

FY 2027 Deferred Maintenance Plan – Oklahoma Capitol Complex and Park

Introduction

OMES Capital Assets Management (CAM) has identified major system and component issues with multiple buildings across the Oklahoma Capitol Complex. 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.

Priority projects

We have identified **\$26,629,221** in needed projects classified as high impact and likely to fail within one to five years. These projects are our top priorities to address.

Building name	Project	Estimated cost	Criticality	Priority
Sequoyah	Concrete bridge and plaza rebuild.	\$1,009,415	1	1
Capitol	Tunnel condenser piping replacement.	\$1,000,000	1	2
Capitol	Senate 2 stage heat pump units replacement.	\$350,000	1	2
Capitol	Dome split system units replacement.	\$262,500	1	2
Denver Davison	VFD replacements central plant.	\$33,000	1	2
OEM – Concourse Theater	AHU 6 replacement.	\$300,200	1	2
Agriculture	Restroom replacement on first and second floors.	\$510,000	1	3
Governor's Mansion	Tuckpointing mansion, gatehouse, carriage, house and pavilion.	\$250,000	1	3
Governor's Mansion	Plumbing replacement.	\$89,700	1	3
Oliver Hodge	Emergency electrical system replacement.	\$875,000	1	3
Transportation	Heating and chill water loops to AHUs replacement.	\$690,000	1	3
Transportation	Fire alarm replacement.	\$345,000	1	3
Will Rogers	Office of Emergency Management electrical distribution replacement.	\$474,000	1	3
Mansion grounds	Carriage and gatehouse roof repairs.	\$24,000	1	4
M.C. Connors	Cooling tower replacement.	\$597,256	1	4
Governor's Mansion	Rose Room porch roof replacement.	\$20,000	2	2
Will Rogers	Office of Emergency Management sewer sump refurbishment.	\$39,500	2	3
Will Rogers	Chill and heating water piping replacement.	\$369,000	2	4
Denver Davison	Restroom and plumbing replacement.	\$780,000	3	2
Mansion grounds	Pool rehabilitation.	\$120,250	3	2
Oliver Hodge	Transite panel replacement in penthouses.	\$630,000	3	2
M.C. Connors	Elevator replacement.	\$2,400,000	3	3
Oliver Hodge	Elevator replacement.	\$2,400,000	3	3
Oliver Hodge	Restroom and associated infrastructure renovation.	\$1,137,500	3	3
Oliver Hodge	Tuckpointing.	\$672,400	3	3
Sequoyah	Electrical distribution replacement.	\$2,050,000	3	3
Sequoyah	Elevator replacement.	\$1,435,000	3	3
Sequoyah	Tuckpointing.	\$506,850	3	3
Sequoyah	Storage annex waterproofing.	\$370,000	3	3
Sequoyah	Storm sump refurbishment.	\$19,500	3	3
Will Rogers	Restrooms and plumbing infrastructure replacement, all floors.	\$2,255,000	3	4
Sequoyah	East entryway stair and ramp replacement.	\$360,000	3	5
M.C. Connors	Stairs, entryway ramps, retaining wall replacement.	\$1,425,000	4	2
M.C. Connors	Tuckpointing.	\$670,350	4	3
Agriculture	Entryway replacements.	\$354,000	4	4
Capitol Parks	Tree replacement program.	\$184,800	4	5
Capitol Parks	Tribal flag plaza repair and refurbishment.	\$1,620,000	5	1
Total: \$26,629,221				

