



Special Minutes
State Capitol Expenditure Oversight Committee
September 4, 2014
1:30 p.m.
Room 419C
State Capitol Building
Oklahoma City, Oklahoma

A meeting notice was filed with the Secretary of State and Agenda posted in accordance with the Open Meeting Act.

MEMBERS PRESENT: Phillip Kennedy
Stephen Mason
Rep. Mark McBride
Sen. Dan Newberry at 1:40 p.m.
Sen. Susan Paddack
Rep. Earl Sears
David Thompson

MEMBERS ABSENT: Sen. Corey Brooks
Rep. R.C. Pruett

GUESTS: Preston Doerflinger, Director of Office of Management and Enterprise Services /Secretary, Finance and Revenue
Trait Thompson, Office of Management and Enterprise Services
Mike Jones, Office of Management and Enterprise Services
Melissa Milburn, Office of Management and Enterprise Services
Beverly Hicks, Office of Management and Enterprise Services
Kimberlee Williams, Office of Management and Enterprise Services
Tim Tuck, Office of Management and Enterprise Services
Jim Joseph, Oklahoma State Bond Advisor
Travis Monroe, Office of Management and Enterprise Services
Doug Kellogg, Office of Management and Enterprise Services
Duane Mass, Capitol Architect/Mass Architects
Michael Tower, Mass Architects
Linda Edmondson, Capitol Preservation Commission
Dana Webb, Office of Management and Enterprise Services
Scott Boughton, Office of Management and Enterprise Services
Fred Schmidt, FSB
Xavier Neira, MCC
Jeff Napolliello, JE Dunn
Shawn Ashley, e-Capitol
Marie Price, Journal Record

Agenda Item 1 – Call to Order and establish a quorum. [Steve Mason]

Chair Steve Mason called the meeting to order at 1:30 p.m. A roll call was taken and a quorum was established. Chair Mason was advised that notice of the meeting had been given, and an agenda posted in accordance with the Open Meeting Act.

Agenda Item 2 – Introductions of committee members and OMES staff. [Steve Mason]

The committee members present and members of OMES staff introduced themselves to everyone who attended.

Agenda Item 3 – Presentation on Open Meetings Act. [Scott Boughton]

Mr. Boughton, with OMES legal informed those present on the facts of the Open Meetings Act.

Agenda Item 4 – Discussion and action on 2014 meeting schedule. [Steve Mason]

October 9th, November 13th and December 11th, at 1:30 p.m. in room 419C.

David Thompson moved to approve the 2014 meeting schedule. Phillip Kennedy seconded the motion, the motion passed and the following votes were recorded:

Phillip Kennedy - yes; Steve Mason - yes; Rep. Mark McBride - yes; Sen. Susan Paddack - yes; Rep. Earl Sears - yes; David Thompson – yes.

Agenda Item 5 – Review of HJR 1033. [Trait Thompson]

Mr. Thompson, Capitol Project Manager, gave a recap of HJR 1033 that was passed by the House and Senate, and signed by Governor Fallin. This authorized and put into place this committee. He informed that section 1 A of the bill authorizes the funding of One Hundred Twenty Million Dollars (120,000,000) not to exceed the said amount in bond funds. This money is only to be used for renovation, repair and remodeling of the State Capitol Building.

Section I of the bill puts the committee in charge of the scope, goals and criteria, and working on the Request for Proposal (RFP) for the interior of the building. Subject to this legislation OMES has begun the process of rehabilitation of the exterior of the building.

Section J outlines the committee and who it is composed of. Three members are appointed by the Governor, who are lay people and not legislators; Three people appointed by the Speaker of the House; Three people appointed by the President Pro Tempore of the Senate; The Chair of the committee is appointed by the Governor. Mr. Steve Mason was named chair of the committee.

Statutorily this committee has two mandatory reports they have to publish. The first report is due on December 31, 2014. The report must have establishment of goals and criteria for use by the design-build vendor that is chosen for the interior of this project. The second report is the selection criteria for design-build team vendor to be selected through the Request for Proposal (RFP) process.

Section M says once the report is turned in, the Office of Management and Enterprise Services will solicit Request for Proposal (RFP). This will give the OMES staff what they need to move forward.

Section N says that the committee shall deliver a final plan to OMES Director, no later than June 30, 2015. There are two mandatory criteria for this plan. The first is the approval on the final scope of work as developed by the vendor. The second is the approval of the project phasing as developed by the vendor. The Director of OMES has the responsibility to substantially implement the plan as presented by this committee.

Agenda Item 6 – Presentation on the Historical Conditions Report. [Duane Mass]

Agenda Item 7 – Presentation on the challenges of historic preservation work in an occupied Capitol building. [Duane Mass]

Agenda Item 8 – Discussion and possible action on goals and criteria for Capitol interior restoration in Request for Qualifications (RFQ) document. [Duane Mass]

Mr. Mass was granted by Chair Mason to combine the three agenda items into one presentation.

