

CAMPUS DEFERRED MAINTENANCE EXAMPLES

(Submitted by Institution)

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WICHITA STATE UNIVERSITY

Unreliable Electrical Switches:

Duerksen Fine Arts Center was built in 1956 and is still served by the original electric service which is comprised of a 3-phase can-type transformer, and a main distribution panel with fused disconnects located in a remote basement room. Given the age and condition of the service equipment, power disconnect switches and fuses are not considered reliable or operable. Therefore, electrical equipment has to be maintained and added to in a 'hot', live condition. This presents potential life threatening situations to electricians. In addition, with each year of extended service, the probability of a catastrophic failure and potential explosion of a transformer can increase. Insofar that the transformer cans are labeled to contain traces of PCBs, a catastrophic failure can result in a significant spread of contamination within the building. Such event would make the building unavailable for an extended period of time to decontaminate and replace the power service.

Heating Ventilation and Air Conditioning (HVAC):

Duerksen Fine Arts Center (1956), Engineering Building (1953) and Grace Wilkie Hall (1953) need replacement of the HVAC air handling units and associated duct work and piping. With an approximate life cycle of 50 years for building engineering systems, these three buildings show significant rust and deterioration to their HVAC equipment. Periodic problems with mold, insufficient movement and exchange of fresh air and complaints of discomfort from building occupants are a genuine cause for concern. To address this situation, the University has entered into a consultant agreement with their 'on-call' engineers to study and evaluate the building systems, and to make recommendations for equipment replacement to improve ventilation, zone control and humidity control. This study will include schematic HVAC designs as appropriate for each building, and will provide cost estimates for the needed improvements in hopes of finding adequate funding to address this problem.

Damage Due to Unstable Soil Conditions:

Clinton Hall has large entrance steps on the north and south sides of the building, along with ramps and extensive exterior planters around the perimeter of the building. Because of unstable soil conditions, in some areas these perimeter appurtenances are settling as much as six inches, and are falling away from the building. These areas need to be removed, a firm and stable substrate needs to be established, and the entrances, ramps and planters replaced.