

▶ Oklahoma Capitol Restoration Project

2300 N Lincoln Blvd. Oklahoma City, OK 73105

MONTHLY OVERVIEW

- House 109 Demolition Begins
- House 109 Abatement Begins
- Master Planning Work Sessions Continue
- Existing Conditions Investigations Continue

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Project Owner:



Design/Builder:



Manhattan Job #
3707



▶ **Oklahoma Capitol Restoration**

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

**April 2016 - Monthly
Progress Report**

Cover Letter

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Monthly Progress Report
For
Oklahoma Capitol Restoration
April 2016

In April, construction kicked off with make safe activities and full demolition of the existing House 109 space. In addition to the House 109 construction activities, Priority 1 space planning and design development continues. Below is a recap of the major construction & design milestones that are upcoming and their completion status:

1.	Senate 309 & House 112 Final Completion		Pending AR#01
2.	House 109 Building Permit Approved	Achieved March 7, 2016	
3.	House 109 Start of Construction	Achieved, April 18, 2016	
4.	House 109 Permanent Power		Projected July 29, 2016
5.	House 109 Conditioned Air		Projected August 10, 2016
6.	House 109 Final Fire Marshal Inspection		Projected August 31, 2016
7.	House 109 Substantial Completion		Projected September 13, 2016
8.	Priority 1 50% Design Development Review		Projected June 15, 2016
9.	Priority 1 65% Design Development Submission		Projected August 3, 2016

Prime Contract Status

The prime contract has been updated with Contract Amendment #2 to include funding for the entirety of the Priority 1 scope. The Amendment was executed on May 2, 2016.

Design Status

The 100% Construction Documents for the House 109 space have been submitted and reviewed by the AE1/OMES team.

Planning & development of the full interior restoration project is ongoing. The Design Build team, OMES and AE1 are very near completion of the Priority 1 space allocation plans in conjunction with the House & Senate. The Design Build team spent much of the month of April coordinating with the numerous agencies affiliated with the Capitol Restoration including the State Historic Society, Arts Council, Department of Public Safety, Department of Tourism, Oklahoma Highway Patrol, State Forestry & Agricultural Department, and the OMES Facilities Management team.

Schedule Status

The construction progress for House 109 work remains on schedule through the completion of demolition and the start of abatement. Abatement work is expected to be complete the first week of May and will be followed by the Post-Demolition conference on May 5th.

Design Development also continues on schedule. The Design Build team will host a design update work session for the OMES/AE1 team in June 2016 and will follow later in the summer with a formal design submission at the 65% Design Development milestone. Several major construction activities will commence after the 65% Design Development review. These activities include: procurement of long lead electrical gear, generator, and elevator components; structural procurement to infill the existing light well shafts adjacent to the restrooms; and temporary construction work in the basement in preparation for the beginning of Priority 1 construction.

Request for Information (RFI's)

Current RFI Summary Log attached in Tab 4.

Submittals

Current Submittal Log attached in Tab 5.

Cost Events & Authorization Requests

There are currently two submitted proposals for Phase I.

- Authorization Request #01 – Punchlist Proposal Items
- Authorization Request #02 – Marble Floor Evaluation & Proposal – Pending Priority 2 funding.

Construction Progress**House of Representatives - 109**

Early work has progressed smoothly in the House 109 renovation. With only minor abatement work required in the removal of the existing floor mastic, the majority of the demolition phase will be complete in less than 3 weeks total duration. Upon completion of the demolition & abatement phase, the framing and rough-in activities will commence. These activities will take the project well into the summer with finish out beginning in August.

Prepared by:

Andrea Gossard, Project Manager

Document Deliverables:

- 100% Construction Documents were submitted for House of Representatives 109 on April 14, 2016. These documents have been reviewed by the OMES/AE1 team.
- 50% Design Development Documents for Priority 1 scope will be reviewed with the OMES/AE1 team on June 15, 2016.
- 65% Design Development Deliverable for Priority 1 scope is expected to be submitted on August 3, 2016.

Design Status Report:



Frankfurt Short Bruza Architects Engineers Planners

Monthly Project Status Report

Date: April 29, 2016

Project: 15151DB – Capitol Interior Restoration

To:

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

From: Roger Klein
Project Manager

Re: Monthly Project Status Report – April 2016

This project status report is being provided to you to in order to document our status on the current Capitol Restoration Project, as required by OMES.

