

## Appendix C: Section 106 Consultation

### Table of Contents

<b>NOTICE OF AVAILABILITY DRAFT EA .....</b>	<b>1</b>
<b>MEMORANDUM OF AGREEMENT .....</b>	<b>4</b>
Advisory Council on Historic Preservation Acknowledgement Letter .....	4
Cover Letter .....	5
MOA .....	6
<b>SHPO COORDINATION .....</b>	<b>14</b>
Advisory Council on Historic Preservation Response Letter .....	14
SHPO Response Letter .....	15
VHiT Submittal package .....	17
<b>TRIBAL CONSULTATION LETTERS .....</b>	<b>141</b>
Notice of Availability Draft EA .....	141
Section 106 Consultation .....	148



**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

Thursday April 28, 2022

*Sent via email*

**SUBJECT: Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility  
Tulsa, Oklahoma.**

Dear Valued Stakeholder:

The U.S. Department of Veterans Affairs (VA) announces the availability of the Draft Environmental Assessment (EA) prepared for the proposed acquisition by donation, renovation of existing buildings, and construction of a new building to create a new VA Inpatient Facility on a 5.2-acre site at 440 South Houston Avenue, Tulsa, Oklahoma 74127. The proposed project would provide state-of-the-art facilities to meet the need for expanded Veteran health care services in the region.



**VA Inpatient Facility proposed for 440 South Houston  
Avenue, Tulsa, Oklahoma**

contact Mr. Bruce Mack, VA Environmental Engineer, at [Bruce.Mack@va.gov](mailto:Bruce.Mack@va.gov). please reference "Tulsa VA EA" in your correspondence.

The Draft EA examines the potential environmental effects from implementing the Proposed Action and the No Action Alternative. VA prepared the Draft EA in accordance with the regulations implementing the procedural provisions of the National Environmental Policy Act of 1969 (42 U.S. Code 4321-4370h), as implemented by the Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] 1500-1508), and VA Implementing Regulations (38 CFR Part 26).

The Draft EA is available for public review at Tulsa City County Library (located at 400 Civic Center, Tulsa, Oklahoma 74103) and on the VA website at [www.cfm.va.gov/environmental/](http://www.cfm.va.gov/environmental/). The 30-day public review and comment period ends on Sunday, May 29, 2022, 2022. Comments on the Draft EA should be sent to [VACOEnvironment@va.gov](mailto:VACOEnvironment@va.gov) with the subject line "Tulsa VA EA" no later than 11:59 p.m. Sunday, May 29, 2022.

VA will prepare and publish a Final EA following the 30-day comment period. The Final EA will summarize and address comments on the Draft EA.

For additional information or questions, please

**From:** VACO Environment <VACOEnvironment@va.gov>  
**Sent:** Thursday, April 28, 2022 6:29 PM  
**To:** lozan@okhistory.org  
**Subject:** Notice of Availability of the Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma  
**Attachments:** Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma 4-28-22.pdf

Dear Ms. Orzan:

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for the proposed acquisition by donation, renovation of existing buildings, and construction of a new building to create a new VA Inpatient Facility on a 5.2-acre site at 440 South Houston Avenue, Tulsa, Oklahoma 74127. The proposed project would provide state-of-the-art facilities to meet the need for expanded Veteran health care services in the region.

The Draft EA examined the potential environmental effects from implementing the Proposed Action and the No Action Alternative. VA invites your comments on the Draft EA. Please see the attached notice of availability for how to access the Draft EA and submit any comments.

VA has completed formal Section 106 consultation for the undertaking with your office. VA also consulted with federally recognized Tribal Nations (Wichita and Affiliated Tribes of Oklahoma, the Osage Nation of Oklahoma, The Delaware Tribe of Indians of Oklahoma, the Cherokee Nation of Oklahoma, The Alabama-Quassarte Tribal Town, the Apache Tribe of Oklahoma, the Cheyenne and Arapaho Tribes of Oklahoma, and the Muscogee (Creek) Nation). The Section 106 consultation process and conclusions are documented in the Draft EA.

Please note that the notice inviting review and comment of a Draft Environmental Assessment (EA) by the general public will be published tomorrow (29 April, 2022) in the Tulsa World newspaper.

Respectfully,

Bruce Mack  
Engineer, Environmental Program Office  
Office of Construction & Facilities Management

Enclosure:

Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma

**From:** VACO Environment <VACOEnvironment@va.gov>  
**Sent:** Thursday, April 28, 2022 6:37 PM  
**To:** oascap@ou.edu  
**Subject:** Notice of Availability of the Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma  
**Attachments:** Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma 4-28-22.pdf

Dear Ms. Stackelbeck:

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for the proposed acquisition by donation, renovation of existing buildings, and construction of a new building to create a new VA Inpatient Facility on a 5.2-acre site at 440 South Houston Avenue, Tulsa, Oklahoma 74127. The proposed project would provide state-of-the-art facilities to meet the need for expanded Veteran health care services in the region.

The Draft EA examined the potential environmental effects from implementing the Proposed Action and the No Action Alternative. VA invites your comments on the Draft EA. Please see the attached notice of availability for how to access the Draft EA and submit any comments.

VA has separately completed formal Section 106 consultation for the undertaking with the Oklahoma State Historic Preservation Office/Oklahoma Historical Society. The Section 106 consultation process and conclusions are documented in the Draft EA.

As part of the aforementioned Section 106 process VA also consulted with federally recognized Tribal Nations (Wichita and Affiliated Tribes of Oklahoma, the Osage Nation of Oklahoma, The Delaware Tribe of Indians of Oklahoma, the Cherokee Nation of Oklahoma, The Alabama-Quassarte Tribal Town, the Apache Tribe of Oklahoma, the Cheyenne and Arapaho Tribes of Oklahoma, and the Muscogee (Creek) Nation). The process and conclusions from those consultations are also documented in the Draft EA.

Please note that the notice inviting review and comment of a Draft Environmental Assessment (EA) by the general public will be published tomorrow (29 April, 2022) in the Tulsa World newspaper.

Respectfully,

Bruce Mack  
Engineer, Environmental Program Office  
Office of Construction & Facilities Management

Enclosure:

Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma





February 25, 2022

Dr. Michael D. Brennan  
Executive Director  
Office of Construction and Facilities Management (003C)  
Department of Veterans Affairs  
425 I Street NW, Suite 6W102  
Washington, DC 20001

Ref: *CHIP IN Construction of New Veterans Hospital*  
*Tulsa County, Oklahoma*  
*ACHP Project Number: 017573*

Dear Dr. Brennan:

On January 18, 2022, the Advisory Council on Historic Preservation (ACHP) received a copy of the executed Section 106 agreement document (Agreement) for the referenced undertaking. In accordance with 36 CFR 800.6(b)(1)(iv) of the ACHP's regulations, the ACHP acknowledges receipt of the Agreement. The filing of the Agreement and implementation of its terms fulfills the requirements of Section 106 of the National Historic Preservation Act and the ACHP's regulations.

We appreciate receiving a copy of this Agreement for our records. Please ensure that all consulting parties are provided a copy of the executed Agreement in accordance with 36 CFR 800.6(c)(9). If you have any questions or require additional assistance, please contact Ms. Alexis Clark at (202) 517-0208 or by e-mail at [aclark@achp.gov](mailto:aclark@achp.gov) and reference the ACHP Project Number above.

Sincerely,

Artisha Thompson  
Historic Preservation Technician  
Office of Federal Agency Programs



# Oklahoma Historical Society

Founded May 27, 1893

## State Historic Preservation Office

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917  
(405) 521-6249 • Fax (405) 522-0816 • [www.okhistory.org/shpo/shpom.htm](http://www.okhistory.org/shpo/shpom.htm)

December 28, 2021

Ms. Courtney Knoblock  
VHIT LLC  
401 South Boston Avenue, Suite 900  
Tulsa, OK 74103

RE: File #2268-21/MOA #476; U.S. Dept. of Veterans Affairs Memorandum of Agreement for the Veterans Hospital, 440 South Houston Avenue, Tulsa, Tulsa County, Oklahoma

Dear Ms. Knoblock:

Enclosed herewith is the Memorandum of Agreement for the referenced project which I have signed.

Once you have obtained all signatures, you will have concluded the consultation with the State Historic Preservation Office in accordance with 36 CFR Part 800. Please send us a copy with all signatures for our file.

To complete the process, you must now file the Memorandum of Agreement and supporting documentation concerning the project [36 CFR Part 800.6(b)(1)(iv)] with the Advisory Council on Historic Preservation at 401 "F" Street N.W., Suite #308, Washington, D.C. 20001.

Thank you.

Sincerely,

Trait Thompson  
State Historic  
Preservation Officer

TT:pm

Enclosure

cc: Brandilyne Stockstill via email

**MEMORANDUM OF AGREEMENT  
AMONG  
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,  
THE OKLAHOMA STATE HISTORIC PRESERVATION OFFICER,  
THE MUSCOGEE (CREEK) NATION,  
AND VHIT LLC (VETERANS HOSPITAL IN TULSA)  
REGARDING  
RENOVATION OF THE KERR-EDMONDSON BUILDINGS  
TULSA, TULSA COUNTY, OKLAHOMA**

**WHEREAS**, the U.S. Department of Veterans Affairs (VA) has entered into a partnership with VHIT LLC (VHIT), pursuant to a Design and Development Agreement dated August 27, 2021 ("DDA"), to convert the existing Kerr-Edmondson office complex adjacent to the Oklahoma (OK) State University Medical Center in downtown Tulsa, OK into a new 58-bed Veterans Hospital, a project planned and implemented through the Communities Helping Invest through Property and Improvements Needed for Veterans (CHIP-IN) Act of 2016 (Public Law 114-294); and

**WHEREAS**, the undertaking consists of the renovation of the Kerr and Edmondson State Office Buildings, located at 440 South Houston Avenue, Tulsa, OK 74127 into a Veterans Hospital to support the Jack C. Montgomery (Muskogee) VA Medical Center's inpatient medical and surgical bed requirements; and

**WHEREAS**, in accordance with 36 CFR § 800.3(a), VA determined that renovation of the Kerr-Edmondson Buildings by VHIT in accordance with the DDA is a federal action that meets the definition of an undertaking per 36 CFR § 800.16(y), is the type of activity that has the potential to cause effects on historic properties, and is therefore subject to review under Section 106 of the National Historic Preservation Act (NHPA) (54 USC § 306108) and its implementing regulations (36 CFR § 800 – Protection of Historic Properties); and

**WHEREAS**, in accordance with 36 CFR § 800.2(c)(4), VA authorized VHIT to act on its behalf to gather information to identify and evaluate historic properties and to work with consulting parties to assess effects; and

**WHEREAS**, in accordance with 36 CFR § 800.4(a)(1), VA determined the Area of Potential Effects (APE) to be the project area bounded by W. 3<sup>rd</sup> St to the north, W. 7<sup>th</sup> St to the south, S. Houston Ave to the east, and S. Lawton Ave to the west; and

**WHEREAS**, in accordance with 36 CFR § 800.2(c), VA invited the following to consult: OK State Historic Preservation Officer (SHPO), Muskogee (Creek) Nation, VHIT, City of Tulsa, Alabama-Quassarte Tribal Town, Apache Tribe of OK, Delaware Tribe of Indians, Osage Nation, Wichita and Affiliated Tribes, Cherokee Nation, and the Cheyenne and Arapaho Tribes; and the OK SHPO, Muskogee (Creek) Nation and VHIT are consulting parties; and

**WHEREAS**, VA recognizes that the McGirt v. Oklahoma decision by the U.S. Supreme Court on July 9, 2020 maintained the Muskogee (Creek) Nation's established sovereignty and reservation boundaries and as the APE is within the Muskogee (Creek) Nation's tribal lands it is a signatory to this Memorandum of Agreement (MOA); and



**WHEREAS**, in accordance with 36 CFR § 800.2(d), VA has provided the public with information about the undertaking and has sought public comment and input; and

**WHEREAS**, in accordance with 36 CFR § 800.4, VA has identified the Kerr-Edmondson facility as a historic property, eligible for listing in the National Register of Historic Places under Criterion A for Politics/Government and Criterion C for Architecture as an excellent local example of the Brutalist architectural style, within the APE; and

**WHEREAS**, in accordance with 36 CFR § 800.5(d), VA has found the undertaking will have an adverse effect on the history property as the proposed renovations will be designed in accordance with the DDA and will not meet the *Secretary of the Interior's Standards for Rehabilitation*; and

**WHEREAS**, in accordance with 36 CFR § 800.6(a)(1), VA has notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect finding, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

**WHEREAS**, in accordance with 36 CFR § 800.6(b)(1), VA has consulted with the consulting parties to resolve the adverse effect and will execute this MOA; and

**NOW, THEREFORE**, VA, the OK SHPO, the Muscogee (Creek) Nation, and VHiT agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

## **STIPULATIONS**

VA shall ensure that the following measures are carried out:

### **A. INTREPRETATION**

1. VHiT will install an interior exhibit documenting, with historical information, graphics, and photographs, the significance of the facility as an Urban Renewal project and an example of the Brutalist style of architecture.
2. VHiT will install exterior historic markers at the two main hospital entrances providing historic recognition of the significance of the facility as an Urban Renewal project and an example of the Brutalist style of architecture.
3. VHiT will install interpretation in the main lobby of the building recognizing the legacy of Robert S. Kerr and J. Howard Edmondson, both Veterans, for whom the original buildings were named.
4. VHiT will provide designs for the interpretation (A.1-3) to the signatories for a fifteen (15) day review and comment period prior to finalizing and procuring the interpretation measures.
5. VHiT will install the interpretation measures (A.1-3) prior to turning over the property to the Oklahoma State University Regents for immediate transfer to VA as prescribed in the DDA.



