

# ▶ Oklahoma Capitol Restoration Project

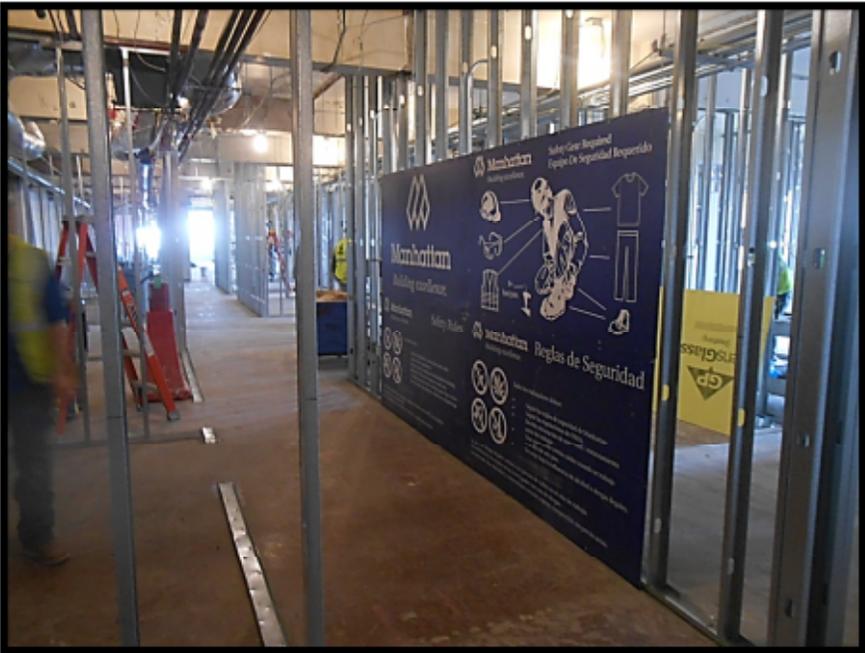
2300 N Lincoln Blvd. Oklahoma City, OK 73105

## MONTHLY OVERVIEW

- House 109 Framing Begins
- House 109 Mechanical, Electrical & Plumbing Rough-in Begins
- House 109 Elevator Demolition & Structural Infill Complete
- Space Allocation Plans Approved
- HB 3168 Passes

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**Project Owner:**

**Design/Builder:**



Manhattan Job # 3707



▶ **Oklahoma Capitol Restoration**

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

**May 2016 - Monthly  
Progress Report**

**Cover Letter**

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**Monthly Progress Report  
For  
Oklahoma Capitol Restoration  
May 2016**

As the 2016 legislative session came to a close, House 109 construction continued into the framing and rough-in stages. Space allocation plans for the entirety of the building were agreed upon by the House & Senate, and Priority 2 funding was approved via bond bill HB3168. In the coming months, the Design-Build team will work in conjunction with the AE1 & OMES team to develop and incorporate the Priority 2 scope into the overall design and construction plans.

Below is a recap of the major construction & design milestones that are upcoming and their completion status:

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

Priority 2 funding bill HB 3168 was passed by a vote of 30 to 16 in the Senate on Thursday, May 26, 2016.

### Design Status

The 100% Construction Documents for the House 109 space have been submitted and reviewed by the AE1/OMES team. ASI #1 & #2 have been issued to update minor revisions to the construction documents. ASI #3 is anticipated in the upcoming month to document field conditions of the structural infill as well as minor millwork revisions.

Planning & development of the full interior restoration project is ongoing. Priority 1 space allocation plans have been approved in conjunction with the House & Senate. The Design-Build team focused on drawing development during the month of May in preparation for the 50% Design Development review sessions to be held in June 2016. These review sessions will outline the general direction of design for the entire basement renovation for the OMES/AE1 team's review and comment prior to the upcoming 65% Design Development deliverable.

**Buyout Status**

The following packages were bid on May 24<sup>th</sup>, 2016: Millwork; Doors, Frames & Hardware; Flooring

The remaining buyout items will be completed via bid quotes and include: Interior Glass, Wood Blinds, Toilet Partitions, and Toilet Accessories.

**Construction Progress & Schedule Status****House of Representatives 109**

The construction progress for House 109 work is slightly ahead of schedule. The completion of demolition and abatement in the month of April made way for the structural infill at the existing stairs and elevator to be completed. Once the structural infill was complete, all interior framing work was finished to allow for in-wall electrical rough-in to commence. Along with electrical rough-in, mechanical overhead piping and ductwork began in May. By the month's end, all rough-in was underway and drywall materials were delivered for installation to begin at the start of June.

