

An Act

ENROLLED HOUSE
BILL NO. 4139

By: Wallace, Hilbert, Pittman,
Provenzano and Waldron of
the House

and

Thompson and Rader of the
Senate

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

SUBJECT: Public buildings and public works

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:

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 Invest through Property and Improvements Needed for Veterans Act of

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

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

C. Beginning July 1, 2021, for state agencies housed within the Robert S. Kerr and J. Howard Edmondson buildings, up to one hundred thousand (100,000) square feet shall be made available to tenants, and such tenants shall pay the monthly rental rate, determined by the Office of Management and Enterprise Services, to the Board of Regents for the Oklahoma Agricultural and Mechanical Colleges until such time as those agencies are relocated. The Office of Management and Enterprise Services and tenants of the Robert S. Kerr and J. Howard Edmondson State Office Buildings may, at their discretion, remove selected fixtures, furniture and equipment, including signage, that are not critical to the operation of the buildings.

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

E. The Office of Management and Enterprise Services is hereby authorized to lease and purchase properties and facilities owned or purchased by the Commissioners of the Land Office, within the Tulsa metro area for the relocation of the state agencies currently housed within the Robert S. Kerr and J. Howard Edmondson buildings. The

Office of Management and Enterprise Services shall make all reasonable efforts to identify suitable space for the affected agencies and to relocate the affected agencies as soon as possible. Under no circumstances shall the affected state agencies be forced out of the Robert S. Kerr and J. Howard Edmondson State Office Buildings prior to December 31, 2021, or such later date as agreed to by the affected state agencies, if such delays arise out of or are caused by, directly or indirectly, forces beyond the control of the Office of Management and Enterprise Services.

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

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

Passed the House of Representatives the 13th day of May, 2020.

Presiding Officer of the House
of Representatives

Passed the Senate the 15th day of May, 2020.

Presiding Officer of the Senate

OFFICE OF THE GOVERNOR

Received by the Office of the Governor this _____

day of _____, 20_____, at _____ o'clock _____ M.

By: _____

Approved by the Governor of the State of Oklahoma this _____

day of _____, 20_____, at _____ o'clock _____ M.

Governor of the State of Oklahoma

OFFICE OF THE SECRETARY OF STATE

Received by the Office of the Secretary of State this _____

day of _____, 20_____, at _____ o'clock _____ M.

By: _____