



**OKLAHOMA**  
Office of Management  
& Enterprise Services

## **FY 2023-2030 CAPITAL IMPROVEMENTS PLAN AND FY 2023 CAPITAL BUDGET**

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REVIEW PURPOSES BY THE LONG-RANGE  
CAPITAL PLANNING COMMISSION.



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# EXECUTIVE SUMMARY

The Long-Range Capital Planning commission provides state leadership recommendations to fund the state’s current capital needs, as well as policy recommendations to continue reforming how the state manages its real property assets. The State of Oklahoma Capital Improvements Plan for Fiscal Years 2023-2030 prioritizes projects that address critical maintenance needs, health and safety issues, and renovations that streamline agency footprints.

The commission recommends an appropriation of \$10,656,710 to the Maintenance of State Buildings Revolving Fund during the 2022 session. The appropriation would fund 11 capital projects, as outlined in Section 2 of this plan, as well as the first year of debt service on an \$82.6 million bond package to finance two larger projects, as outlined in Section 3 of this plan. Table ES.1 provides a summary of funding recommendations, totaling \$111.8 million in ongoing appropriations for capital projects and debt service for the eight-year period of this plan. The plan averages \$7.5 million in annual appropriations for capital projects and \$6.7 million for debt service. The plan also recommends \$113 million during the 2022 session from a one-time appropriation for larger projects that range \$2.5 million to \$15 million each.

Table ES.1: Funding Recommendations for the Maintenance of State Buildings Revolving Fund (283)

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Capital Projects	\$6,761,985	\$7,842,600	\$8,128,446	\$6,916,075	\$7,995,000	\$6,905,000	\$7,610,000	\$8,435,000
Estimated Debt Service*	\$3,894,725	\$6,756,565	\$6,760,345	\$6,756,815	\$6,758,905	\$6,761,660	\$6,760,340	\$6,759,040
<b>Recommended Appropriation</b>	<b>\$10,656,710</b>	<b>\$14,599,165</b>	<b>\$14,888,791</b>	<b>\$13,672,890</b>	<b>\$14,753,905</b>	<b>\$13,666,660</b>	<b>\$14,370,340</b>	<b>\$15,194,040</b>
<b>Recommended One-time Appropriation</b>	<b>\$113,174,125</b>							

The recommendations made in Section 2 and Section 3 of the plan serve as the recommended Fiscal Year 2023 Capital Budget. The commission recommends funding 11 projects at \$6,761,985 and debt service for the commission’s bond issue recommendation at \$3,894,725, a total of \$10,656,710 in planned projects. The bond issue recommendation in Section 3 includes two projects totaling \$82.6M. The bond recommendation includes a new 100-bed mental health treatment facility and upgrades to the Oklahoma State University Medical Authority hospital.

# **SECTION 1:**

## **POLICY RECOMMENDATIONS**

## 1. Establish an adequate and consistent annual appropriation for renewal of the state's real property assets.

In business, it is necessary to reinvest in capital assets – buildings, equipment and technology – to ensure that the business can continue to efficiently and effectively make a profit. If a business fails to prudently reinvest in its capital assets, those assets fail and the business will soon follow suit. In much the same way, the state must make capital renewal a priority by providing prudent annual reinvestment. Deferring reinvestment in our buildings exponentially escalates the cost of repairs and passes that increased cost on to future taxpayers. In addition, investing in deferred maintenance is seen as favorable from a property and casualty insurance placement perspective.

In 2013, state leaders established the Oklahoma State Government Asset Reduction and Cost Savings Program, which required sales proceeds of state-owned buildings be deposited into the Maintenance of State Buildings Revolving Fund to be used solely for funding the state's capital budget. This mechanism provides a supplemental funding source for the capital budget, but the \$6.1 million in sales proceeds that has been deposited into the fund over the last five years comes nowhere close to adequately funding the state's capital needs. Furthermore, sales proceeds deposits are expected to dwindle over time as the Legislature exempts agencies from the program, as it has done for the Oklahoma Historical Society and the Department of Mental Health and Substance Abuse Services.

