

COMMON DEFINITIONS FOR MAINTENANCE AND CONSTRUCTION TERMS

The following definitions have been adapted from those developed for the February 1998 study team report entitled, “Facilities Maintenance Assessment and Recommendations,” from information developed by the Federal Real Property Council (FRPC) and from descriptions developed by the Facilities Management Systems Partnership (FMSP) Work Group on “Work Types.”

Acceptable Condition. (See Condition/Performance Indicators/Metrics.)

Asset Priority Index. (See Condition/Performance Indicators/Metrics.)

Capital Improvement

A capital improvement is the construction, installation, or assembly of a new asset, or the alteration, expansion, or extension of an existing asset to accommodate a change of function or unmet programmatic needs, or to incorporate new technology. This may include major renovation of an entire existing asset in order to properly restore and/or extend the life of the asset without a change of function. This includes constructed asset deficiencies where there is non-compliance to codes (e.g. life safety, ADA, OSHA, environmental, etc.) and other regulatory or Executive Order compliance requirements. This includes engineering and/or contracted A&E services that support planning, design, and execution of deferred maintenance activities.

- **New Construction** – The erection, installation, or assembly of a new asset.
- **Alteration (for change of function, without expansion)** – Work to change the function of and existing facility or any of its components. The capacity or size of the facility is not expanded. Deferred maintenance of the original facility may be reduced or eliminated by an alteration.
- **Expansion** – Increasing the capacity or size of a facility to serve needs different from, or significantly greater than, those originally intended. Expansion is considered a capital improvement activity because it is creating a new (i.e. expanded) asset. Deferred maintenance needs on the original facility may be reduced or eliminated through an expansion.

Condition Assessment

Periodic inspection by qualified personnel to fully determine and document the condition of a constructed asset and identify maintenance needs.

Constructed Asset

A separate and individual building, structure, or other constructed real property improvement.

Constructed Asset Component

A component is a building subsystem, major item of equipment, or other portion of a major facility.

Current Replacement Value (CRV)

The standard industry cost and engineering estimate of materials, supplies, and labor required to replace a facility or item of equipment at existing size and functional capability. This includes current costs for overhead, planning/design, construction, and construction management.

Alternatively, it is the standard estimate for a Government-purchased replacement of like capability. Replacement cost may also be estimated by accounting methods which inflate the original cost and costs of any subsequent capital improvements to current year using established price indices. Historic structures and inherited facilities (with zero acquisition costs) pose unique problems for estimating replacement costs.

Deferred Maintenance (DM)

Maintenance that was not performed when it should have been or when it was scheduled and which, therefore, was put off or delayed for a future period (Adapted from FASAB No. 6). This DOES NOT include constructed asset deficiencies where there is non-compliance to codes (e.g. life safety, ADA, OSHA, environmental, etc.) and other regulatory or Executive Order compliance requirements. It does include engineering and/or contracted A&E services that support planning, design, and execution of deferred maintenance activities.

- **Deferred Corrective Maintenance** – Work to restore a damaged, broken, or worn-out asset, asset component, or item of Installed Building Equipment (IBE) to normal operating condition.
- **Deferred Recurring Maintenance** – Planned preventive maintenance activity that recurs on a periodic and scheduled cycle of greater than 1 year, but less than 10 years that was not completed as scheduled.
- **Deferred Component Renewal** – Planned preventive maintenance activity that recurs on a periodic and scheduled cycle greater than 10 years that was not completed as scheduled.
- **Deferred Demolition** – Dismantling and removal, or surplus of a deteriorated or otherwise unneeded asset or item of IBE including necessary clean-up work.
- **Deferred Rehabilitation** – Renovation of an existing asset or any of its components in order to restore and/or extend the life of the asset. Because there is no expansion or change of function the work primarily addresses deferred maintenance.
- **Deferred Replacement** – Substitution or exchange of one existing asset, asset component, or item of IBE, for another having the capacity to perform the same function.

Facility

Depending on context could be a constructed asset, a group of constructed assets or an installation. Recommend that this term not be used.

