

The background of the slide is a photograph of the interior of the Oklahoma State Capitol dome. The dome features a central circular medallion with a five-pointed star and the words "GREAT SEAL OF THE STATE OF OKLAHOMA". Surrounding this are concentric rings of decorative elements, including a ring of dark, pointed segments and a larger ring of square panels, each containing a circular emblem. The text is overlaid on this background.

Oklahoma State Capitol SCREOC Meeting 12.3.15

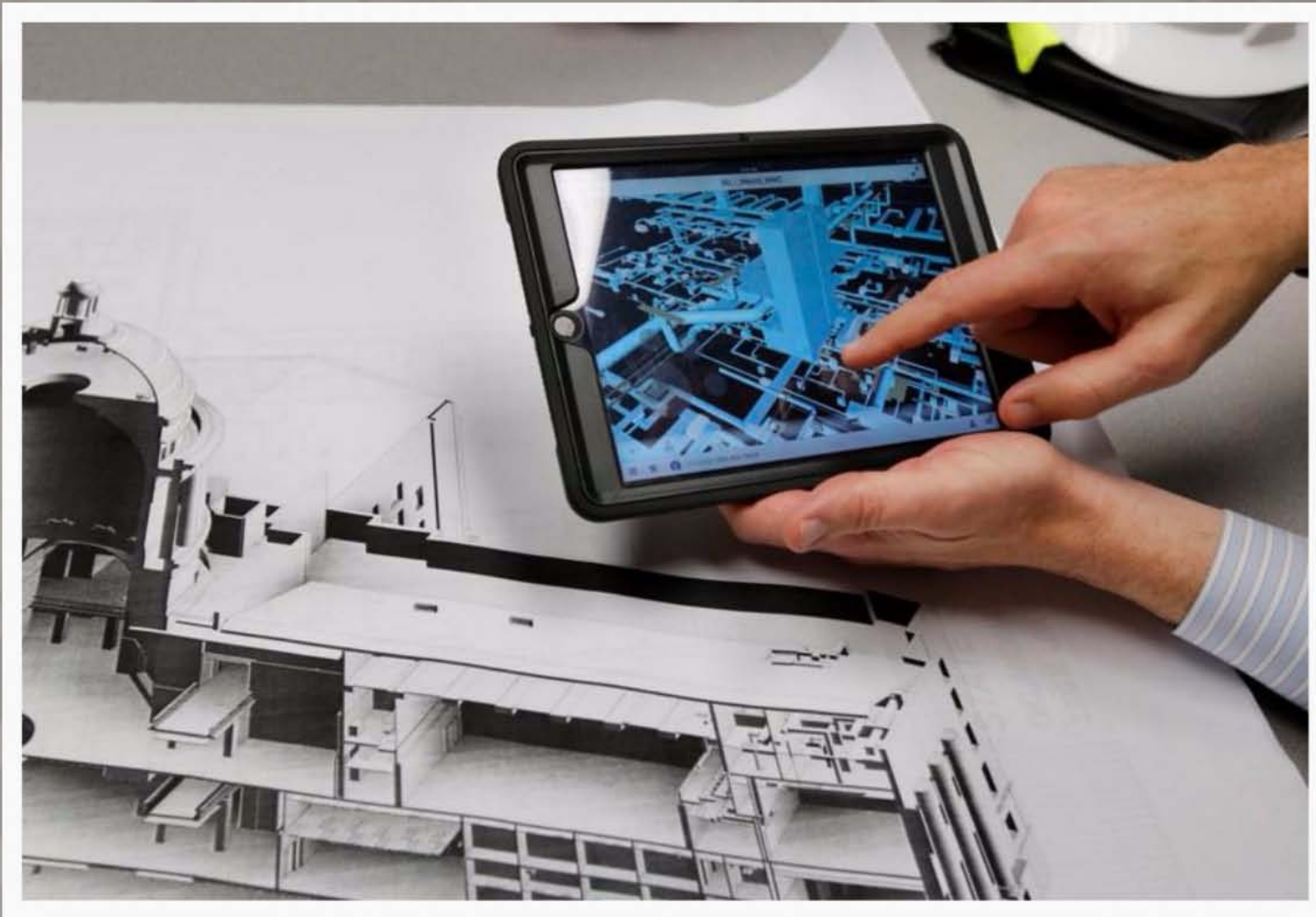
Agenda

Approach/Findings

Conclusion

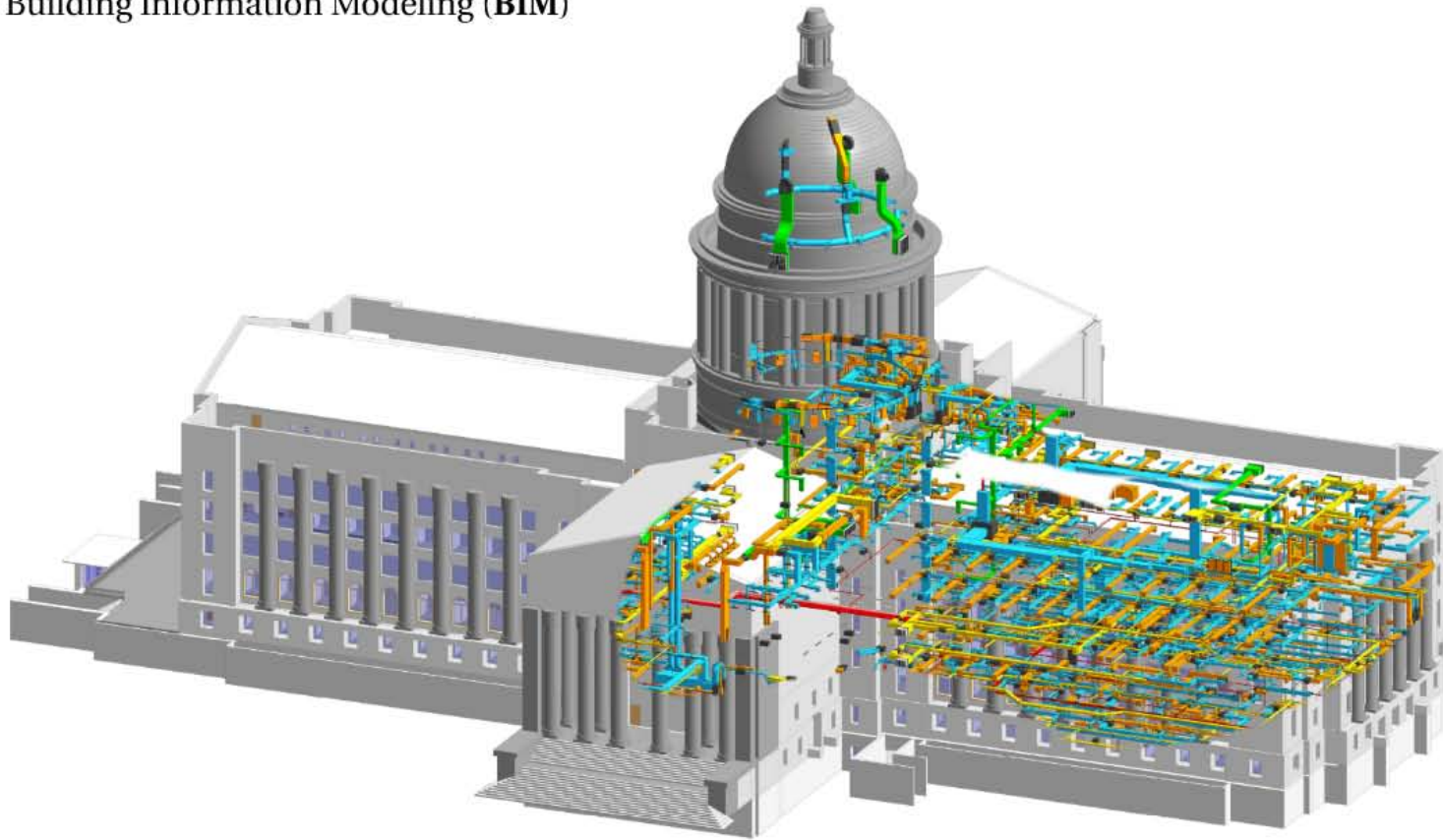
Proposed Solutions

Conditions Assessment



Revit Model

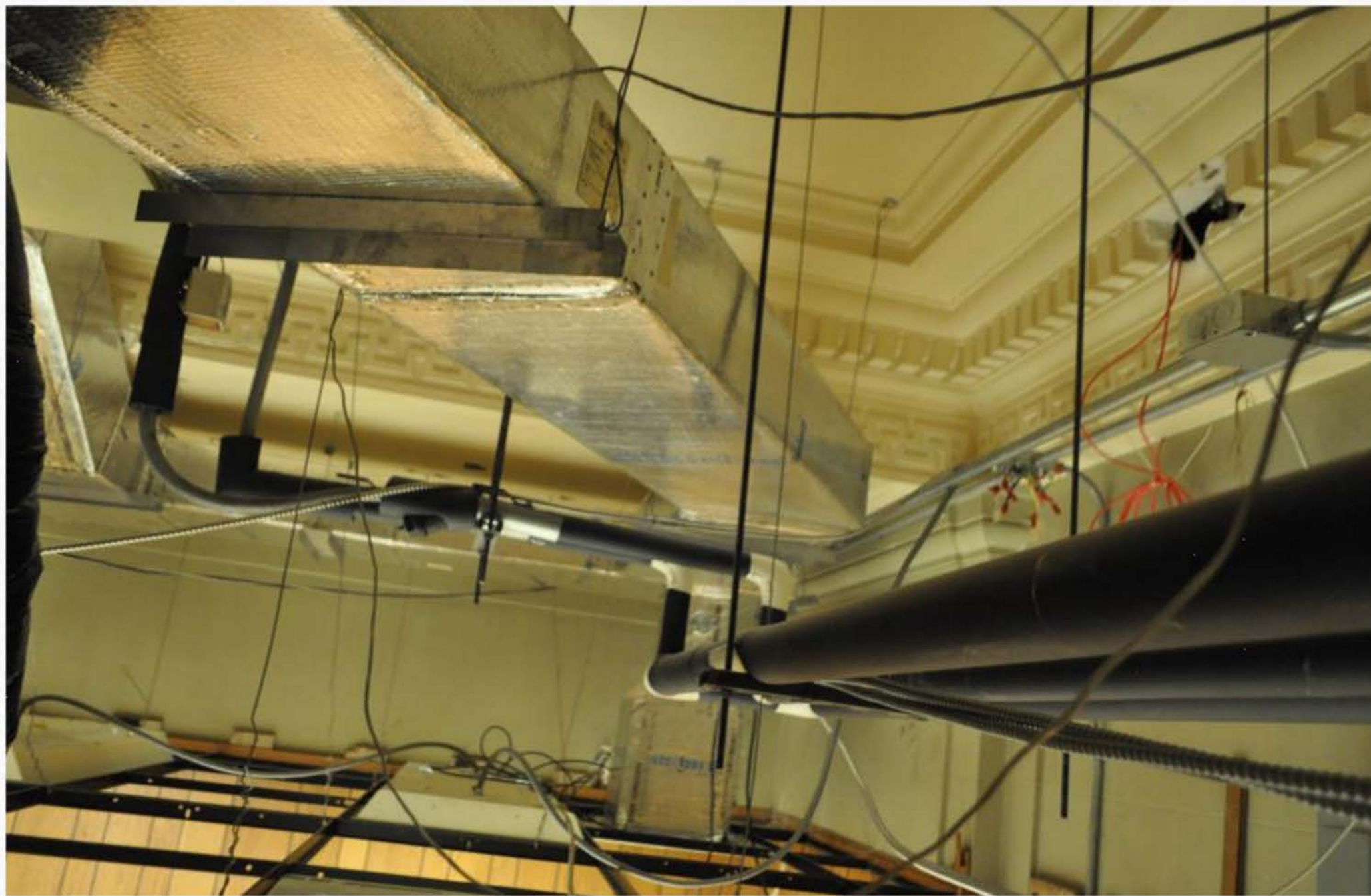
Building Information Modeling (**BIM**)



