

# 2025 Blue Zones Project: Freese and Nichols Worksite Pledge

## Detailed Timeline

6-27-2025

*Here is a detailed timeline of the main events and a cast of characters based on the provided sources:*

### **February 2020**

Feb 19, 2020: Shawnee City Commissioners narrowly approve moving forward with negotiations to hire Freese and Nichols (FNI) for design and engineering services for street improvements along Broadway. The project is estimated at \$1.2 million, with a 50/50 grant partnership with the Avedis Foundation.

### **May 2022**

May 20, 2022: Shawnee receives an invoice from Freese and Nichols for \$1,983.53 related to the Unified Development Code (UDC) project (SWN22205), covering services rendered through April 2022.

### **June 2022**

June 17, 2022: Shawnee receives an invoice from Freese and Nichols for \$10,979.85 related to Project SWN22205.

### **August 2022**

August 10, 2022: Shawnee receives an invoice from Freese and Nichols for \$4,026.27 for the Unified Development Code project.

### **October 2022**

October 19, 2022: Shawnee receives an invoice from Freese and Nichols for \$5,457.00 for basic services related to the Unified Development Code.

### **November 2022**

November 10, 2022: Shawnee receives an invoice from Freese and Nichols for \$2,067.57 for basic services related to the Unified Development Code.

### **February 2023**

Feb 2, 2023: Shawnee receives an invoice from Freese and Nichols for \$10,966.54 for the New Unified Development Code contract.

Feb 14, 2023: Shawnee receives an invoice from Freese and Nichols for \$3,099.96 for the New Unified Development Code contract.

Feb 24, 2023: Shawnee receives an invoice from Freese and Nichols for \$28,543.98 for Water System Improvements - Park Street.

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### **March 2023**

March 21, 2023: Shawnee receives an invoice from Freese and Nichols for \$2,467.64 for the New Unified Development Code contract.

March 23, 2023: Shawnee receives an invoice from Freese and Nichols for \$6,761.86 for Water System Improvements - Park Street.

March 31, 2023: Notice to Proceed is issued for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

### **April 2023**

April 3, 2023: Survey for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project is kicked off.

April 5, 2023: Internal project setup and kickoff meeting held for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

April 11, 2023: Kickoff meeting held for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

April 18, 2023: Shawnee receives an invoice from Freese and Nichols for \$13,705.27 for the New Unified Development Code contract.

April 24, 2023: Shawnee receives an invoice from Freese and Nichols for \$26,703.86 for Water Line Replacement.

### **May 2023**

May 3, 2023: Survey received for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

May 25, 2023: Shawnee receives an invoice from Freese and Nichols for \$1,921.55 for Water System Improvements - Park Street.

May 31, 2023: Field Survey completed for the Clearpond Road Culvert Replacement project.

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### June 2023

June 26, 2023: Shawnee receives an invoice from Freese and Nichols for \$9,289.12 for the New Unified Development Code contract.

June 29, 2023: Shawnee receives an invoice from Freese and Nichols for \$12,814.51 for Water Line Replacement.

June 30, 2023: Shawnee receives invoices from Freese and Nichols for:  
\$25,758.30 for Water System Improvements - Park Street.  
\$8,616.33 for Water Line Replacement.  
\$8,682.26 for the New Unified Development Code contract.

### July 2023

July 1, 2023: Shawnee receives invoices from Freese and Nichols for:  
\$5,761.44 for the New Unified Development Code contract.  
\$53,780.32 for Water Line Replacement.

July 26, 2023: Tech Memo completed and sent to OWRB for review for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

### August 2023

August 2, 2023: Shawnee receives invoices from Freese and Nichols for:  
\$2,039.78 for Water System Improvements - Park Street.  
\$4,192.16 for Water Line Replacement.

August 22, 2023: Tech Memo approval received from OWRB for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

August 23, 2023: Shawnee receives an invoice from Freese and Nichols for \$18,726.29 for the Clearpond Road Culvert project.

August 27, 2023: Shawnee receives an invoice from Freese and Nichols for \$10,671.94 for the Clearpond Road Culvert project.

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### **September 2023**

September 7, 2023: Preliminary survey received for the Clearpond Road Culvert Replacement project.

