

**JIM THORPE BUILDING REPAIR EXPENDITURE
OVERSIGHT COMMITTEE
REGULAR MEETING MINUTES**

DEC. 4, 2024, 10 A.M.

STATE CAPITOL BUILDING

SENATE CONFERENCE ROOM, 4s.9

2300 N. LINCOLN BLVD., OKLAHOMA CITY, OK 73105

MEMBERS PRESENT: Brandy Wreath, Chairman, Executive Director of the OCC

Sen. Bill Coleman, Senate District 10

Carly Cordell, Rural Water Association

Rep. Mike Dobrinski, House District 59

Sen. Darcy Jech, Senate District 26

Jason Nowell, Ashton Gray, LLC

MEMBERS ABSENT: Rep. Cyndi Munson, House District 85

GUESTS: Beverly Hicks, OMES

Paul Haley, OMES

Nathan Wald, OMES

Jarica Walsh, OAC

David Donahoe, OMES

Matt Thomas, QUAD

Matt McConnell, QUAD

Duane Mass, MA

Matthew Radcliffe, MA

Sara Hanna, Gardner Studio

Jeremy Gardner, Gardner Studio

Jennifer Gardner, Gardner Studio

Steven Birkes, OMES

Karl Griffith, OCC

Mark McBride, Jmm Consulting LLC

Office of Management and Enterprise Services (OMES) ♦ Oklahoma Corporation Commission (OCC) ♦
Oklahoma Arts Council (OAC) ♦ Mass Architects (MA)

1. Announcement of filing of meeting notice and posting of the agenda in accordance with the Open Meetings Act:

Chairman Brandy Wreath confirmed that the meeting notice was filed in accordance with the Open Meeting Act.

2. Call to order and confirmation of a quorum:

Chairman Wreath called the meeting to order at 10:01 a.m. A roll call was taken, and a quorum was established.

3. Welcome/Introductions:

Chairman Wreath welcomed the members and guests to the meeting.

4. Discussion and possible action on special meeting minutes of Sept. 18, 2024:

Sen. Darcy Jech moved to approve the meeting minutes of September. Carly Cordell seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, yes; Sen. Coleman, yes; Ms. Cordell, yes; Rep. Dobrinski, yes; Sen. Jech, yes;
Mr. Nowell, yes.

5. Presentation of the following:

Overview AE-1 report [Matthew Radcliff with Mass Architects]
Updated DB Budget [Matt Thomas, QUAD – President, & Lead Estimator]
Potential Betterments [Matt Thomas, QUAD – President, & Lead Estimator]
Design Update [Sara Hanna, Gardner Studio – Lead Architect]
Construction Updates [Matt McConnell, QUAD – Senior Project Manager]

Overview AE-1 report:

Mr. Radcliffe reported positive progress on the project and confirmed that both the project and budget are on schedule. He informed the Committee that they are in the procurement construction phase and have completed all bidding processes. The design-build (DB) team is preparing the guaranteed maximum price (GMP) amendment, which aligns with reasonable budget expectations. He highlighted the thorough bidding process, including clarifications and delays to secure accurate pricing. Although the GMP amendment has not yet been finalized, bid tabulations show favorable cost outcomes with healthy contingency margins. The DB team has offered various quality alternatives, with a preference for more robust options included in the base GMP, while other enhancements (betterment options), such as the rooftop terrace and landscaping, are being treated as separate costs for the oversight committee's review.

Mr. Radcliffe informed committee members that all design documents have been submitted to ISD for individual statements of work (SOW) related to access control, network/IT infrastructure, and security cameras and equipment. He clarified that this scope of work is not within the purview of the DB team. Instead, A-1 is collaborating with OMES' Construction and Properties and Facilities Management, which handles all ISD, network cabling, access control, and audio/visual components under a statewide contract. Meetings with relevant agencies will follow to ensure consistency across the project. Corey's AV has been selected for audio/visual components aligning with agency needs. Statements of work and costs are expected in 45-60 days, which will facilitate an updated budget report at the next oversight committee meeting next year in March. Early procurement and construction activities are underway, with a final window mock-up installed and reviewed by the project team, which provided only minor detailed comments.

Updated DB Budget:

Mr. Thomas provided the committee with a budget update for the project. The design-build (DB) team has completed bidding for all major scopes of work related to the request for proposal (RFP), with amendment six covering approximately \$28.9 million in work, with additional money set aside for future tenant improvement (TI) allowance.

Mr. Thomas noted that approximately 23% of the building, roughly 33,000 square feet, are not currently programmed for a tenant, and the money set aside could be for this purpose. The project is currently at \$55.7 million, with a \$400,000 balance remaining, and additional contingencies available.

Mr. Thomas discussed two potential betterment tiers: one for the rooftop terrace and another for ground improvements. He provided an update on the project's current status. He expressed a desire to proceed with structural work in the rooftop areas and informed members that further discussions on the proposed betterment will take place in upcoming meetings, focusing on securing approval for the infrastructure fees necessary to facilitate the required structural work. The project remains within budget expectations, with minor upgrades for durability and long-term sustainability included in amendment six.

In addition to the previously mentioned betterments, a key discussion point was a request for subprime basement space to create a multipurpose room that could be used for law enforcement training and health-related activities. This space would allow storing expensive equipment within the building, reducing the need for external usage. It would serve multiple divisions, including transportation, public utilities, and oil and gas inspectors. The room would feature specialized elements such as rubberized floors to accommodate various training needs that were not originally envisioned when the project began. However, initiating this potential betterment will first depend on the overall budget and available funding after addressing the other proposed betterments.