Intrusive Investigation & Prerequisite Phase













①

②

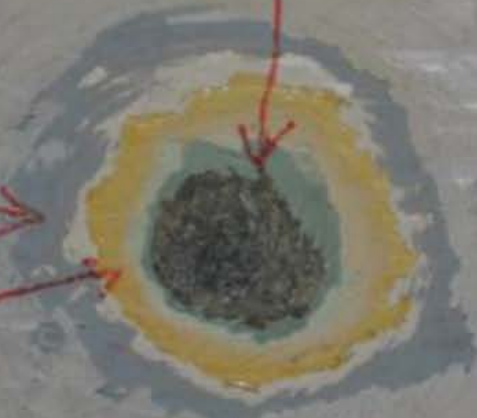
③

④

ROOM 104

BASE MOLD

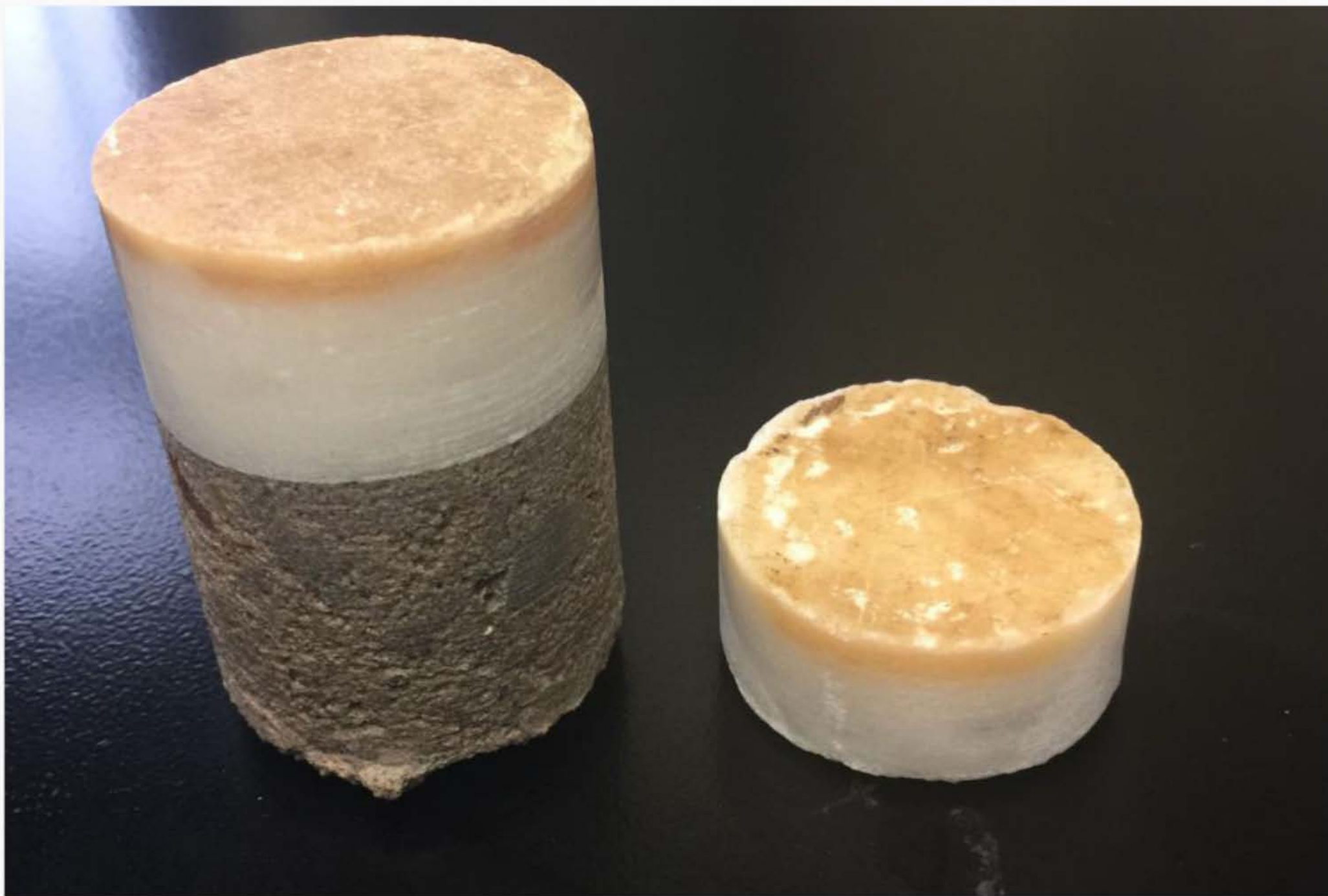
PAINT STRATA



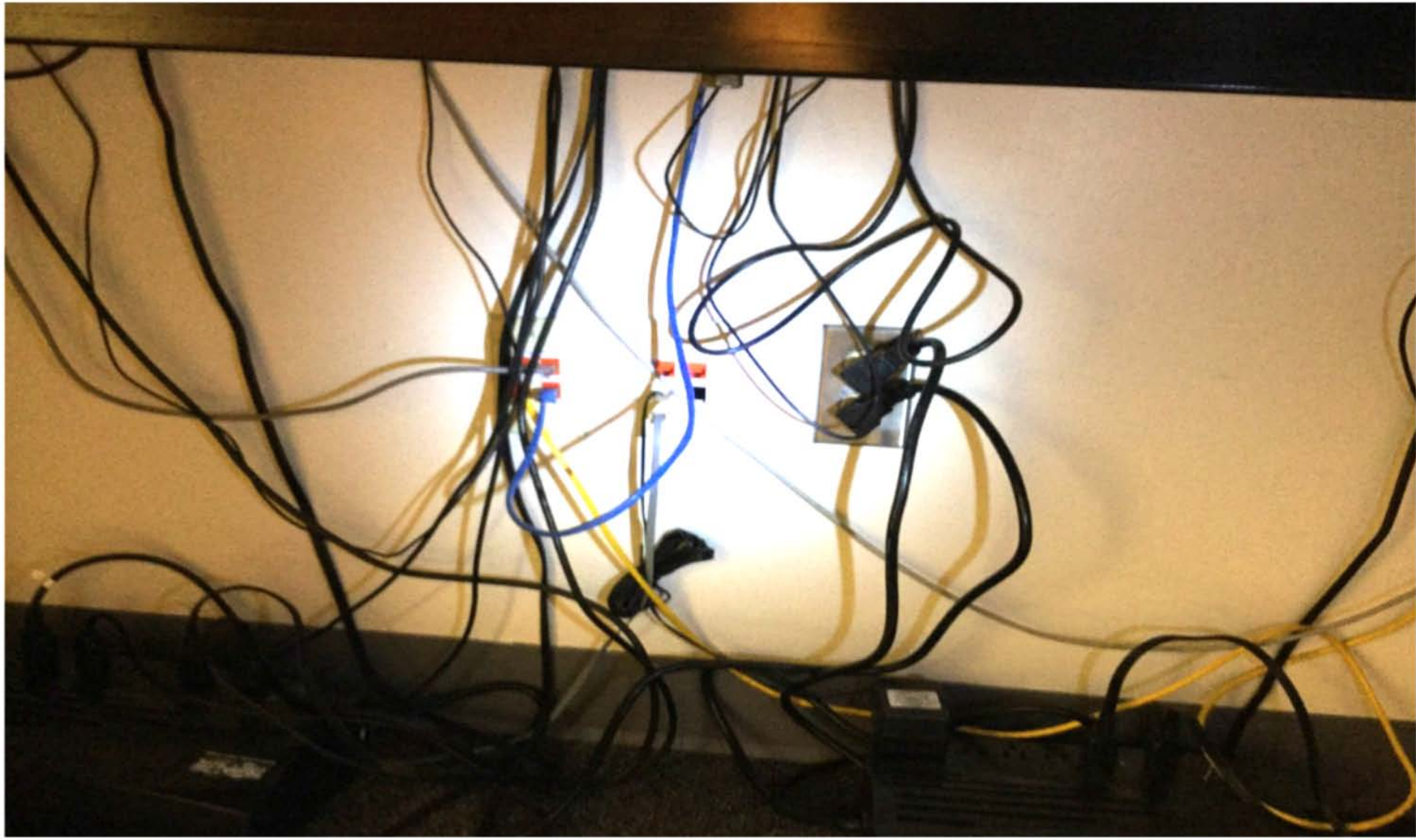






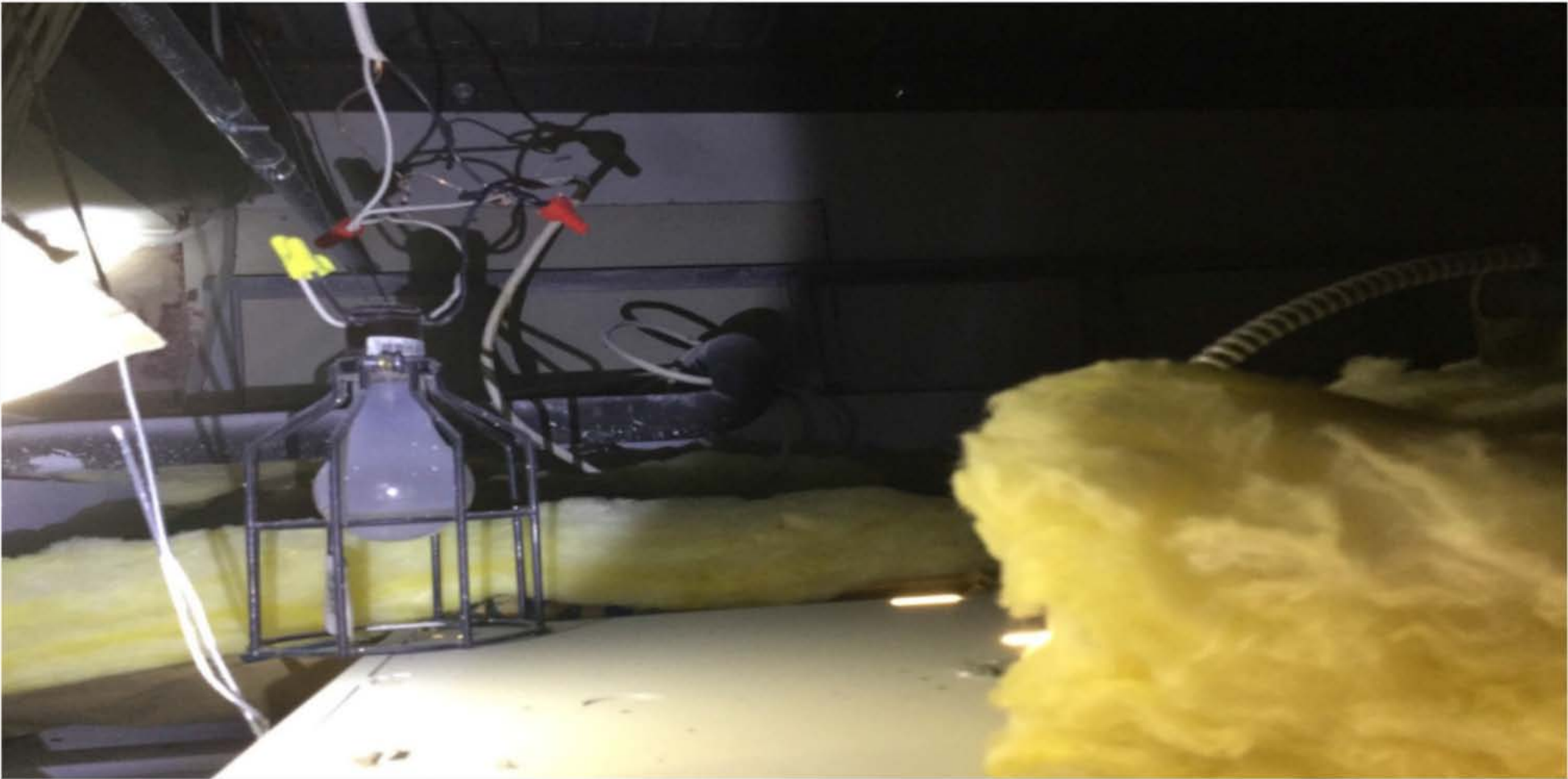














Capitol Design Standards

Foundation



Oklahoma State Capitol
Building Design Standards
Produced by Mass Architects
May 2015



Purpose

- Provide practical guidelines
- Maintain historical integrity
- Consistency in materials and systems
- Efficiency of maintenance



Objectives

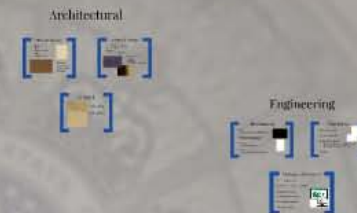
- Allow competitive pricing
- Establish quality levels
- Standardize components



Approach

- Guidelines
- Specifications
- Drawings details

Architectural/Engineering



Foundation



State of Oklahoma
State Capitol Building
Design Standards

prepared by:
MASS ARCHITECTS, INC.
January, 2015

Oklahoma State Capitol
Building Design Standards
Produced by Mass Architects
May 2015



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Approach