PREREQUISITE PHASE 1 PROGRESS

The construction for Phase 1 - House of Representatives 112 and the Senate 309 tenant improvement project is complete with the exception of a few outstanding punch-list change requests under review by the owner.

FSB has been working with the staff of the House or Representatives, the Senate, and OMES/AE1 on the signage package to be incorporated into the Phase 1 Pre-requisite projects. Final signage in these locations is pending fabrication and installation.

HOUSE OF REPRESENTATIVES 109 PROGRESS

FSB has developed 100% construction documents for the House of Representatives 109 tenant improvement project. FSB submitted 100% CD's to MCC on April 15th, for bidding.

A post demolition conference is scheduled for May 5th, for the House of Representatives 109 renovation area to document any building fabric of historical significance. This meeting will be attended by FSB Historic Preservation Consultant Stephen Kelly, FSB, Manhattan Construction, AE1/Mass Architects, and OMES.

Additional construction documents were issued by FSB under the heading of "Architects Supplemental Information" . ASI 001 was issued on 4/13/16 to address the owner requested change to include the toilet accessories in the construction documents, and to be supplied and installed by the contractor. ASI 002 was issued on 4/27/16 to address owner requested floor plan changes to relocate the Breakroom and add a File Room.

DESIGN STANDARDS

FSB published and issued the Draft of Design Standards for review by AE1/OMES on 2/5/2016. The Design Standards are in review and will be modified as required in subsequent design phases.

The Design/Build Team will be researching historical reference material for building materials, colors, and finishes that have been lost during earlier renovations. Also, the team will be searching for new historically compatible materials and finishes to be submitted for review and addition to the Design Standards for incorporation into the Capitol Restoration.

PRIORITY 1 DESIGN PROGRESS

April has been a very eventful and productive month as a team of design consultants have visited the Capitol to study and propose design options for the Priority 1 design of the Basement, or proposed New Ground Floor, New Visitor Entry, and Rotunda. The Design/Build team is scheduled to provide Design Development Documents on August 1, 2016.

Security Work Session #1 was held April 6th with the Sextant Security Group's Paul Dooley and Terry Robinette, Capital Security/OHP Officers, Michael McClelland and John Paul, along with members of the Design Build Team, OMES, and AE1 Mass Architects. Topics of discussion were the new security screening station in the new Visitor's Entry, surveillance camera locations, the future control room, and other security spaces.

The Art Conservation meetings on April 8th and April 9th were attended by WWCCA Art conservator Carmen Bria and members of the Oklahoma Arts Council, Amber Sharpels, Alan Atkinson, Alyson Atchison, and the Design/Build team. The main concern discussed was the protection and storage of the fixed and movable artwork collections in the Capitol building. Proposed solutions acceptable to the meeting participants was to store the movable artwork offsite, and cover the large fixed art with framed boxes. Also discussed was the UV protection of the art from artificial and natural light.

A Capitol Materials Management meeting was held on April 14th with OMES Facilities Management, Doug Kellogg, FSB, and Manhattan, to discuss the management of supplies, waste, maintenance, housekeeping, storage, etc., in the Capitol. Several user agencies were invited to identify the types of materials managed in the Capitol. Other topics of discussion were, OMES Storage, access to the OMES office area, access to the loading dock, loading dock screening, deliveries, and housekeeping facilities.

OMES Capitol Project Manager Trait Thompson arranged a meeting on April 19th, with the two Design/Build Teams (Interior and Exterior) and the Office of Disability Concerns to discuss ongoing accessibility issues in and on the grounds of the Capitol Building. In the meeting Doug Macmillan (ODC) indicated that some physically challenged visitors are unable to participate in the Capitol visitor experience due to the restrictive access of the 100 year old building. The Design/Build team emphasized that all areas scheduled for renovation and all new construction under Priority 1 would address all aspects of accessibility per ADAG 2010. The Design Build team further explained that the proposed and funded Priority 1 Visitor Entry would provide a significant increase in accessible and barrier free design in the Capitol.

The Historic Preservation Consultant, Stephen Kelley returned to the Capitol on April 20th to meet and discuss the Priority 1 Scope and the Preservation effort in the basement and rotunda. He also provided a preservation salvage list for the Basement and inspected the cracking of the plaster walls in the Rotunda. An out-briefing meeting was held with SK, Manhattan, and FSB on April 22nd, to discuss the plaster assessment and possible repair recommendations.

