Oklahoma State Capitol

SCREOC Meeting 12.3.15

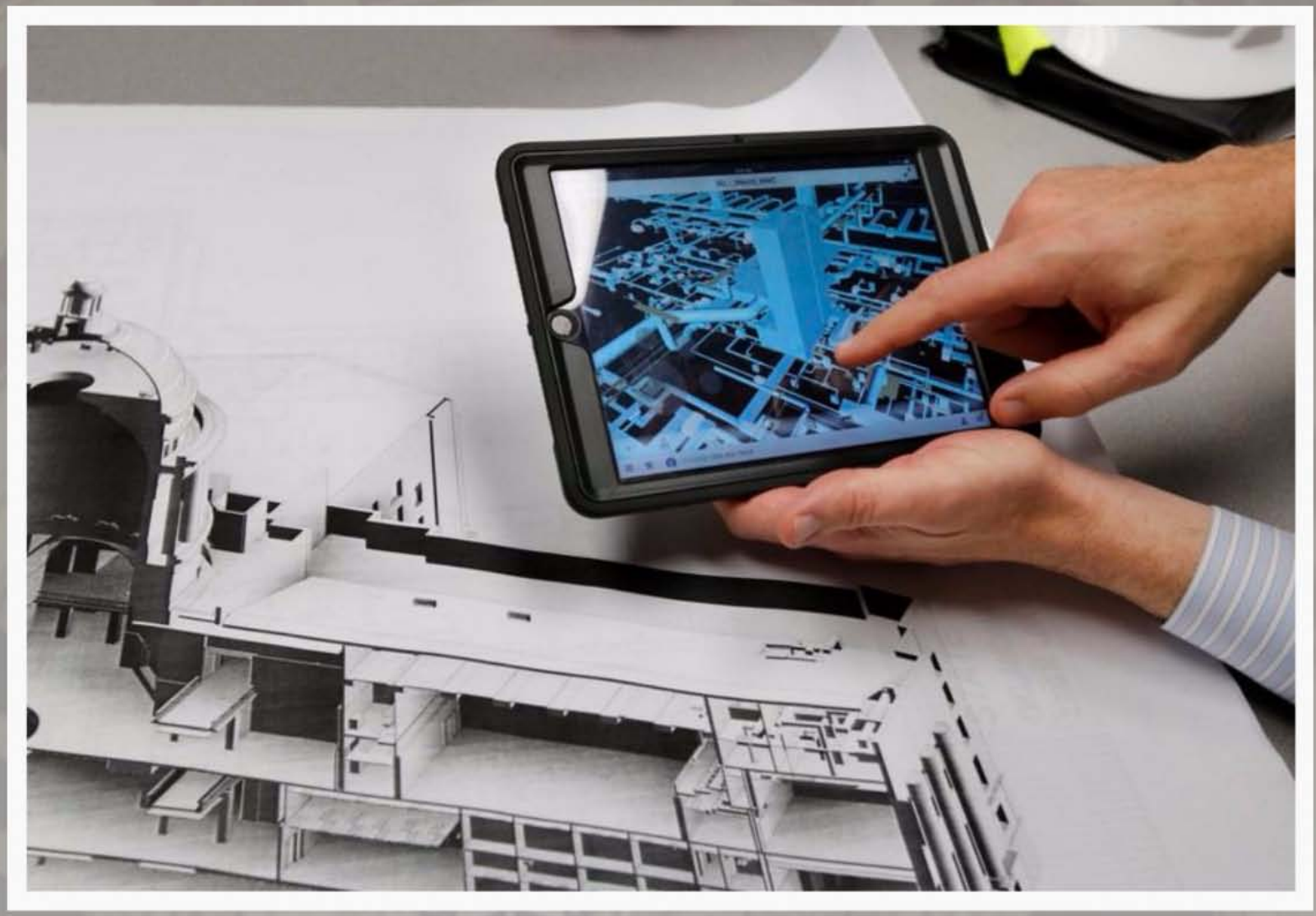
Agenda

Approach/Findings

Conclusion

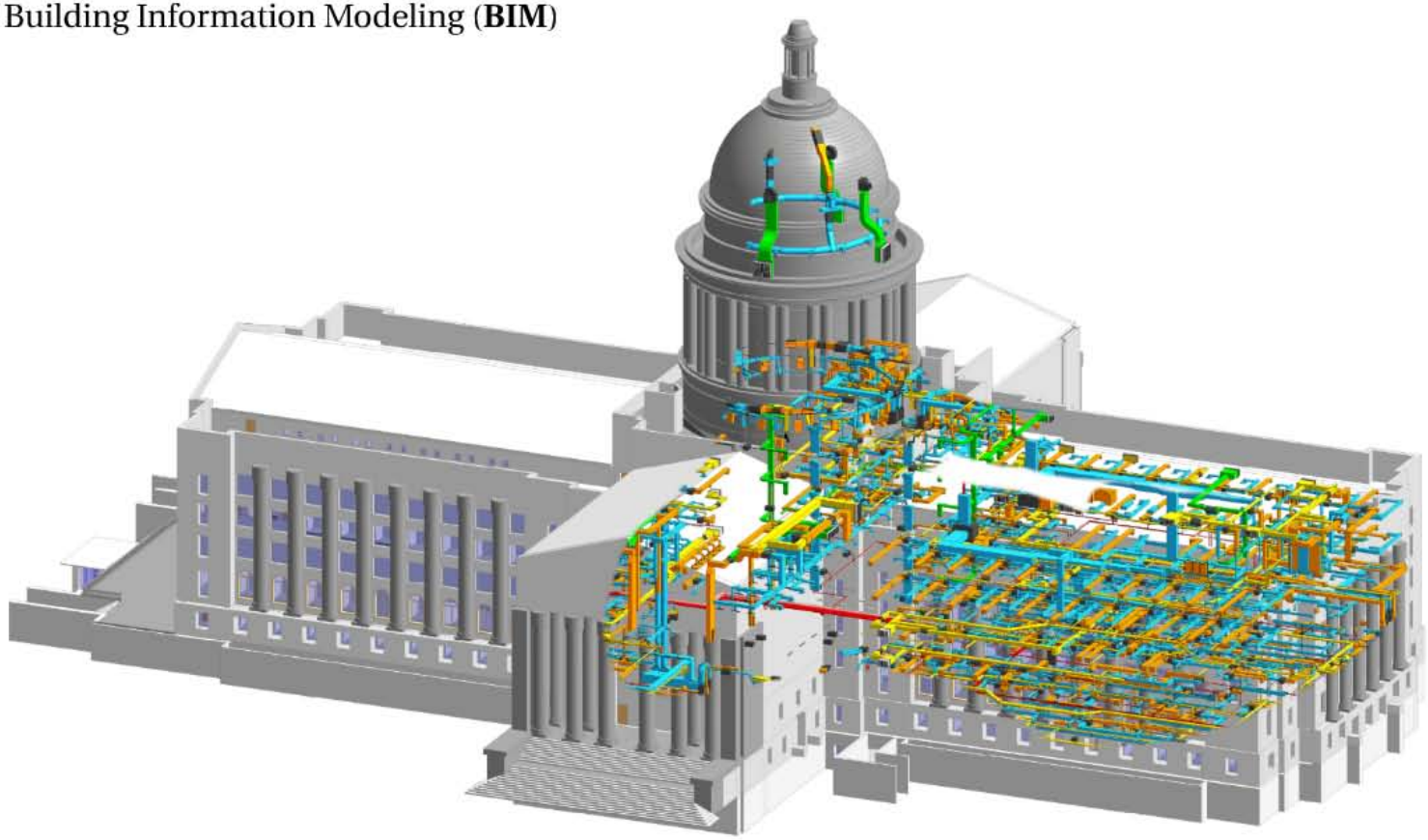
Proposed Solutions

Conditions Assessment

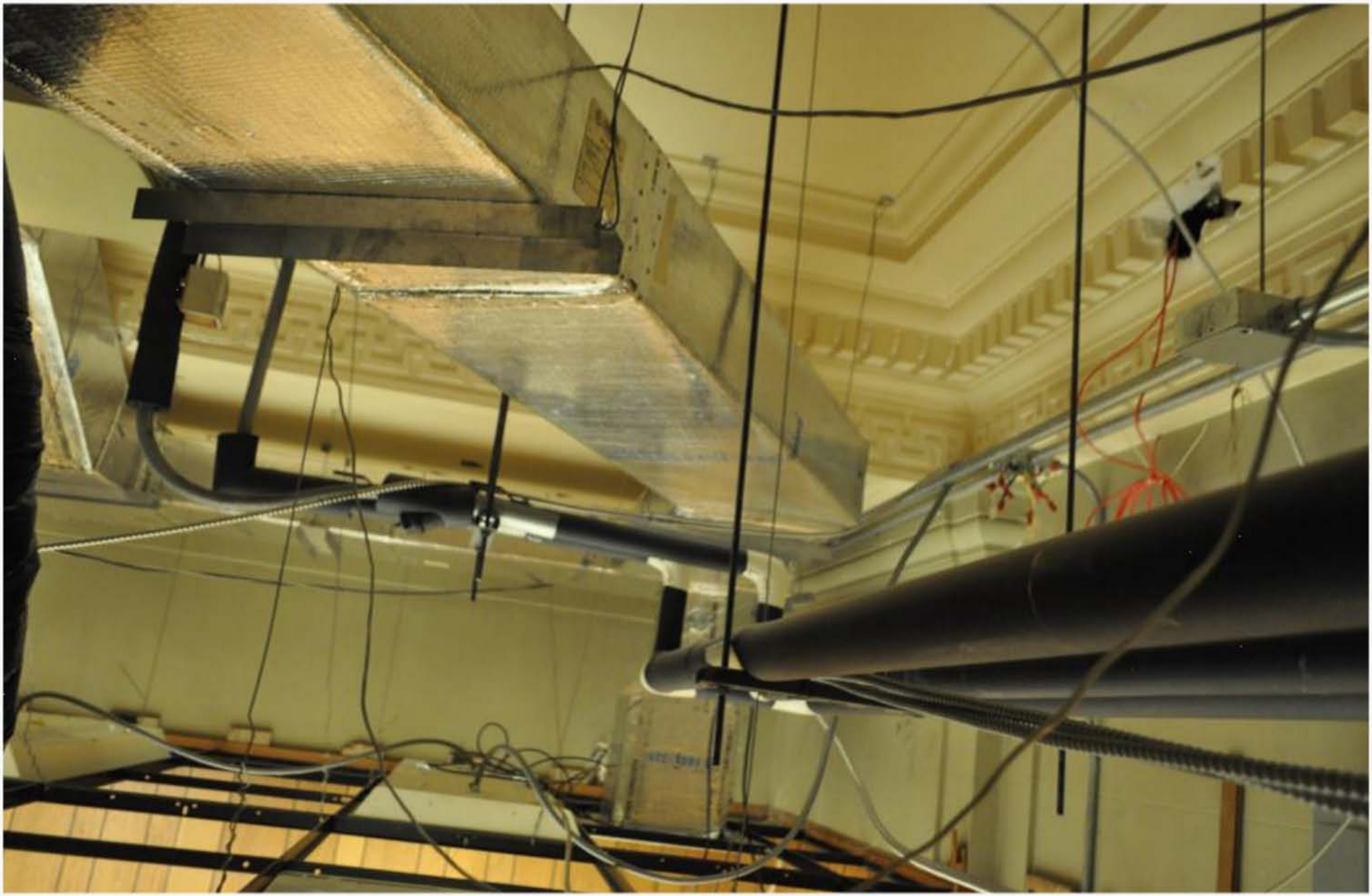


Revit Model

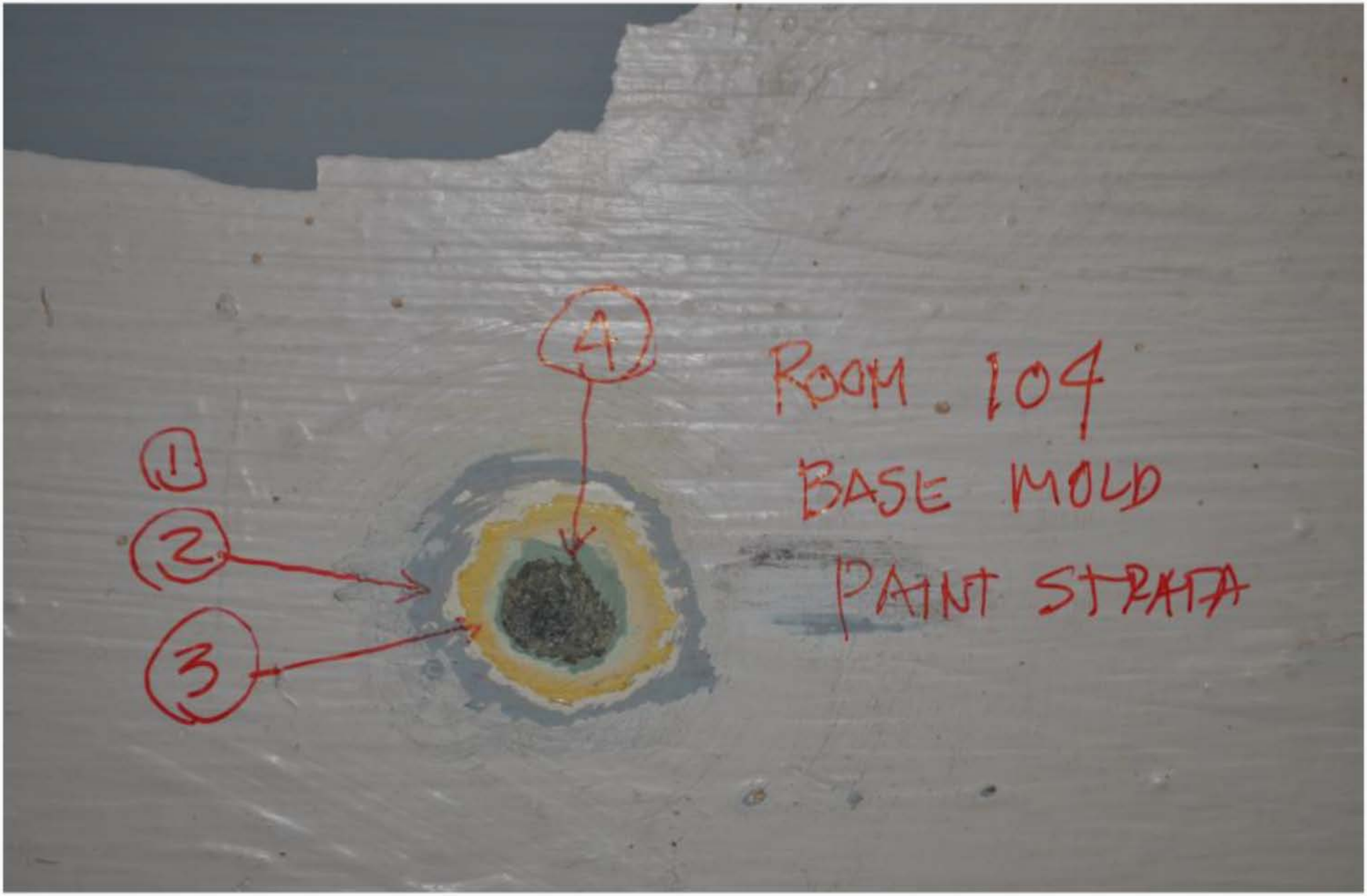
Building Information Modeling (**BIM**)