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- Drawings details

Architectural/Engineering

Architectural



Engineering



Engineering

Mechanical

- HVAC
Equipment, Filters and Ductwork
- Building Automation System
Integrated Low Voltage
- Plumbing
Fixtures and Piping
- Fire Protection
Fire Alarm and Fire Suppression



Electrical

- Interior Lighting
- Central Controls
- Power Distribution
Dedicated Rooms, Power Panels,
Branch Circuits and Wiring
- Devices



Mechanical/Electrical

- Reuse Components
- Select Group of Manufacturers
- Set Quality Levels
- Establish Consistency
- Ease of Maintenance
- Energy Efficient



Mechanical

- HVAC
Equipment, Filters and Ductwork
- Building Automation System
Integrated Low Voltage
- Plumbing
Fixtures and Piping
- Fire Protection
Fire Alarm and Fire Suppression



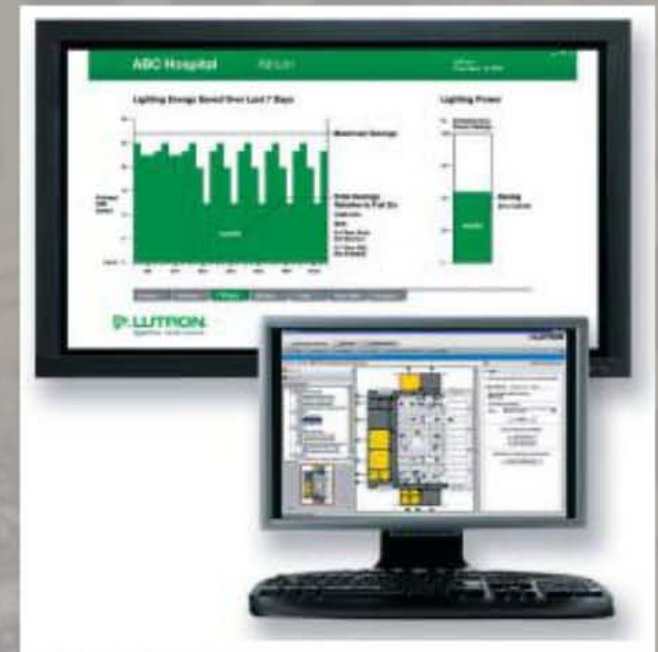
Electrical

- Interior Lighting
- Central Controls
- Power Distribution
 - Dedicated Rooms, Power Panels,
Branch Circuits and Wiring
- Devices