**Priority 1 Scope**

Design Development also continues on schedule. The Design-Build team will host a design update review 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 – Approved to proceed.
- Authorization Request #02 – Marble Floor Evaluation & Proposal – Pending Priority 2 funding & scope approval.

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*

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### Monthly Project Status Report

**Date:** June 3, 2016

**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:** Roger Klein  
FSB Project Manager

**Re:** Monthly Project Status Report – May 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 both the House of Representatives 112 and the Senate 309 tenant improvement projects is complete with the exception of a few outstanding punch-list change orders. MCC will provide a bronze plated linear air diffuser to match the Titus #108 finish, to be submitted for approval. Additional Owner requested scope was identified in Authorization Request #01, approved by the owner on 5/17/16, and the work is in progress.

FSB has been working with the staff of the House of Representatives, the Senate, and OMES/AE1 on the signage package to be incorporated into the Phase 1 Pre-requisite projects. Final signage samples have been submitted to Mass Architects –AE1 and are pending approval, fabrication, and installation.

### **HOUSE OF REPRESENTATIVES 109 PROGRESS**

FSB submitted 100% Construction Documents for House 109 to MCC on April 15, for bidding. A post demolition conference and inspection was conducted May 5th, 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. Nothing of historical significance was noted.

Additional construction documents were issued by FSB under the heading of “Architects Supplemental Information” . ASI 001 was issued 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 4/27/16 to address owner requested floor plan changes to relocate the Breakroom and add a File Room. ASI 003 will be issued to address some additional owner requested changes and to provide design details for the structural infill at the elevator and stair to the basement.

Construction is progressing for House 109 and the project is approximately 40% complete. Wall framing is complete, mechanical, electrical, and plumbing rough-in has begun, and FSB was on site to document the progress and provide Field Report # 001 on 5/20/16.

### **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 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 added to the Design Standards and to be incorporated into the Capitol Restoration.

#### **PRIORITY 1 DESIGN PROGRESS**

In May, the Design Build team and the design consultants have continued to study and propose design options for the Priority 1 design of the Basement/ Ground Floor, New Visitor Entry, and Rotunda. The Design build team is scheduled to provide Design Development Documents (65% CD' s) on August 1, 2016. An interim milestone Final Design Review (50% CD' s) is scheduled on June 1 with FSB, MCC, and the design assist team to review the documents for quality and cost. The 50% Design submission is scheduled to be presented to the Owner on or about June 15, 2016. The purpose of the 50% Design Submission is to provide a milestone in the development of the project documents that the Design-Build Team has identified as Final Design. It is important that the major design concepts are finalized before a significant amount of detailing, selection of materials and equipment, and plan development is produced to a level of 65% at the Design Development submission. Reconsideration of the major design concepts at the 65% level would delay the design documents and the start of construction. It is for this reason we are submitting for acceptance the major design concepts in the portion of the Capitol that is addressed in Priority One.

On Tuesday May 4, the Design Build team met with FSB art lighting consultant, Quentin Thomas and the Arts Council to establish an approach for lighting the state art collection on display at the Oklahoma State Capitol. Immediately LED lighting was preferred over incandescent, fluorescent, and halogen, because LED emits NO UV. Ultraviolet light is harmful to artwork and can cause degradation to art with change in color or bleaching, and could cause a complete loss for artwork with non-lightfast pigments. Although it is a relatively new technology, there are many advantages to LED lighting. The lighting is dimmable, has a long bulb life (5 to 10 years), is energy efficient, is compatible with the proposed Lutron Quantum Controls system, and is UV free! Quentin Thomas is to provide some sample light fixtures to show examples of the available color temperature range. During the tour of the Capitol some

of the lighting issues were pointed out and discussed including the dark corridors, lack of flexible lighting for future exhibits, and the shadow effect caused by cross lighting at the Hall of Governors.