Intrusive Investigation & Prerequisite Phase



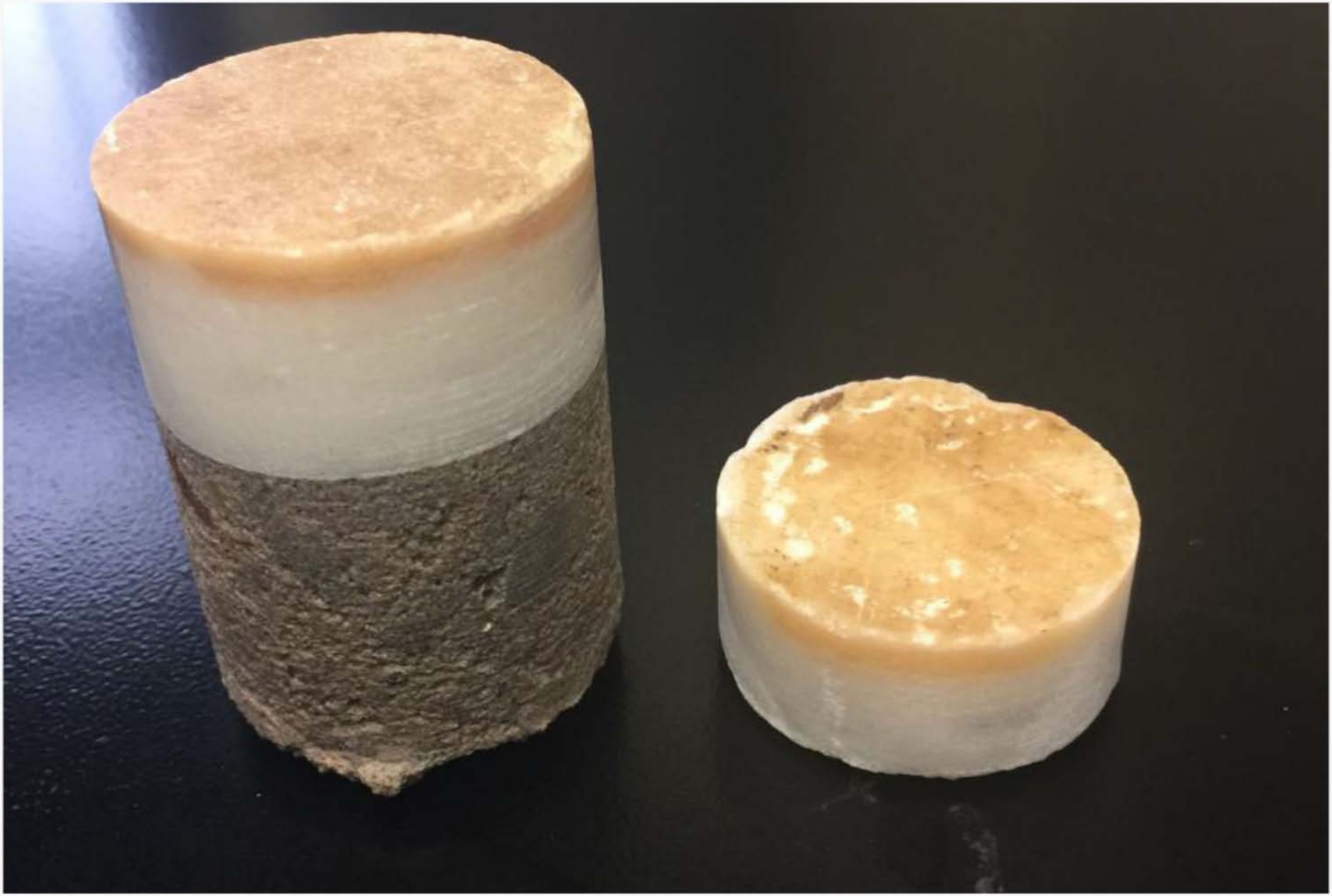
EXIT
CAPITOL

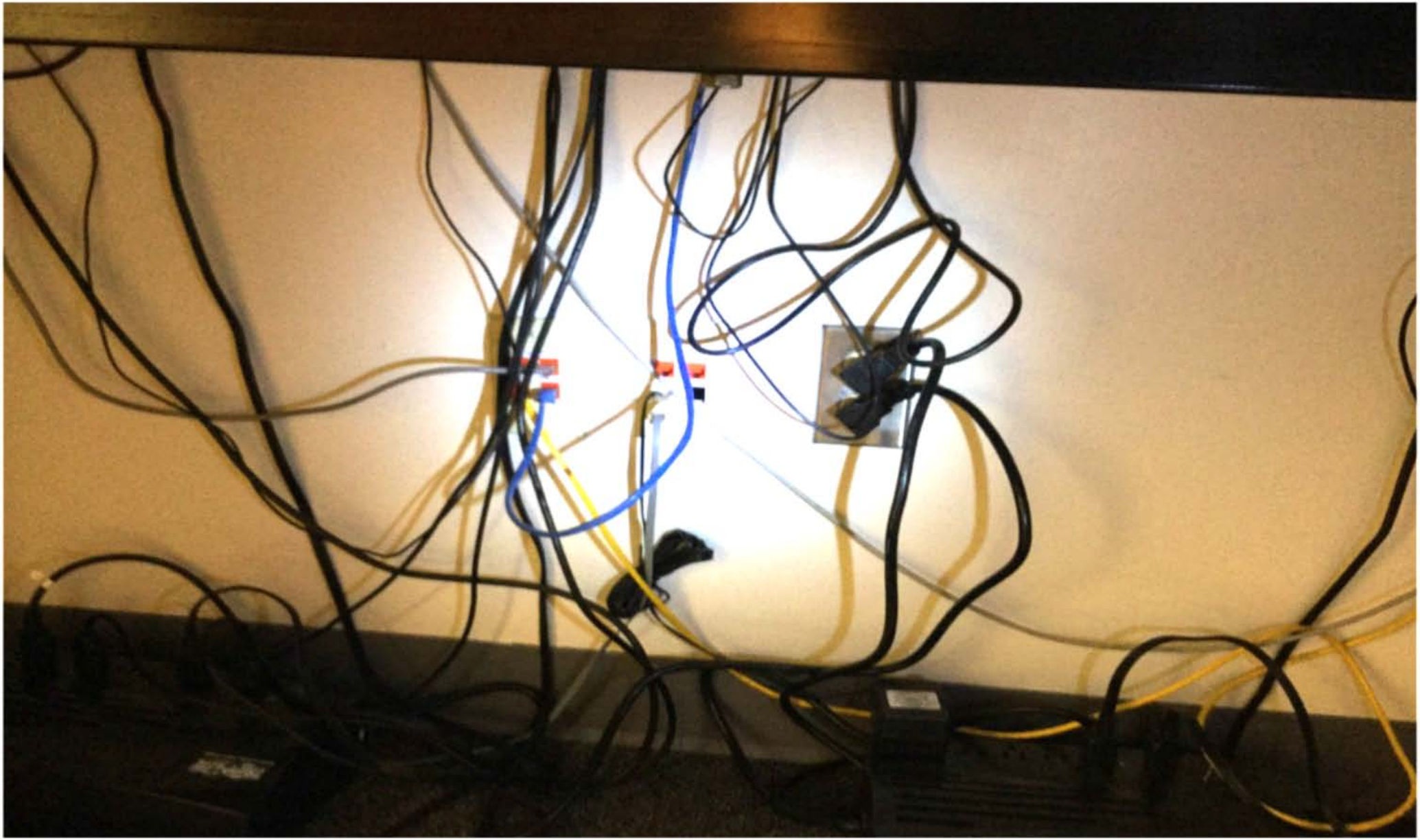

4
ROOM . 104
1
2
BASE MOLD
3
PAINT STRATA

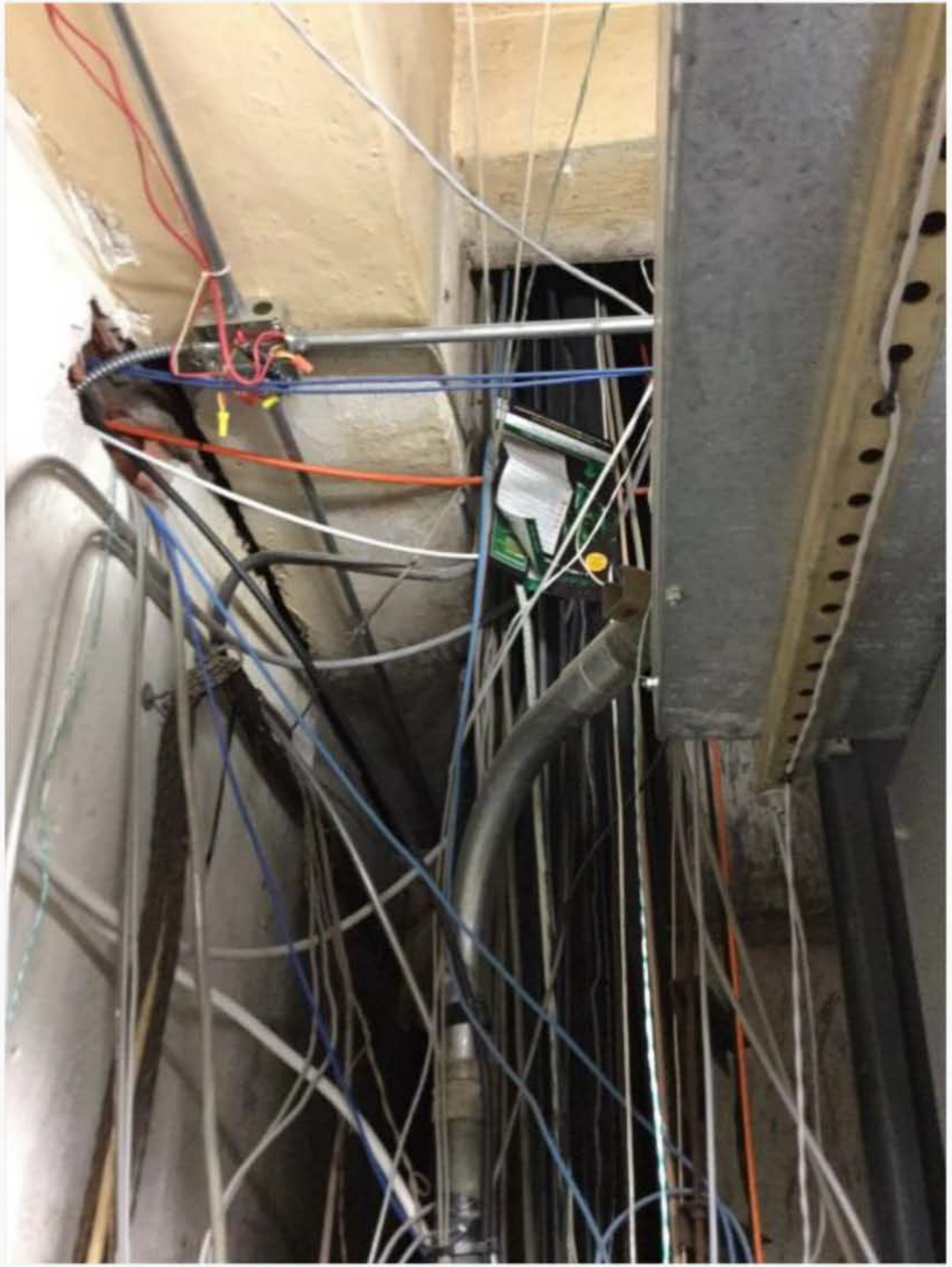
1
2
3
4
5

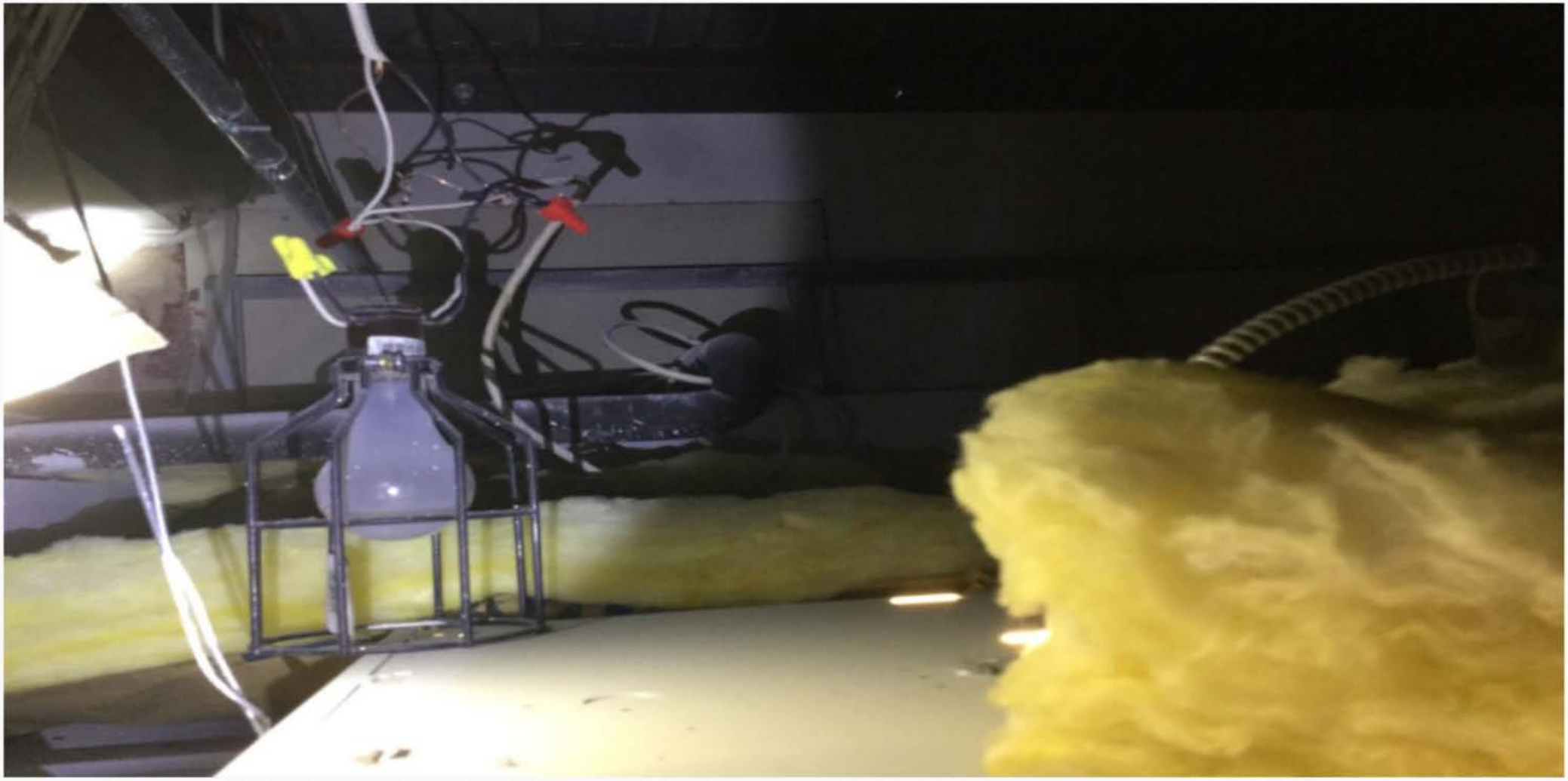
NO
DEMO

804





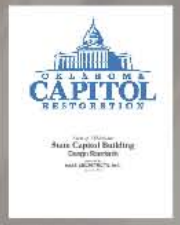




401590
BEN E. KEITH

Capitol Design Standards

Foundation



Oklahoma State Capitol
Building Design Standards
Produced by Mass Architects
May 2015

Purpose

- Provide practical guidelines
- Maintain historical integrity
- Consistency in materials and systems
- Efficiency of maintenance

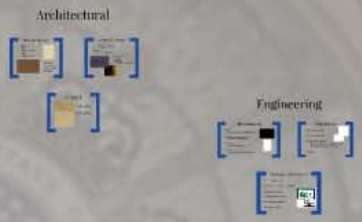
Objectives

- Allow competitive pricing
- Establish quality levels
- Standardize components

Approach

- Guidelines
- Specifications
- Drawings details

Architectural/Engineering



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Architectural/Engineering

Architectural

Historic Design

- Preserve
- Maintain
- Patch/Repair
- Replace

General Design

- Material Selection
- Quality
- Detailing
- Historically Compatible

Artwork

- Handling
- Protection

Engineering

Mechanical

- HVAC
  Equipment, Filters and Ductwork
- Building Automation System
  Integrated Low Voltage
- Plumbing
  Fixtures and Piping
- Fire Protection
  Fire Alarm and Fire Suppression

Electrical

- Interior Lighting
- Central Controls
- Power Distribution
  Dedicated Rooms, Power Panels, Branch Circuits and Wiring
- Devices

Mechanical/Electrical

- Basic Components
- Select Group of Manufacturers
- Set Quality Levels
- Establish Consistency
- Ease of Maintenance
- Energy Efficient

