

17 Facilities Maintenance**FACILITIES MAINTENANCE ELEMENT**

NOTE: Unless otherwise noted, the goals, objectives and policies contained in this element shall guide development of the Main Campus and Southwest Campus in Tallahassee as well as the Panama City Campus in Panama City, Florida.

Goal 1

To provide the safe and secure facilities necessary to allow the University to fulfill its stated mission.

Objective 1A

Utilize building materials, systems, and monitoring procedures in new construction, remodeling or renovation projects that meet or exceed the standards established in “The Florida State University Design Guidelines and Standards” and other State and University guidelines.

Policy 1A-1

The University shall continue to utilize where appropriate the directives contained in the “The Florida State University Design Guidelines and Standards” and shall continue to monitor the effectiveness of such guidelines.

Policy 1A-2

The University shall continue to annually review its guidelines to ensure that appropriate construction standards, procedures and policies are maintained.

Objective 1B

Provide facilities that comply with issues such as life safety code, hazardous material, and accessibility issues.

Policy 1B-1

The University shall continue to utilize and enhance existing prioritization programs and seek means of maximizing the effectiveness of appropriated funds to ensure safe and secure

Revised: 02 June 2011
Effective:

FS. 200
13 June 2008

17 Facilities Maintenance

facilities. Existing prioritization programs include the fixed capital outlay budgeting process and its interaction with the Campus Development and Space Committee, as well as the procedures developed and implemented by the Department of Environmental Health and Safety to ensure that fire code, asbestos, and other life safety issues are mitigated.

Objective 1C

Ensure that facilities are properly maintained and that all building systems and equipment are in satisfactory working condition.

Policy 1C-1

Continue utilizing existing University prioritization methods to ensure that facilities are properly maintained and, when opportunities are made available, to improve facilities. Facility maintenance is divided into two general categories: general maintenance and preventive maintenance. Prioritization methods for general maintenance are based primarily upon a triage system. Incoming maintenance requests are reviewed by the staff of the Maintenance Section of the Facilities Department and categorized as Emergency (Code 1), Rush (Code 2), or Normal (Code 3). Examples of items considered Emergency include power outages, requests involving immediate security and life safety issues, and building damage. Rush requests include those items where the threat or potential threat of life and property is imminent. Normal requests include repair requests not requiring immediate attention and are typically addressed on a less urgent time frame; their priority is determined by the availability of manpower, materials, and funding. Preventive maintenance is discussed in Policy 1C-2.

Policy 1C-2

Continue utilizing the University's existing scheduled maintenance program to ensure that facilities are properly maintained. The University's scheduled, or preventive, maintenance program has been described in greater depth earlier in the Supporting Data of this Element. The scheduled maintenance of various building systems, such as roofing systems, mechanical systems, and fire/smoke alarm systems has been analyzed, predetermined, and documented on a computer database. This automated system identifies building systems that require routine maintenance and provides notice as to when building systems are in need of inspection.

Revised: 02 June 2011
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Objective 1D

University facilities shall be utilized in such a manner that building usage and capacity is appropriate for facility type and size.

Policy 1D-1

The University shall continue to utilize the role of the Campus Development and Space Committee to maximize the efficiency and utilization of existing facilities.

Objective 1E

University facilities shall utilize energy in the most efficient manner available and practicable, following LEED (Leadership in Energy and Environmental Design) or other generally accepted guidelines and principles in all new construction and renovation.

Policy 1E-1

The University shall pursue energy efficient design solutions that will add value and utility to University buildings, while maximizing scarce capital funds.

Revised: 02 June 2011
Effective:

FS. 200
13 June 2008