The following day on May 5, the Design Build team, OMES, and AE1-Mass Architects met with the Historical Lighting Consultant Gary Behm of St. Louis lighting to discuss the restoration of the existing Historical lighting fixtures and the conversion to LED. St. Louis lighting also carries an extensive line of new historical or period reproduction light fixtures, and can reproduce any period fixture in great detail. The Design Build team has asked St. Louis Lighting to provide samples of light fixtures similar to the fixtures found in the Capitol, to restore the existing Acorn style fixture, and to possibly recreate the Exterior light fixtures as proposed in the original Solomon Layton Capitol design drawings. The Design-Build team also visited the Capitol attic space to look at some of the parts and pieces of the original historic light fixtures stored there. Gary Behm indicated that there were enough complete parts available that the fixtures could be repaired, reassembled and reinstalled. A follow up meeting will be scheduled to define the historical lighting scope and discuss the available options.

On Tuesday May 17, FSB's Historic Preservation Consultant, Stephen Kelley and the Design-Build team met with the staff at the State Historic Preservation Office to give an update on the historic preservation effort for the restoration of the Capitol. Melvena Heisch, the Deputy State Historic Preservation Officer, Manhattan Construction, FSB Architects, OMES, and Mass Architects were also in attendance, and met at the Oklahoma History Center. Mr. Kelley provided a Historical Narrative with images that depicted the early development, funding, design, and construction of the Capitol, and the changes to the Capitol through the years. One of the significant changes to the Capitol and topic of discussion was the addition of the dome in 2002. The Capitol was originally designed with a tall dome, but because of budgetary concerns, a low profile saucer dome was installed with the hope that the original dome would be installed one day. The addition of the dome approximately eighty years later would become a costly and controversial project, and define a period of historical significance in the life of the Capitol. A new period of significance has begun with the current restoration and rehabilitation project that will include a new Ground Floor Visitor Entrance, new utility infrastructure, and a new interior paint scheme of historic character that is appropriate to the period and in keeping with the original design intent of the Capitol. Mr. Kelley outlined the team's approach to

historical preservation on the Capitol and the methodology used. The approach included conditions assessment, archival research, materials conservation analysis, and historic treatment zoning.

Security Work Session # 3 was held on May 18, and was attended by The Sextant Security Group, OHP Security, OMES, AE1, Manhattan, and FSB. The follow up meeting was required to review the security surveillance drawings, camera requirements, location, equipment and extent of coverage and viewing angle, number of days of server storage, security infrastructure routing and pathway through the building, and the possible coordination of the interior and exterior surveillance. Also discussed was the procurement of the visitor screening equipment and the provider, or who owns and maintains the equipment? Emergency power requirements, access control and monitoring of doors were briefly discussed.

In the afternoon, on May 18, an I.T. meeting was attended by the Sextant Security Group, OMES, AE1, Manhattan, FSB, Oesco Electric: Infosys, Sequoyah Communications, OMES-IS, T.J. Robinson and Robert Hendricks with the House of Representatives I.T. Topics of discussion included scope of work and owners requirements, IT user groups identification, scheduling, and the construction sequences. Vertical chases for IT/Security pathways, lockable boxes, and IT closets were also discussed. A list of owner requirements was supplied to the Design-Build team and included the number of conduits from B7 to the first floor, the size of communication closets, installation of a grounding bus bar system, and the stacking of the POP' s to provide ease of connectivity. All cabling will be provided by the state and the system would need to stay operational during demo.

OMES Capitol Facilities Manager Doug Kellogg arranged a meeting on May 19, with Mark Bays of the State Forestry Department to discuss concerns and issues with the existing landscape on the grounds of the Capitol Building. Also in attendance were Manhattan Construction and FSB Architects. The main topic of discussion was the coordination of the proposed Visitor Entrance addition near or under the dripline of the existing American elm tree located adjacent to the ramp and building excavation. In the meeting The Design Build team explained that the design intent was to route the visitor down the ramp and under the wide sprawling branches of the prairie shaped elm, as it would provide a shade canopy for the visitor and a location for shade

loving native landscaping adjacent to the walk and ramp, and would enhance the visitor experience. The Forestry Department approved the layout and appreciated the fact that they were notified and was able to participate in the discussion. Mark Bays also provided some advice on how to prepare the tree for any shock from the construction process. Early root and branch pruning with root stimulation a year in advance of excavation would be required to keep the tree healthy. The Design Build team further explained that future coordination meetings would be needed, with the Arborist and the Forestry Service.