Engineering

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- HVAC
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Mechanical/Electrical

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- Establish Consistency
- Ease of Maintenance
- Energy Efficient

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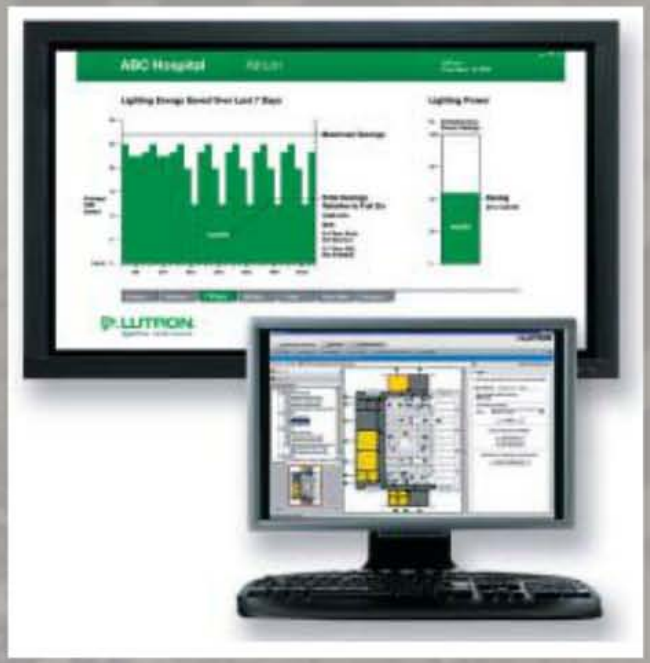

Architectural

Historic Design

- Plaster
- Base
- Doors/Frames
- Glass
- Light Fixtures

- Preserve
- Maintain
- Patch/Repair
- Replace

General Design

- Floors, Walls and Ceilings
- Doors and Frames
- Hardware
- Entrances and Signage

- Material Selections
- Quality
- Detailing
- Historically Compatible

Artwork

- Handling
- Protection

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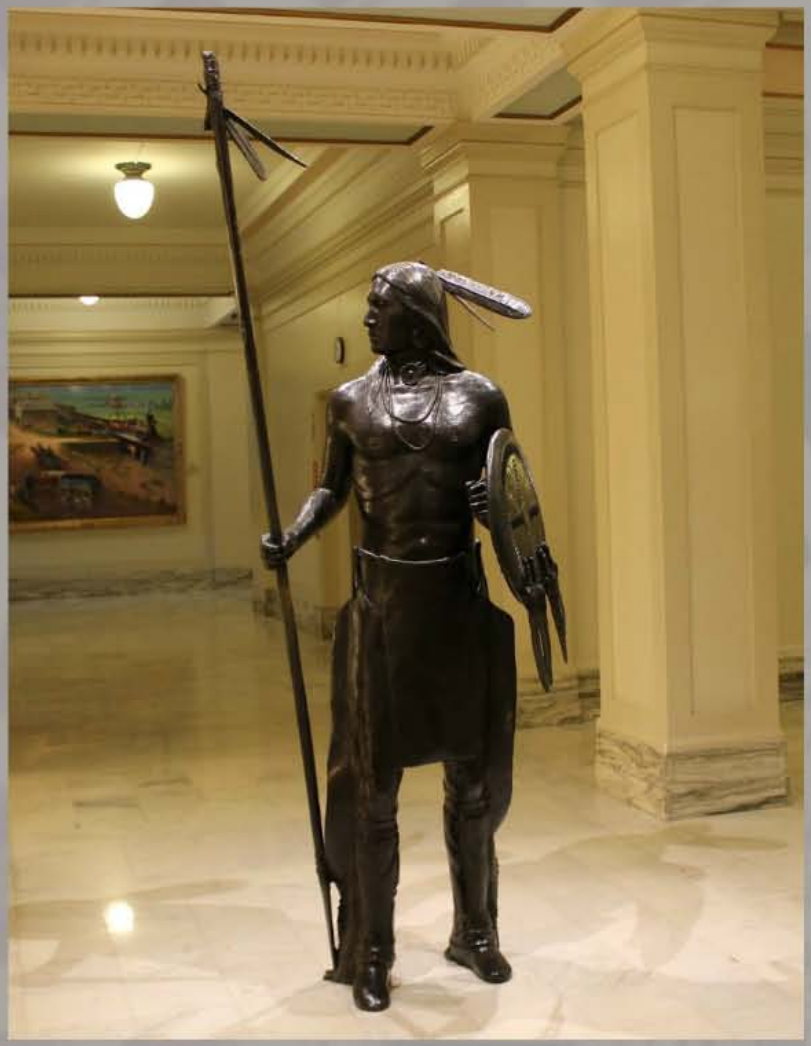
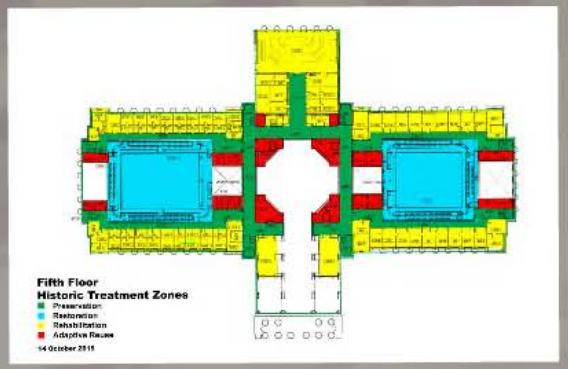
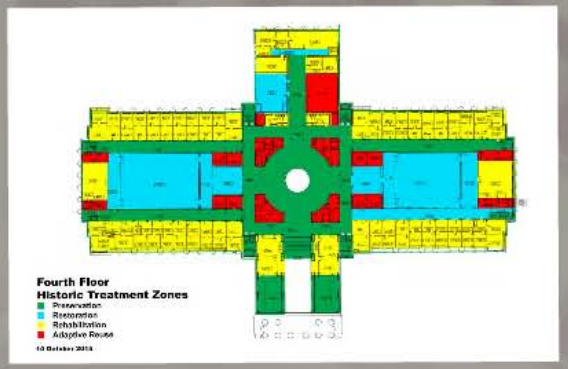
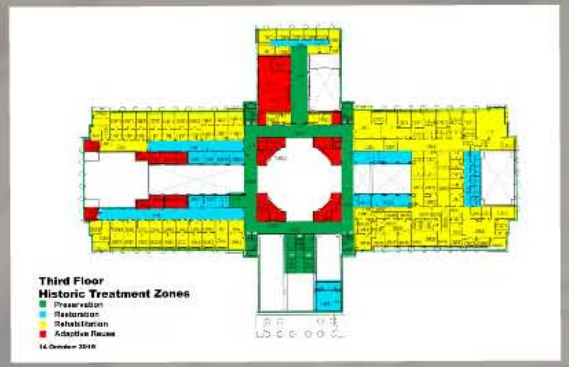


