



**State Capitol Repair Expenditure Oversight Committee**  
**Oct. 13, 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:** Rep. Donnie Condit  
Phillip Kennedy  
Sen. Bryce Marlatt  
Steve Mason  
Rep. Mark McBride  
Sen. Roger Thompson

**MEMBERS ABSENT:** Sen. Kay Floyd  
Rep. Earl Sears  
David Thompson

**GUESTS:** Trait Thompson, OMES State Capitol Project Manager  
John Estus, OMES Public Affairs Director  
Dan Ross, OMES Capital Assets Management Administrator  
Denise Northrup, OMES Chief Operating Officer  
Beverly Hicks, OMES Capital Assets Management  
Kathy Pendarvis, OMES General Counsel  
Tim Tuck, OMES Deputy General 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)  
Kyle Nelson, MCC  
Andrea Goddard, MCC  
Fred Schmidt, Frankfurt Short Bruza (FSB)  
David Ketch, FSB  
Josh Martin, JE Dunn  
J.C. Witcher, ADG Architects  
Amber Sharples, Oklahoma Arts Council, Director  
Shawn Ashley, 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 recognized and welcomed Representative Donnie Condit to the Committee.

**2. Approval of meeting minutes. [Steve Mason]**

Sen. Thompson moved to approve the meeting minutes of June 9, 2016. Rep. McBride seconded the motion, the motion passed and the following votes were recorded:

Rep. Condit - aye; Phillip Kennedy - aye; Sen. Marlatt - aye; Steve Mason - aye; Rep. McBride - aye; Sen. Thompson - aye.

**3. Project manager's report. [Trait Thompson]**

Mr. Thompson gave an overview on the design meetings that took place with the tenants in the building, the implementation of the single move strategy, and communication with tenants on space transition during the interior restoration processes.

The Arts Council will put on a photography display exhibit from the Capitol project. The credit of the interior and exterior project photos are through LSB photographers. Special thanks to JE Dunn and Manhattan Construction in helping fund the frames. The images will be displayed in the Governor's Gallery, next to the Blue Room, on Nov. 14, 2016, and are scheduled to rotate every 60 days.

Items of interest was sent out to the public and employees on the following 2016 changes in preparation for demolition and basement construction:

- The southwest elevator was shut down on Oct. 3 to start work in the life shaft/dog house of the elevator and is out of service for the next 21 months. No more than one elevator in the building will be shut down at any one time.
- The southwest staircase from the basement to the first floor was shut down on Oct. 3.
- The basement restrooms adjacent to the snack bar were shut down on Oct. 10.
- The fitness center was shut down on Sept. 18.
- The basement snack bar is closing Oct. 18 and will reopen mid-January under a new vendor, The Health Nut Café.
- All entrances of the Capitol will remain open. On occasion there could be temporary closures.

Mr. Thompson gave a rundown of the Sept. 6 financial report. The October report will be included at the next meeting. The Committee members will receive a detailed breakdown on all budget reports.

The Committee members raised questions on where the responsibility lies regarding who sees the oversight of expenditures. Mr. Tuck, Deputy Counsel for OMES, was asked to give clarification. In Governor Fallin's Executive Order 2014-20, there is language that says the role of this Committee is an advisory group. The new statute, Title 73: 346i, says that proceeds from the sale of obligations issued pursuant to the provisions of this section that are needed for repairs, reimbursements, improvements to real and personal property in the State Capitol Building, associated furniture, fixtures and equipment for the State Capitol shall be subject to the approval of the State Capital Repair Expenditure Oversight Committee (SCREOC). It is OMES' legal view that the amendment does not change the executive order which was written with the knowledge of Legislature's appointments to the Committee. As long as the executive order is in place, the Committee has to respect the constitutional division of powers that separates government, legislative, executive and judicial and cannot exercise the different powers of those branches. The Legislature makes a decision regarding the amount of funding being appropriated to the entities, the executive branch maintains the task of spending those funds. It is OMES' legal view that this is an advisory committee and the new statute does not do anything but relate back to Title 73: 345. The Committee expressed the importance of knowing how much involvement and oversight they have and their role. As representatives of the people of Oklahoma, it is they who have to answer to their constituents and not the Office of Management and Enterprise Services (OMES).