## **B. DURATION**

This MOA will expire if its terms are not carried out within ten (10) years from the date of its execution. Prior to such time, VA may consult with the consulting parties to reconsider the terms of the MOA and amend it in accordance with Stipulation D.

## **C. DISPUTE RESOLUTION**

Should any signatory to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, VA shall consult with such party to resolve the objection. If VA determines that such objection cannot be resolved in a timely manner, VA will:

1. Forward all documentation relevant to the dispute, including VA's proposed resolution, to the ACHP. ACHP shall provide VA with its advice on the resolution of the objection within thirty (30) days of receiving any requested documentation. Prior to reaching a final decision on the dispute, VA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from ACHP, and consulting parties, and provide all parties with a copy of VA's written response. VA will then proceed according to its final decision.
2. If ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, VA may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, VA shall prepare a written response that takes into account any timely comments regarding the dispute from the consulting parties to the MOA and provide all parties and ACHP with a copy of such written response.
3. VA's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute shall remain unchanged.

## **D. AMENDMENTS**

This MOA may be amended when such an amendment is agreed to in writing by all signatories and the invited signatory. The amendment will be effective on the date a copy signed by all signatories and the invited signatory is filed with ACHP.

## **E. TERMINATION**

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately provide written notice thereof to all other parties and consult with the other signatories to attempt to develop an amendment pursuant to Stipulation D. If within thirty (30) days of such written notice (or such other time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate this MOA upon written notification to the other signatories.


If this MOA is terminated, and prior to work continuing on the undertaking, VA must either (a) execute a MOA pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of ACHP under 36 CFR § 800.7. VA shall notify the signatories and the invited signatory as to the course of action it will pursue.

Execution of this MOA by VA, the OK SHPO, the Muscogee (Creek) Nation, and VHIIT and implementation of its terms evidence that VA has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

**MEMORANDUM OF AGREEMENT  
AMONG  
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,  
THE OKLAHOMA STATE HISTORIC PRESERVATION OFFICER,  
THE MUSCOGEE (CREEK) NATION,  
AND VHIT LLC (VETERANS HOSPITAL IN TULSA)  
REGARDING  
RENOVATION OF THE KERR-EDMONDSON BUILDINGS  
TULSA, TULSA COUNTY, OKLAHOMA**

**SIGNATORY**

**UNITED STATES DEPARTMENT OF VETERANS AFFAIRS**

 Digitally signed by Michael  
D Brennan 3367303  
Date: 2022.01.18 09:26:11  
-05'00'


**Date** \_\_\_\_\_

**Michael Brennan, PhD, AIA, NCARB  
Executive Director, Office of Construction and Facilities Management**

**MEMORANDUM OF AGREEMENT  
AMONG  
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,  
THE OKLAHOMA STATE HISTORIC PRESERVATION OFFICER,  
THE MUSCOGEE (CREEK) NATION,  
AND VHIT LLC (VETERANS HOSPITAL IN TULSA)  
REGARDING  
RENOVATION OF THE KERR-EDMONDSON BUILDINGS  
TULSA, TULSA COUNTY, OKLAHOMA**

**SIGNATORY**

**OKLAHOMA STATE HISTORIC PRESERVATION OFFICER**



Trait Thompson  
State Historic Preservation Officer

Date 12/28/21



**MEMORANDUM OF AGREEMENT  
AMONG  
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,  
THE OKLAHOMA STATE HISTORIC PRESERVATION OFFICER,  
THE MUSCOGEE (CREEK) NATION,  
AND VHIT LLC (VETERANS HOSPITAL IN TULSA)  
REGARDING  
RENOVATION OF THE KERR-EDMONDSON BUILDINGS  
TULSA, TULSA COUNTY, OKLAHOMA**

**SIGNATORY**

**THE MUSCOGEE (CREEK) NATION**

David W. Hill

David W. Hill  
Principal Chief

Date 1-10-2022

**MEMORANDUM OF AGREEMENT  
AMONG  
THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS,  
THE OKLAHOMA STATE HISTORIC PRESERVATION OFFICER,  
THE MUSCOGEE (CREEK) NATION,  
AND VHIT LLC (VETERANS HOSPITAL IN TULSA)  
REGARDING  
RENOVATION OF THE KERR-EDMONDSON BUILDINGS  
TULSA, TULSA COUNTY, OKLAHOMA**

**INVITED SIGNATORY**

VHIT LLC (VETERANS HOSPITAL IN TULSA)

  
\_\_\_\_\_  
Steve Cochran  
Manager

Date 1-6-2022



November 15, 2021

Scott MacRae  
Associate Executive Director  
Office of Real Property  
Office of Construction & Facilities Management  
Department of Veterans Affairs

Ref: *CHIP IN Construction of New Veterans Hospital*  
*Tulsa County, Oklahoma*  
*ACHP Project Number: 017573*

Dear Mr. MacRae:

On November 1, 2021, the Advisory Council on Historic Preservation (ACHP) received your notification and supporting documentation regarding the potential adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act, does not apply to this undertaking. Accordingly, we do not believe our participation in the consultation to resolve adverse effects is needed.

However, if we receive a request for participation from the State Historic Preservation Officer, Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Should the undertaking's circumstances change, consulting parties cannot come to consensus, or you need further advisory assistance to conclude the consultation process, please contact us.

Pursuant to Section 800.6(b)(1)(iv), you will need to file the final Section 106 agreement document (Agreement), developed in consultation with the Oklahoma State Historic Preservation Office and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the Agreement and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with your notification of adverse effect. If you have any questions or require our further assistance, please contact Angela McArdle at (202) 517-0221 or by e-mail at [amcardle@achp.gov](mailto:amcardle@achp.gov) and reference the ACHP Project Number above.

Sincerely,

Artisha Thompson  
Historic Preservation Technician  
Office of Federal Agency Programs

ADVISORY COUNCIL ON HISTORIC PRESERVATION

401 F Street NW, Suite 308 • Washington, DC 20001-2637  
Phone: 202-517-0200 • Fax: 202-517-6381 • [achp@achp.gov](mailto:achp@achp.gov) • [www.achp.gov](http://www.achp.gov)



**Oklahoma Historical Society**  
**State Historic Preservation Office**

*Founded May 27, 1893*

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917  
(405) 521-6249 • Fax (405) 522-0816 • [www.okhistory.org/shpo/shpom.htm](http://www.okhistory.org/shpo/shpom.htm)

September 14, 2021

Ms. Courtney Knoblock  
VHIT LLC  
401 South Boston Avenue, Suite 900  
Tulsa, OK 74103

RE: File #2268-21; U.S. Dept. of Veterans Affairs Proposed New Veterans Hospital Project,  
440 South Houston Avenue, Tulsa, Tulsa County, Oklahoma

Dear Ms. Knoblock:

We have received and reviewed the documentation on the referenced project in Tulsa County. We concur with your opinion that the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/Government and Criterion C for Architecture as an excellent local example of the Brutalist architectural style. We also concur with your opinion that the project, as proposed, will have an **adverse effect** on the historic property.

Our opinion is based on the fact the following proposed conditions **do not** meet the *Secretary of the Interior's Standards for Rehabilitation*:

- 1) Demolition of the one-story entry lobby connecting the two buildings;
- 2) Demolition of the conference center auditorium;
- 3) Demolition of most interior partition walls;
- 4) Construction of shear walls on the exterior of the building;
- 5) Construction of a large four-story entry lobby, vertical circulation, and waiting area structure that is not compatible with the historic character of the building.
- 6) Construction of new interior partition walls that do not align or retain the historic layout of the building.

For more information about the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*, please visit <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf> pages 75-162.

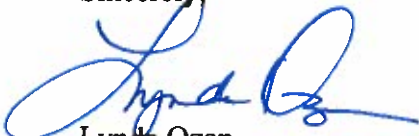
We welcome the opportunity to continue consultation with you to mitigate, minimize, or eliminate the adverse effect of the proposed project. However, if we are unable to eliminate the adverse effect of the project, the Dept. of Veterans Affairs will need to contact and invite the participation of the Advisory Council on Historic Preservation (ACHP) in order to complete the Section 106 process as outlined in 36 CFR Part 800. Should the ACHP choose not to participate in the consultation, the Dept. of Federal Affairs and the SHPO may execute a Memorandum of Agreement (MOA). Upon the execution of an MOA, a copy must be filed with the ACHP to complete the Section 106 process.

Ms. Knoblock  
September 14, 2021  
Page 2

RE: File #2268-21; U.S. Dept. of Veterans Affairs Proposed New Veterans Hospital Project,  
440 South Houston Avenue, Tulsa, Tulsa County, Oklahoma

Thank you for the opportunity to review this project. Should further correspondence pertaining to this project be necessary, the above underlined file number must be referenced. If you have any questions, please contact Matthew Pearce, Ph.D., National Register Program Coordinator, at 405/522-4479, or Sara Werneke, Historic Preservation Architect, at 405/522-4478.

Sincerely,



Lynda Ozan  
Deputy State Historic  
Preservation Officer

LO:pm

cc: Ms. Brandi Stockstill, Dept. of Veterans Affairs (via email)



Veterans Hospital in Tulsa

**Veterans Hospital in Tulsa (VHiT)**  
**440 S. Houston Ave**  
**Tulsa, Oklahoma 74127**

**Date: September 9, 2021**

**Subject: Request for Review and Comments in  
Compliance with Section 106 of the  
National Historic Preservation Act**

**Prepared by: VHiT, LLC and  
GH2 Architects, LLC**



*Kerr Edmondson Office Building*

## Table of Contents

Cover Letter .....	
Submittal Package .....	1
1. Letter Authorizing VHiT Designated Lead .....	1
2. Historic Preservation Resource Identification Form.....	4
• Section 106 Photo Log.....	7
• Section 106 Photo Contact Sheet.....	11
• Section 106 Photo Legend/Floor Plans (11x17) .....	29
• Section 106 Existing Conditions Drawings (30x42)....	36
• Section 106 Proposed Conditions Drawings (11x17)..	51
• Section 106 Site Map of APE.....	65
3. Site Orientation/Maps .....	66
4. VA Hospital Project Scope / Overview .....	68
• Project Narrative.....	69
• Project Overview Veterans Hospital in Tulsa (VHiT).....	75
• Exhibit H – Veterans Hospital in Tulsa (VHiT LLC) Description.....	87
5. Public Announcement of Project .....	89

### Attachments:

Appendix A – USB with Photo files in JPEG & TIFF format  
Appendix B – Original Construction Drawings – Floor Plans  
(30x42)





To: Lynda Ozan, Deputy State Historic Preservation Officer & Architectural Historian  
State Historic Preservation Office of the Oklahoma Historical Society  
From: Courtney Knoblock, Project Director, VHiT LLC /The Anne & Henry Zarrow Foundation  
Date: September 9, 2021  
Re: Request for Review and Comments in Compliance with  
Section 106 of the National Historic Preservation Act for  
Kerr-Edmondson Facility, 440 S. Houston, Tulsa, Oklahoma

### **Overview**

The US Veterans Administration's Office of Construction and Facilities Management is entering into an agreement with Oklahoma entity, VHiT LLC, to construct a new 58-bed Veterans Hospital in downtown Tulsa, Oklahoma. The VA construction project is being planned and implemented through the CHIP IN Act of 2016. **The VA hospital construction project as proposed requires the renovation of the Kerr-Edmondson Facility in Tulsa, Oklahoma.**

The Kerr-Edmondson facility, constructed and owned by the State of Oklahoma, was transferred to the ownership of Oklahoma State University Regents in January 2021. The OSU Regents have entered into a Gift in Place Agreement with VHiT LLC to construct the Veterans Hospital. Once constructed, OSU will transfer ownership of the newly completed Veterans Hospital to the VA per the terms of the contractual Design Development Agreement among VHiT, OSU, and the VA.

Because the VA, a federal agency, will take ownership of the constructed facility upon completion, it must consider the effects of the proposed renovation on the Kerr-Edmondson facility. Understanding that the Oklahoma State Historic Preservation Office (SHPO) is the informed authority for this historic evaluative process, **VHiT LLC has been authorized to act as local designee** to facilitate this review and compliance process with the assistance of SHPO on behalf of the VA (authorizing letter dated July 23, 2021).

**The location and use of the Kerr-Edmondson facilities has several critical advantages for the Veterans Hospital.** The more densely populated downtown Tulsa location is highly accessible by the largest numbers of Veterans, enabling up to 30% more Oklahoma veterans to be served; proximity to OSU Medicine's Teaching Hospital will facilitate valuable efficiencies and collaborations; the surrounding area provides robust social services and hospitality amenities; and the facilities themselves, evaluated to have high structural integrity, meet the square footage specifications required by the VA.

Although not currently listed on the National Register, not yet 50 years old, and unlikely to be found historically significant in terms of location or architecture, **the Kerr-Edmondson facility was constructed under the Federal Urban Renewal** effort, and, therefore, it may have historic significance in terms of policy and politics.

