



Initial Report April 2015

Oklahoma Capitol Restoration Project



Interior Rehabilitation Monthly Progress Report





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1. Design-Builder Progress Summary

WORK IN PROGRESS & NOTABLES

- **Notice of Award**: Manhattan Construction Company (MCC), along with our design partners at Frankfurt-Short-Bruza (FSB), received notification of award for The Oklahoma Capitol Restoration – Interior Rehabilitation on February 23, 2015.

Photo below: Xavier Neira, Director of Business Development for Manhattan Construction Company, in the Blue Room of The Capitol at the press conference to announce the award for the Interior Rehabilitation Project.



- **Interior Rehabilitation Project Kick-off Meeting**: OMES hosted the initial Post Award Project Kick-off Conference on April 6, 2015. This meeting was held to establish and review procedures, processes, concerns, as well as discuss the initial design-build schedule expectations.

Photo below: Initial Post Award Project Kick-off Conference on April 6, 2015.



- **Notice to Proceed**: Manhattan Construction Company received the official notice to proceed (NTP) for Design Phase 1 of The Oklahoma Capitol Restoration – Interior Rehabilitation this month on April 8, 2015.
- **Conceptual Sequencing Plan** – Manhattan Construction Company presented conceptual approaches to sequencing future construction activities for the interior restoration efforts. The State Capitol Restoration Expenditure Oversight Committee (SCREOC) approved the conceptual approach to sequencing the schedule and maintaining an occupied facility (Option 3) on April 9, 2015. This approach will be further defined following programming and space allocation efforts through Schematic Design. The schedule will include utilizing “swing space” for temporary relocations during the interior restoration to maintain an occupied facility during construction.

Photo below: Following the SCREOC Meeting on April 9, 2015, Manhattan Construction Company presented hardhats as a ceremonial project milestone.



- **Programming** – The project team, in unison with OMES, has identified twenty-one tenants and using agencies operating within The Capitol. MCC/FSB, along with OMES (T.Thompson & M. Milburn) have completed initial programming meetings with ten using agencies thus far covering needs assessments, space allocation and planning requirements. Additional programming meetings with remaining tenants/agencies are ongoing. MCC/FSB have preliminarily noted common and consistent comments have thus far included specific needs to address parking, cleanliness/janitorial services, and food service capabilities within The Capitol Complex. Additionally, an overall appreciation for the grandeur of “the people’s building” and interest in the restoration efforts have been relayed by existing tenants and using agencies.

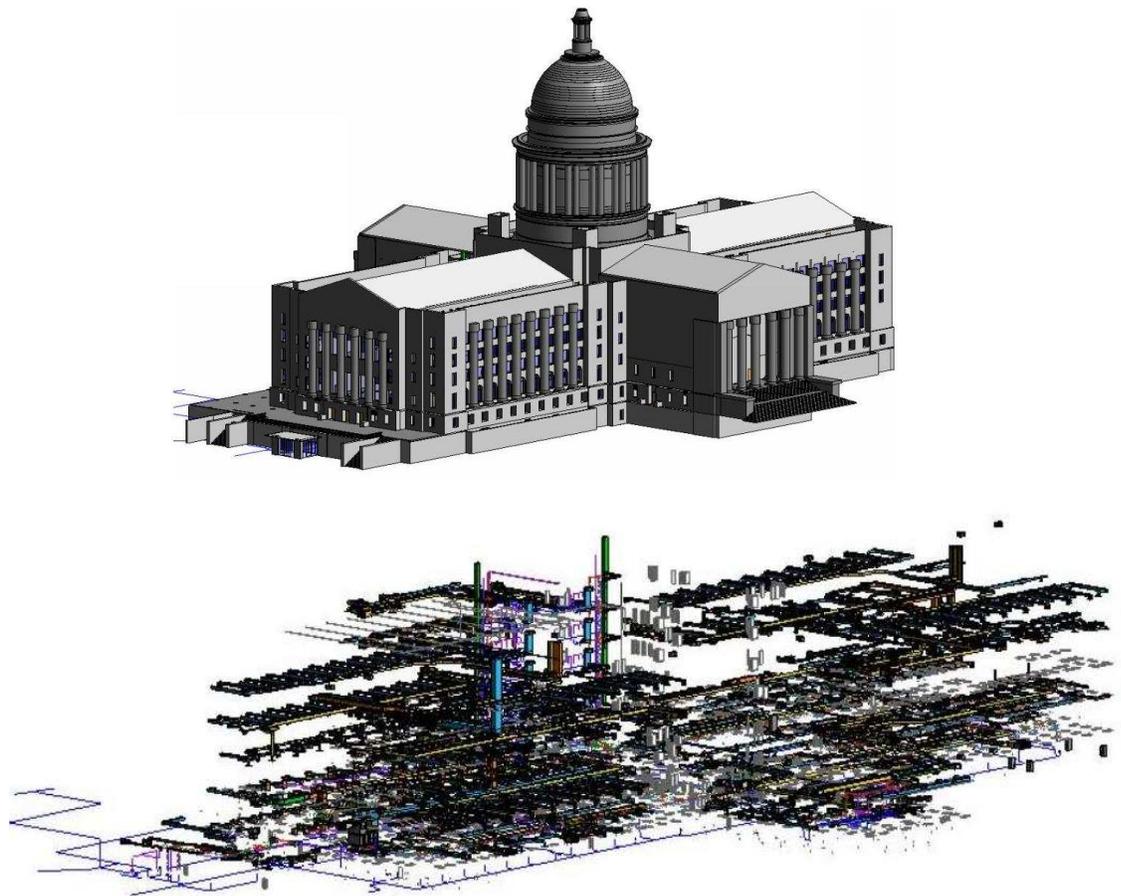
- **Code Review & Analysis** – MCC/FSB are starting code review and analysis for The Capitol. This includes focusing on life safety systems and working with local AHJ (Authority Having Jurisdiction) such as the Oklahoma State Fire Marshal’s office.
- **Room by Room Conditions Assessment** – MCC/FSB officially started the room by room conditions assessment on April 28, 2015. The anticipated conditions assessment schedule as coordinated with the project team is broken down by area/using agency, location within The Capitol Building, and anticipated duration of the conditions assessment. Our team members have been moving through The Capitol in groups of 4-8 people consisting of specific engineering, architectural, and historic preservation disciplines. This has included “scanning” the building through photographic and non-destructive investigation processes including analyzing above ceiling conditions.