Next steps

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

FY 2027 proposed projects

Building name	Project	Estimated cost	Criticality	Priority
Capitol Parks	35' Christmas tree replacement.	\$96,000	4	3
Agriculture	Parking lot gate replacement.	\$31,000	4	4
Denver Davison	Retaining wall repair – drainage, waterproofing and paint.	\$450,000	4	4
Oliver Hodge	Retaining wall repair.	\$525,000	4	4
Transportation	Storefront replacements.	\$258,750	4	4
ABLE Commission	Tuckpointing.	\$87,500	4	5
Agriculture	Skylight replacement.	\$160,000	4	5
Capitol Parks	Redesign and refurbishment of the south grand entrance on 18th Street.	\$2,683,036	4	5
Capitol Parks	Will Rogers landscape renovation.	\$1,294,268	4	5
Capitol Parks	Sequoyah landscape renovation.	\$849,509	4	5
Capitol Parks	Refurbishment of 23rd Street entrance and circle planting beds.	\$599,872	4	5
Capitol Parks	Screen parking lots.	\$596,736	4	5
Capitol Parks	Petunia well site rehab.	\$190,000	4	5
Capitol Parks	Refurbishment of HP well site south of Will Rogers Building.	\$190,000	4	5
Capitol Parks	Bollard replacement.	\$77,400	4	5
Sequoyah	Speed rollup door replacement.	\$42,000	4	5
Will Rogers	Speed rollup door replacement.	\$36,400	4	5
Allen Wright Library	Window and door replacements.	\$713,500	5	4
Allen Wright Library	Carpet replacement.	\$371,000	5	4
Allen Wright Library	Storefront entryway replacements.	\$86,250	5	4
Attorney General	Flooring replacement.	\$438,399	5	4
Attorney General	Paint refresh.	\$225,000	5	4
Banking Commission	Paint refresh.	\$10,500	5	4
Banking Commission	Restroom refresh.	\$10,500	5	4
Governor's Mansion	Water intrusion investigation and remediation.	\$106,875	5	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
Mansion grounds	Landscape and hardscape refurbishment.	\$155,355	5	4
Transportation	Rollup door replacement.	\$20,400	5	4
ABLE Commission	Restroom refresh.	\$10,500	5	5
Agriculture Lab	Paint refresh.	\$45,000	5	5
Denver Davison	Replacement of sidewalks, walkways, steps and ramps.	\$590,000	5	5
Total: \$11,333,685				

FY 2028 proposed projects

Building name	Project	Estimated cost	Criticality	Priority
Lincoln Data Center	Air handler replacement.	\$2,998,800	1	5
Lincoln Data Center	Central plant replacement.	\$2,340,284	1	5
Agriculture	Fire alarm replacement.	\$440,000	2	5
Denver Davison	Fire alarm replacement.	\$440,000	2	5
Denver Davison	CHW and HHW piping replacement.	\$200,000	2	5
Oliver Hodge	Fire alarm replacement.	\$440,000	2	5
Capitol Parks	Replacement of benches, bike racks, etc.	\$394,800	3	5
Judicial Center	Air cooled condenser and AHU replacement.	\$87,500	3	5
Transportation	Roof replacement.	\$1,112,058	3	5
Agriculture	Skylight replacement.	\$160,000	4	5
Governor's Mansion	Appliance replacement.	\$54,000	4	5
Agriculture	Domestic water heaters replacement.	\$17,500	5	5
Governor's Mansion	Interior finishes refurbishment.	\$252,720	5	5
Oliver Hodge	Domestic water heater replacement.	\$17,500	5	5
Total: \$8,955,162				

FY 2029 proposed projects

Building name	Project	Estimated cost	Criticality	Priority
Agriculture Lab	Laboratory hoods and exhaust replacement.	\$3,000,000	1	5
Attorney General	Boiler replacement.	\$300,000	1	5
Agriculture	Roofing replacement.	\$384,602	3	5
Attorney General	Roof replacement.	\$642,606	3	5
Attorney General	Elevator replacement.	\$600,000	3	5
Attorney General	Garage engine exhaust system replacement.	\$20,000	3	5
Vezev Veterans Complex	Heat pump replacement.	\$184,500	3	5
Vezev Veterans Complex	Sump pit rehab.	\$22,500	3	5
Agriculture	Tuckpointing/envelope.	\$98,730	4	5
Attorney General	Tuckpointing.	\$131,640	4	5
Vezev Veterans Complex	Domestic water heater replacement.	\$6,750	4	5
ABLE Commission	Carpet replacement.	\$37,500	5	5
Agriculture	Carpet replacement.	\$438,399	5	5
Attorney General	Restroom remodel/rehab.	\$500,000	5	5
Attorney General	Interior lighting replacement.	\$200,000	5	5
Attorney General	Exterior fountain mechanical rehab.	\$200,000	5	5
Attorney General	Main entry storefront replacement.	\$150,000	5	5
Mansion grounds	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
Total: \$7,629,727				

