

FACILITIES MANAGEMENT DEPARTMENT

DESIGN, ENGINEERING AND CONSTRUCTION



The Design, Engineering and Construction Division (DEC) provides a variety of professional engineering, design and construction services for over 9 million square feet of space. Project managers, engineers, space planners and architects manage Americans with Disabilities Act (ADA) compliance projects and Capital Renewal projects that include infrastructure replacements and upgrades of roofs, elevators, fire alarms, generators, electrical systems, building energy management, HVAC systems, building envelope, space renovations and building sub-system assessments. Additional benefits include:

- Management/mitigation of facility or subsystem failure/safety risk
- Addressing requirements to meet legal compliance
- Assessment reporting that provides perspective on 10-year capital planning needs
- Detailed sub-system analysis within each building assessed
- Avoidance of more expensive emergency repairs occasioned by major system failures
- Reducing deferred maintenance
- Energy and sustainability advancements

General Guidelines for Expected Service Life of Building Subsystems

Roofs	20 years
Lighting	20 years
Generators	25 years
Service/power	25 years
Fire alarms	15 years
Elevator	25 years
Escalator	25 years
Boilers	30 years
Building Control Systems	10 years
Pumps	15 years
Pipes and fittings (supply)	30 years
Fixtures	30 years
Broadloom Carpet	7 years
Carpet Tiles	15 years
Systems Furniture	25 years
Paving	15 years