

STATE OF
OKLAHOMA



OKLAHOMA
Office of Management
& Enterprise Services

Deferred Maintenance Plan





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

Criticality

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

We have identified **\$24,185,971** in necessary projects classified as high impact and **highly likely to fail within one to five years.**

Priority projects

Building	Project	Estimated cost	Criticality	Priority
State Capitol Building	Dome split system units	\$262,500	1	2
State Capitol Building	Tunnel condenser piping replacement	\$300,000	1	2
State Capitol Building	Senate two-stage heat pump units	\$350,000	1	2
Agriculture Building	Restroom replacements	\$510,000	1	3
Denver Davison Building	VFD replacements in central plant	\$33,000	1	2
Denver Davison Building	Restroom and plumbing replacement	\$780,000	3	2
Transportation Building	Chilled water and heating hot water loops to air handler units	\$690,000	1	3
Transportation Building	Fire alarm	\$345,000	1	3
Transportation Building	Large roll-up garage doors	\$157,500	1	3
Transportation Building	Skylight replacement	\$175,000	1	3
Allen Wright Memorial Library	Hydronic piping replacement	\$517,500	1	3
Allen Wright Memorial Library	Restroom and plumbing infrastructure replacement	\$852,500	1	3
Governor's Mansion	Plumbing replacement	\$89,700	1	3
Governor's Mansion	Tuckpointing	\$139,400	1	3
Oliver Hodge Building	Electrical system replacement	\$875,000	1	3
Governor's Mansion	Guard house HVAC	\$22,500	1	4
Governor's Mansion	Roll-up doors in carriage house	\$18,000	2	2
Governor's Mansion	Rebuild of sump pit south of mansion	\$24,000	1	2
Governor's Mansion	Pool rehabilitation	\$120,250	3	2
M.C. Connors Building	Cooling tower replacement	\$597,256	1	4
M.C. Connors Building	Sewer sump pit and drain line refurbishment	\$50,000	3	3
M.C. Connors Building	Elevator replacements	\$2,400,000	3	3
Office of Emergency Management Concourse	Air handler unit six replacement	\$300,200	1	2
Office of Emergency Management	Electrical distribution	\$474,000	1	3
Office of Emergency Management	Sewer sump refurbishment	\$39,500	2	3
Oliver Hodge Building	Chilled water and heating hot water piping replacement	\$525,000	2	4
Oliver Hodge Building	Tuckpointing	\$672,400	3	3
Oliver Hodge Building	Transite panel replacement in mechanical penthouse	\$630,000	3	2

Priority projects (continued)

Building	Project	Estimated cost	Criticality	Priority
Oliver Hodge Building	Restroom and associated infrastructure renovation	\$1,137,500	3	3
Oliver Hodge Building	Sewer sump refurbishment	\$50,000	3	3
Oliver Hodge Building	Elevator replacement	\$2,400,000	3	3
Oliver Hodge Building	Storm water sump refurbishment	\$19,500	3	3
Sequoyah Building	Chilled water and heating hot water piping replacement	\$369,000	2	4
Sequoyah Building	Tuckpointing	\$506,850	3	3
Sequoyah Building	Sequoyah Building storage annex	\$370,000	3	3
Sequoyah Building	Electrical distribution	\$2,050,000	3	3
Sequoyah Building	Storm sump refurbishment	\$19,500	3	3
Sequoyah Building	Elevator replacement	\$1,435,000	3	3
Sequoyah Building	Rebuild of concrete bridge and plaza	\$1,009,415	1	1
Will Rogers Building	Chilled water and heating hot water piping replacement	\$369,000	2	4
Lincoln Data Center	Breaker maintenance and replacement	\$2,500,000	1	3
PRIORITY PROJECTS TOTAL		\$24,185,971		

Note: Following this initial project push, we plan to move on to scheduled capital refreshes on a yearly basis.