The Hesman Group, Foodservice Facility Designers, Randy Norman and Scott Heskett met with the Design Build team on April 20th to propose possible design solutions for enhanced Food Service, snack bar, vending, and seating. The Hesman group will develop preliminary schematic design of possible kitchen equipment and the locations of the necessary plumbing, power, and food service infrastructure.

On Thursday April 21th, FSB Architects hosted a five hour Capitol Restoration Design Workshop to develop ideas and possible solutions to enhance the "Visitor Experience" at the Oklahoma State Capitol. Members of the Design/Build team were joined by OMES, AE1 -Mass Architects, as well as user agencies including The Oklahoma Arts Council, The Oklahoma Department of Tourism, and The Oklahoma Historical Society. Workshop participants provided background information, described their current roles at the Capitol, and discussed future needs and "Big Ideas" for the Capitol Restoration. Other design concepts discussed were "Engaging the Public" , "Symbolism at the Capitol" , and "Telling the Story of the Capitol" . FSB Architects Fred Schmidt and David Ketch gave a presentation of the most recent design drawings including plans and interior renderings.

Security Work Session # 2 was held on April 27th, and was attended by The Sextant Security Group, OHP Security, OMES, AE1, Manhattan, and FSB. The follow up meeting was required to review the surveillance camera requirements, location, equipment and extent of coverage. Also discussed was enhanced security and visitor screening.

An Elevator coordination meeting on April 29th was attended by members of the MCC/FSB Design/Build team to discuss options for the new passenger and service elevators scheduled for installation in the Priority 1 design. A representative from the American Elevator Co. also attended to assist the team with car sizes and equipment options. Topics of discussion were standard and custom platform sizes available for the existing hoist ways, required overhead and pit depth, enclosed machine room requirements, and coordination with the state elevator inspector. The design team also discussed interior finishes, 2 speed doors with the original period design decorative finishes, lighting and floor indicator lights.

House of Representatives 109

Milestone Description	Baseline Schedule	Last Month's Update	Current Month Update	Gain or Loss this Month
Building Permit	03/07/16	3/7/16	3/7/16	
Receive 100% CD's	03/21/16	4/4/16	4/7/16	+3
50% Fire Marshal Inspection	06/01/16	6/27/16	6/23/16	-4
Permanent Power	07/11/16	7/29/16	7/29/16	0
Conditioned Air for Climatization	07/25/16	8/10/16	8/10/16	0
Interim Substantial Completion	08/19/16	9/13/16	9/16/16	+3
Tenant Move-In	08/22/16	9/16/16	9/19/16	+3

Schedule Status:

Upon completion of the 100% Construction Documents and approval to proceed, demolition work on House 109 began in the 3rd week of April. As demolition progressed, the Design Build team reviewed the existing structural conditions around the existing elevator shaft. With the existing conditions varying slightly from the planned structural infill, the Manhattan field staff and structural engineer coordinated on the revised structural layout. This structural infill is scheduled to begin immediately following the abatement work because this floor space will house the new House 109 electrical room, making both of these activities critical path to completion of the project. By the end of April, the revised structural detail is complete and procurement of the materials can commence.

Critical Schedule Events:

Nearly all critical schedule events correlate with material procurement items. Below is a tracking log of all major material delivery items currently on the schedule:

Item Description	Estimated Installation Date	Estimated Delivery Date	Actual Delivery Date
Heat Pumps	06/17/16		
Light Fixtures – Can Lights	06/16/16		
Electrical Panels	06/16/16		
Light Fixtures – 2'x4' Fixtures	07/28/16		
Millwork	08/02/16		
Flooring	08/17/16		
Doors & Hardware	08/22/16		
Signage	09/06/16		

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 LOG

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	3/25/2016
018-R0 01	Capitol Maintenance - Water Infiltration	Manhattan Construction Company	Mass Architects, Inc.	4/27/2016	5/17/2016	
019	Structual Load	Manhattan Construction Company	Frankfurt Short Bruza	12/16/2015	12/23/2015	12/22/2015
020	H 109 Dog House Electrical Panel	Manhattan Construction Company	Frankfurt Short Bruza	4/25/2016	5/2/2016	
Total Number of RFIs for this project:			21	2		
			Total Created	Total Outstanding		

Submittals

OUTSTANDING SUBMITTAL LOG

Capitol Interior Restoration

2300 N Lincoln Blvd. Oklahoma City, OK 73105

Project # 3707

Tel: 405-521-2147 Fax:

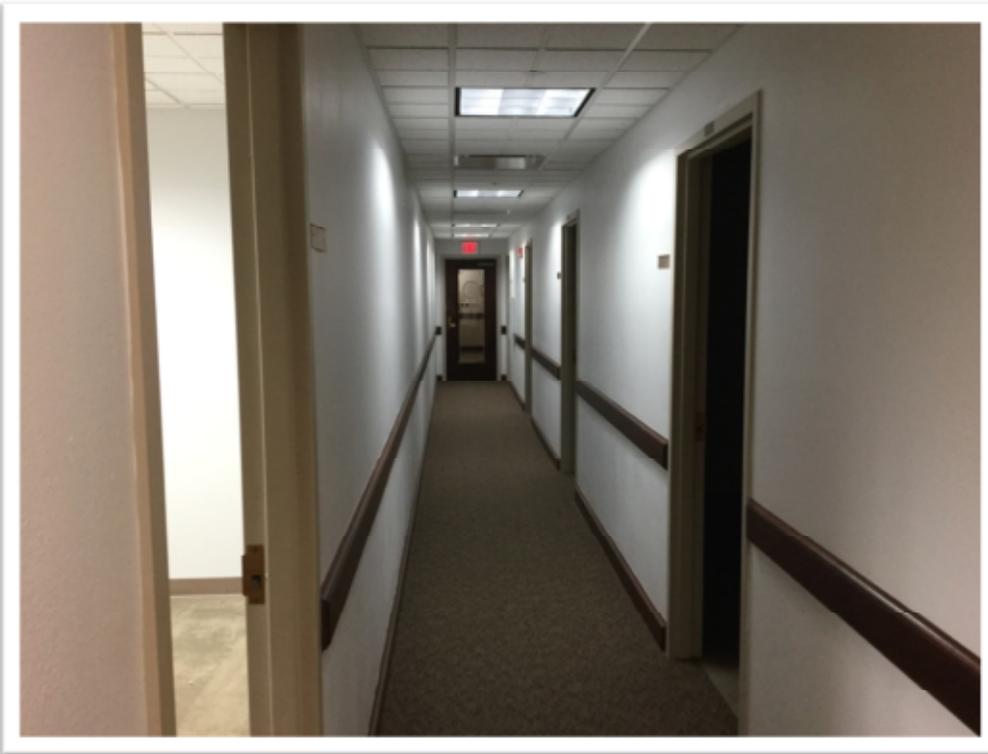
Number-Rev	From Company	Description	To Company	Sent	Due	Rec'd	Days +/-	Action
Frankfurt Short Bruza								
0001-26 0533-0	Manhattan Construction Company	H 109 Raceway and Boxes for Electrical Systems - Product Data	Frankfurt Short Bruza	4/20/2016	5/4/2016		0	Action Pending
0002-26 2200-0	Manhattan Construction Company	Low-Voltage Transformers - Product Data	Frankfurt Short Bruza	4/28/2016	5/3/2016		1	Action Pending
0001-26 5200-0	Manhattan Construction Company	Emergency Lighting - Product Data	Frankfurt Short Bruza	4/28/2016	5/12/2016		-8	Action Pending
0001-26 2726-0	Manhattan Construction Company	Wiring Devices - Product Data	Frankfurt Short Bruza	4/25/2016	5/9/2016		-5	Action Pending
0001-26 5119-0	Manhattan Construction Company	LED Interior Lighting - Product Data & Shop Drawings	Frankfurt Short Bruza	4/28/2016	5/3/2016		1	Action Pending
0001-26 0519-0	Manhattan Construction Company	Low-Voltage Electrical Power Conductors and Cables - Product Data	Frankfurt Short Bruza	4/28/2016	5/12/2016		-8	Action Pending
0001-26 0526-0	Manhattan Construction Company	Grounding and Bonding for Electrical Systems - Product Data	Frankfurt Short Bruza	4/28/2016	5/12/2016		-8	Action Pending
0003-23 3113-1	Manhattan Construction Company	H-109 Metal Ducts - Grilles, Registers and Diffusers	Frankfurt Short Bruza	5/2/2016	5/16/2016		-12	Action Pending
0004-23 8146-2	Manhattan Construction Company	H 109 Water To Air Heat Pumps -Climatemaster	Frankfurt Short Bruza	5/4/2016	5/11/2016		-7	Action Pending
Mass Architects, Inc.								
0005-23 8146-0	Frankfurt Short Bruza	H 109 Water To Air Heat Pump - Desert Aire	Mass Architects, Inc.	5/3/2016	5/17/2016		-13	Action Pending
0001-26 28 16-0	Frankfurt Short Bruza	H-109 Enclosed Switches and Circuit Breakers	Mass Architects, Inc.	5/2/2016	5/16/2016		-12	Action Pending
0001-26 0553-0	Frankfurt Short Bruza	H-109 Identification for Electrical Systems	Mass Architects, Inc.	5/3/2016	5/17/2016		-13	Action Pending
0001-26 0544-0	Frankfurt Short Bruza	H-109 Sleeves and Sleeve Seals for Electrical Raceways and Cabling	Mass Architects, Inc.	5/2/2016	5/16/2016		-12	Action Pending
0001-26 0529-0	Frankfurt Short Bruza	H-109 Hangers and Supports for Electrical Systems	Mass Architects, Inc.	5/3/2016	5/17/2016		-13	Action Pending
0002-26 0943-0	Frankfurt Short Bruza	H-109 - Network Lighting Controls	Mass Architects, Inc.	5/2/2016	5/16/2016		-12	Action Pending