Facility Condition Index (See Condition/Performance Indicators/Metrics.)

Installation

An operational unit comprised of one or more constructed assets and the associated land. Examples of typical DOI installations could include parks, refuges, research centers, detention centers, recreation sites, large dams, schools, office locations, etc.

Maintenance

Maintenance to repair unscheduled and scheduled deficiencies during the time period in which they occur. This includes preventive maintenance for buildings, structures, and installed building equipment (IBE) as recommended by the manufacturer. It also includes engineering and/or contracted Architectural and Engineering (A&E) services that support planning, design, and execution of maintenance activities.

- **Corrective Maintenance** – Unscheduled maintenance repairs to correct deficiencies during the year in which they occur.
- **Preventive Maintenance** – Scheduled servicing, repairs, inspections, adjustments, and replacement of parts that result in fewer breakdowns and fewer premature replacements and achieve the expected life of constructed assets and IBE. These activities are conducted with a frequency of 1 year or less.
- **Recurring Maintenance** – Preventive maintenance activities that recur on a periodic and scheduled cycle of greater than 1 year, but less than 10 years.
- **Component Renewal** – Preventive maintenance activities that recur on a periodic and scheduled cycle of greater than 10 years.
- **Emergency Maintenance** – Maintenance activities that are unscheduled repair, to include call outs, to correct an emergency need to prevent injury, loss of property, or return asset to service. These repairs are initiated within a very short time period from which the need is identified, usually within hours.
- **Demolition** – Dismantling and removal, or surplus of a deteriorated or otherwise unneeded asset or item of IBE, includes necessary clean-up work, during the year in which the need occurred.
- **Mobile Equipment Maintenance** – All corrective, preventive, emergency, replacement, etc., maintenance done on mobile equipment assets, those assets directly contributing to the Real Property / Facility Maintenance mission.

Need

Need is a maintenance, capital improvement, or other programmatic or operational requirement which can be satisfied by a single unit of work. It can be documented by a work order, task order, etc.

Operations

Activities related to the normal performance of the functions for which a facility or item of (IBE) is intended to be used. Costs such as utilities (electricity, water, sewage), fuel, janitorial services, window cleaning, rodent and pest control, upkeep of grounds, vehicle rentals, waste management, periodic condition assessments, the Facilities Maintenance Management System (FMMS), miscellaneous engineer services not attributable to a specific project and personnel costs associated with the performance of these functions are generally included within the scope of operations and are not considered maintenance costs.

Administrative

Activities associated with general administrative support functions, travel, training, meetings, leave, supervision, budget formulation, FMMS, etc.

Facilities Operations

Work activities performed on a recurring basis throughout the year which intends to meet routine, daily operational needs. Typical work includes janitorial and custodial services, snow removal, solid waste removal, operation or purchase of utilities (water, sewer, and electricity), grounds keeping, etc.

- **Operational Maintenance** – Activities related to the normal performance of the functions for which an asset or item of equipment is intended to be used.
- **Custodial Maintenance** – Activities associated with general day-to-day care and cleaning operations necessary to operate a constructed asset, installation, or program to include housekeeping duties such as restroom cleaning and sanitization, floor waxing, vacuuming and window cleaning; rodent and pest control; and lawn mowing.
- **Trash Removal** – Activities associated with the Solid waste disposal of hazardous and non-hazardous waste and debris such as boxes, scrap wood, garbage, solvents, paints and other unusable items. Also includes recycling products e.g. copy paper, cans, bottles, etc.
- **Snow Removal** – When snow, ice and/or freezing rain develops, or any unsafe conditions which may have been caused by thawing and re-freezing, snow removal requirements shall be implemented. Snow removal shall include treatment for removing snow from sidewalks, walkways, driveways, parking lots and roadways requiring the use of special mechanized equipment and/or trucks, chemicals designed to melt snow or ice, and sand.
- **Water Order** – A request to deliver water to a water user.
- **Environmental Clean Up** – Activities related to the cleanup efforts of a large scale, complex environmental contamination usually associated with issues as hazardous waste, petroleum products, etc.

