed at predetermined intervals to ensure the above mentioned system function at peak efficiencies with minimum interruptions to academic activities as required.

Annual updates are submitted for the Capital Improvement Program to include the operational maintenance strategies. Projects and deferred maintenance requirements are identified and programmed according to urgency over five-year period. As funding is made available, the most urgent work is accomplished in the interest of keeping the primary academic mission working. Only a small portion of the total requirements is funded each year and as time progresses, the overall condition of the campus facilities will continue to fall behind an acceptable capital renewal schedule.

As a result, the Physical Plant and Facilities Planning management staff are constantly searching for more cost effective methods to operate and maintain the infrastructure. For example, part of the custodial services operations are contracted out at lower cost than the service provided with in-house resources, freeing up funds to use in other areas, such as Maintenance and Utilities. The chiller operation was reduced to save operation funds for air conditioning during the day. The Environmental Health and Safety Division is the focal point for the State Fire Marshal's inspection reports and the resulting corrective actions. Both Physical Plant and Facilities Planning use the information to initiate the corrective actions and to program future renovations.

The Environmental Health and Safety Division is the designated lead office for asbestos related activities. They maintain the records on identified asbestos locations, program abatement as

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required and support other agencies needing access to asbestos containing areas. Specific funding is identified each year to deal with asbestos problems.

Several actions have been taken to take advantage of energy efficiency programs. Rebates have been obtained from Florida Power and Light as a result of several chiller replacements in the primary cooling plant and motion sensors on lights have been installed to cut down on the lights remaining on when the spaces are not active.

Both Physical and Facilities Planning conduct periodic roof inspections. Minor repair work is accomplished using outside vendors as required, whereas major problems are contracted out if entire roofs are being considered for repair or replacement.

Special projects are considered on an individual basis. An extensive recycling program for paper, cardboard, plastics, glass and aluminum is in place saving the University considerable funds each year in both hauling and Solid Waste Authority assessment fees.

Legislative requirements are handled as needed. For example, tests were conducted in the Child Development Center and the lab school years ago, numerous water fountains were replaced when the manufacturer determined that they were a potential source of lead in drinking water. The Environmental Health and Safety Division continually monitors Indoor Air Quality Complaints and assists in corrective actions, not only to resolve but to prevent future occurrences.