

▶ Oklahoma Capitol Restoration Project

2300 N Lincoln Blvd. Oklahoma City, OK 73105

MONTHLY OVERVIEW

- Space Allocation Plans Continue to Develop
- House 109 Pre-Demolition Conference
- House 109 Electrical & Data Make Safe Begins
- House 109 Logistics Setup Complete

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Project Owner:



Design/Builder:



Manhattan Job #
3707



▶ **Oklahoma Capitol Restoration**

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

**March 2016 - Monthly
Progress Report**

Cover Letter

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Monthly Progress Report
For
Oklahoma Capitol Restoration
March 2016

Preparatory work for the upcoming construction of House 109 was the focus throughout March. From drawing review to existing conditions investigations, the project is ready to kick off with demolition by the month's end. Below is a recap of the major construction milestones and their project completion status:

1.	Senate 309 & House 112 Final Completion		Projected March 30, 2016
2.	House 109 Building Permit Approved	Achieved March 7, 2016	
3.	House 109 Start of Construction		Projected April 6, 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

Prime Contract Status

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

A contract amendment to include funding for the entirety of the Priority 1 scope was issued on March 31, 2016. This amendment serves as the approval to proceed to Phase 2 of design services for the project.

Design Status

The 95% Construction Documents for the House 109 space have been reviewed by the AE1/OMES team. The design build team is currently completing the 100% Construction Documents.

Planning & development of the full interior restoration project is ongoing. The Design Build team, OMES and AE1 continue to work on the development of the Priority 1 space allocation plans in conjunction with the House & Senate. The Design Build team continues to expand on the project master schedule by incorporating several interim design milestones. The team also met with the Arts Council to collaborate on artwork assessments, storage and handling of existing artwork throughout construction, and early planning for the artwork strategy throughout the renovated spaces.

Schedule Status

In preparation for the start of construction on House 109, the construction team held pre-construction meetings for subcontractors on March 9th. Following the subcontractor meeting the Design Build team,

historic preservationist, and OMES/AE1 team participated in a pre-demolition walkthrough of House 109 to review existing in-place conditions, discuss the early demolition & abatement schedules, and set a tentative date for the post-demolition conference. Later in the month, the construction team participated in an OSHA Class II Asbestos training and certification class. This class provided in-depth training on asbestos containing materials identification, asbestos materials testing processes, as well as safety procedures and requirements in the abatement process.

Request for Information (RFI's)

Current RFI Summary Log attached in Tab 4.

Submittals

Current Submittal Log attached in Tab 5. Outstanding Submittal items are listed below:

- ◆ A draft of the Capitol Design Standards was submitted on February 5, 2016.

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

Construction Progress**House of Representatives - 109**

As the construction team awaits approval to proceed with construction in House 109, the team has focused on preliminary planning and site investigations to prepare for the upcoming work. The existing elevator within House 109 was put into construction service for transportation of demolition waste and construction materials. Temporary access was also built into the basement corridor so that there is an isolated entrance for construction access.

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 were submitted for review on February 17, 2016 and review comments were returned on March 15, 2016.
- Construction Permit Set for House 109 approved by the State Fire Marshal on March 7, 2016.

Design Status Report:



Frankfurt Short Bruza Architects Engineers Planners

Monthly Project Status Report

Date: March 30, 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: Roger Klein
Project Manager

Re: Monthly Project Status Report – February 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 complete, and occupied.

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. Final signage in these locations is pending fabrication. MCC has received new signage samples. These samples are under review by MCC, FSB, and will be submitted to the Owner for review.

HOUSE OF REPRESENTATIVES 109 PROGRESS

FSB has developed 100% construction documents for the House of Representatives 109 tenant improvement project. FSB will submit 100% CD' s MCC on April 4, for final review prior to bidding. A pre-demolition conference was held on March 9th, for the House of Representatives 109 renovation area to document any building fabric of historical significance. This meeting was attended by FSB Historic Preservation consultant Stephen Kelly, FSB, Manhattan Construction, AE1/Mass Architects, and OMES. A follow up post demolition conference will be scheduled upon completion of demolition.

DESIGN STANDARDS

FSB published and issued the Draft of Design Standards for review by AE1/OMES on 2/5/2016. The Design Standards have been reviewed and will be added to in subsequent design phases. The Design/Build Team will be researching the historical reference material for building materials, colors and finishes that have been lost during earlier renovations, and searching for new historically compatible material and finishes to be submitted for review and added to the Design Standards.

PRIORITY 1 DESIGN PROGRESS

A research visit to the Kansas Statehouse in Topeka was attended by members of the Design Build Team of Manhattan Construction Co., and FSB Architects on March 17th, and 18th. The Statehouse being a similar historic renovation of a state capitol was studied in depth for examples of utility infrastructure, mechanical and electrical design, historic preservation/restoration, architectural design of new added space, and security screening.