Mr. Mass informed those present that the report is online and can be received through the Office of Management and Enterprise Services (OMES). The report completed five years ago, was a starting point that listed many of the issues with the Capitol.

Mr. Mass informed the committee that even though the grounds are beautiful they require continual maintenance. A concern of his is the granite steps requiring extensive restoration. During winter, when ice is evident, salt is one of the harsh things used, which is very destructive to those surfaces. A more helpful solution will need to be made in the future. He encouraged the committee that this be a part of some of their goals and criteria.

Mr. Mass pointed out the different planting scheme on the Capitol grounds that are more focused on reduced water consumption.

Mr. Mass stated that the general interior is in good condition. He pointed out that many of the spaces do not have the original historic character to them due to the age of the building. However he's encouraged that potentially many of the areas can be reviewed and rehabilitated in this project and sensibly reflect original design attempt of the Capitol.

The critical focus of this restorative project is the plumbing and electrical systems. They are in bad shape. The focus is to rehabilitate and get the main systems working which will be a very invasive project. Mr. Mass emphasized that there are significant structural concerns with the Capitol building that are critical and need addressing for the betterment of the building and the people's safety.

The primary goal is to stop further deterioration, ensure structural stability, provide safe and modern electrical and plumbing lifesaving components and install technology infrastructures that supports government operations.

A question was raised by a committee member on the protection of the art in the building. Mr. Thompson, Capitol Planning Director, assured he is working hand-in-hand with the Oklahoma Arts Council Director; Amber Sharples in making sure it is protected and preserved appropriately.

It is anticipated that repairing of the outside of the building will begin February of next year.

At the request of Chair Mason, Trait Thompson informed the committee of the Request for Qualifications (RFQ) general process. Mr. Thompson thought it important to first give an overview of the Request for Proposal (RFP) general process.

The legislation required that a design-build firm be hired, and be done through a Request for proposal (RFP) process.

The process for the outside of the building required to put an ad in the Journal Record, which ran for several weeks. Companies were invited to get registered on the states design-build vendor list. He pointed out it wasn't a requirement that had to be done, but because the state typically doesn't do a lot of design build work they wanted to make sure that vendors knew they had to be registered with the state, so that they could participate in this project.

The next step is compiling the Request for Qualifications (RFQ) process.

This requires all companies on the state's design-build vendor list to submit a list of documents on their credentials and qualifications as to why they should be awarded.

There will be a review committee within OMES that will score those Requests for Qualifications (RFQ), and then select the top three to be eligible to submit the Request for Proposal (RFP).

Interviews will be conducted with the three companies. The committee within OMES will do another technical scoring process to make sure everything is done transparent and above board.

This will be the same process that has been recommended for the interior of the Capitol building.

The Agenda Item 9 – Discussion and possible action on appointing a subcommittee of four members to go on September 12 fact-finding trip to Kansas State Capitol. [Steve Mason]

Mr. Thompson stated that Kansas just completed a thirteen year, Three Hundred, Thirty Million Dollars (330,000,000) renovation on their State Capitol. When visiting the Kansas State Capitol in December he admired the quality of the work that had been done and thought it beneficial to have OMES staff that is working on this project, and some of the committee members take a trip and go tour the work that has been done, as well as speaking with Kansas state officials who worked on the project, to determine all that entails. The outcome of the trip will be given at the next meeting.

Agenda Item 10 – Project Manager’s Report. [Trait Thompson]

Mr. Thompson reported that he was recently hired by Executive Director Preston Doerflinger to come on board with OMES as Project Manager on this project. His role will be multifaceted, in that making sure the public is aware of what’s going on with this project. He will be a liaison for the committee and working closely with involved OMES staff. Mr. Thompson expressed to every one of how it is a distinct honor and privilege for him to do this job. He is looking forward to serve and will be known as the point of contact on this project.

Mr. Thompson informed everyone that the Oklahoma Capitol Improvement Authority (OCIA) met on August 25, 2014 and initiated the process of authorizing the bonds for this project. They’re anticipating the first iteration of those bonds to be done sometime late this fall in the November time frame. Mr. Thompson is currently working closely with Travis Monroe, OCIA Director and Jim Joseph, State Bond Advisor on the appropriate strategy of letting out the bonds.

Mr. Thompson informed everyone that they’re in the process of setting up a website that is solely designed for this project, expected to be finished late fall. It’s designed to keep the public informed through the progression of this project by including documents and information such as the power point that was presented at today’s meeting.

He also stated we now have a social media presence. This includes a Facebook page, Oklahoma Capitol Restoration, a Twitter account, at Capitol Restore, and an Instagram account. Today’s meeting was live tweeted by John Estus, OMES Communications Director.

Agenda Item 11 – Tour of Capitol. [Trait Thompson]

Due to time restraints this agenda item has been postponed to a future meeting.

Adjournment

There being no further business, Rep. Earl Sears made the motion to adjourn. David Thompson seconded the motion. Seeing no opposition, the meeting adjourned at 2:52 p.m.