



June 2015

Oklahoma Capitol Restoration Project



Interior Rehabilitation
Monthly Progress Report





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1.Design-Builder Progress Summary

WORK IN PROGRESS & NOTABLES

- **House Joint Resolution 1033 Requirements Fulfilled** –The State Capitol Repair Expenditure Oversight Committee (SCREOC) was formed under House Joint Resolution 1033 with two primary responsibilities. The SCREOC was required to deliver a (1) scope of work and (2) project phasing to the Director of OMES by June 30, 2015. HJR 1033 requirements were fulfilled based on the June 11, 2015, deliverable provided by our team during the Oversight Committee meeting. Furthermore, the SCREOC will remain in an advisory role requiring future project updates to be presented by the Interior Rehabilitation team.

Image below: Kyle Nelson, Project Director for Manhattan Construction Company, is shown presenting the scope of work and project phasing as required by HJR 1033 on June 11, 2015.

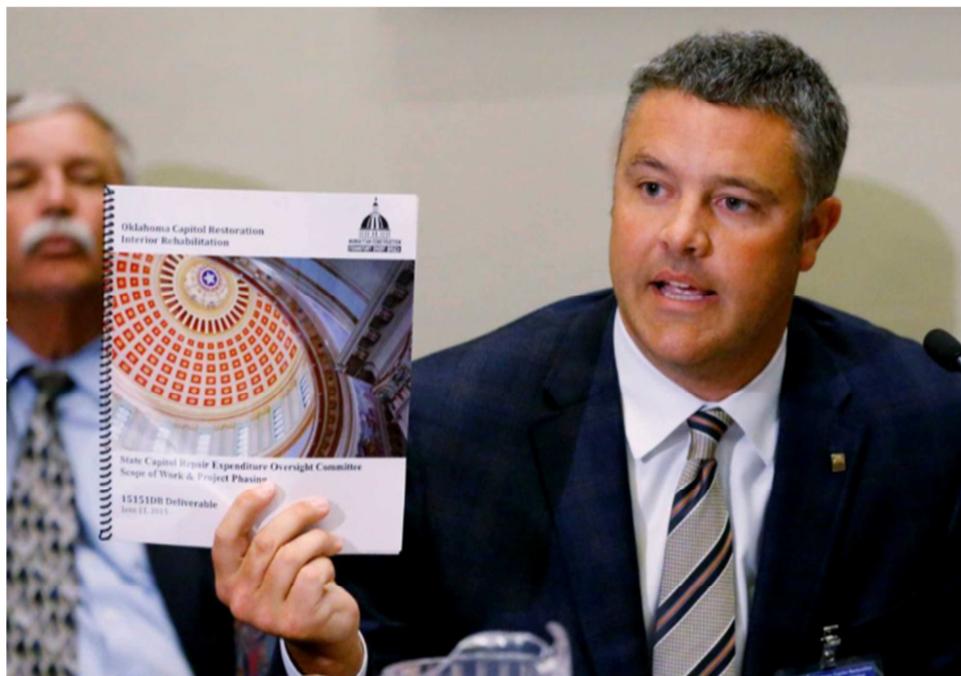


Image below: Oklahoma State Rep. Earl Sears, right, R-Bartlesville, watches the presentation along with other committee members during a State Capitol Repair Expenditure Oversight Committee meeting at the State Capitol on June 11, 2015. The committee approved preliminary plans for overhauling the building's interior, which is expected to take six years.



- **Phasing Plan & Single Move Strategy** – Based on the SCREOC’s prior approval on April 9, 2015, of a phased delivery approach while maintaining an occupied facility, we have been further defining the phasing plan with the primary goal of adhering to a “*Single Move Strategy*.” This approach drastically reduces soft costs and indirect expenses associated with moving and temporary (swing) space which would be required to maintain an occupied building during rehabilitation efforts. The goal of the "single move strategy" is one in which Capitol tenants move only once from their current location to newly renovated space in another area of the building.

It is anticipated that the single move approach could save an estimated \$7 million by eliminating the need to secure temporary tenant office space and pay for multiple moves.