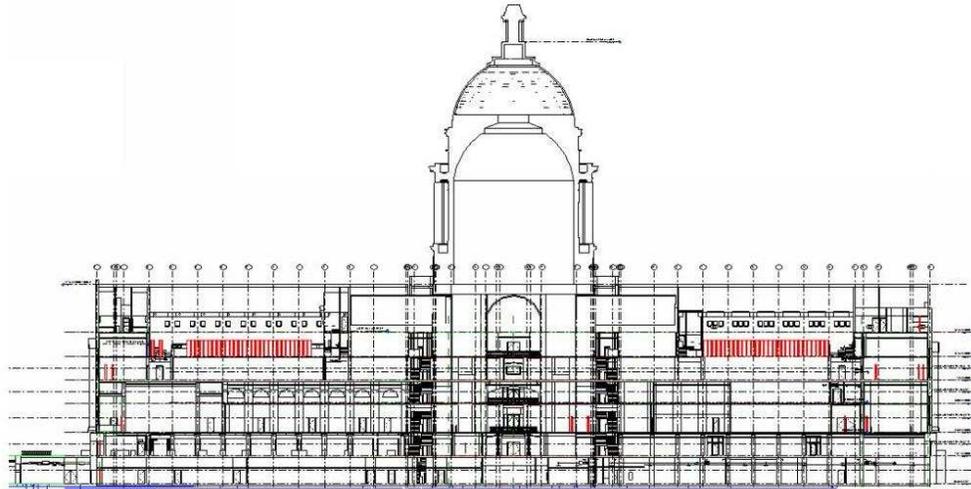
Photo below: Progress of the room by room conditions assessment.



- **BIM 3D Model** – Our team is proud to be developing the first intelligent 3D (Building Information Model – BIM) model performed on The State Capitol. Our design partners at FSB are using interactive 3D technology. Tablets are being used to log information through the conditions assessment. Preliminary BIM presentations to OMES (T.Thompson & J.Estus) have been performed. MCC/FSB are developing a future presentation of the technology being implemented for the Interior Rehabilitation regarding Field360 software and future abilities for usage of similar technology by The State of Oklahoma after project is completed.

Images below: 3D model (BIM) image in progress.





- **Debrief & Transition Meeting** – Mass Architects (AE-1) provided an information transfer and debrief meeting for our Design-Build Team (MCC/FSB) on April 16, 2015.
- **Historic Preservation Research & Investigation** – Our Historic Preservation (HP – S.Kelley & E.Rosin) consultants have been performing research and working through The Capitol in unison with our room by room conditions assessment. This effort will be used to generate a future deliverable, the Historic Preservation Zoning Map, indicating areas within The Capitol of significant historical relevance.
- **War Room within Capitol Allocated by OMES** – The State of Oklahoma, Office of Management and Enterprise Services (OMES) has allocated space within The Capitol Building tagged as the “War Room” for operations teams involved with The State Capitol Restoration. Space is currently being reconfigured and programmed to accommodate the project teams. It is anticipated this space will be available by June 1, 2015.

