

▶ Oklahoma Capitol Restoration Project

2300 N Lincoln Blvd. Oklahoma City, OK 73105

MONTHLY OVERVIEW

- All Finishes Complete
- Punchlist Work Continues
- Substantial Completion Achieved
- Tenants Move In

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Project Owner:



Design/Builder:



Manhattan Job #
3707



▶ **Oklahoma Capitol Restoration**

*2300 N Lincoln Blvd.
Oklahoma City, OK 73105*

**January 2016 - Monthly
Progress Report**

Cover Letter

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Monthly Progress Report
For
Oklahoma Capitol Restoration
January 2016

As the legislative session begins, all major construction work for Phase I has concluded and nearly all punchlist items are complete. Below is a recap of the major construction milestones and their completion status:

1.	Construction Start Date	Achieved August 10, 2015	
2.	Permanent Power	Achieved November 20, 2015	
3.	Conditioned Air	Achieved November 25, 2015	
4.	Interior Finishes Begin	Achieved November 4, 2015	
5.	Fire Marshal Approval	Achieved January 13, 2016	
6.	Tenant Move-In	Achieved January 15, 2016	

Prime Contract Status

The prime contract has been executed for the Prerequisite Phase I work.

The design build team has submitted the Preliminary Planning, Scope Development & Schematic Design document as well as a supplemental Executive Summary for the Capitol Restoration Oversight Committee to review and vote upon in their upcoming meeting on February 11th, 2016.

A contract amendment to include funding for Design & Construction of House 109 space and further Design Development of the Masterplan Priority 1 scope is expected following the February 11th meeting.

Design Status

The 50% Construction Documents for the House 109 space have been reviewed and comments returned for incorporation into the 95% Construction Documents. Construction on the House 109 space is scheduled to begin following the completion of the Prerequisite Phase I work and approval of the Priority 1 scope.

Planning & development of the full interior restoration project is ongoing. This month the design build team met to discuss site logistics and develop a sequencing plan for Priority 1 work. As the sequencing plan develops, design and construction schedules are built to outline the next several months of work activities.

Schedule Status

Substantial Completion was achieved on January 14, 2016, ahead of schedule. With Substantial Completion, tenants were able to begin moving into their new spaces. By the end of the month all staff has been relocated to their new offices and ready to begin the 2016 Legislative Session. Very few punchlist items remain and are expected to be complete within the next 30 days.

Request for Information (RFI's)

Current RFI Log attached in Tab 4.

Submittals

Current Submittal Log attached in Tab 5.

The Executive Summary to the Design Phase 1: Preliminary Planning, Scope Development & Schematic Design was submitted on January 25th, 2016.

Cost Events

There are no open cost events for the project.

Construction Progress**House of Representatives 112**

By the start of January, most work activities in the House 112 space were complete. Miscellaneous activities of setting marble base in the entry, finishing touches at the reception desks, and completing a few doors and hardware were quickly wrapped up in first weeks of the month in preparation for the final Fire Marshal inspection. On January 13th the final inspection was passed and occupancy granted. By the end of January, all tenants have moved in, security systems are up and running, and less than 20 items remain on the punchlist to complete the project.

Senate 309

Work on the 3rd floor continued to progress very quickly as January began. With the marble restoration efforts coming to a close, all remaining finish trades had to complete in the few weeks left before tenant move in. Between January 1st and January 14th, all final millwork installations were completed, all carpet installations were completed, new marble base was set where needed, and every room received final paint. Along with the first floor, the final Fire Marshal inspection was passed on January 13th. Punchlist work on the 3rd floor is well underway, less than 50 items remain to complete the project.

Prepared by:

Andrea Gossard, Project Manager

Document Deliverables:

- 50% Construction Documents were submitted for House of Representatives space 109 on November 18, 2015 and review comments were returned on December 9, 2015.
- 95% Construction Documents for House 109 will be submitted in early February 2016 with a construction cost estimate to follow.
- Construction Record Documents for Senate 309 & House 112 were submitted on January 14, 2016.
- Construction Permit Set for House 109 will be submitted for review & approval to the State Fire Marshal by mid-February 2016.