September 15, 2023: PS&E submittal for the Clearpond Road Culvert Replacement project.

September 19, 2023: Advertising for bid for the Clearpond Road Culvert Replacement project.

September 28, 2023: Shawnee receives invoices from Freese and Nichols for:  
\$7,158.79 for the New Unified Development Code contract.  
\$43,972.22 for Water Line Replacement.

September 30, 2023: Shawnee receives an invoice from Freese and Nichols for \$43,035.32 for the Clearpond Road Culvert project.

### **October 2023**

October 3, 2023: Task Authorization #3 issued for Shawnee Waterline Independence (ARP-23-0026-G)/Thompson Heights (ARP-23-0188-G)/Sewer Pipe Bursting (ARP-23-0092-G) projects, with FNI providing a full-time resident inspector for 26 weeks.

October 10, 2023: Bid Opening scheduled for Clearpond Road Culvert Replacement project.

October 24, 2023: Shawnee receives invoices from Freese and Nichols for:  
\$2,927.25 for Water System Improvements - Park Street.  
\$30,733.59 for Water Line Replacement.

October 27, 2023: Shawnee receives an invoice from Freese and Nichols for \$12,352.70 for the New Unified Development Code contract.

October 28, 2023: Shawnee receives an invoice from Freese and Nichols for \$7,789.63 for the Clearpond Road Culvert project.

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### **November 2023**

November 2, 2023: Shawnee receives an invoice from Freese and Nichols for \$1,775.93 for Water System Improvements - Park Street.

November 7, 2023: Shawnee receives an invoice from Freese and Nichols for \$7,073.87 for Water Line Replacement.

November 14, 2023: Shawnee receives an invoice from Freese and Nichols for \$1,065.66 for the Clearpond Road Culvert project.

November 21, 2023: Shawnee receives an invoice from Freese and Nichols for \$9,909.16 for the New Unified Development Code contract.

### **December 2023**

December 5, 2023: Shawnee receives an invoice from Freese and Nichols for \$5,515.39 for Water System Improvements - Park Street.

December 6, 2023: ODOT Permit for SH 3 submitted for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

December 7, 2023: ODOT Permit for SH 3 approved for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

December 12, 2023: Shawnee receives an invoice from Freese and Nichols for \$1,018.00 for Indep Waterline, Thompson Heights, Sewer Pipe.

December 19, 2023: Shawnee receives an invoice from Freese and Nichols for \$1,377.76 for the Clearpond Road Culvert project.

December 23, 2024: Shawnee receives an invoice from Freese and Nichols for \$17,224.60 for the New Unified Development Code contract.

December 27, 2023: Shawnee receives an invoice from Freese and Nichols for \$4,997.38 for the New Unified Development Code contract.

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### **January 2024**

January 8, 2024: ODEQ NOD received for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project, requesting hydraulic analysis for permitting.

January 10, 2025: Shawnee receives an invoice from Freese and Nichols for \$31,571.47 for Shawnee Twin Lake Dam Rehab. (Note: The year indicates a future payment, possibly a typo in the source and intended for Jan 2024).

January 12, 2024: Shawnee receives an invoice from Freese and Nichols for \$1,500.00 for Indep Waterline, Thompson Heights, Sewer Pipe.

January 16, 2024: Construction NTP for the Clearpond Road Culvert project was issued.

January 25, 2024: Shawnee receives an invoice from Freese and Nichols for \$19,894.78 for the New Unified Development Code contract.

### **February 2024**

Feb 21, 2025: Shawnee receives an invoice from Freese and Nichols for \$6,527.26 for Shawnee Twin Lake Dam Rehab. (Note: The year indicates a future payment, possibly a typo in the source and intended for Feb 2024).

Feb 26, 2024: Shawnee receives an invoice from Freese and Nichols for \$16,044.46 for the New Unified Development Code contract.

Feb 29, 2024: Shawnee receives an invoice from Freese and Nichols for \$11,174.41 for Water System Improvements - Park Street.

### **March 2024**

March 1, 2024: ODEQ re-submittal of hydraulic analysis for permitting for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

March 13, 2025: Shawnee receives an invoice from Freese and Nichols for \$3,472.74 for Shawnee Twin Lake Dam Rehab. (Note: The year indicates a future payment, possibly a typo in the source and intended for March 2024).