FY 2026 proposed projects

Building	Project	Estimated cost	Criticality	Priority
ABLE Commission Building	Tuckpointing	\$87,500	4	5
ABLE Commission Building	Bathroom refresh	\$10,500	5	5
Agriculture Lab	Paint refresh	\$45,000	5	5
Agriculture Building	Parking lot gate	\$31,000	4	4
Agriculture Building	Entryway replacements	\$354,000	4	4
Agriculture Building	Skylight replacement	\$160,000	4	5
Attorney General Building	Flooring replacement	\$438,399	5	4
Attorney General Building	Paint refresh	\$225,000	5	4
Banking Building	Paint refresh	\$10,500	5	4
Banking Building	Restroom refresh	\$10,500	5	4
Capitol Parks	Tribal Flag Plaza	\$1,620,000	5	1
Capitol Parks	South grand entrance at 18th Street	\$2,683,036	4	5
Capitol Parks	Screen parking lots	\$596,736	4	5
Capitol Parks	23rd Street entrance and circle planting beds	\$599,872	4	5
Capitol Parks	Will Rogers Building landscape renovation	\$1,294,268	4	5

FY 2026 proposed projects (continued)

Building	Project	Estimated cost	Criticality	Priority
Capitol Parks	Sequoyah Building landscape renovation	\$849,509	4	5
Capitol Parks	Petunia well site rehab	\$190,000	4	5
Capitol Parks	HP well site, south of Will Rogers Building	\$190,000	4	5
Capitol Parks	Tree replacement program	\$184,800	4	5
Capitol Parks	Bollard replacement	\$77,400	4	5
Capitol Parks	35-foot tall Christmas tree replacement	\$96,000	4	3
Denver Davison Building	Sidewalks, walkways, steps and ramps	\$590,000	5	5
Denver Davison Building	Retaining wall repair – drainage, waterproofing, paint	\$450,000	4	4
Transportation Building	Roll-up door replacement	\$20,400	5	4
Transportation Building	Storefront replacements	\$258,750	4	4
Judicial Center	Paint refresh	\$163,125	5	4
Lincoln Data Center	Tuckpointing	\$115,185	5	4
Lincoln Data Center	Paint refresh	\$104,625	5	4
Allen Wright Memorial Library	Storefront entryway replacements	\$86,250	5	4
Allen Wright Memorial Library	Carpet replacement	\$371,000	5	4
Allen Wright Memorial Library	Window and door replacements	\$713,500	5	4
Governor's Mansion	Powder coat historic iron fencing	\$106,875	5	4
Governor's Mansion	Landscape and hardscape refurbishment	\$155,355	5	4
M.C. Connors Building	Tuckpointing	\$670,350	4	3
M.C. Connors Building	Stairs, entryway ramps and retaining wall replacements	\$1,425,000	4	2
Oliver Hodge Building	Retaining wall repair	\$525,000	4	4
Sequoyah Building	Speed roll-up door replacement	\$42,000	4	5
Sequoyah Building	East entryway stair and ramp replacement	\$360,000	3	5
Will Rogers Building	Speed roll-up door replacement	\$36,400	4	5
Will Rogers Building	Restrooms, all levels	\$2,255,000	3	4
FY 2026 PROPOSED PROJECTS TOTAL		\$18,202,835		

FY 2027 proposed projects

Building	Project	Estimated cost	Criticality	Priority
Lincoln Data Center	Central plant replacement	\$2,340,284	1	5
Lincoln Data Center	Air handler replacement	\$2,998,800	1	5
Denver Davison Building	Central plant CHW and HHW piping replacement	\$200,000	2	4
Agriculture Building	Fire alarm replacement	\$440,000	2	5
Denver Davison Building	Fire alarm replacement	\$440,000	2	5
Oliver Hodge Building	Fire alarm replacement	\$440,000	2	5
Denver Davison Building	CHW and HHW piping replacement	\$200,000	2	5
Transportation Building	Roof replacement	\$1,112,058	3	5
Judicial Center	Air-cooled condenser and air handler unit	\$87,500	3	5
Capitol Parks	Bench and bike rack replacement	\$394,800	3	5
Agriculture Building	Skylight replacement	\$160,000	4	5
Governor's Mansion	Appliance replacement	\$54,000	4	5
Agriculture Building	Domestic water heaters	\$17,500	5	5
Governor's Mansion	Interior finishes	\$252,720	5	5
Oliver Hodge Building	Domestic water heater	\$17,500	5	5
FY 2027 PROPOSED PROJECTS TOTAL		\$9,155,162		

FY 2028 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 Building	Roof replacement	\$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
Vezey Veterans Complex	Heat pump replacement	\$184,500	3	5
Vezey Veterans Complex	Sump pit rehab	\$22,500	3	5
Agriculture Building	Tuckpointing/envelope	\$98,730	4	5
Attorney General Building	Tuckpointing	\$131,640	4	5
Vezey Veterans Complex	Domestic water heater	\$6,750	4	5
ABLE Commission Building	Carpet replacement	\$37,500	5	5
Agriculture Building	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

FY 2028 proposed projects (continued)

