



**State Capitol Repair Expenditure Oversight Committee  
Special Meeting  
Aug. 9, 2018  
1:30 p.m., Room 419C  
Oklahoma State Capitol Building**

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

**MEMBERS PRESENT:** Rep. Donnie Condit  
Steve Mason, Governor  
Rep. Mark McBride  
Rep. Earl Sears  
Sen. Roger Thompson

**MEMBERS ABSENT:** Sen. Larry Boggs  
Sen. J.J. Dossett  
Phillip Kennedy, Governor  
David Thompson, Governor

**GUESTS:** Denise Northrup, OMES Director  
Trait Thompson, OMES State Capitol Project Manager  
Dan Ross, OMES  
Mike Jones, OMES  
Douglas Kellogg, OMES  
Kathy Pendarvis, OMES  
Shelly Zumwalt, OMES  
Beverly Hicks, OMES  
Ben Davis, OMES  
Ashley Scott, HOR  
Emily Giles, HOR  
Lt. Brian Orr, OHP  
Lt. Larry Saxon, OHP  
Kalen Taylor, Senate staff  
Duane Mass, Mass Architects  
Matthew Ratcliffe, Mass Architects  
Fred Schmidt, Frankford Short Bruza Arch.  
Roger Klein, FSB  
Blythe Yarborough, FSB  
Steve Kelley, FSB, Historic Preservationist, design team  
Xavier Neira, Manhattan Construction Co.  
Andrea Gossard, MCC  
Bryan Hensley, MCC  
Russell Baker, MCC

Lynnsee Boyse, JE Dunn  
Lindsey Ross, JE Dunn  
Jordan Ford, JE Dunn  
Bobby Snyder, JE Dunn  
Mark Maska, JE Dunn  
Peter Breninger, ADG  
JC Witcher, ADG  
Julia Manglitz, Treanor HL, Preservationist  
Terry VanderWell, Evergreene Architectural Arts  
Shawn Ashley, ECapitol  
Amber Sharples, OK Arts Council  
Alan Atkinson, OK Arts Council

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

Chairman Steve Mason called the meeting to order at 1:37 p.m. Mr. Mason was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act. It was determined when the meeting started there was not a quorum.

**2. Approval of December 5, 2017 meeting minutes [Steve Mason]**

Representative Sears moved to approve the meeting minutes of December 2017. Senator Thompson seconded the motion, the motion passed and the following votes were recorded:

Rep. Condit, aye; Mr. Mason, aye; Rep. McBride, aye; Rep. Sears, aye; Sen. Thompson, aye.

**3. Approval of March 8, 2018 meeting minutes [Steve Mason]**

Representative Condit moved to approve the meeting minutes of March. Senator Thompson seconded the motion, the motion passed and the following votes were recorded:

Rep. Condit, aye; Mr. Mason, aye; Rep. McBride, aye; Rep. Sears, aye; Sen. Thompson, aye.

**4. Report on Interior Restoration of the Capitol [Andrea Gossard]**

Ms. Gossard gave an up-to-date report on construction progress of areas where work was done and is currently taking place in the Capitol.

The fourth and fifth floor Senate offices of the east wing are near completion. A major project that is underway are the egress stairs in the east wing, where a new stair tower is to be put in place on each side for egress in the event there is an emergency.

The east wing of the first floor is nearing its completion and work in all other areas is actively taken place on the first floor.

The ground floor is another area of where a vast majority of work taken place. The next major turnover is to complete the food service and dining areas in the north wing and to have it ready to open in the upcoming session. Work has begun in the new visitor area, the restrooms and security areas on the eastside. Demolition has started in the south wing and the west wing is finished in its entirety, as all occupants are back in their spaces. The old asbestos containing piping and insulation is gone in the ground floor where a vast majority of the abatement was left to do in the basement and all new plumbing is installed throughout the ground level and removal of the existing slab.

Report only. No action taken.

**5. Report on the color palette and design for selected areas of the Capitol [Fred Schmidt, Jeff Greene, Steve Kelley]**

A presentation was given on the interior rehabilitation project and multicolor paint scheme from the ground floor, to the rotunda and up to the top floor based upon the comprehensive archival physical analyses of the original era paint colors, including those that were introduced during the 2002 dome construction. A history was provided of the two referenced eras; 1917, the completion of the original construction and in 2002, the year the dome was completed. Evergreene Architectural Arts was commissioned to help do the physical research to discover what the original colors were in 1917, to harmonize and synthesis those colors to where colors represent close to the original. Mr. Greene presented on how the colors came about and were chosen based on analysis done. The historical lighting is coming back in to place.