- **Prerequisite Phases of Construction Identified** – Through early development efforts, our team has identified areas within the Capitol that can be expedited. These two areas will serve legislative support staff functions within The Capitol and have been flagged as “prerequisites” to initiate our single move strategy. This prerequisite work is in effort to vacate the basement which serves as the primary starting point for interior rehabilitation efforts. We have provided an anticipated comprehensive schedule in unison with the overall scope of work. The overall schedule is inclusive of six primary phases of rehabilitation efforts. These six phases are defined as:
 - **Core Elements**: Security, Public Spaces, Utilities/Infrastructure & Vertical Access (Code Requirements), Freight Elevator, Loading Dock
 - **Phase 1: Prerequisites** required for the Single Move Strategy.
 - **Phase 2: Basement Entrance Level** (primarily existing basement)
 - **Phase 3: Major Programming Elements**
 - **Phase 4: Transitional Spaces**
 - **Phase 5: Exterior Security, House & Senate** (4th, 5th and 6th Floors)

The anticipated schedule and phasing plan is predicated on the ability to have an “early start” for Phase 1 which consists of legislative support staff restorations that act at “prerequisites” to the single move strategy. Additionally, as anticipated, our team understands there is no guarantee regarding future funding availability. To that point, we will work with the Owner Project Team to refine the scope of work and schedule applicable to working within the existing funding parameters.

Images below: Phasing plan and anticipated master schedule for comprehensive master plan for Capitol Interior Rehabilitation.

15151DB Oklahoma Capitol Restoration - Interior Rehabilitation Phasing Plan



Phase	Description	Specific Items of Work
Core Elements	PUBLIC, UTILITIES, SECURITY & VERTICAL ACCESS	Security, Vertical Access (Code Requirements), Freight Elevator, Utilities, Restrooms, Mechanical System, Plumbing System, Electrical System, Public Areas
Phase One	PRE-REQUISITES	Legislative support staff spaces (1st & 3rd Floors)
Phase Two	BASEMENT ENTRANCE - SECURITY	Agency and Tenant Space
Phase Three	MAJOR PROGRAM ELEMENTS	Facility Access, Parking, Loading Dock, Agency and Tenant Space
Phase Four	TRANSITIONAL SPACES	Agency and Tenant Space
Phase Five	EXTERIOR SECURITY, HOUSE & SENATE (4th, 5th, 6th)	House & Senate Chambers & Offices (4th, 5th, 6th Floors), Public Venue (Additional Exterior Security & Tunnel)

15151DB Oklahoma Capitol Restoration - Interior Rehabilitation Phasing Plan & Anticipated Schedule

Date: June 11, 2015



- **Design Charrettes** – A *charrette* is an intensive planning session where designers and others collaborate on a plan for development. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author of the plan.

Our team is extremely appreciative of the time and effort involved in participating in design charrettes for early prerequisite phases. This process has continued to focus on space planning, programming requirements, historic preservation and life safety integration. These early design charrettes are also being used to develop standards for The Capitol to set the precedent for future renovations.

Images below: Legislative support staff from the House and Senate participating in design charrettes for prerequisite phases of work.



- **Conditions Assessment:**

Overview - The Manhattan / FSB team is at wrapping up work on preconstruction and feasibility assessments to establish the best plan of action for addressing the existing conditions at The State Capitol. The team's investigative efforts are identifying critical operations involving the existing systems and utilities, to minimize disruption to daily operations.

Purpose - Each item within The Capitol has been looked at in order to determine its physical condition and assess each item on a scale of excellent to poor. This allows the project team to identify every item in The Capitol and develop a list of items needing attention or replacement and similarly identify items that can be fixed and reused.

Approach - During the last couple of months, Manhattan Construction and FSB have organized two teams of professionals to evaluate The Capitol from the basement up. The assessment has had two primary components, one for the room by room assessment and the other being the overall building systems assessments. Our teams have gone through each room, and looked at each major building system in a comprehensive review. These teams include Architects, Mechanical, Electrical, Plumbing and Fire Protection Engineers, and Historic Preservationists. To date the teams have worked a collective of 4,000 man hours towards the conditions assessment endeavor. The teams are using the latest technology including mobile iPads for data collection and cloud based software to document the conditions and assessments. These assessments are recorded and will be used by the project team to further develop the scope of work. Later this information will be available to the facilities group to assist with building management operations.

