



**University of Pittsburgh
Management of University Facilities and Grounds
Policy AO 47**

Implementing Executive: Senior Vice Chancellor for Business & Operations
Responsible Units: Facilities Management; Planning, Design, & Construction
Category: Administration & Operations
Effective Date: January 25, 2023

I. Purpose

This Policy establishes the authority and responsibilities regarding the management of the University of Pittsburgh's ("University") facilities and grounds, including Construction and Capital Projects for University facilities and grounds, as well as demonstrates the University's commitment to comply with regulatory requirements relevant to the Maintenance of University facilities and grounds.

II. Scope

This Policy applies to the management of University facilities and grounds on all University campuses, except Section IV. A., which only applies to the Pittsburgh Campus.

III. Definitions

- A. Alterations: Any change to the configuration of a building's interior or exterior physical structure (including, but not limited to, drilling holes in structural members and physically attaching items to the building exterior façade or roof) and/or any change to the configuration of a building or campus utility systems (this includes temporary modifications).
- B. Basic Services: Basic Services are those services not classified as Maintenance or Construction. Basic Services are defined in terms of scope and are provided on a standard frequency. Examples include custodial work, landscaping, and system testing. Services not classified as Basic Services will require customer funding. See Appendix A.
- C. Capital Projects: Include (1) Construction projects; (2) Alteration or Repair projects with a total estimated cost greater than \$25,000; and (3) any other facilities project with a total estimated cost greater than \$50,000.

- D. Construction: The act of moving, demolishing, installing, or building a structure, facility, or system according to a plan or by a definite process. Construction consists of the application of any of these techniques to physical plant facilities such as structures, utilities, excavations, landscaping, site improvements, and the additions, deletions, or modifications of such facilities, including exterior and interior painting of new structures.
- E. Contract Administration: The preparation and issuance of requests for proposals and contract documents, including setting and/or approving contract terms and changes to the contract, consistent with University policy and any authority provided to execute legal documents.
- F. Departmental Facilities Projects: Any facilities projects funded by a department that are not considered Capital Projects. Departmental Facilities Projects are defined as work outside of routine Maintenance that does not involve a change in space use or space classification, require professional engineering, or permitting and costs less than \$50,000. Departmental Facilities Projects are performed on a re-bill basis for actual charges incurred. Examples of such service requests include but are not limited to:
- Installation, service, and repair of certain departmental or laboratory equipment
 - Moving and furniture installation
 - Minor upgrades required to meet departmental program changes not resulting in a change of egress path, reconfiguration of walls, doors or openings
 - Limited installation of additional electrical outlets or lights
 - Non-common area painting and carpeting and painting beyond the planned maintenance cycle
 - Cleaning and support services for some events
- G. Facilities Condition Assessment: A standardized process that analyzes and documents the physical condition of a facility and its equipment, including factors such as building age, design, assets, materials used, etc.
- H. High-Risk Activity: Includes any facilities work with an increased potential for significant harm to others. Examples of High-Risk Activity include, but are not limited to, activities such as:
- Any activity involving use of a mobile or stationary crane
 - Any activity involving the use of a personnel lift (e.g., “JLG”)
 - Any activity involving the use of scaffolding or other overhead work performed on platforms over 4.5’ high (standard ladders excluded)

- Any activity involving work on a “high-energy” system (e.g., high- or medium-voltage systems and high-pressure systems)
- I. Long Range Maintenance Plan: A prioritized, actively managed list of Maintenance priorities and the associated anticipated costs for the next 3 to 5 years.
- J. Maintenance: Those projects necessary to keep existing facilities and grounds and their components operational and in good working order, and where the project does not change or increase the size, type, or extent of the facilities and grounds. Maintenance consists of the preservation, not the improvement, of buildings and grounds. Maintenance is generally on a routine or recurring basis and may include restoring equipment back to a fully functional state. If replacement is needed for the purpose of upgrading a system, it is not considered Maintenance. Work is considered Maintenance if:
- On a routine or recurring basis
 - To bring the equipment or building system back to its fully functional state
 - To ensure the equipment or building system retains its functionality for its anticipated useful life
- K. Repair: The restoration of property, machinery, systems, and facilities, including buildings, roads, and grounds and their components to working order which may require the submission of plans; the submission of calculations; Construction inspection requirements; and other data to ensure compliance with state/city building codes; and/or require a change to Professional Engineer-stamped building plans, specifications, reports, or documents used for its Construction. Repair does not include any matter that could reasonably be characterized as Maintenance. Typical examples include:
- Plumbing issues (such as repairing leaks, unclogging lines, etc.)
 - Repairing light fixtures
 - Replacing flooring that is worn out
 - Changing heating filters
- L. Specialized Research Equipment: Equipment and/or system that as a practical matter is so unique or specialized that it requires technical expertise that is not commonly commercially available. The erection, Construction, Alteration, Repair, or improvement related to such equipment/system would need to be performed by in-house labor with the requisite technical experience and knowledge to provide reliable functional equipment/systems.

