



July 2015

Oklahoma Capitol Restoration Project



Interior Rehabilitation
Monthly Progress Report



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1.Design-Builder Progress Summary

WORK IN PROGRESS & NOTABLES

- **Best Practices of Capitol Management** – In mid-July, several members of the Interior Rehabilitation Team met with the Architect of the U.S. Capitol (AOC), Mr. Stephen T. Ayers, FAIA, LEED AP.

Manhattan Construction Company also constructed the U.S. Capitol Visitor Center Project in Washington, D.C. This experience and expertise has provided a valuable opportunity to further study best practices of Capitol management beyond the restoration process. Mr. Ayers answered specific questions regarding Management and Oversight, Budget and Finance, Maintenance and Improvement Projects, as well as Communications revolving around the U.S. Capitol operations.



Mr. Ayers is the 11th Architect of the Capitol and has served since May 12, 2010. Mr. Ayers is responsible for the facilities maintenance and operation of the historic U.S. Capitol Building, the care and improvement of more than 553 acres of grounds and the operation and maintenance of 17.4 million square feet of buildings including: the House and Senate Congressional Office Buildings, the Capitol Visitor Center, the Library of Congress Buildings, the U.S. Supreme Court Building, the Thurgood Marshall Federal Judiciary Building and other facilities. He is responsible for the care of all works of art in the Capitol under the direction of the Joint Committee on the Library and is responsible for the maintenance and restoration of murals, outdoor sculpture and other architectural elements throughout the Capitol complex. He also serves as Acting Director of the U.S. Botanic Garden and the National Garden. The Architect of the Capitol has approximately 2,300 employees and an annual budget of nearly \$600 million.

Images below: Members of the Interior Rehabilitation Team meeting with Mr. Stephen T. Ayers, FAIA, LEED AP, Architect of the Capitol in the U.S. Capitol on July 16, 2015.



- **Working Sessions** – One of the most important aspects of the design process is the sharing and development of ideas. Seldom does a first draft of anything see the light of day without planning and revision. To that extent, the Interior Rehabilitation Team has been participating in a process of “working sessions” aimed to provide a consistent approach throughout the schematic development process. These working sessions have thus far concentrated on:
 - i. Defining priorities associated with the Scope of Work Priority Matrix within the construction cost limitations associated with the project.
 - ii. Historic Preservation Zones and defining specifications and terminology associated with Preservation, Restoration, Rehabilitation and Adaptive Reuse.
 - iii. Preliminary Master Plans for Mechanical, Electrical, Plumbing and Fire Protection Systems to be implemented through the Interior Rehabilitation Project.
 - iv. Programming efforts required to adhere to the Oversight Committee’s goal to “improve historic aesthetics and establish a master place for efficient use of space.”

Image below: Members of the Interior Rehabilitation Team in a “Working Session” reviewing the Preliminary Master Plan for MEP & FP Systems on July 21, 2015.



Image below: Members of the Interior Rehabilitation Team in a “Working Session” reviewing the Historic Preservation Zones and Methodology on July 21, 2015.



- **Risk Assessment & Management Plan** – The ability to define risks associated with a project is often a living document developed over the course of a project. It is only fully understood once all project stakeholders acknowledge the multitude of risks associated with a design-build project of this caliber. The entire project team has expended exhaustive efforts towards risk identification which is crucial to the overall project success strategy. Defining risks with a desired outcome to mitigate said risks is paramount. Risk management and mitigation plans are being analyzed by the entire project team for adoption within the project.

- **Priority Matrix** – We are actively working with the Owner Project Team to refine and evaluate the Scope of Work Priority Matrix. This process is providing clarification of the scope of work that can be included within the existing funding parameters (\$91.6MM). This is a process of identifying priorities in relation to project goals and criteria adopted by the State Capitol Repair Expenditure Oversight Committee (SCREOC). The scope of work being evaluated includes building repairs, restoration, betterments and functional enhancements.
- **Coordination: Oklahoma State Fire Marshal's Office -**
Our team is engaged with coordinating initial plans for the Interior Rehabilitation with the Oklahoma State Fire Marshal's Office (OSFM). Future improvements will upgrade Life Safety Systems within the historic structure. We are extremely appreciative of the efforts and involvement from the OSFM to facilitate a project of this caliber.

Photo below: Our team is shown meeting with Mr. Luke Tallant with the Oklahoma State Fire Marshal's Office to review initial analysis and implementation of Life Safety Systems and code requirements for the Oklahoma Capitol Restoration on July 14, 2015.



- **Design Assist Strategy** – Collaboration and planning lead to a successful design-build strategy. Major renovations, such as the Oklahoma Capitol Restoration, can be complex in design and scope development, therefore presenting the challenge of maintaining a fully operational facility during construction. We have a proven recipe for success from delivering multiple projects in and around The State Capitol. Our experience has produced not only a team of Oklahoma's very best, but a world class team to undertake this project. We have partnered with the highest quality team of Oklahoma-based talent in the country to ensure cost control measures are in place and actively maintained as well as expediting resources and procurement opportunities.