Design Status Report:



Frankfurt Short Bruza Architects Engineers Planners

Monthly Project Status Report

Date: January 27, 2016

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: David Ketch
Sr. Architect / Project Manager

Re: Monthly Project Status Report – January 2016

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.

PREREQUISITE PHASE 1 PROGRESS

The construction of the interior remodeling projects for both the House of Representatives 112 and the Senate 309 tenant improvements are substantially completed.

FSB has been working with staff of the House or Representatives, the Senate, as well as OMES/AE1 on the signage package to be incorporated into the Phase 1 Pre-requisite projects. The team of MCC and FSB has provided mockup signage that was reviewed on site. There have been some changes requested by the House staff and further mockups will be provided for review. Final signage in these locations is pending this latest action item.

On 12/29/2015, 01/04/2016, FSB conducted on site punch lists for the House or Representatives 112 and the Senate suite 309. Refer to the attached report. On 1/12/2016 and 1/13/2016 FSB and MCC participated in the 15151DB Capitol Interior Restoration: House 112 and Senate 309 Owner/AE1 Punch Walkthrough. On 01/13/2016 FSB was on site with the Fire Marshal walk through inspection.

Memorandum

HOUSE OF REPRESENTATIVES 109 PROGRESS

FSB continues on developing the construction documentation for the House of Representatives 109 tenant improvement project. FSB received and is incorporating the 50% CD review comments from OMES/AE1 into the 95% review CD' s. FSB met with House of Representative staff on 1/13 to incorporate a few minor changes to the design. 95% CD' s for House of Representatives 109 are ready for 95% review by OMES.

DESIGN STANDARDS

FSB continues to build upon the design standards as set forth in the preliminary report by Mass Architects. FSB is working to provide a draft of the design standards incorporated in the pre-requisite phase of construction in January, 2016.

Milestone Description	Baseline Schedule	Last Month's Update	Current Month Update	Gain or Loss this Month
Building Permit	08/10/15	08/21/15	08/21/15	0
Receive 100% CD's	08/10/15	08/18/15	08/18/15	0
50% Fire Marshall Inspection 1st FI	10/02/15	10/02/15	10/02/15	0
50% Fire Marshall Inspection 3rd FI	10/02/15	10/02/15	10/02/15	0
Permanent Power	11/21/15	11/21/15	11/20/15	+1
Conditioned Air for Climatization	11/09/15	11/30/15	11/25/15	+5
Substantial Completion	01/15/16	01/15/16	01/14/16	+1
Tenant Move-In	01/18/16	01/18/16	01/15/16	+1

Schedule Status:

The project achieved Substantial Completion on January 14, 2016, ahead of schedule.

The month of January focused on completing all remaining work items and perfecting all of the small details through the creation of the Design Builder & Owner punchlist. By mid-month all inspections had been passed, building permits closed, and movers took over the floors setting up offices and installing equipment. By the end of January, the punchlist has dwindled to very few items that will be completed in the days to come.

Critical Schedule Events:

Below is a tracking log of all major material delivery items through the completion of the construction schedule:

Item Description	Estimated Ship Date	Estimated Delivery Date	Actual Delivery Date
Carpet	11/23/15	11/25/15	12/2/15
House Casework	11/30/15	11/30/15	11/30/15
Senate Casework	12/7/15	12/7/15	12/11/15
Countertops	12/14/15	12/14/15	12/11/15
Marble Base	12/14/15	12/17/15	12/17/15
Decorative Glass	12/29/15	12/31/15	12/18/15
Doors & Hardware	12/28/15	12/31/15	12/15/15
Decorative Light Fixtures	01/4/16	01/6/16	1/11/16

