



State Capitol Repair Expenditure Oversight Committee
June 9, 2016
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
Sen. Bryce Marlatt
Stephen Mason
Rep. Mark McBride
Rep. R.C. Pruett
David Thompson
Sen. Roger Thompson

MEMBERS ABSENT: Rep. Earl Sears

GUESTS: Trait Thompson, OMES State Capitol Project Manager
John Estus, OMES Public Affairs Director
Beverly Hicks, OMES Capital Assets Management
Kathy Pendarvis, OMES General Counsel
Jim Joseph, Oklahoma State Bond Advisor
Jordan Perdue, Bond Advisor's Office
Duane Mass, Capitol Architect/Mass Architects
Matthew Radcliffe, Mass Architects
Elizabeth Williams, Mass Architects
Xavier Neira, Manhattan Construction Co. (MCC)
Kyle Nelson, Manhattan Construction Co. (MCC)
Russell Baker, Manhattan Construction Co. (MCC)
Mark Orea, Manhattan Construction Co. (MCC)
Fred Schmidt, Frankfurt Short Bruza (FSB)
Josh Martin, JE Dunn Construction
JC Witcher, ADG (Exterior Team)
Alan Atkinson, Oklahoma Arts Council, Director
Heather Lunsford, Oklahoma Arts Council, Director
Linda Edmondson, CPC member
Sean Murphy, AP
Tyler Talley, ECapitol

1. Roll call. [Steve Mason]

Chairman, 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 welcomed Senator Thompson and Senator Marlatt, the two new members to the Committee.

2. Approval of meeting minutes. [Steve Mason]

Rep. Pruett moved to approve the Feb. 11, 2016, meeting minutes. Sen. Thompson seconded the motion, the motion passed and the following votes were recorded:

Mr. Mason - aye; Rep. McBride - aye; Rep. Pruett- aye; Mr. Thompson - aye; Sen. Thompson - aye.

Mr. Kennedy and Sen. Marlatt entered the room at 1:35 p.m.

3. Project Manager's Report. [Trait Thompson]

A video was presented that highlight the design process of work that was done by all the architects on the project. The video can be viewed at the capitolrestore.ok.gov website.

Mr. Thompson, Vance Kelly, (exterior restoration team) and Elizabeth Rosin, (interior restoration team) had the opportunity to speak at the State Preservation Conference, to historic preservation people from all over the state informing them of the historic preservation efforts on our State Capitol.

Mr. Thompson briefed all on the budget of the first bond issue.

As of June 1, 2016:

- JE Dunn – Exterior Restoration team– \$1.9 Million dollars.
- Manhattan Construction – Interior Restoration Team – \$8.375 Million dollars.
- Other expenses – \$1.3 Million dollars – This cost encompasses:
 - Duane Mass and his consultants, so that work can be evaluated from all the teams hired, to make sure the state is getting a good deal.
 - Fees that go to Construction and Properties to administer the project.

- Furniture moving and storage.
- IT cabling and audio.
- Setting up the Capitol Restoration offices in the State Capitol.

Mr. Thompson informed all on what has been spent thus far out of the first \$54 Million dollar bond issue.

- \$11.6 Million dollars.
- Earned \$1.1 Million dollars on the project that will be diverted back into the project.
- The first prerequisite on the interior, OG+E issued a rebate of \$10, 683.00, that will be diverted back into the project.

In regards to JE Dunn and Manhattan Construction, all funds entail everything from trial repair, investigation, design and construction work.

Update only. No action taken.

4. Update on SB1583 and HB3168. [Trait Thompson]

Mr. Thompson gave accolades to Sen. Marlatt and Rep. McBride in helping with both bills being passed this session in making sure they moved through the proper committees and off the floor of their respected chambers.

SB1583 – Allocates the legislative space in the State Capitol. The vast majority of the space in the Capitol is divided up in statute. When they get ready to rein vision the building in certain places, statutes had to be changed to make sure that we're abiding by the law in terms of how we're dealing with the spaces. He presented a map of how it has been rearranged.