Inspections/Assessments/Surveys

Regularly scheduled reviews consisting of observations and/or measurements needed to determine the physical and functional condition of an asset, to identify any changes from initial or previously recorded conditions, and to ensure that the asset continues to satisfy present service requirements.

- **Annual Condition Assessment** – Annual inspection by local staff to determine and document the general condition of an asset or item of equipment and identify maintenance needs.
- **Comprehensive Condition Assessment** – Periodic inspection, conducted at least once every five years, by qualified personnel to fully determine and document the condition of an asset or item of equipment and identify maintenance needs.
- **Installed Building Equipment Inspection** – Required inspections on fixed equipment assets to include State, local, federal, or local government/management required inspections, e.g., emissions, safety.
- **Mobile Equipment Inspection** – Required inspections on mobile equipment assets, that directly contribute to the Real Property / Facility Maintenance mission, to include State, local, federal, or local government/management required inspections, e.g., emissions, safety.
- **Dam Safety Inspections** – Periodic inspections or assessments, in accordance with Department Manual, Part 753 (Dam Safety and Security Program), by qualified personnel to fully determine and document the condition of the dam and related geologic features. This

includes high, significant and low hazard dams. This includes Formal, Intermediate and Special Safety Evaluation of Existing Dams (SEED), and other inspections of the dam (day, weekly, monthly and annual).

- **Bridge Safety Inspections** – Regularly scheduled inspections consisting of observations and/or measurements needed to determine the physical and functional condition of the bridge, to identify any changes from initial or previously recorded conditions, and to ensure that the structure continues to satisfy present service requirements.
- **Seismic Safety Inspections** – A periodic inspection by qualified personnel involving a comprehensive study to determine how a building or structure will respond during a major seismic event. The seismic inspection process evaluates the structural integrity of a building or structure based on a defined level of seismicity and level of performance. Seismic inspections include Rapid Visual Screening, Nonstructural Hazards Quantification, seismic rehabilitation and seismic evaluations.
- **Environmental Compliance Surveys** – Inspections conducted in accordance with 40 CFR Protection of Environment to determine enforcement and compliance activities for air, water, pesticides, toxics, and radiation.
- **Safety Inspections** – A periodic inspection by qualified personnel of any asset, installation, facility, construction site, other area, workplace, or environment where work is performed by employees of the agency to assure safe and healthy working conditions exist. These inspections may be conducted to inspect and investigate according to 29 CFR 1960, Subpart D, Inspection and Abatement. Inspectors shall investigate such places of employment and all pertinent conditions, structures, machines, apparatus, devices, equipment, and materials therein, and to question privately any agency employee, any agency supervisory employee, and/or any official in charge of an establishment to assure safe and healthy practices are conducted.
- **Accessibility Inspections** – A standardized physical inspection of an asset, facility, site or program component to evaluate its accessibility, as determined by performing measurement tasks against standard accessibility codes such as Uniform Federal Accessibility Standards (UFAS) and ADA.

Project

A single planned undertaking of capital improvement and/or maintenance to satisfy one or more needs.

Unacceptable Condition. (See Condition/Performance Indicators/Metrics.)

Value Engineering

Also termed Value Analysis, Value Management, and Value Methodology, Value Engineering (VE) is an organized team effort directed at analyzing the functions of processes, systems, equipment, facilities, services, and supplies for the purpose of achieving the essential functions at the lowest life-cycle cost consistent with required performance, reliability, quality, and safety. These organized efforts can be performed by in-house Agency personnel and/or by contractor personnel.

Value Analysis Concept Stage

Value analysis occurs at the conceptual/schematic stage of project development and considers

project scope, need, alternatives, and cost. All the various solutions or alternatives available to meet the identified need are considered and a preferred alternative is selected. Recommendations provided by the analysis to develop the selected alternative have a high probability of being included in subsequent stages of project development. At the conclusion of the analysis, project scope is well defined and major activities required for further project development have been identified.