In consult with SHPO staff and in compliance with National Historic Preservation requirements, **this package presents detailed background on the project for SHPO review.**





Veterans Hospital in Tulsa

## **ITEM 1 – Letter Authorizing VHiT Designated Lead**



**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

June 22, 2021

Lynda Ozan  
State Historic Preservation Office  
Oklahoma Historical Society  
800 Nazih Zuhdi Drive  
Oklahoma City, OK 73105  
[lozan@okhistory.org](mailto:lozan@okhistory.org)

SUBJECT: U.S. Department of Veterans Affairs Tulsa, OK, Inpatient Facility Project

Dear Linda:

I am writing regarding the National Historic Preservation Act (NHPA) Section 106 compliance for the Oklahoma State University building located at 440 S. Houston, Tulsa, OK 74127. The U.S. Department of Veterans Affairs (VA) has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

Through this process, the donor group, Veterans Hospital in Tulsa (VHiT), which consists of members from the Anne and Henry Zarrow Foundation and OSU, will work with VA to design the renovations to the inpatient facility and then execute the construction. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

To streamline the Section 106 compliance and since VHiT is our local partner executing the construction project, our office is authorizing VHiT to initiate consultation on behalf of VA. Specifically, VHiT will be allowed to gather information to identify and evaluate this OSU existing building and site and to work with consulting parties to

assess effects.

The primary point of contact from VHiT will be Courtney Knoblock. Her contact information is below:

Courtney Knoblock  
VHiT LLC / The Anne and Henry Zarrow Foundation  
401 S. Boston Ave, Ste 900  
Tulsa, OK 74103  
(918) 269-8509  
[cknoblock@zarrow.org](mailto:cknoblock@zarrow.org)

Our office will remain the responsible federal agency for this program, and for all determinations and findings. VHiT will be required to notify our office whenever:


- VHiT or SHPO believe that the criteria for adverse effect pursuant to 36 CFR § 800.5 apply to this project;
- There is a disagreement between VHiT and State Historic Preservation Officer (SHPO) about the area of potential effects, identification and evaluation of historic properties, and/or the assessment of effects;
- There is an objection from a consulting party or the public regarding its involvement in the review process established by 36 CFR Part 800, findings and determinations, or implementation of an agreed-upon resolution of adverse effect; or
- There is the potential for foreclosure or anticipatory demolition as defined under 36 CFR § 800.9(b) and (c).

Our office will participate in consultation if any of the above circumstances arise and will remain responsible for consultation with federally-recognized tribes.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at [brandilyne.stockstill@va.gov](mailto:brandilyne.stockstill@va.gov).

Sincerely,

Scott P.  
MacRae  
1740501

 Digitally signed by Scott  
P. MacRae 1740501  
Date: 2021.06.22  
09:12:34 -04'00'

Scott MacRae  
Acting Associate Executive Director  
Office of Real Property



Veterans Hospital in Tulsa

## **ITEM 2 – Historic Preservation Resource** **Identification Form**

# HISTORIC PRESERVATION RESOURCE IDENTIFICATION FORM

PLEASE TYPE ALL DATA IN UPPERCASE - FIELDS IN RED ARE REQUIRED

1. PROPERTY NAME:			<hr/>		
2. RESOURCE NAME:			<hr/>		
3. ADDRESS:			<hr/>		
4. CITY:		5. VICINITY:			
<hr/>		<hr/>			
6. COUNTY NAME:			<hr/>		
7. LOT:		8. BLOCK:		9. PLAT NAME:	
<hr/>		<hr/>		<hr/>	
10. SECTION:		11. TOWNSHIP:		12. RANGE:	
<hr/>		<hr/>		<hr/>	
13. LATITUDE (NORTH): (ENTER AS: "dd.ddddd")			<hr/>		
14. LONGITUDE (WEST): (ENTER AS: "-dd.ddddd")			<hr/>		
15. UTM ZONE:		16. NORTHINGS:		17. EASTINGS:	
<hr/>		<hr/>		<hr/>	
18. RESOURCE TYPE:			<hr/>		
19. HISTORIC FUNCTION:			<hr/>		
20. CURRENT FUNCTION:			<hr/>		
21. AREA OF SIGNIFICANCE, PRIMARY:			<hr/>		
22. AREA OF SIGNIFICANCE, SECONDARY:			<hr/>		
23. DESCRIPTION OF SIGNIFICANCE:			<div style="border: 1px solid black; height: 100px; width: 100%;"></div>		
24. DOCUMENTATION RESOURCE:					
			<div style="border: 1px solid black; height: 100px; width: 100%;"></div>		
25. NAME OF PREPARER:			<hr/>		
59. SURVEY PROJECT		26. PROJECT NAME:			
<hr/>		<hr/>			
27. DATE OF PREPARATION:		28. PHOTOGRAPHS			
<hr/>		<hr/>			
29. YEAR:			<hr/>		

30. ARCHITECT/BUILDER: \_\_\_\_\_

31. YEAR BUILT: \_\_\_\_\_

32. ORIGINAL SITE: \_\_\_\_\_

33. DATE MOVED: \_\_\_\_\_

34. FROM WHERE: \_\_\_\_\_

35. ACCESSIBLE: \_\_\_\_\_

36. ARCHITECTURAL STYLE: \_\_\_\_\_

37. OTHER ARCHITECTURAL STYLE: \_\_\_\_\_

38. FOUNDATION MATERIAL: \_\_\_\_\_

39. ROOF TYPE: \_\_\_\_\_

40. ROOF MATERIAL: \_\_\_\_\_

41. WALL MATERIAL, PRIMARY: \_\_\_\_\_

42. WALL MATERIAL, SECONDARY: \_\_\_\_\_

43. WINDOW TYPE: \_\_\_\_\_

44. WINDOW MATERIAL: \_\_\_\_\_

45. DOOR TYPE: \_\_\_\_\_

46. DOOR MATERIAL: \_\_\_\_\_

47. EXTERIOR FEATURES: \_\_\_\_\_

48. INTERIOR FEATURES: \_\_\_\_\_

49. DECORATIVE DETAILS: \_\_\_\_\_

50. CONDITION OF RESOURCE: \_\_\_\_\_

51. DESCRIPTION OF RESOURCE:

52. COMMENTS:

53. ATTACH LOCATION MAP

54. LISTED ON NATIONAL REGISTER: \_\_\_\_\_

55. NATIONAL REGISTER ENTRY: \_\_\_\_\_

56. CONTINUATION

## Memorandum

**To:** State Historic Preservation Office (SHPO)      **Date:** 9/9/2021  
**Project #:** 20180182  
**Project Name:** Veterans Hospital in Tulsa (VHiT)  
**From:** GH2 Architects, LLC      **Subject:** Section 106 Photo Log

### Photo File Name and description:

1. OK\_TulsaCounty\_KerrEdmondson\_001.JPG  
A. West elevation of Edmondson Building.
2. OK\_TulsaCounty\_KerrEdmondson\_002.JPG  
A. Great Seal of the State of Oklahoma above building signage for the "Department of Human Services": Edmondson Building.
3. OK\_TulsaCounty\_KerrEdmondson\_003.JPG  
A. West elevation of the Edmondson Building.
4. OK\_TulsaCounty\_KerrEdmondson\_004.JPG  
A. Northwest elevations of the Kerr-Edmondson Buildings.
5. OK\_TulsaCounty\_KerrEdmondson\_005.JPG  
A. "Department of Human Services" covered entry/exit: Edmondson Building.
6. OK\_TulsaCounty\_KerrEdmondson\_006.JPG  
A. Fenestration detailing of Edmondson Building (east elevation shown).
7. OK\_TulsaCounty\_KerrEdmondson\_007.JPG  
A. Underside of waffle slab at "Department of Human Services" covered entry/exit: Edmondson Building.
8. OK\_TulsaCounty\_KerrEdmondson\_008.JPG  
A. Courtyard to Employee entry/exit at street level between buildings.
9. OK\_TulsaCounty\_KerrEdmondson\_009.JPG  
A. Public "Entry Only" vestibule to Edmondson Building.
10. OK\_TulsaCounty\_KerrEdmondson\_010.JPG  
A. Building signage at public "Entry Only" to Edmondson Building.
11. OK\_TulsaCounty\_KerrEdmondson\_011.JPG  
A. Landscaped courtyard between the Kerr, Edmondson and Conference Center.
12. OK\_TulsaCounty\_KerrEdmondson\_012.JPG  
A. Landscaped courtyard between the Kerr, Edmondson and Conference Center.
13. OK\_TulsaCounty\_KerrEdmondson\_013.JPG  
A. Landscaped courtyard between the Kerr, Edmondson and Conference Center.
14. OK\_TulsaCounty\_KerrEdmondson\_014.JPG  
A. Concrete detailing at corner of Conference Center.
15. OK\_TulsaCounty\_KerrEdmondson\_015.JPG  
A. Exterior view of Conference Center.
16. OK\_TulsaCounty\_KerrEdmondson\_016.JPG  
A. Exterior covered walkway around Conference Center.
17. OK\_TulsaCounty\_KerrEdmondson\_017.JPG  
A. Public lobby outside Conference Center.

18. OK\_TulsaCounty\_KerrEdmondson\_018.JPG  
A. Door hardware of Conference Center.
19. OK\_TulsaCounty\_KerrEdmondson\_019.JPG  
A. Public lobby outside Conference Center.
20. OK\_TulsaCounty\_KerrEdmondson\_020.JPG  
A. Public lobby outside Conference Center.
21. OK\_TulsaCounty\_KerrEdmondson\_021.JPG  
A. Interior of Conference Center.
22. OK\_TulsaCounty\_KerrEdmondson\_022.JPG  
A. Interior of Conference Center.
23. OK\_TulsaCounty\_KerrEdmondson\_023.JPG  
A. Interior of Conference Center.
24. OK\_TulsaCounty\_KerrEdmondson\_024.JPG  
A. Corridor to maintenance offices: Kerr Building.
25. OK\_TulsaCounty\_KerrEdmondson\_025.JPG  
A. Corridor between Conference Center and Kerr Building.
26. OK\_TulsaCounty\_KerrEdmondson\_026.JPG  
A. Street level public lobby between Kerr and Edmondson.
27. OK\_TulsaCounty\_KerrEdmondson\_027.JPG  
A. Corridor between Conference Center and Kerr Building.
28. OK\_TulsaCounty\_KerrEdmondson\_028.JPG  
A. Renovated elevated walkway between Kerr and Edmondson.
29. OK\_TulsaCounty\_KerrEdmondson\_029.JPG  
A. Street level view of elevated walkway.
30. OK\_TulsaCounty\_KerrEdmondson\_030.JPG  
A. Renovated elevated walkway between Kerr and Edmondson.
31. OK\_TulsaCounty\_KerrEdmondson\_031.JPG  
A. Typical public corridor, upper level of Kerr Building.
32. OK\_TulsaCounty\_KerrEdmondson\_032.JPG  
A. Public lobby.
33. OK\_TulsaCounty\_KerrEdmondson\_033.JPG  
A. Storefront to office: Edmondson Building.
34. OK\_TulsaCounty\_KerrEdmondson\_034.JPG  
A. First floor elevator door and lobby: Edmondson Building.
35. OK\_TulsaCounty\_KerrEdmondson\_035.JPG  
A. Building plaque within public lobby.
36. OK\_TulsaCounty\_KerrEdmondson\_036.JPG  
A. First floor elevator door and lobby: Edmondson Building.
37. OK\_TulsaCounty\_KerrEdmondson\_037.JPG  
A. Non-functional mail slot: Edmondson Building.
38. OK\_TulsaCounty\_KerrEdmondson\_038.JPG  
A. Non-functional mail slot: Kerr Building.
39. OK\_TulsaCounty\_KerrEdmondson\_039.JPG  
A. Typical public corridor, upper levels of Kerr Building.



- 40. OK\_TulsaCounty\_KerrEdmondson\_040.JPG
  - A. Renovated Street level public restrooms.
- 41. OK\_TulsaCounty\_KerrEdmondson\_041.JPG
  - A. Renovated Street level public restrooms.
- 42. OK\_TulsaCounty\_KerrEdmondson\_042.JPG
  - A. Renovated Street level public restrooms.
- 43. OK\_TulsaCounty\_KerrEdmondson\_043.JPG
  - A. Typical upper floor bathroom: Kerr Building.
- 44. OK\_TulsaCounty\_KerrEdmondson\_044.JPG
  - A. Typical upper floor bathroom: Kerr Building.
- 45. OK\_TulsaCounty\_KerrEdmondson\_045.JPG
  - A. Typical upper floor bathroom: Kerr Building.
- 46. OK\_TulsaCounty\_KerrEdmondson\_046.JPG
  - A. Typical open office space: Kerr 3<sup>rd</sup> Floor.
- 47. OK\_TulsaCounty\_KerrEdmondson\_047.JPG
  - A. Typical open office space: Kerr 3<sup>rd</sup> Floor.
- 48. OK\_TulsaCounty\_KerrEdmondson\_048.JPG
  - A. Typical open office space: Kerr 3<sup>rd</sup> Floor.
- 49. OK\_TulsaCounty\_KerrEdmondson\_049.JPG
  - A. Typical air supply register along perimeter of Kerr Building.
- 50. OK\_TulsaCounty\_KerrEdmondson\_050.JPG
  - A. Fenestration design of Kerr Building (west elevation shown).
- 51. OK\_TulsaCounty\_KerrEdmondson\_051.JPG
  - A. North elevation of Kerr Building.
- 52. OK\_TulsaCounty\_KerrEdmondson\_052.JPG
  - A. North elevation of Kerr Building.
- 53. OK\_TulsaCounty\_KerrEdmondson\_053.JPG
  - A. Building signage at "Employee Only Entry" to Kerr Building.
- 54. OK\_TulsaCounty\_KerrEdmondson\_054.JPG
  - A. "Exit Only" vestibule with Robert S. Kerr Building signage
- 55. OK\_TulsaCounty\_KerrEdmondson\_055.JPG
  - A. Monumental concrete stairs to first level of Kerr Building.
- 56. OK\_TulsaCounty\_KerrEdmondson\_056.JPG
  - A. Concrete retaining wall up to first level of Kerr Building.
- 57. OK\_TulsaCounty\_KerrEdmondson\_057.JPG
  - A. South elevation of Kerr/Edmondson Building.
- 58. OK\_TulsaCounty\_KerrEdmondson\_058.JPG
  - A. South elevation of Kerr/Edmondson Building.
- 59. OK\_TulsaCounty\_KerrEdmondson\_059.JPG
  - A. South elevation of Kerr/Edmondson Building.
- 60. OK\_TulsaCounty\_KerrEdmondson\_060.JPG
  - A. South elevation of Kerr/Edmondson Building.
- 61. OK\_TulsaCounty\_KerrEdmondson\_061.JPG
  - A. Southwest elevation of Edmondson Building.

