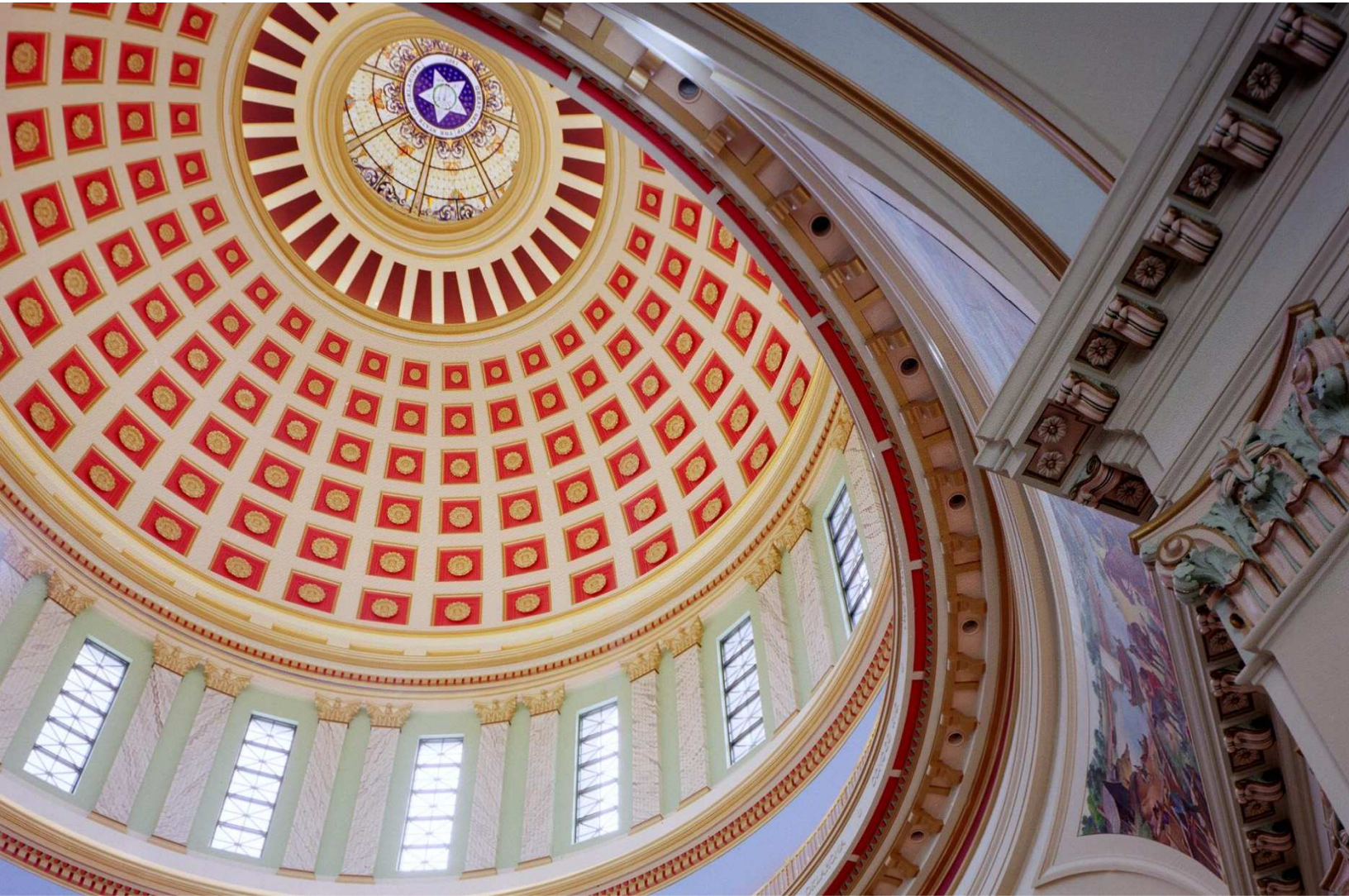


Oklahoma Capitol Restoration Interior Rehabilitation



State Capitol Repair Expenditure Oversight Committee Scope of Work & Project Phasing

15151DB Deliverable

June 11, 2015



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Executive Summary



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Oklahoma Capitol Restoration – Interior Rehabilitation
CAP / OMES Project #15151DB
MCC Project #3707

June 11, 2015

State Capitol Repair Expenditure Oversight Committee (SCREOC)

Steve Mason, Chair	Sen. Greg Treat	Rep. Earl Sears
Phil Kennedy	Sen. Corey Brooks	Rep. Mark McBride
David Thompson	Sen. Susan Paddock	Rep. R.C. Pruett

**Re: SCREOC 15151DB Deliverable
Executive Summary**

Dear SCREOC members,

As part of the Interior Rehabilitation of Oklahoma's State Capitol Restoration Project, we are formally submitting a **Scope of Work** and **Project Phasing** for review. These requirements are specifically identified within **House Joint Resolution No. 1033** for delivering a plan to the Director of the Office of Management and Enterprise Services no later than June 30, 2015.