SAFETY & SECURITY ORIENTATION

- **Safety Orientation** – Along with the initial mobilization efforts, Manhattan has begun conducting Safety & Security Orientation meetings within The Capitol. The first orientation was held on April 27, 2015, in unison with mobilization efforts to start the “Room by Room” Conditions Assessment. MCC mandates all consultants and subcontractors/vendors attend the orientation prior to beginning work. MCC has also provided a platform for an “ID Badging” system. All MCC/FSB team members, as well as sub consultants and subcontractors will be orientated, information logged, personal ID badges issued. This clearly identifies MCC/FSB personnel in The Capitol as well as serves as a quality assurance (QA) measure to confirm individuals have been through the mandatory safety and security orientation. The log is periodically distributed to OMES for record keeping purposes.

Photo below: Following the initial Security and Safety Orientation, the Manhattan/FSB team consisting of various design disciplines, took a team photo on April 27, 2015.



Photo below: The initial Security and Safety Orientation on April 27, 2015.



- **ID Badges** - Our team, primarily consisting of Manhattan Construction Company, our design partners at Frankfurt-Short-Bruza, and select Historic Preservation Consultants, have been wearing ID Badges to clearly identify ourselves. These badges also serve as a primary indicator that our personnel have been through Manhattan's mandatory safety and security orientation process specifically implemented for the Oklahoma Capitol Restoration – Interior Rehabilitation Project.

Photo below: ID Badges have been issued by Manhattan Construction Company to clearly identify our team as well as confirm individuals have attended Manhattan's mandatory safety & security orientation. Example: Kyle Nelson, Project Director for Manhattan Construction Company.



- **Security & Crisis Management Plan** – MCC has provided a security and crisis management plan. This information is a “working document” which was developed in unison with OMES to facilitate a cohesive approach with the building operations and protocol. Printed copies are available within The Capitol for quick reference. These documents will be modified according to specific activities being conducted within The Capitol for the Interior Rehabilitation. Additionally, modifications will be made as necessary to adjust to changes within OMES’s crisis management plan for The Capitol specifically.

Image below: Manhattan Construction Company has distributed “Welcome Packets,” which include the Safety and Crisis Management Plans.



WELCOME PACKAGE

PROJECT INSTRUCTIONS AND PROCEDURES



Oklahoma Capitol Restoration – Interior Rehabilitation
DCS CAP #15151DB – MCC Project #3707

LOOKING AHEAD – Milestones & Deliverables

Schematic design development is now under way. Manhattan will issue monthly progress reports throughout the design and construction process. Typically, these reports are generated and transmitted on the last day of each month. These reports are meant to serve as a tool for The State of Oklahoma to document production and keep interested parties updated with progress.

In looking ahead, our team has flagged upcoming milestones for the schematic design process. To that extent, we have provided below a road map for major deliverables and primary components anticipated to be included.

a. **June 11, 2015: SCREOC 20% Deliverable (Next SCREOC Meeting)**

- i. Conceptual Sequencing Plan (Approved April 9)
- ii. BIM Model (MCC/FSB)
- iii. Preservation Zoning Map (S.Kelley)
- iv. Conditions Assessment (75% complete)
- v. Priority Scope Matrix (Absolutes, P1, P2, etc....)
- vi. Programming Development (50%)
- vii. **No Cost Information

b. **November 2015: 35% SD Deliverable**

- viii. Cost Models
 1. “All-in” Approach
 - a. Supporting Schedule, etc.
 2. Funding Parameters: Priority Matrix to define level to be performed within funding parameters.
 - a. Supporting Schedule, etc.
 - ix. Programming Completion
 - x. Conditions Assessment (100%)
 - xi. Risk Assessment & Management Plan
-

2.Design Progress Summary

Monthly Project Status Report**Date:** April 30, 2015**Project:** 15151DB – Capitol Interior Restoration**To:**

<i>Name</i>	<i>Company/Position</i>	<i>Phone</i>	<i>Email</i>
Kyle Nelson	Manhattan Construction Co.	405.254.1050	knelson@manhattanconstruction.com

Cc:

<i>Name</i>	<i>Company/Position</i>	<i>Phone</i>	<i>Email</i>
Fred Schmidt	FSB/Principal	405.840.2931	fschmidt@fsb-ae.com

From: Steve Scovel,
Architect / Project Manager**Re:** Monthly Project Status Report – April 2015

Kyle,

This project status report is being provided to you to in order to document our current status on the subject project as required by OMES. We are very pleased to report that we are progressing as scheduled.