Pre-Design meetings have been scheduled in April by the Design Build Team to discuss the proposed design with the Security Consultants and Capital Security, the Arts Council and the Art Conservator, and the Historic Preservation consultant will meet with the Historical Society.

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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	03/07/16	3/7/16	
Receive 100% CD's	03/21/16	03/21/16	4/4/16	+14
50% Fire Marshal Inspection	06/01/16	06/01/16	6/27/16	+26
Permanent Power	07/11/16	07/11/16	7/29/16	+18
Conditioned Air for Climatization	07/25/16	07/25/16	8/10/16	+16
Substantial Completion	08/19/16	08/19/16	9/13/16	+25
Tenant Move-In	08/22/16	08/22/16	9/16/16	+25

Schedule Status:

The team received the Phase 2 – House of Representatives 109 building permit on March 7, 2016. While awaiting final drawing preparation, review, and approval, the team conducted the pre-construction & pre-demolition meetings on site on March 9th. The project team also underwent training on a new field management tool called PlanGrid that will be used throughout construction of House 109. This tool will allow the project management staff to keep all trades instantly up to date in the field with drawing revisions, RFI responses, and any other project issues. This technology will cut down on project paper waste, printing costs, and reduce conflicts from out of date information.

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		

Activity ID	Calendar	Activity Name	Cost % Compl	Orig Dur	Rem Dur	Start	Finish	2016												2017							
								Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Prerequisite Phase 2 - L1 House 109																											
Permits																											
PH2-FM10	3707-5 Day w/Hol	MCC Submit FM Set		1	0	22-Feb-16 A	22-Feb-16 A	I MCC Submit FM Set																			
PH2-FM15	3707-5 Day w/Hol	FM Review / Approve Building Permit		15	0	22-Feb-16 A	07-Mar-16 A	■ FM Review / Approve Building Permit																			
PH2-FM20	3707-5 Day w/Hol	Release FA / FS Design Drawings		7	14	09-Mar-16 A	08-Apr-16	■ Release FA / FS Design Drawings																			
PH2-FM25	3707-5 Day w/Hol	FM Review / Approve FA		10	10	11-Apr-16	22-Apr-16	■ FM Review / Approve FA																			
PH2-FM30	3707-5 Day w/Hol	FM Review / Approve FS		15	15	11-Apr-16	29-Apr-16	■ FM Review / Approve FS																			
Material Procurement																											
Procurement Phase Summaries																											
PROC2-LEAD	3707-7 Day w/o	Long Lead Items - Phase 2 Level 1 House 109 - HAMMOCK		1	115	04-Apr-16	27-Jul-16	■ Long Lead Items - Phase 2 Level 1 House 109 - HAMMOCK																			
OAU & Heat Pumps																											
PROC2-1000	3707-5 Day w/Hol	MCC Receive / Review Submittal		1	1	04-Apr-16	04-Apr-16	I MCC Receive / Review Submittal																			
PROC2-1110	3707-5 Day w/Hol	AE2 (FSB) Receive / Review Submittal		5	5	05-Apr-16	11-Apr-16	■ AE2 (FSB) Receive / Review Submittal																			
PROC2-1210	3707-5 Day w/Hol	AE1 (Mass) Receive / Review Submittal		15	15	12-Apr-16	02-May-16	■ AE1 (Mass) Receive / Review Submittal																			
PROC2-1310	3707-5 Day w/Hol	Fab & Deliver Heat Pumps		10	10	03-May-16	16-May-16	■ Fab & Deliver Heat Pumps																			
Electrical Panel Boards @ Electrical Rooms																											
PROC2-1010	3707-5 Day w/Hol	MCC Receive / Review Submittal		1	1	04-Apr-16	04-Apr-16	I MCC Receive / Review Submittal																			
PROC2-1120	3707-5 Day w/Hol	AE2 (FSB) Receive / Review Submittal		5	5	05-Apr-16	11-Apr-16	■ AE2 (FSB) Receive / Review Submittal																			
PROC2-1220	3707-5 Day w/Hol	AE1 (Mass) Receive / Review Submittal		15	15	12-Apr-16	02-May-16	■ AE1 (Mass) Receive / Review Submittal																			
PROC2-1410	3707-5 Day w/Hol	Fab & Deliver Panels		25	25	03-May-16	07-Jun-16	■ Fab & Deliver Panels																			
PROC2-1360	3707-5 Day w/Hol	Fab & Deliver Cans		30	30	03-May-16	14-Jun-16	■ Fab & Deliver Cans																			
Light Fixtures																											
PROC2-1020	3707-5 Day w/Hol	MCC Receive / Review Submittal		1	1	04-Apr-16	04-Apr-16	I MCC Receive / Review Submittal																			
PROC2-1190	3707-5 Day w/Hol	AE1 (Mass) Receive / Review Submittal		15	15	05-Apr-16	25-Apr-16	■ AE1 (Mass) Receive / Review Submittal																			
PROC2-1290	3707-5 Day w/Hol	Fab & Deliver Light Fixtures		35	35	26-Apr-16	14-Jun-16	■ Fab & Deliver Light Fixtures																			
Casework & Wood Trim																											
PROC2-1030	3707-5 Day w/Hol	MCC Receive / Review Submittal		1	1	04-Apr-16	04-Apr-16	I MCC Receive / Review Submittal																			
PROC2-1130	3707-5 Day w/Hol	AE2 (FSB) Receive / Review Submittal		5	5	05-Apr-16	11-Apr-16	■ AE2 (FSB) Receive / Review Submittal																			
PROC2-1230	3707-5 Day w/Hol	AE1 (Mass) Receive / Review Submittal		15	15	12-Apr-16	02-May-16	■ AE1 (Mass) Receive / Review Submittal																			
PROC2-1300	3707-5 Day w/Hol	Fab & Deliver Trim		5	5	03-May-16	09-May-16	■ Fab & Deliver Trim																			
PROC2-1380	3707-5 Day w/Hol	Deliver & Paint Trim (Shop)		15	15	10-May-16	31-May-16	■ Deliver & Paint Trim (Shop)																			
PROC2-1400	3707-5 Day w/Hol	Fab & Deliver Casework		10	10	01-Jun-16	14-Jun-16	■ Fab & Deliver Casework																			
Floor Covering																											
PROC2-1040	3707-5 Day w/Hol	MCC Receive / Review Submittal		1	1	04-Apr-16	04-Apr-16	I MCC Receive / Review Submittal																			
PROC2-1140	3707-5 Day w/Hol	AE2 (FSB) Receive / Review Submittal		5	5	05-Apr-16	11-Apr-16	■ AE2 (FSB) Receive / Review Submittal																			
PROC2-1240	3707-5 Day w/Hol	AE1 (Mass) Receive / Review Submittal		15	15	12-Apr-16	02-May-16	■ AE1 (Mass) Receive / Review Submittal																			

