

Department of Buildings & General Services
Agency of Administration

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MEMORANDUM

To: Senator Robert Hartwell, Senate Institutions, Chair
Representative Alice Emmons, House Corrections and
Institutions, Chair

From: Commissioner Michael J. Obuchowski MJO

Date: April 14, 2011

Reference: Definition Major Maintenance Authorized in Capital Construction Act

As we have discussed, the following definitions will be used to direct all and any future appropriations related to major maintenance funding and future Capital Appropriation request.

A. Projects Requiring Legislative Authorization (Funded through specific line items in the Capital Bill)

- i. New Capital Asset Development: Any addition of new space to the BGS portfolio.
- ii. Plant Adaptation: Adaptation of the physical plant to meet the evolving needs of the institution and to address changing codes or standards when the estimated cost exceeds \$300,000.

B. Projects With Implicit Legislative Authorization

- i. Deferred Maintenance: Repairs which were not accomplished as a part of normal maintenance or capital renewal which have accumulated to the point that facility deterioration is evident and could impair the proper function of the facility.
- ii. Planned Capital Renewal: A subset of regular or normal facility maintenance which refers to major repairs or the replacement/rebuilding of major facility components that have reached the end of their normal useful life is capital repair; after its normal useful life is deferred maintenance.
- iii. Routine Maintenance: Means the day-to-day efforts to control through scheduled repetitive activities, periodic scheduled work and minor repairs made on an as-needed basis.