The following is a summary of our contracted work broken down by project SOW and Status:

BIM MODEL

FSB has completed the building of the architectural BIM model of the capitol building in REVIT. We have begun populating the model with mechanical, electrical, plumbing and fire protection elements that have been gleaned off of previous capitol building projects of which we were able to obtain documentation. Attached are 3 images of the BIM model.

CONDITIONS ASSESSMENT

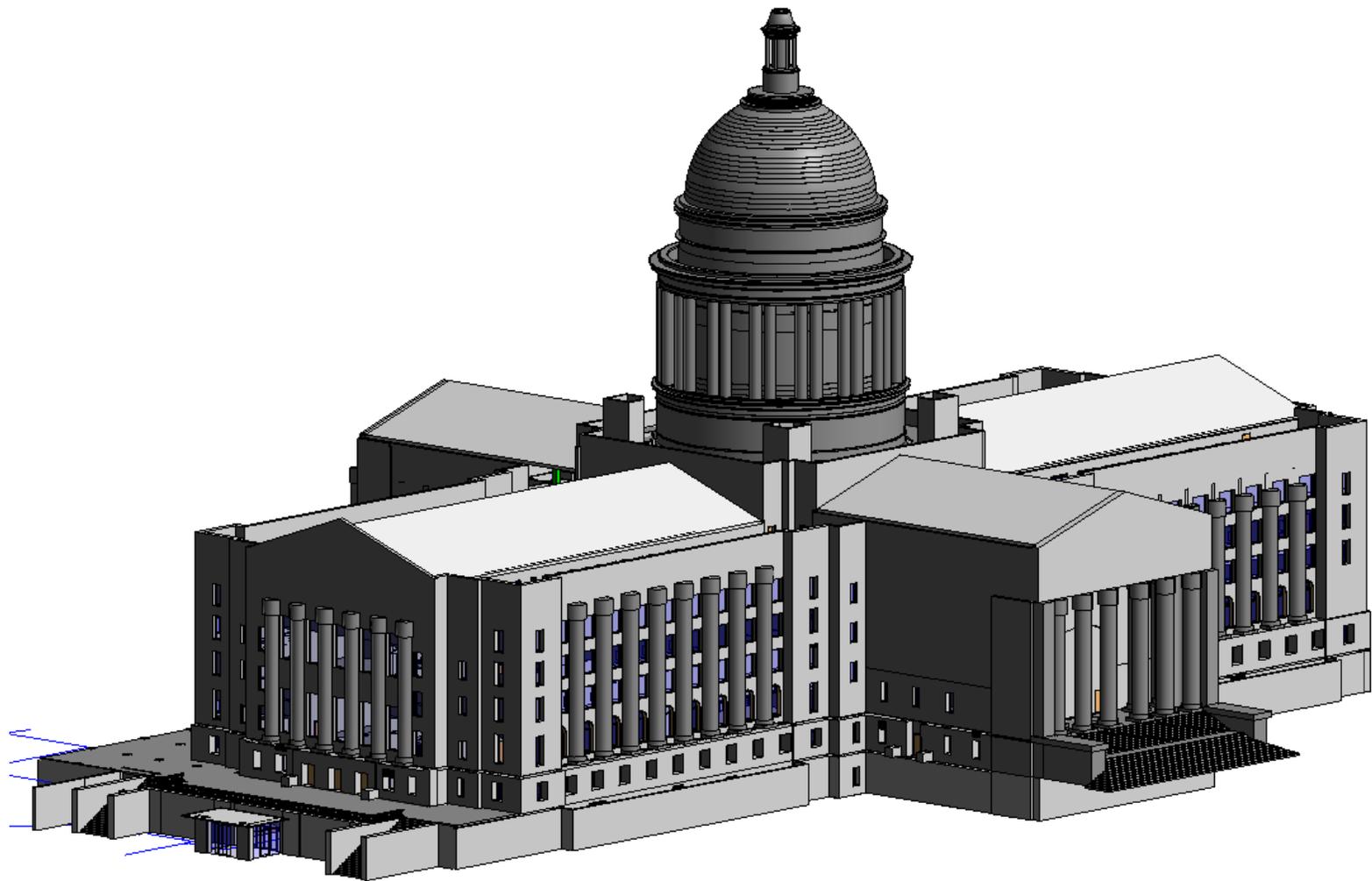
On Monday, April 27, 2015, FSB began the on-site “room-by-room” conditions assessment phase of the project. This phase consists of two teams of approximately 8 people comprised of architects, engineers and historic preservation consultants inspecting, cataloguing and recording existing conditions in each room of the capitol building. The first week will be spent in the basement of the capitol and work will progress vertically floor-by-floor through the capitol agencies. Attached is an example of an architectural summary of a room assessment.

