



**State Capitol Repair Expenditure Oversight Committee**  
**Nov. 17, 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  
Steve Mason  
Rep. Mark McBride  
David Thompson  
Sen. Roger Thompson

**MEMBERS ABSENT:** Sen. Bryce Marlatt  
Rep. Earl Sears

**GUESTS:** Trait Thompson, OMES State Capitol Project Manager  
Michael Baker, OMES Public Affairs Director  
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  
Angela Pierce, OCIA Administrator  
Doug Kellogg, OMES Capitol Superintendent  
Duane Mass, Capitol Architect/Mass Architects  
Josh Martin, JE Dunn  
Xavier Neira, Manhattan Construction Co. (MCC)  
Kyle Nelson, MCC  
Andrea Gossard, MCC  
David Ketch, FSB  
Dan Melton, Guest  
Linda Edmondson, Guest  
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. He was advised that notice of the meeting had been given, and an agenda posted in accordance with the Open Meeting Act.

**2. Approval of October 13, 2016 meeting minutes [Steve Mason]**

Sen. Thompson moved to approve the minutes. Mr. Thompson seconded the motion, the motion passed and the following votes were recorded:

Rep. Condit, aye; Mr. Kennedy, aye; Mr. Mason, aye; Mr. Thompson, aye; Sen. Thompson, aye.

**3. Discussion and possible action on financial report [Trait Thompson]**

Mr. Trait Thompson gave a summarization of the financial report provided by the Oklahoma Capitol Improvement Authority (OCIA) on November 8, 2016, that was e-mailed to the Committee this week. The report showed the exterior project with JE Dunn Construction, has spent \$5.3 Million Dollars. The interior project with Manhattan Construction had spent \$17.7 Million Dollars. Mass Architects and technical consultants on the project had spent \$1.3 Million Dollars. Additional cost are the Construction and Properties (CAP) fee, where the Office of Management and Enterprise Services (OMES) has to administer the project that is at \$59 Thousand Dollars. The statewide vendor, A-1 Freeman Movers was used for the expenses of relocation and have a state contract through Central Purchasing.

Manhattan Construction (MCC) does not do cabling and the audio running of fiber and IT data cable. OMES IT does all the work. MCC only provide the pathways for each of the areas renovated. The cost of abatement and testing is \$92 Thousand Dollars.

On the exterior project, lead paint abatement is being done on the window frames, as well as testing of mortar mixes and sealants to make sure they are appropriate for the building. The gage of the window frames are being tested through ultra sound method to determine the degree of degradation of the frames. To date \$24.6 Million Dollars has been spent of the initial \$54 Million Dollars that was bonded out on this project. While waiting on spending some of the money, \$1.44 Million Dollars in interest has been accrued. In addition, accrued was an OG&E rebate for energy efficient lighting in the amount of \$10, 683.00.

Sen. Thompson moved to accept the report. Rep. McBride seconded the motion, the motion passed and the following votes were recorded:

Rep. Condit, aye; Mr. Kennedy, aye; Mr. Mason, aye; Rep. McBride, aye; Mr. Thompson, aye; Sen. Thompson, aye.

*Rep. McBride entered the meeting at 1:30 p.m.*

**4. Discussion and possible action on committee meeting schedule [Steve Mason]**

Sen. Thompson moved to table until the December meeting. Rep. McBride seconded the motion, the motion passed and the following votes were recorded:

Rep. Condit, aye; Mr. Kennedy, aye; Mr. Mason, aye; Rep. McBride, aye; Mr. Thompson, aye; Sen. Thompson, aye.

**5. Project Manager's report [Trait Thompson]**

Mr. Trait Thompson gave a brief overview on the current status of the interior and exterior projects that will be covered later in the meeting.

Mr. Thompson made known they continue to have design meetings. Almost every area of the Capitol will be affected in the project. Meetings have been conducted with all tenants in the building to design how the spaces will look. This is a full infrastructure project; life safety, fire safety, new plumbing, new electrical, HVAC, etc. When completed the building will be a modern functioning building inside the shell of a beautiful hundred year old historic building.

As the people's project, the public are informed of what is being done on their building through social media by sharing videos on <http://capitolrestore.ok.gov/> of the project as it progresses.

On October 31, 2016, asbestos abatement in the basement was started. Tenants were informed prior to the work being done by sending e-mail to all tenants informing of when the work would start and offered them an opportunity to come to a special class to learn of what is all involved and reassured that it is a safe project that is monitored by the Oklahoma Department of Labor (ODOL).

Report only.

**6. Project update from Manhattan Construction [Kyle Nelson, Project Director; Andrea Gossard, Project Manager]**

Mr. Nelson made known they are 95% complete with mass demolition in the basement. Picture slides were shown of the progress to date in the basement at the meeting.

Ms. Gossard gave an overview of the North and West Corridors of the basement and Building Information Modeling (BIM) updates. She informed that an historic paint assessment will be done by Mannhattans Historic Preservation consultant, Evergreen Architectural Art, and by years end will suggest what is appropriate for the entire rotunda.

At the southwest corner of the building, site fencing will go up next week in order to start the generator installation.

Update only.

**7. Project update from JE Dunn Construction [Josh Martin, Vice President of Operations]**

Mr. Martin gave a brief update on scaffolding. Their focus has been on fine tuning the building to clean the stone properly by removing windows and lead paint. They are moving along as scheduled and are currently in the process of removing the grout in between the stone, and are close to finishing up with the trial repairs of cleaning the stone. Once complete, it will be the benchmark they use to measure the success of the cleaning around the building. The old copper gutter system has been removed at the top of the building and are currently waiting on some replacement bricks before they can install the new copper gutter system on top. This will take care of any leaks or water problems in the long run.

Update only.

**8. Adjourn [Steve Mason]**

There being no further business, Rep. Condit made the motion to adjourn. Rep. McBride seconded the motion. Seeing no opposition, the meeting adjourned at 2:17 p.m.