

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

JUL. 8, 2025, 3 P.M.

STATE CAPITOL BUILDING

SENATE CONFERENCE ROOM, 230

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

MEMBERS PRESENT: Brandy Wreath, Chairman, Executive Director of the OCC

Sen. Bill Coleman, Senate District 10

Sen. Darcy Jech, Senate District 26

Carly Cordell, Rural Water Association

Rep. Mike Dobrinski, House District 5

Rep. Ryan Eaves, House District 22

MEMBERS ABSENT: Leader Cyndi Munson, House District 85

Jason Nowell, Ashton Gray, LLC

Sen. Nikki Nice, Senate District 48

GUESTS:

Beverly Hicks, OMES	Sara Hanna, Gardner Studio
Mary Jackson, OMES	Jeremy Gardner, Gardner Studio
Nathan Wald, OMES	Jeff Kline, OCC
Maddy Remington, OMES	Karl Griffith, OCC
Brandon Ramirez, OMES	Matthew Radcliffe, MA
Carie Carman, OMES	
Paul Haley, OMES	
Steven Birkes, OMES	
Jarica Walsh, OAC	
Calen Kinnaman, OAC	
Chandra Boyd, OAC	
Matt McConnell, QUAD	

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

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 3:02 PM. 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 meeting minutes of Mar. 12, 2025:**

Sen. Coleman moved to approve the meeting minutes of March 12. Sen. Jech seconded the motion. The following votes were recorded, and the motion passed:

Sen. Coleman, yes; Ms. Cordell, yes; Rep. Dobrinski, yes; Rep. Eaves, yes; Sen. Jech, yes; Mr. Wreath, yes.

5. **Discussion and possible action on special meeting minutes of Mar. 24, 2025:**

Sen. Coleman moved to approve the special meeting minutes of March 24. Sen. Jech seconded the motion. The following votes were recorded, and the motion passed:

Sen. Coleman, yes; Ms. Cordell, yes; Rep. Dobrinski, yes; Rep. Eaves, yes; Sen. Jech, yes; Mr. Wreath, yes.

6. **Presentation and Recap of Project Updates:** [Chair: Matthew Radcliffe, Mass Architects AE-1, Matt Thomas, President and Lead Estimator, QUAD Construction; Matt McConnell, Senior Project Manager, QUAD Construction; Sara Hanna, Gardner Architect and Interior Design]

AE-1 Update – Program Budget Review. [Matthew Radcliffe, Mass Architects]

Mr. Radcliffe reports that the project remains within budget and on schedule. Construction is progressing smoothly. Ongoing coordination with OMES Facilities Maintenance supports required inspections by the State Fire Marshal. The team continues to focus on FF&E discussions and decisions as their main priority to move the project forward.

Mr. Radcliffe informed the committee that the AE-1 historical specialty consultant line item of \$100,000 has been absorbed into their contract and is no longer needed as a separate line item. The team is seeking approval for contingency adjustments to identify additional cost-saving opportunities. Abatement (\$200,000) and construction materials testing (\$300,000) line items have been incorporated into the construction budget with QUAD, releasing those funds for use on the project owner contingency. The team requests approval from the commission to add these three line items totaling \$600,000 to the project owner contingency line item. As previously mentioned, funds allocated from the state's side may be reallocated to other necessary uses.

Mr. Radcliffe noted in the previous meeting that \$2 million in construction contingency was approved to offset the parking lot betterment, reducing the overall contingency from \$4.1 million. There remains \$2.1 million in construction contingency on the state side. With this change, \$2.1 million in the project owner contingency will be available for any other needs or priorities identified by the project teams.

The meeting further discussed contingencies, FF&E funding, and the scope of furniture and AV. Mr. Radcliffe reiterated that the three contingencies are being redirected to strengthen FF&E budgets, which were underfunded, with the reallocations supported by available funds to continue furnishings and AV for building tenants. The FF&E budget breakdown revealed underestimates in furniture and AV, while IT/Telecom and security line items were reallocated within their respective categories. AE-1 is working with the State to define an AV base scope,

and furniture costs are still being finalized as design and scope are refined in coordination with OMES and the using agencies.

The meeting also discussed employee experience and workspace quality in the new building. The chairman expressed concerns on behalf of his agency, the Corporation Commission, and shared his disappointment with the proposed furniture, which was also discussed in an executive committee meeting. He pointed out issues with the functional layout of the cubicles, the lack of soundproofing features like noise-reduction glass, and the absence of basic amenities such as storage for personal items. He informed the design-build team during the executive committee meeting that they would not need to furnish his agency's commissions and executive offices, as they would provide their own furnishings and are happy to do so. Additionally, his agency offered to bring their own AV equipment, citing their significant prior investments, since court proceedings are often conducted through their AV systems and depend heavily on them. Unfortunately, much of the equipment they invested in, including attractive cubicles and other items, was given to different agencies to save costs because they lacked space to store it.

The chair emphasized that, as employees return to full occupancy, the agency needs proper furniture and workspace to enable executive-level employees to perform their duties effectively. He informed the members that the current proposal does not meet the standards required for the high level of work they are legally obligated to perform. He reaffirmed his agency's commitment to leadership and valuing its employees, noting competitive market pressures, and argued that supporting staff and not limiting their resources boosts morale and is essential to fulfilling the agency's mission.