As our team continues working through early development activities, this information is meant to provide the SCREOC with the information necessary to make sound decisions based on The State's overall project goals.

Please review the following executive summary:

SCOPE OF WORK

We have provided a scope of work in adherence with information and priorities previously listed by the Office of Management and Enterprise Services (OMES) through project 15151DB as well as the Capitol Preservation Commission (CPC) as outlined in Mass Architect's Historic Conditions Report. In addition, this scope of work clearly acknowledges "interior goals and criteria" previously approved by the SCREOC. In accordance with 15151DB, we are further defining the scope of work to include cost modeling. This process will further define the scope of work that can be included within the existing funding parameters.

PROJECT PHASING

Based on the SCREOC's prior approval of a phased delivery approach while maintaining an occupied facility, we have been further defining the phasing plan with the primary goal of adhering to a **"Single Move Strategy."** This approach drastically reduces soft costs associated with moving and temporary (swing) space which would be required to maintain an occupied building during rehabilitation efforts. Our approach calls for a single move by each tenant or using agency, thereby reducing indirect costs associated with multiple relocations or moves.

EXECUTIVE SUMMARY

To date, our team has been engaged in the project for just over two months (Notice to Proceed given April 8, 2015). The Interior Rehabilitation Project is rapidly progressing and we are extremely grateful for the extensive efforts of the SCREOC as well as instrumental support from OMES. ***In accordance with House Joint Resolution No. 1033, our design-build team (vendor) has specifically provided within this deliverable the Scope of Work and Project Phasing for review by the SCREOC.***

Although it is certain that additional funding will be required to meet the overall project goals identified, we are in process of developing cost models to align with the scope of work. As we continue to move forward, the project will soon be at a crossroads in need of a direction to proceed based on the SCREOC's vision for the facility as well as the availability and commitment of future project funding.

We look forward to discussing the attached information with you in detail.

Respectfully submitted,

Kyle Nelson, Project Director
MANHATTAN CONSTRUCTION COMPANY

Fred Schmidt, FAIA
FRANKFURT-SHORT-BRUZA ARCHITECTS



Scope of Work



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**Re: SCREOC 15151DB Deliverable
Scope of Work**

Below, you will find the comprehensive scope of work to meet the requirements illustrated by:

- OMES CAP **Project #15151DB**
- **House Joint Resolution No. 1033**
- Previous **Historic Conditions Report** as produced by Mass Architects dated February 3, 2010.
- SCREOC approved **Interior Rehabilitation Goals & Criteria** listed for The Oklahoma Capitol Restoration.

The scope of work is presented in two distinct categories: Scopes of work impacting ***Building Repair / Restoration*** as well as ***Betterments / Functional Enhancements***. Furthermore, we understand per 15151DB Section 011001.21.B & C, "The estimate of the work may exceed the defined budget and the design-builder will work with the Owner's Project Team to refine the scope that will be carried forward into design. During this review period, the design-builder will aid the Owner's Project Team in the evaluation of options that may be included in the final scope."

We are prepared to work with the Owner's Project Team to refine the scope of work as noted below:

BUILDING REPAIR / RESTORATION

1. Perform a code review and identify deficiencies
2. Review and improve exiting
3. Extend fire suppression system
4. Review and improve fire alarm system
5. Execute code improvements as approved by the Fire Marshal's office
6. Refurbish non-compliant toilet rooms
7. Replace non-compliant doors and door hardware
8. Elevator and hall construction to be made compliant
9. Replace non-accessible drinking fountains
10. Create an accessibility plan
11. Review existing building structure
12. Review water infiltrations damage
13. Repairs / replace basement floor
14. Rehabilitate above-grade floors and base
15. Rehabilitate walls and ornamentation
16. Rehabilitate ceilings and ornamentation
17. Replace inconsistent doors, frames and hardware

18. Refurbish historical stairs, handrails and guardrails
19. Replace elevators
20. Replace fire alarm components with common system and devices throughout facility
21. Identify and abate all necessary hazardous materials
22. Establish Preservation Zones
23. Identify historic lighting
24. Incorporate historically accurate lighting where possible
25. Enhance mechanical and electrical items for historical accuracy
26. Refurbish historical doors, frames and hardware
27. Incorporate appropriate window treatments
28. Modify / Upgrade HVAC System
29. Evaluate and update geothermal heat pump system
30. Evaluate and update of cooling towers, pumps & heat exchangers
31. Evaluate and increase additional heating and cooling
32. Evaluate and update ventilation air system
33. Evaluate and update condensate drains
34. Evaluate and update hydronic piping
35. Evaluate and update HVAC controls
36. Evaluate and update ductwork and insulation
37. Evaluate and replace below-grade sanitary waste piping
38. Evaluate and replace below-grade domestic water piping
39. Evaluate and update above-grade sanitary waste and vent piping
40. Evaluate and update above-grade domestic hot & cold water piping
41. Evaluate and update domestic hot water heating system
42. Evaluate and update plumbing fixtures
43. Evaluate and replace roof drains and roof drain piping
44. Evaluate and replace below-grade storm water piping outside building
45. Evaluate de-watering sump pumps and enhance system to keep bsmt dry
46. Upgrade electrical distribution system
47. Revise / upgrade existing electrical rooms
48. Update emergency lighting to meet current code
49. Update exit signage to meet current code
50. Upgrade power to elevators and include backup power
51. Update elevator lighting and controls and tie to emergency power
52. Provide energy efficient lighting system with long life
53. Evaluate and update lighting controls
54. Remove all exposed cabling
55. Provide new concealed pathways for cabling
56. Upgrade grounding system

