



August 2015

# Oklahoma Capitol Restoration Project



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





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## 1.Design-Builder Progress Summary

## WORK IN PROGRESS & NOTABLES

- **Oklahoma State Fire Marshal** – The Interior Rehabilitation Team continued discussions regarding life safety systems and code enhancements with Robert Doke, the Oklahoma State Fire Marshal, and OSFM staff. We are extremely grateful to the OSFM for continued support and coordination during this permitting process. The OSFM permit was issued on August 21, 2015.



*Image above: Members of the Interior Rehabilitation Team meeting with Oklahoma State Fire Marshal, Robert Doke and staff on August 13, 2015.*

- **Phase 1 – Prerequisite Operations Begin** – Manhattan received Notice to Proceed with Phase 1 scopes of work for “prerequisite spaces” on August 10, 2015. These areas will serve as laboratories for invasive investigations to continue while working in an occupied building. This discovery period will assist our team in developing standards for implementation throughout the Interior Rehabilitation on future phases of work currently in development. Tagged as “Prerequisite” spaces, Phase 1 formally starts the Single Move Strategy. These legislative support staff spaces will begin the process of relocating existing tenants from the basement of the Capitol saving millions of dollars in soft costs associated with multiple moves and by omitting off campus temporary swing spaces and associated leasing costs.



*Left: Kyle Nelson, Project Director, and Xavier Neira, Director of Business Development with Manhattan Construction Company speak to Governor Fallin during a tour of the Oklahoma Capitol Restoration – Interior Rehabilitation.*



*Left: Following initial selective demolition and investigation activities, Kyle Nelson speaks to the media during a tour of Phase 1 spaces on August 11, 2015. Manhattan and FSB hosted an onsite tour to update the public on the status of the Interior Rehabilitation.*



*Left: Stephen Kelley, Historic Preservation Specialist, continues analyzing original finishes uncovered through invasive investigations within prerequisite spaces. This process is helping to develop standards for implementation on future phases of work.*



*Image above: A “before” photo of unoccupied spaces within the first floor of the State Capitol. This unoccupied space was identified as a prerequisite space which serves as a laboratory for further investigation and development of Capitol Standards for the Interior Rehabilitation.*



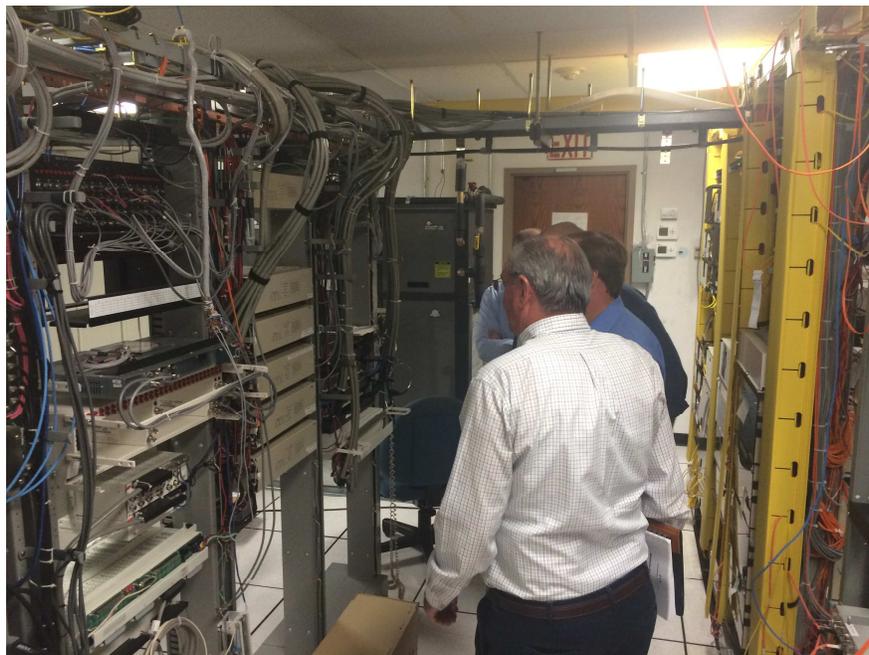
*Image above: Demolition operations for prerequisite spaces are nearing completion by the end of August 2015. Abatement activities for hazardous materials are also in process and will be completed in September.*