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	4/7/16	4/7/16	
50% Fire Marshal Inspection	06/01/16	6/23/16	5/27/16	-27
Permanent Power	07/11/16	7/29/16	7/8/16	-21
Conditioned Air for Climatization	07/25/16	8/10/16	7/22/16	-18
Interim Substantial Completion	09/23/16	9/16/16	9/15/16	-1
Tenant Move-In	09/26/16	9/19/16	9/16/16	-3

**Schedule Status:**

By the end of May, construction progress pushes slightly ahead of schedule. Several major work items completed this month including: Structural Infill, Interior Framing, and Elevator Decommissioning. With framing complete, the rough-in trades also made significant progress in order to be ready for drywall installations in early June.

The finish bid package including millwork, doors/frames/hardware, and flooring was advertised and bid during the month of May. Contracts for these scopes will follow immediately so that procurement of those materials can begin.

**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	6/3/16	
Light Fixtures – Can Lights	06/16/16	6/16/16	
Electrical Panels	06/16/16	6/16/16	
Light Fixtures – 2'x4' Fixtures	07/28/16	6/30/16	
Millwork	08/02/16	7/29/16	
Flooring	08/17/16	8/15/16	
Doors & Hardware	08/22/16	8/22/16	
Signage	09/06/16	9/1/16	









## 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

<b>RFI #</b>	<b>Subject</b>	<b>Author Company</b>	<b>Answer Company</b>	<b>Date Created</b>	<b>Date Req'd</b>	<b>Date Resp</b>
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	5/12/2016
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	5/11/2016
021	Window Infill	Manhattan Construction Company	Frankfurt Short Bruza	5/10/2016	5/12/2016	5/17/2016
022	Structural Infill Confirmation	Manhattan Construction Company	Frankfurt Short Bruza	5/11/2016	5/13/2016	
023	Mounting Heights	Manhattan Construction Company	Frankfurt Short Bruza	5/17/2016	5/24/2016	5/19/2016
024	Plaster at Rotunda	Manhattan Construction Company	Frankfurt Short Bruza	5/17/2016	5/20/2016	5/19/2016
025	Confirmation of Ceiling Height Room 109.11	Manhattan Construction Company	Frankfurt Short Bruza	5/17/2016	5/24/2016	5/19/2016
026	New Duct Chase Location	Manhattan Construction Company	Frankfurt Short Bruza	5/17/2016	5/20/2016	5/19/2016
<b>Total Number of RFIs for this project:</b>			<b>27</b>	<b>1</b>		
			<b>Total Created</b>	<b>Total Outstanding</b>		

**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
<b>Frankfurt Short Bruza</b>								
0001-21 1313-0	Manhattan Construction Company	H-109 Wet Pipe Sprinkler	Frankfurt Short Bruza	5/25/2016	6/8/2016		-6	Action Pending
0003-26 5119-0	Manhattan Construction Company	H109 LED Interior Lighting - Undercounter Lights	Frankfurt Short Bruza	5/31/2016	6/4/2016		-2	Action Pending
0002-28 1300-R0	Manhattan Construction Company	H109 Access Control	Frankfurt Short Bruza	6/2/2016	6/16/2016		-14	Action Pending
0003-23 3113-2	Manhattan Construction Company	H-109 Metal Ducts - Grilles, Registers and Diffusers	Frankfurt Short Bruza	5/25/2016	5/30/2016		3	Action Pending
0005-23 3113-1	Manhattan Construction Company	H109 Metal Ducts-Diffuser Sample	Frankfurt Short Bruza	6/1/2016	6/6/2016		-4	Action Pending
<b>Mass Architects, Inc.</b>								
0001-23 3300-0	Manhattan Construction Company	Mock-up Slot diffuser	Mass Architects, Inc.	3/15/2016	3/29/2016		65	Action Pending
0003-00 4253-0	Manhattan Construction Company	Draft- Design Standards	Mass Architects, Inc.	2/5/2016	2/19/2016		104	Action Pending