Mr. Radcliffe defended the design, citing budget constraints and consistent standards across agencies. He explained that, although he cannot speak for other user agencies, the design team reviewed the proposal with them, and they were satisfied with the level of finish for their purposes. However, he acknowledges that the Corporation Commission might have different needs. He also said that the chairman was shown the overall furniture package, including finishes and components. What he is referring to are the actual isometric drawings provided by OCI for the final cubicle layouts. The chairman agreed that the finishes are beautiful, but he said the functional layout of these is not suitable for the level of work his team is doing.

Mr. Radcliffe assured the commission that the workplace will be welcoming for employees and well-suited for furniture throughout the building. He noted that the Corporation Commission has slightly different requests regarding the level of finish in their spaces but would not let those requests diminish what the design-build team is delivering for every square foot of the building.

The chairman discussed this issue again, emphasizing that state employees deserve better than a confined box space and noting that the original vision has not been achieved in the current design. He compared his agency with the Arts Council regarding furniture spending, pointing out that his agency has four times the floor space and argued that statewide elected officials should have better workspaces than those currently proposed. He admitted that the design is attractive and well-made, but the arrangement of the cubicles does not meet his expectations. Specifically, for the Commissioner's offices, there is no reason a statewide elected official should have a cubicle-style desk, yet they have nice furniture that will be moved back into the building with them. He instructed the design-build team to remove those items from the budget, and we will provide the specified furnishings and AV equipment for those offices.

The chairman expressed confidence that, given the available budget, the design build team will determine the needs across user agencies. He emphasized that his agency has consistently prioritized preserving usable equipment over purchasing new items, with the intention of maximizing savings by reusing existing courtroom gear and monitors, as well as by having officials reclaim their furniture and monitors. He also noted that moving costs are a concern and would be borne internally, reinforcing the commitment to reinvest usable equipment that fits the project's design.

All parties agreed to collaborate to ensure the design deliverables meet expectations and project a professional image of the agency's mission.

□ **DB Budget & Betterment Updates. [Matt Thomas, QUAD]**

The design-build team discussed the schedule in their presentation and provided an update on the construction budget for the items within their scope.

□ **Construction Updates: [Matt McConnell, QUAD]**

Mr. McConnell provided construction updates, noting progress on mechanical, electrical, and plumbing systems, with a completion target of August 2026. He reported that the design-build team has completed preparing documents for Betterments 2, 3, and 4 and is nearly finished with Betterment 1, which is the parking lot. Once Betterment 1 is complete, all packages will be ready for bid issuance, and they will then conduct a single-bid process. They believe that, strategically, it is beneficial for the bid market and the overall project competitiveness to handle them as a single bid exercise.

7. Discussion and possible action to authorize OMES to reallocate savings within the Specialty Consultant, Abatement, and Construction and Construction Materials Testing line items of the program budget to the Project Owner Contingency line item:

Rep. Dobrinski moved to approve and authorize OMES to reallocate \$600,000 in savings from specialty consultant, abatement, and construction materials testing line items to the project owner contingency line item. Sen. Jech seconded the motion. The following votes were recorded, and the motion passed.

Sen. Coleman, yes; Ms. Cordell, yes; Rep. Dobrinski, yes; Rep. Eaves, yes; Sen. Jech, yes; Mr. Wreath, yes.

8. Discussion and possible action to authorize OMES usage of the Project Owner Contingency to provide supplemental funding for the Furniture and Audio/Visual needs of the Using Agencies within the building:

The chair requested open discussion and consideration from the committee, if possible, since his agency is willing to bring a lot of its own equipment. The idea is that if they can identify savings in any of their allocated budgets, they could use those funds. For example, if they provide a range of AV equipment that he wants to use for his employees' storage lockers and similar purposes, he recommends that this should be allowed to happen. Instead of giving up resources that do not

benefit them in any way, if it can be done, because he understands there are a lot of limits in state purchasing, planning, and everything else.

Mr. Radcliffe explained that they started the spreadsheet and allocations by analyzing each agency's project square footage as a percentage of the total. This percentage then determined each agency's share of the allocations. The spreadsheet shows that the Corporation Commission accounted for 46% of the furnished square footage, so they were allocated 46% of the funds, and that amount can remain. If they begin to offset their AV needs or specific furniture needs, they can still maintain that level of allocation, which he believes is plausible.

The chairman praised the design-build team, noting they have been responsible for those matters. He just wanted to confirm if it was still feasible. He also mentioned that, given a reduction in space, any extra AV equipment might be made available to other user agencies. They have durable, long-lasting equipment and are willing to share it as needed.

The chair asked for a motion on item 8.

Sen. Coleman moved to approve and authorize OMES to use the project owner contingency to provide \$1.5 million in supplemental funding for the furniture and audio/visual needs of the using agencies. Rep. Dobrinski seconded the motion. The following votes were recorded, and the motion passed.

Sen. Coleman, yes; Ms. Cordell, yes; Rep. Dobrinski, yes; Rep. Eaves, yes; Sen. Jech, no; Mr. Wreath, yes.

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

Chairman Wreath asked for public comment. There was no public comment received.

Public comment only. No action was taken.

10. **Adjournment:**

There being no further business, Chairman Wreath moved to adjourn. Seeing no opposition. The meeting adjourned at 3:47 PM.