Mr. Thomas mentioned that the basement level, prior to the restoration project, primarily housed offices for OMES, the Highway Patrol, the American Legion, and had a large conference room. The redesign aimed to convert this office space predominantly into storage and utility areas, allowing agencies to utilize their upstairs areas more for office purposes while providing necessary storage in the basement. He noted that the unprogrammed space mentioned for the Corporation Commission was not included in the original program.

Potential Betterments:

Ms. Hanna presented the committee with a plan view design for the rooftop terrace on level six, focusing on the main east portion of the roof area. The design aims to balance functionality, accessibility, and maintenance concerns. The terrace includes safety guardrails, and access from the multipurpose room and lounge space on the sixth floor. Solutions for lighting and shades are explored to make the space usable and desirable without impacting building aesthetics.

An inquiry about the life expectancy of the materials used in the rooftop terrace. Ms. Hanna explained using porcelain pavers' durability and other materials with varying lifespans. The planters are designed for minimal maintenance, and various options for vegetation and daylighting are being considered to ensure both diversity and ease of upkeep.

There was concern about the terrace's ability to maintain its appearance over time. Mr. Radcliffe reassured committee members that the process focuses on maintainability and durability and that the rooftop terrace will protect the roof membrane, extending its lifespan.

Mr. Haley, chief architect for OMES, spoke about the rooftop terrace offering significant benefits, particularly as a walking surface. It effectively protects the roof beneath it from damage, especially from hail. He noted that one common issue with roof systems is that exposure to hail can lead to deterioration. However, the rooftop terrace acts as a shield,

extending the life of the underlying roofing materials. He asked the committee to envision it as raised computer flooring, or often referred to as “raised access flooring”; the porcelain pavers on top create a protective layer. This means the roofing underneath will last much longer than areas without this protective surface. This feature not only enhances the maintainability and durability of the project but also provides an attractive and accessible space for people to enjoy.

Mr. Haley emphasized that even with the addition of the rooftop terrace, the project remains millions of dollars under budget. He noted there is still a contingency of \$6 million available, which provides financial flexibility. He referenced the positive bids from reputable contractors, affirming that the project is progressing well, and expressed the team’s appreciation for the committee members' authorization at the last meeting.

Mr. Haley informed members that the purpose of the meeting was to introduce future improvement/betterment requests and share relevant numbers to help everyone understand the project’s trajectory. He encouraged committee members to take time to digest the figures before the next meeting, where he and the DB team will put together a package to show the project’s status and confirm that the budget is in good shape.

It was discussed that the space is designed to be open to the public as needed, primarily for building tenants and authorized personnel with access badges. The general public can access it during special events with prior screening and invitation. Opportunities for citizens and groups to rent the space will be available, with priority given to building occupants. Overall, the design intends to facilitate both public access and functionality for tenants. Further details on rental procedures and event scheduling will be provided as they become available.

Ms. Hanna gave a recap of the exterior betterments, focusing on ground level improvements at the East and North entry plazas. The design includes elevated planters to match the building's façade, providing more space and vegetation to enhance the entry areas. The North entry plaza aims to capture pedestrian traffic between the Capitol and the building, with similar design elements to the East entry plaza.

The design-build team was asked to explore alternative locations for the secured parking storage area for the Corporation Commission, rather than the proposed northwest corner of the parking lot. The DB team plans to discuss this in more detail at the March meeting, focusing on finding a suitable alternative location.

Ms. Hanna also provided an overview of a proposed cooling tower enclosure for the cooling tower generator at the property's southwest corner and landscaping improvements around the building and visual elements. She discussed the building entry points, highlighting that the design will incorporate accessible entryways to ensure they were both functional and visually integrated with the overall project.

The Committee members expressed their appreciation for the work of the project team.

Construction Updates:

Mr. McConnell updated committee members on the construction activities and progress, emphasizing key milestones. He announced that the Oklahoma Fire Marshal had issued a

permit, that select structural repairs are currently underway, and 95% of the electrical panel gear has been received.

Mr. McConnell informed members that the historic windows have been received with mock-ups, tested and approved, with the swap-out currently in process. The mechanical and electrical contractors have begun initial rough-in, and wall framing is set to start in early December. Site demolition and earthwork will also commence in early December, while the exterior limestone and aluminum restoration is scheduled to begin in January. The completion date for the project remains on schedule for August 2026.

Design Update:

Ms. Hanna provided committee members with an update on design, highlighting the collaboration with the Arts Council's Arts in Public Places Program (AIPP). She mentioned that site visits and meetings have been conducted to identify suitable areas for the project scope. She provided updates on the Level One public corridor's ceilings and the Level Six public elevator lobby.

Ms. Hanna provided updates on the IT, telecommunications, and security design. She reported that the design team has been holding biweekly coordination meetings with OMES team members to finalize the project requirements. Drawings and specifications have been submitted to OMES for development of the statement of work.

She also updated members on the audio/visual components, noting that a state-selected vendor has been engaged in the project and is currently developing information to share with each using agency for final review and approval.

Additionally, Ms. Hanna discussed the furniture package, indicating that the design team has regularly met with the Oklahoma Correctional Industries (OCI) to create a furniture package for all public spaces and relevant agencies. This package will be reviewed and approved by all using agencies. Agency review meetings are expected to be scheduled soon, once the final furniture and audio/visual information is prepared.

No action was taken. Presentation only.

6. Public comment limited to agenda items and not to exceed 3 minutes:

Chairman Wreath asked for public comment. There was no public comment received.

Mr. Wreath announced the next meeting of the Committee would be held on March 12, 2025, at 10 AM in Senate Conference Room 4s.9.

No action was taken. Public comment only.

7. Adjournment:

There being no further business, Chairman Wreath moved to adjourn. Seeing no opposition, the meeting adjourned at 11:16 AM.