

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

SEPT. 17, 2025, 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
Leader Cyndi Munson, House District 85
Sen. Darcy Jech, Senate District 26
Rep. Ryan Eaves, House District 22
Sen. Nikki Nice, Senate District 48

MEMBERS ABSENT: Sen. Bill Coleman, Senate District 10
Rep. Mike Dobrinski, House District 5
Carly Cordell, Rural Water Association
Jason Nowell, Ashton Gray, LLC

GUESTS: Beverly Hicks, OMES	Matthew Radcliffe, MA
Mary Jackson, OMES	Matt Thomas, QUAD
Paul Haley, OMES	Matt McConnell, QUAD
Brandon Ramierez, OMES	Jeremy Gardner, Gardner Studio
Carie Carman, OMES	Sara Hanna, Garnder Studio
Steven Birkes, OMES	Jeff Kline, OCC

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 10:17 A.M. A roll call was taken, and a quorum was established.

3. **Welcome/Introductions:**

Chairman Wreath welcomed members and guests to the meeting.

Chairman Wreath informed Commission members that the agenda would be taken out of order to accommodate timing and quorum considerations. He stated that Item 4, the July 8, 2025 Special Meeting Minutes, would be addressed after all reports under Item 5 had been presented.

4. Discussion and possible action on special meeting minutes of Jul. 8, 2025:

Sen. Darcy Jech moved to approve the special meeting minutes of July 8. Leader Cyndi Munson seconded the motion. The following votes were recorded, and the motion passed:

Rep. Eaves, yes; Sen. Jech, yes; Rep. Munson, yes; Sen. Nice, yes; Mr. Wreath, yes.

5. Presentation and Recap of Project Updates: [Chair: Matthew Radcliffe, Mass Architects AE-1, Matt Thomas, President & Lead Estimator, QUAD Construction; Matt McConnell, Senior Project Manager, QUAD Construction]

AE-1 Update – Program Budget Review. [Matthew Radcliffe, Mass Architects]

Mr. Radcliffe reported that the project remains on budget and on schedule. He stated that anticipated construction contingency usage has been reduced to under \$1 million due to favorable bid results and Committee direction.

He reported that Amendment No. 7 is being prepared to incorporate federal bid packages into the design-build contract. Upon execution, contingency funds will be allocated accordingly. He noted approximately \$3.1 million remains in owner-side construction contingency, along with approximately \$600,000 in State contingency.

Mr. Radcliffe reported that FF&E reallocations totaling approximately \$1.5 million increased the furniture allocation to approximately \$3 million and increased the audiovisual allowance to approximately \$900,000.

He stated that AV proposals are under review with using agencies and are anticipated to be at or below approximately \$842,000.

He reported that the furniture and cubicle package is currently estimated at approximately \$2.8 million and remains under internal OMES review in coordination with OCI and the design team. The project team continues to trend toward approximately \$3 million, subject to final agency coordination.

He noted that FF&E contingencies remain sufficient, with only minor adjustments anticipated related to additional agency participation, including the Water Resources Board and potential inclusion of TSET.

Mr. Radcliffe stated that next steps include finalizing furniture selections and executing associated scopes of work to allow vendors to proceed under their original contract scope and process. The presentation then transitioned to QUAD Construction.

□ **DB Budget & Betterment Updates. [Matt Thomas, QUAD]**

This item was addressed as part of the QUAD Construction Updates.

□ **Construction Updates: [Matt McConnell, QUAD]**

Mr. McConnell reported that the project has achieved original program requirements below the design-build budget. QUAD directed the development of four project betterments, which were publicly bid and awarded below budget.

He stated that QUAD maintains a Future Tenant Improvement allowance for unleased portions of the building.

He reported that the Water Resources Board has reached 50% Design Development, currently under review by OMES and AE-1. 100% design is anticipated by year-end.

He further stated that TSET is exploring lease opportunities for remaining basement space.

Mr. McConnell reported that approximately 30% of construction contingency has been utilized, leaving more than \$1.5 million remaining.

Senator Jech asked how future lease agreements for agencies such as the Water Resources Board and TSET would compare to current lease costs and prior budgeted amounts, and whether OMES would determine lease rates.

Mr. McConnell responded that the matter would be determined by OMES.

Brandon Ramirez, OMES, stated that OMES is coordinating with both legacy and non-legacy agencies regarding occupancy needs and that lease rates would align with the State's building rate structure.

Senator Jech referenced the "first square footage program" and asked whether costs would be comparable under the current bid package.

Mr. Ramirez responded that precise annual comparisons could not be provided due to variable agency space needs and pending final allocations.

Senator Jech expressed concern regarding budget predictability and requested continued Committee updates.

Mr. McConnell reported continued progress, noting mechanical system installation and ongoing testing. He stated that full permanent power from OG&E has been achieved, with full building distribution expected within weeks.

He reported substantial completion of gypsum board installation, with remaining areas progressing toward finishing phases.

He noted roof terrace structural upgrades are underway and on schedule.

He stated that the project remains on schedule, with partial occupancy anticipated in spring, contingent upon FF&E completion.

Chairman Wreath raised the issue of a potential snack bar or cold-service option, noting prior discussions and tenant feedback.

Mr. McConnell deferred to OMES.

Mr. Ramirez stated that OMES is not aware of an established infrastructure for the request but may explore options if directed by the Committee. He indicated he could review prior lease history associated with the space.

He stated that in state facilities, the Department of Rehabilitation Services is typically given first opportunity to provide vending or snack bar services. If DRS does not proceed, the opportunity would move forward through a standard Request for Proposals (RFP) and competitive procurement process.

Chairman Wreath requested an update at the next meeting and noted that a full restaurant is not being considered, but a limited cold-service option would be preferred over vending-only services.

Following completion of the reports, Chairman Wreath returned the Committee to Item 4, the July 8, 2025 Special Meeting Minutes, for a vote.

Following approval of Item 4, Chairman Wreath referenced a potential update on the art at the next meeting, which was confirmed.

Informational only. No action was taken.

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

Chairman Wreath opened the floor for public comment. No public comment was received.

No action was taken.

7. **Adjournment:**

There being no further business, Chairman Wreath moved to adjourn. Seeing no opposition, the meeting was adjourned at 10:33 A.M.