*Image below: Abatement of asbestos containing materials (ACM) is a primary goal for areas affected by construction activities. Preparation for abatement operations is shown below which started in August 2015.*





*Image above: Security coordination is taking place with a holistic approach involving Capitol operations. Project team members including DPS and our security consultant, The Sextant Group, are shown participating in early security development meetings.*



*Image above: Infrastructure upgrades, including information technology and data systems, are developing through extensive review and conditions assessments evaluating existing systems.*



*Images above and below: Mass demolition operations quickly followed preparatory work to separate construction areas from existing systems within the Capitol. A debris chute was installed to further isolate construction activities from public spaces as well as negative air machines. Indoor air quality standards have been implemented and are being monitored daily.*





*Images above and below: Portions of the original plaster ceilings have been uncovered following mass demolition operations which removed ceilings and mechanical, plumbing and electrical systems that were installed below these historic barrel vault ceilings.*



*Images below: Mass demolition operations are quickly wrapping up as we move into abatement of hazardous materials. Non-friable hazardous materials are in process of being abated. Abatement is scheduled to conclude next month (September).*



*Image below: Each worker involved with the Interior Rehabilitation participates in a mandatory safety and security orientation prior to starting work. In addition, employees are issued photo ID badges for ease in identifying authorized personnel involved with the project.*



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## LOOKING AHEAD – Milestones & Deliverables

The entire project team's performance has expedited the start of Phase 1 operations. Demolition activities are concluding within both the first and third floor spaces as scheduled. Hazardous materials abatement is in process and will wrap up in September.

The month of September will prove to be equally as productive with wall and ceiling framing beginning. Overhead rough-in for plumbing, HVAC, electrical, and sprinkler systems will begin installation as well. Critical IT/tele/data closets will transition from old systems to begin bringing new systems on-line.

Overall, schematic development efforts will begin concluding as the priority matrix, cost models, historic preservation zones, and other deliverables move towards final drafts to be coordinated through all entities involved with the Interior Rehabilitation.

## 2.Design Progress Summary



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## Monthly Project Status Report

**Date:** August 26, 2015

**Project:** 15151DB – Capitol Interior Restoration

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

**From:** Steve Scovel,  
Architect / Project Manager

**Re:** Monthly Project Status Report – August 2015

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 refined assessment information. The BIM model now included the work incorporated into the Phase 1 Prerequisite House of Representatives 112 and 3<sup>rd</sup> floor Senate interior remodeling projects. Permit documents for Phase 1 remodel was submitted to the Oklahoma State Fire Marshal for review on 8/13/2015. Final construction documents for Phase 1 Prerequisite work were submitted for construction on 8/18/2015.

### CONDITIONS ASSESSMENT

On August 20<sup>th</sup> a representative of The Sextant Group (TSG) provided an on-site acoustic condition assessment in the public spaces of the Capitol. As part of the condition assessment, reverberation (echo) testing was performed and measured in the House and Senate chambers as well as the Rotunda of the Capitol to document the extent of the existing acoustical conditions within the Capitol.

### BUILDING SYSTEMS ASSESSMENT

On August 10<sup>th</sup> -12<sup>th</sup> representatives of TSG provided on-site condition assessment of the existing Security and IT systems currently within the Capitol. Assessment focused on the existing five (5) entrances currently utilized in the Capitol building and the cameras mounted on the exterior of the Capitol.

### PROGRAMMING

On August 10<sup>th</sup>, TSG met with owner's representative and representatives of OHP to begin preliminary programming for Capitol Security. Items discussed were overall Capitol Security concerns and challenges regarding Capitol Security administration and control.