The bill maintains the Supreme Court, the management and control of the court room and the robing room. It was requested in the bill that the Office of Management and Enterprise Services (OMES) place a vending machine area on the 4th floor, due to the snack bar area going away. It requires OMES to create a space layout drawing and have it certified and signed by the Speaker and Pro Temp, then deposit it with the State Archivist, with copies going to the Pro Temp office, the Speaker office and OMES.

The bill brings the exterior project underneath the Capital Repair Oversight Committee, as to before in the initial bill where it excluded the exterior project from the purview of the committee, this bill brought both aspects of the projects together. It formerly extends the role of the Oversight Committee throughout the life of the restoration project. The bill goes into effect in August 25, 2016.

All designs related to repair, restoration and remodeling of space under the control of the legislature would need approval by the Speaker and Pro Temp in their respective spaces. As they go throughout space in the building, working with the tenants to make sure the space that is being designed meet their needs and be functional for the ultimate end user.

Chairman Mason spoke to the fact from the Committee's perspective, the Legislature and the Governor, decided this body did a good job. It is a good process adding the exterior team to under this committee.

HB3168 – This is a major piece of legislation that was passed. The \$125 Million dollar bond issue for the renovation, repair and remodeling of the State Capitol Building. After Mr. Thompson's visits to various State Capitols, most all of projects were done in a piecemeal fashion, pointing out that the State of Kansas passed over 10 bond issues to get to where they are at today. The consensus was to get the money up front. When the initial bond issue was passed, there was no investigation done, they was not a total cost of the project. This allows to plan the entire project, to take advantage of the efficiencies in the design process, to plan for the whole building. This is something that not many other comprehensive capitol restorations have been able to accomplish.

The language that was added in to this bond bill that wasn't in the other one, it allows funds to be used for furniture, fixtures and equipment. Bond law is very strict on what you can and cannot spend. The bonds cannot be delivered until July 1, 2018, due to 40% of the States bond debt expires in 2018, coupling with that they wanted this to be a fiscally responsible bond for the legislators to vote on. The maturity date on the bond is limited to 20 years. The bill is effective on November 1, 2016.

Mr. Thompson emphasized his appreciation to everyone who worked on this piece of legislation.

Representative McBride expressed the work that was put in from all respective houses to pass this legislation and that the work on the exterior of the building needs to start no later than July 1, 2016. Mr. Thompson agreed with Representative McBride.

Update only. No action taken.

5. Presentation by exterior restoration team. [Steve Mason]

Mr. Thompson introduced JC Witcher, with ADG Architecture and Josh Martin, Vice President of JE Dunn Construction. Bobby Snider, with JE Dunn Construction is still on the project, but was not able to be at the meeting today, due to a bicycling accident that shattered his collar bone.

Mr. Martin agreed with Representative McBride's concern on the exterior project moving along in a timely manner and said it is time to get going. He gave a scope of what the work is on the exterior of the project, which fall into the following categories:

- Refurbish and repair all the stone that is attached to the exterior face of the building.
- Replace, restore and repair all the cast iron detailing on all the windows.
- Address the doors. There are multiple components of roughing that they will tie into.
- Clean the light wells.
- Touch the plazas and the terraces.
- Some work in the tunnel to make sure it's waterproof. In doing this work there are several pieces of mechanical and electrical that they will be need to touch and move around as they work their way around the building in an organized fashion.

The new bill that passed with the additional funds allows the exterior team to take the building and restore it to what it should be and for them to get started soon.

Their scope document was done in December 2015. It roughly framed what the scope of the work was and sent them down the investigation path. In April they submitted their 65% drawings to OMES and have been working closely with them to make sure everyone is in agreement of where they are headed. In June they initialed the final construction documents, which was a key step to get started. On July 7, 2016 they accept contractor bids. The abatement on the exterior will being in the middle of July. After getting through the big process, they will confirm their pricing and move the rest of the project down the path. The building breaks nicely into four quadrants. They will start on the North end, the West face and proceed around the building in a clockwise fashion with stone and window repairs.