- M. Temporary Structure: Any non-permanent structure or equipment on campus such as a stage, climbing wall, tents, powered equipment, fencing, lighting, bleachers, food handling equipment, tables, seating, etc.

IV. Policy

The sections below provide for the administration, implementation, and requirements of the University's management of facilities and grounds. For the purposes of this Policy, University "facilities and grounds" includes all buildings, surrounding grounds/land, pathways, lighting, and other University-owned physical infrastructure. "Facilities and grounds" do not include physical assets leased by the University.

A. Governance and Responsibilities for Maintenance of University Facilities and Grounds

Office of Real Estate. The Office of Real Estate is responsible for maintaining a central inventory database to document the University's real property. That database shall be updated regularly, but no less than annually. The Office of Planning, Design, and Construction ("PDC") and the Office of Facilities Management ("FM") are responsible for reviewing and assigning new project requests, including those associated with real property.

Office of Facilities Management ("FM"). FM is responsible for ensuring that a "standard of care" (as defined herein and in notes column of Appendix A) for University facilities and grounds is maintained for their assigned facilities in accordance with best industry practices (e.g., Association of Physical Plant Administrators (APPA) standards). FM is also responsible for the Maintenance and operations of its associated buildings as listed in Appendix A, Appendix B, and Appendix C in accordance with the responsibilities outlined in this Policy.

The School of Medicine Division ("SOMD"). SOMD is responsible for the Maintenance and operations of its associated buildings as listed in Appendix A, Appendix B, and Appendix C in accordance with the responsibilities outlined in this Policy.

Athletics. Athletics is responsible for the Maintenance and operations of its associated buildings as listed in Appendix A, Appendix B, and Appendix C in accordance with the responsibilities outlined in this Policy.

Responsible Departments. Appendix A of this Policy identifies the units responsible for determining the annual budget forecast for the Maintenance and operations of University facilities and grounds. That annual budget forecast must consider the following items:

- Historical data for Maintenance projects;

- Long Range Maintenance Plans developed in collaboration with building managers/department liaisons;
- Regulatory compliance mandates;
- Increased Maintenance requirements resulting from planned capital or grant funded Alterations; and
- Historical utility use data.

Appendix A provides the Maintenance responsibilities by building. Those assigned responsibility for Maintenance of facilities shall ensure the following:

- All building life/safety systems shall be maintained in good working order as foremost priority;
- Facilities costs for each building are tracked individually by building and broken out by type of work;
- A 3-to-5-year forward-looking Long-Range Maintenance Plan shall be updated each year (see Appendix D for an example);
- A Facilities Condition Assessment is conducted periodically (approximately every five years) for each facility; and
- Each building is maintained to a good or better standard as defined by APPA.

B. Funding Responsibilities for the Maintenance of Education and General (“E&G”) Spaces

Typically, FM will not bill for the Maintenance or Repair for the following types of categories and services within E&G Spaces (i.e., those spaces which are not within Business, Hospitality, and Auxiliary Services; SOMD; or Petersen Buildings):

- Infrastructure and Building Envelopes
 - Utility services to buildings, except the following:
 - BHAS, SOMD, the Office of Real Estate, and Athletics are responsible for funding Repairs, Maintenance, and replacement of “lateral utility lines” to their buildings
 - Steam, chilled water, electric, water, sewage, and natural gas that are central or third party provided utilities, except for those lines that run from the service-main into the building which are the responsibility of the business unit.
 - Repair to roofs, windows, doors, and existing exterior surfaces
- Building Related System Repairs
 - Mechanical, plumbing, and electric equipment that is part of a building system (e.g., heating, air conditioning, electrical, elevator)
 - Repairs to electrical distribution equipment including receptacles
 - Repair and Maintenance of interior and exterior lighting and switches

- Repairs to common area plumbing systems including sinks, faucets, and drains. This does not include departmental requested kitchens.
- Repair and Maintenance of life safety systems to include sprinkler systems, emergency power and distribution systems, fire extinguishers, and fire alarm systems
- This does not include departmental specialty such as backup research power, or specialty fire suppression systems in departmental areas (e.g., FM200)
- 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

