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**Rick Johnson**  
 Oklahoma City architect Rick Johnson spent his formative years in Italy and on the East and West coasts of the U.S., but he considers Oklahoma his home.  
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WORKPLACE  
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# BUSINESS



SUNDAY, JUNE 8, 2014

THE OKLAHOMAN | NEWSOK.COM



### Is your employer the best? Tell us.



Last year, we learned in publishing our inaugural "Top Workplaces" section that culture trumps compensation.

Obviously, employees like to be well-paid, but they told us that a sense of being valued by their employer is more important in creating a great place to work. In compiling last year's coverage, we heard from a lot of Oklahoma employees who love where they work and what they do.

We learned a lot about the top-ranked companies like Encompass Home Health, Paycom, Canadian Valley Technology Center and EOG Resources.

But we know there are more such stories to tell. So we're asking for nominations for this year's version of Top Workplaces.

If you work at such a place, or even know of one, you can nominate it as one of Oklahoma's Top Workplaces. The Oklahoman's ranking of the best organizations with the best opportunities, work atmosphere, benefits and perks.

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**NOMINATIONS**  
 To nominate a company, go online to [www.oklahoman.com/nominate](http://www.oklahoman.com/nominate) or call 708-6151.

# DELICATE DEVELOPMENT

### MARION HOTEL RENOVATION SET FOR WINTER COMPLETION



Stan Lingo stands in the basement of the Marion Hotel where the core of the building still awaits reconstruction after a careful reassembly of rooms adjoining the delicate exterior walls. The Marion name remains inscribed above the entryway of the hotel. The Hotel's stairway is among the few interior portions to be restored.

Stan Lingo can finally sleep again when storms, strong winds and earth tremors hit the city overnight. But for months, the salvation of the Marion Hotel was anything but certain for the builder and the landmark's owners.

The 110-year-old, three-story building is the oldest downtown, and was empty and boarded up for two decades before it was purchased by the Midtown Renaissance Group in 2006. It didn't take long before partner Chris Fleming discovered why a series of owners abandoned any efforts to restore the hotel.

"The first thing we sought to do was to mitigate any deterioration that had happened," Fleming said. "So when we bought it, we wanted to put a new roof on it to stop the water that was leaking into it. But there was so much damage that the structure couldn't support a new roof."

The developers discovered they would have to spend \$15 million just to provide the structural reinforcement needed to replace the roof.

"The question was whether that would be throwing good money after bad," Fleming said. "We determined it had stood this way for decades. There were other issues we had to address to make it viable, parking for one thing. And then we had to talk to neighbors to secure support for construction staging."

#### 'We're scared of this building'

The pieces came together last year when the city agreed to provide financing assistance for construction of a garage across the street that provided some justification for renovating the Marion and two large decades-old dealership buildings at the intersection of NW 10 and Broadway — the Buick Building at 101 N Broadway and the Pontiac Building at 100 N Broadway.

Lingo's company, Lingo Construction, won accolades for its delicate handling of restoring the

SEE MARION, BACK PAGE

Steel structural supports still brace the walls of the Marion Hotel, though they were deemed early on to not be enough to ensure the building didn't collapse during interior demolition.

PHOTO BY PAUL E. SOUTHBRIDGE, THE OKLAHOMAN

ILLUSTRATION BY TODD PENDELTON, THE OKLAHOMAN GRAPHICS

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EXECUTIVE Q&A WITH RICK JOHNSON

# Oklahoma City firm's principal found his career in architecture by design



Paula Burkes  
burkes@newsok.com  
BUSINESS WRITER

Once Rick Johnson figured out he wanted to be an architect, various beats and events over his lifetime all added up.

His father liked to tell a story of how Johnson, as a boy, would take things apart and put them back together. Johnson once did that with a toy of his sister's, which his father couldn't reassemble, but Johnson could.

And then there were the times when he was a teenager living in Maryland and an extended family would fly into Washington, D.C., for visits. Johnson always would volunteer to pick them up. Dulles International Airport was brand new, and he fell on every opportunity to check out the building.

Ultimately, Johnson, who's a principal with Frankfurt-Short-Bruza Associates, fortuitously found his career path as a sophomore at the University of Oklahoma.

