

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

MAR. 24, 2025, 10 A.M.

STATE CAPITOL BUILDING

SENATE CONFERENCE ROOM, 230

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

Leader Cyndi Munson, House District 85

Rep. Mike Dobrinski, House District 5

Rep. Ryan Eaves, House District 22

MEMBERS ABSENT: Carly Cordell, Rural Water Association

Jason Nowell, Ashton Gray, LLC

GUESTS: Beverly Hicks, OMES

Mary Jackson, OMES

Brandon Ramirez, OMES

Jarica Walsh, OAC

David John, OMES

Matt Thomas, QUAD

Duane Mass, MA

Sterling Hayes, OAC

Matthew Radcliffe, MA

Sara Hanna, Gardner Studio

Jeremy Gardner, Gardner Studio

Jeff Kline, OCC

Karl Griffith, OCC

Steven Birkes, OMES

Matt McConnell, QUAD

Chandra Boyd, OAC

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

This special meeting is being held in place of the regular meeting scheduled on March 12, 2025, where the quorum was lost during the project updates presentation, and therefore, no actions were taken after item 5 of that meeting.

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. **Presentation and recap 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]

☐ **Brief Overview of Project Betterment Options and Recommendations: [Matt Thomas, QUAD]**

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

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

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

Chairman Wreath asked committee members if it would be acceptable to consider Agenda Item 4 as complete, since a presentation was given at the previous meeting, and to proceed directly to the discussion and possible action items rather than reviewing the entire presentation again.

The Committee had no objection to skipping item 4 and therefore moved directly to item 5.

5. **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:**

Rep. Dobrinski moved to approve Betterment Option #1, Option 2 (Parking Medium – Option 1 + 2” overlay + all new approaches). Sen. Coleman seconded the motion. The following votes were recorded, and the motion passed:

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

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

Item 6 was addressed and voted on after Item 7, which was out of the scheduled order.

Sen. Jech moved to approve Betterment Option #2. Sen. Coleman seconded the motion. The following votes were recorded, and the motion passed:

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

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

Sen. Coleman moved to approve Betterment Option #3. Leader Munson seconded the motion. The following votes were recorded, and the motion passed:

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

Mr. Nowell entered the meeting at 10:12 a.m.

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

Rep. Dobrinski moved to approve Betterment Option #4. Leader Munson seconded the motion. The following votes were recorded, and the motion passed:

Sen. Coleman, yes; Rep. Dobrinski, yes; Rep. Eaves, yes; Sen. Jech, no; Leader Munson, yes; Mr. Wreath, yes.

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

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

No action was taken. Public comment only.

10. **Adjournment:**

There being no further business, Chairman Wreath moved to adjourn. Seeing no opposition, the meeting adjourned at 10:26 AM.