Value Analysis Design Stage

Value analysis at the design stage occurs when the design process is approximately 30% - 50% complete. A thorough review of existing design documents and plans identifies value in alternatives and modifications. Major asset components are identified and reviewed for performance, reliability, quality, and value. Analysis provides recommendations for modifications to design to enhance value.

FACILITY AND EQUIPMENT TYPES

A complete list of all Departmental asset types and their associated asset codes and definitions is available at the following site: <http://www.doi.gov/pam/assetmanage.html>.

Administrative Site

Area or land, used and/or set aside for program purposes (such as office complex, housing, fire station, fire lookout, work camp, schools, communication site, or historical/interpretive site) bounded by a more or less defined perimeter, or established boundary.

Bridge

A structure erected over a waterway or other obstruction, such as roads or railways and having a track/passageway for traffic or other moving loads (i.e., pedestrian, animal, vehicular, etc.).

- **Road Bridge** – A structure including supports erected over a depression or an obstruction, such as water, highway, or railway, and having a track or passageway for carrying traffic or other moving loads, and having an opening measured along the center of the roadway of more than 20 feet between undercroppings of abutments or spring lines of arches, or extreme ends of openings for multiple boxes. May also include multiple pipes, where the clear distance between openings is less than half of the smaller contiguous opening (AASHTO).
- **Culvert Bridge** – Multiple box culverts or multiple pipe structures underneath roadbeds to allow passage of water. Pipe structures must be 20 feet or greater from the outside pipe edges.
- **Trail Bridge** – Spanning structure designed to be used by pedestrians, animals, bicycles, all-terrain vehicles (ATVs), etc.

Building

- **General** – Buildings are defined as any structure with a roof and commonly enclosed by walls, designed for storage, human occupancy, or shelter for animals, distinguished from other structures not designed for occupancy (such as fences or bridges). Buildings include offices, warehouses, post offices, hospitals, prisons, schools, housing and storage units. IBE or fixed equipment, that is permanently attached to and a part of the operation of the building, and cannot be removed without cutting into the walls, ceilings or floors, is also included. Examples of fixed equipment include plumbing, heating and lighting equipment, elevators, central air conditioning systems and built-in safes and vaults.
- **Historic General** – Historic buildings, structures, and monuments owned and maintained for their historic significance (excluding historic housing).
- **Housing** – Buildings predominantly used as dwellings, such as apartment houses, single houses, row houses, dormitories, barracks, etc.
- **Historic Housing** – Historic houses owned and maintained for their historic significance and used for residency.

Dam

This is any artificial barrier, including appurtenant works, used to impound or divert water.

Dam Hazard Classifications

The classification for a dam is based on the potential consequences of failure. In other words, on

potential loss of life and damage to downstream property that failure of the dam would probably cause. Such classification is related to the amount of development downstream of a dam. There are three classifications: High – Significant – Low.

- **High Hazard** is a downstream hazard classification for dams in which more than 6 lives would be in jeopardy and excessive economic loss (urban area including extensive community, industry, agriculture, or outstanding natural resources) would occur as a direct result of dam failure.
- **Significant Hazard** is a downstream hazard classification for dams in which 1-6 lives are in jeopardy and appreciable economic loss (rural area with notable agriculture, industry, or work sites, or outstanding natural resources) would occur as a result of dam failure.
- **Low Hazard** is a downstream hazard classification for dams in which no lives are in jeopardy and minimal economic loss (undeveloped agriculture, occasional uninhabited structures, or minimal outstanding natural resources) would occur as a result of failure of the dam.

Equipment – Installed Building Equipment (IBE)

Installed Building Equipment (Real Property) are items that are affixed or built into a constructed asset and become an integral part of the constructed asset, e.g., utilities systems. IBE is within the scope of Attachment G.

Equipment – Mobile

Equipment that is mobile and directly contributes to the Real Property / Facility Maintenance mission. These are primarily utility systems-related.

Fence

A physical barrier or boundary used as protection or confinement for humans and/or wildlife. This may include barbed wire, split rail, chain link, wooden, stone, electric, etc.

