

State of Oklahoma Deferred Maintenance Plan

Introduction

OMES Capital Assets Management (CAM) has identified major system and component issues with multiple state-owned properties. These issues have been prioritized by life expectancy, component part availability, impact to building function and expected end-of-life years.

Our ranking system for priority and criticality is as follows:

Priority

1. System failed.
2. System is expected to fail within year.
3. System is expected to fail within five years, parts obsolete.
4. System has exceeded life expectancy, parts available.
5. System is within life expectancy.

Criticality

1. Failure would shut building down for extended period.
2. Failure would require shutdown for one day or less.
3. Failure would significantly impact operations.
4. Failure would have minimal impact.
5. Failure would not impact.

PHASE I

We have identified **\$41,208,068** in needed projects classified as high impact and highly likely to fail within 1-5 years. These projects are our top priorities to push.

Building	Project	Estimated Cost	Criticality	Priority
Agriculture	Air handlers and terminal units replacement (design complete).	\$3,481,000	1	2
DOT	Air handler replacement (AHU3 design complete).	\$3,450,000	1	3
Capitol	Capitol building tunnel condenser piping replacement – design.	\$40,000	1	2
M.C. Connors	Electrical distribution and switchgear.	\$1,925,000	1	2
OEM	Air handler – Concourse AHU 6.	\$300,200	1	2
Agriculture Laboratory	VFDs for HVAC motor control of air handlers and pump systems.	\$42,500	1	3
Quad buildings	Entryway replacement (design complete).	\$947,000	1	2
LDC	Electrical system.	\$3,300,000	1	3
Library	Air handlers.	\$862,500	1	3
M.C. Connors	Air handlers and terminal units replacement.	\$5,250,000	1	3
Oliver Hodge	Air handlers replacement.	\$5,250,000	1	3
Sequoyah	Air handlers and terminal units replacement.	\$6,150,000	1	3
Will Rogers	Air handlers and terminal units replacement.	\$6,150,000	1	3
Denver Davison	Electrical switchgear and motor control center.	\$737,500	1	3
OEM	Electrical system replacement.	\$474,000	1	3
Oliver Hodge	Electrical system replacement.	\$875,000	1	3
Mansion Grounds	Site drainage; remove water from property.	\$248,368	1	4
Oliver Hodge	Fire suppression system.	\$1,050,000	2	2
Agriculture	Electrical system.	\$675,000	1	2

Total: \$41,208,068

PHASE II

Thereafter, we have identified an additional **\$32,124,362** that are medium impact and highly likely to fail within 1-5 years.

Building	Project	Estimated Cost	Criticality	Priority
Denver Davison	Air handlers units' replacement (5 total).	\$4,423,230	1	4
Capitol	Heat exchanger replacement.	\$100,000	1	5
Central Printing	Packaged air conditioning units.	\$260,000	2	3
DOT	Fire alarm panel and device replacement.	\$345,000	2	3
DOT	Electrical distribution system.	\$862,500	2	3
OEM	Sump pit refurbishment.	\$39,500	2	3
Central Printing	Sump pit refurbishment.	\$26,000	2	4
DOT	Chill water, heating water piping replacement.	\$690,000	2	4
DOT	Fire suppression system.	\$1,060,000	2	4
Library	Mechanical piping HHW, CHW piping.	\$517,500	2	4
Sequoyah	Chill and hot water piping replacement.	\$369,000	2	4
Will Rogers	Chill and hot water piping replacement.	\$369,000	2	4
DOT	Garage HVAC.	\$100,000	3	1
Capitol Park	Rewire west side of Lincoln lights.	\$96,000	3	2
Denver Davison	East entryway replacement.	\$750,000	3	2
Mansion Grounds	Pool relining and equipment replacement.	\$120,250	3	2
M.C. Connors	Crosswalk HVAC.	\$114,000	3	2
M.C. Connors	Crosswalk panel inspection.	\$4,100	3	2
Will Rogers	Roof replacement.	\$461,522	3	2
Will Rogers	Transite penthouse panel replacement.	\$615,000	3	2
Capitol Park	Sequoyah south drainage.	\$318,000	3	3
Capitol Park	Design and evaluation of sidewalks to determine plan for replacement of unlevel and deteriorating panels.	\$162,000	3	3
Denver Davison	Elevator replacement.	\$737,500	3	3
Denver Davison	Replace motor drives.	\$33,000	3	3
Denver Davison	Electrical distribution replacement.	\$1,534,000	3	3
DOT	Elevator replacement.	\$1,725,000	3	3
Library	Air terminal units.	\$1,725,000	3	3
Library	Electrical distribution.	\$1,725,000	3	3
Library	Restroom renovation.	\$862,500	3	3
M.C. Connors	Sewer sump pit refurbishment.	\$19,500	3	3
M.C. Connors	Elevator replacement.	\$2,400,000	3	3
Oliver Hodge	Restroom renovations.	\$1,137,500	3	3
Oliver Hodge	Sewer pit refurbishment.	\$19,500	3	3
Oliver Hodge	Storm water sump refurbishment.	\$19,500	3	3
Oliver Hodge	Elevator replacement.	\$2,400,000	3	3
Oliver Hodge	Tuckpointing.	\$672,400	3	3
Sequoyah	Tuckpointing.	\$506,860	3	3
Sequoyah	Tunnel storage area.	\$370,000	3	3
Sequoyah	Electrical distribution.	\$2,050,000	3	3
Sequoyah	Storm sump refurbishment.	\$19,500	3	3
Sequoyah	Elevator replacement.	\$1,435,000	3	3
Agriculture Building	Gate operator.	\$30,000	4	2
M.C. Connors	Entryway stairs and ramps.	\$900,000	4	2