Activity ID	Calendar	Activity Name	Cost % Compl	Orig Dur	Rem Dur	Start	Finish	2015		2016									
								Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		
Phase 1-L1 House South & L3 Senate East																			
Material Procurement																			
Light Fixtures																			
PROC-2020	3707-5 Day w/Hol	Fab & Deliver - Lighting		35	13	26-Oct-15 A	15-Feb-16												
PROC-2100	3707-5 Day w/Hol	Deliver Can Light Housings @ Sheetrock Ceilings		0	0		22-Dec-15 A												
Casework & Wood Trim																			
PROC-1280	3707-5 Day w/Hol	Fab & Deliver - Casework		11	0	12-Nov-15 A	11-Dec-15 A												
Floor Covering																			
PROC-1260	3707-5 Day w/Hol	Fab & Deliver - Floor Covering		18	0	01-Oct-15 A	16-Dec-15 A												
PROC-1380	3707-5 Day w/Hol	Deliver Bulk Carpet		0	0	03-Dec-15 A													
Doors / Hardware																			
PROC-1360	3707-5 Day w/Hol	Fab & Deliver - Doors & Hardware		23	0	15-Oct-15 A	18-Dec-15 A												
Security																			
PROC-1500	3707-5 Day w/Hol	MCC Receive / Reject Submittal - Security		1	0	04-Dec-15 A	04-Dec-15 A												
PROC-1510	3707-5 Day w/Hol	Revise & Resubmit - Security		4	0	07-Dec-15 A	10-Dec-15 A												
PROC-1515	3707-5 Day w/Hol	MCC Receive / Review Re-Submittal - Security		1	0	11-Dec-15 A	11-Dec-15 A												
PROC-1520	3707-5 Day w/Hol	AE2 (FSB) Receive / Review Submittal -Security		5	0	19-Dec-15 A	04-Jan-16 A												
PROC-1560	3707-5 Day w/Hol	Fab & Deliver - Security		20	0	04-Jan-16 A	06-Jan-16 A												
Glazing																			
PROC-1740	3707-5 Day w/Hol	AE1 (Mass Arch) Review / Approve Submittal - Glazing		15	0	19-Nov-15 A	03-Dec-15 A												
PROC-1760	3707-5 Day w/Hol	Fab & Deliver - Glazing		6	0	04-Dec-15 A	11-Dec-15 A												
Toilet Partitions & Accessories																			
PROC-2060	3707-5 Day w/Hol	Release / Fab & Deliver Toilet Partitions & Accessories		25	0	17-Nov-15 A	18-Dec-15 A												
Construction																			
Contract Milestones																			
M-PH1-CSC	3707-7 Day w/o	Contract Substantial Completion - Phase 1 (Amendment 1)		0	0		15-Jan-16 A												
Schedule Driven Milestones																			
M-PH1-TIME	3707-5 Day w/Hol	Phase 1 Overall Schedule Time (Amendment 1)-HAMMOCK		125	0	10-Aug-15 A	14-Jan-16 A												
M-PH1-SUBC	3707-5 Day w/Hol	Schedule Driven Substantial Completion (Amendment 1)		0	0		14-Jan-16 A												
M-PH1-FINAL	3707-5 Day w/Hol	Schedule Driven Final Completion (Amendment 1)		0	0		04-Mar-16												
Construction Phase Summaries																			
C-PH1L1HS	3707-6 Day w/Hol	Construction - Phase 1 Level 1 House (HAMMOCK)		113	0	10-Aug-15 A	14-Jan-16 A												
C-PH1L3-SN	3707-6 Day w/Hol	Construction - Phase 1 Level 3 Senate (HAMMOCK)		125	0	10-Aug-15 A	14-Jan-16 A												
Phase 1 - Level 1 House																			
C-PH1-1960	3707-6 Day w/Hol	MEP Trimout		10	0	23-Nov-15 A	11-Dec-15 A												
C-PH1-2480	3707-6 Day w/Hol	Electrical Fixtures (Cans & Temp 2 x 4 Lighting)		11	0	25-Nov-15 A	20-Dec-15 A												

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 TASK filter: 2 Month Back + All

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



Oklahoma Capitol Restoration-Interior Rehabilitation
Oklahoma City, Oklahoma
MCC Project #3707
 TASK filter: 2 Month Back + All Remaining.



