



**MANHATTAN CONSTRUCTION**  
**FRANKFURT SHORT BRUZA**

May 2015

# Oklahoma Capitol Restoration Project



**Interior Rehabilitation**  
**Monthly Progress Report**





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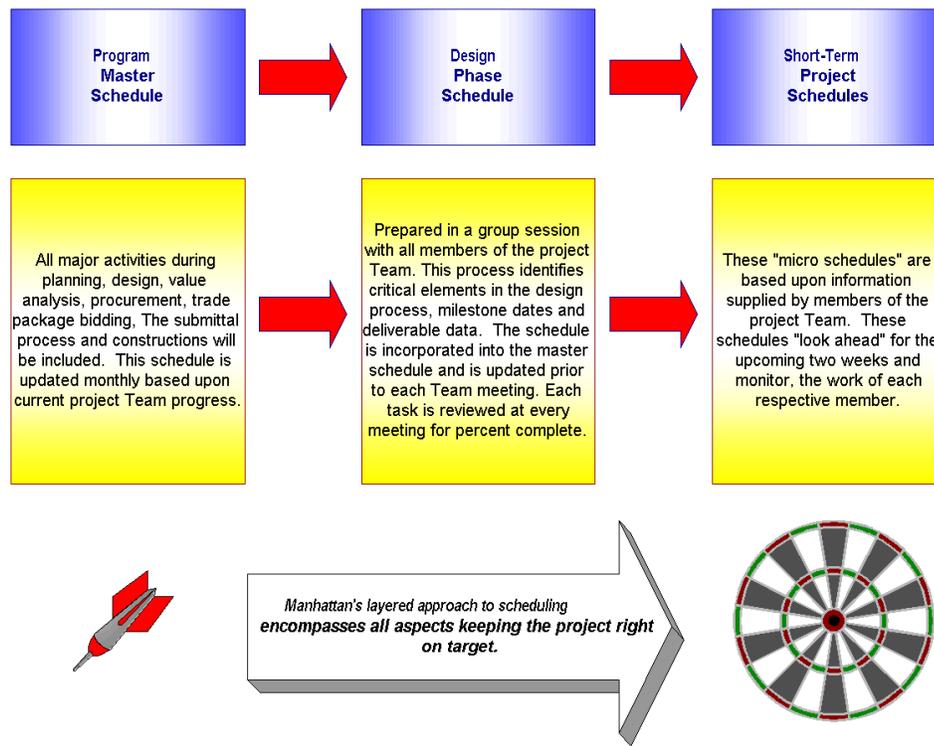


## 1.Design-Builder Progress Summary

## WORK IN PROGRESS & NOTABLES

- Conceptual Sequencing Plan & Master Schedule Development** – Based on the State Capitol Repair Expenditure Oversight Committee’s (SCREOC) prior approval of a phased delivery approach while maintaining an occupied facility, we have been further defining the sequencing plan with the primary goal of adhering to a “**Single Move Strategy.**” This approach drastically reduces soft costs associated with moving and temporary (swing) space which would be required to maintain an occupied building during rehabilitation efforts. This approach will be formally unveiled in unison with the upcoming SCREOC meeting on June 11, 2015.

*Image below: Master schedule development process.*



- **Programming Sessions with Tenants/Using Agencies** – Our team has now met independently with twenty-one “user groups” consisting of tenants, using agencies, and stakeholders. These initial meetings have served to provide a platform for a “needs assessment” concerning space planning and strategic future planning opportunities. In addition, as we near completion of the conditions assessment phase of the project, we will provide a comprehensive “punchlist” of items in need of repair/rehabilitation within The Capitol Building. We are specifically targeting master planning opportunities to solidify programming elements not currently comprised within The Capitol Complex. Simply put, our Capitol was designed to function over 100 years ago. Our society and use of The Capitol has changed dramatically over the last 100 years. We are planning for the future with the intent to integrate master planning opportunities to solidify The Capitol program for the next 100 years.