Mechanical/Electrical

- Reuse Components
- Select Group of Manufacturers
- Set Quality Levels
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Architectural

Historic Design

- Plaster
- Base
- Doors/Frames
- Glass
- Light Fixtures



- Preserve
- Maintain
- Patch/Repair
- Replace

General Design

- Floors, Walls and Ceilings
- Doors and Frames
- Hardware
- Entrances and Signage



- Material Selections
- Quality
- Detailing
- Historically Compatible



Artwork



- Handling
- Protection

Historic Design

- Plaster
- Base
- Doors/Frames
- Glass
- Light Fixtures



- Preserve
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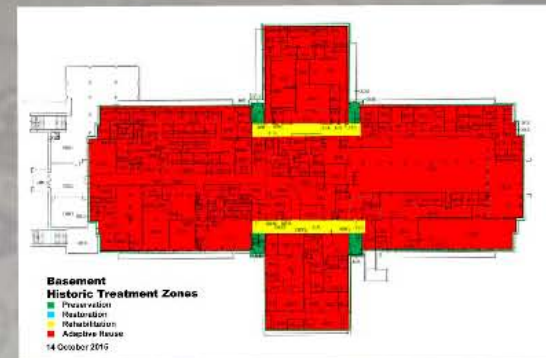
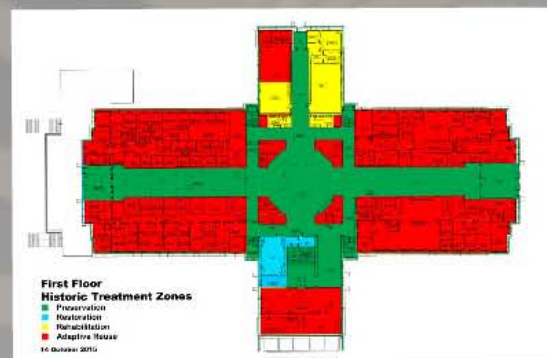
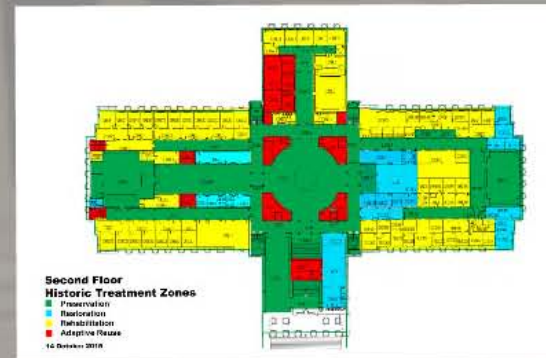
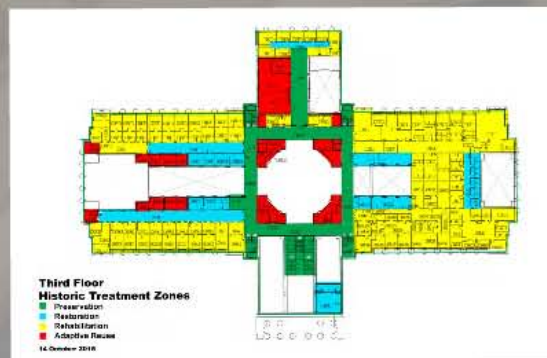
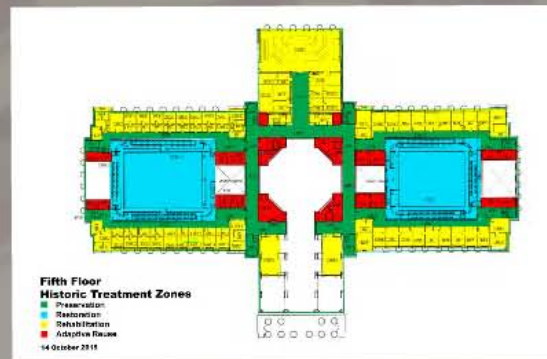


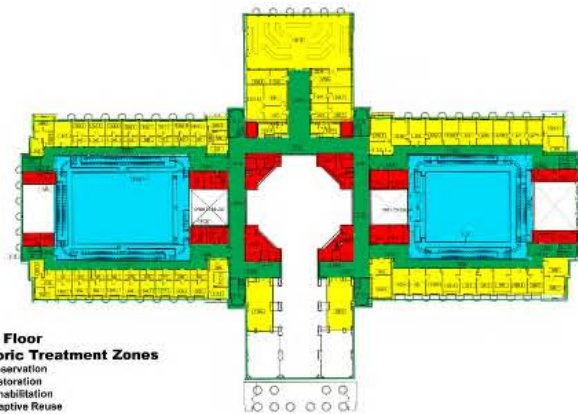
Artwork



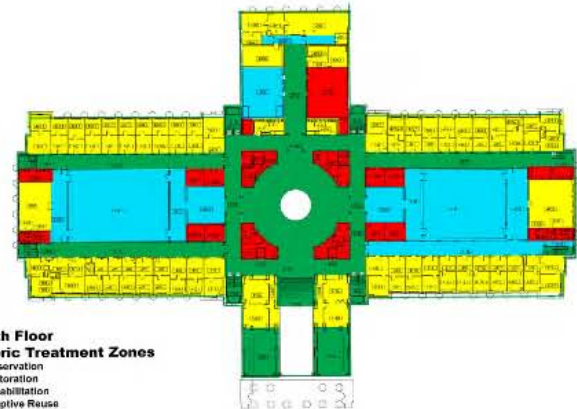
- Handling
- Protection

Historic Preservation





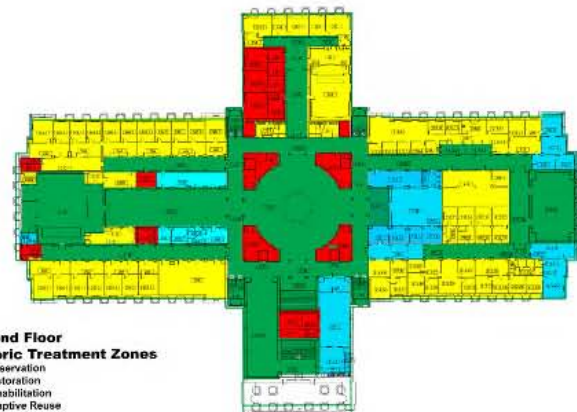
**Fifth Floor
Historic Treatment Zones**
 ■ Preservation
 ■ Restoration
 ■ Rehabilitation
 ■ Adaptive Reuse
 14 October 2015



**Fourth Floor
Historic Treatment Zones**
 ■ Preservation
 ■ Restoration
 ■ Rehabilitation
 ■ Adaptive Reuse
 14 October 2015



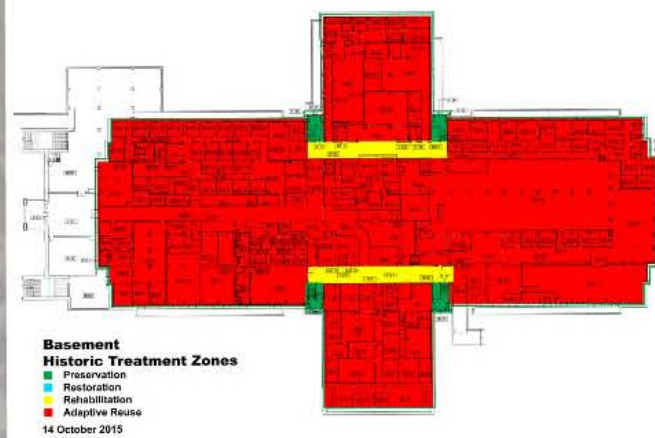
**Third Floor
Historic Treatment Zones**
 ■ Preservation
 ■ Restoration
 ■ Rehabilitation
 ■ Adaptive Reuse
 14 October 2015