- 62. OK\_TulsaCounty\_KerrEdmondson\_062.JPG
  - A. North elevation of Edmondson Building.
- 63. OK\_TulsaCounty\_KerrEdmondson\_063.JPG
  - A. Southwest elevation of Edmondson Building.
- 64. OK\_TulsaCounty\_KerrEdmondson\_064.JPG
  - A. Northeast elevation of Kerr Building.







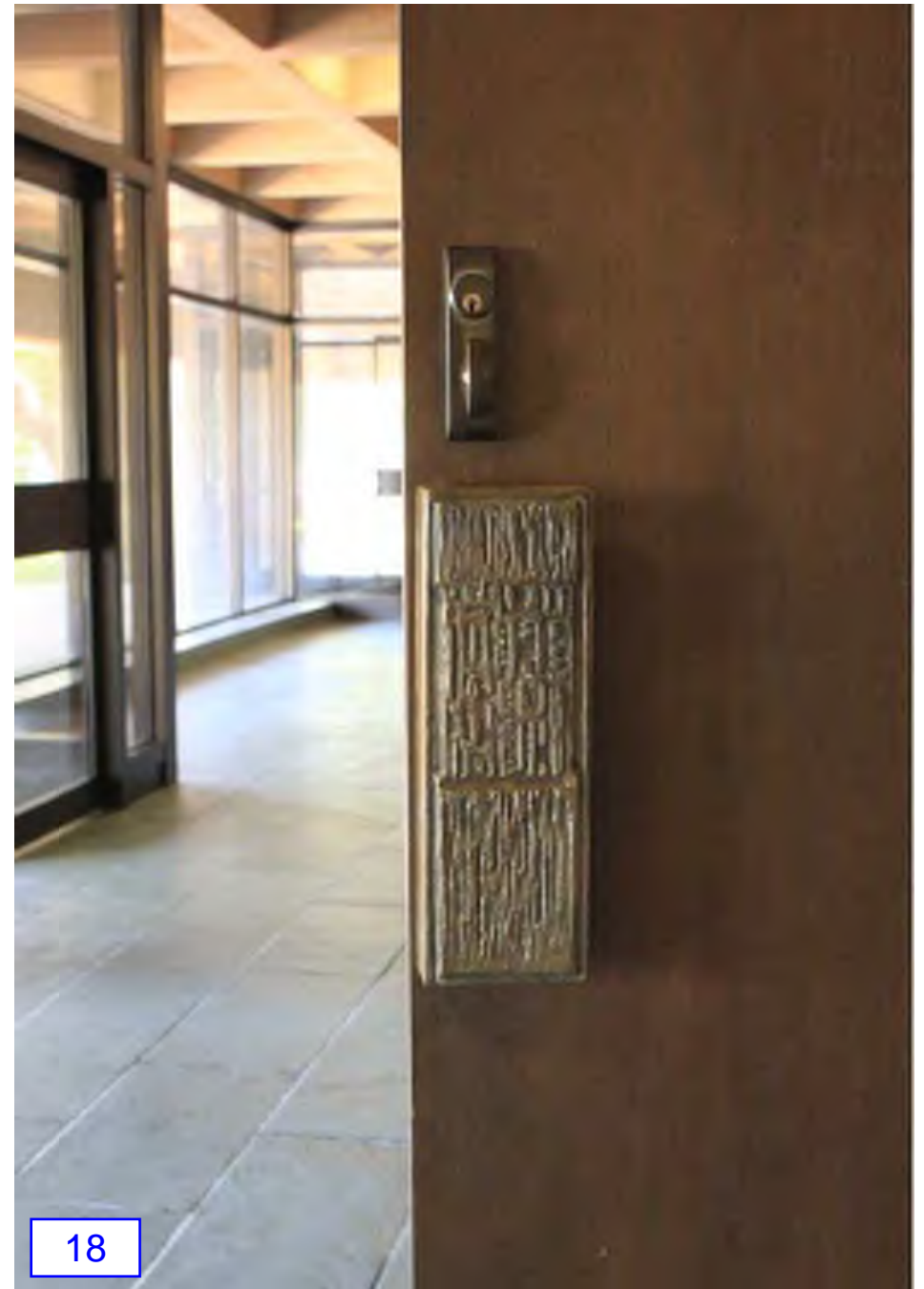
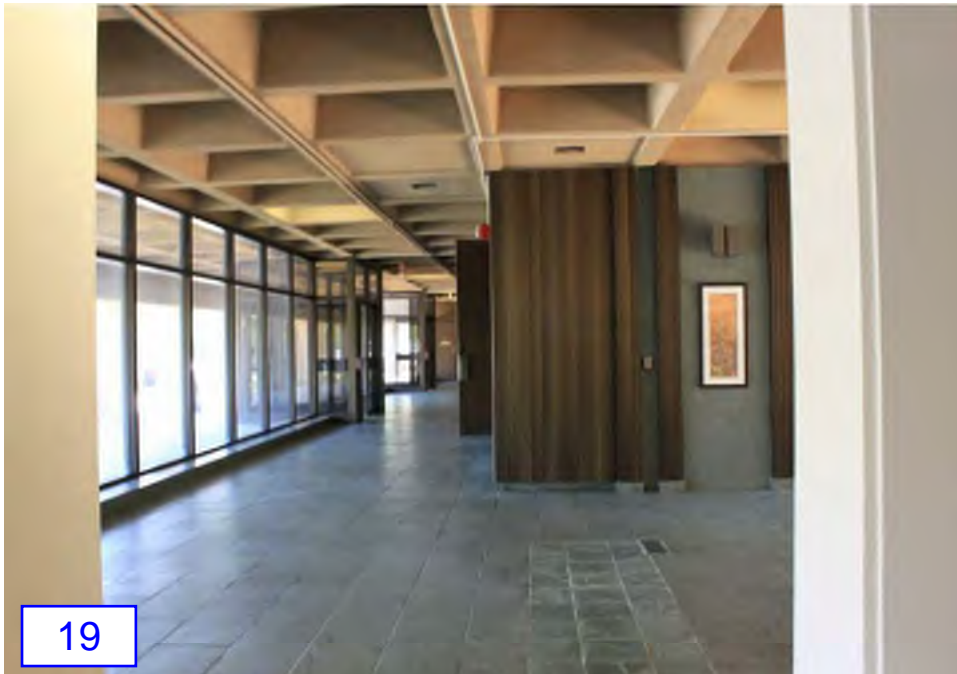