From his fifth-floor offices at 5801 Broadway Extension, Johnson, 59, sat down with *The Oklahoman* on Tuesday to talk about his life and career. This is an edited transcript.

**Q: Tell us about your roots.**

A: My parents met at dental school at Temple University in Philadelphia. My father joined the U.S. Navy during the Korean War and served 20 years as a dentist. My mother worked as a dental hygienist until she had children; I'm the oldest of four, born over five and half years. I have a sister in Tulsa, a brother who's a geologist with Sandridge Energy, and another outside Salt Lake City, where he works as a pilot for Delta Airlines.

**Q: So you were a Navy brat and lived all over. How was that?**

A: Mainly, we lived on the East and West Coasts. I loved experiencing a lot of different things. Because we moved every two to three years, I learned to be more outgoing and social than I'm sure I'd be otherwise. But I envied my



Rick Johnson, principal of Frankfurt-Short-Bruza Associates, P.C. architectural firm is seen in Oklahoma City. PHOTO BY STEVE GOOCH, THE OKLAHOMAN

friends who had roots.

**Q: What do you remember of your various hometowns during your childhood?**

A: When I was in the sixth grade, in 1966, we lived in Alameda, Calif. I don't remember much about the counter-culture revolution, but I do remember the climate was great. When I was in the seventh and eighth grade, we lived in Naples, Italy, in an apartment up on a ridge on the bay, with a beautiful view of the active volcano Mount Vesuvius.

We'd take city buses down to the USO where the sailors shot pool, and there was a great hole-in-the-wall pizzeria across the street. I attended one of three American schools in Italy. From '70 to '73, we lived in Rockville, Md., where I played offensive and defensive line on the football team, rode my bike everywhere and fished off Virginia Beach.

**Q: How did you settle in Oklahoma?**

A: My father, who died of cancer this past August, had a second career as a dental professor at OU. After all that moving around,

### PERSONALLY SPEAKING

**• Position:** Frankfurt-Short-Bruza Associates P.C. principal and director of federal programs.

**• Birth date:** Birthplace: Dec. 13, 1954, San Diego.

**• Spouse:** Gay, married 23 years. Former running, now walking partners, they met at FSB where they were hired within months of one another and she worked five years as a receptionist.

**• Residence:** Ashford Oaks in north Edmond.

**• Education:** University of Oklahoma, bachelor's in environmental design and master's in architecture Oklahoma City University, master of business administration.

**• Civic involvement:** A graduate of the 2007 Leadership Oklahoma City and 2011 Leadership Oklahoma classes, he serves on the boards of Rebuilding Together and Possibilities Inc.

**• Church:** St. Luke's United Methodist Church's new Edmond campus.

**• Free time:** Morning spin classes; weekend jogs; science fiction novels; "House of Cards" TV series; monthly get-togethers with his mom, siblings, nieces and nephews; and unwinding on vacation.

Next up: Playa del Carmen, Mexico.

My mother has lived in the same house in Edmond since 1974. Oklahoma is home to me. I attended a small school in Maryland my freshman year in college, but transferred to OU my sophomore year.

**Q: How did you decide upon a career in architecture?**

A: My first semester at

worked to years with Miles Associates, which then was a firm of about 10 and specialized in the building and remodeling of research labs on the health sciences center campus. But I always wanted to work with a large firm, and FSB is where I wanted to be.

I started as a project manager, and made partner in 2005. I'm one of five principals in the third generation of the firm's ownership. We employ 120, and our firm is unique in that it has its own engineering department.

**Q: What are some of FSB's noteworthy projects, built recently or in design?**

A: The OSU alumni center, the Capitol dome, the Myriad Gardens renovation, the Edmond Safety Center, the renovation of Central High School for the OCU Law School and the Maps 3 exhibit hall at the Oklahoma State Fair Park. Some 45 percent of our projects are outside Oklahoma. Because of our expertise in aviation and strong customer satisfaction levels, we successfully compete with firms na-

tionwide that are as much as 50 times bigger. We've got ongoing projects in San Diego and Rhode Island, and four in Connecticut for the National Guard.