BUILDING SYSTEMS ASSESSMENT

On Tuesday, April 28, 2015, FSB began the building systems assessment starting with the electrical systems assessment. To date, the basement, first and second floor building electrical system has been assessed, recorded and is presently being placed in the model.

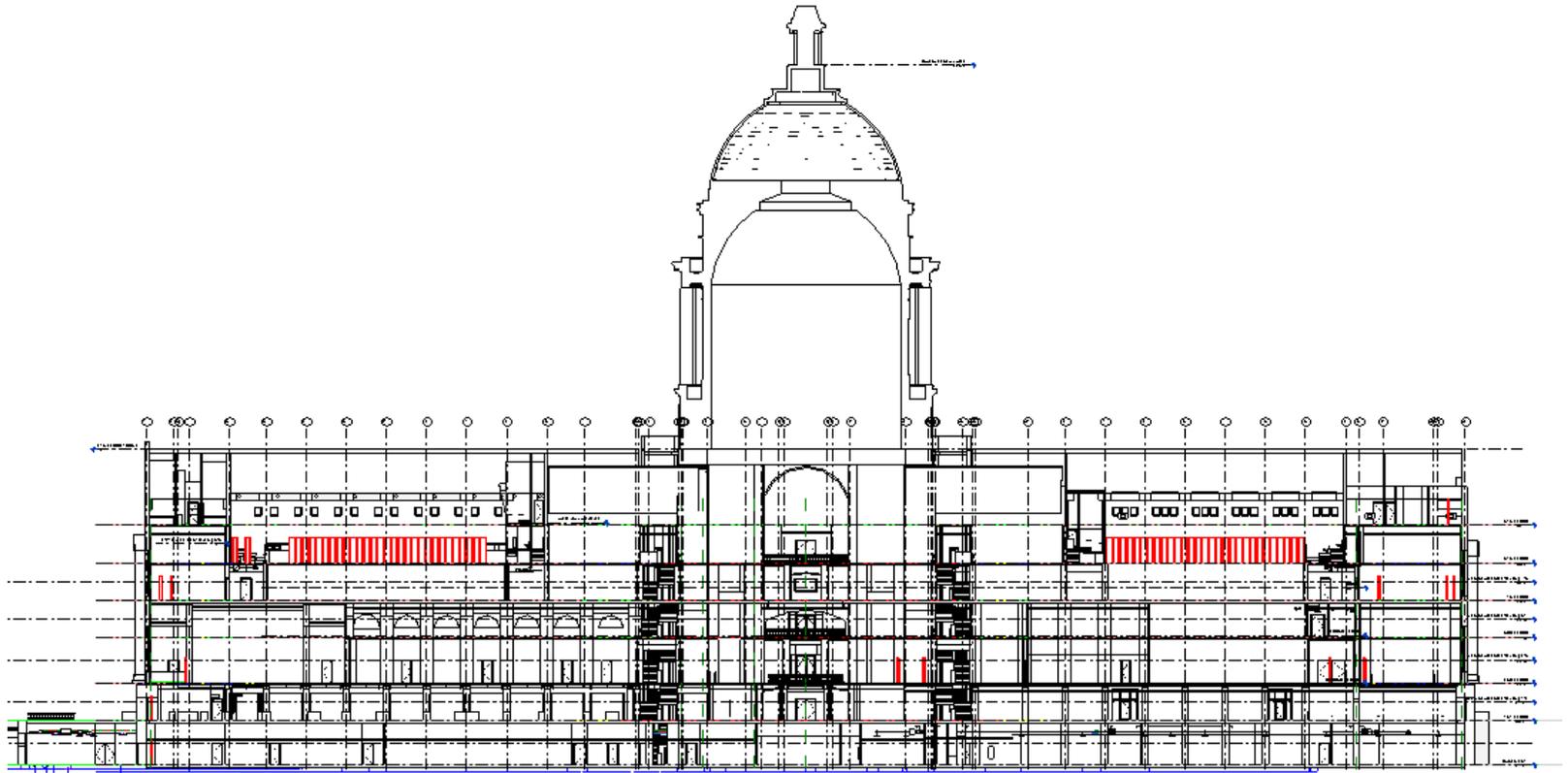
PROGRAMMING

On Tuesday, April 21, 2015, FSB/MCC began programming efforts with 10 of the 21 agencies currently within the capitol building. The agencies with whom programming has already occurred are as follows: Auditor, Building Maintenance, Dept. of Libraries, OMES, Capitol Security, Dept. of Tourism, Legislative Services Bureau, State Treasurer, Lt. Governor’s Office and Governor’s Office.