*Image below: Programming meeting in process on May 7, 2015, with Secretary of State, Chris Benge.*



- **Meeting with the Oklahoma Historical Society** – A special thanks goes to Dr. Bob Blackburn (Executive Director – OHS) and Dan Provo (Director – Oklahoma Museum of History) for meeting with our team to discuss opportunities for this historic project. On May 27, 2015, our team had the opportunity to open the lines of communication with the Oklahoma Historical Society. From prior experience with the Capitol Dome Project, as well as the Oklahoma History Center, our team is well aware of the tremendous knowledge base that the Oklahoma Historical Society can bring to a project of this profile and historic nature. To that extent, we appreciated the opportunity to discuss items such as:
  - i. Overall historic components to emphasize through the interior development process.
  - ii. Potential historic artifacts that could be displayed within the restored Capitol.
  - iii. Potential programming efforts to allocate a Capitol Museum or Exhibit Space within The Capitol Building.
  - iv. Potential people, legacies, or monument opportunities that are part of Oklahoma’s culture.



- **Priority Matrix** – We are diligently working to provide the initial priority matrix. This matrix will expand on information and priorities previously listed by the Office of Management and Enterprise Services (OMES) through 15151DB as well as the Capitol Preservation Commission (CPC) as outlined in Mass Architect’s Historic Conditions Report dated February 3, 2010.

In addition, we are further defining the priority matrix to include cost modeling. This process will further define the scope of work to be included both within the existing funding parameters as well as that which would be included in an “all in” approach to satisfy the programming and rehabilitation requirements.

**Primary Drivers:** Our priority matrix focuses on key factors which serve as guides through the priority list. These criteria are as follows:

- i. Addressing ***accessibility to The Capitol.***
  - ii. ***Security***, both access control and force protection.
  - iii. Intense focus on ***allocating funding resources to public components.***
  - iv. Efficiencies of a ***Single Move Approach.***
  - v. ***Infrastructure*** upgrades for energy efficiency.
  - vi. ***Life Safety Systems*** to protect the public and tenants/using agencies.
  - vii. Implementation of ***cutting edge technology.***
  - viii. Preservation and rehabilitation of the ***historic fabric*** of our Capitol.
- **Capitol Standards Application** – Our team is working to implement “Capitol Standards” through the schematic design process. This is the opportune time to implement standards which have not existed for one of our state’s most treasured assets over the last century. Our team is

working with Mass Architects (AE-1) and OMES to develop and populate standards information for future generations and renovation projects to abide by in efforts to create a consistent approach to Capitol renovation projects in the future.

- **Room by Room Conditions Assessment** – As you may have noticed, our teams of Architects, Engineers, and Historic Preservationists have been combing through The Capitol to provide a comprehensive conditions assessment. This wealth of information acquired in a “room by room approach” has generated over 50,000 pages of information that has been used to create the first ever baseline 3D Building Information Model for our State’s Capitol. Our team is implementing cutting edge technology as this information will be utilized in long term strategic planning for systems maintenance and facility management for The Capitol to benefit and serve as best practices of Capitol management.

*Photo below: Progress of the room by room conditions assessment was captured by OMES on a video that was transmitted via social media.*



Follow us on   

*Photo below: Our historic preservationists (Rosin Preservation and Stephen Kelley) pause for a photo with Trait Thompson, State Capitol Project Manager.*



- **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/IPads are being used to log information through the conditions assessment. Our team has delivered initial BIM presentations to OMES. Our team continues to deliver presentations 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.

Image below: Meeting to review 3D model (BIM) image in progress.



Image below: The Oklahoman front page news on Sunday, May 31, 2015.



- **Historic Preservation & Zoning Map** – Our historic preservation specialists have been hard at work preparing a preservation assessment. Their sleuthing skills have identified areas that warrant preservation, areas that can be rehabilitated with a little more flexibility, and areas that are appropriate for re-imagination and adaptive reuse. Our team is using this information along with conditions assessments of the architecture, structure, and building systems to develop a program of improvements befitting this very public building. Findings generated from the preservation and archival research will be included within the upcoming SCREOC deliverable on June 11, 2015.

We are proud of our team leading the historic preservation efforts which includes the professionals at Rosin Preservation and Stephen Kelley.

*Photo below: As part of the room by room conditions assessment, our historic preservation consultants have reviewed inventory of original fixtures currently stored in the attic.*



## LOOKING AHEAD – Milestones & Deliverables

Schematic development efforts are rapidly being completed. To that extent, our team is preparing for the upcoming 20% SD deliverable. This is a major milestone based on requirements for the State Capitol Repair Expenditure Oversight Committee (SCREOC) to approve both the Project Phasing as well as the Scope of Work for the Interior Rehabilitation Project.