Activity ID	Calendar	Activity Name	Cost % Compl	Orig Dur	Rem Dur	Start	Finish	2015				2016					
								Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
C-PH1-2380	3707-6 Day w/Hol	Install Lighting Control Panel (Partial)		12	0	30-Nov-15 A	11-Dec-15 A	█									
C-PH1-1900	3707-6 Day w/Hol	Install Casework		15	0	30-Nov-15 A	21-Dec-15 A	█									
C-PH1-1720	3707-6 Day w/Hol	O/H MEP & Sprinkler Inspections		2	0	02-Dec-15 A	04-Dec-15 A	█									
C-PH1-1980	3707-6 Day w/Hol	Install Granite Tops		15	0	02-Dec-15 A	21-Dec-15 A	█									
C-PH1-1920	3707-6 Day w/Hol	Install Carpet		10	0	03-Dec-15 A	12-Dec-15 A	█									
C-PH1-2340	3707-6 Day w/Hol	Plumbing Fixtures		7	0	04-Dec-15 A	11-Dec-15 A	█									
C-PH1-1820	3707-6 Day w/Hol	Final Paint		9	0	07-Dec-15 A	22-Dec-15 A	█									
C-PH1-2540	3707-5 Day w/Hol	LV Cabeling Complete (By Owner)		0	0		11-Dec-15 A	◆									
C-PH1-2000	3707-6 Day w/Hol	Install Doors & Hardware		8	0	15-Dec-15 A	21-Dec-15 A	█									
C-PH1-1930	3707-6 Day w/Hol	Install Side Light Glass		10	0	16-Dec-15 A	16-Dec-15 A	█									
C-PH1-2120	3707-6 Day w/Hol	Punchlist		20	0	18-Dec-15 A	14-Jan-16 A	█									
C-PH1-2550	3707-6 Day w/Hol	Drop Ceiling Tile		3	0	21-Dec-15 A	21-Dec-15 A	█									
C-PH1-2420	3707-6 Day w/Hol	Install Toilet Partitions & Accessories		5	0	21-Dec-15 A	22-Dec-15 A	█									
C-PH1-2040	3707-6 Day w/Hol	Test & Balance		6	0	21-Dec-15 A	24-Dec-15 A	█									
C-PH1-1940	3707-6 Day w/Hol	Touchup Paint		3	0	21-Dec-15 A	24-Dec-15 A	█									
C-PH1-2460	3707-5 Day w/Hol	Lighting Control Programming (Less 2 x 4 Lights)		5	0	21-Dec-15 A	24-Dec-15 A	█									
C-PH1-2080	3707-6 Day w/Hol	Fire Marshall Final		5	0	13-Jan-16 A	13-Jan-16 A	█									
C-PH1-2125	3707-6 Day w/Hol	Punchlist Corrections		15	4	15-Jan-16 A	01-Feb-16	█									
C-PH1-2100	3707-7 Day w/o	Inst Late Del 2 x 4 Light Fixtures/ Swap out Temp Lights (After Hrs & Weekends)		6	9	20-Feb-16	28-Feb-16										
C-PH1-2500	3707-6 Day w/Hol	Balance of Lighting Programming (2 x 4 Lights) Including Owner Training		12	5	29-Feb-16	04-Mar-16										
Phase 1 - Level 3 Senate																	
C-PH1-4490	3707-5 Day w/Hol	Electrical Fixtures (Cans & Temp 2 x 4 Lighting)		11	0	23-Nov-15 A	28-Dec-15 A	█									
C-PH1-4560	3707-6 Day w/Hol	Marble Restoration		18	0	23-Nov-15 A	31-Dec-15 A	█									
C-PH1-4380	3707-6 Day w/Hol	Install Lighting Control Panel (Partial)		12	0	30-Nov-15 A	11-Dec-15 A	█									
C-PH1-3880	3707-6 Day w/Hol	Install Wood Trim		14	0	30-Nov-15 A	15-Dec-15 A	█									
C-PH1-3720	3707-6 Day w/Hol	O/H MEP & Sprinkler Inspections		4	0	02-Dec-15 A	04-Dec-15 A	█									
C-PH1-3960	3707-6 Day w/Hol	MEP Trimout		8	0	07-Dec-15 A	14-Dec-15 A	█									
C-PH1-4540	3707-5 Day w/Hol	LV Cabeling Complete (By Owner)		0	0		08-Dec-15 A	◆									
C-PH1-3900	3707-6 Day w/Hol	Install Casework		15	0	11-Dec-15 A	24-Dec-15 A	█									
C-PH1-3920	3707-6 Day w/Hol	Install Carpet		14	0	15-Dec-15 A	22-Dec-15 A	█									
C-PH1-3930	3707-6 Day w/Hol	Install Side Light Glass		10	0	16-Dec-15 A	16-Dec-15 A	█									
C-PH1-4120	3707-6 Day w/Hol	Punchlist		14	0	21-Dec-15 A	14-Jan-16 A	█									
C-PH1-3980	3707-6 Day w/Hol	Install Granite Tops		15	0	22-Dec-15 A	22-Dec-15 A	█									
C-PH1-4550	3707-6 Day w/Hol	Drop Ceiling Tile		5	0	22-Dec-15 A	23-Dec-15 A	█									
C-PH1-4000	3707-6 Day w/Hol	Install Doors & Hardware		9	0	22-Dec-15 A	29-Dec-15 A	█									
C-PH1-3820	3707-6 Day w/Hol	Final Paint		9	0	24-Dec-15 A	31-Dec-15 A	█									
C-PH1-4420	3707-6 Day w/Hol	Lighting Control Programming (Less 2 x 4 Lights)		5	0	04-Jan-16 A	08-Jan-16 A	█									
C-PH1-4040	3707-6 Day w/Hol	Test & Balance		8	0	04-Jan-16 A	22-Jan-16 A	█									
C-PH1-3940	3707-6 Day w/Hol	Touchup Paint		3	0	07-Jan-16 A	09-Jan-16 A	█									

