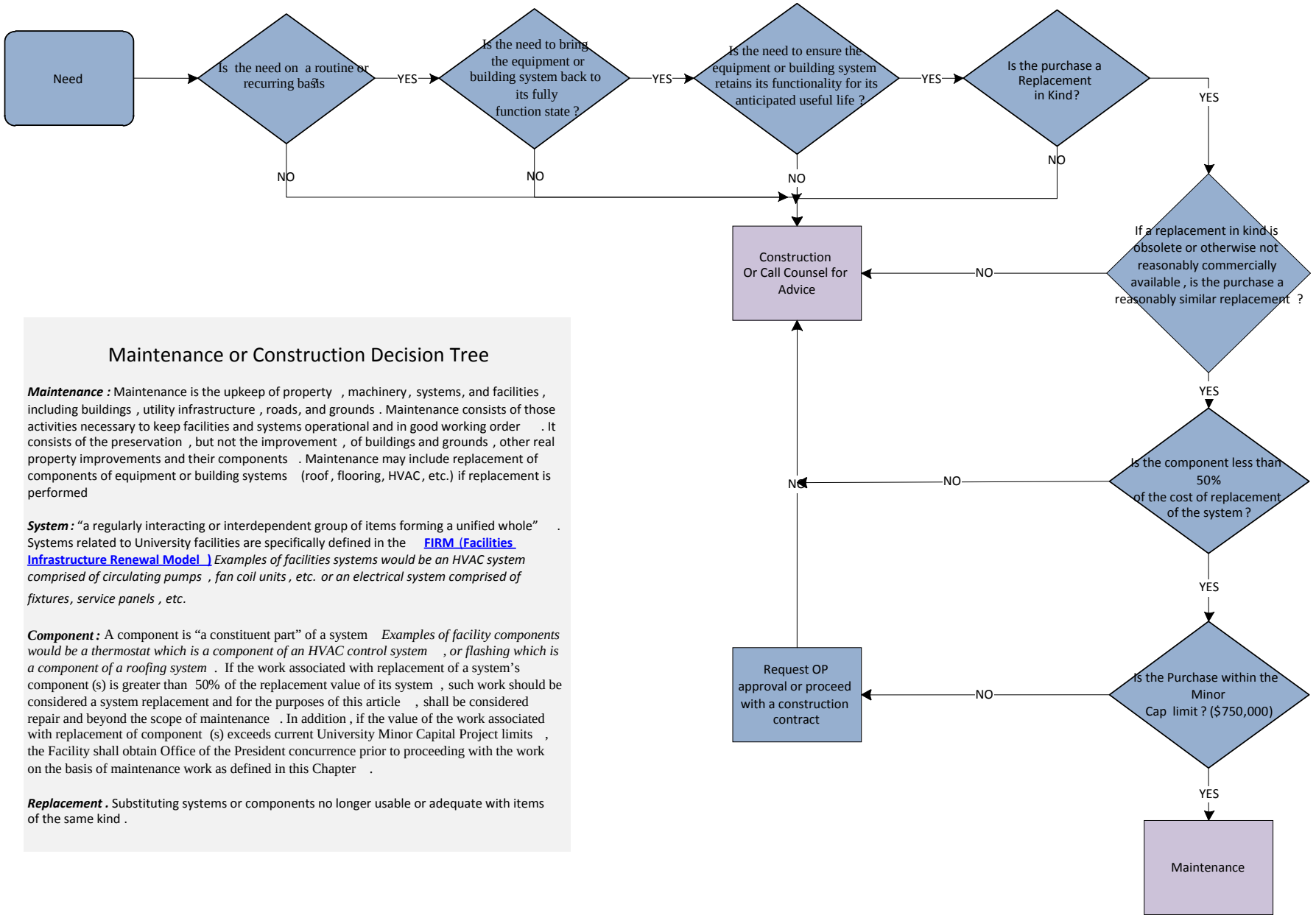
MAINTENANCE (Purchasing Department)

vs.

CONSTRUCTION (Design & Construction Services Department)



Maintenance or Construction Decision Tree

Maintenance : Maintenance is the upkeep of property , machinery, systems, and facilities , including buildings , utility infrastructure , roads, and grounds . Maintenance consists of those activities necessary to keep facilities and systems operational and in good working order . It consists of the preservation , but not the improvement , of buildings and grounds , other real property improvements and their components . Maintenance may include replacement of components of equipment or building systems (roof , flooring, HVAC, etc.) if replacement is performed

System : "a regularly interacting or interdependent group of items forming a unified whole" . Systems related to University facilities are specifically defined in the **FIRM (Facilities Infrastructure Renewal Model)** *Examples of facilities systems would be an HVAC system comprised of circulating pumps , fan coil units , etc. or an electrical system comprised of fixtures, service panels , etc.*

Component : A component is "a constituent part" of a system *Examples of facility components would be a thermostat which is a component of an HVAC control system , or flashing which is a component of a roofing system* . If the work associated with replacement of a system's component (s) is greater than 50% of the replacement value of its system , such work should be considered a system replacement and for the purposes of this article , shall be considered repair and beyond the scope of maintenance . In addition , if the value of the work associated with replacement of component (s) exceeds current University Minor Capital Project limits , the Facility shall obtain Office of the President concurrence prior to proceeding with the work on the basis of maintenance work as defined in this Chapter .

Replacement . Substituting systems or components no longer usable or adequate with items of the same kind .