

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

MAY 15, 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
Sen. Bill Coleman, Senate District 10
Rep. Mike Dobrinski, House District 59
Rep. Mark McBride, House District 53
Rep. Cyndi Munson, House District 85

MEMBERS ABSENT: Sen. George Young, Senate District 48
Sen. Darcy Jech, Senate District 26
Jason Nowell, Ashton Gray, LLC

GUESTS: Beverly Hicks, OMES	Matthew Radcliffe, MA
Paul Haley, OMES	Sara Hanna, GARDNER STUDIO
Nathan Wald, OMES	Jeff Kline, OCC
Calen Kinnaman, OAC	Karl Griffith, OCC
Steven Birkes, OMES	
Matt Thomas, QUAD	
Matt McConnell, QUAD	
Duane Mass, 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 10:03 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 delay, which was caused by an unforeseen incident.

4. Discussion and possible action on special meeting minutes of Mar. 13, 2024:

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

Mr. Wreath, yes; Mr. Coleman, yes; Ms. Cordell, yes; Rep. Dobrinski, yes; Rep. McBride, yes; Rep. Munson, yes.

5. Presentation of the following:

Overview AE-1 report. [Matthew Radcliff with Mass Architects]

Project Schedule & Budget Review [Matt Thomas, President and Lead Estimator with QUAD Const.]

Design Update: Permit Submission and Proposed Betterments [Sara Hanna, Lead Architect with Gardner Architects]

Site Update: Demolition & Abatement, Early Bid package updates [Matt McConnell, Sr. Project Manager with QUAD Const.]

Overview AE-1 report:

Mr. Radcliffe reported that the project is currently in the construction document phase, with major design decisions accepted by the State and using agencies. The Design-Build Team is working on detailed component design, including coordination of security, access control, A/V systems, and specific plumbing and light fixtures. The next steps include submitting plans to the Oklahoma State Fire Marshall (OSFM) for permit review, continuing detailed design efforts, and aiming to finalize construction documents for full bidding by August.

Mr. Radcliffe informed the members that the project was progressing well. It maintained a good balance of completed demolition and preparatory activities in the field while also managing real-time design decisions and construction documentation. The design development documents have been positively received, effectively conveying the Construction and Properties, the Using Agency, and AE-1 intent, with no additional comments from the Oversight Committee.

Mr. Radcliffe also informed the members that the design-build team is incorporating feedback from earlier phases into the final design and construction documents. Regular meetings are being held with key ISD personnel to plan scopes of work for security and access control, as well as additional meetings for audio/visual needs with using agencies.

Mr. Radcliffe reported that the project is within budget as he and his team prioritize the proposed elements and alternates. He provided an updated spreadsheet in his report to reflect adjustments to line items and dollars spent to date.

Project Schedule & Budget Review:

Mr. Thomas gave an overview of the schedule, intending to complete the project in July 2026.

Mr. Thomas provided a design update and informed members that the project scope was tracking on budget. He provided the members with a budget breakdown report reflecting a continuation of the last Oversight meeting. He told members that betterments had been

proposed regarding additional site work for two needs, both the Americans with Disabilities Act (ADA) and non-ADA-compliant items. The ADA site work will be folded into the core budget, and non-ADA site work and landscape will be bid as an alternate. If the budget allows after bidding, the scope will include non-ADA work. The pricing for ADA site work is \$506,300.00, and for landscape and site work is \$495,900.00, as outlined in the handout provided to members by QUAD Construction.

Design Update: Permit Submission and Proposed Betterments:

Ms. Hanna reported that the permit set was submitted to the Office of Facilities Management (OFM) for review and comments. She provided the members with a breakdown of proposed betterments in Areas A, which require modifications for accessibility or fire department access; B, proposed areas for beautification; existing large trees to remain; and C, proposed areas for loading dock improvements and parking lot access, as outlined in the handout provided to members by QUAD Construction.

Chairman Wreath brought attention to the parking lot, noting past concerns about state equipment parked there long term. He inquired whether there could be solutions aligned with the property's aesthetics for secured parking, similar to what other agencies have. Ms. Hanna acknowledged his past concerns and mentioned that she is working to accommodate some source space within the building at the basement level; however, their team has not yet progressed beyond the current site scope being reviewed.

Mr. Wreath reiterated his request for secured parking, emphasizing that significant funds are being spent to enhance the building's appearance, while the trailers parked there are unsightly. He suggested that discussions continue with OMES partners, whether on this site or a secure nearby location, to ensure the best interest protection of said state assets. The QUAD team acknowledged his request and agreed to consider it.

Site Update: Demolition & Abatement, Early Bid package updates:

Mr. McConnell provided a brief overview and an update on the status of the demolition work, which is 95% completed, and the abatement work has been completed throughout the building. He reported on the status of the early bid packages for electrical equipment and window replacement, as outlined in the handout provided to members by QUAD Construction.

Rep. McBride was called to a budget meeting and exited the meeting at 10:14 a.m.

No action was taken. Presentation only.

6. 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.

7. Adjournment:

There being no further business, Chairman Wreath moved to adjourn. Seeing no opposition, the meeting adjourned at 10:25 a.m.