Total: \$32,124,362

PHASE III

An additional **\$21,649,727** has been identified as lower priority items that are at end-of-life but do not have a significant impact on operations.

Building	Project	Estimated Cost	Criticality	Priority
Attorney General	Water fountains.	\$30,000	4	4
Capitol Parks	Tribal flag plaza refurbishment.	\$1,620,000	5	1
Central Printing	Drinking fountain replacement.	\$2,600	5	3
Central Printing	Restroom refurbishment and water fountain replacement.	\$158,600	5	3
Denver Davison	Water fountain replacement.	\$5,900	5	3
Attorney General	Flooring.	\$438,399	5	4
Attorney General	Refresh paint.	\$225,000	5	4
Banking Building	Bathroom refresh.	\$10,500	5	4
Banking Building	Refresh paint.	\$10,500	5	4
Central Printing	Flooring replacement.	\$130,000	5	4
Central Printing	Refresh paint.	\$13,000	5	4
DOT	Ceiling tile replacement.	\$1,086,750	5	4
DOT	Paint refreshment.	\$1,521,450	5	4
DOT	Roll-up door replacement.	\$20,400	5	4
Judicial Center	Flooring replacement.	\$1,800,000	5	4
Judicial Center	Paint refresh.	\$163,125	5	4
Judicial Center	Water fountain replacement.	\$20,250	5	4
LDC	Flooring replacement.	\$438,399	5	4
LDC	Paint refresh.	\$105,625	5	4
LDC	Water fountain replacement	\$9,750	5	4
Library	Flooring replacement.	\$371,000	5	4
Library	Storefront replacement.	\$86,250	5	4
Library	Interior door replacement.	\$189,750	5	4
Library	Water fountains.	\$8,625	5	4
M.C. Connors	Insulate skybridge.	\$12,600	5	4
M.C. Connors	Window assemblies.	\$1,225,000	5	4
M.C. Connors	Drinking fountains.	\$45,050	5	4
OEM	Paint refresh.	\$1,050,005	5	4
Oliver Hodge	Ceiling tile.	\$612,500	5	4
Oliver Hodge	Interior doors.	\$787,500	5	4
Oliver Hodge	Metal doors.	\$87,500	5	4
Oliver Hodge	Window assemblies.	\$1,225,000	5	4
Oliver Hodge	Water fountains.	\$29,600	5	4
Sequoyah	Metal door replacement.	\$87,500	5	4
Sequoyah	Interior door replacement.	\$787,500	5	4
Sequoyah	Window replacement.	\$2,255,000	5	4
Will Rogers	Window replacement.	\$2,255,000	5	4
AG LAB	Replace flooring throughout.	\$438,399	5	5
AG LAB	Refresh paint whole building.	\$45,000	5	5
Agriculture	Replace interior wooden doors.	\$380,800	5	5
Agriculture	Window replacement.	\$1,260,000	5	5
Agriculture	Water fountain replacement.	\$9,900	5	5
Denver Davison	Stair, sidewalk and ramp replacement.	\$590,000	5	5

Total: \$21,649,727

Next Steps

Following this initial project push we would then move on to scheduled capital refreshes on a yearly basis. The following is a list of proposed projects for the next fiscal year.

