

Compiled by Capital Projects and Facilities Management, University of Maryland College Park, these standards and guidelines are intended to serve as a guide for renovation and new construction projects at the University of Maryland College Park and Client Institutions of the University System of Maryland. They are the result of experience gained over a number of years and reflect the University's judgment about what is needed to obtain optimum lifetime performance from its buildings in terms of first time cost and maintenance.

The design and construction of buildings on a university campus pose a unique challenge to project designers.

It is the University's intent to create facilities that shall remain useful for 50 or more years. It requires a commitment to the taxpayers and users to understand the two major differences between a building built at taxpayers' expense and used by an institution and a building built for private industry use:

- The building shall remain in use for 50 to 100 years.
- The cost of operation is not passed onto the tenants or depreciated.

First, because of the long life expectancy and changing academic environment, the infrastructure of a building must be designed for flexibility and change. Interstitial space has to be large enough to accommodate mechanical and electrical system additions/modifications brought on by an increase in the density of use and the increased demands of technology. Mechanical rooms, though not viewed programmatically as assignable space, are assigned to Facilities Management for the operations and maintenance of a facility. Proper maintenance must be possible without requiring mechanics to jeopardize their safety or shut down major parts of a facility in order to perform maintenance. Adequate space must be provided to allow for maintenance without the use of special equipment.

Secondly, the State of Maryland system has not historically provided maintenance funds for either equipment or personnel to maintain a facility. Many times, equipment and finishes that are viewed as economical to replace in the private sector cannot be replaced in the state system due to the lack of maintenance dollars for personnel or materials.

- It is therefore extremely important that the project designers recognize these facts and do the most to provide proper analysis in the selection of finishes, windows, doors and equipment.