



Special Minutes
State Capitol Repair Expenditure Oversight Committee
June 11, 2015
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. Susan Paddock
Rep. R.C. Pruett
Rep. Earl Sears
David Thompson

MEMBERS ABSENT: Sen. Corey Brooks
Sen. Greg Treat

GUESTS: Trait Thompson, Office of Management and Enterprise Services
John Estus, OMES Public Affairs Director
Dan Ross, OMES Capital Assets Management Administrator
Craig Cherry, OMES State Facilities Director
Mike Jones, OMES Construction and Properties Administrator
Melissa Milburn, OMES Real Estate and Leasing Services Director
Beverly Hicks, OMES CAM
Tim Tuck, OMES Legal Counsel
Jim Joseph, Oklahoma State Bond Advisor
Travis Monroe
Doug Kellogg, OMES Capitol Superintendent
Duane Mass, Capitol Architect/Mass Architects
Dana Webb, OMES Policy and Legislation Director
Xavier Neira, MCC
Fred Schmidt, FSB
Bill Parks, OK State Capitol Tour Guide
Linda Edmondson, Capitol Preservation Commission
Elizabeth Rosin, Rosin Preservation
Stephen Kelley, Preservation Specialist

Agenda Item 1 – Roll call. [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 – Approval of meeting minutes. [Steve Mason]

Rep. Sears moved to approve the April 9, 2015, meeting minutes. Rep. McBride seconded the motion, the motion passed and the following votes were recorded:

Phillip Kennedy - yes; Steve Mason - yes; Rep. McBride - yes; Sen. Paddack - yes; Rep. Pruett - yes; Rep. Sears - yes.

Agenda Item 3 – Discussion and possible action on scope of work and project phasing report as submitted by Manhattan Construction in compliance with HJR 1033. [Steve Mason]

A report was delivered to the committee by Manhattan Construction and Frankfurt Short Bruza (FSB) Architects and Engineers on the interior project's proposed scope of work, phasing and timelines. A video clip and power point presentation was provided.

Mr. Neira with Manhattan Construction spoke on the two-pronged conditions assessment, the first being a room-by-room assessment, and the other being a look at major engineering systems: plumbing, mechanical, electrical; and a look at the backbone structures, determining what is good, what can be re-used and what needs to be replaced.

Mr. Schmidt with Frankfurt Short Bruza Architects and Engineers referenced the 3D Building Information Management (BIM) model, stating they are drawing the Capitol at full scale with their computers, inserting into the model intelligent information about each component. When you click on a door you'll know the type, the hardware, the material, the frame, etc., and you can do the same with the mechanical and electrical components. When finished, they will provide the BIM model to OMES Facilities Management as a tool to manage the Capitol going forward.

Ms. Elizabeth Rosin spoke to the fact that the Historic Preservation Team assessed the building with three goals in mind: to understand where there was historic material intact, how much and where it was and wasn't exposed. She gave detail of her hidden and unhidden findings in building.

A member of the preservation team, Stephen Kelley, introduced the four-zone historic treatment zoning map and explained the zone colors: preservation green, restoration yellow, rehabilitation blue, and adapt and re-use red.

Project director Kyle Nelson stated one of the primary objectives is to deliver scope of work in a project phase plan, specifically required by HJR 1033. A written deliverable of this plan was provided by Manhattan and FSB to each committee member. He gave a recap of the goals that were adopted and approved by this committee as far as the interior restoration.

Mr. Nelson went over the five phases listed below:

- Phase 1: Prerequisites required for the single move strategy.
- Phase 2: Basement entrance level (primarily exiting the basement).
- Phase 3: Major programming elements.
- Phase 4: Transitional spaces.
- Phase 5: Exterior security, House and Senate (4th, 5th and 6th floors).

The report is available online.

Rep. McBride made a motion to approve the project phasing and scope of work report submitted to the OMES director as required by HJR 1033. Rep. Sears seconded the motion, the motion passed and the following votes were recorded:

Phillip Kennedy - yes; Steve Mason - yes; Rep. McBride - yes; Sen. Paddack - yes; Rep. Pruett - yes; Rep. Sears - yes; David Thompson - yes.

Mr. Thompson entered at 1:35 p.m.

Agenda Item 4 – Project manager’s report. [Trait Thompson]

Mr. Thompson gave an update on the exterior project. He informed that the exterior team is working on trial repairs. What they’re finding is different projects done from the past that didn’t have the desired result. The exterior team is trying different methods and types of mortar in between the joints as well as different ways to address windows, so as to ensure the state’s investment will have long term value for the money spent. An educational video on mortar was shown during the meeting and can be viewed at capitolrestore.ok.gov.

Agenda Item 5 – Adjournment.

There being no further business, Rep. McBride made the motion to adjourn. Rep. Sears seconded the motion. Seeing no opposition, the meeting adjourned at 2:16 p.m.