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March 14, 2025: Shawnee receives an invoice from Freese and Nichols for \$8,774.83 for Midland Addition Waterline Replacement. (Note: The year indicates a future payment, possibly a typo in the source and intended for March 2024).

March 24, 2024: Shawnee receives an invoice from Freese and Nichols for \$3,423.08 for Clearpond Road Culvert.

March 27, 2024: ODEQ permit received for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

March 27, 2024: Shawnee receives an invoice from Freese and Nichols for \$24,434.50 for Indep Waterline, Thompson Heights, Sewer Pipe.

March 30, 2024: Shawnee receives an invoice from Freese and Nichols for \$5,062.89 for the New Unified Development Code contract.

### April 2024

April 10, 2025: Shawnee receives an invoice from Freese and Nichols for \$3,659.81 for Midland Addition Waterline Replacement. (Note: The year indicates a future payment, possibly a typo in the source and intended for April 2024).

April 28, 2024: Shawnee receives an invoice from Freese and Nichols for \$25,127.02 for the New Unified Development Code contract.

### May 2024

May 7, 2025: Shawnee receives an invoice from Freese and Nichols for \$1,378.45 for Midland Addition Waterline Replacement. (Note: The year indicates a future payment, possibly a typo in the source and intended for May 2024).

May 13, 2024: Shawnee receives an invoice from Freese and Nichols for \$22,825.60 for Indep Waterline, Thompson Heights, Sewer Pipe.

May 15, 2024: Kickoff Meeting held for N Midland Addition Waterline Replacement project.

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6-27-2025

May 30, 2024: Pre-bid meeting scheduled for 10-11am for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

May 31, 2024: Survey work completed and received for N Midland Addition Waterline Replacement project.

May 29, 2024: Shawnee receives an invoice from Freese and Nichols for \$27,135.40 for the New Unified Development Code contract.

### June 2024

June 6, 2024: Bid Opening scheduled for 2-3pm for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

June 11, 2024: Shawnee receives an invoice from Freese and Nichols for \$21,798.50 for Indep Waterline, Thompson Heights, Sewer Pipe.

June 20, 2024: NOA (Notice of Award) sent to Davenport Construction for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

June 25, 2024: Shawnee receives an invoice from Freese and Nichols for \$21,832.80 for Midland Addition Waterline Replacement.

June 26, 2024: Shawnee receives an invoice from Freese and Nichols for \$14,115.14 for the New Unified Development Code contract.

June 30, 2024: Shawnee receives invoices from Freese and Nichols for:

\$18,107.59 for Midland Addition Waterline Replacement.

\$28,632.20 for Indep Waterline, Thompson Heights, Sewer Pipe.

### July 2024

July 1, 2024: NTP (Notice to Proceed) given for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

July 5, 2024: Shawnee receives an invoice from Freese and Nichols for \$5,077.19 for Water Line Replacement.

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July 12, 2024: Preliminary plans, specs, and OPCC due for N Midland Addition Waterline Replacement project.

July (pending date): On-site kickoff meeting and visual inspection conducted for Shawnee Twin Lake Dam #1 Rehabilitation.

July 28, 2024: Shawnee receives an invoice from Freese and Nichols for \$37,583.02 for the New Unified Development Code contract.

### **August 2024**

August 12, 2024: Shawnee receives an invoice from Freese and Nichols for \$8,633.16 for Midland Addition Waterline Replacement.

August 15, 2024: Shawnee receives an invoice from Freese and Nichols for \$23,129.25 for Indep Waterline, Thompson Heights, Sewer Pipe.

August 22, 2024: 60% design review completed for N Midland Addition Waterline Replacement project.

August 27, 2024: Shawnee receives an invoice from Freese and Nichols for \$1,931.27 for Alice, Fay, Edwards, and Pesotum Waterlines.

August (pending date): Survey for Shawnee Twin Lake Dam #1 Rehabilitation complete.

### **September 2024**

September 4, 2024: Shawnee receives an invoice from Freese and Nichols for \$2,480.59 for Midland Addition Waterline Replacement.