Photo below: Continued progress analyzing existing utility conditions within The Capitol. Steve Scovel (FSB) and Doug Kellogg (OMES DCAM) review basement utility tunnel and services.



- **Historic Preservation & Zoning Map** – Our historic preservation specialists have been hard at work preparing a preservation assessment. Early HP assessment information was presented during the SCREOC meeting on June 11, 2015. Information is being compiled for submission to the State of Oklahoma and will include the following:
 - i. Archival Research and Historical Documentation
 - ii. Historic Fabric Identification and Cataloguing
 - iii. Invasive Evaluation (Inspection Openings)
 - iv. Materials Conservation Analysis
 - v. Mural painting and Fine Arts Inventory
 - vi. Historic Treatment Zones
 - vii. Zone 1 – Preservation
 - viii. Zone 2 – Restoration
 - ix. Zone 3 – Rehabilitation
 - x. Zone 4 – Adaptive Reuse
 - xi. Unassigned Spaces

Photo below: Work in progress defining preservation zones (3rd Floor shown).

Third Floor Preservation Zones

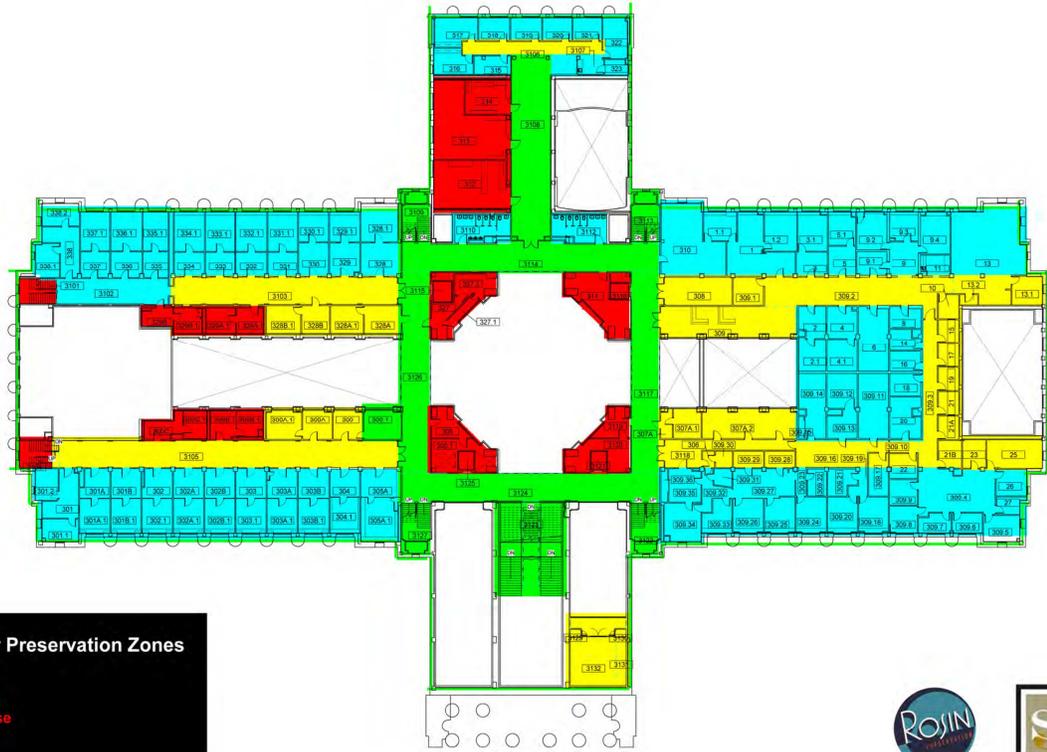
Preservation

Restoration

Rehabilitation

Adaptive Reuse

Unassigned



Third Floor Preservation Zones
Preservation
Restoration
Rehabilitation
Adaptive Reuse
Unassigned



LOOKING AHEAD – Milestones & Deliverables

Schematic development efforts are rapidly being developed as plans are being expedited to start prerequisite phases for the interior restoration. To that extent, our team is also preparing for the next Oversight Committee meeting.