Report only. No action taken.

**6. Report on the Exterior Restoration of the Capitol [Mark Maska]**

Mr. Maska, superintendent of JE Dunn Construction gave a presentation on safety, site phasing plan, schedule, tele progress update and tunnel interiors.

Report only. No action taken.

**7. Report on the condition of the Capitol roof [Julia Manglitz or Vance Kelley]**

Ms. Manglitz, preservation architect of Treanor HL, with the exterior team gave a report on the copper roofing condition assessment completed since the last meeting that took place in March.

The Impetus for starting the roof investigation was when the contractor installing the roof was replacing the east gutter wing and noted there was a leak that was coming in underneath membrane roofing that they were installing. The contractor believed it originated in the steam slope copper, which made it a situation where they could not warranty the installation, which is required by the exterior contract. The contractor did their own initial survey of the areas up slope from where the leak was identified, and found five locations where water could be getting in underneath the copper. Ms. Manglitz gave a detailed presentation of the investigation and

giving the amount of damp material that was found indicated that the reroofing that was done ten years ago did not adequately address the leak issues. Ms. Manglitz gave a summary of her top four findings where a number of deficiencies were noted and that lead to their recommendations.

A question was asked if there was legal liability against **that team** and the Office of Management and Enterprise Services (OMES) researched and determined there is no legal liability to the entities who were involved at that time due to warranties and due to statute of limitations. OMES has reached out to those entities and have asked for a response.

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

Mr. Thompson presented the August 6, 2018 financial report for the capitol restoration project.

JE Dunn - Exterior	\$33,842,363
Manhattan - Interior	\$57,155,154
Mass Architects - Consultant	\$1,868,416

Additional	\$2,443,546
CAP Fee	\$319,580
Relocation expenses	\$206,924
Cabling/Audio	\$523,483
Abatement & Testing	\$1,358,986
Surveying/Misc.	\$34,573

Total Expenditure	\$95,309,479
-------------------	--------------

Interest Earned	\$3,273,814
Rebates and Credits	\$10,899
2014 Series Bond Premium	\$12,554,466

Representative Condit moved to approve the financial report. Representative Sears seconded the motion, the motion passed and the following votes were recorded:

Rep. Condit, aye; Mr. Mason, aye; Rep. McBride, aye; Rep. Sears, aye; Sen. Thompson, aye.

**9. Project manager's report [Trait Thompson]**

Mr. Thompson gave a report of work done and on the milestones accomplished thus far.

Report only. No action taken.

**10. Discussion and vote to move into Executive Session for purposes of discussing assessments of the vulnerability of the Capitol and plans for deterrence of the same, as allowed by Title 25 O.S. § 307 (B)(9)(b) and (c). [Steve Mason]**

**Vote to move into executive session: 3:31 p.m.**

Mr. Mason moved to enter into executive session for purposes of discussing assessments of the vulnerability of the Capitol and plans for the deterrence of the same. Representative Thompson seconded the motion. The following votes were recorded and the motion passed:

Rep. Condit, aye; Mr. Mason, aye; Rep. McBride, aye; Rep. Sears, aye; Sen. Thompson, aye.

**Vote to exit executive session and return to regular session: 3:56 p.m.**

Mr. Mason motioned to exit Executive Session. Representative Sears seconded the motion, the motion passed and the following votes were recorded:

Rep. Condit, aye; Mr. Mason, aye; Rep. McBride, aye; Rep. Sears, aye; Sen. Thompson, aye.

**11. Roll Call to convene in open meeting. [Steve Mason]**

The meeting convened at 3:57 p.m.

Chairman Mason asked for a roll call and the following votes recorded:

Rep. Condit, aye; Mr. Mason, aye; Rep. McBride, aye; Rep. Sears, aye; Sen. Thompson, aye.

**12. Adjourn**

The meeting was adjourned by unanimous consent at 3:57 p.m.

Access to all reports are located on the <http://capitolrestore.ok.gov> website.