The Long-Range Capital Planning Commission recommends that state leadership establish the following policies to ensure consistent funding of the capital budget:

- **Strategic agency exemptions from the requirement to participate in the Oklahoma State Government Asset Reduction and Cost Savings Program.** The State of Oklahoma has a large real estate footprint. In a COVID-19 and post-COVID-19 era, agencies will be reviewing their footprints to adjust for a much broader work-from-home environment, as well as shifting their storefronts to better serve citizens. In cases that agencies need capital from the sale of their buildings to fulfill a plan to adjust their footprint to be more efficient and modern, those agencies should be able to use the proceeds from the sale of their buildings to achieve that outcome. Otherwise, the proceeds from the sale of buildings should be remitted to the Maintenance of State Buildings Revolving Fund to upkeep and maintain our capital assets.
- **Establish an annual appropriation dedicated to the implementation of the Annual Capital and Maintenance Budget.** Many governments dedicate a percentage of revenues to the capital budget based on the replacement value of the government's real property assets, typically 2-3% of the portfolio's total replacement value. The State of Oklahoma's current building portfolio is valued at \$5B.
- **Improve the state Legislature's awareness of the capital needs of state government and connect the capital budget to the appropriations process.**

The Government Finance Officers Association, a professional organization with the mission to promote excellence in state and local financial management, recommends as best practices that the capital budget be presented to government leadership as part of the state's operating budget and that the capital budget should be founded on a viable, multi-year financing strategy. Currently, the capital plan and budget are electronically submitted to the Legislature and governor in December each year, but no formal presentations are made to any legislative committees to provide a concise, informed overview of the state's most

critical capital asset challenges. State leadership should have the opportunity to better understand these needs so funding decisions can be made with a full understanding of where the state stands in regard to the condition of its facilities. Without clear understanding and awareness, it is unlikely that the state leadership will provide the funding necessary to adequately address critical facility needs.

The Long-Range Capital Planning Commission recommends that state leadership establish the following policies to improve awareness of capital needs among state leadership:

- **Include the annual capital budget in the executive budget document** that is approved by the governor and presented to the Legislature. The capital budget and operating budget should be combined and presented as a consolidated budget, developed by budget analysts who are familiar with agency missions and financial structures.
- **Present the capital improvements plan and annual capital budget to the Legislature** through appropriate committees in the Senate and House of Representatives.

## 2. Examine opportunities to consolidate and share facilities services, operations and maintenance functions across agencies and at a regional level.

Oklahoma state government has been working in recent years to consolidate services common across agencies to reduce costs and improve efficiency. Real property asset management is another key area where shared services could help agencies focus on their core missions while ensuring that the state's real property assets are adequately maintained. The state has an opportunity to achieve economies of scale by establishing statewide contracts for services and by standardizing equipment and processes. Consolidation would also provide opportunities to reduce redundancy and ensure that each agency has adequate access to facilities management services. Since many agencies are required to have a presence statewide, there may also be opportunities to implement regional service centers that would provide responsive service throughout the state.

# **SECTION 2:**

## **FY 2022 CAPITAL BUDGET**

## 2.1 Ongoing Appropriation Requests

Year 1 Projects (FY 23)			
Agency	Project Name	Project Description	Amount
OTRD	Tenkiller Sewer Lagoon Repairs	Lagoon is currently leaking and in disrepair – requires engineering and construction.	\$400,000
OTRD	Greenleaf State Park, Water Treatment Facility	This project will replace the existing water treatment plant.	\$2,000,000
Department of Corrections	John Lilley Correctional Center – Relocate Central Control/Main Entrance	Carried over from FY 2022 Capital Outlay Request – Central Control is currently located on the top floor of a three-story building and does not meet handicap accessibility requirements. Staff and volunteers are required to walk up two flights of stairs to check in with the central control officer and get their daily issue keys before entering the facility. Several staff members and volunteers have physical disabilities which makes it hard for them to navigate the stairs in a safe manner. To prevent an accident with serious injury, Central Control needs to be relocated to the primary access point to the facility which is located on the west side by the main parking area. This will be new construction of a handicap accessible storm safe building to allow safe entrance for staff and volunteers. This location will also give the Central Control officer better visual observation of the facility and entrance road to the facility. Central Control officer will also have better visual of the inmates going to visitation and coming back to the facility.	\$450,000
Department of Corrections	James Crabtree Correctional Center – Generators	Requesting additional generators or to have the current one wired to run at full capacity, which it currently is not. According to C&M, if wired appropriately, it would run the kitchen, all of new admin, old admin, medical, warehouse freezers and housing units. If the facility were to be without power for several days/weeks, this would allow the facility to perform basic duties. Currently, OG&E does not consider the prison to be their main priority as in the past. The facility does not meet their criteria for emergency repairs when there is a natural disaster. The priorities are communities with hospitals and nursing homes, of which Helena has neither now.	\$300,000
Department of Corrections	Dick Conner Correctional Center – Sally Port Door and Gate Replacement	The three mechanized east gates and two sally port slide doors have not been replaced since facility construction. The mechanisms are failing and require repair a minimum of monthly. One internal large drive through gate which is used a minimum of 6 times daily is not mechanized and requires manual operation; this gate needs mechanized.	\$373,000
Department of Corrections	James Crabtree Correctional Center – Roof Repairs or Replacement	The 3 mechanized east gates and 2 sally port slide doors have not been replaced since facility construction. The mechanisms are failing and require repair a minimum of monthly. One internal large drive through gate which is used a minimum of 6 times daily is not mechanized and requires manual operation; this gate needs mechanized.	\$900,000

