



**JIM THORPE BUILDING REPAIR EXPENDITURE OVERSIGHT
COMMITTEE**

SPECIAL MEETING MINUTES

OCT. 26, 2022, 10 A.M.

JIM THORPE BUILDING

JUNIOR FREEMAN CONFERENCE ROOM, 5TH FLOOR
2101 N. LINCOLN BLVD., OKLAHOMA CITY, OK 73105

MEMBERS PRESENT: Brandy Wreath, Chairman, Executive Director of the Corporation Commission
Jason Nowell, Ashton Gray, LLC
Sen. Darcy Jech, Senate District 26
Sen. George Young, Senate District 48
Rep. Mike Dobrinski, House District 59
Rep. Mark McBride, House District 53
Rep. Cyndi Munson, House District 85

MEMBERS' ABSENT: Sen. Bill Coleman, Senate District 10 [Appeared Remotely]
Carly Cordell, Rural Water Association

GUESTS: Melissa Milburn, Office of Mgmt. & Ent. Services (OMES)
Kimberlee Williams, OMES Deputy General Counsel
Carie Carman, OMES
David John, OMES
Jennifer Ramsey, OMES
Paul Haley, OMES
Darren Garvin, OMES
Janet Morrow, OMES
Holly George, OK Corporation Commission (OCC)
Amy Cummings, OCC
Erica O'Neal, OCC
Jana Slatton, OCC
Pat Franz, OCC
Karl Griffith, OCC
Beverly Hicks, OMES Clerk

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

Ms. Hicks informed Chairman Brandy Wreath that this meeting complied with the Open Meeting law. He made known that there was a glitch on the posting where there was going to be a remote link for Senator Coleman to participate in the meeting that made it on the Secretary of State's page but not on the physical postings. Therefore, Senator Coleman was not counted as present but joined the meeting remotely, listening only.

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:**

Mr. Caden Cleveland welcomed the members, thanked them for being willing to serve on the committee, and introduced them to the OMES team working on this project.

4. **Tour of the Jim Thorpe Building:**

Mr. David John gave the members a tour of the Jim Thorpe building in its current state.

Rep. Cyndi Munson entered the meeting/tour at 10:20 a.m.

5. **Presentation of Preliminary Plan:**

Mr. Paul Haley, OMES Project Manager for this project, gave a presentation and overview of the proposed preliminary plan and executive summary of the process.

6. **Discussion and possible action to approve, reject or modify Preliminary Plan:**

Rep. Mark McBride moved to accept the preliminary plan. Rep. Mike Dobrinski seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Rep. Dobrinski, aye; Sen. Jech, aye; Rep. McBride, aye; Rep. Munson, aye; Mr. Nowell, aye; Sen. Young, aye.

7. **Presentation of AE-1 Selection:**

Mr. Paul Haley gave an overview of the Office of Management and Enterprise Services process for selecting an Architect Engineer 1 (AE-1) Design-Build Advisor for this project.

Mr. Haley reported that a Request for Qualifications (RFQ) was sent out. As a result, the OMES selection committee shortlisted down to the three most qualified candidates: Benham Architecture, Engineering, & Designbuild Firm, Mass Architects, and FSB Architects + Engineers. Those firms were ranked and scored based on the procedures of OMES Capital Assets Management (CAM), Construction and Properties criteria for selection of an AE-1 approved by the Director of OMES to move forward to the Jim Thorpe Repair Expenditure Oversight Committee for their approval of OMES to enter into contract negotiation with the recommended firm.

The OMES selection committee recommended Mass Architects as the proposed AE-1 to enter into contract negotiations with based on the CAM Construction and Properties process used.

8. **Discussion and possible action to approve, reject or modify AE-1 Selection:**

Rep. Mark McBride moved to approve OMES' recommended process to move forward with contract negotiations. Sen. Darcy Jech seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Rep. Dobrinski, aye; Sen. Jech, aye; Rep. McBride, aye; Rep. Munson, aye; Mr. Nowell, aye; Sen. Young, aye.

9. **Discussion and possible action to approve 2022 meeting dates, all Wednesday at 10 a.m.:**

Nov. 30

Dec. 14, 21 or 28

Rep. Mike Dobrinski moved to approve the 2022 meeting dates of November 30th and December 14th. Sen. George Young seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Rep. Dobrinski, aye; Sen. Jech, aye; Rep. McBride, aye; Rep. Munson, aye; Mr. Nowell, aye; Sen. Young, aye.

10. **Discussion and possible action to approve 2023 meeting dates, all Wednesday at 10 a.m.:**

Mar. 15

Jun. 7

Dec. 6

May 17

Sept. 20

Sen. Darcy Jech moved to approve the 2023 meeting dates. Jason Nowell seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Rep. Dobrinski, aye; Sen. Jech, aye; Rep. McBride, aye; Rep. Munson, aye; Mr. Nowell, aye; Sen. Young, aye.

11. **Discussion limited to agenda items and 3 minutes in duration:**

12. **Adjournment:**

There being no further business, the meeting adjourned at 12:07 p.m.