

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

SEPT. 18, 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. Darcy Jech, Senate District 26
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
Sen. George Young, Senate District 48
Jason Nowell, Ashton Gray, LLC

GUESTS: Beverly Hicks, OMES	Matthew Radcliffe, MA
Paul Haley, OMES	Sara Hanna, GARDNER STUDIO
Nathan Wald, OMES	Jeremy Gardner, GARDNER STUDIO
Calen Kinnaman, OAC	Ethan Schuler, OMES IS
David Donahoe, OMES	Carie Carman, OMES
Matt Thomas, QUAD	Brandon Ramirez, OMES
Matt McConnell, QUAD	David John, OMES
Duane Mass, MA	Mary Jackson, OMES Legal

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 10:09 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. Discussion and possible action on special meeting minutes of May 13, 2024:

Rep. Mike Dobrinski moved to approve the meeting minutes of May. Rep. Cyndi Munson seconded the motion. The motion passed, and the following votes were recorded:

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

5. Presentation of the following:

Overview AE-1 report. [Matthew Radcliff with Mass Architects]
Project Schedule & Construction Updates: Bidding Timeline, OFM Submissions & 100% Drawings Review [Matt McConnell, Sr. Project Manager with QUAD Const.]
Design Update [Sara Hanna, Lead Architect with Gardner Architects]
Updated DB Budget: Cost Improvement & Potential Betterments [Matt Thomas, President and Lead Estimator with QUAD Const.]

Overview AE-1 report:

Mr. Radcliffe reported that the project has completed the construction document phase. Upon approval from the Oversight Committee, the Design-Build Team will complete the remaining bidding activities to arrive at the full Guaranteed Maximum Price (GMP).

Mr. Radcliffe informed members that the current budget tracking incorporating early procurement pricing indicates that the project is within budget and will allow for the realization of some of the proposed improvement (betterment) components.

Mr. Radcliffe provided a progress summary and informed members that the final review set of construction documents prepared by the Design-Build Team was found to be a very descriptive and complete set of drawings. Each discipline's respective scope of work is well-defined and should yield positive results through the construction phase, which will help throughout the bidding and construction process.

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. There have been no unforeseen or out-of-line expenditures.

Project Schedule & Construction Updates: Bidding Timeline, OFM Submissions & 100% Drawings Review:

Mr. McConnell, the project manager, provided the members with a brief update on the overall project schedule. The schedule highlighted significant milestones of the project, all tracking on schedule. He focused on the third column of the summary schedule related to 'Interiors,' where the team is preparing for bidding exercises in September. After the bids are received, they will move into construction. He also updated the members on the detailed construction schedule of set objectives outlined in the document, which will become more populated and receive greater levels of detail as they bring bidders on board and look at the specific detailed timelines for various scopes.

Mr. McConnell informed members about the two potential factors that might result in a minor shift: the final permits from the Oklahoma Fire Marshall, which are in the final stages of review. He is hopeful that, in the short term, they will receive the permits, allowing them to move forward. And then the bidding results now that they have the final plans. QUAD will ensure that all results are received, everything is within budget, and all elements are properly scoped and bid out. These are the only factors that could delay the start of construction, but they should be able to move forward as detailed. The goal is to have some of these spaces available before our ultimate project completion time.

Mr. McConnell provided members with a construction update and informed them of what had been completed since the committee's last meeting in May:

The construction documents, which include civil utility systems (architectural, structural, mechanical, electrical, plumbing, HVAC, and fire suppression systems), have been completed and brought to a final design level. AE-1 Mass Architects and the Office of Management and Enterprise Services (OMES) reviewed and approved the documents to ensure compliance with the building program requirements, confirming that the project team is meeting the necessary needs and expectations.

There has been an 'Amendment 4' in process that represents an early bid package that they were able to bid on and procure for the major building systems, such as the civil utility systems mentioned prior. All those items have already been bid on, and they have already received approvals, contracted with those contractors, and are in the early stages of procurements with them.

Mr. McConnell updated members on the status of a couple of early bid package items:

The historic window replacements are in the final stages of fabrication. They expect that those will shift within the next six weeks. Upon receipt, QUAD will proceed with the swap out of removing the old and installing the new as an early procurement.

The electrical gear was released early, and QUAD received the vast majority of the panel gear. They have it securely stored, with only a handful of major components still in fabrication. However, they expect to receive these without causing any delays to subsequent tasks related to electrical gear and infrastructure inside the building.

Mr. McConnell informed members that QUAD is currently preparing for its main set of bids, which includes over fifty new bid packages for the project. They hope to submit these bids in the short term, ideally this month, to receive bids at the end of October.

Mr. McConnell informed members of some upcoming site tours.

Design Update:

Ms. Hanna updated members on the 3-D renderings for all spaces on each floor and provided some updates on the exterior of the building.

Updated DB Budget: Cost Improvement & Potential Betterments:

Matt Thomas provided a brief overview and an update on the status of the budget cost improvement and potential betterments.

No action was taken. Presentation only.

6. **Discussion and possible action to approve, reject, or modify the design reflected in the construction documents as presented by the Design-Build Team and accepted by AE-1 for the purpose of bidding and construction:**

Rep. Mark McBride moved to approve the design reflected in the construction documents as presented without the additional upgrades and optional items (betterments). Rep. Cyndi Munson seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, no; Ms. Cordell, yes; Rep. Dobrinski, yes; Sen. Jech, no; Rep. McBride, yes; Rep. Munson, yes.

7. **Discussion and possible action to approve the Design-Build Team to proceed with trade contracts contingent upon the Guaranteed Maximum Price (GMP) falling within 5% or less of the presented design budget:**

Rep. Mark McBride moved to as presented. Carly Cordell seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, yes; Ms. Cordell, yes; Rep. Dobrinski, yes; Sen. Jech, no; Rep. McBride, yes; Rep. Munson, yes.

8. **Discussion and possible action to approve the schedule of meetings for 2025 at 10 a.m.:**

Mar. 12
May 21

Sept. 17
Dec. 3

Sen. Darcy Jech moved to approve the 2025 meeting schedule. Rep. Cyndi Munson seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, yes; Ms. Cordell, yes; Rep. Dobrinski, yes; Sen. Jech, yes; Rep. McBride, yes; Rep. Munson, 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 10:58 a.m.