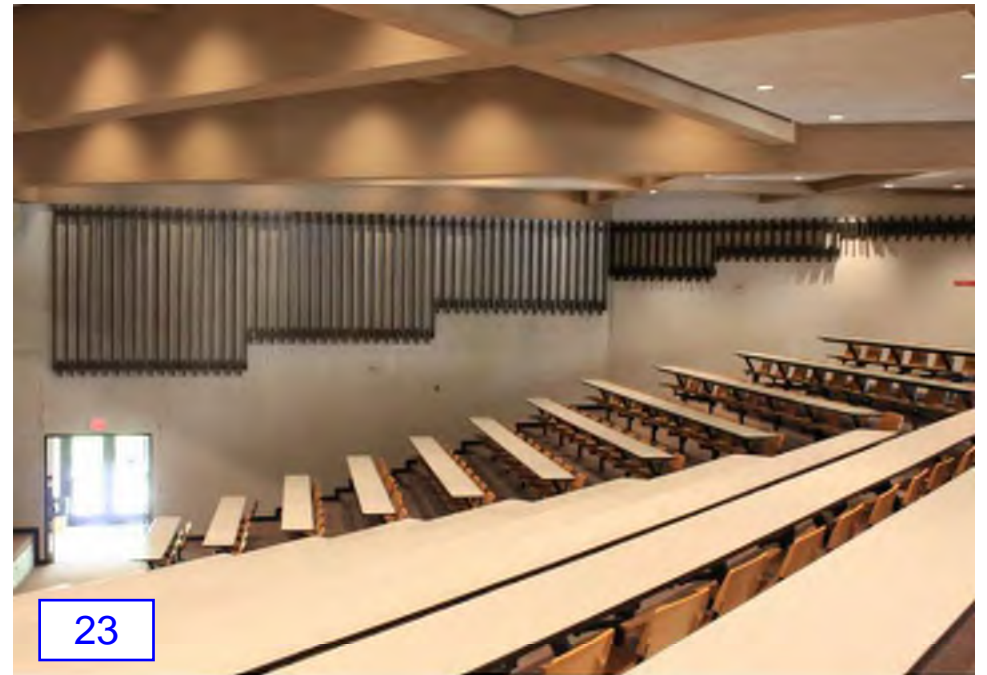












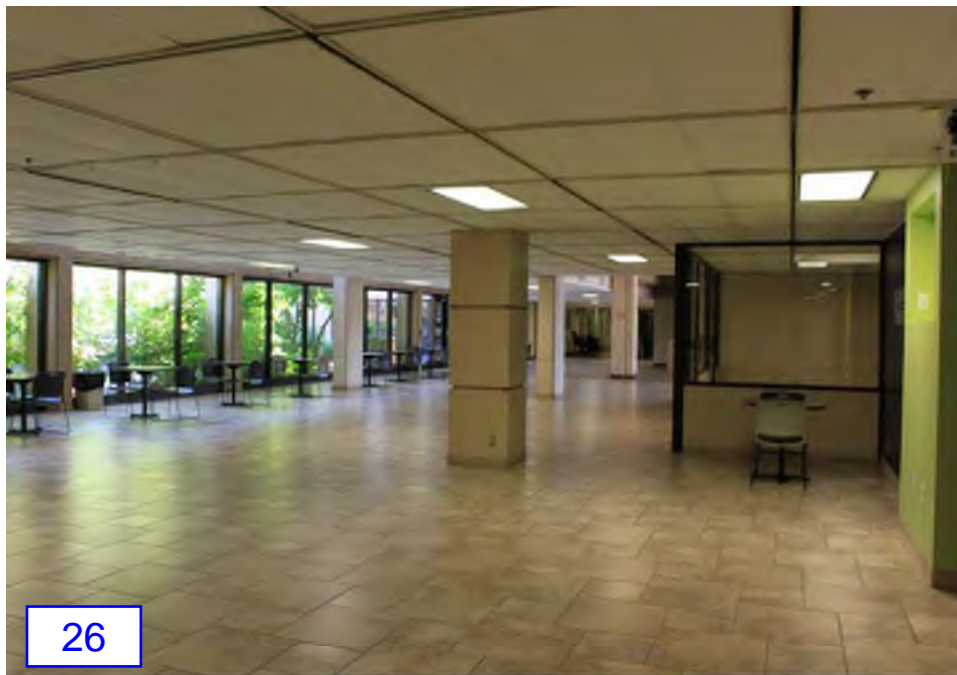




24



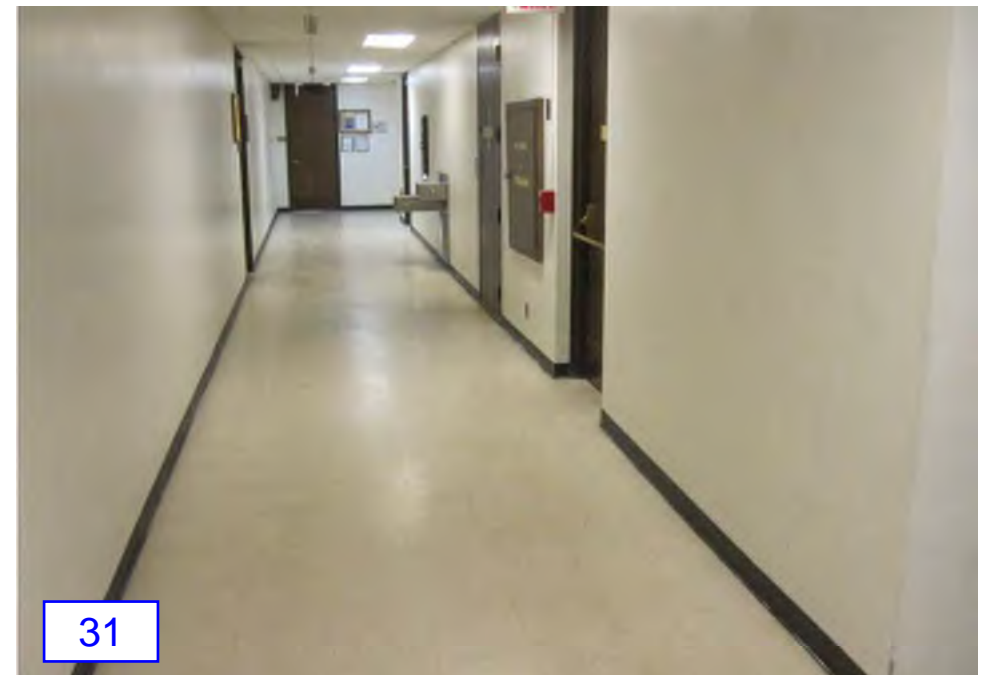
25



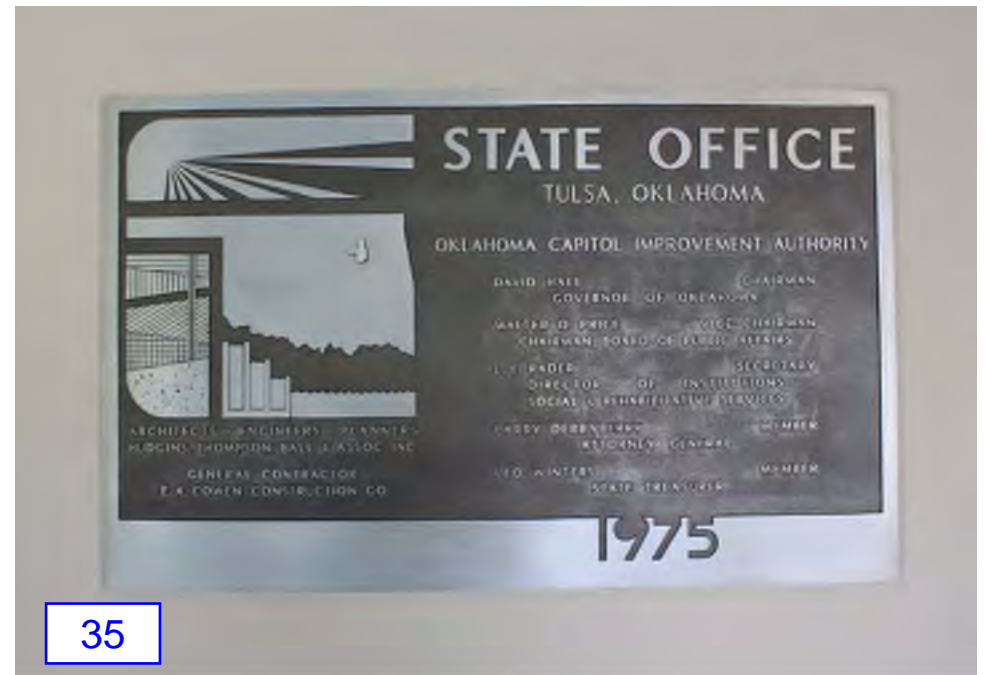
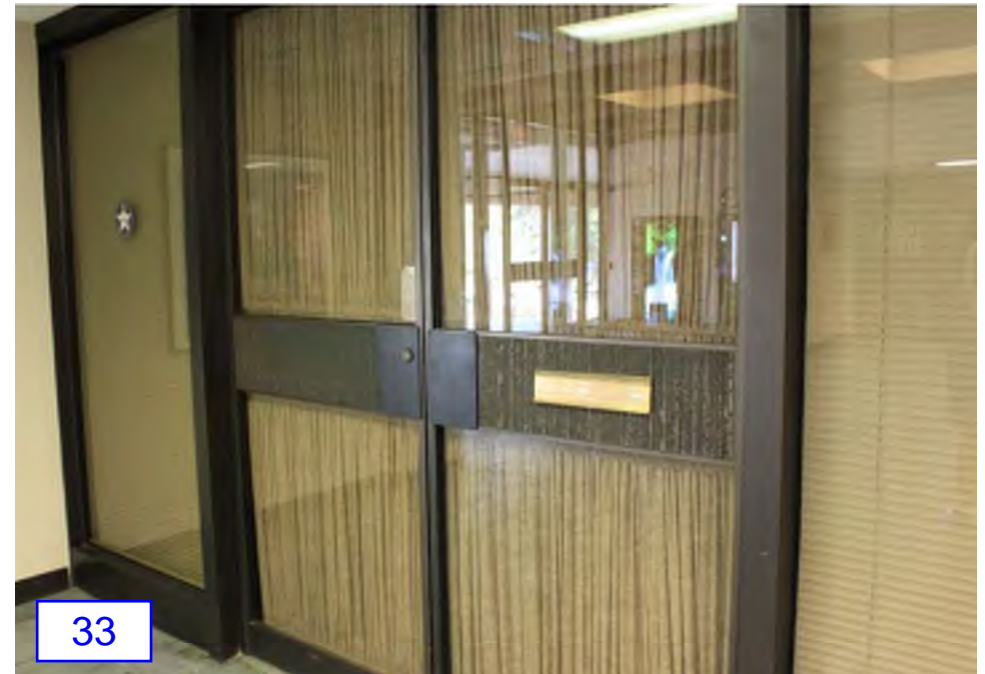
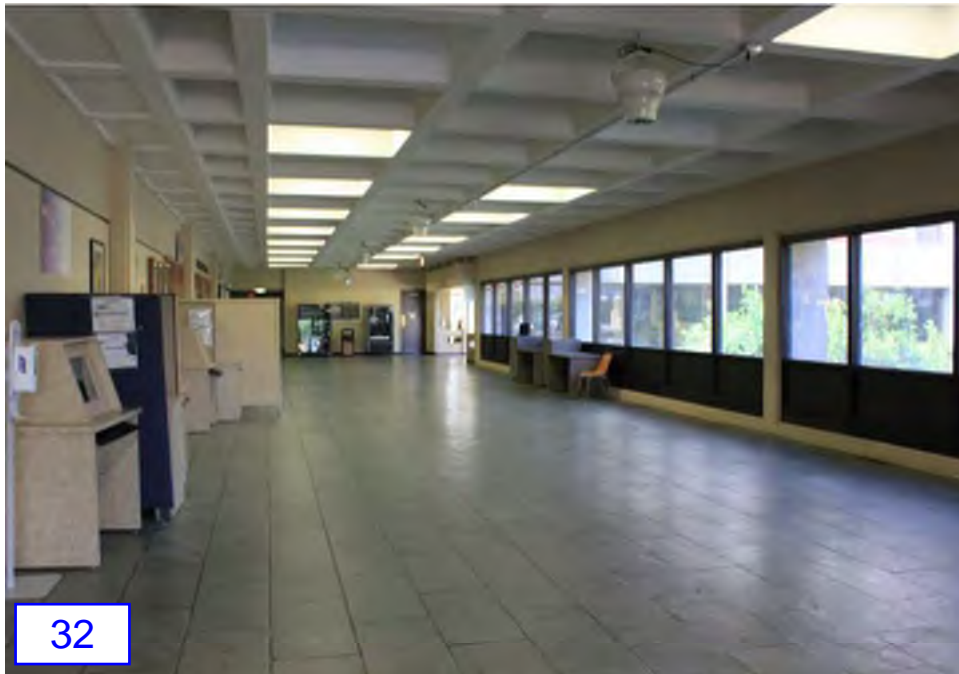
26