FY 2030 proposed projects

Building name	Project	Estimated cost	Criticality	Priority
ABLE Commission	Air handler and air terminal units replacement.	\$400,000	1	5
ABLE Commission	Central heat pump system replacement.	\$300,000	1	5
Agriculture Lab	Air handler replacement.	\$3,399,600	1	5
Banking Commission	HVAC replacement.	\$150,000	1	5
Denver Davison	Hot water boilers replacement.	\$437,500	1	5
Will Rogers	Office of Emergency Management air handler replacement.	\$300,000	1	5
Banking Commission	Building automation refresh.	\$90,000	2	5
Banking Commission	Fire alarm replacement.	\$50,000	2	5
ABLE Commission	Roof replacement.	\$539,920	3	5
Agriculture	Hot water boiler replacement.	\$218,750	3	5
Pharmacy	Heat pump replacement.	\$140,000	3	5
ABLE Commission	Outside air energy recover unit replacement.	\$40,000	4	5
Agriculture	Emergency generator replacement.	\$70,000	4	5
Allen Wright Library	Natural gas generator replacement.	\$50,000	4	5
M.C. Connors	Sliding entry doors replacement, all floors (eight total).	\$224,501	4	5
M.C. Connors	Natural gas generator replacement.	\$50,000	4	5
Oliver Hodge	Sliding entry doors replacement, all floors (eight total).	\$224,501	4	5
Oliver Hodge	Natural gas generator replacement.	\$50,000	4	5
Sequoyah	Natural gas generator replacement.	\$50,000	4	5
Transportation	Tuckpointing.	\$115,185	4	5
Transportation	Natural gas generator replacement.	\$50,000	4	5
Will Rogers	Office of Emergency Management air terminal units replacement.	\$150,000	4	5
Will Rogers	Natural gas generator replacement.	\$50,000	4	5
Agriculture	Paint refresh, whole building.	\$112,500	5	5
Banking Commission	Flooring replacement.	\$138,000	5	5
Banking Commission	Ceiling tile replacement.	\$120,000	5	5
Banking Commission	Lighting replacement.	\$40,000	5	5
Banking Commission	Domestic water heater replacement.	\$20,000	5	5
Banking Commission	Toilet and sink replacement.	\$15,000	5	5
Banking Commission	Toilet partitions replacement.	\$6,790	5	5
Pharmacy	Water fountain replacement.	\$5,600	5	5
Will Rogers	Office of Emergency Management ceiling tile replacement.	\$209,148	5	5
Will Rogers	Office of Emergency Management flooring replacement.	\$50,000	5	5
Will Rogers	Office of Emergency Management light replacement.	\$40,000	5	5
Total: \$7,906,995				