Start Date 23-Feb-15
 Finish Date 18-Nov-20
 Data Date 22-Mar-16
 Run Date 29-Mar-16
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 3707-CR12
 TASK filters: 2 Month Back + All



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



RFI's

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
019	Structual Load	Manhattan Construction Company	Frankfurt Short Bruza	12/16/2015	12/23/2015	12/22/2015
Total Number of RFIs for this project:			19	0		
			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:

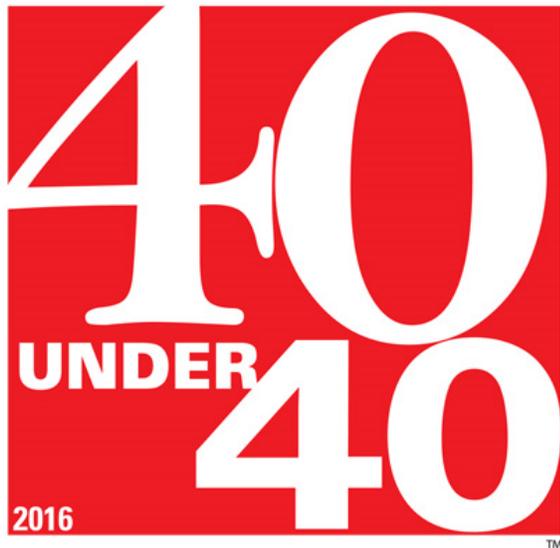
Number-Rev	From Company	Description	To Company	Sent	Due	Rec'd	Days +/-	Action
0003-00 4253-0	Manhattan Construction Company	Draft- Design Standards	Mass Architects, Inc.	2/5/2016	2/19/2016		48	Action Pending
0001-23 3300-0	Manhattan Construction Company	Mock-up Slot diffuser	Mass Architects, Inc.	3/15/2016	3/29/2016		9	Action Pending

