

West Texas A&M University
Panhandle Plains Historical Museum
Analysis of Facility Condition Assessment
Friday, March 14, 2025

WTAMU engaged Alpha Facilities Solutions to conduct a facilities condition assessment of the Panhandle Plains Historical Museum in February 2025. All critical and essential building systems including but not limited to roofing, HVAC, electrical and plumbing, were examined and summarized by this report.

It was determined that the facility, which contains the original building built in 1932 and the five additions, is generally in poor condition. Many of the buildings systems have exceeded recommended useful life and several systems, including high priority systems, are in need of repair and/or replacement due to deterioration and damage.

Name	Year Built	Area	FY 2025 Total Needs	Current Replacement Value	2025 FCI %
Panhandle Plains Historical Museum	1932	217,171	72,843,707 *	152,651,336	47.72%
Estimated Asbestos and Hazardous Materials			2,171,710		
Soft Costs (not included in assessment)			<u>24,755,088</u>		
Total Estimated Restoration Costs			<u><u>99,770,505</u></u>		65.36%

*- From Alpha Facility Condition Assessment Report - Page 12

WTAMU estimates the Fire / Life safety portion of the total estimated cost is approximately 40% or \$39,908,202.

Other Information

Annual Costs related to Operations of PPHM

Utilities	686,045
Facilities (Custodial, Maintenance, Grounds, Inspections, etc.)	<u>897,097</u>
Estimated Annual Costs (Currently paid by WTAMU)	<u><u>1,583,142</u></u>