DESIGN GUIDELINE 4.1
COMPATIBILITY WITH EXISTING CONDITIONS

Related Documents

U-M Design Guidelines:
4.5 Regulated and Hazardous Materials
4.6 University Provided Utilities

Existing Conditions

A/E responsibilities:

- Review original building and renovation drawings located in the AEC Facilities Information Center (FIC).
- Visit the site prior to start of design to determine existing conditions. Review University provided Facility Condition Assessment (FCA) report with Design Manager for inclusion in project scope.
- Base design upon the actual conditions, not original or renovation design drawings and specifications.
- Update riser diagrams.
- If upgrades to any building central system is necessary to meet the new needs, review with Design Manger.
- University of Michigan Hospitals and Health Centers (UMHHC) Facilities Planning and Development
    - Contact UMHHC Facilities Planning for record documents ("as builts") of UMHHC buildings.
    - UMHHC Building keyplans are available on the Facilities Planning website. Please contact Facilities Planning for password access.
    - UMHHC Facilities Planning and Development maintains a set of PDF keyplans on the website to record any corrections. When an error is found on as-builts FPD requests that a comment is made on the PDF utilizing Adobe and an email sent to FAC-ProjectDept@med.umich.edu noting the corrections.

Utility Sources

Utilize central utilities and building systems in lieu of stand-alone systems. Coordinate with the Design Manager early in the design phase of the project to determine the best sources for central services. The Design Manager will coordinate approval of sources prior to schematic design.

Utility Capacity

As part of schematic design, demonstrate that the proposed project will not adversely affect utility availability for existing users, nor utilize inordinate amounts of future capacity. When a utility is upgraded, provide for other planned consumers and future capacity.

Determine available capacity early enough in the planning / schematic design process for funding to be allocated within the renovation project for increased services if needed.

Existing Condition Assessment

As a part of schematic design, the Design Manager will provide a listing of any outstanding code deficiencies in areas to be renovated for incorporation into the project. Bring additional items uncovered during surveys and site visits to the attention of the Design Manager who will seek funding for incorporation of such items into the project.

Construction documents should include firestopping / patching of all existing and new openings in fire and acoustical separations to maintain performance of the system. Infill material shall match fire and / or acoustical properties of existing partition for continuity.

Existing Hazardous Materials

Design Manager shall provide surveys of existing building materials establishing the presence of hazardous materials such as lead, asbestos, PCB and regulated building materials. The surveys will be obtained from University of Michigan OSEH, Occupational Safety and Environmental Health. A/E shall include surveys in construction documents if there is hazardous material present. Design Manager shall coordinate with A/E and OSEH for process for removal of materials.