Mr. Witcher spoke of how the teams collaborated and worked through some of the design elements. There has been a lot of work with OMES, the State Capitol Architect and other consultants to figure out the best value for the funds that they are spending on the Capitol. Through bi-weekly meetings on the scope development process and working with Vance Kelley, Historic Preservation Consultant, with Trainor Architects, going sheet by sheet on the 65% review process documents to speed up the review time for the State Capitol Architect and OMES to review their work. They met with State Fire Marshalls to make sure they are in compliance with code. They met with the State Historic Preservation office to make known their process when approaching the exterior.

In his presentation various pictures were shown of the problems they are currently facing on the exterior of the building and providing a solution for each one.

Mr. Witcher recognized that one of the victories since the new legislation has passed is they are now able to take care of water infiltration on the whole exterior surface of the building making it water tight.

Senator Marlatt had several questions on the additional \$32 Million dollars on where and how funds will be parceled and spent.

Update only. No action taken.

6. Presentation by interior restoration team. [Steve Mason]

Mr. Neira, with Manhattan Construction (MCC) thanked the legislators present at the meeting for getting the bill passed, mentioning it is the most important monument to Oklahomans. He introduce Mr. Nelson, with MCC, leading the presentation.

Mr. Nelson acknowledged the tremendous effort with their design partners at Frankfurt Short Bruza (FSB) that have 46 architects and engineers working on the Capitol design development process. They hope to get all 65% design deliverables done by August.

The meeting of February 11, 2016 meeting marked the completion of design phase 1, when the Committee unanimously approved the priority 1 scope of work within the existing funding parameters.

The baseline approach of SB1583 signed by the Governor on May 25, 2015, was the specific benefit to the interior restoration that allowed for spaces to be allocated within the master plan of the single move strategy, saving millions of dollars without off-site leasing requirements and multiple moves. Mr. Nelson noted that history has been changed through this passing of legislation.

A tremendous impact for the interior capitol restoration was when the Governor signed HB3168 this week that allocates bond money in 2018 to finish the rest of the interior restoration.

Mr. Schmidt, with FSB, head of the design process mentioned in addition to the infrastructure upgrades they had the opportunity to redefine the visitor experience at the Capitol. They conducted a workshop at their office in Oklahoma City, to explore ideas and issues that were both guide and mold solutions for new visitor experience at the State Capitol. They established some goals, objectives and explored some story telling that embodied Oklahoma, the State Capitol and Oklahoma's people. Envisioning it through symbologies, material selections and detailing to help tell the many stories of the State and its history. The engaged participants in the workshop that attended were Manhattan Construction, the History Center, the State Arts Council, the Tourism Department and representatives from this Committee, the State Capitol Architect, and OMES.

At the State Preservation Conference Mr. Schmidt shared with the audience their process of discovery and standards. They identified and uncovered some of the beautiful historic elements of the Capitol and established an approach for the preservation for the move of projects at hand.

He addressed the basement security circulation flow of where people, materials and infrastructure enter and exit the building and how they intend to manage it in an organized manner as they move through the design. The new ground floor (basement) will be embraced as the key goal that is set forth in this project that are infrastructure upgrades, life safety upgrades, accessibility, functional enhancements and security.

When the capitol was completed in 1917 there was no color scheme, only white paint. They are looking at historic paint analysis. They have been researching and visiting other state capitols and buildings of the same period to investigate color schemes and are beginning to establish early contents for a color pallet for the Capitol.

They plan to establish a color pallet inspired by theme of the Capitol dome, which is the State Wild Flower that has beautiful and vibrant colors representing Oklahoma and its prairies. Starting at the new ground floor they introduce a historically appropriate color pallet that begins moving up to each floor, allowing the vibrant colors in the dome trickle down as accents and blending the two color schemes into one integrated color scheme.

An important milestone for the interior design-build team is to submit and present on June 15th their final design concepts to solidify their design concepts and ideas, both architectural and engineering as they move forward for efficiency. They will be submitting 65% documents on the remainder of the priority 1 projects and move forward from there.

They are now looking at the integration of priority 2 projects. They are looking at new opportunities in integrating both priorities 1 and 2 for efficiencies in the single new strategy.

Update only. No action taken.

7. Adjournment. [Steve Mason]

There being no further business, Mr. Thompson made the motion to adjourn. Rep. McBride seconded the motion. Seeing no opposition, the meeting adjourned at 3:23 p.m.