



**OKLAHOMA**  
Office of Management  
& Enterprise Services

# CAP SERVICE MAP

The mission of OMES CAM Construction and Properties is to plan, program and deliver construction, consultant and related services to support the current and long-range facility needs of state agencies, higher education and municipalities.



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|---|---|---|
| <b>CONSTRUCTION MANAGER AT RISK (CMAR)</b>            | A large-project delivery method that favors collaboration, early involvement, flexible contracting, enhanced cost control and improved scheduling.  | Dan Linehan<br><a href="mailto:daniel.linehan@omes.ok.gov">daniel.linehan@omes.ok.gov</a><br>405-821-0437       |
| <b>DESIGN-BUILD</b>                                   | A complex, large-project delivery method that favors an integrated approach and a single point of responsibility. Improves risk management and time/cost efficiency   | Paul Haley<br><a href="mailto:paul.haley@omes.ok.gov">paul.haley@omes.ok.gov</a><br>405-522-4463                |
| <b>LOW-BID</b>  | A large-project delivery method with an overall delivery cost estimate $\geq$ \$100,000. Open to public bidding by construction firms with a demonstrated capacity.   | Shellby Diel<br><a href="mailto:shellby.diel@omes.ok.gov">shellby.diel@omes.ok.gov</a><br>405-522-3882          |
| <b>INDEFINITE DELIVERY INDEFINITE QUANTITY (IDIQ)</b> | A program that provides professional consulting services, including architectural, engineering, land surveying, appraisals, geotechnical/materials testing and more. Consultant fees limited to $>$ \$250,000 and estimated construction cost limited to $>$ \$2.5m." | Caleb Cox<br><a href="mailto:caleb.cox@omes.ok.gov">caleb.cox@omes.ok.gov</a><br>405-521-2263                   |
| <b>MAINTENANCE</b>                                    | A legal agreement between a state agency and a vendor to address the timing, standards, materials, labor and agreements necessary to repair, restore, refurbish or enhance real property.   | Dennis Pence<br><a href="mailto:dennis.pence@omes.ok.gov">dennis.pence@omes.ok.gov</a><br>405-522-3468          |
| <b>SMALL PROJECTS</b>                                 | Any construction project with an estimated completion cost between \$10,000 and \$100,000.  | Josh Debaud<br><a href="mailto:joshua.debaud@omes.ok.gov">joshua.debaud@omes.ok.gov</a><br>405-521-2565         |
| <b>ROOFING ASSET MANAGEMENT PROGRAM (RAMP)</b>        | The program includes replacement, repair, maintenance, warranty services; also be used for insurance claims. It is a streamlined process designed to provide quick customer service.  | Tammara Bearden<br><a href="mailto:tammara.bearden@omes.ok.gov">tammara.bearden@omes.ok.gov</a><br>405-522-6593 |
| <b>GENERAL INQUIRIES</b>                              |   | <a href="mailto:cap@omes.ok.gov">cap@omes.ok.gov</a>  |