CAMPUS DEFERRED MAINTENANCE EXAMPLES
(Submitted by Institution)

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PITTSBURG STATE UNIVERSITY

Exterior Building Deterioration:

McCray Hall is a 77-year old building. Time has taken its toll on exterior windows, limestone detailing, brick mortar, etc. The wood windows have aged to the point where they are rotting and barely prevent moisture penetration. The extensive limestone work is cracked and worn to the point where it is difficult to keep water from entering the exterior walls. Because of this moisture in the walls, the brick mortar over the years has deteriorated on both sides of the wall to the point that the freeze/thaw cycle is causing bricks to spall, split, and move a little more each year. A casual glance at this building will not reveal these problems or the very serious nature of the problems. This building along with several others including, but not limited to, Hartman, Kelce, Porter, and Whitesitt, are at a turning point. Without a major effort to repair and restore these buildings now the deterioration of the buildings will accelerate rapidly. In addition, moisture penetrating the building always raises the concern for mold infestation. Extensive work by physical plant personnel has kept the water damage to a minimum and we have been able to keep mold outbreaks under control. McCray Hall is located within a historic district and is one of the earliest buildings on the campus. Therefore, repairs to the exterior must maintain the historical character of the building. All this adds up to a very expensive repair and restoration project that is critically needed. This is a wonderful old building housing the music department and an important link to the history of the campus. We have no other building on campus that can do what it does. We have continually worked on the building with our limited resources but are reaching the point where we simply do not have sufficient funds to do what is needed for this building. There are two serious potential impacts to the university. First, financial since the longer it takes to fund the repairs the more extensive the damage and the more expensive the repairs become. Second, a mold infestation could potentially shut the building down and result in a very expensive remediation project. Loss of the use of the building would be a major disruption of the music curriculum at the university.

Deteriorating Domestic Water Lines:

Heckert-Wells Hall is the Biology/Chemistry Building constructed 22-years ago. The domestic water piping in this building, and there is a lot in this building, is failing. We have without success tried to determine the cause of developing pin-holes in the copper piping. The end result is we are very near the point of a forced replacement. Because much of the piping is concealed we are looking at a major expense including potential damage if the pipes aren't fixed in a timely manner. The chemistry and biology departments will be unable to function without water; therefore, the time element (when

and how long) becomes very difficult to address. In addition, there are other buildings on campus with out hot water because the copper pipes have deteriorated in this same manner. Because of limited resources, all the piping could not be repaired and the hot water was shut off so they could concentrate on maintaining the cold water. A pipe failure could result in major water damage to the building if it occurs during an unoccupied time. Small “pin-hole” leaks hidden inside walls over a period of time can also result in major water damage or mold infestations. Either of these scenarios could result in the loss of the use of any building for a period of time and would be a major disruption of the academic and research work going on in Heckert-Wells Hall.