OUTSTANDING SUBMITTAL LOG

Number-Rev	From Company	Description	To Company	Sent	Due	Rec'd	Days +/-	Action
0002-22 4213-0	Manhattan Construction Company	Commercial Water Closets - Product Data	Mass Architects, Inc.	4/20/2016	5/4/2016		0	Action Pending
0002-22 4213.16-0	Manhattan Construction Company	Commercial Urinals - Product Data	Mass Architects, Inc.	4/20/2016	5/4/2016		0	Action Pending
0002-22 4216-0	Manhattan Construction Company	Commercial Lavatories and Sinks - Product Data	Mass Architects, Inc.	4/20/2016	5/4/2016		0	Action Pending
0003-00 4253-0	Manhattan Construction Company	Draft- Design Standards	Mass Architects, Inc.	2/5/2016	2/19/2016		75	Action Pending
0002-26 2416-0	Manhattan Construction Company	H 109 Panelboards	Mass Architects, Inc.	4/28/2016	5/12/2016		-8	Action Pending
0004-23 3113-0	Manhattan Construction Company	Metal Ducts - Louver - Product Data	Mass Architects, Inc.	4/28/2016	5/12/2016		-8	Action Pending
0001-23 3300-0	Manhattan Construction Company	Mock-up Slot diffuser	Mass Architects, Inc.	3/15/2016	3/29/2016		36	Action Pending
0002-23 3423-0	Manhattan Construction Company	HVAC Power Ventilators - Product Data	Mass Architects, Inc.	4/28/2016	5/12/2016		-8	Action Pending
0002-22 1119-0	Manhattan Construction Company	Domestic Water Piping Specialties - Product Data	Mass Architects, Inc.	4/20/2016	5/4/2016		0	Action Pending