Number of Submittal Packages in this Project: 2

Congratulations to Manhattan Construction's

Bryan Hensley – Superintendent

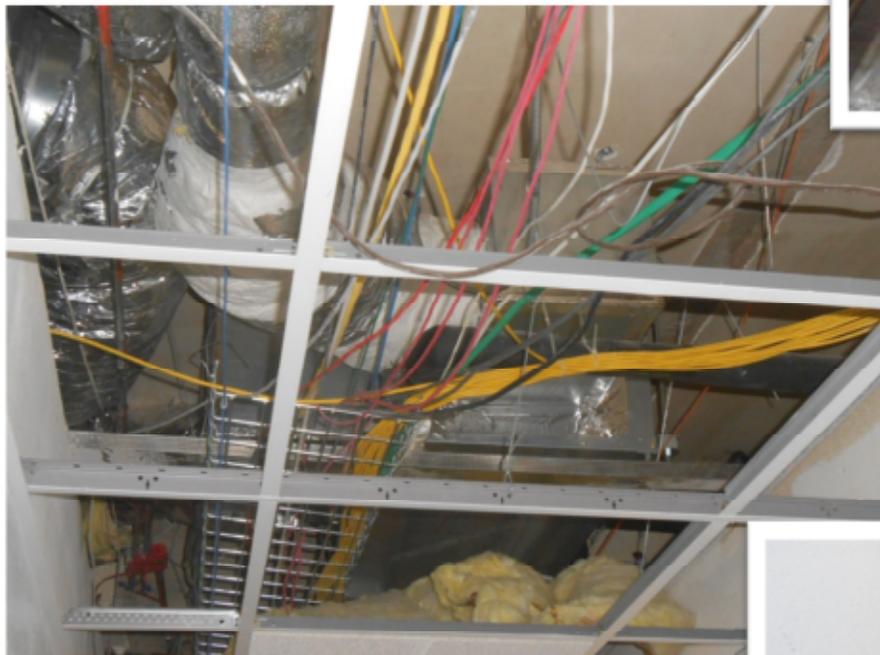
Oklahoma Magazine's 2016 40 under 40 class



<http://www.okmag.com/blog/2016/03/18/40-under-40-2016/11/>

House 109 – Pre-Construction Investigations

Right: There are two layers of existing flooring throughout House 109, under the second layer is a glue material commonly known as an asbestos containing material. This will be abated during the demolition phase of construction.



Left: Similar to Phase 1, existing data, communication and fire alarm wiring is scattered above the ceilings. This will be traced, identified as in-use or abandoned, and organized into cable tray in Phase 2 work.

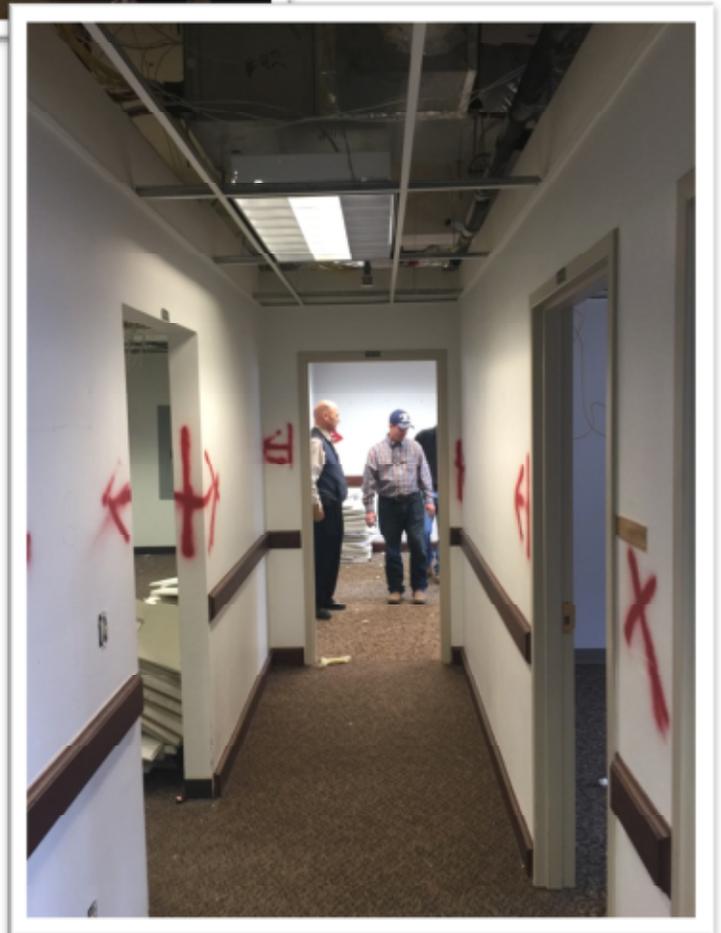
Right: Existing condition of a sink being used as a drain line while an electrical panel is adjacent to it. All existing code violations will be resolved in the renovation work.





Above: A photo from the Pre-Demolition meeting. The construction team investigates the wall cavity for historic elements that were in place from the original construction.

Right: All existing walls throughout House 109 have been identified for demolition.





The Frankfurt-Short-Bruza engineering team provides mentoring to the Capitol Hill High School Academy of Engineering students. This month the students toured the Capitol facility. Bryan Hensley, Manhattan Superintendent, hosted a tour of the building and talked about the history, various existing conditions, and renovation work to take place during the project.

