17.0 Facilities Maintenance Element

The purpose of this element is to assess the existing conditions and required improvements of all existing buildings on the University campus.

The majority of the buildings at the Florida Agricultural and Mechanical University (FAMU) were built prior to 1972. Therefore, most of the structures are over twenty (30) years old. As observed during a 1992 Facility Deficiency Survey, many building improvements are needed. The Deficiency Survey did identify certain building improvements necessary due to changes in building codes related to life safety, asbestos and handicapped accessibility, including the Americans with Disabilities Act (ADA). A subsequent report to address these ADA deficiencies is titled "Designated Accessible Site Maps and Non-Compliance Building Summary Report" dated March 1, 1994.

The Facilities Maintenance Element will become even more complex and intense as activity increases in the future. The extent of the details of this activity are beyond the scope of this plan but it is safe to say that as new structures are developed, the maintenance work and associated staff will increase as future planning elements (structures) are implemented.
17.0 Facilities Maintenance Element

GOAL 1: Florida Agricultural and Mechanical University (FAMU) shall extend the useful life of all buildings and major equipment through maintenance management strategies.

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

Policy 1.1.1
FAMU shall adopt the current City of Tallahassee Building Code as minimum standards for each building's exterior, interior, and systems elements: Life Safety Code, Local and State Fire Code, Asbestos Removal Code, Building Environment Code (Air and Water Pollution), Plumbing Code, Mechanical Code, Electrical Code, and Handicapped Access Code. In addition, all services to each building shall adhere to the University's adopted level of service standards.

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

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

Policy 1.1.4
FAMU shall establish that, as a minimum standard, 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
FAMU shall establish that, as a minimum standard, 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 the Campus Sustainability Guide when cost-effective to do so.
Objective 1.2: FAMU shall establish minimum standards for the acceptable use and capacity of each building's interior spaces which are consistent with University's adopted Architectural Design Guidelines.

Policy 1.2.1
Prior to the adoption of this plan, the FAMU Design Review Committee (reference 15.0 Architectural Design Guidelines Element) shall formulate and establish specific minimum standards that define the acceptable use and capacity of building interior spaces.

Policy 1.2.2
The FAMU Design Review committee shall be responsible for ensuring the appropriate use and capacity of buildings through a review process that evaluates all future constructed, expanded or renovated campus facilities.

Policy 1.2.3
FAMU shall establish that, as a minimum standard, 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.

Policy 1.2.4
FAMU shall conduct an annual review of each building's interior spaces to ensure maximum usability.

Objective 1.3: FAMU 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
FAMU shall periodically conduct an existing deficiencies review (Deficiency Survey) of all University-owned buildings. 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 for identified corrective actions. This "Deficiency Survey" shall be updated every three (3) years.

Policy 1.3.2
FAMU shall seek Board of Education, Division of Colleges and Universities funds to make improvements to all existing facilities in accordance with the Deficiency Survey.

Policy 1.3.3
FAMU shall continue to upgrade all facilities to meet the Americans with Disabilities Act, as amended, within the planning period. Such requirements are contained within the "Non-Compliance Building Summary Report," dated March 1994.
Objective 1.4: FAMU shall continue maintenance management strategies to maximize the useful life of all buildings and major equipment.

Policy 1.4.1
FAMU shall continue to maintain its existing computerized maintenance prevention program and expand same to include all future facilities.

Policy 1.4.2
FAMU shall continue to maintain an inspection program for all buildings and major equipment for maintenance deficiencies against minimum standards, establish maintenance budgets for corrective actions, and define maintenance priorities. Maintenance priorities shall be established by the Deficiency Survey.

Policy 1.4.3
FAMU shall amend this plan, as needed to reflect the timing, phasing and priority of recommended facility maintenance repairs established by the updated "Deficiency Survey."

Policy 1.4.4
FAMU 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 to acceptable useful levels.

Policy 1.4.5
FAMU shall give priority to meeting all adopted level-of-service standards and other standards adopted when eliminating facility deficiencies identified by this plan.

Policy 1.4.6
FAMU shall consider all other needed facility improvements not specified by the conditions imposed, of equal importance and priority and shall seek to eliminate them through PECO appropriations throughout the term of this planning period and beyond.