Number of Submittal Packages in this Project: 24

House 109 – Demolition Begins



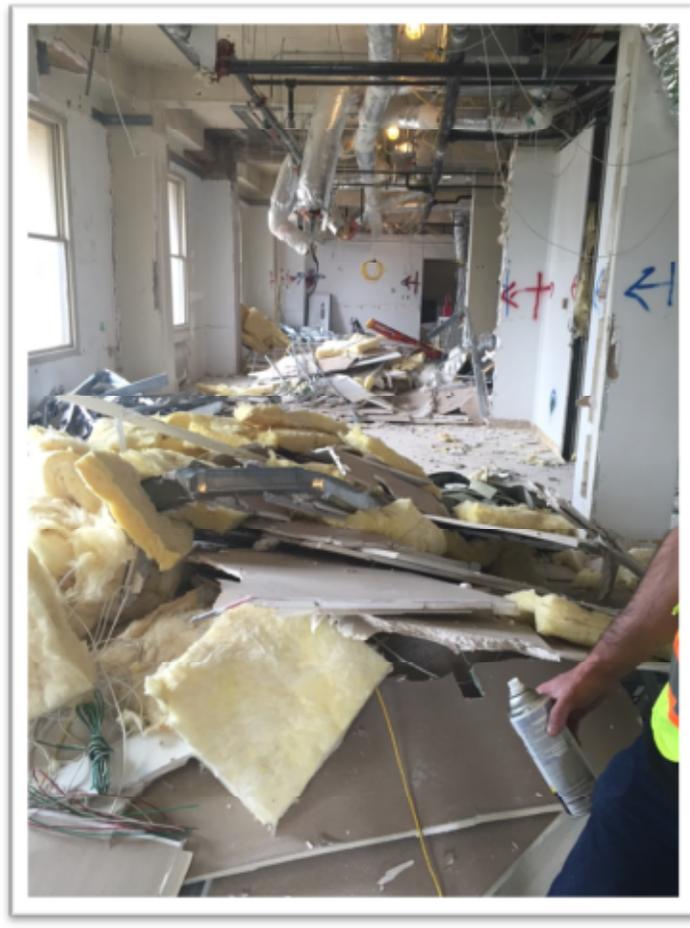
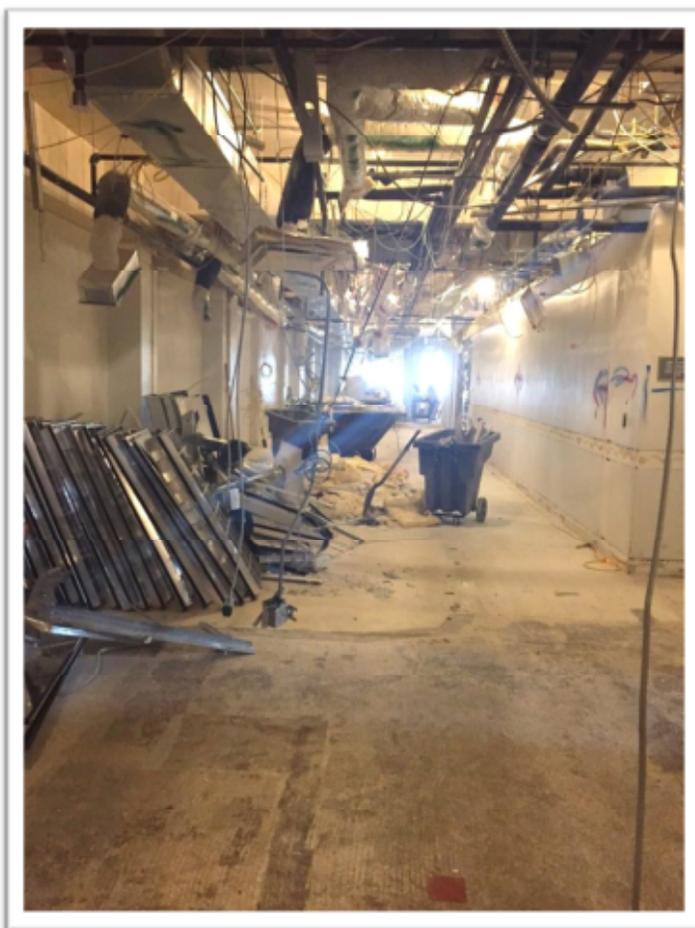
Left: Pre-Demolition photo of the House 109 main corridor.

Below: Post-Demolition photo of the House 109 space, approximately same location as above.





House 109 as demolition progresses.





Above: A jobsite wide safety meeting is held each week with all workers on site to review relevant safety topics to the work taking place. Chris Thurman, Manhattan Assistant Superintendent, leads this week's meeting.

Right: Existing floor finishes are scraped from the concrete structure. The black adhesive below the existing tile must go through the abatement process.





Left: The Arts Council invited the Design-Build team to tour the Oklahoma City National Memorial & Museum as an example in storytelling from a museum perspective. In the coming months, the Arts Council will be working with the Design-Build team to program and select potential artwork for installation after the renovation is complete.



Left: The Lutron Quantum Lighting Control System was fully programmed and made functional for the House 112 & Senate 309 spaces in April. The OMES Facilities Management team received training on the new light management system and its operation.



Left: The Design-Build team, security consultants from the Sextant Group, OMES/AE1 and Oklahoma Highway Patrol reviewing and discussing the design plans for the new security system.



Left: The Frankfurt-Short-Bruza team led a Visitor Experience Visioning session for the Art’s Council, Historical Society, Department of Tourism and the OMES/AE1 team. Pictured here is a photo of Dr. Blackburn with the Historical Society giving a brief history of the Capitol building through the years.

Right: Manhattan Construction employees volunteered at a couple community events throughout April. The first event (top) was the Oklahoma Heart Association 2016 Central Oklahoma Heart Walk.

The second was Rebuilding Together OKC’s Annual Work Day. (Below) Rebuilding Together OKC is an organization that rebuilds lives and neighborhoods by making homes safe, warm and dry for low-income senior citizens in the Oklahoma City metropolitan area.

