

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

MAY 13, 2026, 10 AM
STATE CAPITOL BUILDING
SENATE CONFERENCE ROOM, 4S.9
2300 N. LINCOLN BLVD., OKLAHOMA CITY, OK 73105

MEMBERS PRESENT: Jim Marshall, Chair, Executive Director of OCC
Sen. Bill Coleman, Senate District 10
Carly Cordell, Consultant
Rep. Mike Dobrinski, House District 5
Leader Cyndi Munson, House District 85
Sen. Darcy Jech, Senate District 26
Rep. Ryan Eaves, House District 22
Sen. Nikki Nice, Senate District 48

MEMBERS ABSENT: Jason Nowell, Ashton Gray, LLC

GUESTS: Beverly Hicks, OMES	Matt Thomas, QUAD
Mary Jackson, OMES	Matt McConnell, QUAD
Monte Kaul, OMES	Karl Griffith, OCC
Paul Haley, OMES	Jay Foote, OWRB
Brandon Ramirez, OMES	David McClarty, Sen. Nice Intern
Carie Carman, OMES	Jessica Murray, House of Rep.
John Seright, OMES	Calen Kinnaman, OAC
Steven Birkes, OMES	Chandra Boyd, OAC
Matthew Radcliffe, MASS	

Office of Management and Enterprise Services (OMES) ♦ Oklahoma Corporation Commission (OCC) ♦
Oklahoma Arts Council (OAC) ♦ Oklahoma Water Resources Board ♦ Mass Architects (MA)

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

Chairman Jim Marshall confirmed that the meeting notice was filed in accordance with the Open Meetings Act.

2. **Call to order and confirmation of a quorum:**

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

3. **Welcome/Introductions:**

Chairman Marshall welcomed the members and guests and noted that this was his first meeting since being appointed to the position. He briefly discussed his history with state government, beginning in 1995 as Chief of Staff to Labor Commissioner Brenda Reneau. He shared his familiarity with the Jim Thorpe Building and recalled attending classes in the basement. He spoke about the unique character of the building and the importance of the State's investment in preserving and leveraging the landmark structure for future generations. He commended the Committee members for their work on the project.

4. Discussion and possible action on the meeting minutes of Sept. 17, 2026:

Sen. Bill Coleman moved to approve the special meeting minutes of September. Sen. Nikki Nice seconded the motion. The following votes were recorded, and the motion passed:

Sen. Coleman, yes; Ms. Cordell, yes; Rep. Eaves, yes; Sen. Jech, yes; Rep. Munson, yes; Sen. Nice, yes; Mr. Marshall, abstain.

5. Presentation of AE-1 Report:

Mr. Radcliffe with Mass Architects presented the AE-1 Report. He reported that the project continued to track on budget and overall within schedule, with some minor schedule adjustments. He noted that additional tenant spaces were expected to extend through the end of the year, while major project components remained on track.

Mr. Radcliffe discussed additional agency design work associated with the expanded footprint of the Corporation Commission into the West Wing and third floor and other available space within the building. He reported that the agency designs were nearing completion. He discussed coordination with the design-build team regarding furniture installation and final audio/visual (A/V) components as spaces were prepared for occupancy. He reported that the first furniture packages were expected to begin arriving on site in early June.

Mr. Radcliffe provided an update on furniture, fixtures, and equipment (FFE) budgets and reported that, following final reviews by the Office of Management and Enterprise Services (OMES) and Oklahoma Correctional Industries (OCI) and coordination with the using agencies, the FFE budgets were trending within the allotted allowances. He stated that the furniture and furnishings could be provided within those allotments without additional use of contingency funds. He reported that approximately \$1.1 million of the \$3 million furniture allotment had been contracted and that proposals from other using agencies were being finalized. He noted that the Water Resources Board furniture had not yet been finalized.

Mr. Radcliffe reviewed the project budget and expenditures. He noted that the design-build contract had increased from the initial \$56.6 million with the addition of the parking lot betterments. He reported that \$1 million in owner-side contingency had previously been allowed to fund the parking lot betterments and remained available.

Mr. Radcliffe reported that, based on current project trends, additional contingency funds were not anticipated to be needed for the additional agencies. He stated that approximately \$600,000 remained in Project Owner Contingency and approximately \$3 million remained in Owner Construction Contingency. He noted that the Owner Construction Contingency was separate from the design-build team's construction contingency, which was just under \$1 million.

Mr. Radcliffe discussed the remaining furniture needs, including the Water Resources Board and the additional Corporation Commission spaces, as well as completion of the final agency designs. He reported that construction punch-list walks would soon begin as spaces were prepared for turnover. He explained that the Common Core and life-safety spaces would first be reviewed with the State Fire Marshal, followed by reviews of agency spaces to facilitate temporary occupancy.

Chairman Marshall thanked Mr. Radcliffe for the report.

No action was taken.

Rep. Dobrinski entered the meeting at 10:09 a.m.