Hydro Power System

Station where flowing water energy is converted into electric energy. This includes:

- **Hydroelectric Plant.** – A facility where the force of water is used to produce electric energy. Normally uses a dam.
- **Electric Distribution System.** – Facilities designed for the delivery of electric energy to customers. Includes high voltage transmission lines, substations and distribution lines.

Interpretive Display

These specialized structures are used to provide interpretive or educational information to visitors. Maintenance is related to the structure and associated signs but not the content of display material.

Marina

Marina facilities are primarily for marine operations that may include piers, jetties, seawalls, docks, bulkheads, boat launch, harbor masters office, restrooms, picnic area, parking, etc.

Monitoring Network

This is a network of monitoring instruments such as seismic and earthquake monitors, stream

and flood forecast gauges, mercury manometers, motion detectors, and observation wells. See equipment above.

Radio Infrastructure Definitions

- **Cabinet** – An outdoor freestanding metal enclosure in various sizes, weatherproof and non-weatherproof, which houses the radio electronics equipment. Does not have space to permit human occupancy and equipment is serviced through access doors. Normally bolted to a concrete pad. Antenna, grounding and power distribution systems are fed into the enclosure at a designed entry point.
- **Concrete Pad** – A formed pour of reinforced concrete used to support a radio structure, portable building or tower structure.
- **Container** – An enclosure, or storage building, which was manufactured as a shipping or storage container and does not contain any internal power distribution, lighting or grounding systems. Does have space to permit human occupancy. On site modifications (e.g., to add internal power distribution, lighting or grounding systems) have been done to make the enclosure usable as a radio structure. Normally bolted to a concrete pad or pillars.
- **Hut** – An enclosure or building which was specifically manufactured as a telecommunications structure and contains all the necessary internal power distribution, lighting or grounding systems. May or may not have HVAC. Does have space to permit human occupancy. Normally bolted to a concrete pad or pillars. Antenna, grounding and power distribution systems are fed into the enclosure at a designed entry point.
- **Pole** – An antenna support structure normally mounted to a building facade, roof or other structures. Typically round tubing usually made of wood, aluminum, iron, carbon fiber, or other materials with a diameter from 1 to 4 inches with a length less than 10 feet and usually includes a manufactured mounting system often used to hold wires, cabling for power, radio and other communication systems. Not designed to permit climbing by a person.
- **Shed** – An enclosure or building, usually of wood, which was constructed on site and does not contain any internal power distribution, lighting or grounding systems. Does have space to permit human occupancy. On site modifications (e.g., to add internal power distribution, lighting or grounding systems) have been done to make the enclosure usable as a radio structure. Normally bolted to a concrete pad or pillars.
- **Tower** – An antenna support structure normally mounted to a concrete pad or pillar. Designed to permit climbing by a person. May be self supporting or guyed. Configured with 3 or more legs latticed together or as a solid monopole. Height ranges from 10 to 2,000 feet.

Road

- **Paved** - Improved surfaces constructed of paving materials used for vehicular transportation.
- **Unpaved** – Graded, drained surfaces other than pavement (i.e., stone, gravel, etc.) used for vehicular transportation.

Trail and Boardwalk

A marked path or course that is used primarily for pedestrians, animals, bicycles, ATVs, etc.

- **Paved** - Improved paths or courses constructed with paving materials.
- **Unpaved** – Designated natural paths or courses.
- **Boardwalk** – A structure to facilitate access across wet areas, sensitive habitat or plant communities, or areas physically difficult to cross.

- **Water Trail** – Designated natural waterways used for travel.

Tunnel

This is a structure constructed by excavating through natural ground to convey traffic, water or house conduits, or pipes.

Utility Systems

These include HVAC, sewage, water and electrical systems when they serve several buildings and/or other structures of an installation. When these systems serve a single building, which is reported separately, include the utility systems cost in the cost of the building. Report structures and facilities used in the production of its own power requirements. This category also includes heating plants and related steam and gas lines; sewage disposal plants, storm and sanitary sewer lines; water treatment plants, wells, pump houses, reservoirs, and pipelines; and electrical substations, standby or auxiliary power plants, lighting structures, and conduits.