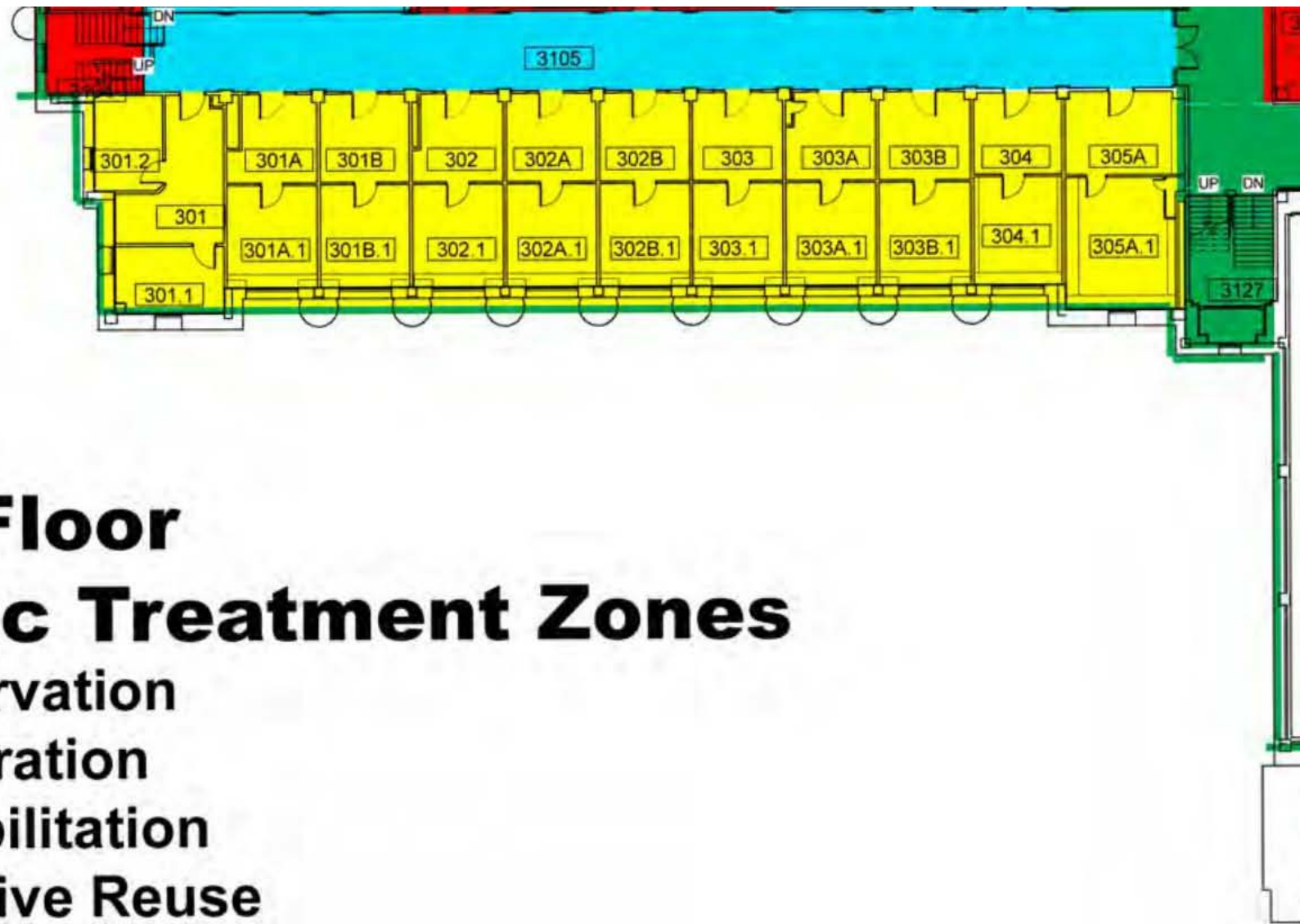
**Second Floor
Historic Treatment Zones**
 ■ Preservation
 ■ Restoration
 ■ Rehabilitation
 ■ Adaptive Reuse
 14 October 2015



**First Floor
Historic Treatment Zones**
 ■ Preservation
 ■ Restoration
 ■ Rehabilitation
 ■ Adaptive Reuse
 14 October 2015



**Basement
Historic Treatment Zones**
 ■ Preservation
 ■ Restoration
 ■ Rehabilitation
 ■ Adaptive Reuse
 14 October 2015



Third Floor Historic Treatment Zones

- Preservation
- Restoration
- Rehabilitation
- Adaptive Reuse

14 October 2015

Conclusions

- Failing Infrastructure
- Functional Utilization
- Fragmented Management/Lack of Standards
- Holistic Approach to Security & Public Access
- Lack of Long Range Vision & Master Plan

[illegible]

James Smith

Functional Enhancements

Security & Access

Proposed Solutions



Secured Public Access



Secured Public Access Level



Secured Public Access Level



Secured Public Access Level



Ceremonial Entrance



Secured Public Access



Secured Public Access Level



Secured Public Access Level



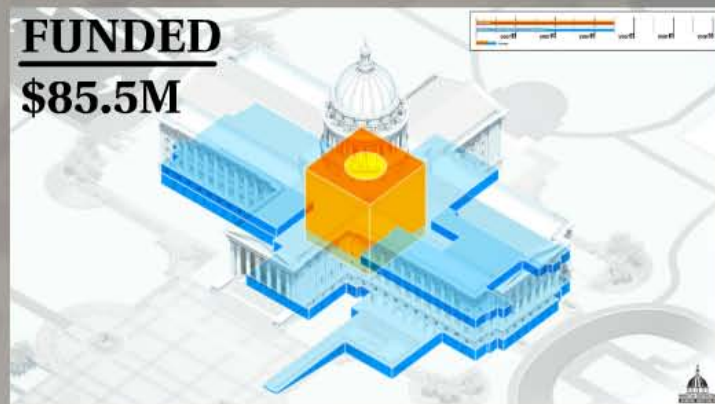
Secured Public Access Level



Ceremonial Entrance

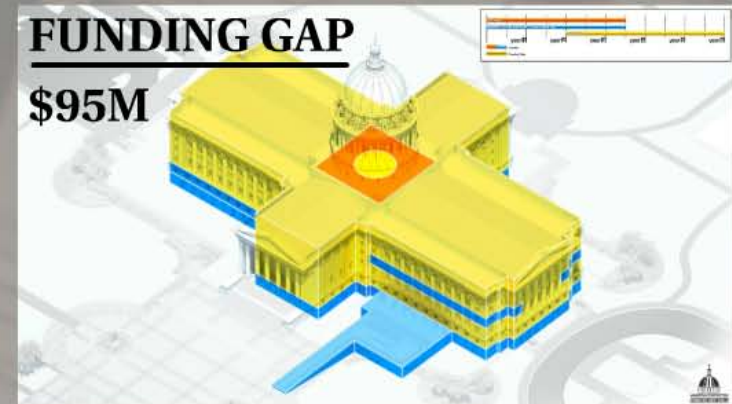
Priority Matrix & Cost Models

Priority 1



Infrastructure Backbone | Secured Public Access | Secured Public Access Level | Rotunda | Core | Public Corridors | Public Restrooms | Life Safety | Fire Suppression | Fire Alarms | Elevators | Prerequisite Areas | Natural Gas Service | 3.5 Years