6. Presentation of DB project construction report and schedule update:

DB Budget & Betterment Updates:

Mr. McConnell with QUAD provided an update on the design-build budget and betterments. He reported that the project had been bid and awarded through Amendment No. 8, including the Water Resources Board and additional tenant space on the ground, first, and second levels. He reported that Amendment No. 9 was planned for improvements to the remaining basement area and a portion of Level 3 associated with the expanded Oklahoma Corporation Commission space. He stated that the architect team was in the final stages of preparing the documents and that the bid process was expected to begin soon.

Mr. McConnell reported that the project continued to have available contingency and allowances and that the design-build team was confident the budget would be maintained through the remaining portions of the project. He noted that approximately half of the contingency had been utilized.

Construction Updates:

Mr. McConnell provided an update on construction progress. He reported that the major building systems, including mechanical, electrical, plumbing, fire suppression, and related control systems, were in place and functioning. He discussed the progress of historic restoration elements, noting that some had been refinished on site while others had been completed by specialty contractors and were being reinstalled.

Mr. McConnell reported that select areas of the building, including the lobby, Levels 2, 3, and 4, and the southern parking lot, were being prepared for early completion and were moving into the punch-list phase. He stated that the project was moving into final finishes in other areas of the building. He also discussed coordination with state vendors for information technology (IT), access control, security, and audio-visual systems in preparation for occupancy.

Mr. McConnell provided updates on exterior and site work, including Americans with Disabilities Act (ADA) ramps and stairs, grading, sidewalks, parking lot improvements, the cooling tower enclosure, roof terrace, landscaping, irrigation, and furnishings. He reported that the parking lot improvements were more than halfway complete and that work was moving into the northern portion.

Mr. McConnell discussed the project schedule and stated that the early-completion areas were moving into the punch-list phase. He reported that work on the Water Resources Board and expanded Corporation Commission spaces had recently begun. He stated that the Water Resources Board space was targeted for completion by the end of the calendar year, with a potential move-in during the first quarter of 2027. He stated that a similar timeframe was anticipated for the expanded Corporation Commission space, subject to completion of the final plans and bidding and award process.

Discussion:

Senator Nice commended the project team for its intentional use of state vendors and asked about the historic restoration elements that were still being completed. Mr. McConnell explained that the project had utilized a specialty historic restoration contractor based in Connecticut because of the specialized nature of the work. He stated that the contractor had been recommended by the project's historic preservationists and that the restoration process had gone well. He reported that, to his recollection, the Connecticut contractor was the only out-of-state contractor utilized and that the other contractors were based in Oklahoma.

Representative Dobrinski asked about the progress and planned use of the basement, recalling prior discussions about unused space and a possible gym or fitness area. Mr. McConnell explained that the basement primarily consisted of mechanical and general storage spaces, including several larger storage areas for tenant use. He stated that approximately 60 percent of the basement had previously been available for lease and that an activity or fitness space had been discussed during an earlier phase of the project. He reported that the current plan was for additional office space, with finishes and layouts consistent with the other floors of the building.

Chairman Marshall noted that the Oklahoma Corporation Commission had requested an increase in its footprint in the building to accommodate its employees in the Oklahoma City area. He stated that the Corporation Commission previously had approximately 250 seats and needed 252, and he expressed appreciation to the project partners and OMES for accommodating the request.

Senator Jech asked about the landscaping associated with the project and whether the improvements would result in increased maintenance requirements. Mr. McConnell explained that the majority of the site would continue to consist of typical soft landscaping. He noted that the landscape footprint had increased in certain areas and that raised planter areas had been added on the east and north sides of the building, as well as a smaller area at the southwest entrance. He stated that these improvements would result in a slight increase in general planting maintenance. Mr. McConnell also discussed the project team's coordination with OMES regarding maintenance, durability, and longevity of materials. He explained that artificial plantings would be used on the rooftop terrace to reduce irrigation and maintenance requirements.

Senator Jech asked how the number of parking spaces would compare following the improvements. Mr. McConnell stated that there would be a slight decrease in the number of spaces, although he did not provide a specific number. He explained that the design was intended to maintain orderly traffic flow and accommodate pedestrian routes. Mr. Radcliffe added that the design also considered the appropriate number of accessible parking spaces. Senator Jech asked whether the remaining parking would be adequate as more employees returned to the building. Mr. Radcliffe stated that the parking had been reviewed based on the number of spaces per square footage and that the available parking was considered adequate to serve the needs of the building.

Senator Jech asked about coordination of lease agreements as the renovated and newly available spaces were completed. Ms. Carie Carman, Director of Real Estate and Leasing, stated that OMES would coordinate the start and termination of leases as tenants moved into the new spaces and that leases for existing OMES or other state-owned buildings would be terminated when tenants were ready to move. Senator Jech asked whether there would be early termination penalties. Ms. Carman stated that there would be no penalties and that the transition should be seamless.

Chairman Marshall thanked Mr. McConnell for the report.

No action was taken.

7. Public comment limited to agenda items and not to exceed 3 minutes:

Chairman Marshall opened the floor for public comment. No public comment was received.

Chairman Marshall invited anyone interested to take a tour of the Jim Thorpe Building following the meeting and asked whether Mr. McConnell would lead the tour.

No action was taken.

8. Adjournment:

There being no further business, Senator Coleman moved to adjourn. Senator Jech seconded the motion. Seeing no opposition, the meeting adjourned at 10:30 AM.