September 10, 2024: Shawnee receives an invoice from Freese and Nichols for \$15,045.95 for Indep Waterline, Thompson Heights, Sewer Pipe.

September 17, 2024: 100% final design submittal due for N Midland Addition Waterline Replacement project.

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September 19, 2024: Construction Progress Meeting #1 for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

September 27, 2024: Shawnee receives an invoice from Freese and Nichols for \$11,554.35 for Shawnee Twin Lake Dam Rehab.

### **October 2024**

October 4, 2024: Shawnee receives an invoice from Freese and Nichols for \$2,784.61 for Water System Improvements - Park Street.

October 11, 2024: Shawnee receives an invoice from Freese and Nichols for \$20,056.23 for Shawnee Twin Lake Dam Rehab.

October 12, 2024: Shawnee receives an invoice from Freese and Nichols for \$33,098.67 for Indep Waterline, Thompson Heights, Sewer Pipe.

October (pending date): Continued seepage and slope stability analyses for Shawnee Twin Lake Dam #1 Rehabilitation.

October (pending date): Continued H&H Analysis for Shawnee Twin Lake Dam #1 Rehabilitation.

### **November 2024**

November 5, 2024: Shawnee receives an invoice from Freese and Nichols for \$3,952.35 for Alice, Fay, Edwards, and Pesotum Waterlines.

November 11, 2024: Shawnee receives invoices from Freese and Nichols for:  
\$67,734.29 for Shawnee Twin Lake Dam Rehab.  
\$2,000.00 for Shawnee Twin Lake Dam Rehab.

November 13, 2024: Shawnee receives an invoice from Freese and Nichols for \$17,824.45 for Indep Waterline, Thompson Heights, Sewer Pipe.

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### **December 2024**

December 10, 2024: Shawnee receives an invoice from Freese and Nichols for \$94,033.66 for Shawnee Twin Lake Dam Rehab.

December 17, 2024: Shawnee receives invoices from Freese and Nichols for:  
\$3,850.07 for Alice, Fay, Edwards, and Pesotum Waterlines.  
\$2,172.88 for Midland Addition Waterline Replacement.

December 17, 2024: Draft Preliminary Engineering Report submittal due for Shawnee Twin Lake Dam #1 Rehabilitation.

December 23, 2024: Shawnee receives an invoice from Freese and Nichols for \$17,224.60 for the New Unified Development Code contract.

### **January 2025**

January 10, 2025: Shawnee receives an invoice from Freese and Nichols for \$31,571.47 for Shawnee Twin Lake Dam Rehab.

### **February 2025**

Feb 7, 2025: Shawnee receives an invoice from Freese and Nichols for \$699.00 for Indep Waterline, Thompson Heights, Sewer Pipe.

Feb 21, 2025: Shawnee receives an invoice from Freese and Nichols for \$6,527.26 for Shawnee Twin Lake Dam Rehab.

### **March 2025**

March 13, 2025: Shawnee receives an invoice from Freese and Nichols for \$3,472.74 for Shawnee Twin Lake Dam Rehab.

March 14, 2025: Shawnee receives an invoice from Freese and Nichols for \$8,774.83 for Midland Addition Waterline Replacement.

### **April 2025**

April 10, 2025: Shawnee receives an invoice from Freese and Nichols for \$3,659.81 for Midland Addition Waterline Replacement.

### **May 2025**

May 7, 2025: Shawnee receives an invoice from Freese and Nichols for \$1,378.45 for Midland Addition Waterline Replacement.

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### **Cast of Characters**

#### **Organizations/Entities:**

City of Shawnee / Shawnee Municipal Authority: The client entity that hires Freese and Nichols for various engineering and design services. They are responsible for city infrastructure, water supply, and land development regulations.

Freese and Nichols, Inc. (FNI): An engineering and design firm contracted by the City of Shawnee for numerous projects, including street improvements, water line replacements, culvert replacements, dam rehabilitation, and the development of a Unified Development Code.

Avedis Foundation: A partner in a 50/50 grant partnership that would fund the Broadway street improvement project.

Blue Zones Project: An initiative mentioned by Commissioner Finley, which he states does not dictate city commission decisions but offers recommendations.

ODOT (Oklahoma Department of Transportation): A state agency whose standards are referenced (e.g., ODOT Standard detail size for culverts) and whose permits are required for certain projects (e.g., SH 3 permits).