Department of Corrections	James Crabtree Correctional Center - High Mast Lighting and Cameras	All of the flat roofs at the facility need major repairs or replacement. Units 4, 5, 6, gymnasium, education, kitchen/canteen, and laundry are the buildings that have flat roofs. All have leaking issues due to the flat roofs.	\$418,000
Department of Corrections	BICC, DCCC, LARC, JHCC, JCCC, MACC, MBCC, OSP, OSR - Micro-Net Replacement	Carried Over From FY 2022 Capital Outlay Request - Replacement of zone alarm system attached to the perimeter fences that have passed the end of life. The current system is no longer supported by the originating company. The upgrade to the systems must be completed to maintain security of the compounds.	\$750,000
OMES	Department of Libraries Restroom Renovation	Restroom renovation.	\$851,000
<b>Year 1 Total (FY 23)</b>			<b>\$6,761,985</b>

### Year 2 Projects (FY 24)

Agency	Project Name	Project Description	Amount
Department of Corrections	Oklahoma State Reformatory - Rotunda and Administration Restoration	Carried over From FY 2022 Capital Outlay Request - Repair of the concrete on the OSR rotunda ceiling. The concrete in the OSR rotunda ceiling is breaking off and creating an unsafe area to walk through or office in. The concrete ceiling must be secured to reduce further deterioration of the existing concrete. This project will require engineering and design and will have to have an IDIQ obtained through OMES.	\$1,500,000
Department of Corrections	Statewide Upgrade to Surveillance Equipment	Carried over from FY 2022 Capital Outlay Request - Surveillance Equipment Upgrade.	\$500,000
Department of Corrections	Jim E. Hamilton Correctional Center - Waste Water Treatment Plant	New waste water treatment plant. Existing influent grinder and lift station are in poor condition and need to be replaced. Influent flows to the grinder and lift station have increased over the previous years. The 4" force main that goes to the lagoon has been exposed in the adjacent creek due to flooding. Lagoons are believed to have considerable sludge building and many need to be cleaned out. Lagoons 3 and 4 are leaking at the eastern dikes. WWTP flows are exceeding the current discharge permit flow limits. In the future the facility will not be able to renew their discharge permit with lagoons as treatment.	\$1,072,600
OMES	ODOT - Central Garage Roof Replacement	Replace roof.	\$140,000

OSIDA	Oklahoma Space Industry Development Authority (OSIDA) Oklahoma Air & Spaceport and Aerospace Industrial Park at Clinton-Sherman Airport	Replace roof and remodel offices and rooms inside control tower.	\$1,500,000
ODVA	Norman Veterans Center – Freight Elevator Modernization	Hydraulics inspection and maintenance, updated to modern electronic controls and safety features.	\$130,000
ODVA	Norman Veterans Center – Point, tuck and seal exterior brick	Routine maintenance (every 3-5 years).	\$450,000
ODVA	1D Roof Replacement – Claremore	The project will replace the flat roof of 1D Special Needs Unit (Dementia), approx. 25,000 square feet, with new substrate and TPO covering.	\$500,000
ODVA	Lawton/Ft. Sill Veterans Center, Congregate Bath Remodel	Remove built-in shower chairs, slope floor toward drain, build barrier to keep water contained, hang privacy curtains on rails from ceiling. Redo plumbing for showers and tubs. Add whirlpool tubs.	\$500,000
ODVA	Lawton/Ft. Sill Veterans Center, Heat and Air Units	Replace HVAC system. Current system is 15 years old, requires constant repair to keep existing units running.	\$1,050,000
Pharmacy Board	Pharmacy Board Foundation Repair	The building is sinking and needs support piers placed to resolve the issue. The building owner (Pharmacy Board) has requested that each tenant (Dentistry Board and Veterinarian Board) pay for part of the cost of the repairs.	\$500,000
<b>Year 2 Total (FY 24)</b>			<b>\$7,842,600</b>