FY 2031 proposed projects

Building name	Project	Estimated cost	Criticality	Priority
Attorney General	Air handlers replacement.	\$1,691,279	1	5
Lincoln Data Center	Flywheel UPS replacement.	\$300,000	1	5
Lincoln Data Center	Fire suppression replacement.	\$200,000	1	5
Lincoln Data Center	Special hazard fire suppression system replacement.	\$200,000	1	5
Agriculture	Fire alarm replacement.	\$200,000	2	5
Attorney General	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	Restroom and piping replacement.	\$600,000	3	5
Agriculture Lab	Elevator replacement.	\$500,000	3	5
Agriculture Lab	Roof replacement.	\$384,602	3	5
Agriculture Lab	Generator replacement.	\$150,000	3	5
Agriculture Lab	Acid pit refurbishment.	\$80,000	3	5
Agriculture Lab	Domestic water heater replacement.	\$20,000	3	5
Central Printing	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
Governor's Mansion	Sump pumps replacement.	\$7,500	3	5
Lincoln Data Center	Electrical distribution system replacement.	\$500,000	3	5
Lincoln Data Center	Elevator replacements.	\$500,000	3	5
Lincoln Data Center	Roof replacement.	\$384,602	3	5
Lincoln Data Center	Restroom remodel.	\$300,000	3	5
Agriculture Lab	Rollup door replacement.	\$300,000	4	5
Agriculture Lab	Glass storefront entries replacement.	\$160,000	4	5
Agriculture Lab	Tuckpointing.	\$131,640	4	5
Denver Davison	Tuckpointing.	\$98,730	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 replacement.	\$10,000	4	5
M.C. Connors	Large rollup door and speed door replacement.	\$13,000	4	5
Banking Annex	Paint refresh.	\$4,050	5	5
Denver Davison	Paint refresh.	\$89,100	5	5
Lincoln Data Center	Lighting replacement.	\$400,000	5	5
Total: \$9,379,503				

FY 2032 proposed projects

Building name	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 Commission	Fire suppression replacement.	\$50,000	2	5
ABLE Commission	Fire alarm and notification system replacement.	\$50,000	2	5
ABLE Commission	CHW and HHW thermal storage tanks replacement.	\$30,000	3	5
Allen Wright Library	Fire alarm system replacement.	\$250,000	3	5
Allen Wright Library	Building automation refresh.	\$150,000	3	5
Banking Commission	Solar panel system replacement.	\$391,050	3	5
ABLE Commission	Skylight replacement.	\$250,000	4	5
ABLE Commission	Entry door system replacement.	\$30,000	4	5
ABLE Commission	Restroom remodel.	\$27,480	4	5
Judicial Center	Central plant expansion.	\$2,500,000	4	5
ABLE Commission	Flooring refresh.	\$140,000	5	5
ABLE Commission	Window replacement.	\$130,000	5	5
ABLE Commission	Interior door replacement.	\$124,000	5	5
ABLE Commission	Ceiling tile replacement.	\$120,000	5	5
ABLE Commission	Site and interior lighting replacement.	\$30,000	5	5
ABLE Commission	Coiling door replacement.	\$15,000	5	5
ABLE Commission	Paint refresh, entire building.	\$12,750	5	5
Agriculture	Replace security fencing.	\$298,278	5	5
Central Printing	Door and window replacements.	\$181,050	5	5
Central Printing	Ceiling tiles replacement.	\$60,000	5	5
Mansion grounds	Dog kennel replacement.	\$13,750	5	5
M.C. Connors	Domestic water heater replacement.	\$37,234	5	5
Oliver Hodge	Security fencing and gate replacement.	\$32,000	5	5
Sequoyah	Carpet/flooring replacement.	\$438,399	5	5
Sequoyah	Paint refresh, entire building.	\$352,500	5	5
Sequoyah	Water fountain replacement.	\$15,000	5	5
Transportation	Flooring replacement.	\$438,399	5	5
Transportation	Domestic water heater replacement.	\$18,000	5	5
Will Rogers	Carpet replacement.	\$438,399	5	5
Total: \$9,118,789				

FY 2033 proposed projects

Building name	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	Elevator replacements.	\$3,960,000	3	5
Judicial Center	Skylight replacement.	\$1,250,000	3	5
Judicial Center	Generator replacement.	\$600,000	3	5
Judicial Center	Roof replacement.	\$400,000	3	5
Judicial Center	Parking lot doors replacement.	\$84,000	3	5
Judicial Center	Sump pits and pumps rehabilitation.	\$50,000	3	5
Judicial Center	Main entryway refurbishment.	\$500,000	4	5
Judicial Center	Tuckpointing.	\$170,000	4	5
Judicial Center	Main entry storefront refurbishment.	\$150,000	4	5
Judicial Center	Coiling dock door replacement.	\$30,000	4	5
Judicial Center	Interior and exterior lighting replacement.	\$270,000	5	5
Total: \$15,222,000				

FY 2034 proposed projects

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