Maintenance vs Construction Guide

When determining if request should be Maintenance or Construction review these categories to help you better understand the nature of the services. If you are unsure, please contact [Capital Strategies](https://capitalstrategies.berkeley.edu/).

**To be considered Maintenance:**

* Is it routine or recurring upkeep of existing equipment, systems, buildings or land
* Is it preservation of buildings, grounds, or their components
* Replacing a component of a system is a duplicate or replacement-in-kind
* Replacement item is an upgrade, but only because existing is obsolete or no longer available
* If work associated with replacement of a system’s component(s) is less than 50% of the replacement value of its system
* Exterior and interior painting of new or existing structures is less than $25K

**To be considered Construction:**

* Is it an upgrade or improvement to existing building, system, or component (other than obsolete replacement)
* Requires drilling, anchoring, or hammering of anything into walls, floors, or ceilings
* Requires submission of plans, calculations, inspection requirements, and other data to ensure compliance with the California Building Code
* Requires a change to the stamped plans, specs, reports or documents