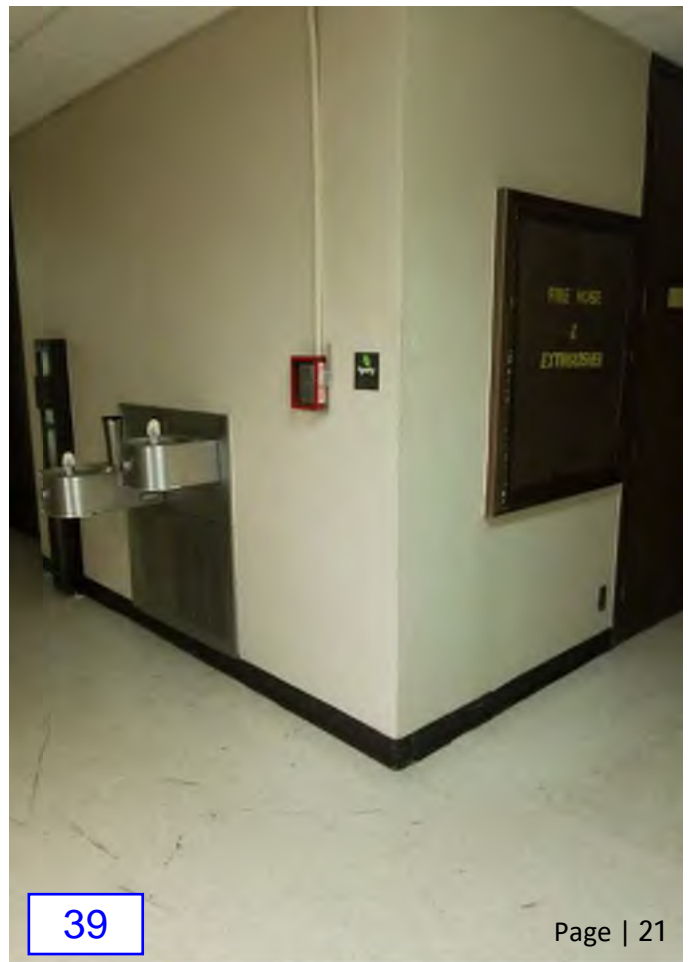


27

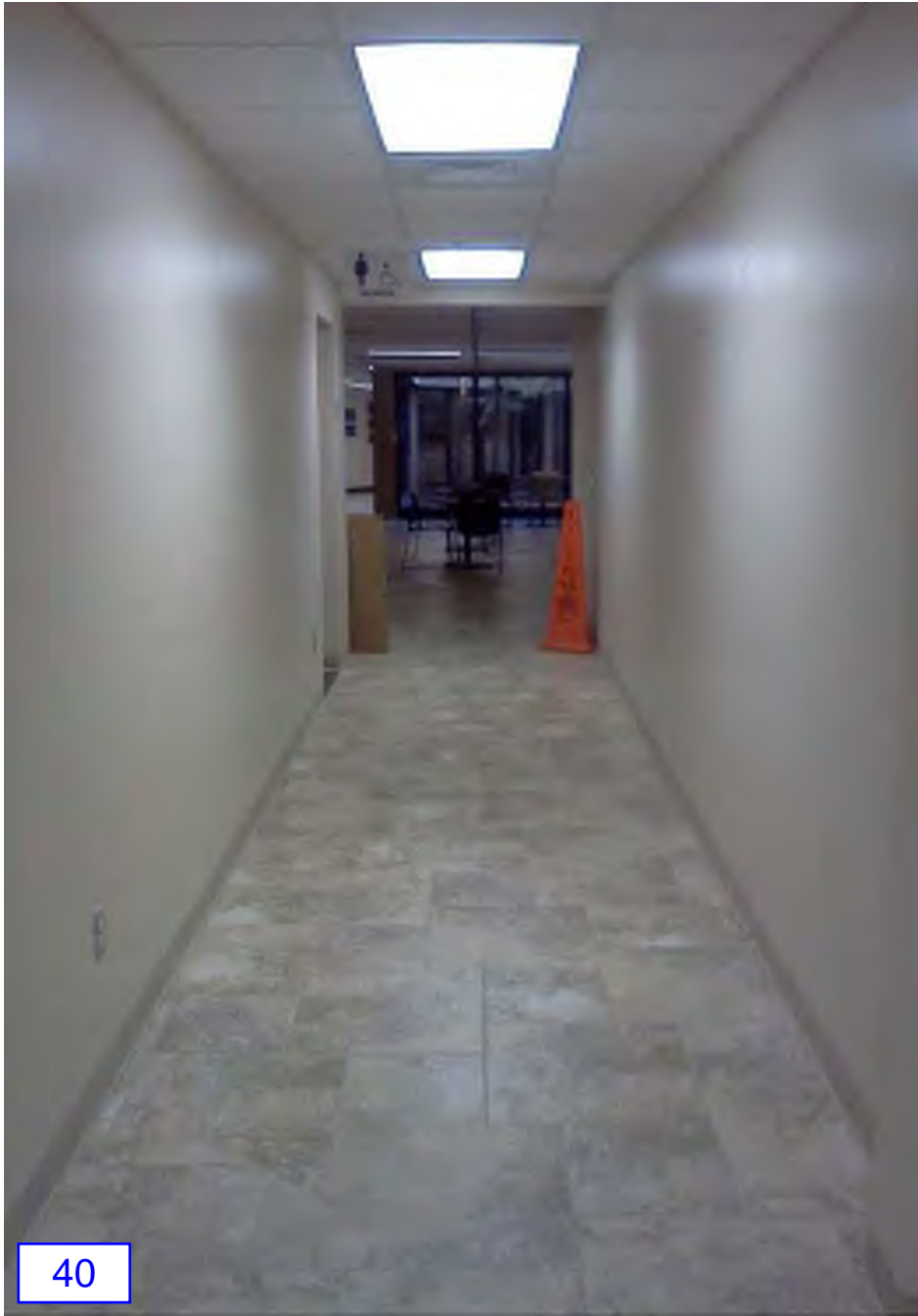


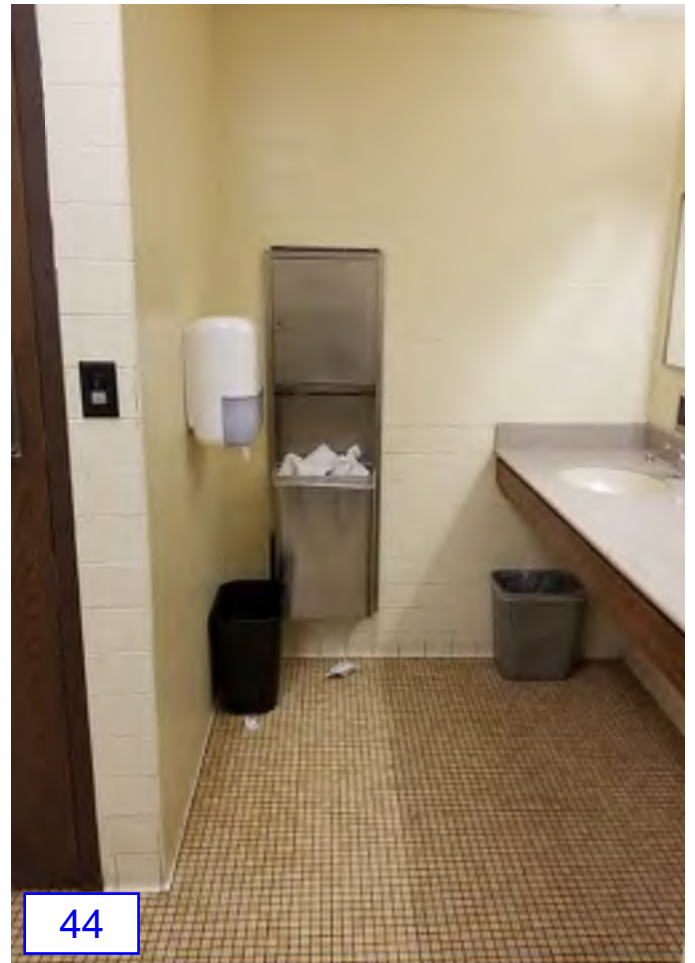
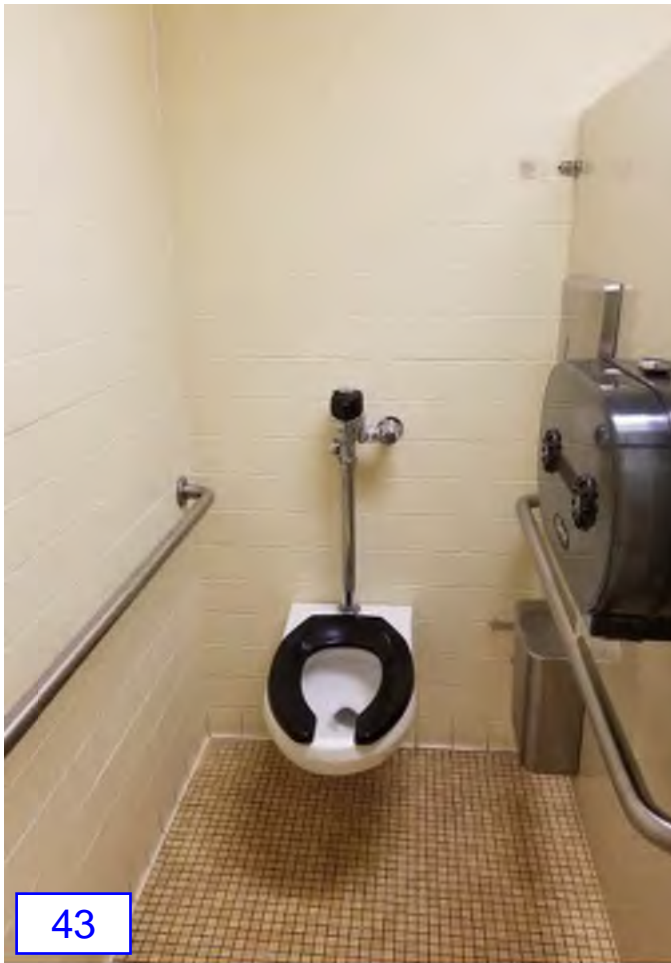




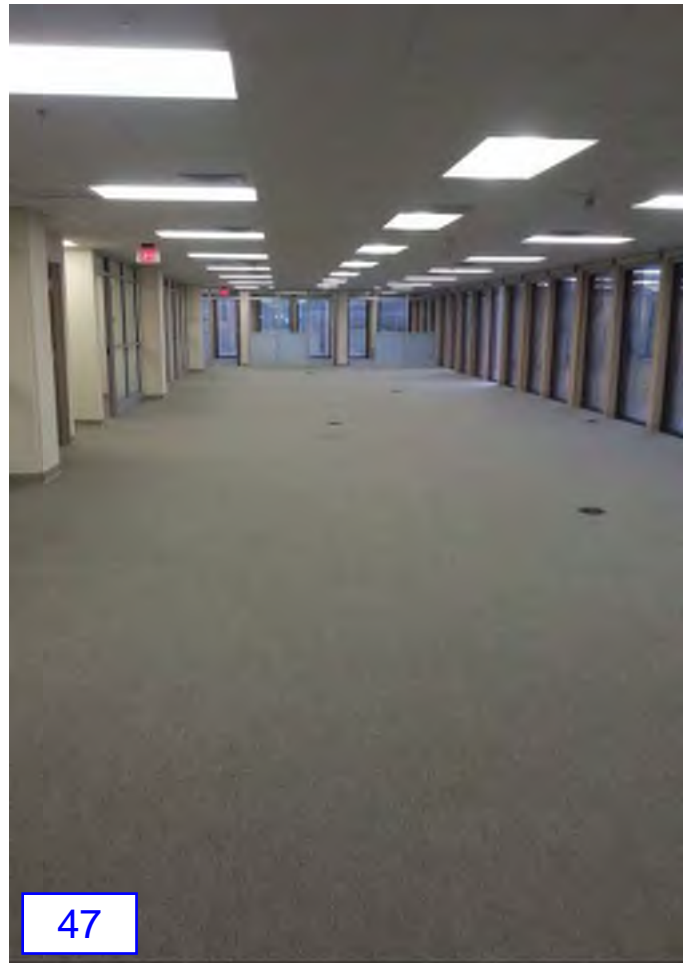
















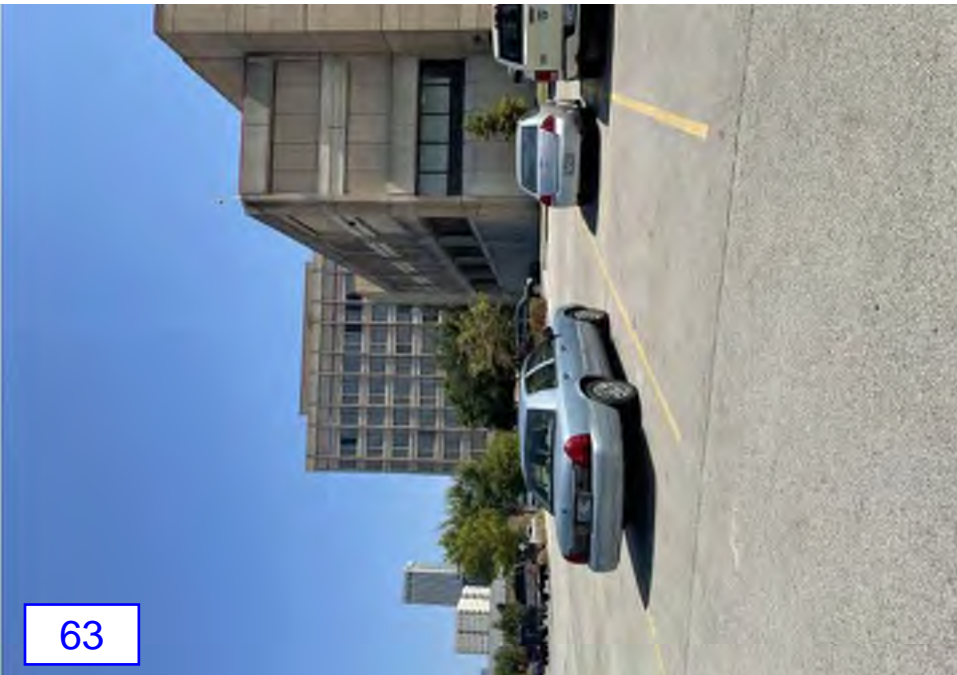




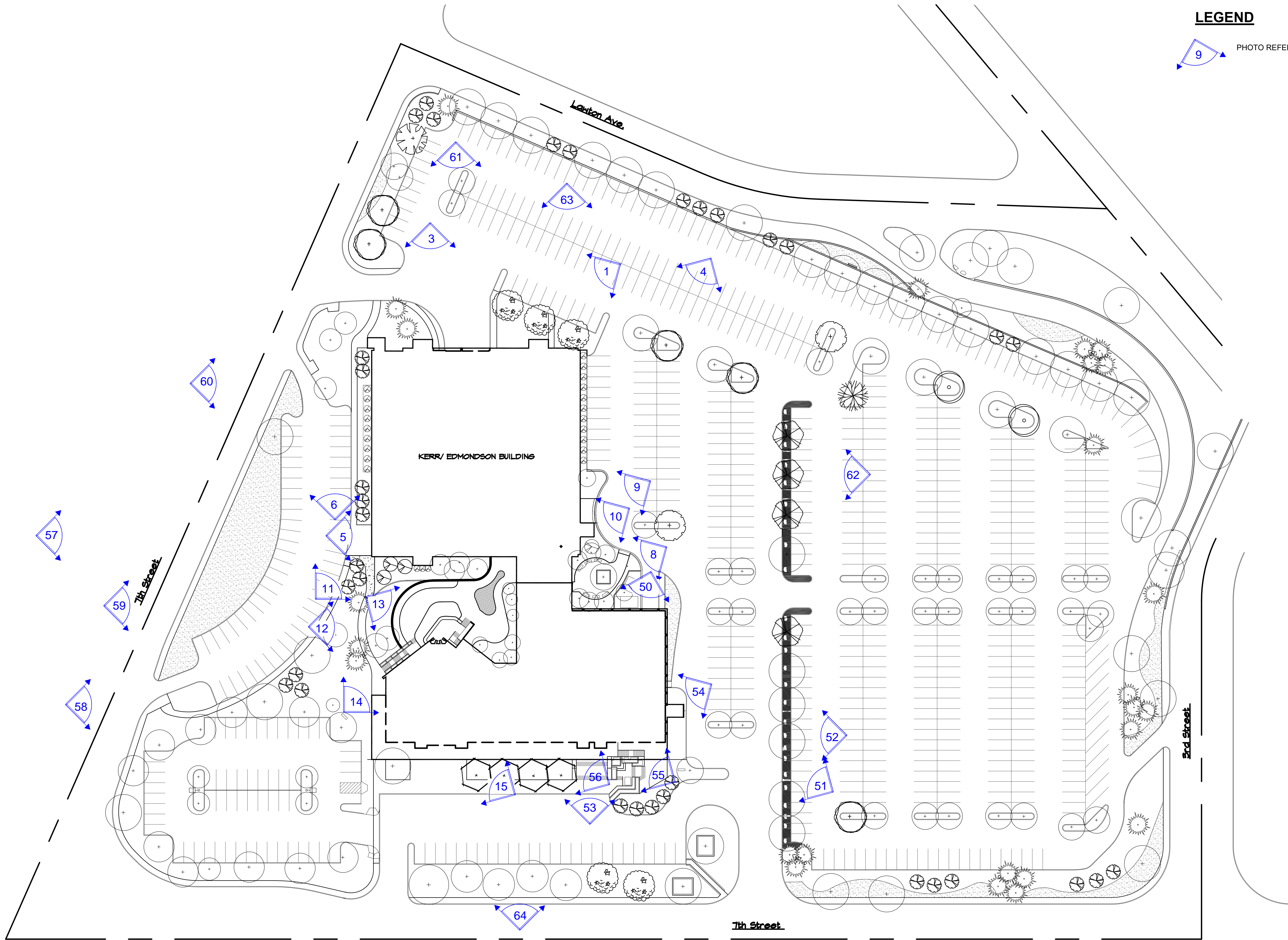












**LEGEND**

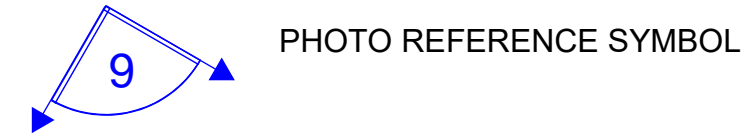
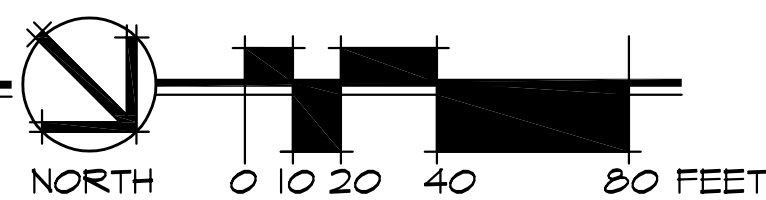


PHOTO REFERENCE SYMBOL

**A PHOTO LEGEND**  
**SITE PLAN OVERALL**  
SCALE: 1" = 40'-0"



**INTERIM REVIEW ONLY**

THESE DOCUMENTS ARE INCOMPLETE.  
THEY ARE NOT INTENDED TO BE USED  
FOR PERMIT, BIDDING, OR  
CONSTRUCTION.