### Year 3 Projects (FY 25)

Agency	Project Name	Project Description	Amount
ODVA	Lawton/Ft. Sill Veterans Center, Raise Cooling Tower	This one has been in the works since before I got here. The cooling tower is insufficient to support our system, and our AC cannot keep up in the summer.	\$1,514,318
OMES	Will Rogers Roof Replacement	Replace roof.	\$382,128
OMES	Jim Thorpe Roof Replacement	Replace roof.	\$457,000
Council on Law Enforcement Education and Training	Replace Summit Tracer System (HVAC Controls)	Replace outdated HVAC control system that is no longer supported.	\$100,000
OSBI	Replace HQ Window Sealant and Glazing	Replace HQ window sealant and glazing.	\$500,000
Department of Corrections	Northeast Oklahoma Correctional Center - Programs/Office Building	Replacing the five dilapidated cottages with one large metal building divided for the Business Office, Recreation Office, Law Library, and Programs Space for Work Release would be more energy efficient and cost effective as the existing cottages have leaking roofs, outdated wiring, rotting soffits and eaves, weak floors, and leak air terribly so that they can't be heated/cooled properly during extreme conditions. Also, with the recent transition to Work Release, additional programs space is much needed in order to implement VoTech/Career Tech Classes.	\$225,000
OTRD	Robbers Cave State Park, Dam	Carlton Lake Dam - 4-Year Plan for Repairs.	\$1,250,000
OTRD	Lake Murray Dam	Lake Murray Dam - 4-Year Plan for Repairs.	\$1,650,000
OTRD	Clayton Lake Dam	Clayton Lake Dam - 4-Year Plan for Repairs.	\$2,050,000
<b>Year 3 Total (FY 25)</b>			<b>\$8,128,446</b>

## Year 4 Projects (FY 26)

Agency	Project Name	Project Description	Amount
Council on Law Enforcement Education and Training	Security Lighting	Replace/repair non-functioning security lighting around facility.	\$80,000
OMES	Agriculture Carpet Replacement 1st floor	Carpet replacement first floor.	\$90,685
OMES	Department of Libraries Carpet	Carpet replacement entire building.	\$273,390
OTRD	Sequoyah Lodge HVAC, Air Pressurization and New PTACs	Correct air pressure and moisture issues in lodge main areas and guest rooms.	\$1,500,000
OMES	Hodge Elevator Upgrade	Elevator replacement.	\$1,287,000
Department of Corrections	Jess Dunn Correctional Center - Install One In-Line Generator	Carried over From FY 2022 Capital Outlay Request - Replace several generators located around the facility with one in-line generator. The current generators on D-West, C-unit, A and B units, Central Control SHU, D-East and Boiler Room are approximately 40 years old (1980 models) and were never tapped into anything except emergency light circuits. The in-line generator can be placed at the facilities gun range (located west of the facility and away from the main compound). The generator can intercept the main power feed from Oklahoma Gas and Electric lines (OG&E). The advantage of having this type of generator is to eliminate servicing several generators which would be a cost saver to the agency.	\$200,000
OSBI	HQ Building Security Camera Upgrade	HQ Building security camera upgrade.	\$110,000
OSBI	HQ & FSC Parking Lot Overlay	HQ & FSC parking lot overlay.	\$500,000
OTRD	Quartz Mountain Cottonwood and Lakeside Campground Renovation	Renovate RV campgrounds to include new pads, water, sewer and 50 amp.	\$750,000

OTRD	Robbers Cave Pool Bathhouse	Renovate interior and skin exterior with corten steel.	\$400,000
OTRD	Beavers Bend Riverside RV and Tiny Cabin Development	New RV development of 12 sites plus nine tiny cabins along the river.	\$1,725,000
<b>Year 4 Total (FY 26)</b>			<b>\$6,916,075</b>

### Year 5 Projects (FY 27)

Agency	Project Name	Project Description	Amount
OTRD	Osage Hills Pool and Pool Bathhouse	Repair and renovate pool and bathhouse.	\$1,350,000
OTRD	Roman Nose State Park CCC Camp Recreation Hall	Restore and renovate historic structure to include new roof and interiors.	\$275,000
OTRD	Robbers Cave Historic Amphitheater Restoration	Restore 1930s rockwork at amphitheater and construct new amphitheater stage.	\$300,000
OTRD	Beavers Bend Historic CCC Nature Center	Restore historic nature center built in 1930s.	\$695,000
OTRD	Beavers Bend Turkey Circle RV Campground Renovation	RV campground full renovation to include concrete pads, water, sewer and 50 amp.	\$765,000
OTRD	Roman Nose CCC Bathhouse	1930s bathhouse will be repurposed into indoor/outdoor wedding venue true to historic style.	\$820,000
OTRD	Beavers Bend Cabin Interior Renovations	Renovate all cabins' interiors to include FF&E.	\$1,045,000

OTRD	Robbers Cave Cabin Interior Renovations	All cabins require new interiors, kitchen, bathrooms and FF&E.	\$345,000
OTRD	Cabin Roofing and Siding	All cabins require new roofing.	\$2,400,000
<b>Year 5 Total (FY 27)</b>			<b>\$7,995,000</b>

