

1 ENGROSSED HOUSE  
2 BILL NO. 4139

By: Wallace and Hilbert of the  
House

3 and

4 Thompson and Rader of the  
5 Senate

6  
7 An Act relating to public buildings and public works;  
8 providing for transfer of certain property; requiring  
9 Office of Management and Enterprise Services to take  
10 certain actions; requiring certain construction  
11 commence by certain date under certain condition;  
12 providing for monthly lease payments; requiring  
13 certain amount of space be made available to tenants;  
14 making Board of Regents for the Oklahoma Agricultural  
15 and Mechanical Colleges responsible for operation and  
16 maintenance of certain buildings; authorizing  
17 assignment of certain contracts; authorizing Office  
18 of Management and Enterprise Services to lease and  
19 purchase facilities and relocate affected agencies;  
20 repealing 73 O.S. 2011, Section 214, which relates to  
21 naming of state office buildings; providing for  
22 codification; and declaring an emergency.

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

24 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:

A. Provided the United States government provides funding to  
the United States Department of Veterans Affairs for the Oklahoma  
Veterans Inpatient Facility in Tulsa through the Communities Helping

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

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

17 C. Beginning July 1, 2021, for state agencies housed within the  
18 Robert S. Kerr and J. Howard Edmondson buildings, up to one hundred  
19 thousand (100,000) square feet shall be made available to tenants,  
20 and such tenants shall pay the monthly rental rate, determined by  
21 the Office of Management and Enterprise Services, to the Board of  
22 Regents for the Oklahoma Agricultural and Mechanical Colleges until  
23 such time as those agencies are relocated. The Office of Management  
24 and Enterprise Services and tenants of the Robert S. Kerr and J.

1 Howard Edmondson State Office Buildings may, at their discretion,  
2 remove selected fixtures, furniture and equipment, including  
3 signage, that are not critical to the operation of the buildings.

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

14 E. The Office of Management and Enterprise Services is hereby  
15 authorized to lease and purchase properties and facilities owned or  
16 purchased by the Commissioners of the Land Office, within the Tulsa  
17 metro area for the relocation of the state agencies currently housed  
18 within the Robert S. Kerr and J. Howard Edmondson buildings. The  
19 Office of Management and Enterprise Services shall make all  
20 reasonable efforts to identify suitable space for the affected  
21 agencies and to relocate the affected agencies as soon as possible.  
22 Under no circumstances shall the affected state agencies be forced  
23 out of the Robert S. Kerr and J. Howard Edmondson State Office  
24 Buildings prior to December 31, 2021, or such later date as agreed