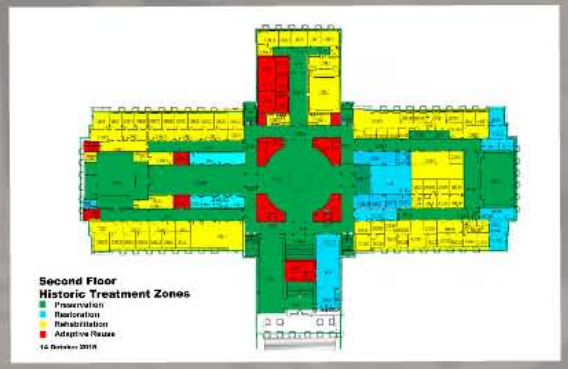
- Handling
- Protection

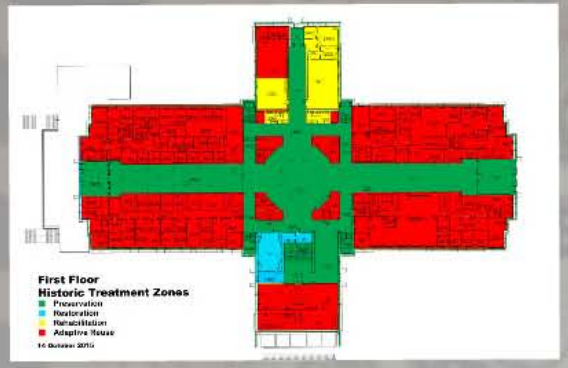
Historic Preservation

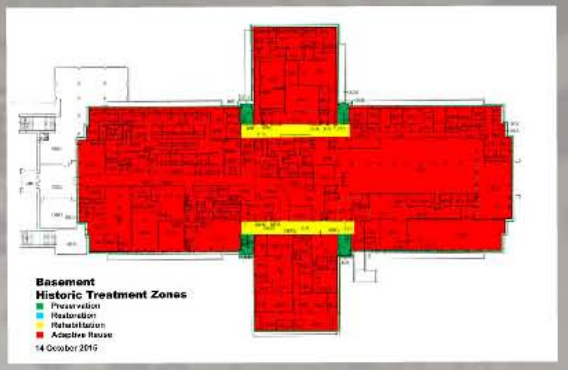


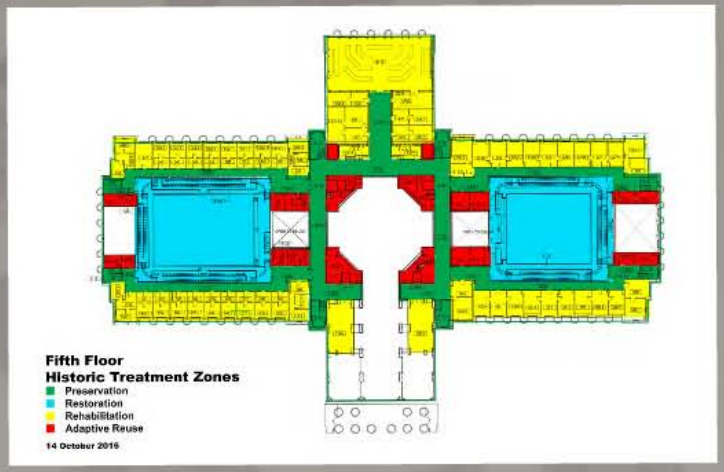


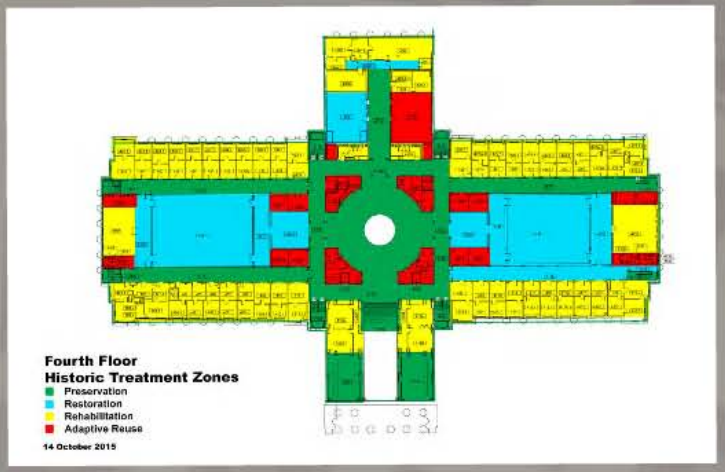


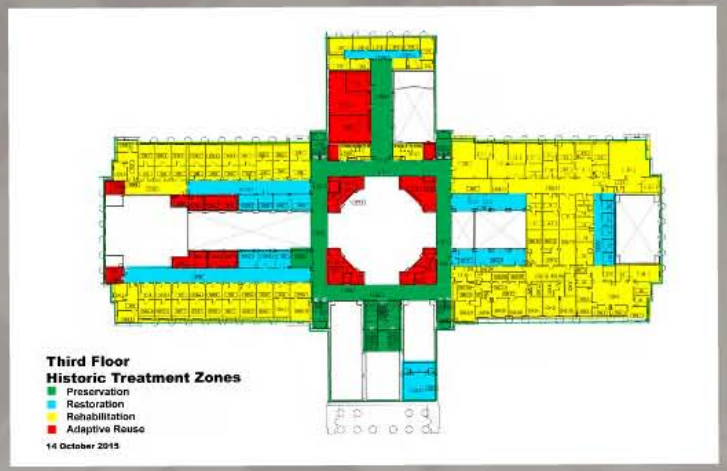


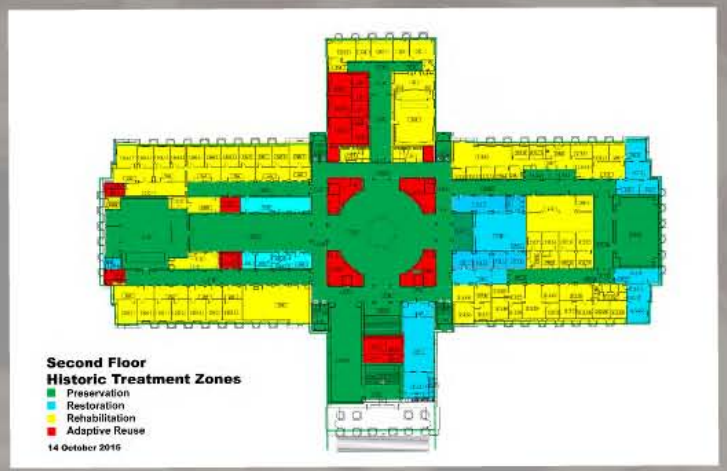


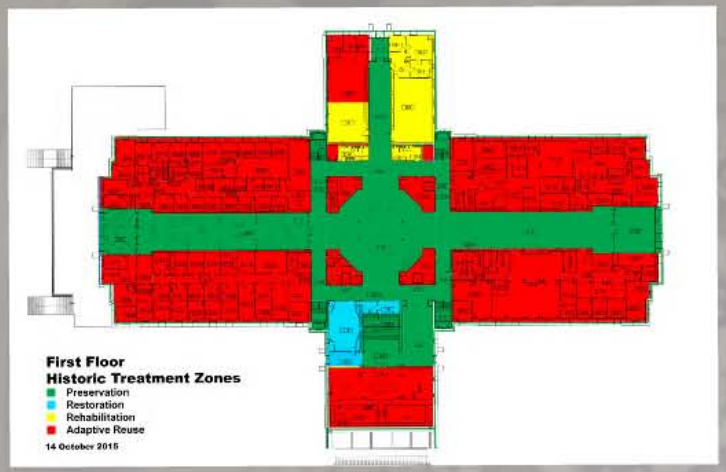


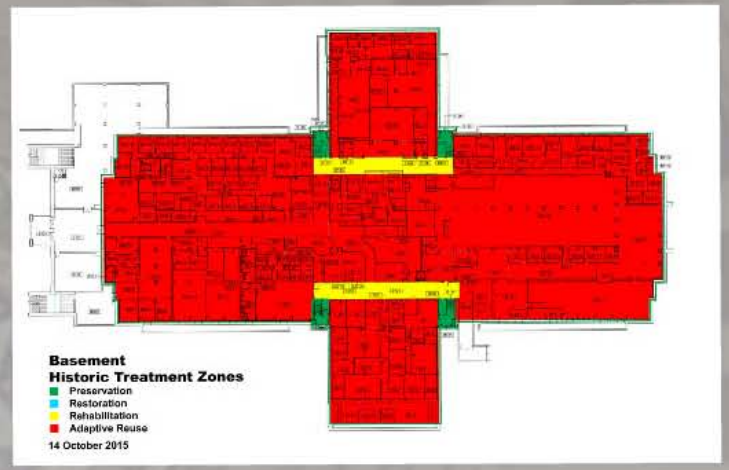

Fifth Floor
Historic Treatment Zones
Preservation
Restoration
Rehabilitation
Adaptive Reuse
14 October 2015

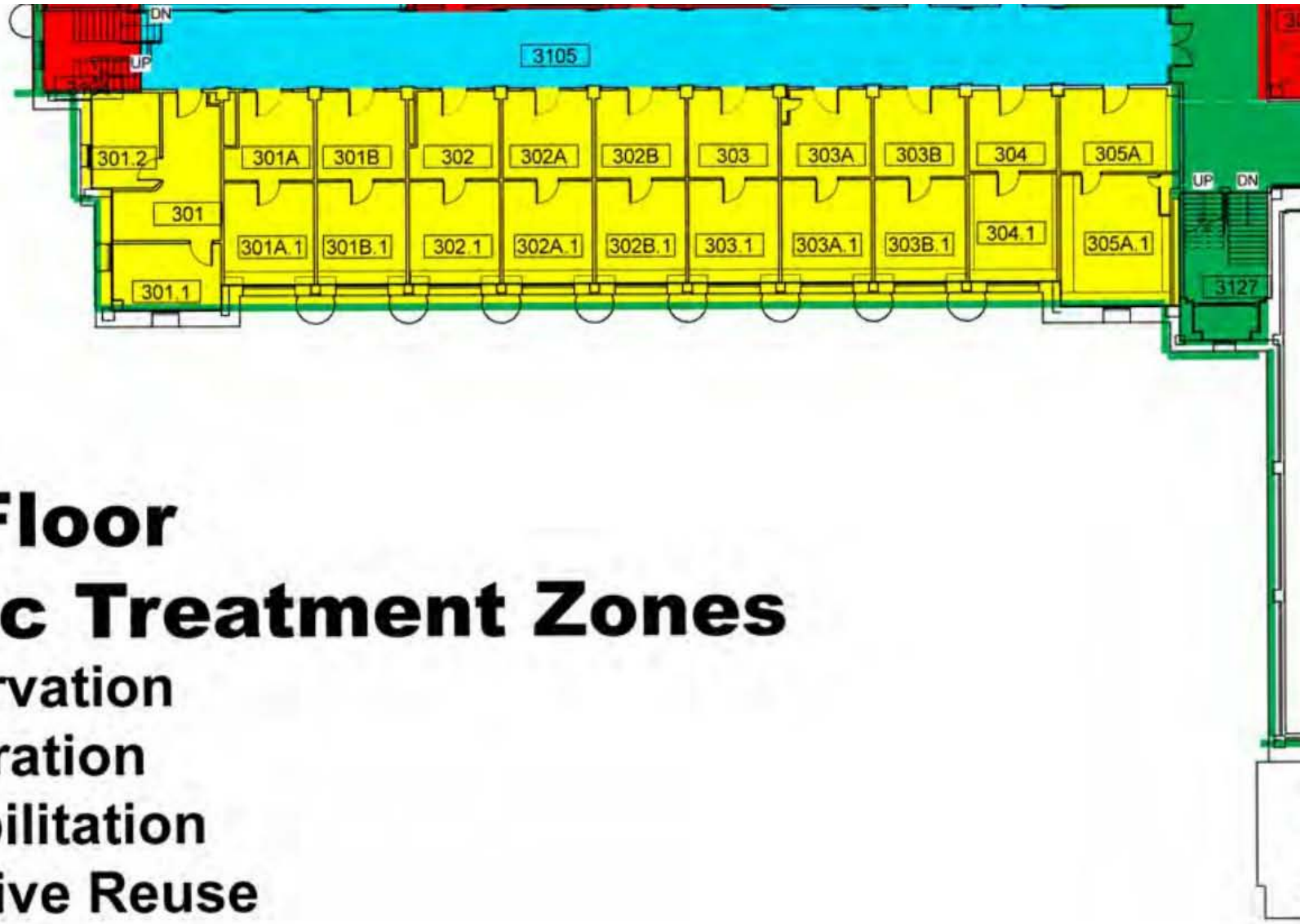

Fourth Floor
Historic Treatment Zones
Preservation
Restoration
Rehabilitation
Adaptive Reuse
14 October 2015


Third Floor
Historic Treatment Zones
Preservation
Restoration
Rehabilitation
Adaptive Reuse
14 October 2015


Second Floor
Historic Treatment Zones
Preservation
Restoration
Rehabilitation
Adaptive Reuse
14 October 2015


First Floor
Historic Treatment Zones
Preservation
Restoration
Rehabilitation
Adaptive Reuse
14 October 2015


Basement
Historic Treatment Zones
Preservation
Restoration
Rehabilitation
Adaptive Reuse
14 October 2015



Third Floor
Historic Treatment Zones

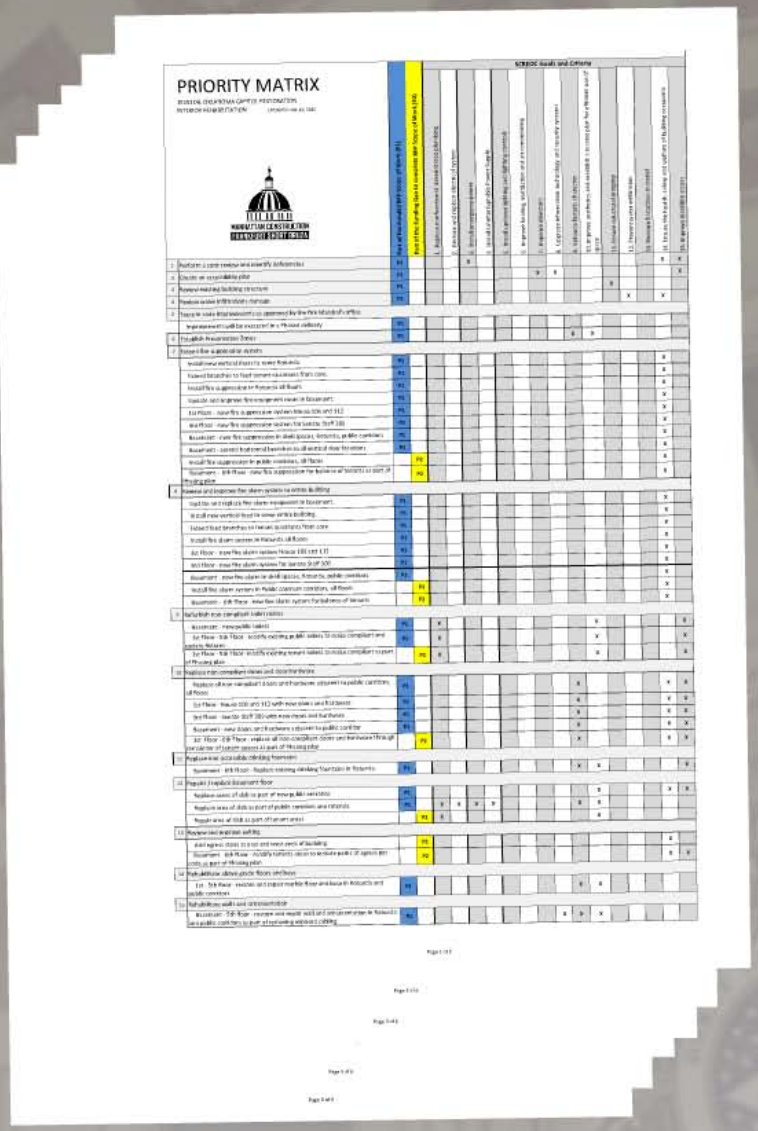
- Preservation
- Restoration
- Rehabilitation
- Adaptive Reuse

