

**COMMITTEE AMENDMENT**  
HOUSE OF REPRESENTATIVES  
State of Oklahoma

SPEAKER:

CHAIR:

I move to amend HB4139 \_\_\_\_\_  
Of the printed Bill  
Page \_\_\_\_\_ Section \_\_\_\_\_ Lines \_\_\_\_\_  
Of the Engrossed Bill

By striking the Title, the Enacting Clause, the entire bill, and by inserting in lieu thereof the following language:

**AMEND TITLE TO CONFORM TO AMENDMENTS**

Adopted: \_\_\_\_\_

Amendment submitted by: Kevin Wallace \_\_\_\_\_

\_\_\_\_\_  
Reading Clerk

1 STATE OF OKLAHOMA

2 2nd Session of the 57th Legislature (2020)

3 PROPOSED  
4 COMMITTEE SUBSTITUTE  
5 FOR  
6 HOUSE BILL NO. 4139

By: Wallace and Hilbert of the  
House

7 and

8 Thompson and Rader of the  
9 Senate

10 PROPOSED COMMITTEE SUBSTITUTE

11 An Act relating to public buildings and public works;  
12 providing for transfer of certain property; requiring  
13 Office of Management and Enterprise Services to take  
14 certain actions; requiring certain construction  
15 commence by certain date under certain condition;  
16 providing for monthly lease payments; requiring  
17 certain amount of space be made available to tenants;  
18 making Board of Regents for the Oklahoma Agricultural  
19 and Mechanical Colleges responsible for operation and  
20 maintenance of certain buildings; authorizing  
21 assignment of certain contracts; authorizing Office  
22 of Management and Enterprise Services to lease and  
23 purchase facilities and relocate affected agencies;  
24 repealing 73 O.S. 2011, Section 214, which relates to  
naming of state office buildings; providing for  
codification; and declaring an emergency.

BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

SECTION 1. NEW LAW A new section of law to be codified  
in the Oklahoma Statutes as Section 327.3 of Title 61, unless there  
is created a duplication in numbering, reads as follows:

1       A. Provided the United States government provides funding to  
2 the United States Department of Veterans Affairs for the Oklahoma  
3 Veterans Inpatient Facility in Tulsa through the Communities Helping  
4 Invest through Property and Improvements Needed for Veterans Act of  
5 2016 (CHIP IN for Vets Act), effective January 1, 2021, title,  
6 ownership and possession of the Robert S. Kerr and J. Howard  
7 Edmondson State Office Buildings and all real estate and structures,  
8 parking and other improvements attached thereto, located at 440 and  
9 444 S. Houston Street in Tulsa County, are hereby transferred to the  
10 Board of Regents for the Oklahoma Agricultural and Mechanical  
11 Colleges. Provided such transfer occurs, related construction shall  
12 commence no later than July 1, 2021.

13       B. The Office of Management and Enterprise Services shall take  
14 all actions necessary to reflect such transfer in the land records  
15 of Tulsa County and to transfer all leases for space within the  
16 buildings to the Board of Regents for the Oklahoma Agricultural and  
17 Mechanical Colleges as lessor. Tenants under said leases shall  
18 continue to have quiet enjoyment of the premises until relocation to  
19 new quarters.

20       C. Beginning July 1, 2021, for state agencies housed within the  
21 Robert S. Kerr and J. Howard Edmondson buildings, up to one hundred  
22 thousand (100,000) square feet shall be made available to tenants,  
23 and such tenants shall pay the monthly rental rate, determined by  
24 the Office of Management and Enterprise Services, to the Board of

1 Regents for the Oklahoma Agricultural and Mechanical Colleges until  
2 such time as those agencies are relocated. The Office of Management  
3 and Enterprise Services and tenants of the Robert S. Kerr and J.  
4 Howard Edmondson State Office Buildings may, at their discretion,  
5 remove selected fixtures, furniture and equipment, including  
6 signage, that are not critical to the operation of the buildings.

7 D. Upon transfer, the Board of Regents for the Oklahoma  
8 Agricultural and Mechanical Colleges shall become solely responsible  
9 for operation and maintenance of the Robert S. Kerr and J. Howard  
10 Edmondson buildings. Operation and maintenance shall include  
11 payment of all utilities, insurance, assessments, agreements and  
12 other expenses. At the discretion of the Board of Regents for the  
13 Oklahoma Agricultural and Mechanical Colleges, contracts for goods  
14 and services for operation and maintenance of the Robert S. Kerr and  
15 J. Howard Edmondson buildings may be assigned by the Office of  
16 Management and Enterprise Services to the Board.

17 E. The Office of Management and Enterprise Services is hereby  
18 authorized to lease and purchase properties and facilities owned or  
19 purchased by the Commissioners of the Land Office, within the Tulsa  
20 metro area for the relocation of the state agencies currently housed  
21 within the Robert S. Kerr and J. Howard Edmondson buildings. The  
22 Office of Management and Enterprise Services shall make all  
23 reasonable efforts to identify suitable space for the affected  
24 agencies and to relocate the affected agencies as soon as possible.

1 Under no circumstances shall the affected state agencies be forced  
2 out of the Robert S. Kerr and J. Howard Edmondson State Office  
3 Buildings prior to December 31, 2021, or such later date as agreed  
4 to by the affected state agencies, if such delays arise out of or  
5 are caused by, directly or indirectly, forces beyond the control of  
6 the Office of Management and Enterprise Services.

7 SECTION 2. REPEALER 73 O.S. 2011, Section 214, is hereby  
8 repealed.

9 SECTION 3. It being immediately necessary for the preservation  
10 of the public peace, health or safety, an emergency is hereby  
11 declared to exist, by reason whereof this act shall take effect and  
12 be in full force from and after its passage and approval.

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14 57-2-11735 JM 05/11/20

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