Facility Performance Requirements 01.81.00

Description:

The purpose of the section is to highlight the current applicable UMD Design Standards related to building performance goals and general building design principles for new and renovated facilities.

Related Sections:

- 01 81 13 Sustainable Design Requirements
- 00 00 06 Procedure for Requesting Changes

Effective Date:

January 1, 2020

Applicable Standards:

- TBD

General Requirements:

Building Goals:

Facilities Management, which includes Planning, Design and Construction and Operations and Maintenance are entrusted with providing UMD buildings the highest degree of performance by incorporating:

- Functional Efficiency
- Innovative and Appropriate, Design
- Contextual Harmony with the Site and Neighborhood
- Appropriately Selected Materials and Systems
- Health and Safety Characteristics
- Accessibility for the Disabled
- Life Cycle Value

The architectural and engineering design standards have been compiled to establish general and, in some cases, specific design policies as a guide for designing new facilities, as well as altering or renovating existing structures.
Any deviation from these standards must be submitted to, and approved in writing by Planning and Construction and/or Operations & Maintenance on the DCFS Deviation Form.
These Design Standards supplement the job specific Facility Program. Should the requirements of these Design Standards conflict with other information or requirements of the project and/or site conditions, the Designer will be responsible for obtaining resolution with FM and for proceeding in accordance with a written waiver from Facilities Management.

Design Principles:

UMD buildings, new and renovated, must provide the functional, aesthetic, environmental, and safety needs of the using-agency "client" and the requirements of governing authorities with a reasonable balance between initial cost and life-cycle value. UMD is dedicated to improving the quality of its campus and buildings through planning, architectural and engineering services which must:

- Ensure the highest degree of professionalism from the Design Team to develop and implement innovative and functional design concepts, in harmony with the site environment, and appropriate to the project needs.
- Assure that design concepts for repair, alterations, and renovations are executed with the same professional consideration as that for new facilities.
- Implement reliable procedures for controlling project estimates, construction costs, life-cycle factors, and time schedules.
- Establish thorough quality-control coordination during all phases of the design process.
- Respond to governing codes and standards ensuring environmental health and safety.