OWRB (Oklahoma Water Resources Board): A state agency involved in dam safety criteria and providing forms (ORF-151 Daily Construction Report) for inspection. They also review and approve technical memos for water-related projects.

ODEQ (Oklahoma Department of Environmental Quality): A state agency responsible for issuing construction permits related to water systems and requiring environmental clearance for projects seeking funding.

Davenport Construction: The contractor to whom the Notice of Award was sent for the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project.

Pottawatomie County Assessor's data: Source for right-of-way data in survey work.

CALL OKIE service: A service to contact before digging to clear sites of utilities.

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### **Individuals (associated with Freese and Nichols unless otherwise specified):**

Vicky O. Misa: News reporter from news-star.com, who reported on the Shawnee City Commission vote regarding the Broadway project.

Ron Gillham Sr.: Ward 2 Shawnee City Commissioner. He emphasized that the Broadway project was not a "done deal" after the vote.

Blaine: (No specific title given, but context suggests a city official or project proponent) Stated that the Broadway project would be funded by a 50/50 grant partnership with the Avedis Foundation.

Salter: (No specific title given, but context suggests a city official or commissioner) Expressed concern about the number of streets, curbs, and gutters needing attention over the Broadway project.

Rutherford: (No specific title given, but context suggests a city official or commissioner) Clarified that the commission was voting to explore possibilities for Broadway improvements, not to approve spending millions or force residents to move parking.

Finley: (No specific title given, but context suggests a city official or commissioner) Addressed misconceptions about the Blue Zones Project, stating it does not dictate policy.

Seth Barkhimer: Project contact/recipient of status reports for multiple projects including TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement, Clearpond Road Culvert Replacement, N Midland Addition Waterline Replacement, and Shawnee Twin Lake Dam #1 Rehabilitation.

Jonathan Faughtenberry: Involved in the TO 2 Alice, Fay, Edwards, & Pesotum Street Waterline Replacement project as a sender of status reports and compensated for labor, meals, and mileage.

Lindsey McNabb-Fox: Contact person for invoices and professional services rendered through Freese and Nichols. Also appears as a signature for EFT payments.

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Jacob Bussell: Contact person for invoices related to the Unified Development Code and Shawnee Twin Lake Dam #1 Rehabilitation.

Jane Suzanne Jenks: Listed as "Corporate Project Support 2" and "Administrative" on various project invoices.

Mitchell Leonard: Listed as "Professional 2" and "Professional 5" on various project invoices, involved in construction phases and billed for labor, equipment, and technology charges. Also sender of status reports for N Midland Addition Waterline Replacement.

Andrea Maria Meier: Listed as "Professional 2" and "Professional 4" on the Park Street Water Main Replacement invoice.

Willard Gustafson: Listed as "Professional 5" on the Park Street Water Main Replacement invoice.

Kayla Burd: Sender of status reports for Clearpond Road Culvert Replacement. Listed as "Professional 3" on the Clearpond Road Culvert invoice.

Brandon James Huxford: Listed as "Professional 6" on the Clearpond Road Culvert invoice and recipient of CC on status reports.

Muna Mitchell: Listed as "Professional 6" on the Clearpond Road Culvert invoice.

Wendy Martin: Listed as "Construction Manager" for Shawnee Waterlines & Pipe Bursting project.

Sam Little: Listed as "Construction Representative II" for Shawnee Waterlines & Pipe Bursting project.

Dominique Weathers: Listed as "Construction Representative" for Shawnee Waterlines & Pipe Bursting project.

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Tela Wilcox: Listed as "BIM/CAD Technician III" for N Midland Addition Waterline Replacement project.

Alan C. Hutson: Listed as "Division Manager" for N Midland Addition Waterline Replacement project.

Taylor Green: Sender of status reports for Shawnee Twin Lake Dam #1 Rehabilitation.

Rian Harkins: Recipient of status reports for the Development Code & Engineering Design Criteria Update project.

Dawn Warrick: Sender of status reports for the Development Code & Engineering Design Criteria Update project.

Paul Green: Listed as "Senior Group Manager" for Shawnee Waterlines & Pipe Bursting project.

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