- **Access Control** – The locking/security mechanisms used to monitor, on-site or remotely, access and prevent unauthorized access to a radio equipment enclosure, subsystem or antenna support structure.
- **Fuel System** – A system of pipes, pumps, valves, and regulators for the purpose of distributing fuel from a source to points of use is a fuel system.
- **Grounding System** – This is the system used to provide a common electrical reference for all the electronics equipment within and around a radio structure. This common system is also a protection device for personnel and equipment which may be susceptible to surges of electrical energy. Based on the Motorola R56 Standard for grounding systems.
- **HVAC** – Systems that control the ambient environment (temperature, humidity, air flow, and air filtering) and must be planned for and operated along with other data center components such as computing hardware, cabling, data storage, fire protection, physical security systems and power.
- **Lighting System** – The system used to provide illumination of the work areas within and around the radio equipment enclosure, subsystem or antenna support structure.
- **Power Distribution** – Electricity distribution is the penultimate process in the delivery of electric power, i.e. the part between transmission and user purchase from an electricity provider. It is generally considered to include medium-voltage (less than 50kV) power lines, low-voltage electrical substations and pole-mounted transformers, low-voltage (less than 1000V) distribution wiring and sometimes electricity meters.
- **Power-Generating Facilities** – Facilities that contain engines, turbines, generators, alternative energy sources and associated control equipment for the purpose of electrical current generation.
- **Power Source** – The electrical energy sources used to power the equipment within and around the radio equipment enclosure, subsystem or antenna support structure. May be commercially line fed from a distant location. On site sources may be a combination of fossil fuel generators, photo voltaic cells, wind turbine or hydroelectric generators, and storage battery cells.
- **Telecommunication System** – This is an external system that supports building infrastructure requirements for communications. It includes but is not limited to radio, telephone, intercom, emergency equipment, security and safety systems, low or high water level alarms, etc. May include cabling, wiring, radio base stations, repeaters, antennas,

satellite dishes and switching devices.

- **Wastewater Collection System** – This consists of pipes, sewage lines, manholes, vaults, septic tanks, pumps, and other works necessary for the collection, treatment, and disposal of wastewater.
- **Water Distribution System** – This may be an open or closed system used to distribute water by gravity or pressure from a collection point to use point(s).

Water Management Facility/ Water Control Structure

- **Dike/Levee** – A dike or levee is a water detention/retention structure or retaining wall that impounds bodies of relatively shallow water or protects facilities from flood runoff, or to create or restore wetland habitat. Levees are generally earthen structures designed to retain water within a floodway and protect adjacent areas.
- **Diversion Dam** – This is a dam built to divert water from a waterway or stream into a different watercourse.

CONDITION/PERFORMANCE INDICATORS/METRICS

In addition to the GPRA goal measurement of completed projects mentioned in the Annual Update section on page 8 of this Attachment, improvement of DOI's facilities management programs may be measured several ways. These (4) four metrics are required data elements for each asset entered into the FRPP. At present Utilization is only required for offices, hospitals, warehouses, laboratories, and housing.

Asset Priority Index (API)

The API is a measure of the importance of a constructed asset to the mission of the installation where it is located. API is tied to a constructed asset, not a project. The numeric range is from One (1), for little or no importance, to One Hundred (100), for most important. In the FRPP this is known as Mission Dependency Index (MDI) and constructed assets are categorized as shown below:

- **Mission Critical** – without constructed asset mission compromised.
- **Mission Dependent, Not Critical** – does not fit “Mission Critical” or “Not Mission Dependent.”
- **Not Mission Dependent** – mission is unaffected.