Priority 2

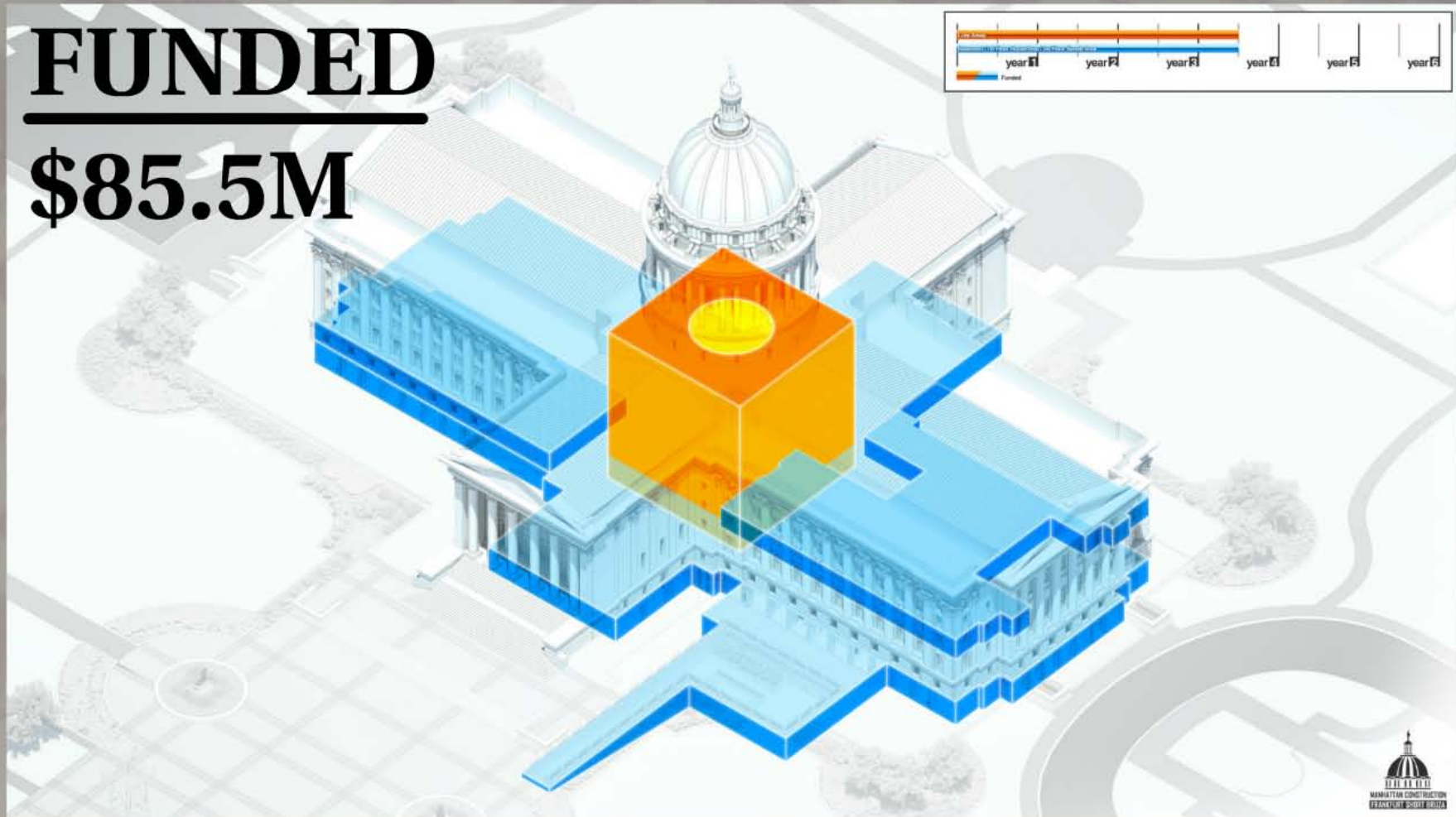


Completion of Systems Distribution | Single Move Strategy | Loading Dock | Fresh Air | Condensate | Mechanical/Electrical/Plumbing/Life Safety | Fire Suppression | Fire Alarms | Vertical Access | 6 Years | Tenant Spaces

Priority 1

FUNDED

\$85.5M

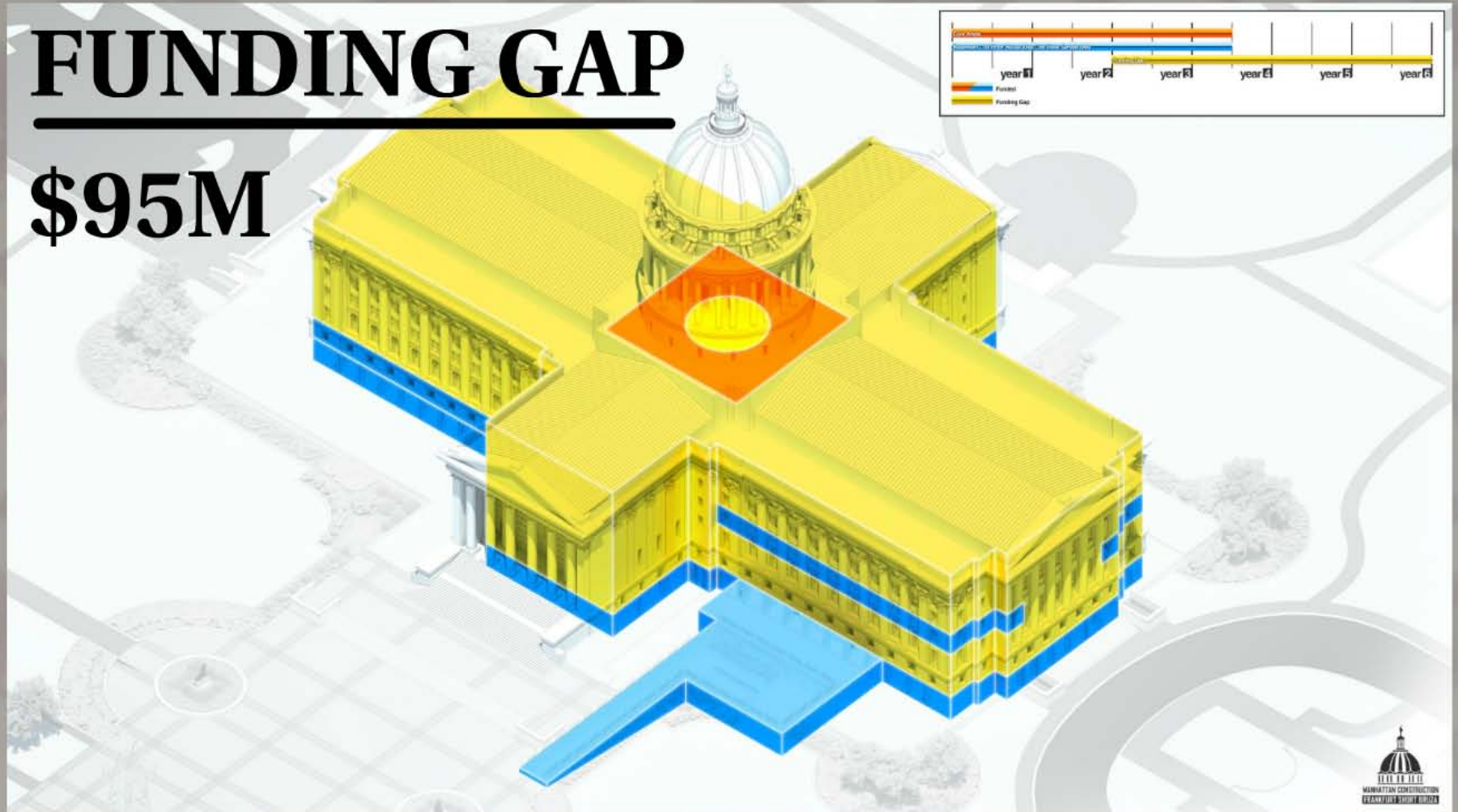
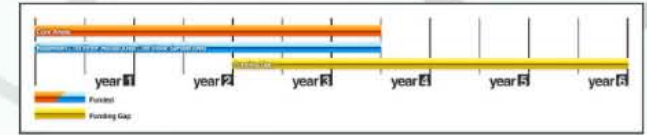


Infrastructure Backbone | Secured Public Access | Secured Public Access Level | Rotunda | Core | Public Corridors | Public Restrooms | Life Safety | Fire Suppression | Fire Alarms | Elevators | Prerequisite Areas | Natural Gas Service | 3.5 Years

Priority 2

FUNDING GAP

\$95M



Completion of Systems Distribution | Single Move Strategy | Loading Dock | Fresh Air | Condensate | Mechanical/Electrical/Plumbing/Life Safety | Fire Suppression | Fire Alarms | Vertical Access | 6 Years | Tenant Spaces

Team Priorities

Primary Focus

- ***Infrastructure*** repairs and upgrades.
- ***Life Safety Systems*** to protect the public and tenants/using agencies.
- Preservation and rehabilitation of the ***historic fabric*** of our Capitol.
- Addressing ***accessibility to The Capitol***.
- ***Security***, both access control and force protection.
- Intense focus on ***allocating funding resources to public components***.
- Efficiencies of a ***Single Move Approach***.
- ***Long Range Vision*** and ***Master Plan***.