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



Oklahoma Capitol Restoration  
Interior Rehabilitation



MANHATTAN CONSTRUCTION  
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State Capitol Repair Expenditure Oversight Committee

**15151DB Deliverable**  
June 11, 2015



## 2.Design Progress Summary

**Monthly Project Status Report****Date:** May 27, 2015**Project:** 15151DB – Capitol Interior Restoration

<b>To:</b>	<i>Name</i>	<i>Company/Position</i>	<i>Phone</i>	<i>Email</i>
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**From:** Steve Scovel,  
Architect / Project Manager**Re:** Monthly Project Status Report – May 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.

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. Most of the systems assessment and Room by Room information has been checked with the BIM model including dimensions and equipment. In addition, the existing MEP and Fire Protection systems have been updated in the model. See the attached Images.

**CONDITIONS ASSESSMENT**

The room by room conditions assessment has been completed on the Basement, First and most of the Second floors. FSB was requested to wait on the remainder of the building until the House or Representatives and Senate adjourn for the session in order to avoid causing any interruptions. The remaining floors, three and up have been rescheduled for June. Historic Preservation assessments have been completed.

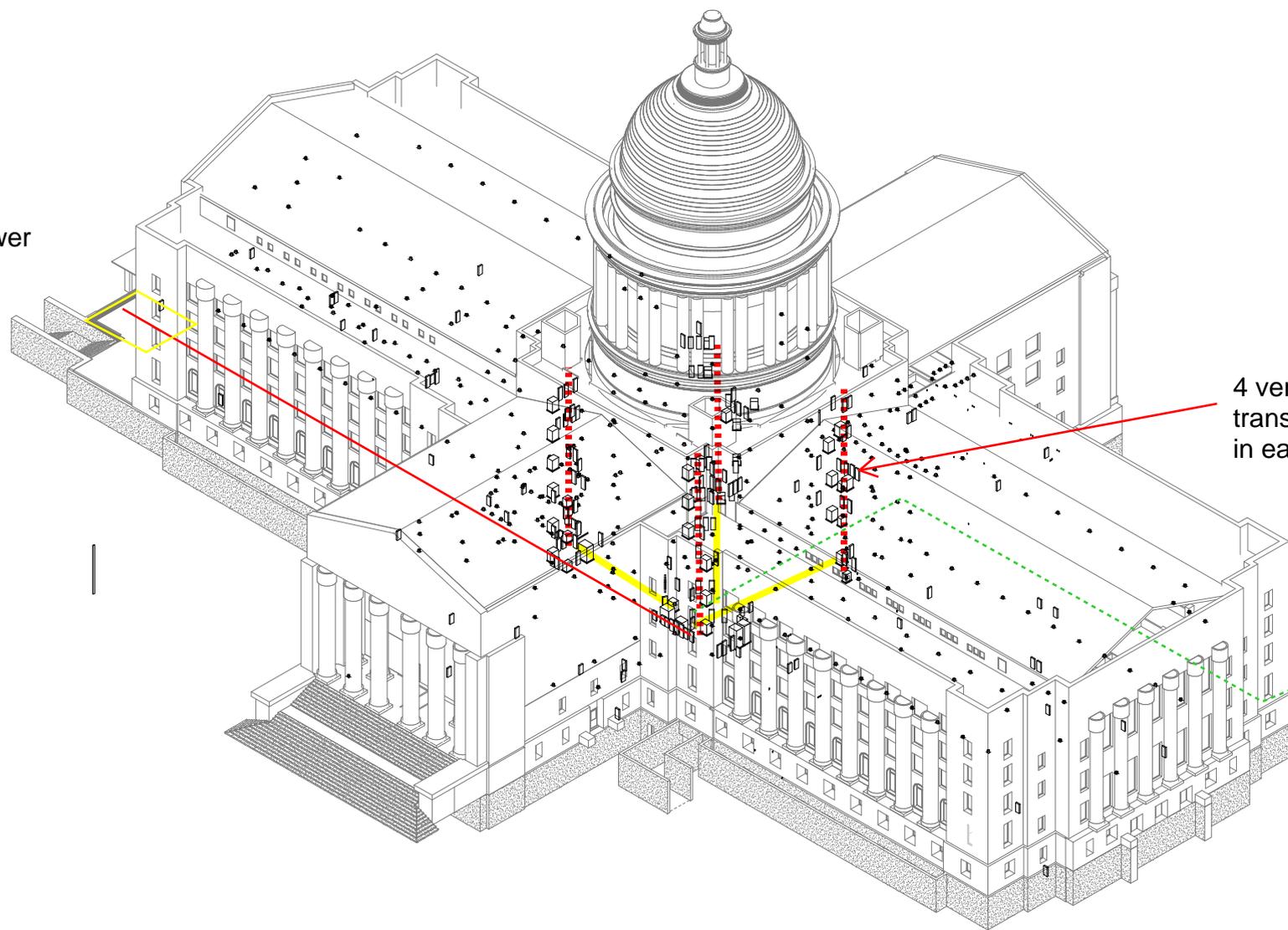
**BUILDING SYSTEMS ASSESSMENT**

The building systems assessments are almost complete with the electrical systems being mapped out on all floors. The Mechanical and Fire protection systems are also almost complete at this time. The information from the assessments has been updated in the model as described above.

**PROGRAMMING**

On Thursday, May 14th, 2015, FSB/MCC had their most recent programming meeting with 19 of the agencies currently within the capitol building. The agencies with whom programming has already occurred are as follows: Arts Council, Auditor, Building Maintenance, Capitol Security, Dept. of Libraries, Election Board, Ethics Commission, House of Representatives, OMES, Press Corps, Dept. of Tourism, Legislative Services Bureau, Secretary of State, Senate Staff, State Treasurer, Lt. Governor's Office and Governor's Office. The Fitness center, OETA, Supreme Court, Senate Leadership and USPS remain.