Certain expenses associated with Maintenance and Repair activities are to be paid by the requesting unit. The following Maintenance and Repair activities for which FM will bill, include, but are not limited to:

- Hook-up of special equipment or modifications to building systems requested by academic or research activities (e.g., decoupled chilled water for cooling Specialized Research Equipment);
- Installation, repair, maintenance, and replacement of specialty lighting systems;
- Replacement locks, keys/re-keying of a room per a department's request;
- Replacement of name plates and certain signage (except such signage required to comply with the Americans with Disabilities Act ("ADA"));
- Repairs to department-owned equipment, systems, or Specialized Research Equipment (e.g., ultra-low freezers, biosafety cabinets, chemical fume hoods, refrigerators, ice machines, lab equipment);
- Carpet replacement for non-public areas;
- Repair of furniture;
- Repair, removal, or relocation of movable modular office furniture and workstations, including power and data connections;
- Repair and Maintenance of uninterruptible power systems or specialized equipment for fire suppression systems;
- Installation of power or other utilities for department-owned or leased equipment;
- Painting of departmental assigned spaces;
- Discretionary space modifications and any electrical or mechanical modifications necessary to support new occupants;
- Special events, resulting in costs beyond Basic Services.

C. Governance and Responsibilities for the Alterations, Construction, and Capital Projects for University Facilities and Grounds

The Office of Philanthropic and Alumni and Engagement (“PAE”) is responsible for updating FM on University named spaces (i.e., named University facilities or grounds for donor or honorific purposes) for which FM must consult with PAE if Alterations, Construction, or Capital Projects would involve such named spaces. Further, PAE is responsible for providing advice on any restrictions from a gift agreement, developing plans to communicate with donors of named University facilities or grounds about any planned changes to such spaces, and developing alternate recognition plans when necessary.

i. Campus Planning and Land Use

Office of Planning, Design, & Construction (“PDC”). PDC is responsible for overseeing the programming, development, and implementation of campus master plans (e.g., land use, building opportunities/sites, future utility systems and infrastructure, parking, etc.); Institutional Master Plan; Space Management planning (except for SOMD) and college/unit master plans for all campuses, schools, and units.

As part of campus master planning efforts, PDC will lead the process to select sites for, and approve the installation of, temporary and permanent public art and sculpture on campus. Campus master planning also includes the development of intermodal transportation plans that accommodate vehicles, transit, bicycles, and pedestrians.

All site studies and feasibility studies for new buildings, building additions or renovations, recreation facilities, parking, public spaces, etc., will be performed by PDC. Utility and energy studies will typically be performed by FM.

The development, management, maintenance, and implementation of the University’s long-range capital plan shall be led by PDC on behalf of the Senior Vice Chancellor for Business & Operations (with FM providing support), and in consultation with relevant University stakeholders. PDC shall ensure conformance with municipal zoning and land development processes in all Capital Projects.

The Senior Vice Chancellor for Business and Operations (“SVC-BO”). SVC-BO is responsible for developing a long range capital plan in concert with other senior leaders on campus and chairs the Capital Projects Review Board. That long range plan is developed based on integrated input from all stakeholders.

Departments and Regional Campuses. Departments and regional campuses are responsible for preparing proposed long range capital plans in coordination with PDC for inclusion into a combined Annual Capital Budget. Capital plans must be vetted in consultation with the Office of the Chief Financial Officer and the SVC-BO.

University Architect. The University Architect is responsible for design reviews and the aesthetics of all shared-space, public-facing campus (including, but not limited to building architecture, landscaping, and campus signage). As such, any architect selection by the University must be made or approved by the University Architect, or a designee chosen by the SVC-BO.

ii. Capital Projects for University-Owned Facilities and Grounds

Requirements for a Capital Project. All Capital Project efforts shall, at a minimum, adhere to the OSHA's Construction safety standards and be subject to inspections by FM.

All Capital Projects shall adhere to the University's design standards maintained by FM. Any exceptions must be approved in writing by both the Vice Chancellors for PDC and FM.

All projects between \$2,000,000 and \$5,000,000 require approval (via a decision memo prepared by PDC and FM) by both the SVC-BO and the Chief Financial Officer prior to a Construction award.

