



Special Minutes
State Capitol Expenditure Oversight Committee
April 9, 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
Stephen Mason
Rep. Mark McBride
Rep. R.C. Pruett
Rep. Earl Sears
David Thompson
Sen. Greg Treat

MEMBERS ABSENT: Phillip Kennedy
Sen. Susan Paddock

GUESTS: Trait Thompson, OMES, State Capitol Project Manager
John Estus, OMES, Director, Public Affairs
Dan Ross, OMES, DCAM Administrator
Melissa Milburn, OMES
Mark Sauchuk, OMES
Beverly Hicks, OMES
Tim Tuck, OMES
Kathy Pendarvis, OMES Legal
Travis Monroe, OMES
Duane Mass, Capitol Architect/Mass Architects
Jack Roberts, OMES
Toni Blue, OMES
Xavier Neira, Manhattan Construction
Kyle Nelson, 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.

Chairman Mason introduced Senator Greg Treat and welcomed him to the committee.

Agenda Item 2 – Approval of the March 5, 2015 Minutes. [Steve Mason]

David Thompson moved to approve the March minutes of 2015. Rep. Earl Sears seconded the motion; the minutes passed and the following votes were recorded:

Sen. Corey Brooks – aye; Steve Mason – aye; Rep. Mark McBride – aye; Rep. R.C. Pruett – aye; Rep. Earl Sears – aye; David Thompson – aye; Sen. Greg Treat – abstain.

Agenda Item 3 – Discussion and possible action on project phasing plan. [Steve Mason]

Mr. Nelson explained that their primary objective at this early stage of development is to try and find the best approach to scheduling the interior portion of the project. Although A & B are basically similar in pros and cons, the outcome from either one is not practical from a feasibility perspective. The building would need to be evacuated, it doesn't take into effect the soft cost of relocating everyone, and would require full funding up front.

The best choice, is Plan C, a conceptual phased delivery and sequenced approach. The strategy is to take multiple years and phases that will allow budget control, schedules, longer delivery and arranged placement of everyone. The plan is to begin in the basement and go vertically throughout wings of the building so that there is tie ends to the mechanical systems, plumbing in-line going vertically up the building. There's more flexibility when inside the building, this approach takes swing space so there is always someone at the Capitol; they never vacate the building. Mr. Neira recognizes that multiple moves in the building could be problematic with the twenty-one different agencies located in the building. In order to minimize the impact of the move, it was assured that there would be extensive coordination between both house chambers and all the other agencies housed there.

It is the recommendation of Manhattan Co. and FSB that option C, phase delivery, is selected.

Earl Sears moved to approve Plan C. Mark McBride seconded the motion; the motion passed and the following votes were recorded:

Sen. Corey Brooks – aye; Steve Mason – aye; Rep. Mark McBride – aye; Rep. R.C. Pruett – aye; Rep. Earl Sears – aye; David Thompson – aye; Sen. Greg Treat – aye.

Agenda Item 4 – Presentation of ceremonial hard hats to committee members. [Steve Mason]

Mr. Neira, Director of Development with Manhattan Const. Co., presented the members of the committee with ceremonial hard hats with their names on them as a way to commemorate this historical event.

Agenda Item 5 – Discussion of draft report to be approved at June 11th committee meeting. [Steve Mason]

Mr. Thompson, State Capitol Project Manager shared that the phasing plan approved today by the committee meets the statutory requirements due by the end of June and also the scope of work.

Kyle Nelson with Manhattan Const. Co. explained within 6 to 9 months there will be two deliverables. The end of June, is what is targeted as a twenty percent deliverable. The list of items included in the first deliverable is the conceptual sequencing phase approved today in the meeting, a Building Information Model (BIM) built by design partners, Frankfurt-Short-Bruza (FSB). The BIM is a 3D rendering design that can incorporate local results as built scans of the facility.

Over the next month design teams will take pictures with tablets, analyzing the building, start decompressing and doing conditions assessments within that model. At the end, when the project is complete it will be turned over to OMES/Capital Assets Management, that will allow continuation to integrate condition assessments throughout the duration of the life-cycle of the building.

Historic preservation consultants are on site mapping out areas of historic significance throughout the capitol. The conditions assessment report that was created by Capitol Architect, Duane Mass, five years ago will be taken from ten percent to one hundred percent completion.

The scope of work that is lined out in the Request for Proposal (RFP) is an all in approach.

The list of requirements will be defined into a priority matrix, the absolutes, things that have to be done to help define what needs to be done within budget.

The next deliverable is a contractual obligation due in November; what is called a thirty-five percent schematic design deliverable, where the cost models come in basically targeting two specific cost models, an all in approach to give OMES the information required to obtain funding to finish the project as it is envisioned. It will have an independent supporting schedule, a defined priority matrix of what fits within the funding parameters as it is now. These are the two cost models that are planned to be delivered in November. Programming completion by that milestone, conditions assessments is one hundred percent complete, thirty-five percent SD construction documents specifications and a risk assessment and management plan which will be in the November deliverable.

No action taken.

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

Mr. Thompson reported that since the last meeting, contracts were signed by both major contractors for the interior and exterior of the project. JE Dunn Construction, will begin trial repairs, setting up small places on the exterior of the building where they can work on repointing the mortar, stain abatement, and Dutchmen repair with the stones, so they can set a standard that can be used as an example as they begin scaffolding the building and working on large sections. Mr. Thompson is elated to have both companies work on the Oklahoma State Capitol.

Mr. Thompson shared his experience with the committee while visiting the Colorado State Capitol, that had \$60 million dollars worth of work and renovation repair done as funding became available. He shared the knowledge of the work done and the wisdom of what could’ve been prevented had a more thorough approach been done.

Mr. Thompson said they are working with Manhattan Co. and FSB on relocating tenants in the basement. He also mentioned that the website (www.capitolrestore.ok.gov) has been redesigned, and gives more indepth detail on the project as it evolves.

Mr. Thompson informed, that Preservation Oklahoma, who is the statewide preservation advocacy group, put the State Capitol, once again on its list of endangered places. In a recent interview with channel 4 he assured he anticipates this will be the last year it’s put on their list.

Adjournment [Steve Mason]

There being no further business, Earl Sears made a motion to adjourn. Rep. Mark McBride seconded the motion. There being no opposition, the meeting adjourned at 2:20 p.m.