Start Date 23-Feb-15
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 TASK filter: 2 Month Back + All

-  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 filter: 2 Month Back + All Remaining.



Activity ID	Calendar	Activity Name	Cost % Compl	Orig Dur	Rem Dur	Start	Finish	2015		2016							
								Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
C-PH1-4080	3707-6 Day w/Hol	Fire Marshall Final		5	0	13-Jan-16 A	13-Jan-16 A			Fire Marshall Final							
C-PH1-4125	3707-6 Day w/Hol	Punchlist Corrections		15	4	15-Jan-16 A	01-Feb-16			■ Punchlist Corrections							
C-PH1-4100	3707-7 Day w/o	Inst Late Del 2 x 4 Light Fixtures/ Swap out Temp Lights (After Hrs & Weekends)		6	9	20-Feb-16	28-Feb-16				■ Inst Late Del 2 x 4 Light Fixtures/ Swap out Temp Lights (After Hrs & Weekends)						
C-PH1-4140	3707-6 Day w/Hol	Balance of Lighting Programming (2 x 4 Lights) Including Owner Training		12	5	29-Feb-16	04-Mar-16				■ Balance of Lighting Programming (2 x 4 Lights) Including Owner Training						

Start Date 23-Feb-15
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 OCRI-10
 TASK filter: 2 Month Back + All

-  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 filter: 2 Month Back + All Remaining.



RFI's

RFI LOG

Capitol Interior Restoration
2300 N Lincoln Blvd. Oklahoma City, OK 73105

Project # 3707
Tel: 405-521-2147 Fax:

RFI #	Subject	Author Company	Answer Company	Date Created	Date Req'd	Date Resp
001	Existing Wall Condition	Manhattan Construction Company	Frankfurt Short Bruza	8/4/2015	8/11/2015	8/14/2015
002	Demo Existing 6" Concrete Wall	Manhattan Construction Company	Frankfurt Short Bruza	8/13/2015	8/20/2015	8/14/2015
003	Slab Infills details	Manhattan Construction Company	Frankfurt Short Bruza	8/25/2015	9/1/2015	8/28/2015
004	MC Feeder Cables	Manhattan Construction Company	Frankfurt Short Bruza	8/27/2015	9/3/2015	9/8/2015
005	New Door Lay Out Senate 3rd Floor	Manhattan Construction Company	Frankfurt Short Bruza	8/28/2015	9/4/2015	8/28/2015
006	Bid Questions	Manhattan Construction Company	Frankfurt Short Bruza	9/1/2015	9/8/2015	9/2/2015
007	Tie in of Existing Plumbing 3rd Floor	Manhattan Construction Company	Frankfurt Short Bruza	9/3/2015	9/10/2015	9/10/2015
008	House UPS	Manhattan Construction Company	Frankfurt Short Bruza	9/9/2015	9/15/2015	9/18/2015
009	Door Hardware Specs vs Plans	Manhattan Construction Company	Frankfurt Short Bruza	9/14/2015	9/18/2015	9/22/2015
010	Lead Paint Abatement	Manhattan Construction Company	Mass Architects, Inc.	9/25/2015	9/29/2015	10/12/2015
011	Building Envelope	Manhattan Construction Company	Mass Architects, Inc.	9/25/2015	9/29/2015	10/12/2015
012	Voltage for H1, H1E, H2, H2E	Manhattan Construction Company	Frankfurt Short Bruza	9/30/2015	10/2/2015	10/1/2015
013	New Paint Schedule	Manhattan Construction Company	Frankfurt Short Bruza	10/22/2015	10/29/2015	10/29/2015
014	Keying	Manhattan Construction Company	Mass Architects, Inc.	11/3/2015	11/18/2015	1/4/2016