### Year 6 Projects (FY 28)

Agency	Project Name	Project Description	Amount
Department of Rehabilitation Services	#805-0092 SBVI Oklahoma Library for the Blind Remodel	This project is to renovate the Oklahoma Library for the Blind and Physically Handicapped (OLBPH) to include a build-out of new office space (approximately 13-15 offices), a full training apartment and a full Assistive Technology Lab. This build-out will accommodate moving employees from the Shepherd Center location into the OLBPH. This build-out will likely need additional HVAC, electrical, plumbing (for the training apartment), fully enclosed offices, cubicle areas, possible flooring, paint, etc.	\$80,000
OMES	Agriculture Restroom Renovation	Restroom renovation.	\$260,000
OMES	Oklahoma Department of Transportation Fire Alarm Panel and System Upgrade	Fire alarm panel and system upgrade.	\$375,000
OTRD	Robbers Cave Group Camp 2	Restore historic stone cabins with new doors, screens, PTACS and roofs.	\$200,000
OTRD	Sequoyah Cabin Decking and Exterior Renovations	Repair and add new decking to lakeside cabins.	\$295,000
OTRD	Lake Murray Cabin Interior and Exterior Renovations	All cabins require new interiors, kitchen, bathrooms and FF&E.	\$345,000

OTRD	Roman Nose Cedar Cove RV Campground Renovations	Full renovation of RV campground to add new pads, water, sewer and 50 amp.	\$495,000
OTRD	Roman Nose Historic Group Camp Pavilion and Community Center	Historic group camp community building is in disrepair - convert to an indoor/outdoor pavilion.	\$500,000
OTRD	Osage Hills Historic Cabin Interior Renovations	Eight cabins require full interior renovations and exterior historic restorations.	\$565,000
OTRD	Fort Cobb RV Campground Renovations	Renovate RV campgrounds to include new pads, water, sewer and 50 amp.	\$575,000
OTRD	Salt Plains RV Campground Renovations	Renovate RV campgrounds to include new pads, water, sewer and 50 amp.	\$575,000
OTRD	Foss RV Campground Renovations	Renovate RV campgrounds to include new pads, water, sewer and 50 amp.	\$575,000
OTRD	Beavers Bend Group Camp 2 Renovations	Convert this group camp into staff, maintenance and worker housing.	\$645,000
OTRD	Boiling Spring Group Camp Bunkhouse Cabins	Demolish existing cabins and replace with 12 tiny bunkhouse cabins.	\$675,000
OTRD	Black Mesa Tiny Cabins	Replace existing, rotting bunkhouses with new tiny cabin bunkhouses.	\$745,000
		<b>Year 6 Total (FY 28)</b>	<b>\$6,905,000</b>

## Year 7 Projects (FY 29)

Agency	Project Name	Project Description	Amount
OTRD	Boiling Springs CCC Historic Group Camp Recreation Hall and Chapel	Camp hall requires interior and exterior restoration, and chapel slab is failing.	\$750,000
OTRD	Osage Hills Group Camp Cabins and Historic Recreation Hall	Renovate and restore all interior and exterior recreation and replace cabins with bunkhouses.	\$775,000
OTRD	Quartz Mountain Cabin Renovations	Renovate all individual and group camp cabins interior and exterior.	\$795,000
OTRD	Sequoyah Lodge Wedding Venue and Courtyard Redesign	Renovate courtyard area to include outdoor venues and build full wedding venue.	\$2,095,000
OTRD	Clayton Lake Historic Pavilion	Historic pavilion has structural issues and fireplace chimney is separating from building.	\$250,000
OSBI	McAlester office remodel	McAlester office remodel.	\$300,000
OTRD	Osage Hills Paving	New paving needed throughout the park.	\$745,000
OTRD	Lake Murray Group Camp 3	Replace existing cabins with tiny cabins for individual or group rental.	\$1,100,000
OSIDA	OSIDA Oklahoma Air & Spaceport and Aerospace Industrial Park at Clinton-Sherman Airport	Remodel currently gutted reception area, offices and bathrooms inside FBO hangar.	\$100,000
OTRD	Little Sahara New Park Office Renovation	Park office moved to small metal building - renovated to new park office.	\$450,000

OTRD	Robbers Cave Old Circle Historic Restroom Restoration	Renovate and restore interior and exterior of 1930s era bathhouse at Old Circle Campground.	\$250,000
<b>Year 7 Total (FY 29)</b>			<b>\$7,610,000</b>