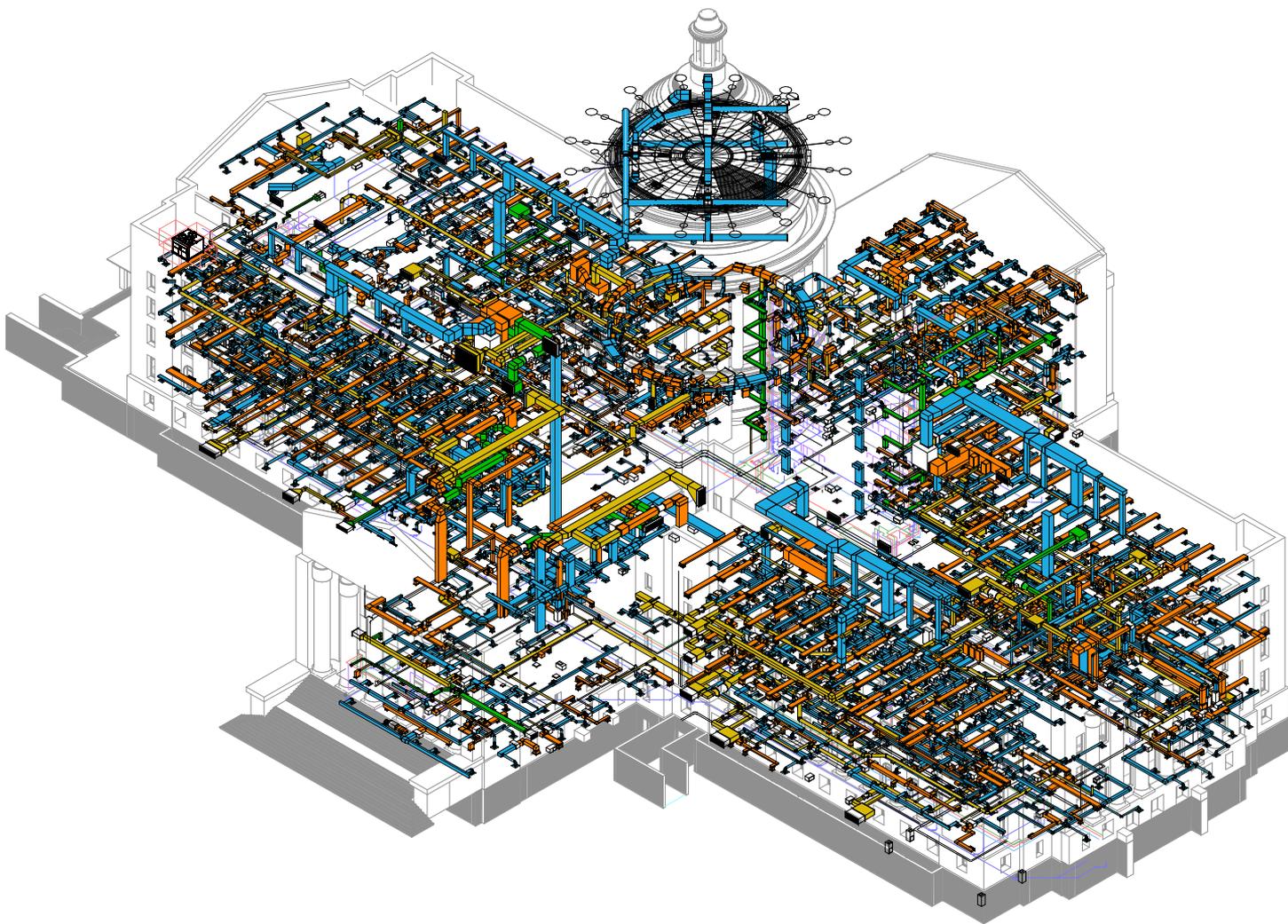
main power entry



4 vertical risers with transformers and panels in each quadrant

backup generator power entry

**ELECTRICAL DISTRIBUTION DIAGRAM**



## 3. Progress Schedule

Activity ID	Activity Name	Cost % Complete	Orig Dur	Rem Dur	Start	Finish	2015												2016				
							F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
<b>Preconstruction / Schematic Design</b>																							
<b>Preconstruction Deliverables &amp; Milestones</b>																							
PRE-300	Initial Kickoff Meeting			1	0	06-Apr-15 A	06-Apr-15 A												I Initial Kickoff Meeting				
PRE-400	NTP-Pre Construction			0	0	08-Apr-15 A													◆ NTP-Pre Construction				
PRE-500	Sequencing Approach - SCREOC Approval			0	0	09-Apr-15 A													◆ Sequencing Approach - SCREOC Approval				
PRE-600	20% SCREOC Presentation			0	0	11-Jun-15*													◆ 20% SCREOC Presentation				
PRE-700	Phase 1 Contract Completion Milestone-35% Deliverable			0	0		20-Nov-15												◆ Phase 1 Contract Completion Milestone-35% Deliverable				
<b>Schematic Development</b>																							
02	Revit / Baseline BIM (Building Information Model)	\$125,000.00	100%	49	0	23-Feb-15 A	30-Apr-15 A												Revit / Baseline BIM (Building Information Model)				
02.1	20% SCREOC Deliverable - HAMMOCK			59	23	08-Apr-15 A	30-Jun-15												20% SCREOC Deliverable - HAMMOCK				
03	Preservation Zoning	\$75,000.00	80%	59	23	08-Apr-15 A	30-Jun-15												Preservation Zoning				