Building	Project	Estimated cost	Criticality	Priority
Attorney General Building	Restroom remodel and rehab	\$500,000	5	5
Attorney General Building	Exterior fountain mechanical rehab	\$200,000	5	5
Governor's Mansion	Outdoor kitchen refresh	\$375,000	5	5
Vezev Veterans Complex	Carpet replacement	\$225,000	5	5
Vezev Veterans Complex	Paint, whole building	\$112,500	5	5
FY 2028 PROPOSED PROJECTS TOTAL		\$7,629,727		

FY 2029 proposed projects

Building	Project	Estimated cost	Criticality	Priority
Banking Building	HVAC replacement	\$150,000	1	5
Denver Davison Building	Heating hot water boilers	\$437,500	1	5
Office of Emergency Management	Air handler replacement	\$300,000	1	5
Agriculture Lab	Air handler replacement	\$3,399,600	1	5
ABLE Commission Building	Air handler and air terminal units replacement	\$400,000	1	5
ABLE Commission 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 Building	Heating hot water boiler replacement	\$218,750	3	5
Pharmacy Building	Heat pump replacement	\$140,000	3	5
ABLE Commission Building	Roof replacement	\$539,920	3	5
Agriculture Building	Emergency generator replacement	\$70,000	4	5
Transportation Building	Tuckpointing	\$115,185	4	5
Transportation Building	Natural gas generator	\$50,000	4	5
Allen Wright Memorial Library	Natural gas generator	\$50,000	4	5
M.C. Connors Building	Natural gas generator	\$50,000	4	5
M.C. Connors Building	Sliding entry doors, all eight floors	\$224,501	4	5
Office of Emergency Management	Air terminal units	\$150,000	4	5
Oliver Hodge Building	Natural gas generator	\$50,000	4	5
Oliver Hodge Building	Sliding entry doors, all eight floors	\$224,501	4	5
Sequoyah Building	Natural gas generator	\$50,000	4	5
Will Rogers Building	Natural gas generator	\$50,000	4	5

FY 2029 proposed projects (continued)

Building	Project	Estimated cost	Criticality	Priority
ABLE Commission Building	Outside air energy recovery unit replacement	\$40,000	4	5
Agriculture Building	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 water heater	\$20,000	5	5
Banking Building	Toilet partitions	\$6,790	5	5
Office of Emergency Management	Flooring replacement	\$50,000	5	5
Office of Emergency Management	Ceiling tile replacement	\$209,148	5	5
Office of Emergency Management	Light replacement	\$40,000	5	5
Pharmacy Building	Water fountain replacement	\$5,600	5	5
FY 2029 PROPOSED PROJECTS TOTAL		\$7,906,995		

FY 2030 proposed projects

Building	Project	Estimated cost	Criticality	Priority
Attorney General Building	Air handlers replacement	\$1,691,279	1	5
Lincoln Data Center	Flywheel UPS	\$300,000	1	5
Lincoln Data Center	Fire suppression replacement	\$200,000	1	5
Lincoln Data Center	Special hazard fire suppression system	\$200,000	1	5
Agriculture Lab	Fire alarm replacement	\$200,000	2	5
Attorney General Building	Fire alarm replacement	\$150,000	2	5
Lincoln Data Center	CRAC units replacement; 13 total	\$520,000	2	5
Lincoln Data Center	Fire alarm replacement	\$200,000	2	5
Agriculture Lab	Roof replacement	\$384,602	3	5
Agriculture Lab	Generator replacement	\$150,000	3	5
Agriculture Lab	Restroom and piping replacement	\$600,000	3	5
Agriculture Lab	Domestic 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 Building	Fire alarm system replacement	\$102,500	3	5
Governor's Mansion	Geothermal heat pump replacement	\$90,000	3	5
Governor's Mansion	Domestic water replacement	\$22,500	3	5

FY 2030 proposed projects (continued)

Building	Project	Estimated cost	Criticality	Priority
Governor's Mansion	Sump pumps replacement	\$7,500	3	5
Lincoln Data Center	Roof replacement	\$384,602	3	5
Lincoln Data Center	Electrical distribution system	\$500,000	3	5
Lincoln Data Center	Restroom remodel	\$300,000	3	5
Lincoln Data Center	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 Building	Tuckpointing	\$98,730	4	5
M.C. Connors Building	Large roll-up and speed door replacements	\$13,000	4	5
Lincoln Data Center	Air terminal unit replacements	\$800,000	4	5
Lincoln Data Center	Storefront replacements	\$270,000	4	5
Lincoln Data Center	Dock lift	\$10,000	4	5
Banking Annex	Paint refresh	\$4,050	5	5
Denver Davison Building	Paint refresh	\$89,100	5	5
Lincoln Data Center	Lighting replacement	\$400,000	5	5
FY 2030 PROPOSED PROJECTS TOTAL		\$9,379,503		

