**Alterations:** The changing of the existing internal arrangement or physical characteristics of a room, or less than 33 percent of a building’s gross area, or less than 33 percent of the replacement of a component system, so that it may be efficiently used for its designated purpose.

**Capital Improvement Project:** A project which, excluding equipment, costs greater than $25,000 and which either creates an asset, extends the useful life of an existing asset, or is planning or work implemented to correct a significant backlog of code correction, handicapped barrier removal or plan protection projects.

**Deferred Maintenance:** The cumulative effect of major repair and renewal & replacement projects that have not been carried out due to inadequate funding or a perceived lower priority for the project. There are two categories or different degrees of deferred maintenance: first, the lack of which does not cause the facility to deteriorate further; and second, the lack of which does result in a progressive deterioration of the facility for its current function.

**Maintenance and Repair:** Recurrent, day-to-day work required to preserve or immediately restore a facility or fixed equipment to such a condition that it can effectively be used for its designated purpose. Maintenance may take the form of routine, preventive or emergency work or service contracts.

**Major Repairs:** The restoration of a facility or fixed equipment to such condition that it may be effectively utilized for its designated purpose. The repair is done by overhaul or replacement of a major building system component parts that have become functionally obsolete or have deteriorated by action of the elements or through usage.

**Mandated Improvements:** Building upgrades that are required as a result of legislative code, regulatory requirements, or safety improvements.

**New Construction:** The erection of a new facility or the addition or expansion of the exterior of an existing facility or internal buildout of nonheated space that adds to the building’s overall heated dimensions.

**Remodeling and Other Functional Improvements:** The addition of quality features to existing space by upgrading mechanical or electrical systems or architectural finishes for the purpose of improving the functional or aesthetic condition of the room or facility. These remodeling and improvement activities generally increase the capital value of a room or facility.

**Renewal and Replacement:** The systematic process of planning and budgeting for future cyclic repairs and replacements that extend the life and retain the usable condition of campus facilities and systems.

**Renovation:** The upgrading of a facility to higher standards of quality or efficiency, or to suit a new functional use, and which impacts more than 33 percent of a building’s gross area or more than 33 percent of the replacement cost of a component system.