### DESIGN STANDARDS

FSB continues to build upon the design standards as set forth in the preliminary report by Mass Architects.

## 3. Progress Schedule

Activity ID	Calendar	Activity Name	Cost % Compl	Orig Dur	Rem Dur	Start	Finish	2015						2016								
								Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
<b>Master Plan</b>																						
<b>Preconstruction / Schematic Design</b>																						
<b>Preconstruction Deliverables &amp; Milestones</b>																						
PRE-700	3707-5 Day w/Hol	Phase 1 Contract Completion Milestone-35% Deliverable		0	0		30-Oct-15*	◆ Phase:1 Contract Completion Milestone-35% Deliverable														
<b>Schematic Development</b>																						
02.1	3707-5 Day w/Hol	20% SCREOC Deliverable - HAMMOCK		59	25	08-Apr-15 A	01-Oct-15	20% SCREOC Deliverable - HAMMOCK														
03	3707-5 Day w/Hol	Preservation Zoning	\$75,000.00	98%	59	13	08-Apr-15 A	15-Sep-15	Preservation Zoning \$75,000.00													
04	3707-5 Day w/Hol	Room By Room Conditions Assessment	\$535,000.00	98%	34	13	27-Apr-15 A	15-Sep-15	Room By Room Conditions Assessment \$535,000.00													
05	3707-5 Day w/Hol	Programming Development	\$175,000.00	90%	29	25	20-Apr-15 A	01-Oct-15	Programming Development \$175,000.00													
06	3707-5 Day w/Hol	Scope of Work Definitions	\$65,000.00	80%	102	46	27-Apr-15 A	30-Oct-15	Scope of Work Definitions \$65,000.00													
07	3707-5 Day w/Hol	Priority Scope Matrix	\$90,000.00	75%	59	25	08-Apr-15 A	01-Oct-15	Priority Scope Matrix \$90,000.00													
07.1	3707-5 Day w/Hol	35% SD Deliverable - HAMMOCK		102	25	27-Apr-15 A	01-Oct-15	35% SD Deliverable - HAMMOCK														
08	3707-5 Day w/Hol	Risk Management Plan	\$25,000.00	90%	102	25	23-Jun-15 A	01-Oct-15	Risk Management Plan \$25,000.00													
09	3707-5 Day w/Hol	Risk Assessment	\$25,000.00	90%	102	25	23-Jun-15 A	01-Oct-15	Risk Assessment \$25,000.00													
10	3707-5 Day w/Hol	35% SD's & Specifications	\$240,000.00	75%	87	25	11-Jun-15 A	01-Oct-15	35% SD's & Specifications \$240,000.00													
11	3707-5 Day w/Hol	Cost Modeling	\$80,000.00	75%	102	25	11-Jun-15 A	01-Oct-15	Cost Modeling \$80,000.00													
12	3707-5 Day w/Hol	Phasing Approach & Definition	\$25,000.00	98%	159	25	09-Apr-15 A	01-Oct-15	Phasing Approach & Definition \$25,000.00													
<b>Phase 1-L1 House South &amp; L3 Senate East</b>																						
<b>Design Documents</b>																						
D-PH1-50%CD	3707-5 Day w/Hol	Receive 50% CD		0	0		13-Jul-15 A	◆ Receive 50% CD														
D-PH1-FIREADM1	3707-5 Day w/Hol	Receive Addendum #1 (Fire Suppression/Fire Alarm)		0	0		18-Jul-15 A	◆ Receive Addendum #1 (Fire Suppression/Fire Alarm)														
D-PH1-FIRE	3707-5 Day w/Hol	Receive Design Spec Documents for Fire Suppression		0	0		18-Jul-15 A	◆ Receive Design Spec Documents for Fire Suppression														
D-PH1-95%CD	3707-5 Day w/Hol	Receive 95% CD		0	0		31-Jul-15 A	◆ Receive 95% CD														
D-PH1-95%OMES	3707-5 Day w/Hol	Submit to OMES 95% CD's		0	0		03-Aug-15 A	◆ Submit to OMES 95% CD's														
D-PH1-95%OMESR	3707-7 Day w/o	OMES Review 95% CD's w/ Comments (Calendar Days)		30	0	03-Aug-15 A	11-Aug-15 A	■ OMES Review 95% CD's w/ Comments (Calendar Days)														
D-PH1-95%OMESF	3707-5 Day w/Hol	Send 95% Cd's w/ Comments to FSB		0	0	11-Aug-15 A		◆ Send 95% Cd's w/ Comments to FSB														
D-PH1-100%CD	3707-5 Day w/Hol	Receive 100% CD		0	0		18-Aug-15 A	◆ Receive 100% CD														
<b>Advertise &amp; Bid</b>																						
<b>Fire Suppression</b>																						
B-FIRE	3707-7 Day w/o	Advertise for Fire Suppression Bids		21	0	05-Aug-15 A	18-Aug-15 A	■ Advertise for Fire Suppression Bids														
B-FIRE20	3707-5 Day w/Hol	Receive Fire Suppression Bids		0	0		18-Aug-15 A	◆ Receive Fire Suppression Bids														
B-FIRE30	3707-5 Day w/Hol	Review & Award Fire Suppression		1	0	19-Aug-15 A	19-Aug-15 A	Review & Award Fire Suppression														
B-FIRE40	3707-5 Day w/Hol	Design & Submit Fire Suppression/Fire Alarm Documents		10	2	21-Aug-15 A	28-Aug-15	■ Design & Submit Fire Suppression/Fire Alarm Documents														
<b>100% CD's (Drs/Hdwe/Mill/Trim Work/Flooring/Glazing)</b>																						
B-100CD	3707-7 Day w/o	Advertise For Bids per 100% CD's		21	21	27-Aug-15	16-Sep-15	■ Advertise For Bids per 100% CD's														