14 October 2015

Conclusions

- Failing Infrastructure
- Functional Utilization
- Fragmented Management/Lack of Standards
- Holistic Approach to Security & Public Access
- Lack of Long Range Vision & Master Plan

Priority Matrix


PRIORITY MATRIX

Infrastructure Repair & Restoration

Functional Enhancements

Security & Access

Proposed Solutions

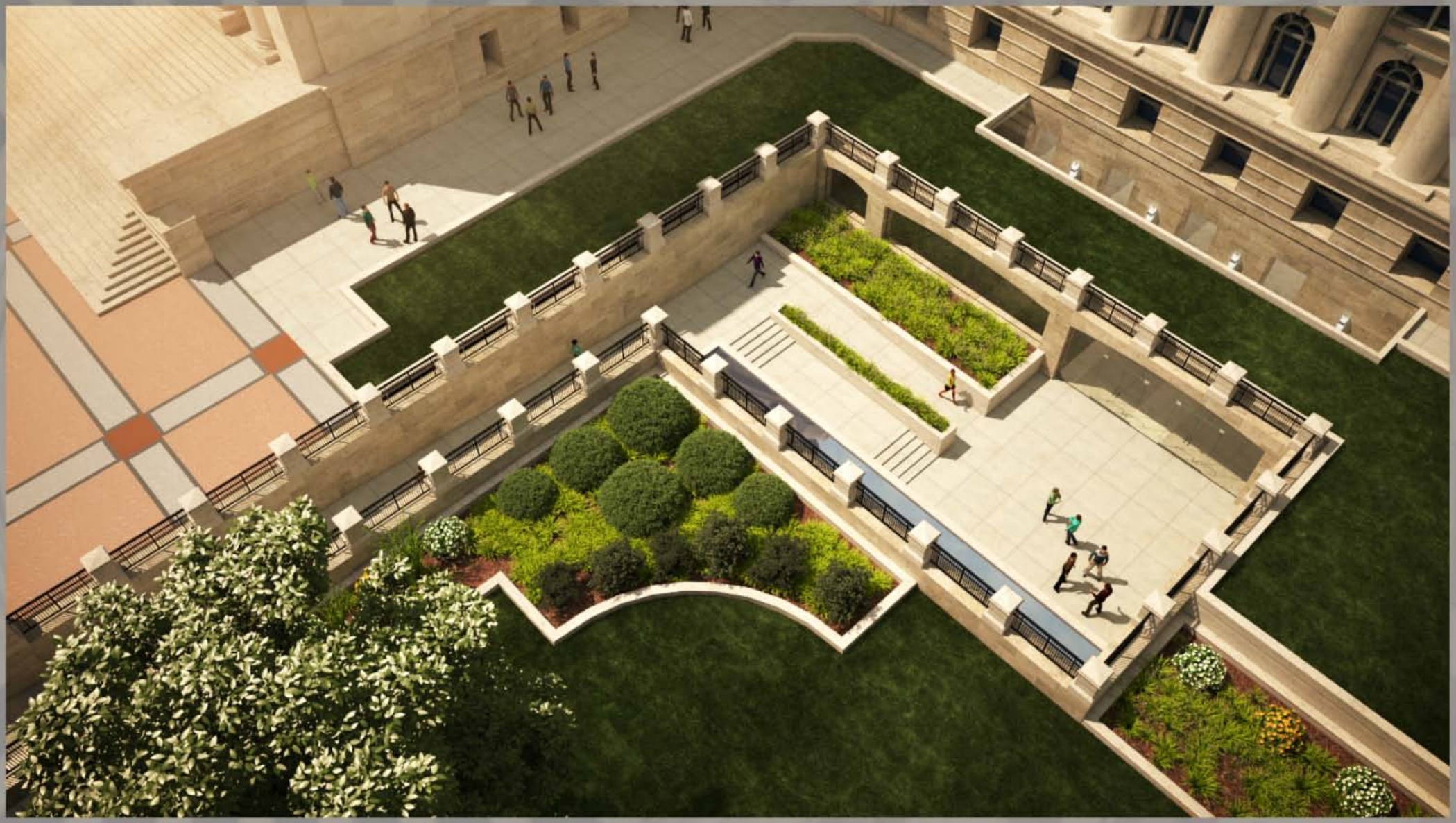
Secured Public Access

Secured Public Access Level

Secured Public Access Level

Secured Public Access Level

Ceremonial Entrance



Secured Public Access

Secured Public Access Level

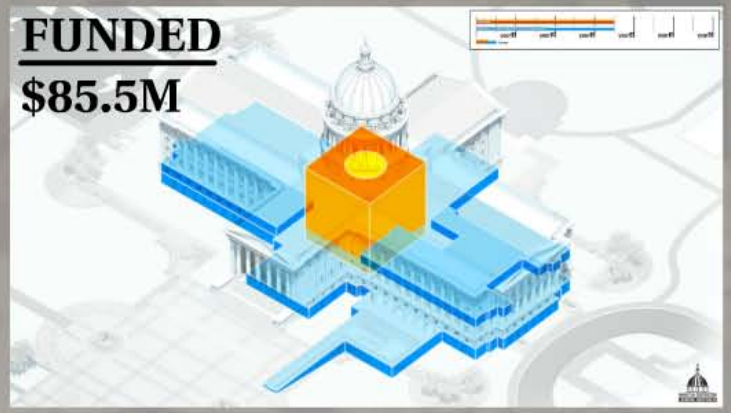
Secured Public Access Level

Secured Public Access Level

Ceremonial Entrance

Priority Matrix & Cost Models

Priority 1



Infrastructure Backbone | Secured Public Access | Secured Public Access Level | Rotunda | Core | Public Corridors| Public Restrooms | Life Safety | Fire Suppression | Fire Alarms | Elevators | Prerequisite Areas | Natural Gas Service | 3.5 Years

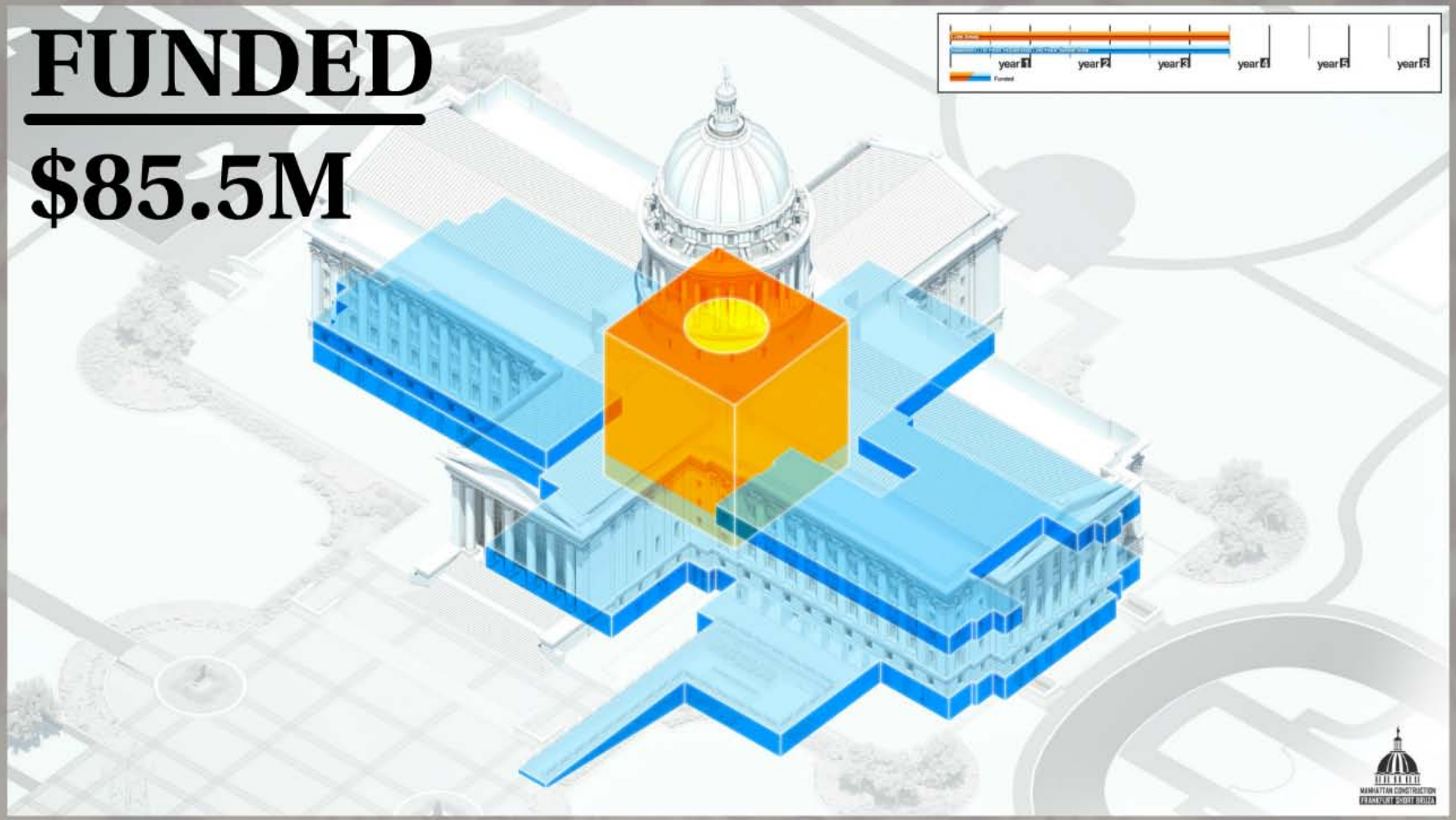
Priority 2

Completion of Systems Distribution | Single Move Strategy | Loading Dock | Fresh Air | Condensate | Mechanical/Electrical/Plumbing/Life Safety | Fire Suppression | Fire Alarms | Vertical Access | 6 Years | Tenant Spaces