04	Room By Room Conditions Assessment	\$535,000.00	40%	34	11	27-Apr-15 A	12-Jun-15												Room By Room Conditions Assessment				
05	Programming Development	\$175,000.00	50%	29	23	20-Apr-15 A	30-Jun-15												Programming Development				
06	Scope of Work Definitions	\$65,000.00	10%	102	124	27-Apr-15 A	20-Nov-15												Scope of Work Definitions				
07	Priority Scope Matrix	\$90,000.00	50%	59	23	08-Apr-15 A	30-Jun-15												Priority Scope Matrix				
07.1	35% SD Deliverable - HAMMOCK			102	124	27-Apr-15 A	20-Nov-15												35% SD Deliverable - HAMMOCK				
08	Risk Management Plan	\$25,000.00	0%	102	102	30-Jun-15	20-Nov-15												Risk Management Plan				
09	Risk Assessment	\$25,000.00	0%	102	102	30-Jun-15	20-Nov-15												Risk Assessment				
10	35% SD's & Specifications	\$240,000.00	0%	87	87	30-Jun-15	30-Oct-15												35% SD's & Specifications				
11	Cost Modeling	\$80,000.00	0%	102	102	30-Jun-15	20-Nov-15												Cost Modeling				
12	Phasing Approach & Definition	\$25,000.00	80%	159	23	09-Apr-15 A	30-Jun-15												Phasing Approach & Definition				

Start Date 23-Feb-15  
 Finish Date 20-Nov-15  
 Data Date 29-May-15  
 Run Date 01-Jun-15  
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 OCRI-02

-  Actual Level of Effort
-  Actual Work
-  Remaining Work
-  Suspension
-  Remaining LOE
-  Critical Remaining Work
-  Milestone
-  Critical Milestone



**Oklahoma Capitol Restoration-Interior Rehabilitation**  
**Oklahoma City, Oklahoma**  
 MCC Project #3707