All projects over \$5,000,000 are subject to multiple approvals prior to a Construction award, including approval by: (a) the Chancellor, (b) the Capital Projects Review Board, and (c) the Board of Trustees Property and Facilities Committee. PDC and FM shall jointly prepare and lead this approval process.

Responsibilities for a Capital Project. FM is charged with Contract Administration (through the Vice Chancellor for FM) and project management for all Capital Projects. This includes contracting for all architects, building studies, and Construction/renovation work. FM shall ensure all contracts comply with University and state requirements for safety, competition, diversity, equity, fair wage, and other requirements. To ensure the above, only FM is authorized to award and oversee Capital Projects.

PDC along with FM will work with affected stakeholders to define and document project scopes. Upon defining a mutually acceptable project scope, the project can be advanced to the next stage in project development.

The architect selection for the project shall be approved by the University Architect and selected in accordance with the FM Project Management Manual. All community and government project approvals will be led by the PDC in coordination with the Office of Community and Government Relations. Selection of an engineering firm to conduct studies or work, for projects assigned to FM, will be selected by FM's Engineering Staff in accordance with the FM Project Management Manual.

Formal project updates shall be provided by FM or by PDC to customers monthly.

Maintenance Projects that involve High-Risk Activities shall be reviewed by the University's Director of Construction Safety 10 days before work begins.

iii. Departmental Facilities Projects

Departmental Facilities Projects, although not Capital Projects, may be classified as Construction projects by FM and as such their approval must run through FM as prescribed above to ensure compliance with state and federal requirements.

Purchase orders shall not be used to contract for any Construction work.

iv. Capital Projects for University Space in Non-University-Owned Facilities

For Capital Projects occurring within leased/non-University-owned facilities, it is the responsibility of the Vice Chancellor of PDC to coordinate with the Vice Chancellor of Real Estate and work with the respective landlord to define the scope of work, design, and Construction for the University Exceptions to this standard shall be approved by Vice Chancellors for Real Estate, FM, and PDC before any commitments, including funding sources, are made.

The Office of Real Estate shall represent the University in coordinating terms for the project with the respective facility landlord. Such projects should be included as part of the Capital Plan.

v. Temporary Structures

If an event on campus involves the usage or installation of Temporary Structures, documentation should be submitted to FM as a work request at least two weeks prior to the event for review and approval for local code and regulation compliance. A submission must include a site layout drawing, equipment specifications, utility requirements, and structural calculations.

V. Contact Information and Public Accessibility

This Policy is posted under Administration & Operations Policies and can be found on the Office of Policy Development and Management's website at: <https://policy.pitt.edu> .

For specific questions related to this Policy, please contact the Office of Facilities Management. Contact information for the office can be found at: <https://www.fm.pitt.edu/> .

VI. Related Authorities

[Association of Physical Plant Administrators \(“APPA”\) Standards](#)

Appendix A

Maintenance Activities to Meet Policy Responsibilities Following APPA Standards

	BHAS Spaces	E&G Spaces	SOMD Spaces	Peteresen Events Center	Note
Condition Assessments	FM	FM	UPMC	Athletics	Condition Assessments will be done every 5 years
Preventative Maintenance	FM	FM	UPMC	Athletics	Meet APPA Level 2.5
Long-Range Maintenance Plan	FM	FM	UPMC	Athletics	See Appendix D for sample template
Energy Management Planning and Projects	FM	FM	FM	FM	FM will review and contract for building system alterations
Payment for Utilities	BHAS	FM	SOMD	Athletics	FM will bill BAS, SOMD, and Athletics for utilities used at their buildings
IT System Upgrades(1)	Pitt IT	Pitt IT	UPMC IT	Athletics	Installations to be coordinated with FM and installed per Pitt Standards
Security System Upgrades(1)	ISD	ISD	ISD	Athletics	Installations to be coordinated with FM and installed per Pitt Standards
Custodial/Housekeeping Services	FM	FM	UPMC	Athletics	Meet APPA Level 2.5
Cleaning Lab Spaces	N/A	FM(2)	UPMC	N/A	Meet APPA Level 2.5
Maintain Safe/Clean Grounds(3)	FM	FM	FM	Athletics	Meet APPA Level 2, with grass <3" tall
Maintainance of Central HVAC Systems	FM	FM	UPMC	Athletics	Meet APPA Level 2.5
Repair of Central HVAC Systems	FM	FM	FM	FM	FM will review and contract for repairs.
Fire Alarm System Maintenance	FM	FM	UPMC	Athletics	FM, SOMD, Athletics will maintain documents of all maintenance performed
Fire Alarm System Repairs	FM	FM	FM	Athletics	FM will review and contract for system repairs
Safety Review of all construction contracts	FM	FM	FM	FM	All construction work involving High Risk Activities shall be reviewed by Pitt's Director of Construction Safety
Notes:					
(1) IT and Security System Upgrades: FM will support by contracting for the physical support infrastructure (e.g., conduits) while ISD and Pitt IT will coordinate for installing the cable/wire feeds					
(2) FM will clean the floors for lab spaces, but not the lab benches. The lab department is responsible for cleaning benches.					
(3) FM will maintain the campus grounds. BAS will reimburse to FM for work at BAS facilities. FM will maintain fields at Petersen Sports Complex					

