



## COMPATIBILITY WITH EXISTING CONDITIONS

### **Summary**

### **Related Documents**

#### **U-M Design Guidelines:**

[SID-J - University Provided Utilities](#)

[SID-I Regulated and Hazardous Materials](#)

### **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 of architectural, mechanical, and electrical systems. 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 upgrading of the central system is necessary to meet the new needs, this information shall be given to the Design Manager

### **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.

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 Code Violations**

As a part of schematic design, the Design Manager will provide a listing of any outstanding code violations in areas to be renovated for incorporation into the project. Additional items uncovered

during surveys and site visits are to be brought 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 and asbestos. 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.