



- Utility services to buildings
- Repair to roofs, windows, doors, and existing exterior surfaces
- Exterior lighting attached to buildings
- B. System Repairs
  - Repairs to mechanical, plumbing, and electrical equipment that is part of a building system (heating, ventilation, electrical, elevator, etc.)
  - Repairs to electrical distribution equipment including receptacles
  - Repair and maintenance of interior and exterior lighting and switches
  - Repairs to plumbing systems including sinks, faucets, and drains
  - Repair and maintenance of sprinkler systems and fire alarm systems
  - Repair and maintenance protective and safety equipment (e.g. safety deluge shower stations)
- C. Interior Finishes
  - Existing interior surfaces and finishes
  - Repairs and maintenance of walls, floors, and ceilings
  - Repairs to fixed laboratory case work
  - Building finishes in public areas
  - Repairs to door locks and hardware
  - Routine painting of common areas
- D. Custodial
  - Scheduled cleaning of common areas, classrooms, and offices

Repair and maintenance of security systems and specialized locks or door hardware (card access, key pads, cameras, etc.)  
Discretionary electrical or mechanical modifications necessary to support the new occupants and their equipment  
Painting beyond the routine cycle or if a different color is requested  
Custodial services beyond routine service levels (upholstery, special events, etc.)  
Maintenance of university fleet vehicles (semi-annual tire change-over, oil changes, etc.)

#### **IV. Special Use Equipment and Computer Equipment**

Equipment that supports research or department programs, and typically not utilized by all building occupants, not common to most buildings, and not considered part of the basic Facilities Maintenance and Operations will conduct or coordinate repairs; however the department is financially responsible for the maintenance of special use equipment.

Server rooms may require extraordinary and dedicated services (air conditioning, uninterruptible power, links to off-site data storage, and additional fire suppression features). Maintenance for such accommodations is not generally covered by basic maintenance funding. Facilities Maintenance and Operations should be consulted to determine what systems a server room will require for reliable operation.

#### **V. Auxiliary Services**

Auxiliary Services may be billed for Maintenance and Operations services.

#### **VI. Resources**

[Facilities Maintenance and Operations](#)