Appendix B

Buildings managed by Business & Auxiliaries		
Craig Hall Garage	College Gardens - 5831	Holland Hall
530 Melwood (Motor Pool)	College Gardens - 5840	Hyacinth Place Apartments
Amos Hall	College Gardens - 5841	Information Sciences Garage
Bouquet Gardens Building A	Darragh Street Apartment Complex	Lothrop Hall
Bouquet Gardens Building B	Edward H. Litchfield Towers A, B, and C	Mark A. Nordenberg Hall
Bouquet Gardens Building C	Forbes Craig Apartments	Mayflower Apartments
Bouquet Gardens Building D	Forbes Hall	McCormick Hall
Bouquet Gardens Building E	Franklin Complex - 260 Oakland	Oakwood Apartments
Bouquet Gardens Building F	Franklin Complex - 261/263/265	OC Garage
Bouquet Gardens Building G	Franklin Complex - 262/264/266	Panther Hall
Bouquet Gardens Building H	Franklin Complex - 268 Oakland	Pennsylvania Hall (Iris)
Bouquet Gardens Building J	Franklin Complex - 294/296/298	Ruskin Hall
Brackenridge Hall	Franklin Complex - 302/304/306	Sennott Square Garage
Bruce Hall	Franklin Complex - 305	Sennott Square Retail
Centre Plaza Apartments	Franklin Complex - 310	Soldiers & Sailors Garage
College Gardens - 5820	Franklin Complex - 318	Sutherland Hall
College Gardens - 5821	Fraternity Housing Complex (8 buildings)	Univ. of Pittsburgh Applied Research Center (UPARC)
College Gardens - 5830	GSPH Garage	University Club
	Hampton Hall Condominium	Wesley W. Posvar Hall Garage
E&G and Health Sciences Buildings managed by FM		
3343 Forbes Avenue	Crawford Hall	Parkvale Annex
229 Atwood St.	David Lawrence Hall	Parkvale Building
480 Melwood St.	DLR Building at 3512 Fifth Ave.	O'Hara Student Center
718 Devonshire Street	Eberly Hall	Quality Inn
Air Glow Observatory	Engineering Hall	Petersen Events Center
Allegheny Observatory	Eureka Building	Petersen Sports Complex (Addition Included)
Allen Hall	Falk School	Pymatuning Research Laboratory
Alumni Hall	Falk School Addition	Salk Hall Annex
Alumni Solvent Storage	Fitzgerald Field House	Salk Hall Main
Athletic Fields Building	Forbes & Atwood	Salk Hall Pavilion
Barco Law Building	Frick Fine Arts	Scaife Hall (E&G)
Bellefield Hall	Gardner Steel Conference Center	Sennott Square
Benedum Auditorium	GSPH - Parran and Crabtree	Space Research Coordination Center
Benedum Hall	GSPH - Annex	Sports Dome
Benedum Hall - MCSI Addition	Heinz Chapel	Stephen Foster Memorial
Carrillo Street Steam Plant	Hillman Library	Thackeray Hall
Cathedral of Learning	Information Sciences Building	Thaw Hall
Center for Bioengineering	Iroquois (SHRS)	Thomas Boulevard
Charles L. Cost Sports Center	Langley Hall	Trees Hall
Chevron Science Center	Life Sciences Annex	Twentieth Century Club
Chevron Science Center Annex	Loeffler Building	University Public Safety Building
Child Development Center	Log Cabin	Van de Graaff (Nuclear Physics)
Clapp Hall	LRDC	Victoria Hall
Computer Center (RIDC)	Mervis Hall	Wesley W. Posvar Hall
Craig Hall	Music Building	William Pitt Union
McGowan Institute for Regenerative Med.	Biomedical Science Tower 3 (BST3)	Plum Boro Animal Holding Addition
Plum Boro Animal Holding Facility	Plum Boro Nike Site Colony	Plum Boro Science Building
Plum Boro Nike Site Maintenance Building	Plum Boro Nike Site Pump House	Plum Boro Primate Center
SOMD & UPMC Buildings managed by UPMC		
Oxford Bldg/ 3501 Forbes Ave	Thomas E. Starz BST1	Scaife Hall (Excluding A Stem)
118 Craft Avenue	Thomas E. Starz BST2	Thomas Detre Hall of the WPIC - Addition
Bellefield Towers	Falk Clinic	Thomas Detre Hall of the WPIC - Main

