

PLNU Deferred Maintenance

In 2015 PLNU hired Sightlines to assist PLNU in creating a more strategic plan for maintenance of the university's physical plant. Sightlines used "rules of thumb" base on the age of the institution's buildings as opposed to a detailed inspection of each building and its underlying systems (structural, electrical, mechanical, plumbing, etc.) and exterior shell and grounds. Sightlines uses national standards, and because we are not in an area of the country where it snows, the exterior shell estimates appear to be quite high. Based upon the condition of our buildings, we expect that their estimate is about 25% too high.

Below is the list that was given to us in 2015 as "backlog" items for maintenance. We have indicated the portion of the cost estimate that is exterior shell or grounds. The color coding is as follows:

Green Highlighting: Projects Completed

Since 2015 complete renovations have been done on:

- Nease Hall
- Brown Chapel (all areas except restrooms)

Gold Highlighting: Projects Underway

In the summer of 2017 the second floor of Nicholson Commons, which contains the cafeteria was completely refurbished. This is the most expensive portion of the Nicholson Commons project. What remains are the third floor (offices and meeting rooms) and the first floor (book store, café and meeting rooms).

Plans are currently underway to completely renovate Rohr Science with an expected start date of May 2018. This is the second phase of the redevelopment of our university science complex. The first phase was the construction of Sator Hall (laboratories) and Latter Hall (classrooms). The Rohr Science renovation will be a complete remodeling of the building and a replacement of all key infrastructure (electrical, mechanical, plumbing, information technology).

The renovation of Ryan Library is slated to be one of the pillars of our major Spring 2018 President's Gathering fundraising event. Work will begin on that building shortly after the funds are raised.

Blue Highlighting: Residence Halls

Our residence halls are on a 14-year rotation for major renovation. Our expectation is that for some halls, it will take more than one summer to do a complete and thorough job of renovation for each building on the cycle. At the time we complete the renovations we capture any deferred maintenance issues as well.

	Sightlines Cost Estimate	Percent of cost that is Exterior Shell or Grounds
Rohr Science Hall	\$ 1,720,000	21%
Nease Hall	\$ 1,042,000	67%
Brown Chapel	\$ 636,000	29%
Wiley Hall	\$ 410,000	100%
Nicholson Commons	\$ 398,000	85%
Culbertson Hall	\$ 330,000	2%
Finch Hall	\$ 330,000	100%
Evans Hall	\$ 299,000	80%
Mieras Hall	\$ 277,000	77%
Campus Facilities	\$ 220,000	100%
Young Hall	\$ 210,000	0%
Ryan Learning Center	\$ 207,000	19%
Taylor Hall	\$ 191,000	74%
Colony Apartments	\$ 183,000	89%
Cooper Music Center	\$ 161,000	100%
Ryan Library	\$ 144,000	0%
Bresee Alumni House	\$ 130,000	38%
Rohr Hall	\$ 113,000	100%
Klassen Hall	\$ 112,000	100%
Athletics	\$ 96,000	0%
Grounds	\$ 25,000	100%
Athletic Training Center	\$ 23,000	100%
Goodwin Hall	\$ 23,000	0%
Campus Wide - Supply Piping for Grounds	\$ 10,000	100%
Records	\$ 7,000	0%
Salomon Theater - flooring	\$ 2,000	0%
Golden Gym / P.E. Offices	\$ 1,000	0%