### Year 8 Projects (FY 30)

Agency	Project Name	Project Description	Amount
OTRD	Roman Nose Big Springs Restoration	The largest and most popular spring by the pool is collapsing and needs water diversion before it disappears.	\$500,000
OTRD	Natural Falls New RV Campground Development	Development of 12 new RV campground sites in field at entrance of Natural Falls.	\$795,000
OTRD	Little Sahara RV Campground New Development	Competition Hill RV campground will have new lateral systems, RV pads, water, sewer.	\$955,000
OTRD	Osage Hills Baseball Field New RV Development	Construct 14 new RV sites at ballfield area.	\$975,000
OTRD	Natural Falls Tiny Cabin Village	Add nine tiny cabins plus restroom at laundry facility at yurt area.	\$1,355,000
ODVA	Sulphur Dietary Building Floor	Repair existing floor or build new Dietary Bld.	\$500,000
Department of Corrections	James Crabtree Correctional Center - Minimum Unit Perimeter Road Repair	Carried over from FY 2022 Capital Outlay Request - Pave minimum unit perimeter road. The current road is dirt. Requesting to have it paved. During heavy rains or snow, the road gets rutted out which makes it very hard on the perimeter vehicles. The current road is in constant need of repairs due to washouts and ruts.	\$200,000
OTRD	New State Park Grand Entry, Primary and Campground Signs	Parks will all have matching cedar plank signs.	\$1,155,000

OSIDA	Repair Roads in Airpark	Fix potholes, overlay some portions with new asphalt, replace signs.	\$2,000,000
<b>Year 8 Total (FY 30)</b>			<b>\$8,435,000</b>

## 2.2 One-Time Appropriation Requests

Agency	Project Name	Project Description	Amount
Department of Corrections	Multiple Minimum Facilities Fencing - DCCC, JBCC, JEHCC, LARC & NOCC	Carried over from FY 2022 Capital Outlay Request - Construction of a new single perimeter fence to surround the entire minimum-security facility at DCCC, JBCC, JEHCC, LARC & NOCC. The construction of the perimeter fencing would heighten the security of the facility and assist in the prevention of escapes and enhance public safety.	\$4,391,125
Department of Corrections	Joseph Harp Correctional Center - Replace Doors, Frames, Access Control Panels, & Locking System	Joseph Harp Correctional Center (JHCC) is a medium-security facility opened in 1978. It has the capacity to house 1,468 offenders and is located near Lexington, Oklahoma. The original locks, doors and frames were installed when the facility was constructed. Over the decades, the metal in the doors and frames has aged and become fatigued and the locks have become worn. As a result, the locking mechanisms may not secure and can be defeated. This results in the doors not being as secure as should be expected at a medium-security prison. Replacement of the locks, doors and frames will enhance the security and safety of the facility. This project will involve the replacement of all locks, doors and frames for all electronically controlled locking systems within the housing units and office areas.	\$13,800,000
Department of Corrections	Statewide - Upgrades to Facility Fire Alarms and Suppression System	Carried over from FY 2022 Capital Outlay Request - Upgrade current fire alarm systems and fire suppression systems.	\$5,130,000
Department of Corrections	James Crabtree Correctional Center - Kitchen Expansion	Carried over from FY 2022 Capital Outlay Request - Kitchen expansion, which would include moving the current canteen to a different location. Requesting to expand the kitchen to feed more than 80-100 inmates at one time from the medium yard. The kitchen has not been expanded since it became a prison. There are currently 950-1000 inmates on the medium yard that are fed in this kitchen.	\$4,278,000
Military Department	Vinita RC Revitalization Project	Requesting \$2,500,000 from the LRCPC which will be matched with \$2,500,000 of federal funds.	\$2,500,000
Military Department	Broken Arrow RC Revitalization Project	Requesting \$2,500,000 from the LRCPC which will be matched with \$2,500,000 of federal funds.	\$2,500,000

Military Department	Ponca City RC Revitalization Project	Requesting \$2,500,000 from the LRCPC which will be matched with \$2,500,000 of federal funds.	\$2,500,000
Military Department	Bartlesville RC Revitalization Project	Requesting \$3,000,000 from the LRCPC which will be matched with \$3,000,000 of federal funds.	\$3,000,000
ODVA	New Administration Building	Tear down old admin. bld. & build a new one.	\$10,000,000
OSIDA	Acquire, Install, Operate and Maintain Aircraft Detection System (e.g., Airport Surveillance Radar (ASR))	Provide additional layer of air safety and awareness for NAS users, USAF, aerospace tenants.	\$4,200,000
OSIDA	Repair, Clean, Bring up to Code Five Hangars and Associated Utility Infrastructure	Five large (20,000 sf. ea.) hangars require exterior maintenance as well as electrical and fire suppression upgrades.	\$5,000,000
OSIDA	Remove Dilapidated Buildings and Other Non-Functional Structures (about 30)	These buildings and structures have outlived their usefulness and cannot be repaired.	\$2,500,000
OSIDA	Repair, Clean and Otherwise Improve Existing Buildings in Airpark for Current and Future Tenants, Including DPS/OHP Building.	Remodel interior to include cafeteria, conference rooms and dorms.	\$6,000,000
OSIDA	Repair, Upgrade and Expand Capacity of Wastewater System to Accommodate Additional, Larger Tenants	Repair/shore up dams and dikes at retention pond, expand capacity and upgrade aeration pumps.	\$3,000,000

