



**Special Minutes**  
**State Capitol Expenditure Oversight Committee**  
**March 5, 2015**  
**1:30 p.m.**  
**Room 419C**  
**State Capitol Building**  
**Oklahoma City, OK**

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

**MEMBERS PRESENT:** Sen. Corey Brooks  
Phillip Kennedy  
Stephen Mason  
Sen. Dan Newberry  
Sen. Susan Paddock  
Rep. R.C. Pruett  
Rep. Earl Sears  
David Thompson

**MEMBERS ABSENT:** Rep. Mark McBride

**GUESTS:** John Estus, OMES, Director, Public Affairs  
Trait Thompson, OMES, State Capitol Project Manager  
Dan Ross, OMES, DCAM Administrator  
Melissa Milburn, OMES  
Beverly Hicks, OMES  
Tim Tuck, OMES  
Kathy Pendarvis, OMES Legal  
Travis Monroe, OMES  
Duane Mass, Capitol Architect/Mass Architects  
Fred Schmidt, FSB  
Gary James, FSB  
Laurie Major, FSB  
Xavier Neira, Manhattan Construction  
Kyle Nelson, Manhattan Construction  
Brent Collins, Manhattan Construction  
Bryce Johnson, Manhattan Construction

**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. Mr. 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 – Approval of the Dec. 11, 2014 minutes. [Steve Mason]**

Rep. R.C. Pruett moved to approve the December minutes of 2014. Sen. Susan Paddock seconded the motion; the minutes passed and the following votes were recorded:

Sen. Corey Brooks – aye; Phillip Kennedy – aye; Steve Mason – aye; Sen. Susan Paddock – aye; Rep. R.C. Pruett – aye; David Thompson – aye.

**Agenda Item 3 – Presentation by Manhattan Construction on strategy for interior Capitol repairs. [Steve Mason]**

Xavier Neira, Director of Development with Manhattan Const. Co., introduced the group that will be working on the interior repairs of the Capitol. Both Manhattan Construction and FSB are working on the project and are Oklahoma-based firms with 187 years experience between them both. A power point presentation was given and showed examples of past historic preservation work. The building foundation of this project is derived from the Historic Conditions Report from Duane Mass, State Capitol architect, and his team.

The project will contain a conditions assessment and all that it entails, upgrade and replacement of the engineering system and all that it entails. A three-dimensional Building Information Model (BIM) intelligent database will be used for tracking/inventing the entire project to help with engineering decisions.

**Agenda Item 4 – Discussion of phasing options as presented by Manhattan Construction. [Steve Mason]**

Three phasing options were presented, the third being the favorable, to break down into smaller phases that can be completed over a longer period of time (an estimated five years). This would allow the state to maintain the highest operational use of the building.

Concerns were brought up about working after-hours during session. It was assured there would be coordination with all offices and proper notice would be given in advance, as it was when construction of the dome took place.

As explained by Mr. Neira, the plan is to develop a full scope of what needs to be done, which will be analyzed to prioritize expenditures and projects, and to work closely with the committee to give

clear expectations of what the total expense might be as well as encourage the committee's involvement with decision making and prioritizing.

**Agenda Item 5 – Discussion of June 30, 2015 report as required by HJR 1033. [Steve Mason]**

Mr. Thompson pulled up the statute for clarity of what is required by the committee and discovered in statute the report falls on the design-build vendor which is Manhattan Construction and FSB. The two items requested are the final scope of work and project phasing plan. Manhattan talked about establishing preservation zones in the Capitol.

Mr. Thompson gave some history on different areas throughout the Capitol that had been abused over time and emphasized on how best to preserve the unique architectural areas of the Capitol. Keeping in mind that the building needs to function as part museum, part house of government and part modern office space.

It will take Manhattan Construction 3-6 months to do a full complete conditions assessment report on the interior and infrastructure of the building, giving clarification on the amount of work that needs be done.

It was recommended that the committee approve a very broad and general scope of work in June, so that when the committee receives the completed conditions assessment, and good cost estimate, then the scope of work can be amended to better reflect what the investigation finds. It is also recommended that the committee prioritize items listed in the interior goals and criteria report.

After much discussion, the committee requested a report of the three phasing options, emphasizing a lengthy report on option three.

**Agenda Item 6 – Project Manager's Report. [Trait Thompson]**

Mr. Thompson announced the selection committee hired JE Dunn Construction to do the work on the exterior of the building.

He praised the two excellent firms that were selected on interior and exterior of the building. Due to the seismic activity in Oklahoma, Mr. Mass thought it prudent to have a Tier 1 earthquake study done on the building by Wallace Engineering. Mr. Mass is very pleased with this report and the firm that conducted it. The findings of the report are located on the website.

Manhattan Construction mentioned ground zero for this project is the basement area where the major mechanical systems, pump systems and electrical systems are located. Additionally, much of the plumbing is buried under the basement of the building. Mr. Thompson mentioned he's been working with Melissa Milburn, Director of Real Estate and Leasing, Travis Monroe, OCIA Administrator and Kathy Pendarvis, OMES Chief Legal Counsel, on coming up with a set of policies and procedures to guide how relocations will be handled in the building when the time

comes. OMES is prepared to help assist with transitioning of the tenants and to minimize the inconvenience as much as possible.

Mr. Thompson has been giving regular tours of the inside of the building to freshman legislators. He's also had the opportunity to speak at many civic clubs. In January he spoke with Rep. Sears' Rotary Club.

**Agenda Item 7 – Discussion and possible vote to meet in executive session as permitted by the Open Meetings Act to discuss assessments of the vulnerability of government facilities or public improvements to an act of terrorism. [25 O.S. (2011) §307 (B)(9)(b)].**  
**[Steve Mason]**

Motion to convene made by Sen. Corey Brooks. Rep. Earl Sears seconded the motion, the motion passed and the following votes were recorded:

Sen. Corey Brooks – aye; Phillip Kennedy – aye; Steve Mason – aye; Sen. Dan Newberry – aye; Sen. Susan Paddack – aye; Rep. R.C. Pruett – aye; Rep. Earl Sears – aye; David Thompson – aye.

The committee convened at 3:10 p.m.

*Rep. Earl Sears entered the meeting at 1:50 p.m.*  
*Sen. Dan Newberry entered at 2:03 p.m.*

**Agenda Item 8 – Roll call to determine a quorum for purposes of reconvening in Open Session.** **[Steve Mason]**

A roll call was taken and a quorum was established. The following votes were recorded:

Sen. Corey Brooks – aye; Phillip Kennedy – aye; Steve Mason – aye; Sen. Dan Newberry – aye; Rep. R.C. Pruett – aye.

The committee came out of executive session and reconvened at 3:55 p.m.

*Rep. Earl Sears exited at 3:40 p.m.*  
*Sen. Susan Paddack exited at 3:46 p.m.*  
*David Thompson exited at 3:51 p.m.*

**Adjournment [Steve Mason]**

There being no further business, Phillip Kennedy made a motion to adjourn. Rep. R.C. Pruett seconded the motion. There being no opposition, the meeting adjourned at 3:58 p.m.