Start Date 23-Feb-15  
 Finish Date 18-Jan-16  
 Data Date 27-Aug-15  
 Run Date 27-Aug-15  
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 OCRI-05

- 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











Activity ID	Calendar	Activity Name	Cost % Compl	Orig Dur	Rem Dur	Start	Finish	2015						2016										
								Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug			
C-PH1-3840	3707-6 Day w/Hol	Install Ceiling Grid		11	12	17-Nov-15	02-Dec-15								Install Ceiling Grid									
C-PH1-4480	3707-6 Day w/Hol	Electrical Fixtures		11	11	19-Nov-15	03-Dec-15								Electrical Fixtures									
C-PH1-4520	3707-6 Day w/Hol	Grills / Diffusers		11	11	19-Nov-15	03-Dec-15								Grills / Diffusers									
C-PH1-3880	3707-6 Day w/Hol	Install Wood Trim		14	17	19-Nov-15	10-Dec-15								Install Wood Trim									
C-PH1-3900	3707-6 Day w/Hol	Install Casework		15	15	28-Nov-15	15-Dec-15								Install Casework									
C-PH1-3960	3707-6 Day w/Hol	MEP Trimout		8	10	03-Dec-15	14-Dec-15								MEP Trimout									
C-PH1-3920	3707-6 Day w/Hol	Install Carpet		14	18	08-Dec-15	29-Dec-15								Install Carpet									
C-PH1-4000	3707-6 Day w/Hol	Install Doors & Hardware		9	12	18-Dec-15	02-Jan-16								Install Doors & Hardware									
C-PH1-4120	3707-6 Day w/Hol	Punchlist		14	18	28-Dec-15	18-Jan-16								Punchlist									
C-PH1-4040	3707-6 Day w/Hol	Test & Balance		8	6	04-Jan-16	09-Jan-16								Test & Balance									
C-PH1-4080	3707-6 Day w/Hol	Fire Marshall Final		5	5	07-Jan-16	12-Jan-16								Fire Marshall Final									

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 OCRI-05

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



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 Oklahoma City, Oklahoma  
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