OSIDA	Repair, Refurbish, Reopen and Maintain Railroad Spur which Connects Business in the Airpark to Cordell, Clinton and Western OK	Clear rail line, shore up foundation, replace rail and ties as needed.	\$7,280,000
OTRD	Statewide Lagoon, Lift Station and Control Panel Repairs	All lagoons require tree and brush clearing, new fencing, new lift stations and control panels.	\$3,600,000
OTRD	Park Paving	All parks need paving in roads and boat ramps.	\$4,800,000
OTRD	Robbers Cave Lodge Expansion and Renovation	Full lodge and guest room expansion and renovation to include new loft suites.	\$5,800,000
OTRD	Lake Murray Lakeside Cabin Development at Lodge Point	New tiny cabin and boat dock development at Lake Murray Lodge Point.	\$5,095,000
OTRD	Beavers Bend Lodge Expansion and Renovation	Full lodge and guest room expansion and renovation to include conference rooms.	\$5,800,000
OTRD	120 New Bathrooms Statewide	Replace 120 bathrooms with showers across the state.	\$12,000,000
OTRD	Statewide Lagoon, Lift Station and Control Panel Repairs	All lagoons require tree and brush clearing, new fencing, new lift stations and control panels.	\$3,600,000
		<b>TOTAL</b>	<b>\$113,174,125</b>

# **SECTION 3:**

## **FY 2022 BOND ISSUE RECOMMENDATION**

The commission has identified several projects that, due to their cost and life cycle, are good candidates for funding through bond indebtedness. The commission understands that the state government is facing significant fiscal challenges and, in response, has used the following criteria to identify a select number of bond-appropriate projects:

- Total project cost over \$15 million.
- Asset useful life of 15 years or longer.
- Addresses critical statewide or special population service that state government has made a commitment to provide.

The Commission recommends funding two projects, totaling \$76M:

**1. Mental Health Facility - 100 beds - Tulsa, Oklahoma State University Medical Authority**  
**\$56,000,000.**

Design and construct a new 100-bed mental health hospital in Tulsa.

**2. OSU Medical Center Bed Tower Renovations - Tulsa, Oklahoma State University Medical Authority**  
**\$26,000,000.**

Renovate patient rooms to allow for single occupancy, negative pressure and ventilator capability. Renovations to existing intensive care units.

### **State of Oklahoma Calculation of Annual Debt Service Limit**

The state is statutorily limited to spend less than 5% of the five-year average of the certified general revenue fund on servicing its debt. Under this limitation, the state has additional debt service capacity of approximately \$138.6M. The proposed bond package would add approximately \$6.7 million annually to the state's debt service obligations over the recommended 20-year term. Table 3.1 provides annual debt service and interest information based on a \$86.2 million issue for a 20-year term.

**Table 3.1: Calculation of Annual Debt Service Limit**

State of Oklahoma		
Annual Debt Service Limit - FY 21		
Fiscal Years	Average General Revenue	Debt Service Limit
2016-2020	\$5,847,338,012	\$292,367,000
Current Net Tax-Supported Debt Service		\$153,759,000
Additional Debt Service Capacity		\$138,608,000

62 O.S. Section 34.200 limits Debt Service to 5% of 5-year average of certified general revenue

Fiscal Year 2021 Debt Service subject to the limit

## SAMPLE DEBT SERVICE SCHEDULE

**\$86.2 Million Par | 20-Year Level Debt | 1-Year Capitalized Interest | Rates as of Jan. 4, 2021**

Date	Principal	Interest*	FY Debt Service
Year 1 January Payment		1,947,363	1,947,363
Year 1 July Payment		1,947,363	1,947,363
Year 2 January Payment		1,947,363	1,947,363
Year 2 July Payment	2,861,840	1,947,363	4,809,203
Year 3 January Payment		1,875,983	1,875,983
Year 3 July Payment	3,008,380	1,875,983	4,884,363
Year 4 January Payment		1,800,948	1,800,948
Year 4 July Payment	3,154,920	1,800,948	4,955,868
Year 5 January Payment		1,722,258	1,722,258
Year 5 July Payment	3,314,390	1,722,258	5,036,648
Year 6 January Payment		1,639,590	1,639,590
Year 6 July Payment	3,482,480	1,639,590	5,122,070
Year 7 January Payment		1,552,730	1,552,730
Year 7 July Payment	3,654,880	1,552,730	5,207,610
Year 8 January Payment		1,461,570	1,461,570
Year 8 July Payment	3,835,900	1,461,570	5,297,470
Year 9 January Payment		1,365,895	1,365,895
Year 9 July Payment	4,029,850	1,365,895	5,395,745
Year 10 January Payment		1,265,383	1,265,383
Year 10 July Payment	4,232,420	1,265,383	5,497,803
Year 11 January Payment		1,159,818	1,159,818
Year 11 July Payment	4,443,610	1,159,818	5,603,428
Year 12 January Payment		1,048,985	1,048,985