FY 26 PROPOSED PROJECTS

Building	Project	Estimated Cost	Criticality	Priority
Mansion	Sanitary sewer replacement.	\$86,250	1	2
M.C. Connors	Cooling tower replacement.	\$597,256	1	5
Agriculture building	Fire suppression replacement.	\$450,000	2	4
M.C. Connors	Fire alarm replacement.	\$440,000	2	5
Sequoyah	Fire alarm replacement.	\$440,000	2	5
Will Rogers	Fire alarm replacement.	\$440,000	2	5
Capitol	Four dome split HVAC units.	\$262,500	3	3
Agriculture Building	1st and 2nd floor restroom rework.	\$510,000	3	4
Denver Davison	Restroom rehabilitation.	\$780,000	3	4
DOT	DOT Central garage roll-up door replacement.	\$157,500	3	4
DOT	Skylight replacement.	\$175,000	3	4
LDC	Tuckpointing/exterior water seal.	\$115,185	3	5
Mansion	Tuckpointing/exterior water seal.	\$139,400	3	5
Mansion Grounds	Guard house HVAC.	\$22,500	3	5
Mansion Grounds	Carriage house garage doors.	\$18,000	3	5
Mansion	Wainscot repair.	\$39,915	4	1
Agriculture building	Roll-up doors.	\$90,000	4	4
Denver Davison	Retaining wall repair and waterproofing.	\$450,000	4	4
ABLE	Tuckpointing/envelope.	\$87,500	4	5
Capitol Parks	Sequoyah landscape rehabilitation.	\$849,509	4	5
Capitol Parks	Will Rogers landscape rehabilitation.	\$1,294,268	4	5
Capitol Parks	Tree replacements.	\$184,800	4	5
Oliver Hodge	Dock roll-up door replacement.	\$18,750	4	5
Mansion Grounds	Sidewalk replacements.	\$18,700	5	1
DOT	Interior door replacement.	\$105,000	5	4
DOT	Window replacement.	\$525,000	5	4
DOT	Water fountain replacement.	\$27,750	5	4
DOT	Entryways ramps and sidewalk replacements.	\$420,000	5	4
ABLE	Domestic water heater.	\$2,625	5	5
ABLE	Drinking fountain.	\$3,500	5	5
ABLE	Bathroom remode.l	\$10,500	5	5
Denver Davison	Ceiling tile replacement.	\$300,000	5	5
Denver Davison	Interior doors.	\$630,000	5	5
Denver Davison	Window replacement.	\$1,320,000	5	5
Will Rogers	Domestic hot water heater.	\$17,500	5	5

Total: \$11,028,908

FY 27 PROPOSED PROJECTS

Building	Project	Estimated Cost	Criticality	Priority
LDC	Central plant replacement.	\$2,340,284	1	5
LDC	Air handlers replacement.	\$2,998,800	1	5
Denver Davison	Central Plant HHW and CHW piping replace.	\$200,000	2	4
Agriculture	Fire alarm replacement.	\$440,000	2	5
Denver Davison	Fire alarm replacement.	\$440,000	2	5
Oliver Hodge	Fire alarm replacement.	\$440,000	2	5
Denver Davison	CHW and HHW piping replacement.	\$200,000	2	5
DOT	Roof replacement.	\$1,112,058	3	5
Judicial Center	Air cooled condenser and air handler unit.	\$87,500	3	5
Capitol Parks	Replacement of benches, bike racks, etc.	\$394,800	3	5
Agriculture	Sky light replacement.	\$160,000	4	5
Mansion	Appliance replacement.	\$54,000	4	5
Agriculture	Domestic hot water heaters.	\$17,500	5	5
Mansion	Interior finishes.	\$252,720	5	5
Oliver Hodge	Domestic hot water heater.	\$17,500	5	5

Total: \$9,155,162

FY 28 PROPOSED PROJECTS

Building	Project	Estimated Cost	Criticality	Priority
Attorney General Building	Boiler replacement.	\$300,000	1	5
Agriculture Lab	Laboratory hoods and exhaust replacement.	\$3,000,000	1	5
Agriculture	Roofing.	\$384,602	3	5
Attorney General Building	Garage engine exhaust system.	\$20,000	3	5
Attorney General Building	Roof replacement.	\$642,606	3	5
Attorney General Building	Elevator replacement.	\$600,000	3	5
Vezev Veterans	Heat pump replacement.	\$184,500	3	5
Vezev Veterans	Sump pit rehab.	\$22,500	3	5
Agriculture	Tuckpointing/envelope.	\$98,730	4	5
Attorney General Building	Tuckpointing.	\$131,640	4	5
Vezev Veterans	Domestic hot water heater.	\$6,750	4	5
ABLE Building	Carpet replacement.	\$37,500	5	5
Agriculture	Carpet replacement.	\$438,399	5	5
Attorney General Building	Interior lighting.	\$200,000	5	5
Attorney General Building	Main entry storefront.	\$150,000	5	5
Attorney General Building	Restroom remodel/rehab.	\$500,000	5	5
Attorney General Building	Exterior fountain mechanical rehab.	\$200,000	5	5
Mansion Grounds	Outdoor kitchen refresh.	\$375,000	5	5
Vezev Veterans	Carpet replacement.	\$225,000	5	5
Vezev Veterans	Paint whole building.	\$112,500	5	5

