



State Capital Expenditure Oversight Committee
Oct. 1, 2015
1:30 p.m., Room 419C
Oklahoma State Capitol Building

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. R.C. Pruett
Rep. Earl Sears
David Thompson

MEMBERS ABSENT: Sen. Corey Brooks
Rep. Mark McBride
Sen. Susan Paddock
Sen. Greg Treat

GUESTS: Trait Thompson, OMES State Capitol Project Manager
John Estus, OMES Public Affairs Director
Dan Ross, OMES Capital Assets Management Administrator
Craig Cherry, OMES State Facilities Director
Mark Sauchuk, OMES CAM Facilities Director
Mike Jones, OMES Construction and Properties Director
Melissa Milburn, OMES Real Estate and Leasing Services Director
Beverly Hicks, OMES Capital Assets Management
Kathy Pendarvis, OMES General Counsel
Kimberlee Williams, OMES Legal Counsel
Jim Joseph, Oklahoma State Bond Advisor
Jordan Perdue, Bond Advisor's Office
Travis Monroe, OCIA Administrator
Doug Kellogg, OMES Capitol Superintendent
Duane Mass, Capitol Architect/Mass Architects
Xavier Neira, Manhattan Construction Co. (MCC)
Fred Schmidt, Frankfurt Short Bruza (FSB)
Alyson Atchison, Oklahoma Arts Council
Emily Martinat, Friends of the Capitol
Elizabeth Rosin, Rosin Preservation
Stephen Kelley, Preservation Specialist
Janet Muller, Assistant to Senator Treat
Caroline Dennis, Senate
Randy Dowell, Senate
Shawn Ashley, ECapitol

Please note: The Oct. 1st agenda has been amended to show as a regular scheduled meeting.

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]

Mr. Thompson moved to approve the June 11, 2015, meeting minutes. Rep. Sears seconded the motion, the motion passed and the following votes were recorded:

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

Agenda Item 3 – Update from Manhattan Construction on current construction activities. [Steve Mason]

Mr. Nelson, project director, reported that they're in their sixth month of project development for the interior restoration. He made known that design standards had not existed in the Capitol for the last century. Mr. Schmidt and his design partners at FSB are putting together a comprehensive package of standards for current and future renovations.

In the June meeting, the scope of work and phasing plan were approved. In unison with the approved phasing plan, OMES expedited the release of a notice to proceed with this prerequisite phase. HJR 1033 requirements were fulfilled completing a major milestone on the interior restoration of the Capitol. A short video clip was shown at capitolrestore.ok.gov on the progress of the restoration and is a good source to keep the public notified on all restoration progress. A slide presentation was shown in great detail on the findings and ongoing progress of the Capitol.

Mr. Kelley, historian specialist, gave an historic overview of the Capitol. Stating it stands as a physical document to the history of Oklahoma, built by the same generation who participated in the Land Rush. We owe it to our predecessors as an embodiment of their aspirations to approach the rehabilitation of the building in a meaningful, thoughtful, sensitive manner. The historic preservation team has been working closely with Manhattan, FSB to protect the Capitol.

Ms. Rosin, historian preservationist, continued with the historic overview through slide presentation of the Capitol, educating on several historic findings through throughout the building.

Mr. Nelson informed they're in the beginning phase of formulating standards and will build off the foundation of standards that Mass Architects created in May 2015. He went over the framework of standards, which are to provide practical guidelines, maintain historical integrity, provide consistency of materials and systems and provide the opportunity for efficiency of maintenance for the future of all work at the Capitol. Their objective is to continue to allow

competitive pricing, a quality level of material and systems and standardized components. The approach will be three-pronged. Establishing written guidelines, providing specifications that delve into the products, materials, and manufacturer's quality, and in some cases, some drawing details, so that base materials and door jambs are consistent throughout.

A question was posed from the commission on the reuse of items due to the limited budget. Mr. Nelson assured they are salvaging inventory that can be reused, as well as reusing historic components throughout the building.

Mr. Nelson also addressed the artwork in the Capitol and assured the commission that they are working closely with the Arts Council to make sure the pieces will be packaged and handled properly and moved with the utmost care. The pieces that cannot be moved, such as the statues and murals in/on the walls, will be protected in a manner very similar to how the artwork in the rotunda area was during the dome construction.

Mr. Nelson envisions completing the schematic process of design phase 1 by the end of the year. The completion of prerequisite phase 1 will be completed in mid-January and will turn those spaces back over to the house and senate staff, to bring the spaces online by the start of session in early February.

The cost models and master plan will be unveiled at the Dec. 3 meeting.

Update only.

Agenda Item 4 – Discussion of design standards for the State Capitol. [Steve Mason]

This topic was discussed in agenda item 3.

Agenda Item 5 – Discussion of preservation zones for the State Capitol. [Steve Mason]

This topic was discussed in agenda item 3.

Agenda Item 6 – Discussion and possible action on 2016 meeting dates. [Steve Mason]

Feb. 11	Oct. 13
April 14	Dec. 8
June 9	

Rep. Sears moved to approve the 2016 meeting dates. Phillip Kennedy seconded the motion, the motion passed and the following votes were recorded:

Phillip Kennedy - yes; Steve Mason - yes; Rep. Pruettt - yes; Rep. Sears - yes; David Thompson - yes.

Agenda Item 7 – Project manager's report. [Trait Thompson]

Mr. Thompson informed that the trial repair phase is nearing the end. Specifying that since the beginning of May, when scaffolding first went up, the team was able to take a closer look and address problems such as mortar repointing, staining on the exterior of the building, parapet walls, doors, windows, and the giant steel pocket doors on the exterior of the building by trying different methods and techniques for restoring.

The engineers inspected the tunnel on the southeast corner of the building to find a solution to stop water from coming in. An inspection was also done on the stability of light well walls on the north side of the building, which proved to be in good condition.

Mr. Thompson said that once the scope of work is approved for the initial \$25 million, the design phase will begin late next spring. During that time major sections of the building will be scaffold.

Mr. Thompson learned there are better ways we can look at and manage our own State Capitol Building, as he, the OMES team and Manhattan Co. made a trip to the United States Capitol in Washington, D.C. and had an extended meeting with Steven Ayers, U.S. Capitol architect. They've also visited the Minnesota State Capitol to view their comprehensive restoration project. He just recently returned from the State Capitol of Nebraska. The team's takeaway from these trips is more knowledge on how to better manage our State Capitol, and to ensure we preserve and are good stewards of our building.

Mr. Thompson commended the interior and exterior project teams, partners and OMES for their expertise and excellent job.

The entire Capitol Restoration and Interior Team are located on the first floor of the north wing of the Capitol.

Updated information can be located on the capitolrestore.ok.gov website.

Report only.

Agenda Item 8 – Tour of construction areas. [Steve Mason]

Due to lack of quorum the meeting adjourned at 2:39 p.m. before the tour took place.

Agenda Item 9 – Adjournment. [Steve Mason]

There being no further business, Phillip Kennedy made the motion to adjourn. Rep. Sears seconded the motion. Seeing no opposition, the meeting adjourned at 2:39 p.m.