

STATE UNIVERSITY SYSTEM
Definition of Plant Operations & Maintenance Activities

***Note: This is a dynamic document that is currently under review for potential amendment by the State University System Budget Directors group and the Council for Administrative and Financial Affairs.**

University Plant Operations and Maintenance (PO&M) activities are defined as those functions that ensure a safe, adequate, and efficient plant and environment for use by students, faculty, staff, and visitors.

A unified understanding of permissible uses of Education & General (E&G) appropriated funds in support of Plant Operations and Maintenance functions is important for the planning process and consistency of operations for all of the state universities, as well as for consistent reporting of PO&M related E&G expenditures.

Examples of Education & General support for PO&M activities include:

1. Plant Administration
 - a. Administration, supervision, and analytical & technical support needed for the operation and maintenance of the physical plant and university infrastructure.
2. Building Operations and Maintenance
 - a. Includes the operation and maintenance of all building equipment and control systems, including (1) ordinary recurring maintenance and repair of buildings and equipment, and (2) maintenance, repair, and replacement of building components and equipment. "Equipment" includes building operating equipment as well as built-in equipment.
3. Grounds Maintenance
 - a. Maintenance of grounds and outdoor facilities such as lawns, trees, shrubs, roads, bridges, sidewalks, fences, signs, street lighting, storm drains, irrigation systems, outdoor parking, and outdoor athletics facilities.
4. Custodial Services
 - a. Includes general cleaning functions, bathroom sanitizing, indoor rodent and insect control, sweeping, mopping, trash removal, and window cleaning for university-owned buildings.
5. Utilities Operations and Maintenance
 - a. Includes the continuous operation of Central Plant and central control systems.
 - b. Distribution of electricity, water, gas, and oil.
 - c. Production and distribution of steam, chilled water, compressed air, and treated water.
 - d. Utility planning, budgeting, analysis, and conservation.
 - e. Upkeep, repair, and replacement of Central Plant equipment and utility distribution and collections systems to the perimeter buildings.

6. Refuse Disposal

- a. The disposal of dry and wet trash, waste, plant trimmings, turf clippings, etc.
- b. May be treated as a separate component of PO&M for budgetary planning.