



**Deferred Maintenance Report
January 2020**



Prairie View A&M University Deferred Maintenance Report

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Executive Summary

A quality assessment was conducted at Prairie View A&M University Campus consisting of 106 buildings and their associated components. The quality assessment represents a high-level, cursory review encompassing the building structure and its components for each facility. The methodology of the assessment and data gathered included the following:

1. Assembly of a group of SSC Service Solutions for Education subject matter experts (The Team)
2. This Team conducted walk-throughs of 106 buildings to observe and inspect each facility and associated components, collecting data that included photographs of the facility to serve as supporting evidence of the findings.
3. The Team evaluated each building using national standards in the industry which included the NASA BMAR system and RS Means.
4. The Team's focus during the evaluation process was on quality condition, life expectancy, and functionality of the building and its components.
5. Lastly, The Team projected the replacement longitudinally over a ten-year period specifying the year of replacement and cost of each.

The evaluations of the buildings and their components along with its corresponding data, is illustrated in the form of tables and charts in this document and attached appendices. Specific explanations concerning overall building scoring, and individual building and equipment scoring is coupled with a longitudinal capital replacement plan covering a 10-year period and identifies the cost and year in which building and/or equipment should be replaced. The overall \$212,385,350 ten-year capital replacement plan value for the required/projected replacement of identified equipment is outlined in the tables throughout the report.

Objective of Deferred Maintenance Report

- Provide information regarding the condition of the campus' facilities
- A pro-active approach to forecast future capital needs and address deferred maintenance
- Prioritize capital projects and target funding for those restorations of the facility
- Compile a database of capital needs in the computerized maintenance management system (CMMS) and create a living plan that is regularly updated.

This report combines those items identified during building inspections with a series of reports by in-house personnel. Estimates were developed through the use of RS Means. Detailed estimates will need to be developed as Prairie View A&M University finalizes the project priorities and determines the most cost effective method of construction.

This is not an engineered certified document.

