



**State Capital Repair Expenditure Oversight  
Committee Mar. 30, 2017  
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  
Rep. Earl Sears  
David Thompson  
Sen. Roger Thompson

**MEMBERS ABSENT:** Sen. J.J. Dossett

**GUESTS:** Trait Thompson, OMES State Capitol Project Manager  
Michael Baker, 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  
Jim Joseph, Oklahoma State Bond Advisor  
Jordan Perdue, Bond Advisor's Office  
Doug Kellogg, OMES Capitol Superintendent  
Mike Jones, OMES CAM, Director of Construction and Properties  
Dana Webb, Director of Policy and Legislative Services  
Duane Mass, Capitol Architect/Mass Architects  
Xavier Neira, Manhattan Construction Co. (MCC)  
Kyle Nelson, MCC  
Andrea Gossard, MCC  
Russel Baker, MCC  
Dustin Crossfield, OMES ISD  
Fred Schmidt, Frankfurt Short Bruza (FSB)  
Elizabeth Williams, MA+  
Lynnsee Boyse, JE Dunn  
Josh Martin, JE Dunn  
J.C. Witcher, ADG Architects  
Amber Sharples, Oklahoma Arts Council, Director  
Jan Harrison, House  
Randy Dowell, Senate  
Linda Edmondson, CPC

**1. Roll call [Steve Mason]**

Chairman Steve Mason called the meeting to order at 1:33 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.

**2. Approval of November 17, 2016 special meeting minutes [Steve Mason]**

David Thompson moved to approve the meeting minutes of Nov. 17, 2016. Sen. Thompson seconded the motion, the motion passed and the following votes were recorded:

Rep. Condit – aye; Phillip Kennedy – aye; Steve Mason – aye; Rep. McBride – aye; Rep. Sears – aye; David Thompson – aye; Sen. Thompson – aye.

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

Mr. Thompson, State Capitol Project Manager gave an overview of the most recent budget update on the Capitol Restoration Project.

Money expended to date:

- JE Dunn (Exterior project) \$9.6 million dollars
- Manhattan Const. (Interior project) \$22 million dollars
- Mass Architects (Consultant) \$1.5 million dollars

Miscellaneous Cost:

- CAP Fee (Construction & Properties) \$180 thousand dollars
- Relocation expenses \$115 thousand dollars
- Cabling/Audio \$125 thousand dollars
- Abatement & Testing \$284 thousand dollars

Total Expenditures: \$33,984,101.

Interest Earned on money holding: \$1.6 million dollars

Rebates and Credits: \$10,899.

Mr. Thompson reported on the interior and exterior contingency reports and made known that both projects remain under budget and are operating with healthy contingency reserves.

The members were e-mailed the supportive documentation in its entirety of the abovementioned.

Rep. Sears moved to approve the financials. 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; Rep. Sears – aye; David Thompson – aye; Sen. Thompson – aye.

*Sen. Marlatt entered the meeting at 1:36 p.m.*

#### **4. Project manager's report [Trait Thompson]**

Mr. Thompson thanked and praised the work that has been done by Manhattan Construction, JE Dunn and all their subcontractors, even to the workers who haul dirt out of the building. He referenced to the multiple times random employees in the building have reached out to him and let him know how polite the workers are, and easy to work with. In addition, Representative Sears also commended their work and was impressed with the pictorial data on the walls when entering in on the west side of the Capitol building. Rep. Sears said, it shows taxpayers the transparency of what is going on in their building and being able to view through cut out windows the work being done and their hard earned dollars at work.

Mr. Thompson gave an update on the Capitol Restoration Project and pointed out some of the major challenges they worked through in a building that is nearing its 100<sup>th</sup> anniversary.

The one major challenge was the removal of the SL100 antiquated phone system equipment out of the basement of the building. The decommissioning of the equipment by OMES ISD allowed the team to move forward and meet their scheduling goals. Mr. Crossfield, with OMES ISD gave a general overview of their work in moving out the SL100.

Mr. Joseph, the State Bond Advisor, gave a brief update on the second round of funding issued out of the first bond issue of \$120 million dollars that was authorized in 2014.

Mr. Thompson shared that at the beginning of session the new legislators were invited to take tours of the project. Those who attended were updated on the status of the project and given the opportunity to see the work in progress. He encourages the Legislature to tour the project and see the work being done.

Mr. Thompson reported that he has had discussion with the Department of Tourism on exploring the idea of making mementos out of the limestone coming off the building and the marble coming out of the building, for it to be sold in tourism gift shops throughout the state, to give the people of the state the opportunity to purchase and have their own piece of the Capitol and participate in the project.

Report only. No action taken.

#### **5. Report on exterior restoration of the Capitol [Josh Martin, Lynnsee Boyse]**

Mr. Martin with JE Dunn gave an overview on key points of the exterior project.

→ Site phasing –

- Working clockwise around the building.
- The tarps are up on the first floor elevations; Alpha, Bravo, Charlie and Delta.

- The first set of windows have been put in.
- Safety –
  - Good safety performance and no incidences to date.
  - Good interaction and working relationship with the Department of Labor.
  - Received training from the Oklahoma City Fire Department.
- Challenges –
  - The differential drying after restoration due to the previously applied penetrating sealers has been onerous working through various processes to get the stone cleaned so it looks like a new building. It has been a scientific process they continue to work through.
  - The darker orange spots are attributable to some rust stain due to the windows and the Oklahoma red dirt caught in the same sealer operation from many years ago. The process that is working to remove the darker spots is called micro abrasion.
  - Window frame repair.
- Schedule –
  - The scaffolds will start dropping on the first three elevations in May, June and July.
- Restoration –
  - Windows
  - Stone
  - Historical light fixtures
  - Repaired carved out stone bird
  - Copper gutter replacement

Presentation only. No action taken.

## **6. Report on the interior restoration of the Capitol [Kyle Nelson, Andrea Gossard]**

Mr. Neira with Manhattan Construction (MCC), thanked the staff and Legislators for their patience and understanding, allowing them to continue with their work.

Mr. Nelson, Project Director, gave an overview on the progress and milestones of the interior project and updated the Committee on the six year building projection. He also made known of his team's safety track record.

- Safety – Since March 1, 2017, their team had over a million work hours without:
  - No incidences, reportage's, loss of time or casualties.
  - Every member of the team is provided with orientation, safety training, safety forums and various safety meetings.
  - Good interaction and working relationship with the Department of Labor.

Ms. Gossard, Project Manager, spoke on the major construction work that has taken place since the November meeting. She gave updates of the progress that has taken place throughout the building.

An update was given on schematic designs by Mr. Baker, Design Manager.

Presentation only. No action taken.

**7. Adjournment [Steve Mason]**

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

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