**Q: Your focus is marketing and client management in the federal market, including aviation and the federal defense department. Tell us about that.**

A: FSB has a long history in the aviation business, starting with American Airlines in the '50s. For United Airlines, we built eight hangars and supporting shops in Indianapolis, after the city in '01 won the bid over Oklahoma City for a new maintenance complex. The construction value of that project alone was \$530 million.

Our aviation projects grew significantly throughout the '90s. We've built hangars nationwide, including in Alaska and Hawaii. At our own Will Rogers World Airport, we designed a baggage handling project currently under construction, and we're currently designing an emergency generator terminal.

## Here are four ways to evaluate alternative health coverage

BY TOM MURPHY  
Associated Press

Most of the uninsured have to wait five months for the next chance to seek coverage on the health care overhaul's public exchanges. But that doesn't mean they need to spend the summer worrying about their lack of protection from large medical bills.

The state-based exchanges, a centerpiece of the overhaul's push to expand insurance coverage, still permit customers to buy coverage under certain circumstances. The uninsured also can buy a temporary plan to cover them for a few months.

Here are some questions to consider if you missed the enrollment window that ended this spring and still want to buy a plan.

**1. Can I still use a health care exchange?**

A major life change — such as a move to another state, marriage, divorce, or the birth or adoption of a child — would allow you to use the exchanges to find coverage. Anyone who

becomes a U.S. citizen or leaves prison also is entitled to enroll between open enrollment periods.

Aside from exceptions like these, those who want to use the exchanges will have to wait until Nov. 15, when enrollment begins for coverage that starts in 2015. Insurance bought on the exchanges comes with a key advantage: Applicants may be eligible for income-based tax credits that help pay the cost of their coverage.

**2. What other options do I have?**

Employer-sponsored coverage is the most common form of health insurance in the U.S. Landing a job that offers insurance or gaining coverage through a spouse's employer are two key paths to gaining major medical coverage.

A short-term plan can be an option for less-extensive coverage. This coverage generally runs for less than a year and can be as short as 30 days. Think of it as a safety net.

It's designed to protect you from a potentially devastating medical bill, but it's

generally not as thorough as coverage you would find on the exchange or through an employer.

"It gives (the enrollee) some level of protection until they can get to their next open enrollment period," said Bob Hanley, a senior vice president with the private health insurance exchange operator eHealth Inc.

These plans tend to require customers to pay more costs out of pocket than a major medical plan found on an exchange, said Gary Claxton, a vice president with the Kaiser Family Foundation, which studies health care issues.

Limited benefits plans are another, albeit simpler option. For instance, that coverage may only pay a few hundred dollars for an overnight stay in a hospital that costs well north of \$1,000.

Some insurance shoppers also may qualify for the state-based Medicaid program, if their income level is low enough. Medicaid eligibility varies by state.

**3. How should I evaluate these options?**

Read the plan details carefully. If you find a good deal on an insurance policy, you need to understand why it's a good deal. Lower premiums can mean less coverage, so analyze what you would pay for a doctor visit or hospital stay. Understand your other out-of-pocket responsibilities such as the deductible, which is the amount a customer pays before most coverage starts.

Think hard, as well, about how long you will need the policy. Some insurers require customers to wait for a certain period before they can buy another short-term policy, said Bonnie Milano, an inde-

pendent insurance broker in Los Angeles. That could lead to a coverage gap if you want to stick with that insurer and not buy a plan from another carrier.

**4. What are the drawbacks?**

Short-term or limited benefits plans generally offer less coverage than policies available on an exchange.

A short-term plan may cover your doctor's visit but not vision care, a trip to the dentist or preventive care like a flu shot. They also typically don't include maternity coverage and can exclude pre-existing conditions like diabetes or high blood pressure. Plans

sold on the exchanges are no longer allowed to limit coverage on that basis.

These plans don't meet minimum coverage requirements spelled out by the law. That means people who buy short-term or limited benefits plans may have to pay a fine imposed by the overhaul on those who remain uninsured.

The fine can be as much as several hundred dollars depending on the person's income level. Those who are uninsured for part of the year will pay a penalty based on how many months they are uninsured. Anyone uninsured for less than three months in 2014 won't face a penalty.

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