Long Range Vision



Secured Parking and Public Access



State Capitol Park



State Capitol Park



Secured Parking and Public Access



State Capitol Park

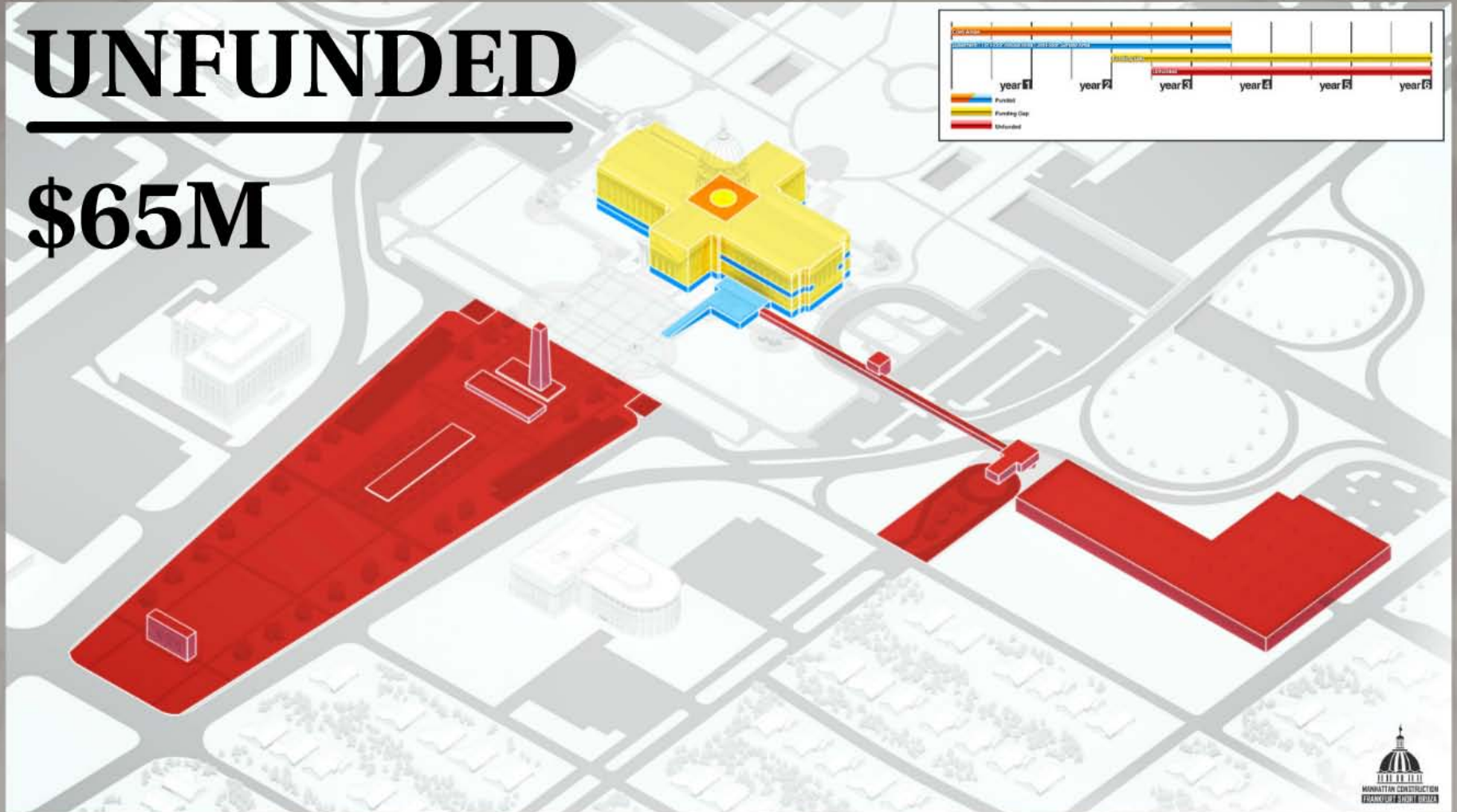


State Capitol Park

Priority 3

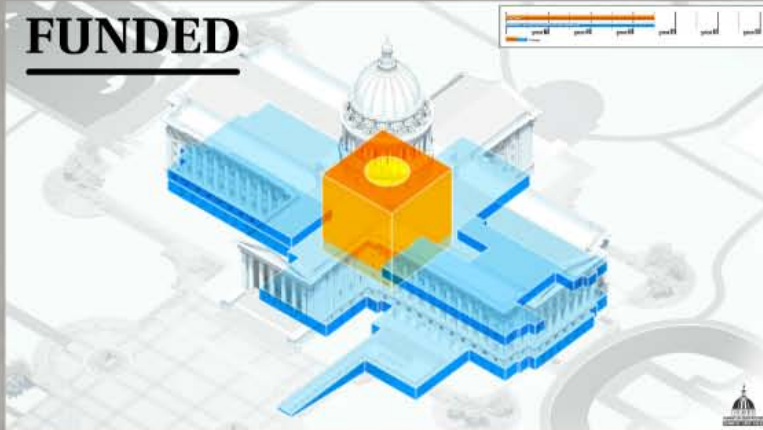
UNFUNDED

\$65M



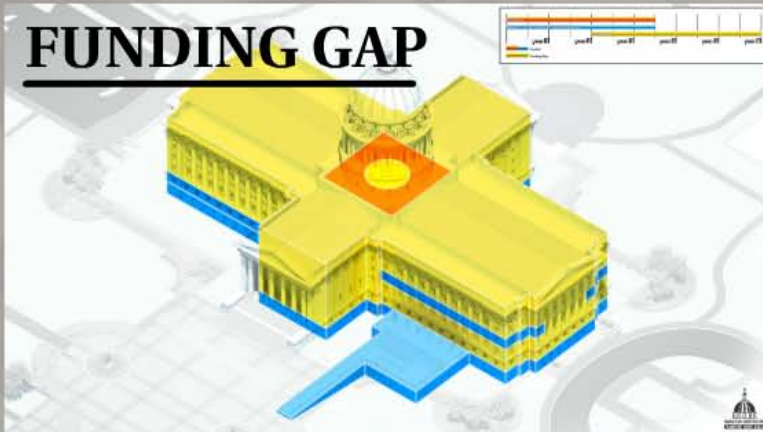
Long Range Vision | Holistic Security Plan | Parking | State Capitol Park | Handicap and Public Access

