



State Capital Expenditure Oversight Committee
Dec. 3, 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: Sen. Corey Brooks
Phillip Kennedy
Stephen Mason
Rep. Mark McBride
Sen. Susan Paddock
Rep. R.C. Pruett
Rep. Earl Sears

MEMBERS ABSENT: David Thompson
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)
Vance Kelley, Treanor Architects
Emily Martinat, Friends of the Capitol
Bobby Snyder, JE Dunn and Associates
J.C. Witcher, Lead Designer (ADG)
Amber Sharples, OAC Arts Council
Emily Martinat, Friends of the Capitol
Stephen Kelley, Preservation Specialist
Shawn Ashley, ECapitol
Barbara Hoberock, Tulsa World

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 Oct. 1, 2015, meeting minutes. [Steve Mason]

Mr. Kennedy moved to approve the October meeting minutes. Rep. Sears seconded the motion, the motion passed and the following votes were recorded:

Sen. Brooks - yes; Phillip Kennedy - yes; Steve Mason - yes; Rep. McBride - yes; Sen. Paddack - yes; Rep. Pruett - yes; Rep. Sears - yes.

Agenda Item 3 – Presentation from exterior restoration design-build team. [Steve Mason]

The presentation given today was from the builder side of the design-build contract for the exterior. Bobby Snyder, with JE Dunn and Associates located in Oklahoma City, introduced himself and staff, J.C. Witcher of ADG, and lead designer, Vance Kelley, historic preservation architect of Treanor Architects.

Mr. Thompson explained the presentation given today would give the committee and public a general sense of the scope of the entire project, so everyone could understand the nature of the exterior project. He also stated that the presentations heard today are part of the vendor response to the two ‘Request for Proposals’ (RFPs) that they were required to reply to. The Office of Management and Enterprise Services (OMES) is currently evaluating the proposals. OMES had no official recommendation to make at the meeting on the contents of the material or the presentations.

Mr. Thompson clarified that the dollar figures mentioned in the presentation are conceptual estimates only of construction costs that are a combination of IT work, cabling and administrative fees.

Chairman Mason stressed the importance of the committee’s role in providing input on items observed that need to change to be improved on.

Mr. Snyder provided a breakdown of the work done over the past months. The scaffolding was put up in three key locations of the building for the best representations on the building conditions. Upon their findings, they were tasked with 16 scope items initially prioritized by scale, from 1-5, the most critical being 1, to include life safety, water mitigation and infiltration. Once the categories were identified, they transitioned to a tier phase, focusing on the \$25 million allocated to address the five priorities or 16 scope items.

Tier 1 represents all scope items that fit within the \$25 million allocated. Tier 2 has items that need to be done as soon as possible, such as windows that provide benefits and efficiency, while scaffolding is in place. Tier 3 includes things that can be done any time, when funding is more

available at a later date. Tier 1 currently has those that fit within the allocated amount and Tier 2 should follow fairly quickly if budgeting and funds are available.

Mr. Vance Kelley addressed details on the base contract of Tier 1 items that fit within the budget. He informed that the exterior of the Capitol was built out of really good, sound material, with the limestone solid in stature. He explained to the committee what was found when doing trial repairs on the scaffolding. The previous work lacked today's standards. He talked about the pros and cons of the building restoration, addressing the solution to mortar joint and Dutchman repairs needing to be done that will allow them to go in and replace/repair the anchor and cut out the deteriorating stone. Both repairs, when done, should last 50 years. He spoke of the different methods of addressing biological/atmospheric stains around the building, including cleaning trials with water, mild chemicals, laser and micro abrasives. He also spoke of the scaffolding needs and what is most efficient.

Addressing Tier 2, Mr. Richards' pointed out that, although the Capitol is thought of as a stone building, a large percentage of the façade is windows and cast iron surround that require scaffolding for access. Their recommendation is not to replace the windows but to repair and restore the existing windows in place. The exterior doors need to be replaced due to deterioration beyond restoration. They will be replaced with an appropriate historical door that matches the original design. The revolving door is recommended to be replaced with the original doors at the grand ceremonial south entrance. The south portico sliding doors will require cleaning with minimal restoration. All flashing on the parapet walls at the top of the Capitol will be replaced to keep the water out of the wall, preventing water migrating into the interior walls. The copper roof has been 60 percent restored/repared but the other 40 percent will need to be restored and finished to remain watertight. Also included in this tier are light wells to replace the drainage system, a pedestrian tunnel to be excavated and getting a well-executed water proofing system on the exterior with proper joint covers to keep water out long-term.

