



**State Capitol Repair Expenditure Oversight Committee  
Hybrid Special Meeting Minutes  
Aug. 13, 2020  
Senate Room 230, 1:30 p.m.  
Oklahoma State Capitol Building  
2300 N. Lincoln Boulevard  
Oklahoma City, Oklahoma 73105  
Virtual Teams Platform**

A meeting notice was filed with the Secretary of State and an agenda posted in accordance with the Open Meeting Act.

**MEMBERS PRESENT:** Phillip Kennedy, Governor, *Videoconference*  
Sen. Julia Kirt  
Steve Mason, Governor  
Rep. Mark McBride  
Rep. Cyndi Munson  
Sen. Roger Thompson  
Rep. Harold Wright

**MEMBERS ABSENT:** Sen. Larry Boggs  
David Thompson, Governor

**GUESTS:** Trait Thompson, OMES CPM  
Michael Jones, OMES  
Kathy Pendarvis, OMES  
Dan Ross, OMES  
Doug Kellogg, OMES  
Gabby Hosek, OMES  
Duane Mass, MASS Architects  
Lindsey Ross, JE Dunn Construction  
Peter Breninger, ADG  
Fred Schmidt, Frankfurt-Short-Bruza (FSB)  
Rick Fleming, JE Dunn Construction  
Mark Maska, JE Dunn Construction  
Lucy Lambert, Manhattan Construction (MCC)  
Mike Holland, MCC  
Russell Baker, MCC  
John Estus, House  
Arnella Karges, Senate  
James Pickel, Oklahoma for the Arts

Amber Sharples, OK Arts Council  
Shawn Ashley, ECapitol  
Carmen Forman, Press – The Oklahoman

**1. Roll call [Steve Mason, Chairman]**

Chairman Steve Mason called this hybrid special meeting to order at 1:32 p.m. A roll call was taken and a quorum established. A meeting notice was filed with the Secretary of State and agenda posted in accordance with the amendments to the Open Meeting Act made by enrolled Senate Bill 661(2020).

**2. Approval of February 13, 2020, special meeting minutes [Chair]**

Senator Roger Thompson moved to approve the meeting minutes of February. Representative Mark McBride seconded the motion, the motion passed and the following votes were recorded:

Mr. Kennedy, aye; Sen. Kirt, aye; Mr. Mason, aye; Rep. McBride, aye; Rep. Munson, aye; Sen. Thompson, aye; Rep. Wright, aye.

**3. Discussion and possible action on the financial report [Trait Thompson]**

Mr. Thompson presented on the July 15, 2020 budget summary report for the capitol restoration project.

JE Dunn	\$58,878,532
Manhattan	\$155,079,721
Mass Architects	\$2,548,246
Additional	\$9,972,451
CAP Fee	\$367,824
Relocation expenses	\$1,102,978
Cabling/Audio	\$5,630,044
Abatement & Testing	\$1,853,093
FF&E	\$810,180
Surveying/Misc.	\$35,048
IRS	\$173,284
Total Expenditure	\$226,478,950
Interest Earned	\$5,961,338
Rebates and Credits	\$10,899
2014 Series Bond Premium	\$11,690,834
2016 Series Bond Premium	\$15,750,305

Mr. Thompson gave an overview of the Capitol Restoration Project and spending projection. He made known that they are anticipating another amendment from Manhattan Construction

Company on funding unanticipated items that were not included in the restoration project. He gave an example of one of the things that was not included in the restoration of the Senate fifth floor area was the HVAC units above the ceiling. Those units are seven years old and are nearing the end of their estimated life expectancy of ten to fifteen years. Other additional expenses that have not been previously allocated, but is reserved as a placeholder item is for cell phone equipment to help with reception in the building, particularly on the lower floors. Another item he hopes to bring to the Committee in November is the repair of the South Plaza, due to aging and poor condition.

Report only. No action taken

#### **4. Project manager's report [Trait Thompson]**

Mr. Thompson gave an overview and update on projects that are on and ahead of schedule. The following projects listed below are currently in progress:

- Both Legislative Chambers
- Committee rooms, aside from the two rooms, Senate 230 and House 206 that were previously done during the last interim.
- Senate fifth floor, north area
- House fourth floor, north area; press offices
- Blue Room
- Visitor Entrance
- Finishing all the rotundas
- Lt. Governor's Office on the first floor – Completed
- Treasurer's Office – Completed
- First floor public restrooms – Completed; all of the public restrooms in the building are completely restored and functional.