Appendix C

The School of Medicine Division Facilities:

- Scope: This section applies to the following facilities only:
 - Biomedical Science Towers 1 and 2
 - Scaife Hall
- Capital Projects:
 - SOMD/UPMC will follow the same process as outlined in the Policy.
- Operations and Maintenance (“O&M”):
 - The School of Medicine shall fund UPMC Facilities Management (“UPMC FM”) to operate and maintain these three facilities.
 - In these facilities, FM has no formal O&M role and therefore the following processes are in lieu of Section IV. A. (NOTE: The Scaife Building engineers are University engineers and are charged to SOMD by FM. In BST, BST-S, and Scaife, the housekeepers are University employees)
 - The UPMC FM team will provide the necessary technical oversight and review of operational repairs and maintenance for these facilities.
 - FM will review any work involving Alterations and changes to building life/safety and building utility systems.
 - Manage the Condition of physical assets at a “good” or better, by employing the following:
 - Conduct a Condition Assessment Audit (calculating an FCI for each facility)
 - Long Range Maintenance Plan for 3 – 5 years out
 - Preventative Maintenance completion rate

Appendix D
Example Template for Long Range Maintenance Plan

UNIVERSITY OF PITTSBURGH					Facility Condition Assessment					
018 : Oakland Campus - E&G (SOMD & Health Sciences Removed)					Detailed Renewable Cost Summary					
10 YEAR NEEDS FACILITIES RENEWAL PLAN (Reduced by Planned Renovations and Projects Under Consideration)										
RECURRING AND NON-RECURRING REPLACEMENT COSTS					All costs shown as Present Value					
BLD CODE	BLDG NAME	COMP CODE	COMPONENT	IDENTIFIER	UNIFORMAT	FM PRIORITY	ISES PRIORITY	REPL YEAR	CLASSIFICATION	REPL COST
Maintenance										
0439	Engineering Hall	WN01	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD	SINGLE-PANE	B2010		1	Deferred Renewal	Recurring	358,676
0439	Engineering Hall	ES01	EXTERIOR MASONRY WALL RENEWAL		B2010		3	3	Corrective Action	92,726
0439	Engineering Hall	RR03	ROOF - 1-PLY, UNBALLASTED	EPDM	B3010		1	2017	Recurring	65,353
0439	Engineering Hall	PD02	DRAIN PIPING SYSTEM - CLASSROOM	ORIGINAL	D2030		1	Deferred Renewal	Recurring	488,291
0439	Engineering Hall	FS01	FIRE SPRINKLER SYSTEM EXTENSION		D4010		3	3	Plant Adaption	461,978
0439	Engineering Hall	PS02	SUPPLY PIPING SYSTEM - CLASSROOM	ORIGINAL	D2020		1	Deferred Renewal	Recurring	325,631
0439	Engineering Hall	LI02	LIGHTING SYSTEM, INTERIOR - CLASSROOM	2001 RENO	D5020		2	2021	Recurring	317,681
										2,110,336
Programatic										
0439	Engineering Hall	DR01	DOOR AND FRAME, INTERIOR, NON-RATED		C1020		1	Deferred Renewal	Recurring	170,811
0439	Engineering Hall	IW01	WALL FINISH - APPLIED, STANDARD		C3010		1	2016	Recurring	146,363
0439	Engineering Hall	IF01	FLOORING - CARPET, TILE OR ROLL, STANDARD		C3020		1	2016	Recurring	133,454
0439	Engineering Hall	IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD		C3020		3	2024	Recurring	109,809
0439	Engineering Hall	IW03	WALL FINISH - TILE, CERAMIC / STONE, STANDARD		C3010		1	Deferred Renewal	Recurring	87,251
0439	Engineering Hall	UP01	UNINTERRUPTIBLE POWER SUPPLY - 120/208 VOLTS	UPS-1	D5090		3	2023	Recurring	73,767
										721,455