Facility Condition Index (FCI)

$FCI = DM/CRV$. FCI is the ratio of accumulated Deferred Maintenance (DM) to the Current Replace Value (CRV) for a constructed asset. FCI is a calculated indicator of the depleted value of a constructed asset. The range is from Zero (0), for a newly constructed asset, to One (1.0), for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by Asset Type, but as a general guideline, the FCI should be held below .15 for a facility to be considered to be in acceptable condition. An acceptable rating for BIA schools should be held below 0.10. Constructed assets are categorized as shown below:

- **Acceptable** – meets established maintenance standards, operates efficiently, and has a normal life expectancy. Scheduled maintenance should be sufficient to maintain the current condition, or, meets minimum standards but requires additional maintenance or repair to

prevent further deterioration, increase operating efficiency, and to achieve normal life expectancy.

- **Unacceptable** – does not meet most maintenance standards and requires frequent repairs to prevent accelerated deterioration and provide a minimal level of operating function. In some cases this includes condemned or failed facilities.

In the FRPP, this is known as Condition Index (CI) and is calculated thus, $CI = (1 - FCI) \times 100$.

Utilization (UI)

Utilization is the extent to which a constructed asset is used. Utilization is a ratio of actual usage to designed usage, with a range from 0% to 100%. Acceptable ranges vary by Asset Type.

Constructed assets are categorized as shown below:

- **Over-Utilized**
- **Utilized**
- **Underutilized**
- **Not Utilized**

Annual Operations & Maintenance Costs (O&M)

Annual O&M includes the following:

- Recurring maintenance and repair costs.
- Utilities (includes plant operation and purchase of energy).
- Cleaning and/or janitorial costs (includes pest control, refuse collection and disposal to include recycling operations).
- Roads/grounds expenses (includes grounds maintenance, landscaping and snow and ice removal from roads, piers and airfields).

In the FRPP, this is known as Annual Operating Costs (AOC).

COMMON DEFINITIONS FOR FACILITIES MAINTENANCE AND CONSTRUCTION TERMS

<p>Operations Activities related to the normal performance of the functions for which a facility or item of equipment is intended to be used. Costs such as utilities (electricity, water, sewage), fuel, janitorial services, window cleaning, rodent and pest control, upkeep of grounds, vehicle rentals, waste management, periodic condition assessments, the FMMS, miscellaneous engineer services not attributable to a specific project and personnel costs associated with the performance of these functions are generally included within the scope of operations and are not considered maintenance costs.</p>	<p>Maintenance Maintenance to repair unscheduled and scheduled deficiencies during the time period in which they occur. This includes preventive maintenance for buildings, structures, and installed related equipment as recommended by the manufacturer. Includes engineering and/or contracted A&E services that support planning, design, and execution of maintenance activities.</p>	<p>Deferred Maintenance Maintenance that was not performed when it should have been or when it was scheduled and which, therefore, was put off or delayed for a future period. This Does Not include facility deficiencies where there is non-compliance to codes and other regulatory or Executive Order compliance requirements. Includes engineering and/or contracted A&E services that support planning, design, and execution of deferred maintenance activities.</p>	<p>Capital Improvement The construction, installation, or assembly of a new asset, or the alteration, expansion, or extension of an existing asset to accommodate a change of function or unmet programmatic needs, or to incorporate new technology. This may include major renovation of an existing asset in order to restore and/or extend the life of the asset without a change of function. This includes facility deficiencies where there is non-compliance to codes and other regulatory or Executive Order compliance requirements. Includes engineering and/or contracted A&E services that support planning, design, and execution of deferred maintenance activities.</p>
<p>Annual Condition Assessment Comprehensive Condition Assessment Fixed Equipment Inspection Mobile Equipment Inspection Dam Safety Inspections Bridge Safety Inspections Seismic Safety Inspections Environmental Compliance Surveys Safety Inspections Accessibility Inspections Operational Maintenance Custodial Maintenance Trash Removal Snow Removal Water Order Environmental Clean Up Administrative Activities</p>	<p>Corrective Maintenance Preventive Maintenance Recurring Maintenance Component Renewal Emergency Maintenance Demolition Mobile Equipment Maintenance</p>	<p>Deferred Corrective Maintenance Deferred Recurring Maintenance Deferred Component Renewal Deferred Demolition Deferred Rehabilitation Deferred Replacement</p>	<p>New Construction Alteration (for change of function, without expansion) Expansion</p>