Priority 1

FUNDED

$85.5M

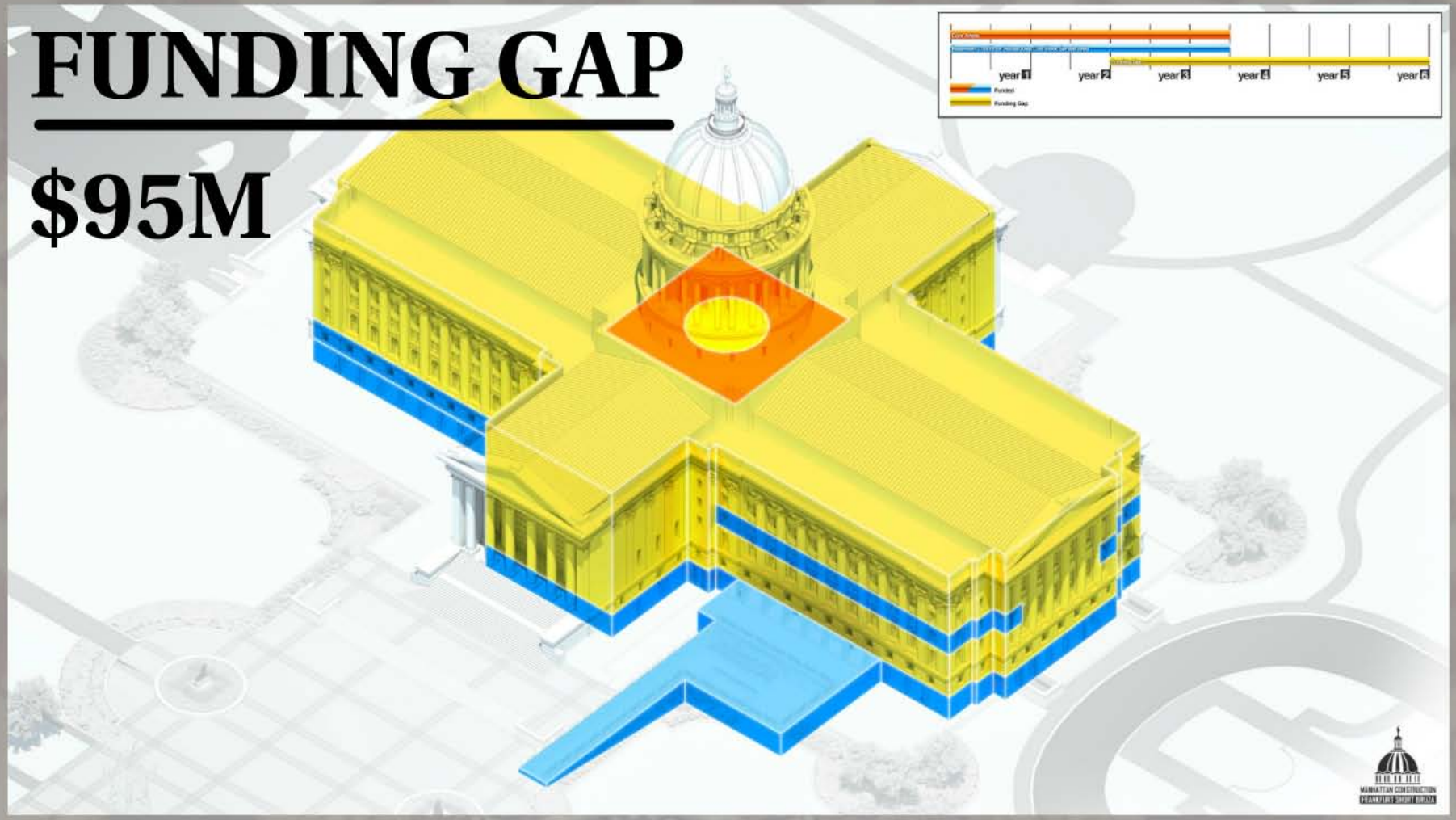


Infrastructure Backbone | Secured Public Access | Secured Public Access Level | Rotunda | Core | Public Corridors| Public Restrooms | Life Safety | Fire Suppression | Fire Alarms | Elevators | Prerequisite Areas | Natural Gas Service | 3.5 Years

Priority 2

FUNDING GAP

$95M



Completion of Systems Distribution | Single Move Strategy | Loading Dock | Fresh Air | Condensate | Mechanical/Electrical/Plumbing/Life Safety | Fire Suppression | Fire Alarms | Vertical Access | 6 Years | Tenant Spaces

Team Priorities

Primary Focus

- ***Infrastructure*** repairs and upgrades.
- ***Life Safety Systems*** to protect the public and tenants/using agencies.
- Preservation and rehabilitation of the ***historic fabric*** of our Capitol.
- Addressing ***accessibility to The Capitol.***
- ***Security***, both access control and force protection.
- Intense focus on ***allocating funding resources to public components.***
- Efficiencies of a ***Single Move Approach.***
- ***Long Range Vision*** and ***Master Plan.***

Long Range Vision

Secured Parking and Public Access

State Capitol Park

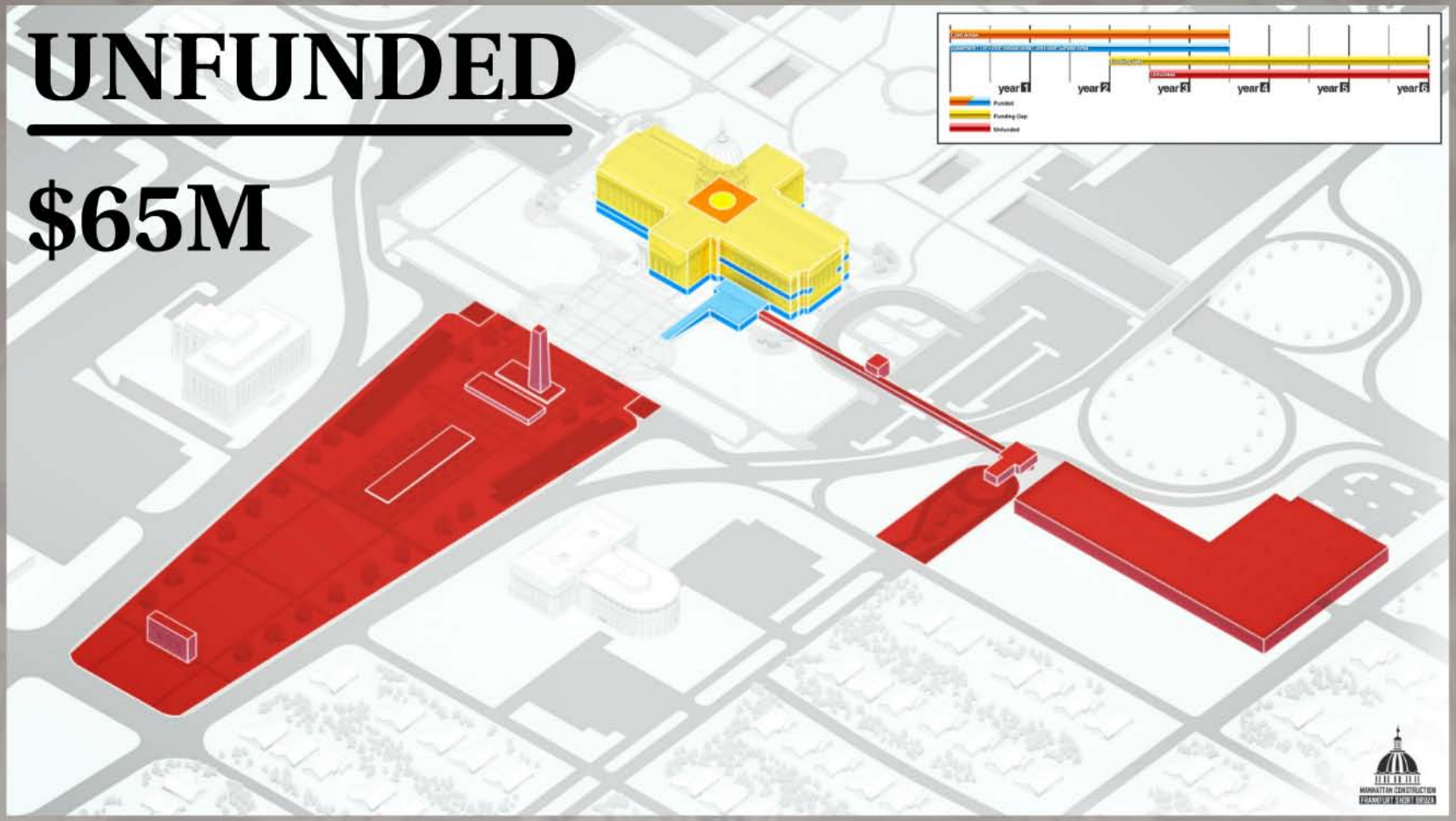
State Capitol Park

Secured Parking and Public Access

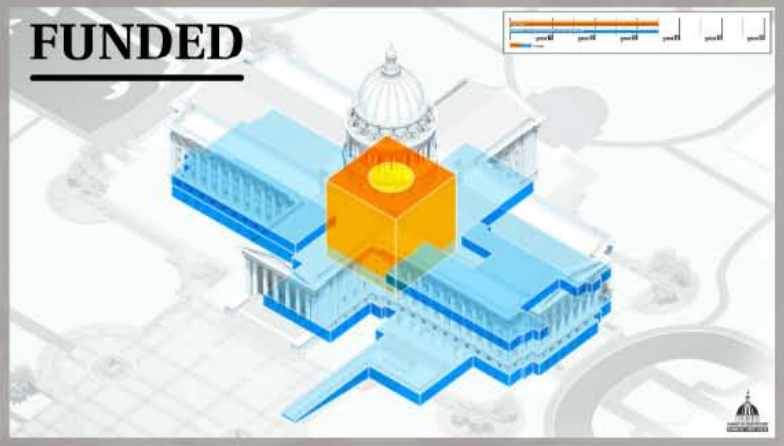
State Capitol Park

State Capitol Park

Priority 3

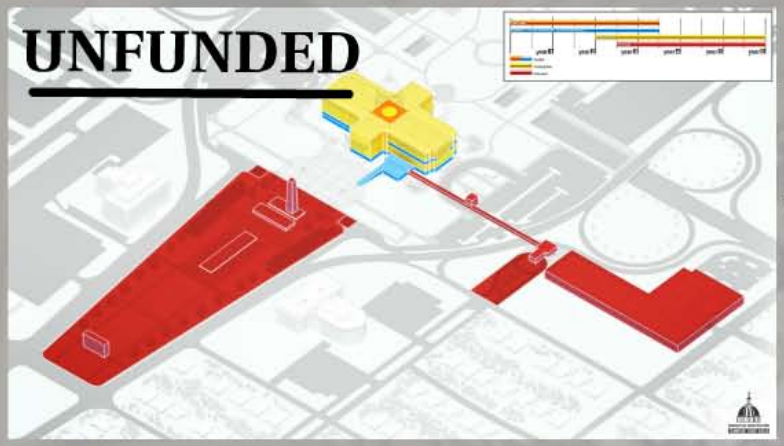


Long Range Vision | Holistic Security Plan | Parking | State Capitol Park | Handicap and Public Access



