



2020 - 2030

USF Master Plan Updates

Appendix D.3: Facilities Maintenance Guidelines

UNIVERSITY OF SOUTH FLORIDA

TAMPA | ST. PETERSBURG | SARASOTA - MANATEE

Appendix D.3 Facilities Maintenance Guidelines

Introduction

The Facilities Maintenance guidelines addresses the goals and objectives that lead to the desired level of performance for the exteriors, interiors, and systems of buildings on the campus as well as the acceptable use and capacity for each facility. The policies in furtherance of the above objectives consist of establishing standards for review of existing systems, setting priorities for maintenance and improvement projects, continuing the scheduled maintenance program and program for elimination of deficiencies in conformance to current codes and standards, and establishing a review process for use and capacity of buildings.

(See Figure D.3-a.)

Goal

To provide for properly functioning buildings that are readily maintainable.

Summary of Objectives and Policies

Objective D.3.1: To have building exteriors which have a minimum useful life of forty years without the need for major repair or replacement efforts in that period.

Policy D.3.1.1: USFSP shall utilize and improve upon criteria that have been established in the USF Design and Building Standards (based on the Construction Specifications Institute, 1988 Edition) and the latest version of the SUS Cost Containment Guidelines (1994) for new construction and renovations. This document consists of specifications for materials and fixtures which have proven to be cost effective from both an initial capital and maintenance cost standpoint.

Policy D.3.1.2: USFSP shall utilize early planning coordination, review, inspection and forecasting systems to provide the necessary level of maintenance. This coupled with the receipt of adequate resources for the maintenance and operation of buildings will insure that buildings function properly.

Policy D.3.1.3: USFSP shall review existing buildings by means of the formal and automated Facilities Audit Program, currently being implemented. This program establishes standards for the review of existing systems components and the resultant prioritizing of maintenance and improvement projects.

Policy D.3.1.4: In the creation or renovation of any occupied or visible facility USFSP shall promote the use of low maintenance, durable materials which contribute to energy efficiency.

Policy D.3.1.5: USFSP shall ensure that exterior and interior colors and materials shall be compatible with other colors and materials on the campus and shall be conducive to the functions and users of the facility.

Objective D.3.2: Interior spaces shall have a useful life of twenty years without need of major renovation or repair in that period.

Policy D.3.2.1: USFSP shall select materials and equipment which meet optimum life-cycle cost criteria and meet the standards as established by Facilities Services. .

Policy D.3.2.2: USFSP will interface the planned Facilities Audit Program with the scheduled maintenance program to insure that buildings are effectively maintained and will reach their useful life.

Policy D.3.2.3: USFSP will continue to require the use of materials with integral color to reduce the need for maintenance of painted surfaces, except in special cases.

Objective D.3.3: Building systems shall also have a useful life of twenty years.

Policy D.3.3.1: The Facilities Audit program when developed by USF Physical Plant will be utilized and become the model by which the other physical plant divisions establish and maintain a current database prioritization of scheduled maintenance projects and associated costs.

Policy D.3.3.2: The schedule and timing of maintenance, renovation, and code violation projects will continue to be updated and prioritized in the Annual CIP 1-5, 5MR, and 5CO.

Policy D.3.3.3: USFSP space needs will continue to be surveyed by the DOE team every 5 years.