Mr. Witcher addressed Tier 3 as work that can be done later, that is, largely flat work that doesn't require a scaffold. That consists of the steps, plazas, donor plazas, handrails and sidewalks around the Capitol.

In closing, Mr. Snyder presented a cost layout of each tier, noting the numbers are conceptual to bidding the work and getting market input. The numbers aren't firm; what exists in Tier 1 vs. what exists in Tiers 2 and 3 can be shuffled as the state sees fit.

Tier 1 – Masonry project = \$20 million dollars (most important).

Tier 2 – As addressed above = \$27.5 million dollars.

Tier 3 – Work done at a later date =\$4.5 million dollars.

Information only. No action taken.

Agenda Item 4 – Presentation from the interior restoration design-build team. [Steve Mason]

Mr. Schmidt opened the meeting with a presentation of the work that has been accomplished in a short amount of time to meet the requirements of the project, commending his team, FSB, Manhattan and historic preservation specialist Mr. Stephen Kelley. He noted that consistency in assessing the situation and finding solutions will ultimately result in functional enhancements and a master plan for the future.

Mr. Nelson, project director, said this has been a significant component of their approach, simply because of the magnitude of the invasive investigation undertaken to have a conditions assessments throughout the building. Over 8,000 man hours have been logged to date, assessing the building and compiling information, which has been transmitted to and is being reviewed with OMES in a 15,000 page technical submission. It addresses all item requirements of the RFP, as well as specific goals and criteria that were adopted and approved by the committee.

Mr. Schmidt stated their team has put a significant amount of work into their research. The work done has prepared and allowed for work on the interior through a conditions assessment, done in two components, room-by-room assessment of the Capitol, looking at the condition of the historic components as well as the internal components in each space. Using the Building Information Model (BIM) 3D-digital model integrated system, they're able to assess and determine the conditions of the plumbing, AC and electrical components and imbed all the information collected into a model to use as risk management for the future of the Capitol.

Mr. Nelson, through slide presentation, explained the benefits of the prerequisite phase that was approved by the commission.

Mr. Nelson touched on the importance of the design standards moving the Capitol forward into the future. There has never been a set of guideline design standards since the completion of the Capitol. Mr. Nelson credited Mass Architects for the building point of the guideline design standards, a document that will continue to grow until project completion.

Mr. Kelley informed that the historic preservation team had a two-prong approach through archival research, crediting Rosin Preservation in their assistance with the physical survey. Through slide presentation, he showed in detail the information that was surveyed, providing a preservation and restoration road map.

Mr. Schmidt showed a slide presentation of the long-range unfunded vision. The presentation showed a rendering of the proposed state capitol park, addressing a holistic plan for security, accessibility issues, parking and a respectful setting for the Capitol. A video was also shown later in the meeting highlighting the proposed changes.

In closing, Mr. Nelson recapped the breakdown of funding, including the initial funding parameter of \$85.5 million for the interior restoration, the funding gap per RFP requirements of an additional \$95 million and the unfunded long-range vision of \$65 million. He presented a six- year delivery

that showed some of the milestones in their targeted phase completion. Mr. Nelson noted that funding would not run out until 2018, but their target is to have a commitment of funding for 2016.

Rep. Sears exited the meeting at 3:11 p.m. A quorum was still in place.

Information only. No action taken.

Agenda Item 5 – Project manager’s report. [Steve Mason]

Mr. Thompson informed that the prerequisite phase is on track for mid-January to turn spaces on the first and third floors. He encouraged his colleagues to let others know to come see him on the first floor if anyone wants a tour. A hard hat must be worn for safety purposes.

He recapped the “Best Practices of Capital Management” interim study which was sponsored by Speaker Hickman and Pro Tem Bingman.

Mr. Thompson informed discussions will begin to pursue potential funding options for the unfunded portions of this project with legislative leadership, members of this committee, members of the appropriations and the leadership teams in both the House and Senate.

Information only. No action taken.

Agenda Item 6 – Adjournment. [Steve Mason]

There being no further business, Sen. Brooks made the motion to adjourn. Sen. Paddack seconded the motion. Seeing no opposition, the meeting adjourned at 3:31 p.m.