1

Perspective of BIM model looking from southwest



Longitudinal Section of BIM model through center of capitol

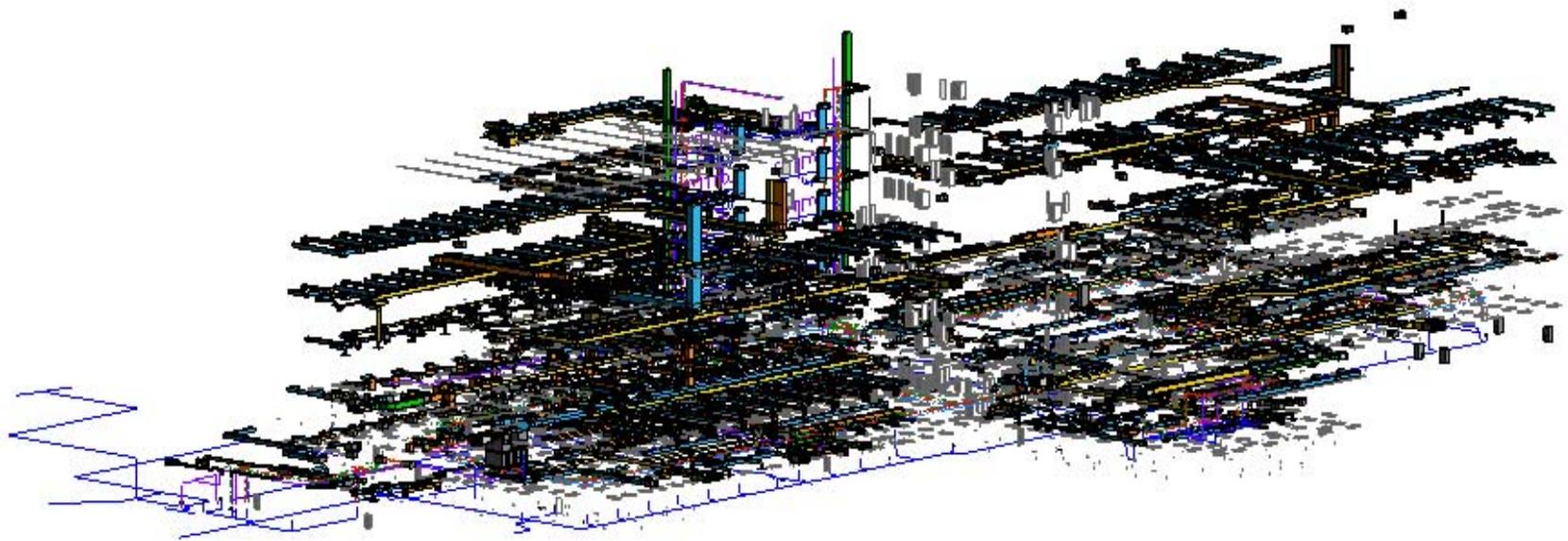


Image of BIM model capitol building MEP systems



Details

ID	000565	Company	<not set>
Name	Architectural Room Assessment 2.0	Priority	Medium
Description		Status	Open
Author	ahover@fsb-ae.com	Location	Building 1>Basement>B125
Created On	29 Apr 2015 11:42 AM		
Tags			

Checklist Items

Item #	Item Text	Response	Comments	# Issues
	Collection boxes - type			0
	Metal storage or lockers			0
	Lighting	Recessed		0
	Skylights - Size			0
	East Wall - Historic Element?			0
	Manufacturer			0
	Mounting			0
	Floor Type	Marble		0



IMG_3915e543-0aaa-4056-94b0-7533a6d1560b.jpg

Images for: Floor Type

Item #	Item Text	Response	Comments	# Issues
	Condition	3 - Acceptable		0
	Rail height			0
	Exists	No		0
	Collection boxes - comments			0
	East Wall - Comments			0
	Manufacturer			0
	Skylights - Comments			0
<i>Millwork</i>				
	Paper towel dispenser - quantity			0
	Trash receptacles			0