Report only. No action taken.

**4. Presentation by exterior restoration team. [Steve Mason]**

Mr. Martin with JE Dunn gave an overview on the highlights of the exterior project and the challenges and progress made. He pointed out the 12 elevations on the exterior of the building, labeled Alpha, Bravo, Charlie and Delta. They began on Alpha, the west face of the north wing, and have worked clockwise around the building. On the north side of the building they have scaffolding up on Alpha, Bravo and Charlie. They have begun the scaffold operation on Delta. The scaffolding can last as long as 8-10 months apiece. They start the elevation when the scaffold goes up and when it comes down the elevation is complete. The job is driven very significantly by the installation of the scaffolding system that allows them to get access to every square inch of the stone and windows. A slide presentation was shown on how the process works and the timeline of travel around the building.

The scaffolding on Alpha, Bravo and Charlie is complete. They are ahead of schedule. Every 60 days they use a drone camera to inspect and document the work. The challenges presented were removal of the existing windows and lightning protection system.

Mr. Witcher with ADG Architects addressed the major component issues, including the sidewalks, donor pavers and state seals. He spoke on the considered ways of making the

building ADA accessible, addressed the new ramps and showed proposed renderings. He addressed the pedestrian tunnel issues and solutions.

The Committee would like to see more transparency of expenditures and the activity that is going on with the interior and exterior of the building. Mr. Mass suggested a series of informational working sessions or better reporting to keep the Committee informed of all that is going on with the project in its entirety.

Presentation only. No action taken.

**5. Presentation by interior restoration team. [Steve Mason]**

Mr. Neira with Manhattan Construction (MCC), commended OMES on their diligence in establishing a process that delivers the best possible solutions for the money that has been allocated. He said OMES' role is meant to work with the consultants, capitol architect, builders and historic consultants. OMES broke the process up into two steps. The first step was to do a full analysis to identify the potential scope and cost of the work. MCC reported on the process and proceeded to identify additional scope items that needed addressing in the immediate future. All information from the beginning has been shared with OMES and the same information can be attained through MCC.

Mr. Nelson, MCC project director, gave an overview of what has taken place since the June meeting. He spoke on the progress and milestones that have taken place and addressed the symbology within the Capitol, such as the state flag and how like symbologies could impact the visitor experience. He reviewed some of the 65 percent design development deliverable information and gave an overview of the integration plan of Priority 1 (P1) elements, originally funded, and Priority 2 (P2) elements, funded through the recent legislation. They maintain a 20-page risk assessment and management plan with OMES.

Ms. Gossard leads the MCC operations. She spoke on the report delivered to OMES and that it can be found on the [capitolrestore.ok.gov](http://capitolrestore.ok.gov) website. At the end of every month they put together a progress report that packages information on where they have been and where they are going. The Committee was provided a handout with their most recent progress report, covering the executive summary, preconstruction status, construction schedule, request for information submittal log and construction photos.

Mr. Ketch with FSB gave an overview on the symbology of the state flag, used it to tell a story and show how the story could be incorporated for an envisioned ground floor experience for visitors.

Presentation only. No action taken.

**6. Discussion and possible action on 2017 meeting dates. [Steve Mason]  
(Mar. 16, May 11, Aug. 10 and Nov. 16)**

Mr. Kennedy moved to accept the dates as listed. Rep. McBride seconded the motion, the motion passed and the following votes were recorded:

Rep. Condit - aye; Phillip Kennedy - aye; Sen. Marlatt - aye; Steve Mason - aye; Rep. McBride - aye; Sen. Thompson - aye.

**7. Presentation by Arts Council on removal and storage of Capitol art. [Steve Mason]**

Ms. Sharples, Executive Director of the Arts Council, gave an overview on the feasibility study and cost analysis that was provided to the Committee members.

**8. Adjournment. [Steve Mason]**

There being no further business, Rep. McBride made the motion to adjourn. Mr. Kennedy seconded the motion. Seeing no opposition, the meeting adjourned at 3:57 p.m.