Mr. Thompson reported that there was a water damage incident in early June. A valve on an HVAC unit failed in the recently completed sixth floor area. He commended Manhattan Construction on how they were quick to action and got their insurance companies involved. They have already started restoring and rebuilding the sixth floor area where the House offices were and are continuing to work through that area.

Mr. Thompson also addressed damage recently done to the Capitol building, where several locations on the building suffered graffiti damage after a rally that took place on May 31<sup>st</sup>. JE Dunn had their team of experts address the damage. The final cost to abate the damage was \$27, 851 dollars, which included having to repaint the giant pocket doors on the exterior to abate the spray paint on the doors.

FSB's interior designer is working with both the House and the Senate on furniture selections for all of their areas. This includes the lounges, the page areas, the sergeant areas, and committee rooms. Oklahoma Correctional Industries (OCI) is producing beautiful benches for public seating that will be located throughout the entire building. Mr. Thompson commended OCI for being really good partners on this project. They restored all of the furniture that was in the Blue Room.

A ribbon cutting ceremony for the visitor entrance will be held on September 16, 2020 at 10 a.m.

Mr. Thompson addressed the water damage done to the Supreme Court historic ceiling. Mass Architects brought in WJD associates to assess the damage to the ceiling and they informed that it would take a lot more water than that to do any damage and this one time event should not have any major implications to it.

Report only. No action taken.

**5. Report on the exterior restoration of the State Capitol [Mark Maska]**

Mr. Maska reported that all exterior project elevations are complete around the entire building. The Copper roof project was completed the end of March and the tower crane removed in April.

Mr. Breninger reported on the remaining site work nearing completion, including the retaining wall on the north side, sod work irrigation on the north side of the Capitol and the tunnel.

Report only. No action taken.

**6. Report on the interior restoration of the State Capitol [Lucy Lambert]**

Ms. Lambert reported that since February they have completed, inspected and turned over the Legislative Office of Financial Transparency, the Capitol Superintendents Office, the Lt. Governor's Office, the House Redistricting Suite, the balance of all the public restrooms and the Treasurer's Office. The areas under construction are both the Senate and House Chambers, committee rooms, Senate fifth floor north area, House fourth floor north area, press offices, the Blue Room, visitor entrance and rotundas.

Report only. No action taken.

**7. Presentation on management and maintenance of the state capitol [Trait Thompson]**

Mr. Thompson spoke on ways to better manage the Capitol building moving forward after restoration is complete. He would like to see more consistency and uniformity regarding how things are managed in the building. He presented the committee members with four options for consideration by using other state capitol models as an example for they how they manage their buildings.

He believes that without change, we are destined to go down this same road again, unless we have better clarity in the statutes and consistency and uniformity in how the building is managed. It is his hope that the members of this committee that are in the Legislature take what was presented in the meeting today to their colleagues to further develop or expand upon its fullest potential, in make sure we are able to continue to keep our Capitol beautiful for years to come.

8. **Discussion and possible action on the use of project funds for constructing the Betty Price Art Gallery in an alternate location in the state capitol. [Steve Mason]**
9. **Discussion and possible action on use of project funds for the House of Representatives conversion of the current Betty Price Art Gallery location on the 1<sup>st</sup> floor. [Steve Mason]**  
Agenda items 8 and 9 were combined.

Representative McBride made the motion and moved that we use no more than thirty thousand dollars of project funds for the schematic designs of constructing the House space of the current Betty Price Art Gallery in an alternate location and converting the House of Representatives current location on the first floor and the schematic design should include design and schematic pricing. Senator Thompson seconded the motion, the motion passed and the following votes were recorded:

Mr. Kennedy, aye; Sen. Kirt, aye; Mr. Mason, aye; Rep. McBride, aye; Rep. Munson, aye; Sen. Thompson, aye.

*Rep. Wright exited the meeting at 2:50 p.m.*

#### **10. Adjourn [Chair]**

There being no further business, Senator Julia Kirt made the motion to adjourn. Representative Cyndi Munson seconded the motion. Seeing no opposition, the meeting adjourned at 3:11 p.m.