- **August 6, 2015: Next SCREOC Meeting**

In addition, we are working with the Owner Project Team to develop and evaluate the following:

- **Priority Matrix**
- **Risk Assessment**
- **Risk Management Plan**
- **Cost Modeling**
- **Scope of Work Definition**
- **Programming Development**

2.Design Progress Summary



Monthly Project Status Report

Date: July 2, 2015
Project: 15151DB – Capitol Interior Restoration

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

From: Steve Scovel,
Architect / Project Manager
Re: Monthly Project Status Report – June 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 continued to update the model to incorporate assessment information, mostly confirming room sizes, door swings, etc. that were observed as contrary to original layout.

CONDITIONS ASSESSMENT

All of the room-by-room assessments have been completed and information is being loaded into the model (as stated above).

BUILDING SYSTEMS ASSESSMENT

The building systems assessments have been completed and information is being loaded into the model.

PROGRAMMING

All of the preliminary programming with the Capitol agencies has been completed. In addition, space programming with the House of Representatives took place June 15-18 for 109-112. A floor plan layout has been presented to and approved by the House of Representative leadership for Phase 1 remodeling. Phase 1 remodeling is for 112 only. Also, the 3rd floor Senate space floor plan has been presented and approved by Senate leadership for Phase 1 remodeling.

DESIGN STANDARDS

FSB began building upon the design standards as set forth in the preliminary report by Mass Architects. Both the House of Representatives and Senate have been presented and approved finish materials for the Phase 1 remodeling which will become the basis of design standards for HOR and Senate spaces.

3. Progress Schedule

Activity ID	Activity Name	Cost % Compl	Orig Dur	Rem Dur	Start	Finish	2015												2016						
							May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug			
Master Plan																									
Preconstruction / Schematic Design																									
Preconstruction Deliverables & Milestones																									
PRE-600	20% SCREOC Presentation			0	0	11-Jun-15 A																			
PRE-700	Phase 1 Contract Completion Milestone-35% Deliverable			0	0	20-Nov-15*																			
Schematic Development																									
02.1	20% SCREOC Deliverable - HAMMOCK			59	44	08-Apr-15 A	31-Aug-15																		
03	Preservation Zoning	\$75,000.00	90%	59	22	08-Apr-15 A	30-Jul-15																		
04	Room By Room Conditions Assessment	\$535,000.00	90%	34	22	27-Apr-15 A	30-Jul-15																		
05	Programming Development	\$175,000.00	65%	29	22	20-Apr-15 A	30-Jul-15																		
06	Scope of Work Definitions	\$65,000.00	50%	102	98	27-Apr-15 A	20-Nov-15																		
07	Priority Scope Matrix	\$90,000.00	50%	59	44	08-Apr-15 A	31-Aug-15																		
07.1	35% SD Deliverable - HAMMOCK			102	44	27-Apr-15 A	31-Aug-15																		
08	Risk Management Plan	\$25,000.00	10%	102	44	23-Jun-15 A	31-Aug-15																		
09	Risk Assessment	\$25,000.00	10%	102	44	23-Jun-15 A	31-Aug-15																		
10	35% SD's & Specifications	\$240,000.00	5%	87	44	11-Jun-15 A	31-Aug-15																		
11	Cost Modeling	\$80,000.00	20%	102	44	11-Jun-15 A	31-Aug-15																		
12	Phasing Approach & Definition	\$25,000.00	90%	159	22	09-Apr-15 A	30-Jul-15																		

Start Date 23-Feb-15
 Finish Date 10-Jan-16
 Data Date 30-Jun-15
 Run Date 06-Jul-15
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 OCRI-03

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



Oklahoma Capitol Restoration-Interior Rehabilitation
Oklahoma City, Oklahoma

MCC Project #3707

TASK filters: 2 Month Back + All Remaining, Master Plan Only.