57. Complete seismic study and implement any required repairs
58. Remove tanks south of Petunia #1 derrick
59. Install new freight elevator
60. Build new secure loading dock
61. Build new basement access for visitors
62. Create visitor entrance with multiple security screening stations
63. Create new truck dock on N.E. corner of Capitol and incorporate security and delivery for freight and provide secure parking

BETTERMENTS / FUNCTIONAL ENHANCEMENTS

1. Engage a security consultant to assess facility and develop a comprehensive security plan for the entire Capitol Complex
2. Refurbish or install new ADA-compliant signage
3. Establish standards for common building elements
4. Re-establish south entry access
5. Entry improvements for security and efficiency
6. Create and implement overall signage system for way finding
7. Install cameras as part of master security plan
8. Install alarms as part of an overall security plan
9. Create Command Center as part of security plan
10. Create new access controls system as part of the security plan
11. Replace fire alarm system and include a voice evacuation with mass notification capabilities
12. Separate back of house functions (trash, janitorial, mail, deliveries, maintenance, facilities, etc.) from public space
13. Develop historic displays
14. Secure parking on east and west sides of Capitol, including access control
15. Provide generator(s)
16. Additional storage
17. Install self-guided tour system for tourists
18. New cabling and devices (fiber)
19. Install security blue phones
20. Create underpass at N.E. 21st
21. Secure south entry plaza for Public Venue
22. Public Venue to replace the existing south parking
23. Additional parking on existing lot east of Lincoln
24. Increase parking capacity

Phasing Development & Schedule Summary



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Re: SCREOC 15151DB Deliverable
Phasing Development and Schedule Summary

PHASING DEVELOPMENT

Based on the SCREOC's prior approval on April 9, 2015, of a phased delivery approach while maintaining an occupied facility, we have been further defining the phasing plan with the primary goal of adhering to a ***"Single Move Strategy."*** This approach drastically reduces soft costs associated with moving and temporary (swing) space which would be required to maintain an occupied building during rehabilitation efforts. ***We are proud to announce that our phasing plan adheres to this strategy.***

ANTICIPATED SCHEDULE SUMMARY

We have provided an anticipated comprehensive schedule in unison with the overall scope of work. The overall schedule is inclusive of six primary phases of rehabilitation efforts. These six phases are defined as:

- Core Elements: Security, Public Spaces, Utilities/Infrastructure & Vertical Access (Code Requirements), Freight Elevator, Loading Dock
- Phase 1: **Prerequisites** required for the Single Move Strategy.
- Phase 2: **Basement Entrance Level** (primarily existing basement)
- Phase 3: **Major Programming Elements**
- Phase 4: **Transitional Spaces**
- Phase 5: **Exterior Security, House & Senate** (4th, 5th and 6th Floors)

Notes: The anticipated schedule is predicated on the ability to have an "early start" for Phase 1 which consists of legislative support staff restorations that act at "prerequisites" to the single move strategy. Additionally, as anticipated, our team understands there is no guarantee regarding future funding availability. To that point, we will work with the Owner Project Team to refine the scope of work and schedule applicable to working within the existing funding parameters.

15151DB Oklahoma Capitol Restoration - Interior Rehabilitation Phasing Plan



Phase	Description	Specific Items of Work
Core Elements	PUBLIC, UTILITIES, SECURITY & VERTICAL ACCESS	Security, Vertical Access (Code Requirements), Freight Elevator, Utilities, Restrooms, Mechanical System, Plumbing System, Electrical System, Public Areas
Phase One	PRE-REQUISITES	Legislative support staff spaces (1st & 3rd Floors)
Phase Two	BASEMENT ENTRANCE - SECURITY	Agency and Tenant Space
Phase Three	MAJOR PROGRAM ELEMENTS	Facility Access, Parking, Loading Dock, Agency and Tenant Space
Phase Four	TRANSITIONAL SPACES	Agency and Tenant Space
Phase Five	EXTERIOR SECURITY, HOUSE & SENATE (4th, 5th, 6th)	House & Senate Chambers & Offices (4th, 5th, 6th Floors), Public Venue (Additional Exterior Security & Tunnel)

15151DB Oklahoma Capitol Restoration - Interior Rehabilitation

Phasing Plan & Anticipated Schedule

Date: June 11, 2015

