

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

MAR. 13, 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  
Carly Cordell, Rural Water Association  
Rep. Mike Dobrinski, House District 59  
Sen. George Young, Senate District 48  
Rep. Mark McBride, House District 53

**MEMBERS ABSENT:** Sen. Bill Coleman, Senate District 10  
Sen. Darcy Jech, Senate District 26  
Rep. Cyndi Munson, House District 85  
Jason Nowell, Ashton Gray, LLC

<b>GUESTS:</b> Beverly Hicks, OMES	Jeremy Gardner, GARDNER STUDIO
Paul Haley, OMES	Sara Hanna, GARDNER STUDIO
Nathan Wald, OMES	Jeff Kline, OCC
Calen Kinnaman, OAC	Karl Griffith, OCC
Heather Gardner, QUAD	
Matt Thomas, QUAD	
Matt McConnell, QUAD	
Duane Mass, MA	
Matthew Radcliffe, MA	

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 10:15 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 and expressed his apologies for his tardiness, which was caused by an unforeseen incident.

4. **Discussion and possible action on special meeting minutes of Dec. 6, 2023:**

Rep. Mike Dobrinski moved to approve the September meeting minutes. Sen. George Young seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Ms. Cordell, aye; Rep. Dobrinski, aye; Rep. McBride, aye; Sen. Young, aye.

5. **Presentation, discussion, and possible action on 50% Design Development Completion:**

Work in progress [AE1 Report, Mass Architects]

Early Bid package [QUAD Const.]

Project Schedule update [QUAD Const.]

[Matthew Radcliffe, Mass Architects AE1, Heather Gardner, Preconstruction Director with Quad Construction, Inc., and Sara Hanna, Gardner Architect and Interior Designer]

Work in progress: [AE1 Report, Mass Architects]

Mr. Radcliffe provided a progress summary for the project, confirming that it is on schedule and gave an overview of the program budget.

Early Bid package: [QUAD Const. – Sara Hanna, Gardner Architect and Interior Designer]

Ms. Hanna provided an update on the design selection for all six levels of the building's floor plans and shared the latest information on tenant status. She mentioned a change that has occurred since the last meeting in March: The treasury group that was planning to occupy portions of the first and second-floor spaces will no longer be taking up those spaces.

Tenants:

Level 1 – Corporation Commission and common spaces

Level 2 – Commissioners Suites

Level 3 – Oklahoma Arts Council

Level 4 – Corporation Commission and Commissioner Suites

Level 5 – Corporation Commission and Commissioner Suites

Level 6 – Multipurpose room, lounge space, and public spaces utilized for events/agencies in the building.

Project Schedule update: [QUAD Const. – Matt McConnell, Senior Project Manager]

Mr. McConnell provided a brief overview and an update on the current site and construction activities of the project to date.

No action was taken. Presentation only.

6. **Presentation, discussion, and possible action of 50% Design Development:**

Rep. Mike Dobrinski moved for approval to accept the project team's proposal to move forward with the design development completion process. Rep. Mark McBride seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Ms. Cordell, aye; Rep. Dobrinski, aye; Rep. McBride, aye; Sen. Young, aye.

7. **Discussion and possible action to allow the use of described early procurement packages, and/or any alterations, amendments, or revisions thereto proposed at the meeting:**

Rep. Mike Dobrinski moved to approve the project team to continue with the process of early procurement. Carly Cordell seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Ms. Cordell, aye; Rep. Dobrinski, aye; Rep. McBride, aye; Sen. Young, aye.

8. **Discussion and possible action concerning awarding contracts for early procurement packages and/or any alterations, amendments, or revisions thereto proposed at the meeting if trending with construction budget allocation:**

Carly Cordell moved to approve. Rep. Mike Dobrinski seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Ms. Cordell, aye; Rep. Dobrinski, aye; Rep. McBride, aye; Sen. Young, aye.

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

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 10:35 a.m.