RFI's

RFI #	Subject	Author Company	Answer Company	Date Created	Date Req'd	Date Resp
015	Exterior Windows	Manhattan Construction Company	Mass Architects, Inc.	11/3/2015	11/18/2015	1/4/2016
016	Color Selection Fabric Wrapped Panels	Manhattan Construction Company	Frankfurt Short Bruza	11/12/2015	11/17/2015	11/17/2015
017	Security	Manhattan Construction Company	Mass Architects, Inc.	11/12/2015	11/27/2015	11/24/2015
018	Capitol Maintenance	Manhattan Construction Company	Mass Architects, Inc.	11/17/2015	11/23/2015	
019	Structural Load	Manhattan Construction Company	Frankfurt Short Bruza	12/16/2015	12/23/2015	12/22/2015

Total Number of RFIs for this project:			19	1
			Total Created	Total Outstanding

Submittals

OUTSTANDING SUBMITTAL LOG



Submittal Packages

Summary Log, In Review

Capitol Interior Restoration Project # 3707
2300 N Lincoln Blvd. Oklahoma City, OK 73105 Tel: 405-521-2147 Fax:

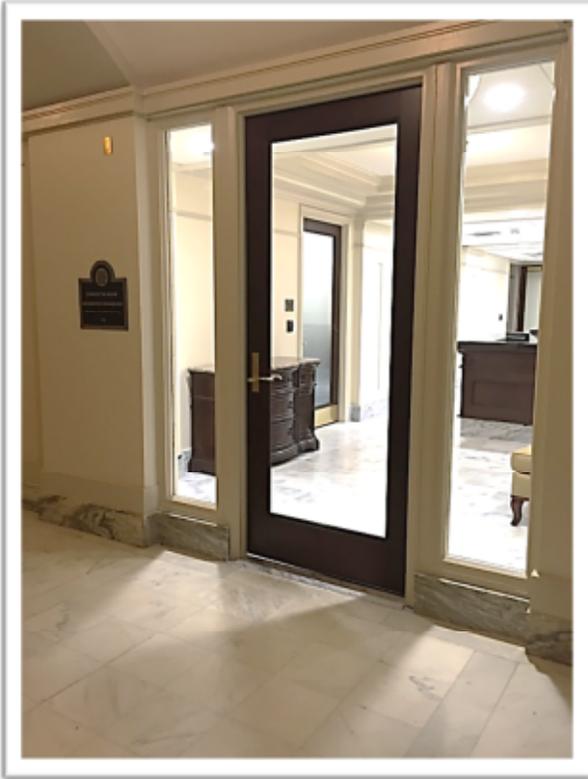
Table with 9 columns: Number-Rev, From Company, Description, To Company, Sent, Due, Rec'd, Days +/-, Action. Contains 3 rows of submittal data.

