

Major Maintenance Definitions

Overview of Major Maintenance Definitions

Major Maintenance refers to renovation and repair of building components and systems, as defined in this section.

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Restrictions Placed on the Funds

Section 8.57, subsection 5, paragraph “c” of the Code of Iowa reads as follows:

“c. Moneys in the rebuild Iowa infrastructure fund in a fiscal year shall be used as directed by the general assembly for public vertical infrastructure projects. For the purposes of this subsection, “vertical infrastructure” includes only land acquisition and construction; major renovation and major repair of buildings; routine, recurring maintenance; all appurtenant structures; utilities; site development; recreational trails; and debt service payments on academic revenue bonds issued in accordance with chapter 262A for capital projects at board of regents institutions. “Vertical infrastructure” does not include operational expenses or leasing of a building, appurtenant structure, or utility without a lease-purchase agreement.”

Major Maintenance Definition

Major Maintenance is defined as expenditures made beyond the regular, normal upkeep of physical properties (i.e. Land, Buildings, and Equipment) for the repair or replacement of failed or failing building components as necessary to return a facility to its currently intended use, to prevent further damage, or to make it compliant with changes in laws, regulations, codes or standards. Tangible personal property as defined in the section “Routine Maintenance Definitions” shall not be eligible for major maintenance funds.

Major Maintenance Priorities

These priorities will serve as the basis for evaluating and ranking Major Maintenance project requests statewide. In order, the priorities are as follows:

- 1) Threats to health, life or safety, provided they are necessary to preserve the lives, health and safety of citizens, residents, state workers and visitors to state facilities.
 - 2) Non-emergency repairs, which do not pose an immediate health, life or safety threat to the users but which result in or could result in exponential damage to the structure or significant degradation of the mission/operations of an Agency.
 - 3) Projects that increase or maintain access under Americans with Disabilities Act and/or are included as Transition Plan requirements.
 - 4) Scheduled maintenance of equipment that is currently functioning in order to prolong the equipment life.
 - 5) Projects to increase operational or energy efficiency of building equipment or structure. This may include renovation work, provided the renovation work is not for purely aesthetic or functional reasons. Repairs to alleviate life safety issues or exponential damage shall be an integral part of the renovation work. Building replacement, if replacement of an existing facility is more cost effective than repairs to alleviate life, health and safety issues or exponential damage, could also be funded. Only energy efficiency projects that are not eligible for Energy Bank or lease-purchase financing may receive Major Maintenance funding.
 - 6) Building demolition.
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Examples of Major Maintenance

Examples of Major Maintenance projects include:

- Repair or replacement of components such as
 - Roofs
 - Boilers
 - Windows
 - Generators or
 - Utility distribution systems
- Additions or changes to safety systems such as
 - Fire alarms
 - Fire sprinklers
 - Fire exits or
 - Security systems
- Necessary changes to facilities to meet regulatory requirements of the
 - Americans with Disabilities Act (ADA)
 - Occupational Safety and Health Administration (OSHA)
 - Environmental Protection Agency (EPA)
 - Iowa State Building Code or
 - Other applicable codes.
- Recommended changes to facilities to meet the standards developed by organizations such as the
 - American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)
 - Joint Commission on Accreditation of Healthcare Organizations (JCAHO).
- Design and project management services necessary for any of the above projects.

Projects Not Considered Major Maintenance

Projects that **will not** be considered for Major Maintenance funding include:

- Capital projects (see Capital Projects in this section)
 - Emergency projects eligible for other funding sources
 - Energy efficiency projects eligible for financing
 - Routine Maintenance
 - New Construction
 - Adaptive Reuse
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Major Maintenance Definitions

Capital Projects

Capital projects are generally those projects

- With a cumulative cost equaling or exceeding \$250,000 **and**
- Have taken into account the criteria as outlined in 8.3A of the *Code of Iowa*.

Note: Major Maintenance projects **may** exceed \$250,000.

Capital Project Examples

Examples of Capital Projects include:

- New construction
 - Adaptive reuse of existing building
 - Major repair or replacement of multiple building components.
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Emergency Repair Definition

The Department of Administrative Services, General Services Enterprise, will use the following definition of emergency repair for purposes of project prioritization, funding and staffing:

An unexpected situation or sudden occurrence of a serious and urgent nature that demands immediate action either to prevent closure of a facility or a program activity within the facility; or to prevent further damage to a facility structure, building component or site system; or to prevent injury.

Examples of Emergency Repairs Examples of emergency repairs include:

- Damage resulting from a storm, flood or fire, and in particular, damage requiring immediate attention to prevent further damage (loss of a roof) or to restore the use of a facility (loss of power, water or heat). The repairs may qualify for funding in accordance with Chapter 29C.20. Agencies shall request an allocation and any funds received by the Agency will be transferred to the Department of Administrative Services to reimburse the Major Maintenance fund.
 - Repeated failure over a short period of time of a building component or site system requiring stop-gap measures to allow for continued use.
 - Imminent failure of a building component or site system.
 - Conditions creating a threat to life and safety of people utilizing a facility or portion of a facility.
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