

1 **HOUSE OF REPRESENTATIVES - FLOOR VERSION**

2 STATE OF OKLAHOMA

3 2nd Session of the 57th Legislature (2020)

4 COMMITTEE SUBSTITUTE
5 FOR
6 HOUSE BILL NO. 4139

By: Wallace and Hilbert of the
House

and

Thompson and Rader of the
Senate

11 COMMITTEE SUBSTITUTE

12 An Act relating to public buildings and public works;
13 providing for transfer of certain property; requiring
14 Office of Management and Enterprise Services to take
15 certain actions; requiring certain construction
16 commence by certain date under certain condition;
17 providing for monthly lease payments; requiring
18 certain amount of space be made available to tenants;
19 making Board of Regents for the Oklahoma Agricultural
20 and Mechanical Colleges responsible for operation and
21 maintenance of certain buildings; authorizing
22 assignment of certain contracts; authorizing Office
23 of Management and Enterprise Services to lease and
24 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.

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

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

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

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

23 C. Beginning July 1, 2021, for state agencies housed within the
24 Robert S. Kerr and J. Howard Edmondson buildings, up to one hundred

1 thousand (100,000) square feet shall be made available to tenants,
2 and such tenants shall pay the monthly rental rate, determined by
3 the Office of Management and Enterprise Services, to the Board of
4 Regents for the Oklahoma Agricultural and Mechanical Colleges until
5 such time as those agencies are relocated. The Office of Management
6 and Enterprise Services and tenants of the Robert S. Kerr and J.
7 Howard Edmondson State Office Buildings may, at their discretion,
8 remove selected fixtures, furniture and equipment, including
9 signage, that are not critical to the operation of the buildings.

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

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

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

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

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

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17 COMMITTEE REPORT BY: COMMITTEE ON JOINT COMMITTEE ON APPROPRIATIONS
18 AND BUDGET, dated 05/12/2020 - DO PASS, As Amended.

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