

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

MAR. 12, 2025, 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  
Sen. Darcy Jech, Senate District 26  
Carly Cordell, Rural Water Association  
Leader Cyndi Munson, House District 85  
Rep. Mike Dobrinski, House District 5  
Rep. Ryan Eaves, House District 22  
Jason Nowell, Ashton Gray, LLC

**MEMBERS ABSENT:** None.

<b>GUESTS:</b>	Beverly Hicks, OMES	Sara Hanna, Gardner Studio
	Mary Jackson, OMES	Jeremy Gardner, Gardner Studio
	David John, OMES	Jeff Kline, OCC
	Brandon Ramirez, OMES	Steven Birkes, OMES
	Jarica Walsh, OAC	Karl Griffith, OCC
	Sterling Hayes, OAC	Duane Mass, MA
	Chandra Boyd, OAC	Matthew Radcliffe, MA
	Matt Thomas, QUAD	
	Matt McConnell, QUAD	

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 10:00 AM. 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 meeting minutes of Dec. 4, 2024:**

Sen. Coleman moved to approve the meeting minutes of December 2024. Rep. Dobrinski seconded the motion. The following votes were recorded, and the motion passed:

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

5. **Presentation of Project Update:** [Chair: Matthew Radcliffe, Mass Architects AE-1, Matt Thomas, President and Lead Estimator, QUAD Construction; Matt McConnell, Senior Project Manager, QUAD Construction; Sara Hanna, Gardner Architect and Interior Design]

□ **AE-1 Update – Program Budget Review. [Matthew Radcliffe, Mass Architects AE-1]**

Mr. Radcliffe discussed the progress and budget of the project, which is on schedule and within budget, with \$53.5 million spent out of a \$56 million budget. The team is considering various betterment options, including the \$2.6 million allocation for improvements.

Mr. Radcliffe informed the committee that the project remains in the construction phase and noted that during this phase, the design team has identified some additional design items as they continue to move forward. Today's focus is on discussing some additional line items and exploring opportunities to utilize available funds through betterments that have been addressed throughout the project's lifecycle. At this stage, with the full base scope bid out and under contract, the team is reviewing the level of contingencies being held to determine if there are additional funds available for expanded scope and wishlist items.

The Ownership Team is recommending a reduction of approximately \$2 million from the state construction contingency. The project will still retain the owner's project contingency of \$1.5 million, along with potential savings within soft costs. This approach provides the team with confidence to allocate the \$2 million available for betterment considerations.

Mr. Radcliffe commented on the discussion regarding the expansion of the project scope to include renovating the parking lot. Initially, the parking lot was excluded from the initial appropriation in the bond language to ensure that all funds were dedicated to the building, thereby avoiding disruptions to the agencies during construction. He noted that parking has become somewhat problematic since then. He explained that the base scope includes redesigning and replacing the accessible parking spaces along the south side of the building to improve universal design and ensure code compliance, as well as enhancing bearing capacity and access around the loading dock, extending west to Stiles Avenue.

The additional scope under consideration by the committee involves addressing the parking lot in its entirety – upgrading or replacing the surface, realigning drive aisles, re-striping parking stalls, and incorporating islands to organize light poles and pedestrian walkways. These improvements aim to enhance safety and security. The project team has requested that the design build team evaluate the possibility of renovating the parking lot, which will be proposed by the design build team later. Overall, the project remains healthy and is trending well to accommodate the proposed and presented betterments discussed today.

*Leader Munson entered the meeting at 10:03 a.m.*

*Senator Coleman exited the meeting at 10:05 a.m.*

□ **Design Build (DB) Update. [Matt Thomas, QUAD]**

Mr. Thomas reported that scope amendments have been processed and are current. The scopes linked to BP #13 - #56 have been awarded and are now in the procurement phase. He informed the committee that, after meeting the original RFP objectives with a 3% contingency, the B-D phase of the project is currently operating below budget. Betterment options have been refined, with updated budget values. He informed the committee that the project team is now seeking affirmation from the committee on which betterment options to proceed with, in order to finalize the design and initiate the official public bidding process.