→ $85.5 Million

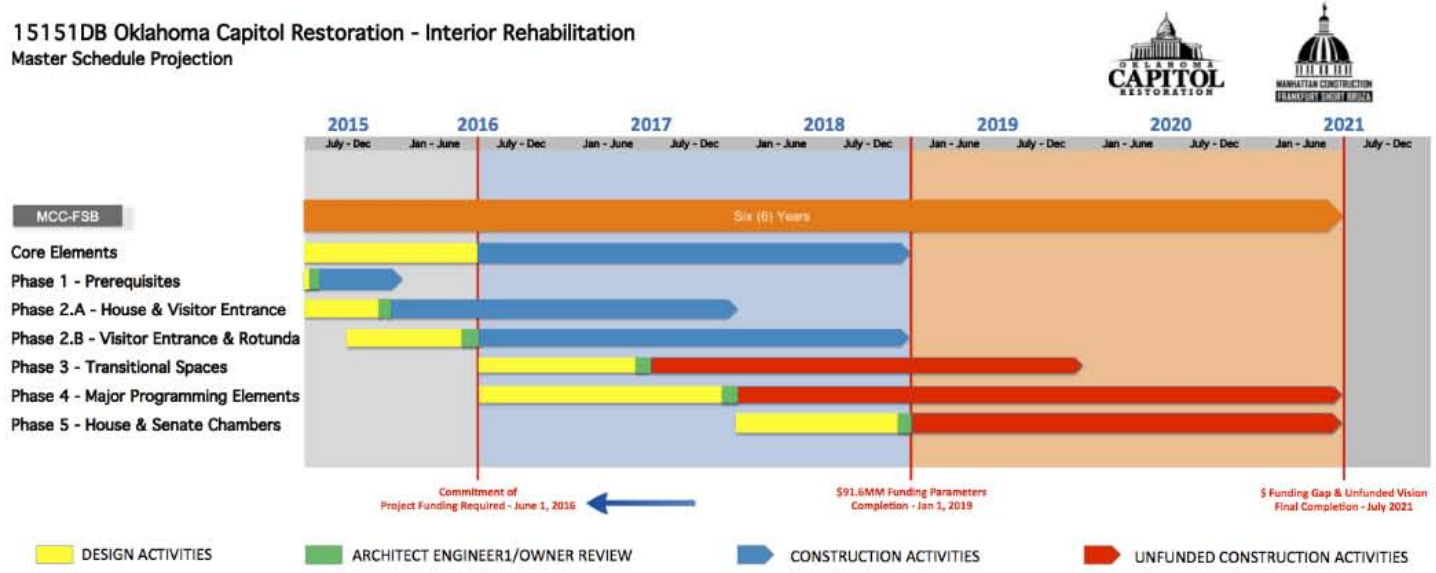
→ $95 Million



→ $65 Million

Sequencing Approach

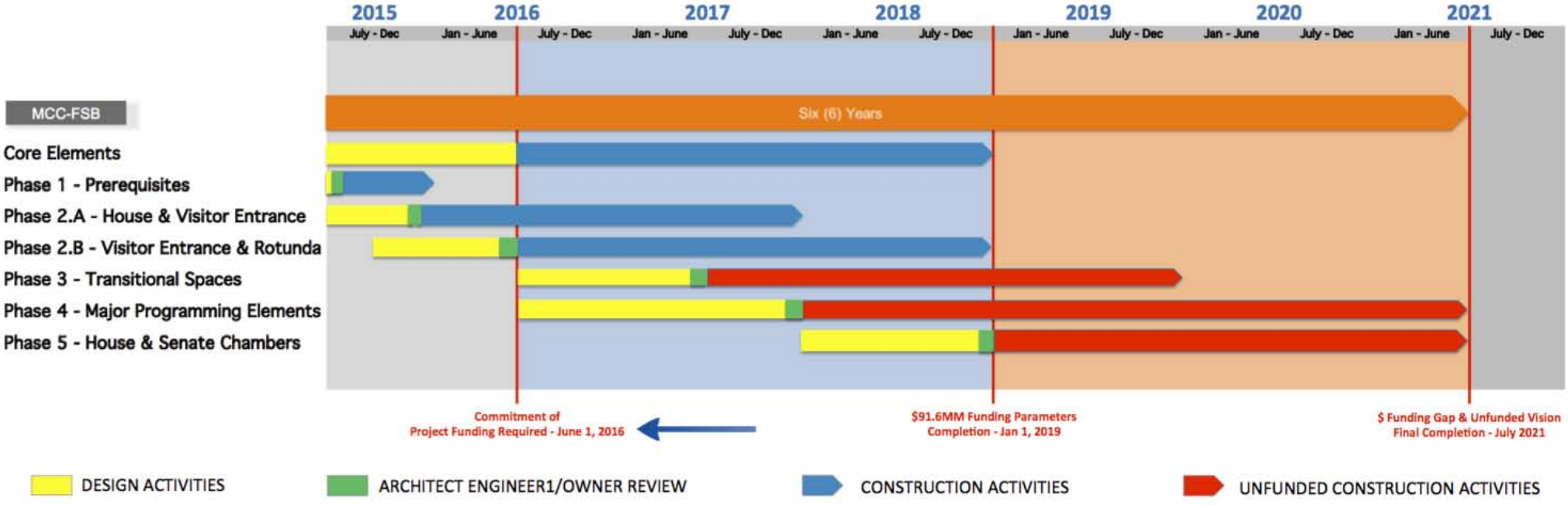
- SCREOC Phasing Approval April 9, 2015 Goal

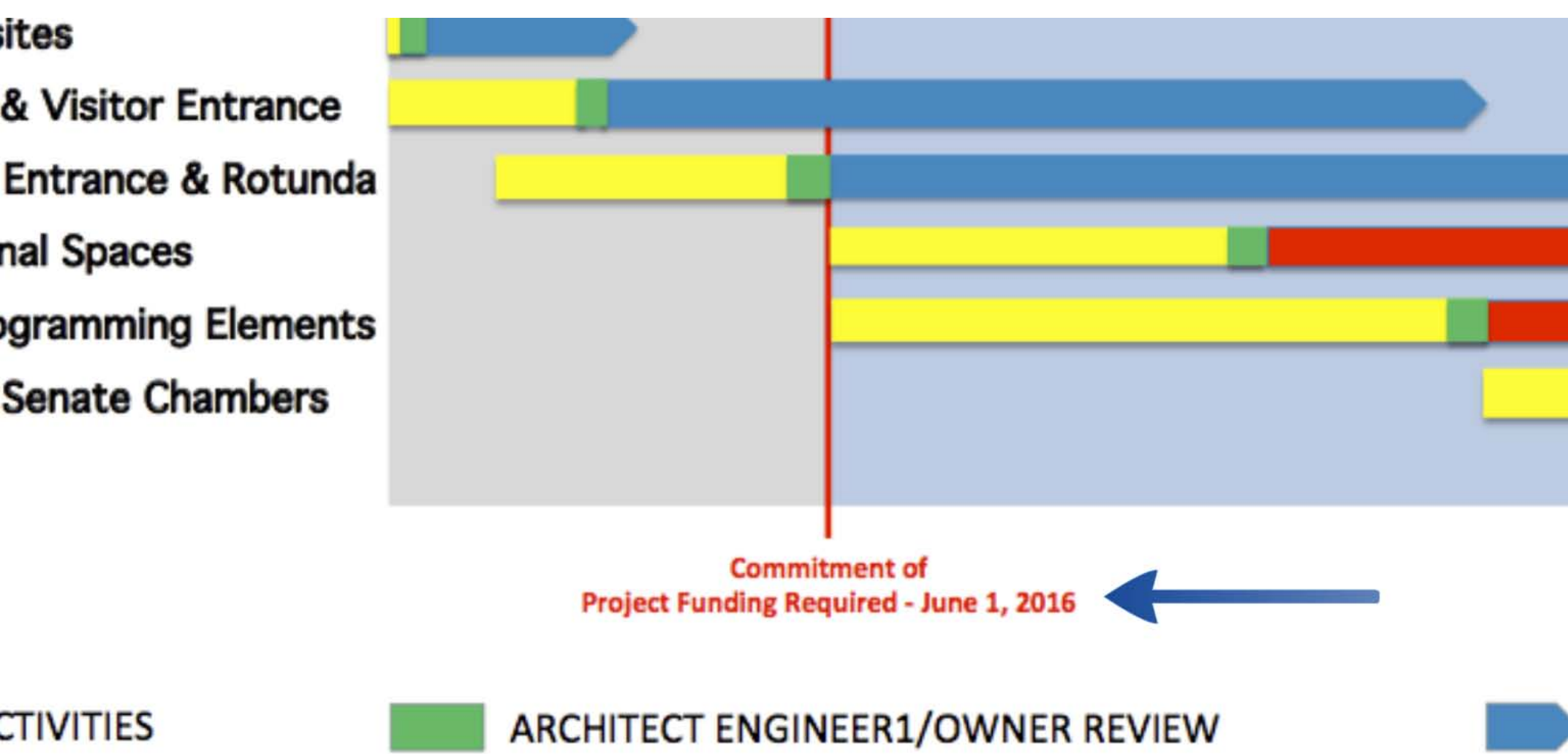


Goal

15151DB Oklahoma Capitol Restoration - Interior Rehabilitation

Master Schedule Projection




sites
& Visitor Entrance
Entrance & Rotunda
nal Spaces
ogramming Elements
Senate Chambers
Commitment of
Project Funding Required - June 1, 2016
CTIVITIES
ARCHITECT ENGINEER1/OWNER REVIEW

The Vision

Monumental Undertaking

$1.2 Billion Asset

"When we build, let us think that we build forever.
Let it not be for present delight, nor for present use alone:
Let it be such work as our descendants will thank us for,
and let them think, as we lay stone on stone,
that a time is to come when these stones will be held sacred
because our hands have touched them,
and that men will say as they look upon
the labor and wrought substance of them,
'See! This our fathers did for us."

Solomon Layton
Quoting his admired poet, John Ruskin

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MANHATTAN CONSTRUCTION
FRANKFURT SHORT BRUZA