**Number of Submittal Packages in this Project: 7**

*House 109 – Framing & Rough-in Begin*



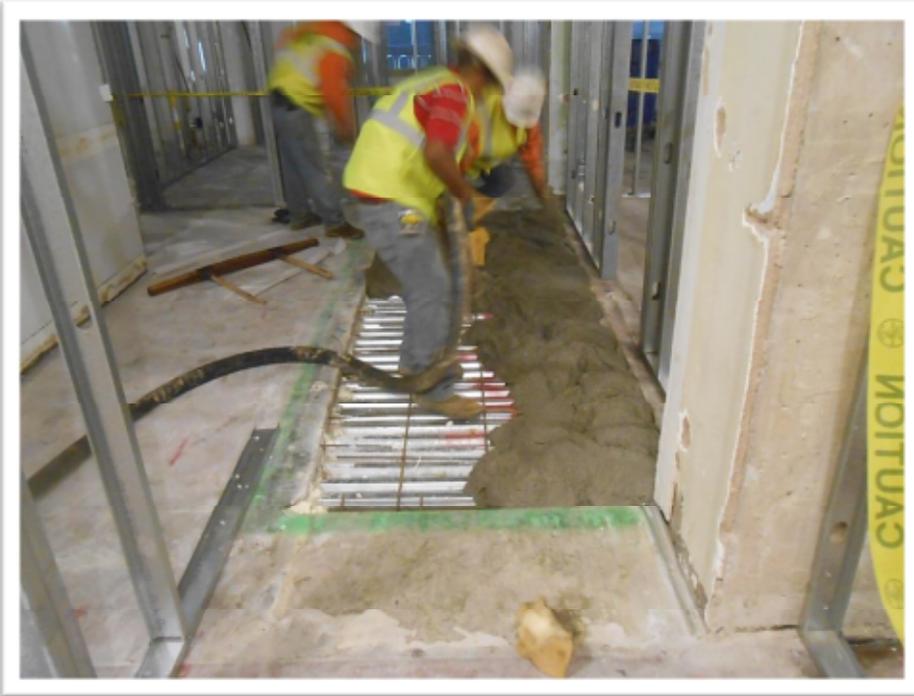
*Left: Structural infill complete at existing elevator shaft. Ready for concrete pour.*

*Below: Framing work begins and electrical rough-in is underway.*



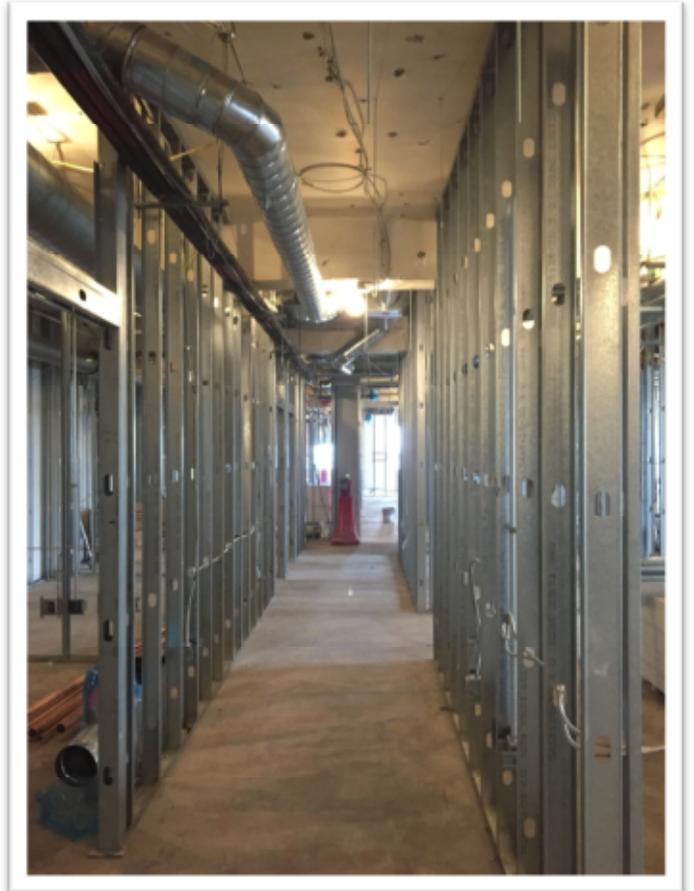
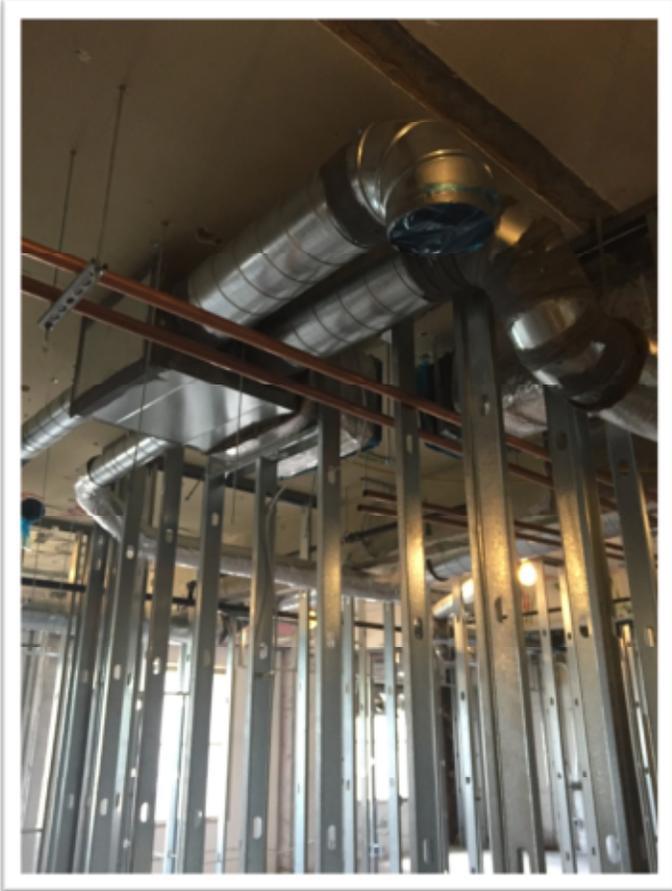
## SECTION 6