Item #	Item Text	Response	Comments	# Issues
	Exists	No		0
	East Wall - Murals	No		0
	West Wall - Mounted items	N/A		0
	Collection boxes - Location			0
	Length / height			0
	Subfloor?	No		0
	North Wall - Historic Element?	No		0
	Condition	3 - Acceptable		0
	Condition	3 - Acceptable		0
	Toilet partitions - type			0
	Model			0
<i>Guard Rails</i>				
	Comments			0
	Lower cabinets	N/A		0
	Location	N/A		0
	ADA compliant			0
<i>Ceilings</i>				
	Size			0
	Size			0
	Toilet partitions - thickness			0
	Historic?			0
	TP dispensors - quantity			0
	Skylights - Quantity			0
<i>Stairs</i>				
	Hardware finish	N/A		0
	Model			0
	Location			0
	Finish Carpentry	Crown molding	see photos	0
	Mirrors			0
	Hand dryers - quantity			0
	Location			0
	Material	N/A		0



Item #	Item Text	Response	Comments	# Issues
	No. of floors served			0
	Mounting			0
<i>Chair lifts</i>				
	Diameter			0
	Rail type	N/A		0
	Type	2x4 ACT		0
	East Wall - Mounted items	Other	mech	0



IMG_62ac244c-5466-4616-a349-df8d978edddf.jpg

Images for: East Wall - Mounted items

	Grab bars - quantity			0
	Skylights - Type	N/A		0
	South Wall - Mounted items	N/A		0



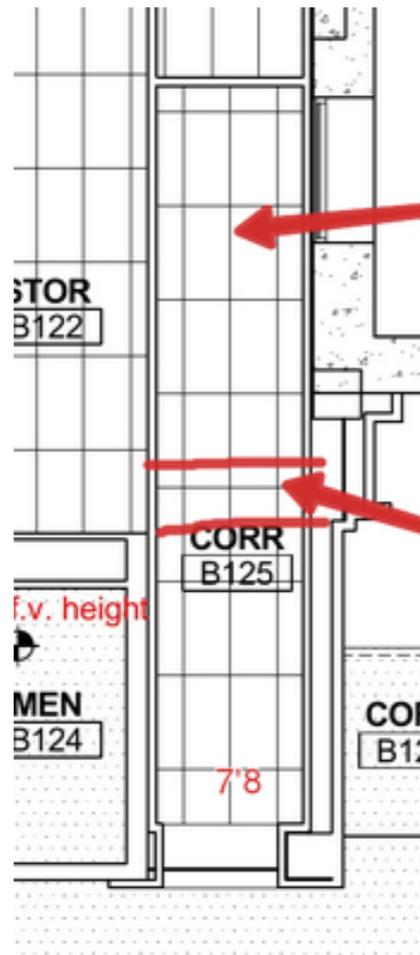
Item #	Item Text	Response	Comments	# Issues
	Baluster type	Cast iron		0
		N/A		
	South Wall - Finished Carpentry	N/A	see finish type comments	0
<i>Walls</i>				
	Exists	Yes	see B22 room data	0
	North Wall - Comments			0
	Exists	No		0
	Height	varies	see attachments	0



IMG_a0f88870-47b6-4a71-b977-1271aa2cfbdc.jpg



IMG_d1c1b749-cfb4-4d48-a88e-acbb23abf7a6.jpg



RCP 0B.pdf

Images for: Height

Item #	Item Text	Response	Comments	# Issues
<i>Dumb waiters</i>				
	Baluster type	Cast iron		0
		N/A		
	State agency	Public		0
	Condition	3 - Acceptable		0
<i>Toilet & Bath Accessories</i>				
	Base Condition	3 - Acceptable		0
	Comments			0
	Comments			0