Photo below: MEP & FP master planning sessions with our design-assist partners shown in progress.



LOOKING AHEAD – Milestones & Deliverables

Schematic development efforts are rapidly being completed as plans are being expedited to start Phase 1 – Prerequisites for the Interior Restoration. Phase 1 will start the Single-Move Strategy by creating space to vacate portions of the basement slated for Phase 2 Renovations. In addition, Phase 1 allows for intrusive investigations to begin exposing concealed conditions so that we can identify hazardous materials. In addition, Phase 1 spaces serve as a laboratory for historic preservation analysis. Our historic preservation consultants are analyzing original paint colors, finishes, performing testing required to restore original marble floors, and taking core samples to properly identify original flooring materials.

2.Design Progress Summary

Monthly Project Status Report

Date: July 30, 2015

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: Steve Scovel,
Architect / Project Manager

Re: Monthly Project Status Report – July 2015

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.

The following is a summary of our contracted work broken down by project SOW and Status:

BIM MODEL

FSB has continued to update the model to incorporate refined assessment information. The BIM model will include the existing architectural, mechanical, electrical and fire protection systems in the Capitol as observed in the room-by-room and system assessments

CONDITIONS ASSESSMENT

All of the room-by-room assessments have been completed and information is being loaded into the model (as stated above). The building assessment information is currently being compiled utilizing the Field 360 program implemented during the assessments.

BUILDING SYSTEMS ASSESSMENT

The building systems assessments have been completed and information has continued to be loaded into the model.













































PROGRAMMING

All of the preliminary programming with the Capitol agencies has been completed. Programming information which was gathered from each agency during the programming meetings is being edited for final draft. FSB has been working in conjunction with SJK, Inc. to establish the Preservation Zones in regard to Historic Preservation as part of the final 35% deliverable package. In addition, work has taken place regarding Historic Preservation as it relates to the pre-requisite remodeling for the 1st floor House of Representative and the 3rd floor Senate spaces.

DESIGN STANDARDS

FSB continues to build upon the design standards as set forth in the preliminary report by Mass Architects. FSB has meet with OMES staff in several meetings to review the preliminary architectural interiors, MEP/FP systems and Historic Preservation zones as they relate to the 35% deliverable package.

3. Progress Schedule

Activity ID	Activity Name	Cost % Compl	Orig Dur	Rem Dur	Start	Finish	2015							2016										
							May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
<div> Master Plan</div>																								
<div> Preconstruction / Schematic Design</div>																								
<div> Preconstruction Deliverables & Milestones</div>																								
<div> PRE-600</div>	20% SCREOC Presentation		0	0	11-Jun-15 A		<div> 20% SCREOC Presentation</div>																	
<div> PRE-700</div>	Phase 1 Contract Completion Milestone-35% Deliverable		0	0		30-Oct-15*							<div> Phase 1 Contract Completion Milestone-35% Deliverable</div>											
<div> Schematic Development</div>																								
<div> 02.1</div>	20% SCREOC Deliverable - HAMMOCK		59	24	08-Apr-15 A	31-Aug-15	<div></div>			<div></div>														
<div> 03</div>	Preservation Zoning	\$75,000.00	98%	59	24	08-Apr-15 A	31-Aug-15	<div></div>		<div></div>							\$75,000.00							
<div> 04</div>	Room By Room Conditions Assessment	\$535,000.00	98%	34	24	27-Apr-15 A	31-Aug-15	<div></div>		<div></div>							\$535,000.00							
<div> 05</div>	Programming Development	\$175,000.00	85%	29	24	20-Apr-15 A	31-Aug-15	<div></div>		<div></div>							\$175,000.00							
<div> 06</div>	Scope of Work Definitions	\$65,000.00	70%	102	67	27-Apr-15 A	30-Oct-15	<div></div>		<div></div>								\$65,000.00						
<div> 07</div>	Priority Scope Matrix	\$90,000.00	70%	59	24	08-Apr-15 A	31-Aug-15	<div></div>		<div></div>							\$90,000.00							
<div> 07.1</div>	35% SD Deliverable - HAMMOCK		102	24	27-Apr-15 A	31-Aug-15	<div></div>			<div></div>														
<div> 08</div>	Risk Management Plan	\$25,000.00	90%	102	24	23-Jun-15 A	31-Aug-15	<div></div>		<div></div>							\$25,000.00							
<div> 09</div>	Risk Assessment	\$25,000.00	90%	102	24	23-Jun-15 A	31-Aug-15	<div></div>		<div></div>							\$25,000.00							
<div> 10</div>	35% SD's & Specifications	\$240,000.00	60%	87	24	11-Jun-15 A	31-Aug-15	<div></div>		<div></div>							\$240,000.00							
<div> 11</div>	Cost Modeling	\$80,000.00	70%	102	24	11-Jun-15 A	31-Aug-15	<div></div>		<div></div>							\$80,000.00							
<div> 12</div>	Phasing Approach & Definition	\$25,000.00	98%	159	24	09-Apr-15 A	31-Aug-15	<div></div>		<div></div>							\$25,000.00							