### PROGRESS PHOTOS



*Left: Early morning concrete pour to complete the structural infills at the existing stairwell and elevator shafts.*

*Below: All interior framing was completed in May. Mechanical ductwork and copper piping is installed overhead for the HVAC system.*



## SECTION 6

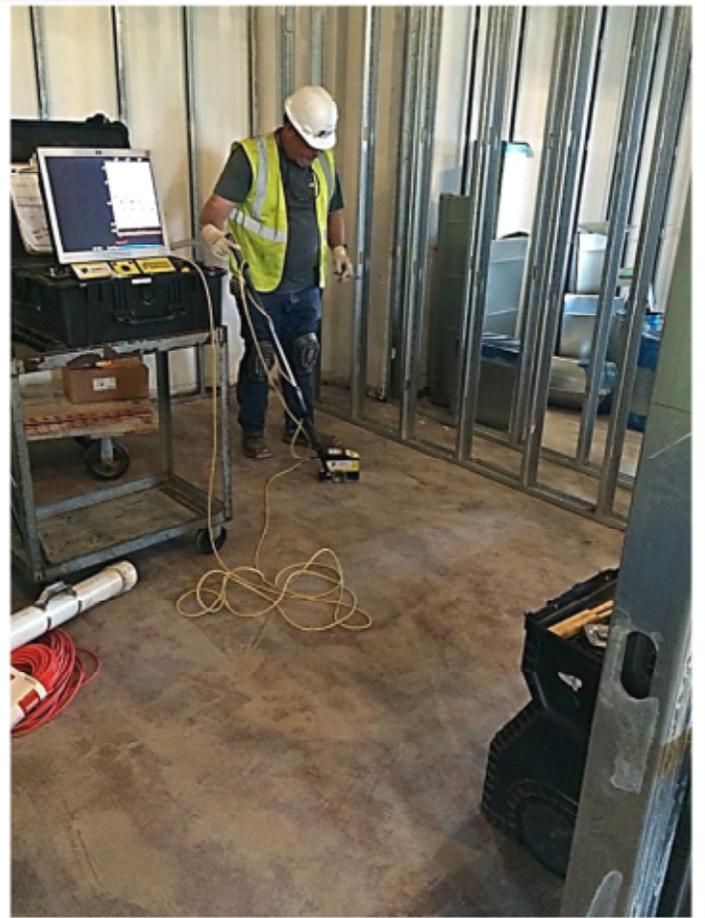
### PROGRESS PHOTOS



*Left: At the end of May, drywall was delivered and staged throughout House 109 for installation in early June.*

*Below: Concrete floors are scanned prior to coring holes for plumbing lines in the future restrooms.*

*Below: The Manhattan Construction team went through scaffold building and inspection training in preparation for erection of scaffold throughout the rotunda for access to the plaster ceilings & walls.*





*Top Left: The Design-Build team hosted an art lighting work session, with lighting consultant Quentin Thomas and the Art’s Council.*



*Top Right: Manhattan’s Capitol staff hosted the summer interns & new hires for a Q&A session on the Capitol Restoration Project.*

*Bottom Left: Security work session with the Design-Build team, Sextant Group (IT & Security Consultants, and OHP.*

*Bottom Right: Manhattan’s Capitol staff attended the annual Boots, Bandanas, and Barbeque event hosted by Friends of the Mansion.*