FUNDED



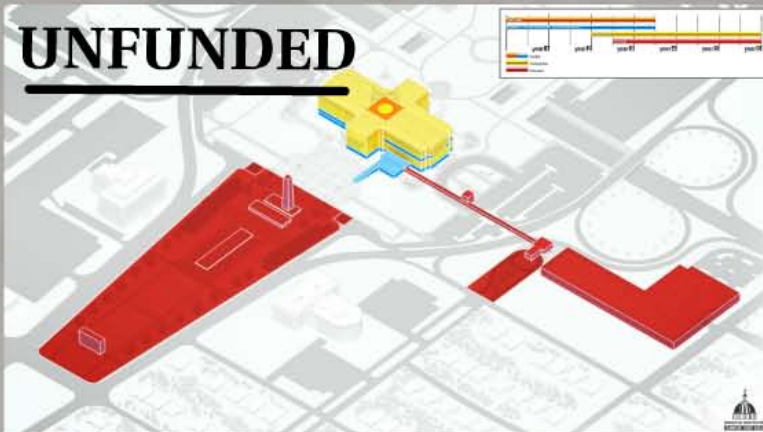
→ \$85.5 Million

FUNDING GAP



→ \$95 Million

UNFUNDED



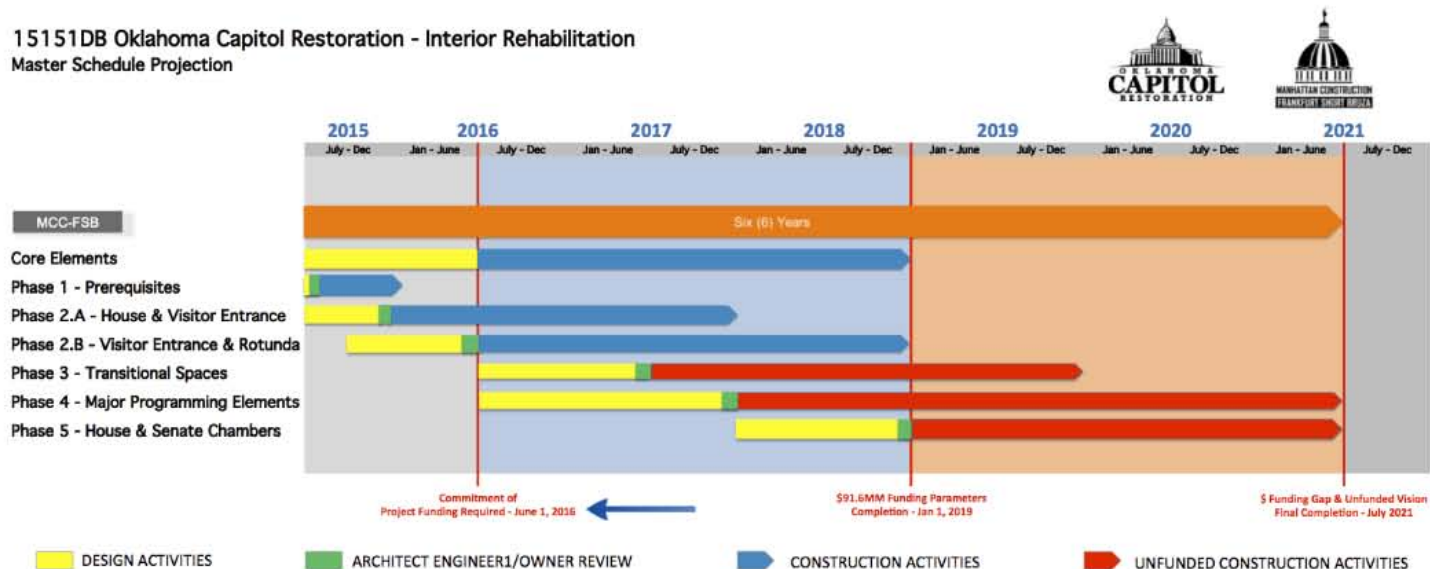
→ \$65 Million

Sequencing Approach

- SCREOC Phasing Approval April 9, 2015

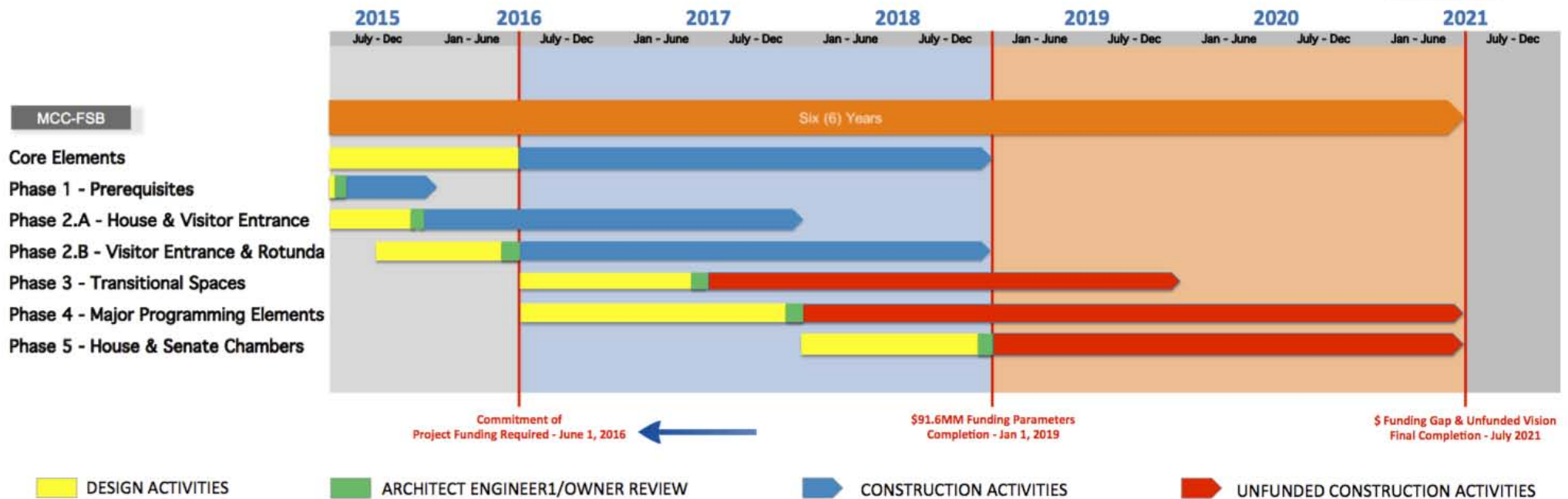
Goal

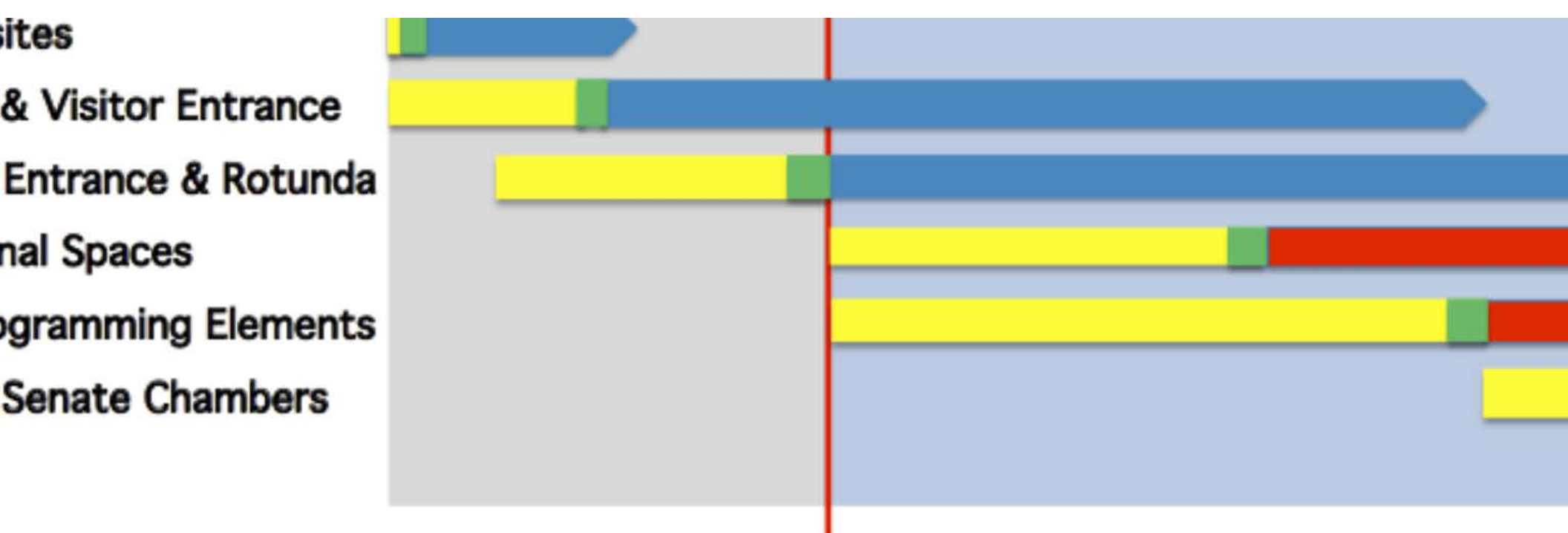
15151DB Oklahoma Capitol Restoration - Interior Rehabilitation
Master Schedule Projection



Goal

15151DB Oklahoma Capitol Restoration - Interior Rehabilitation Master Schedule Projection





Commitment of
Project Funding Required - June 1, 2016



ACTIVITIES



ARCHITECT ENGINEER1/OWNER REVIEW



The Vision

Monumental Undertaking

\$1.2 Billion Asset

"When we build, let us think that we build forever.
Let it not be for present delight, nor for present use alone:
Let it be such work as our descendants will thank us for,
and let them think, as we lay stone on stone,
that a time is to come when these stones will be held sacred
because our hands have touched them,
and that men will say as they look upon
the labor and wrought substance of them,
'See! This our fathers did for us.'"

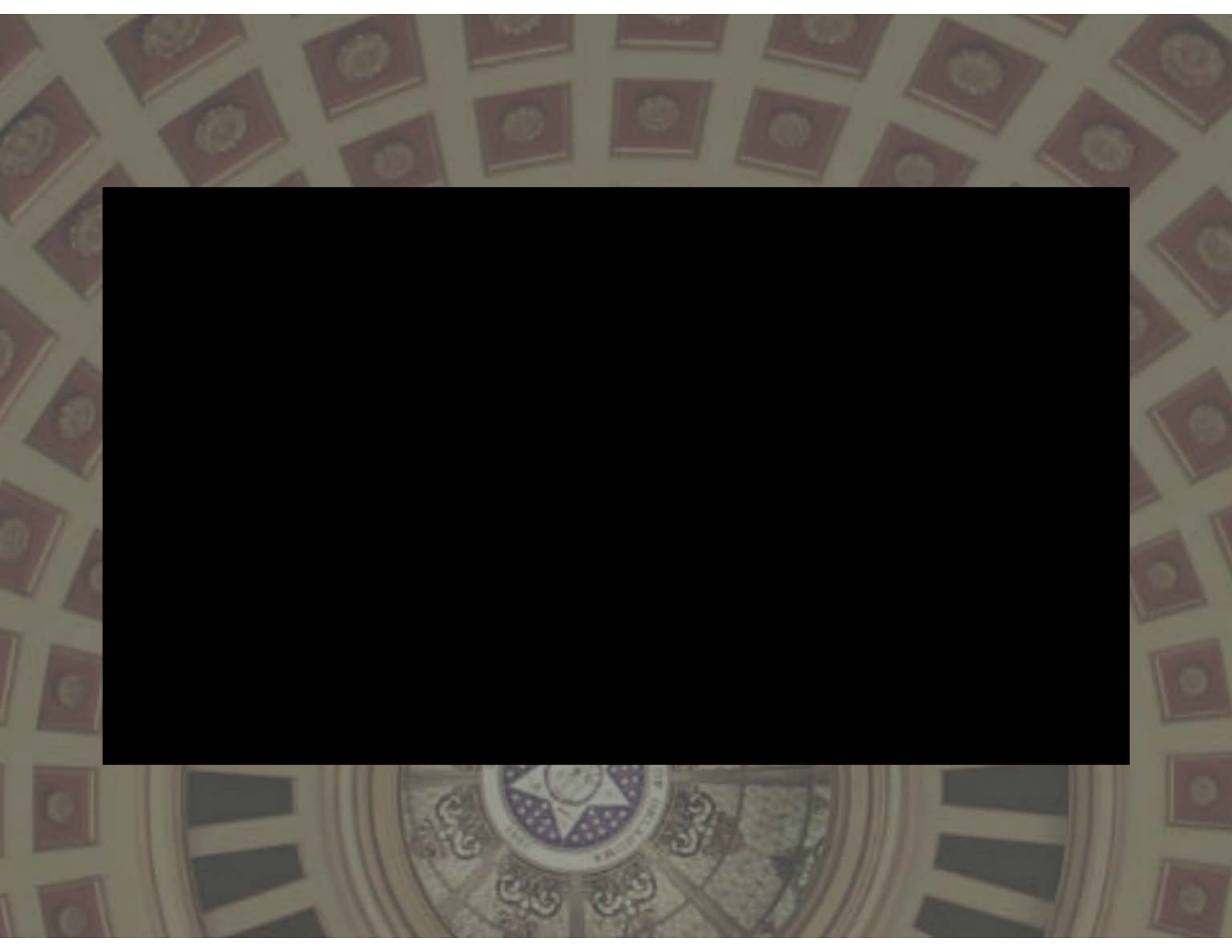
Solomon Layton

Quoting his admired poet, John Ruskin

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MANHATTAN CONSTRUCTION
FRANKFURT SHORT BRUZA