Year 12 July Payment	4,663,420	1,048,985	5,712,405
Year 13 January Payment		932,670	932,670
Year 13 July Payment	4,896,160	932,670	5,828,830
Year 14 January Payment		810,550	810,550
Year 14 July Payment	5,141,830	810,550	5,952,380
Year 15 January Payment		707,952	707,952
Year 15 July Payment	5,348,710	707,952	6,056,662
Year 16 January Payment		601,226	601,226
Year 16 July Payment	5,564,210	601,226	6,165,436
Year 17 January Payment		490,200	490,200
Year 17 July Payment	5,784,020	490,200	6,274,220
Year 18 January Payment		374,788	374,788
Year 18 July Payment	6,016,760	374,788	6,391,548
Year 19 January Payment		254,732	254,732
Year 19 July Payment	6,258,120	254,732	6,512,852
Year 20 January Payment		129,860	129,860
Year 20 July Payment	6,508,100	129,860	6,637,960
	<b>\$86,200,000</b>	<b>\$46,179,721</b>	<b>\$132,379,721</b>

Based on OCIA \$100M Par Debt Service Schedule. Converted by multiplying amounts by 86.2%.

## **SECTION 4:**

### **FY 2022-2029 CAPITAL IMPROVEMENTS PLAN, MAINTENANCE OF STATE BUILDINGS REVOLVING FUND REQUESTS (APPROPRIATIONS)**

## Summary of Ongoing Appropriations by Agency, Year

Agency	2023	2024	2025-2030
Department of Corrections	\$3,191,000	\$3,072,600	\$625,000
Office of Juvenile Affairs	\$319,985		
Office of Management and Enterprise Services	\$851,000	\$140,000	\$3,125,203
Tourism and Recreation	\$2,400,000		\$36,455,000
Department of Veterans Affairs		\$2,630,000	\$2,014,318
Space Industry and Development		\$1,500,000	\$2,100,000
Pharmacy Board		\$500,000	
Council on Law Enforcement and Education Training			\$180,000
Department of Rehabilitation Services			\$80,000
State Bureau of Investigation			\$1,410,000
<b>Total</b>	<b>\$6,761,985</b>	<b>\$7,842,600</b>	<b>\$45,989,521</b>

## Summary of One-time Appropriation by Agency

Agency	Amount
Department of Corrections	\$27,599,125
Military Department	\$10,500,000
Department of Veterans Affairs	\$10,000,000
Space Industry and Development	\$27,980,000
Tourism and Recreation	\$37,095,000
	<b>\$113,174,125</b>

# **SECTION 5:**

## **FY 2022-2029 CAPITAL IMPROVEMENTS PLAN, HIGHER EDUCATION**

**Table 5.1: Summary of Higher Education Requests by Institution**

Agency	Number of Projects
Cameron University	16
Carl Albert State College	5
Connors State College	76
Eastern Oklahoma State College	5
Langston University	11
Murray State College	11
Northeastern A&M College	12
Northeastern State University	20
Northern Oklahoma College	30
Northwestern Oklahoma State University	25
OSU-Technical Branch, Okmulgee	9
OSU-College of Vet Medicine	15
OSU-Experiment Station	5
OSU-Extension Division	1
OSU-Oklahoma City	9
OSU-Osteopathic Medical	5
OSU-Tulsa	10
Oklahoma City Community College	12
Oklahoma Panhandle State University	21
Oklahoma State University	37
Redlands Community College	9
Rose State College	13
Seminole State College	8

Southeastern Oklahoma State University	27
Southwestern Oklahoma State University	15
Tulsa Community College	327
University of Central Oklahoma	26
University of Oklahoma	27
University of Oklahoma Health Sciences Center	37
University of Science & Arts of Oklahoma	4
Western Oklahoma State College	15
<b>TOTAL PROJECTS</b>	<b>843</b>
<b>TOTAL PROJECT COST</b>	<b>\$3,096,025,153</b>

# **SECTION 6:**

## **RECOMMENDATIONS FOR STRATEGIC DISPOSITIONS**

The Office of Management and Enterprise Services may make recommendations for the sale of other state-owned properties based upon the value of the property and the potential for net gain for the state based upon the data obtained from the Oklahoma State Government Asset Reduction Program (62 O.S. § 908). OMES has identified the following projects with potential for net gain for the state through the disposal of the property as a component of a strategic project.