Total: \$7,629,727

FY 29 PROPOSED PROJECTS

Building	Project	Estimated Cost	Criticality	Priority
Banking Building	HVAC replacement.	\$150,000	1	5
Denver Davison	Heating hot water boilers.	\$437,500	1	5
OEM	Air handlers replacement.	\$300,000	1	5
Agriculture Lab	Air handlers replacement.	\$3,399,600	1	5
ABLE Building	Air handlers and air terminal units replace.	\$400,000	1	5
ABLE Building	Central heat pump system replacement.	\$300,000	1	5
Banking Building	Fire alarm replacement.	\$50,000	2	5
Banking Building	Building automation refresh.	\$90,000	2	5
Agriculture	Heating hot water boiler replacement.	\$218,750	3	5
Pharmacy	Heat pump replacement.	\$140,000	3	5
ABLE Building	Roof replacement.	\$539,920	3	5
Agriculture	Emergency generator replacement.	\$70,000	4	5
DOT	Tuckpointing.	\$115,185	4	5
DOT	Natural gas generator.	\$50,000	4	5
Library	Natural gas generator.	\$50,000	4	5
M.C. Connors	Natural gas generator.	\$50,000	4	5
M.C. Connors	Sliding entry doors all floors (eight total).	\$224,501	4	5
OEM	Air terminal units.	\$150,000	4	5
Oliver Hodge	Natural gas generator.	\$50,000	4	5
Oliver Hodge	Sliding entry doors all floors (eight total).	\$224,501	4	5
Sequoyah	Natural gas generator.	\$50,000	4	5
Will Rogers	Natural gas generator.	\$50,000	4	5
ABLE Building	Outside air energy recover unit replacement.	\$40,000	4	5
Agriculture	Paint refresh whole building.	\$112,500	5	5
Banking Building	Flooring replacement.	\$138,000	5	5
Banking Building	Ceiling tile replacement.	\$120,000	5	5
Banking Building	Lighting replacement.	\$40,000	5	5
Banking Building	Toilet and sink replacement.	\$15,000	5	5
Banking Building	Domestic hot water heater.	\$20,000	5	5
Banking Building	Toilet partitions.	\$6,790	5	5
OEM	Flooring replacement.	\$50,000	5	5
OEM	Ceiling tile replacement.	\$209,148	5	5
OEM	Light replacement.	\$40,000	5	5
Pharmacy	Water fountain replacement.	\$5,600	5	5

Total: \$7,906,995

FY 30 PROPOSED PROJECTS

Building	Project	Estimated Cost	Criticality	Priority
Attorney General	Air handlers replacement.	\$1,691,279	1	5
LDC	Flywheel UPS.	\$300,000	1	5
LDC	Fire suppression replacement.	\$200,000	1	5
LDC	Special hazard fire suppression system.	\$200,000	1	5
Agriculture Lab	Fire alarm replacement.	\$200,000	2	5
Attorney General	Fire alarm replacement.	\$150,000	2	5
LDC	CRAC units replacement (13 total).	\$520,000	2	5
LDC	Fire alarm replacement.	\$200,000	2	5
Agriculture Lab	Roof replacement.	\$384,602	3	5

Building	Project	Estimated Cost	Criticality	Priority
Agriculture Lab	Generator replacement.	\$150,000	3	5
Agriculture Lab	Restroom and piping replacement.	\$600,000	3	5
Agriculture Lab	Domestic hot water heater.	\$20,000	3	5
Agriculture Lab	Acid pit refurbishment.	\$80,000	3	5
Agriculture Lab	Elevator replacement.	\$500,000	3	5
Central Printing	Fire alarm system replacement.	\$102,500	3	5
Mansion	Geothermal heat pump replacement.	\$90,000	3	5
Mansion	Domestic hot water replacement.	\$22,500	3	5
Mansion	Sump pumps replacement.	\$7,500	3	5
LDC	Roof replacement.	\$384,602	3	5
LDC	Electrical distribution system.	\$500,000	3	5
LDC	Restroom remodel.	\$300,000	3	5
LDC	Elevator replacements.	\$500,000	3	5
Agriculture Lab	Tuckpointing.	\$131,640	4	5
Agriculture Lab	Roll up door replacement.	\$300,000	4	5
Agriculture Lab	Glass storefront entries.	\$160,000	4	5
Denver Davison	Tuckpointing.	\$98,730	4	5
M.C. Connors	Large roll-up door and speed door replacement.	\$13,000	4	5
LDC	Air terminal unit replacements.	\$800,000	4	5
LDC	Storefront replacements.	\$270,000	4	5
LDC	Dock lift.	\$10,000	4	5
Banking Annex	Refresh paint.	\$4,050	5	5
Denver Davison	Paint refresh.	\$89,100	5	5
LDC	Lighting replacement.	\$400,000	5	5