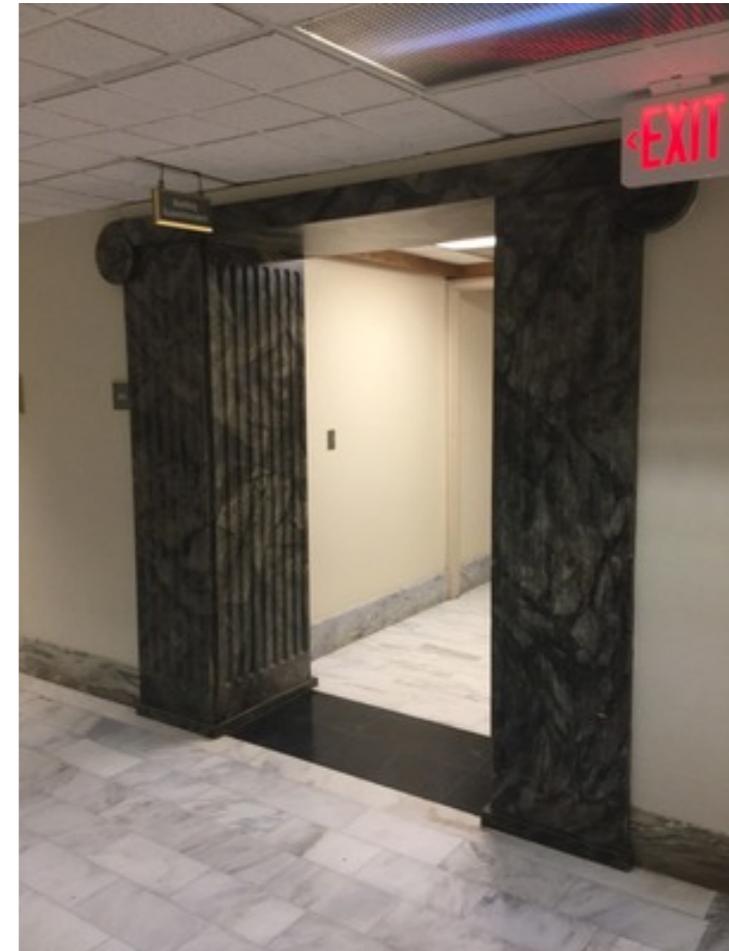
Item #	Item Text	Response	Comments	# Issues
	Condition	3 - Acceptable		0
	Comments			0
	Collection boxes - condition	3 - Acceptable		0
	Tread historic?			0
	South Wall - Comments			0
	Murals	No		0
	South Wall - construction / substrate	Stud Framing		0
		Unknown		
	Skylights - Condition	3 - Acceptable		0
<i>Mail specialties</i>				
	Floor Condition	3 - Acceptable		0
	Sanitary napkins - quantity			0
	Mirrors - size			0
<i>Corner Guards</i>				
	Soap dispensors			0
	Comments			0
	Historic?			0
	Condition	3 - Acceptable		0
	Trash receptacles - quantity			0
	Condition	3 - Acceptable		0
	Rail type	N/A		0
	Comments			0
	Countertop	N/A		0
	Condition	3 - Acceptable		0
	Toilet partitions - height			0
	North Wall - Mounted items			0
	Exposed Surfaces Finish Type	N/A		0
	Grab bars			0
	Comments			0
	Upper cabinets	N/A		0
	Skylights - Historic?			0
	Base Size	8"		0



Item #	Item Text	Response	Comments	# Issues
	Exists	No		0
	Space occupied?	Yes		0
	No. of floors served			0
	West Wall - construction / substrate	Stud Framing		0
	Toilet partitions - color / finish			0
	East Wall - Finish Type	GWB		0
	Capacity			0
	South Wall - Finish Type	Other	feaux marble surrounds- made of wood panel	0



IMG_c2107e50-8538-4b87-b696-bd32f9bf4902.jpg



IMG_f4bae96d-52c8-4407-855e-d18537dc0ce9.jpg

Images for: South Wall - Finish Type

	Trash receptacles - type			0
	West Wall - Murals	No		0



Item #	Item Text	Response	Comments	# Issues
	West Wall - Comments			0
	Exists	No		0
	Interior Surfaces	N/A		0
	Base Type	Marble		0
	North Wall - Finished Carpentry	N/A		0
	Type			0
	Exists	No		0
	Toilet seat covers - quantity			0
	Toilet partitions - Condition	3 - Acceptable		0
	Ceiling mounted items	Diffusers or return grills		0
	Mirrors - quantity			0
	Hand dryers			0
	Rail historic?			0
	TP dispensors			0
	Height			0
	North Wall - Finish Type	GWB		0
	Comments			0
	Collection boxes - size			0
	East Wall - construction / substrate	Stud Framing	possible stud framing over existing wall	0
	Toilet seat covers			0
	Condition	2 - Fair		0
	Railing height			0
	Metal storage or lockers - quantity			0
	Exists	No		0
	South Wall - Murals	No		0
	Decorative soffits or vaulting	No		0
	Exists	No		0
	Historic?	No		0
	Historic?	No		0
	Exists	No		0

Columns



Item #	Item Text	Response	Comments	# Issues
	West Wall - Finish Type	GWB		0
	Sanitary napkins			0
	South Wall - Historic Element?	No		0
	Type			0
	East Wall - Finished Carpentry	N/A		0
	Tread type	N/A		0
Signage				
	Type			0
	Floor Devices	No		0
Elevators				
	West Wall - Historic Element?	No		0
	No. of floors served			0
	Historic?	No		0
	Soap dispensors - quantity			0
	Historic?			0
	Paper towel dispenser			0
	North Wall - construction / substrate	Stud Framing		0
Floor				
	Comments			0
	Counter height			0
	North Wall - Murals	No		0
	West Wall - Finished Carpentry	N/A		0
	Condition	3 - Acceptable		0

3. Progress Schedule