FY 2031 proposed projects

Building	Project	Estimated cost	Criticality	Priority
Denver Davison Building	Cooling tower replacement	\$1,058,000	1	5
Judicial Center	Chiller replacement	\$1,000,000	1	5
Sequoyah Building	Boiler replacement	\$218,750	1	5
Will Rogers Building	Boiler replacement	\$218,750	1	5
ABLE Commission Building	Fire suppression	\$50,000	2	5
ABLE Commission Building	Fire alarm and notification system	\$50,000	2	5
ABLE Commission Building	CHW and HHW thermal storage tanks	\$30,000	3	5
Allen Wright Memorial Library	Fire alarm system replacement	\$250,000	3	5
Allen Wright Memorial Library	Building automation refresh	\$150,000	3	5
Banking Building	Solar panel system replacement	\$391,050	3	5
ABLE Commission Building	Skylight replacement	\$250,000	4	5

FY 2031 proposed projects (continued)

Building	Project	Estimated cost	Criticality	Priority
ABLE Commission Building	Entry door system replacement	\$30,000	4	5
ABLE Commission Building	Restroom remodel	\$27,480	4	5
Judicial Center	Central plant expansion	\$2,500,000	4	5
ABLE Commission Building	Flooring refresh	\$140,000	5	5
ABLE Commission Building	Ceiling tile replacement	\$120,000	5	5
ABLE Commission Building	Site and interior lighting	\$30,000	5	5
ABLE Commission Building	Coiling door replacement	\$15,000	5	5
ABLE Commission Building	Interior door replacement	\$124,000	5	5
ABLE Commission Building	Window replacement	\$130,000	5	5
ABLE Commission Building	Paint refresh, whole building	\$12,750	5	5
Transportation Building	Flooring replacement	\$438,399	5	5
Transportation Building	Domestic water heater replacement	\$18,000	5	5
Governor's Mansion	Dog kennel replacement	\$13,750	5	5
M.C. Connors Building	Domestic water heater	\$37,234	5	5
Oliver Hodge Building	Security fencing and gate replacement	\$32,000	5	5
Sequoyah Building	Carpet/flooring replacement	\$438,399	5	5
Sequoyah Building	Paint refresh, whole building	\$352,500	5	5
Sequoyah Building	Water fountain replacement	\$15,000	5	5
Will Rogers Building	Carpet replacement	\$438,399	5	5
Agriculture Building	Security fencing replacement	\$298,278	5	5
Central Printing Building	Ceiling tiles	\$60,000	5	5
Central Printing Building	Door and window replacements	\$181,050	5	5
FY 2031 PROPOSED PROJECTS TOTAL		\$9,713,589		

FY 2032 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 replacements	\$270,000	5	5
FY 2032 PROPOSED PROJECTS TOTAL		\$15,222,000		

FY 2033 proposed projects

Building	Project	Estimated cost	Criticality	Priority
Agriculture Lab	Humidifiers replacements	\$375,000	3	5
Agriculture Building	Hydronic piping replacement	\$170,000	2	5
Agriculture Building	Central cooling and heating plant replacement	\$2,340,284	1	5
Denver Davison Building	Chiller plant replacement	\$999,730	1	5
Denver Davison Building	Terminal unit replacements	\$800,000	2	5
Denver Davison Building	Roof replacement	\$384,602	3	5
M.C. Connors Building	Elevated crosswalk elevator	\$878,540	3	5
Oliver Hodge Building	Building automation	\$228,800	2	5
Pharmacy Building	Fire alarm and suppression	\$110,000	2	5
Pharmacy Building	Building automation	\$112,000	2	5
Pharmacy Building	Roof replacement	\$300,000	3	5
Pharmacy Building	Electrical and lighting replacement	\$240,000	3	5
Pharmacy Building	Storefront replacement	\$60,000	4	5
Pharmacy Building	Security fence	\$120,000	5	5
Sequoyah Building	Central chiller plant	\$2,340,284	1	5
Vezey Veterans Complex	Tuckpointing	\$45,000	4	5
Will Rogers Building	Central chiller plant	\$2,340,284	3	5
FY 2033 PROPOSED PROJECTS TOTAL		\$11,844,524		