Total: \$9,379,503

FY 31 PROPOSED PROJECTS

Building	Project	Estimated Cost	Criticality	Priority
Denver Davison	Cooling tower replacement.	\$1,058,000	1	5
Judicial Center	Chiller replacement.	\$1,000,000	1	5
Sequoyah	Boiler replacement.	\$218,750	1	5
Will Rogers	Boiler replacement.	\$218,750	1	5
ABLE	Fire suppression.	\$50,000	2	5
ABLE	Fire alarm and notification system.	\$50,000	2	5
ABLE	CHW and HHW thermal storage tanks.	\$30,000	3	5
Library	Fire alarm system replacement.	\$250,000	3	5
Library	Building automation refresh.	\$150,000	3	5
Banking Commission Building	Solar panel system replacement.	\$391,050	3	5
ABLE	Skylight replacement.	\$250,000	4	5
ABLE	Entry door system replacement.	\$30,000	4	5
ABLE	Restroom remodel.	\$27,480	4	5
Judicial Center	Central plant expansion.	\$2,500,000	4	5
ABLE	Flooring refresh.	\$140,000	5	5
ABLE	Ceiling tile replacement.	\$120,000	5	5
ABLE	Site and interior lighting.	\$30,000	5	5
ABLE	Coiling door replacement.	\$15,000	5	5
ABLE	Interior door replacement.	\$124,000	5	5

Building	Project	Estimated Cost	Criticality	Priority
Denver Davison	Cooling tower replacement.	\$1,058,000	1	5
Judicial Center	Chiller replacement.	\$1,000,000	1	5
Sequoyah	Boiler replacement.	\$218,750	1	5
Will Rogers	Boiler replacement.	\$218,750	1	5
ABLE	Window replacement.	\$130,000	5	5
ABLE	Paint refresh entire building.	\$12,750	5	5
DOT	Flooring replacement.	\$438,399	5	5
DOT	Domestic hot water heater replacement.	\$18,000	5	5
Mansion Grounds	Dog kennel replacement.	\$13,750	5	5
M.C. Connors	Domestic hot water heater.	\$37,234	5	5
Oliver Hodge	Security fencing and gate replacement.	\$32,000	5	5
Sequoyah	Carpet/flooring replacement.	\$438,399	5	5
Sequoyah	Refresh paint entire building.	\$352,500	5	5
Sequoyah	Water fountain replacement.	\$15,000	5	5
Will Rogers	Carpet replacement.	\$438,399	5	5
Agriculture	Replace security fencing.	\$298,278	5	5
Central Printing	Ceiling tiles.	\$60,000	5	5
Central Printing	Door and window replacements.	\$181,050	5	5

Total: \$9,713,589

FY 32 PROPOSED PROJECTS

Building	Project	Estimated Cost	Criticality	Priority
Judicial Center	Air handlers replacement.	\$5,800,000	1	5
Judicial Center	Cooling tower replacement.	\$1,058,000	2	5
Judicial Center	Fire suppression replacement.	\$500,000	2	5
Judicial Center	Fire alarm replacement.	\$400,000	2	5
Judicial Center	Roof replacement.	\$400,000	3	5
Judicial Center	Generator replacement.	\$600,000	3	5
Judicial Center	Skylight replacement.	\$1,250,000	3	5
Judicial Center	Parking lot doors.	\$84,000	3	5
Judicial Center	Sump pits and pumps rehabilitation.	\$50,000	3	5
Judicial Center	Elevator replacements.	\$3,960,000	3	5
Judicial Center	Tuckpointing.	\$170,000	4	5
Judicial Center	Coiling door dock.	\$30,000	4	5
Judicial Center	Main entry storefront.	\$150,000	4	5
Judicial Center	Main entryway.	\$500,000	4	5
Judicial Center	Interior and exterior lighting replacement.	\$270,000	5	5

Total: \$15,222,000