

## PROCESS

In an effort to avoid EXCESSIVE COSTS of UNIVERSITY building systems and given the rapidly changing environment within the campus buildings, everyone involved in both the formulation and review of the DCFS has focused on: reducing the use of high cost finishes on interior architectural systems (which typically changes several times during the building's life), looking to build to the intent of state & federal regulatory requirements, and minimizing the specification of proprietary items. On the other hand, also consistent with the administration's objectives, projects will continue to use the life-cycle costing approach to specify building systems - roofing, masonry, plumbing, electrical, and HVAC systems. Exceptions to the above will be made, as appropriate, on a project-by-project basis only.

Nine subcommittees (Architecture, Interior Design & Egress; Commissioning; Division 15; Environmental Controls; Environmental Permitting; Exterior & Site Considerations; Fire Alarms; Fire Suppression Systems; and Health Safety & Security) were established to conduct a critique of the entire document based on the above criteria as well as create new and/or applicable guidelines and standards. The thoroughness of the process is also important to note. Any change or addition to the DCFS requires the review/recommendation of the respective Subcommittee prior to being submitted to the Technical Committee for review/change and approval in order to be incorporated into this document.

In addition to the above efforts, an Environmental and Fire Protection Consulting Team was hired to insure that the DCFS criteria, including pending guidelines related to environmental safety, fire protection, and life safety issues, are reasonable and do not unnecessarily impose additional construction costs based on applicable regulations and best management practices. The Consultants also reviewed the document to identify issues that are not adequately addressed and provided relevant examples for consideration by UMCP.

The Consultant's findings indicated that there are few design criteria related to environmental safety, fire protection and life safety issues which would result in unnecessary and excessive costs. The expertise provided by the Consultants was either incorporated in the DCFS in accordance with the above review process or required additional review by the respective Subcommittee.

Since this is a "living" document, comments, observations, recommendations from all members of the UMCP Community as well as outside professionals are welcome and should be forwarded to: CHIEF OF STAFF, FACILITIES MANAGEMENT, Service Building 003, University of Maryland College Park, College Park, Md.