



**JIM THORPE BUILDING REPAIR EXPENDITURE
OVERSIGHT COMMITTEE
SPECIAL MEETING MINUTES**

DEC. 6, 2023, 10 A.M.

STATE CAPITOL BUILDING

SENATE CONFERENCE ROOM, 4S.9

2300 N. LINCOLN BLVD., OKLAHOMA CITY, OK 73105

MEMBERS PRESENT: Brandy Wreath, Chairman, Executive Director of the OCC
Sen. Bill Coleman, Senate District 10
Carly Cordell, Rural Water Association
Rep. Mike Dobrinski, House District 59
Rep. Cyndi Munson, House District 85
Sen. George Young, Senate District 48
Sen. Darcy Jech, Senate District 26
Rep. Mark McBride, House District 53

MEMBERS ABSENT: Jason Nowell, Ashton Gray, LLC

GUESTS: Beverly Hicks, OMES	Karl Griffith, OCC
Paul Haley, OMES	Jeff Kline, OCC
David John, OMES	Calen Kinnaman, OAC
Susan Torres, OMES	Jarica Walsh, OAC
Matt Thomas, QUAD	Chandra Boyd, OAC
Matt McConnell, QUAD	John Huntley, LSB Photographer
Duane Mass, MA	
Matthew Radcliffe, MA	
Jeremy Gardner, GARDNER STUDIO	
Sara Hanna, GARDNER STUDIO	

Office of Management and Enterprise Services (OMES) ♦ Oklahoma Corporation Commission (OCC) ♦ Oklahoma Arts Council (OAC) ♦ Mass Architects (MA) ♦ Legislative Service Bureau (LSB)

1. Announcement of filing of meeting notice and posting of the agenda in accordance with the Open Meetings Act:

Chairman Brandy Wreath confirmed that the meeting notice was filed in accordance with the Open Meeting Act.

2. Call to order and confirmation of a quorum:

Chairman Wreath called the meeting to order at 10:02 a.m. A roll call was taken, and a quorum was established.

3. Welcome/Introductions:

Chairman Wreath welcomed the members and guests to the meeting.

4. **Discussion and possible action on special meeting minutes of September 20, 2023:**

Sen. Bill Coleman moved to approve the September meeting minutes. Carly Cordell seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Sen. Coleman, aye; Ms. Cordell, aye; Rep. Dobrinski, abstain;
Rep. McBride, aye.

5. **Presentation of project update.** [Matthew Radcliffe, Mass Architects AE1, Heather Gardner, Preconstruction Director with Quad Construction, Inc., and Sara Hanna, Gardner Architect and Interior Designer]

AE1 Update – Program Budget Review [Mass Architects]

DB (Quad) Update – Including Scope Development Completion, Schematic Design Completion, Work in progress, Project Schedule

Mr. Radcliffe, E1 with Mass Architects, gave a progress summary of the project and an overview of the program budget. He informed members that the project was on schedule and is currently in the schematic design phase. He mentioned the success of the groundbreaking ceremony on October 23, 2023.

Mr. Radcliffe reported that the scope development of the design phase had been completed and informed the members of a couple of deviations from the original program document, which were reduced requirements relating to water infiltration and consensus with the Oklahoma State Fire Marshall (OSFM) to achieve code compliance with the two existing stairs. No additional stairs are required.

Matt Thomas, owner/president of QUAD Construction, informed members that risk mitigation with the fire marshal approach to existing stair systems, cost reduction for this, and the other efforts in waterproofing and window replacement are also assisting their project in continuing to track on time and budget. He provided an update on the early procurement status of mechanical, electrical, plumbing (MEP), and window systems.

Matt McConnell, Senior Project Manager of QUAD Construction, gave a site update. He reported that they publicly bid on the demolition and abatement scopes of work, and the job was awarded to Midwest Wrecking. He also provided updates on pricing, renderings, and initial finish selections. He mentioned that if the costs remain within the budget tolerances, QUAD will proceed with early procurement of electrical equipment and windows before the next meeting, aligning with the previously approved schedule.

Sara Hanna, Project Director of Gardner Studio, updated the members on the scope of the existing stairwells project. She discussed the schematic design, presented the floor plan for all six levels, and shared the latest information on tenant status.

Mr. Thomas updated the members on the schedule, the MEP infrastructure, and the window system's early procurement status.

Rep. Munson entered the meeting at 10:04 a.m.

*Sen. Young entered the meeting at 10:06 a.m.
Rep. Munson left the meeting at 10:23 a.m.*

No action was taken. Presentation only.

6. **Presentation and discussion of a proposed schematic design and possible action to approve the proposal and/or any alterations, amendments, or revisions thereto proposed at the meeting.**

Sen. Bill Coleman moved to approve. Rep. Mark McBride seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Sen. Coleman, aye; Ms. Cordell, aye; Rep. Dobrinski, aye;
Rep. McBride, aye; Sen. Young, aye.

7. **Discussion and possible action to allow the use of described early procurement packages, and/or any alterations, amendments, or revisions thereto proposed at the meeting.**

Sen. Bill Coleman moved to approve. Carly Cordell seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Sen. Coleman, aye; Ms. Cordell, aye; Rep. Dobrinski, aye;
Rep. McBride, aye; Sen. Young, aye.

8. **Discussion and possible action concerning awarding contracts for early procurement packages and/or any alterations, amendments, or revisions thereto proposed at the meeting if trending with construction budget allocation.**

Sen. Bill Coleman moved to approve. Rep. Mark McBride seconded the motion. The motion passed, and the following votes were recorded:

Mr. Wreath, aye; Sen. Coleman, aye; Ms. Cordell, aye; Rep. Dobrinski, aye;
Rep. McBride, aye; Sen. Young, aye.

9. **Discussion limited to agenda items; comments from public not to exceed 3 minutes:**

Chairman Wreath provided the opportunity for public comments.

Representative McBride informed members he has collaborated with a group called Abandoned Atlas (<https://abandonedok.com/>) on a documentary focusing on the status of Oklahoma buildings like Jim Thorpe and the State Capitol. The project is privately funded.

Senator Young inquired about the procurement practices involving minorities. Chairman Wreath requested that this be an item at the next meeting so that OMES can provide an update on the procurement practices/process involving minorities on the project.

Rep. Munson reentered the meeting at 10:31 a.m.

No action was taken. Public comment only.

10. **Adjournment:**

There being no further business, Senator Coleman made the motion to adjourn. Ms. Cordell seconded the motion. Seeing no opposition, the meeting adjourned at 10:38 a.m.