□ **Project Betterment Options: [Matt McConnell, QUAD]**

- 1: Parking lot improvements:
- 2: Ground level landscape enhancements
- 3: Full replacement of chiller generator enclosure
- 4: Rooftop terrace build-out

Mr. McConnell commented that, based on previous discussions from the last meeting, the primary focus of the various betterments was on the parking lot renovations. Five options were presented, ranging from light interventions to complete replacement with standard elements, including new heavy-duty concrete approaches and site lighting. He noted that these options were developed based on subcontractor input, ensuring a solid and realistic foundation.

He also informed the committee that all five options include a site lighting package, which involves installing new infrastructure and poles. Preliminary lighting photometric studies demonstrate that these options will improve overall site lighting. Previously, building mounted lights were used, but they were fairly ineffective. The new lighting system will bring illumination up to code standards and ensure consistency across all options.

**Betterment #1 Parking Lot Options:**

- 1 – Parking Lite (Seal coat, plus dock approach & HD Drive Lane)
- 2 – Parking Medium (Option 1 + 2” overlay + all new approaches)
- 3 – Parking Medium Enhanced (Option 2 + islands)
- 4 – Parking Heavy “A” Enhanced (Option 3 w/ full asphalt replace)
- 5 – Parking Heavy “C” Enhanced (Option 3 w/ full concrete replace)

Mr. McConnell provided a detailed explanation for all five options, but of those, he recommended option three for its balance between cost and effectiveness, including new concrete approaches and pedestrian islands.

Some members expressed concern about the potential loss of 18 parking spaces resulting from the installation of the islands. Another discussed the need for additional parking during large events. Mr. McConnell reassured that the remaining spaces still exceed the required number. The remaining three betterments were discussed in the following design update portion.

□ **Design Update [Sara Hanna, Gardner Architect]**

**Betterment Options:**

#2 – Revised Exterior Enclosure for Cooling Tower & Generator

#3 – Grounds Landscaping & Irrigation with East and North Plazas

#4 – Roof Terrace Finish-out

Ms. Hanna, along with Mr. McConnell, discussed and presented the remaining betterments:

Betterment #2 presented the revision to the exterior enclosure for the cooler tower and generator. Ms. Hanna showcased design renderings, highlighting how the new enclosure aligns with the building's historic elements and improve security.

Betterment #3 involves adding landscaping, irrigation, and plants at the east and north entries to enhance the pedestrian experience.

Betterment #4 focuses on finishing the rooftop terrace, including raised planters, seating, lighting, and entry points from the interior spaces. Ms. Hanna explained the design priorities for the rooftop terrace, emphasizing maintenance, views, and vantage points, while also creating a warm and comfortable space.

There was an inquiry regarding access points to the rooftop terrace. Ms. Hanna explained that existing window openings will be converted into door openings, and internally, the team is adding a ramp to provide accessible entry to the rooftop terrace. A question was raised about the maintenance of the rooftop surface if the terrace was not yet finished. The project team responded that it would be a bonded, built-up, raised roof system.

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The project team emphasized the importance of a timely decision to keep the project on schedule.

Due to the legislative session, some legislative members had to leave the meeting to participate in floor votes, resulting in the loss of a quorum.

Chairman Wreath called for a 15-minute recess, in hopes that a quorum could be reestablished to proceed with votes on agenda items six through nine. However, a quorum was not regained, and therefore, Chairman Wreath announced the meeting adjourned at 11:09 AM.

*Representative Eaves exited the meeting at 10:40 a.m.*

*Representative Dobrinski exited the meeting at 10:50 a.m.*

*Senator Jech exited the meeting at 10:59 a.m.*

Presentation only. No action was taken.

☐ **Construction Updates [Matt McConnell, QUAD]**

No update was given due to the absence of a quorum.

6. **Discussion and possible action to allow DB Team to proceed with Betterment Option #1: Parking lot improvements to the level discussed and accepted by the Oversight Committee:**

No action was taken due to the absence of a quorum.

7. **Discussion and possible action to allow DB Team to proceed with Betterment Option #2: Gound level landscaping enhancements:**

No action was taken due to the absence of a quorum.

8. **Discussion and possible action to allow DB Team to proceed with Betterment Option #3: Full replacement of the Chiller and generator enclosure:**

No action was taken due to the absence of a quorum.

9. **Discussion and possible action to allow DB Team to proceed with Betterment Option #4: Rooftop terrace build-out:**

No action was taken due to the absence of a quorum.

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

No action was taken due to the absence of a quorum.

11. **Adjournment:**

The meeting adjourned at 11:09 AM.