Number of Submittal Packages in this Project: 3

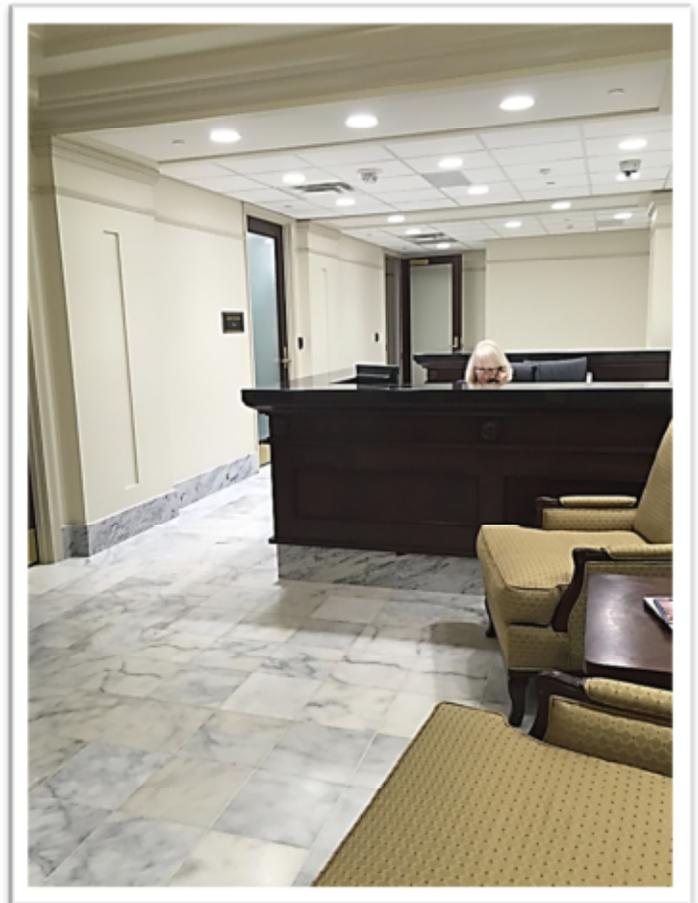


SECTION 6

PROGRESS PHOTOS



The new House 112 Public Entry (Left), Reception Area (below), and main corridor (bottom left).



SECTION 6

PROGRESS PHOTOS



Top Left: New casework in the House Clerk area.

Below: New Men's restroom in the House 112 area.



Right: Breakroom for the House staff.



Top Right: The new Senate 309 Public Entry.

Below: Looking down the south corridor of 309.

Bottom Right: New casework for the Senate staff, move-in complete.





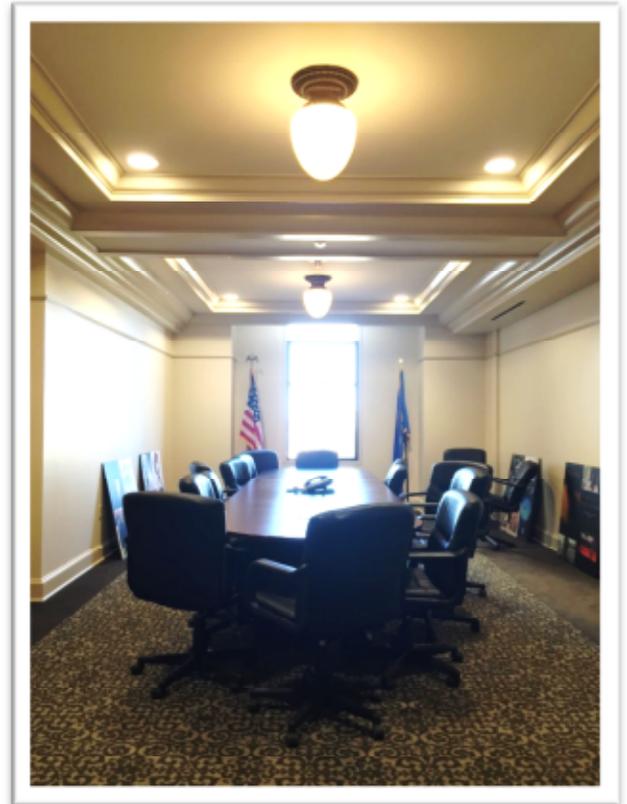
Top: New Senate break room (left) and restored historic grilles installed throughout 3rd floor historic corridors (right).

Below: Senate 309 waiting area with restored Lunette window & marble flooring.



SECTION 6

PROGRESS PHOTOS



Above: New 3rd floor conference room.

Left: New file storage (bottom) and shelving for legal book storage has been installed throughout the 3rd floor.