**VETERANS HOSPITAL IN TULSA**  
**(VHiT)**

440 SOUTH HOUSTON AVE.  
TULSA, OKLAHOMA

**PHOTO LEGEND**

**GH2 ARCHITECTS**

GH2.COM

GH2 PROJECT NUMBER:

**20180182**

ISSUE DATE:

**07/21/2021**

ISSUE:

**REFERENCE PLANS**

OTHER ISSUE DATES:

NO. DESCRIPTION DATE

SHEET NAME:

**SITE PLAN**

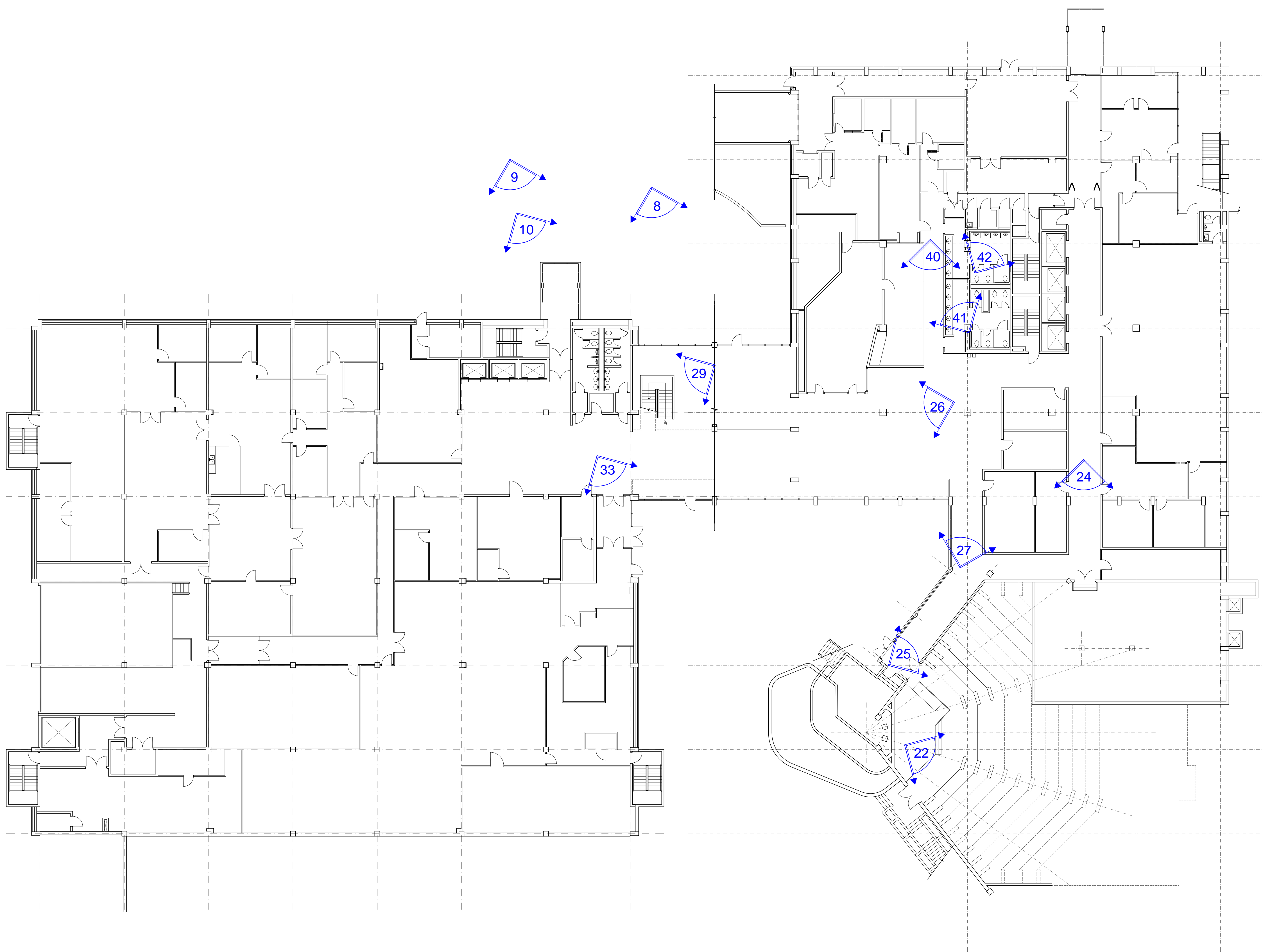
**PHOTO LEGEND**

SHEET NUMBER:

**A-0**

© 2021 COPYRIGHT GH2 ARCHITECTS, LLC





**LEGEND**

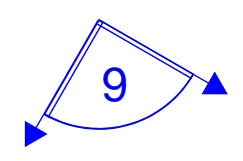
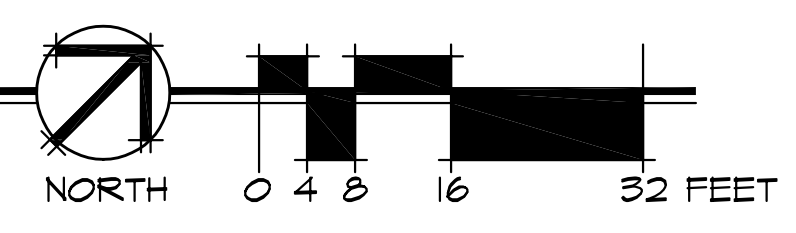


PHOTO REFERENCE SYMBOL

**A** **PHOTO LEGEND**  
**STREET LEVEL FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**INTERIM REVIEW ONLY**

THESE DOCUMENTS ARE INCOMPLETE.  
THEY ARE NOT INTENDED TO BE USED  
FOR PERMIT, BIDDING, OR  
CONSTRUCTION.

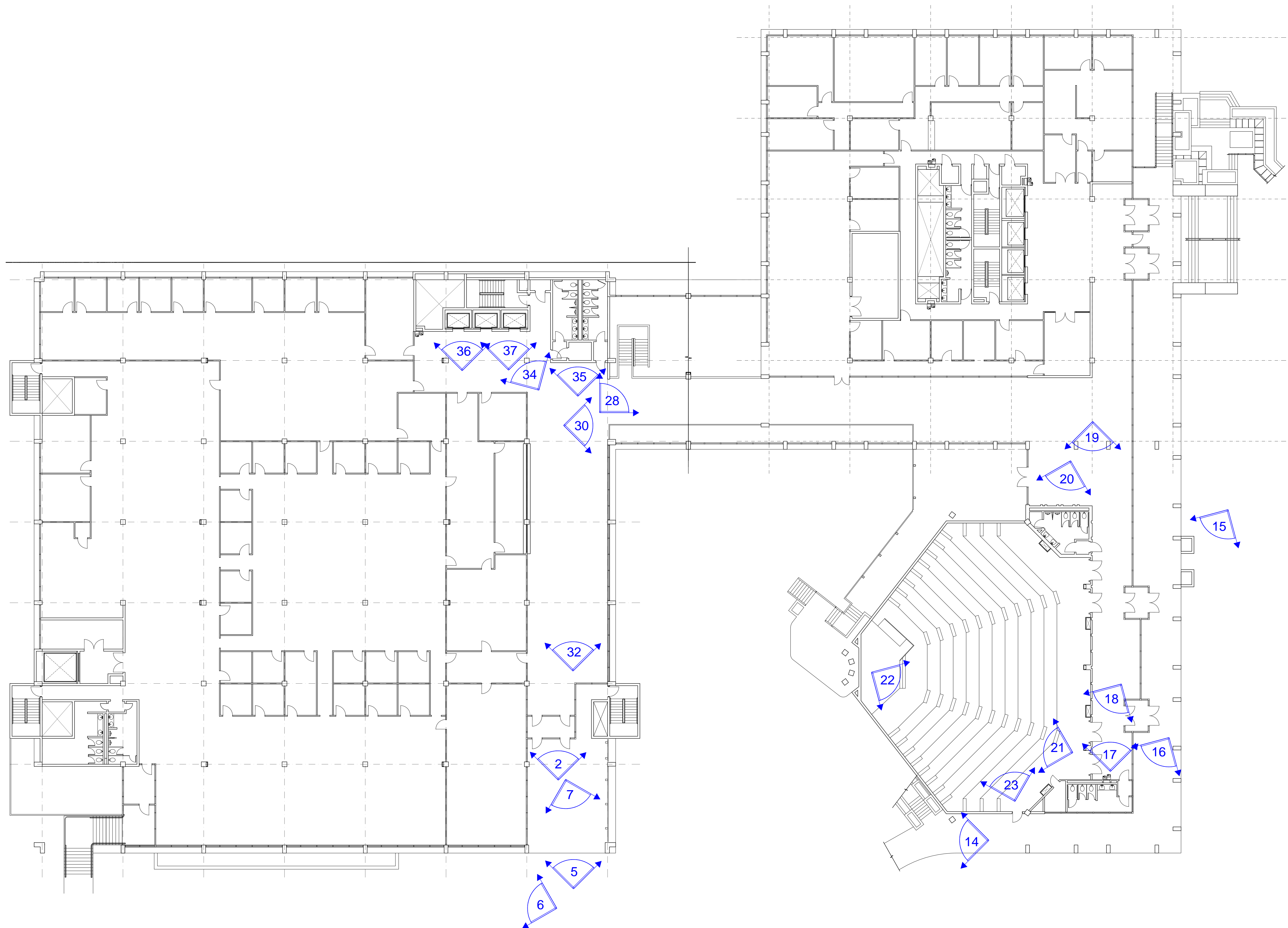
**GH2 ARCHITECTS**  
GH2.COM

GH2 PROJECT NUMBER:  
**20180182**  
ISSUE DATE:  
**07/21/2021**  
ISSUE:  
**REFERENCE PLANS**

OTHER ISSUE DATES:  
NO. DESCRIPTION DATE

SHEET NAME:  
**KERR-EDMONDSON**  
**STREET LEVEL**  
**FLOOR PLAN**  
**PHOTO LEGEND**

SHEET NUMBER:  
**A-S**  
© 2021 COPYRIGHT GH2 ARCHITECTS, LLC



## LEGEND

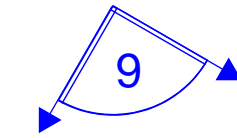


PHOTO REFERENCE SYMBOL

# A

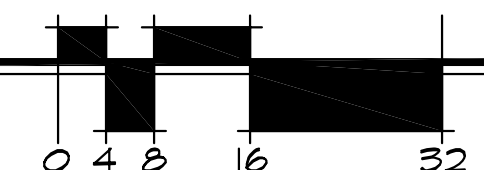
## PHOTO LEGEND

### FIRST LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"



NORTH



# GH2<sup>®</sup>

## ARCHITECTS

### INTERIM REVIEW ONLY

THESE DOCUMENTS ARE INCOMPLETE.  
THEY ARE NOT INTENDED TO BE USED  
FOR PERMIT, BIDDING, OR  
CONSTRUCTION.

## VETERANS HOSPITAL IN TULSA (VHiT)

440 SOUTH HOUSTON AVE.  
TULSA, OKLAHOMA

## PHOTO LEGEND

### GH2 ARCHITECTS

GH2.COM

GH2 PROJECT NUMBER:

**20180182**

ISSUE DATE:

**07/21/2021**

ISSUE:

**REFERENCE PLANS**

OTHER ISSUE DATES:

NO. DESCRIPTION

DATE

SHEET NAME:

**KERR-EDMONDSON**

**FIRST LEVEL**

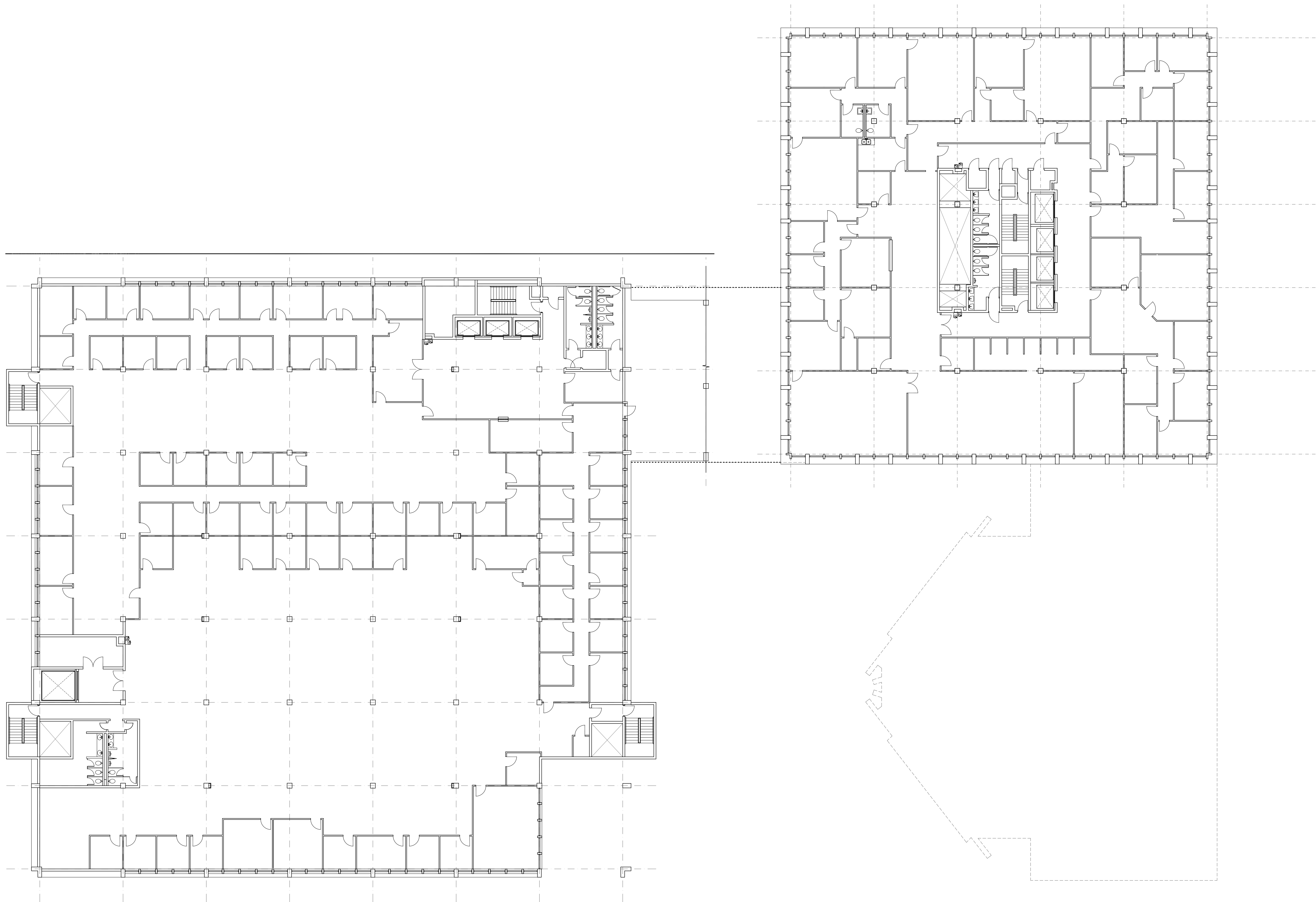
**FLOOR PLAN**

**PHOTO LEGEND**

SHEET NUMBER:

**A-1**

© 2021 COPYRIGHT GH2 ARCHITECTS, LLC



**LEGEND**

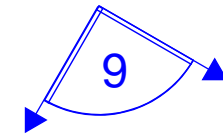
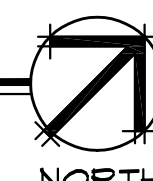


PHOTO REFERENCE SYMBOL

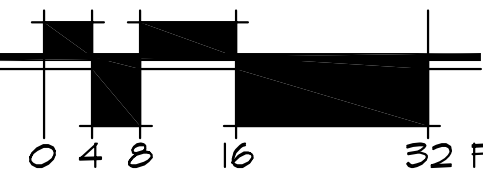
**A**

**PHOTO LEGEND**  
**SECOND LEVEL FLOOR PLAN**

SCALE: 1/16" = 1'-0"



NORTH



**INTERIM REVIEW ONLY**

THESE DOCUMENTS ARE INCOMPLETE.  
THEY ARE NOT INTENDED TO BE USED  
FOR PERMIT, BIDDING, OR  
CONSTRUCTION.

**VETERANS HOSPITAL IN TULSA  
(VHiT)**  
440 SOUTH HOUSTON AVE.  
TULSA, OKLAHOMA

**PHOTO LEGEND**

**GH2 ARCHITECTS**

GH2.COM

GH2 PROJECT NUMBER:

**20180182**

ISSUE DATE:

**07/21/2021**

ISSUE:

**REFERENCE PLANS**

OTHER ISSUE DATES:

NO.	DESCRIPTION	DATE
-----	-------------	------

SHEET NAME:

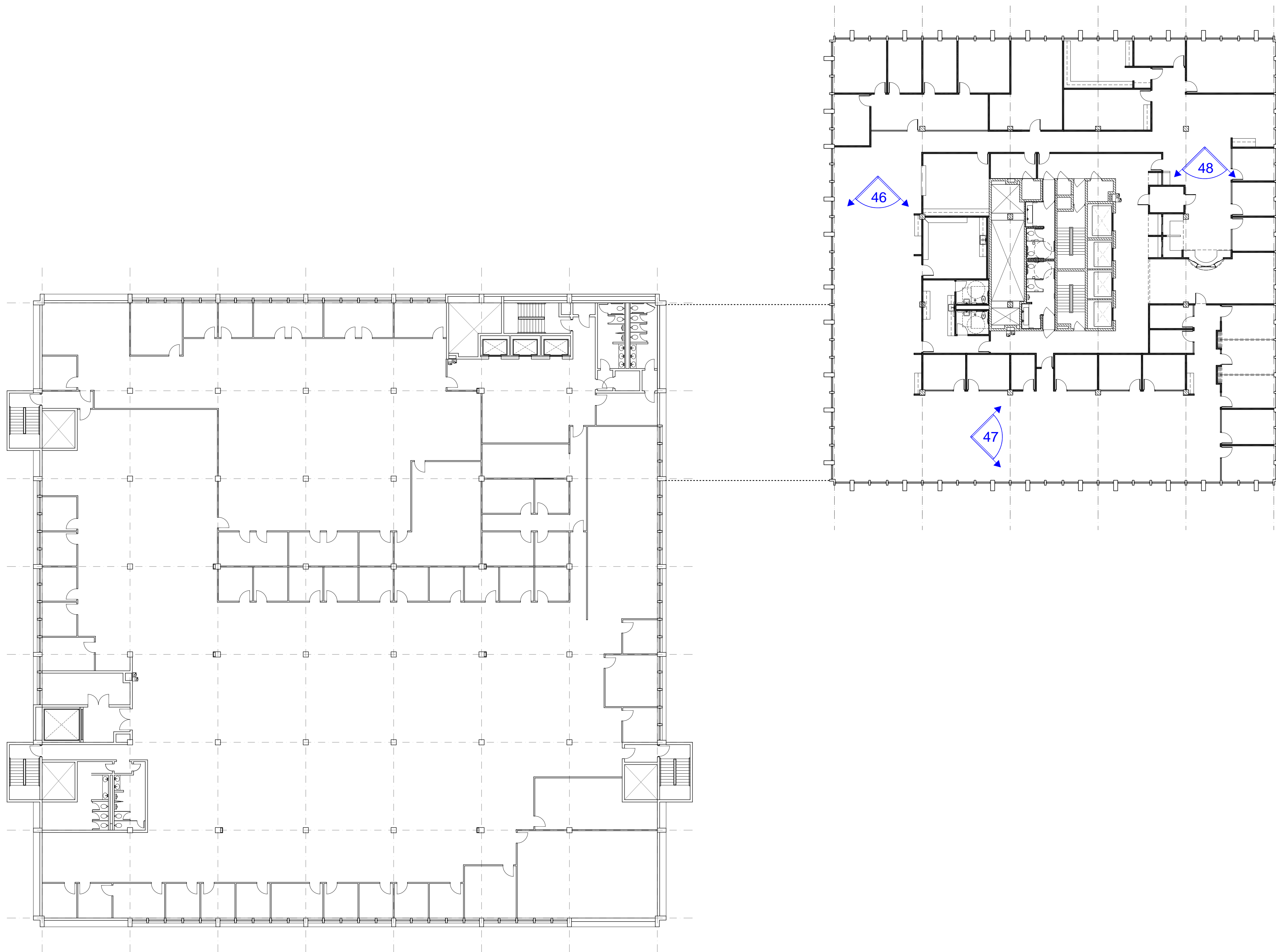
**KERR-EDMONDSON  
SECOND LEVEL  
FLOOR PLAN  
PHOTO LEGEND**

SHEET NUMBER:

**A-2**

© 2021 COPYRIGHT GH2 ARCHITECTS, LLC





**LEGEND**

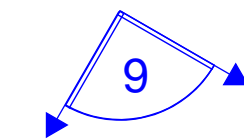


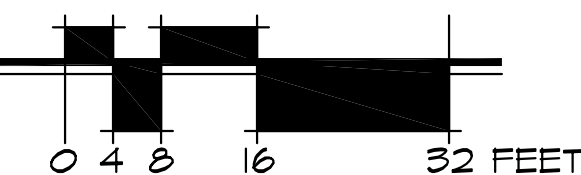
PHOTO REFERENCE SYMBOL

**A**

**PHOTO LEGEND**

**THIRD LEVEL FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**INTERIM REVIEW ONLY**

THESE DOCUMENTS ARE INCOMPLETE.  
THEY ARE NOT INTENDED TO BE USED  
FOR PERMIT, BIDDING, OR  
CONSTRUCTION.

**VETERANS HOSPITAL IN TULSA  
(VHiT)**

440 SOUTH HOUSTON AVE.  
TULSA, OKLAHOMA

**PHOTO LEGEND**

**GH2 ARCHITECTS**

GH2.COM

GH2 PROJECT NUMBER:

**20180182**

ISSUE DATE:

**07/21/2021**

ISSUE:

**REFERENCE PLANS**

OTHER ISSUE DATES:

NO.	DESCRIPTION	DATE
-----	-------------	------

SHEET NAME:

**KERR-EDMONDSON**

**THIRD LEVEL**

**FLOOR PLAN**

**PHOTO LEGEND**

SHEET NUMBER:

**A-3**

© 2021 COPYRIGHT GH2 ARCHITECTS, LLC

LEGEND

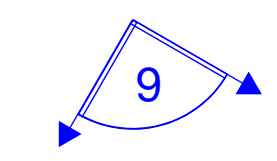
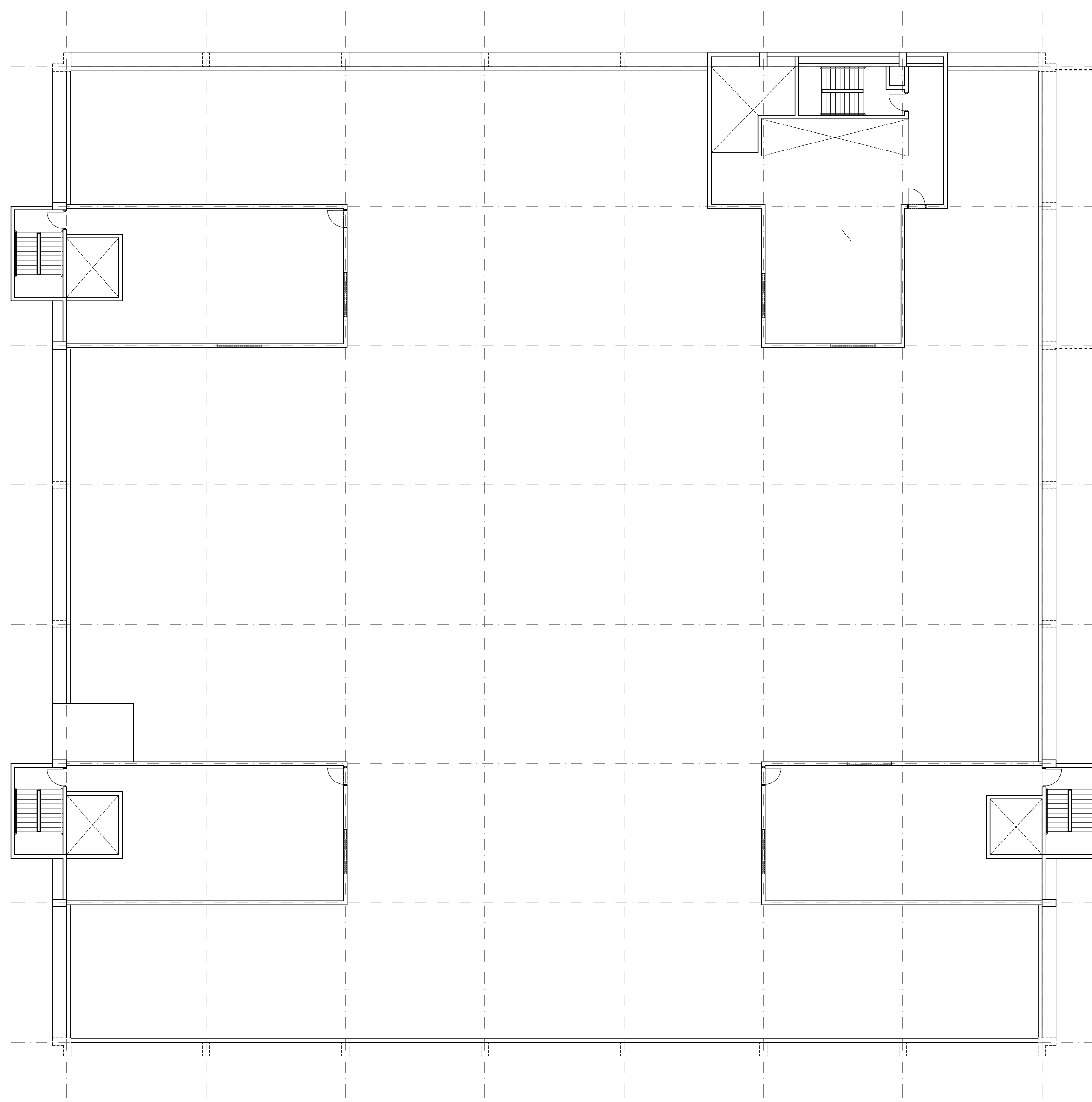
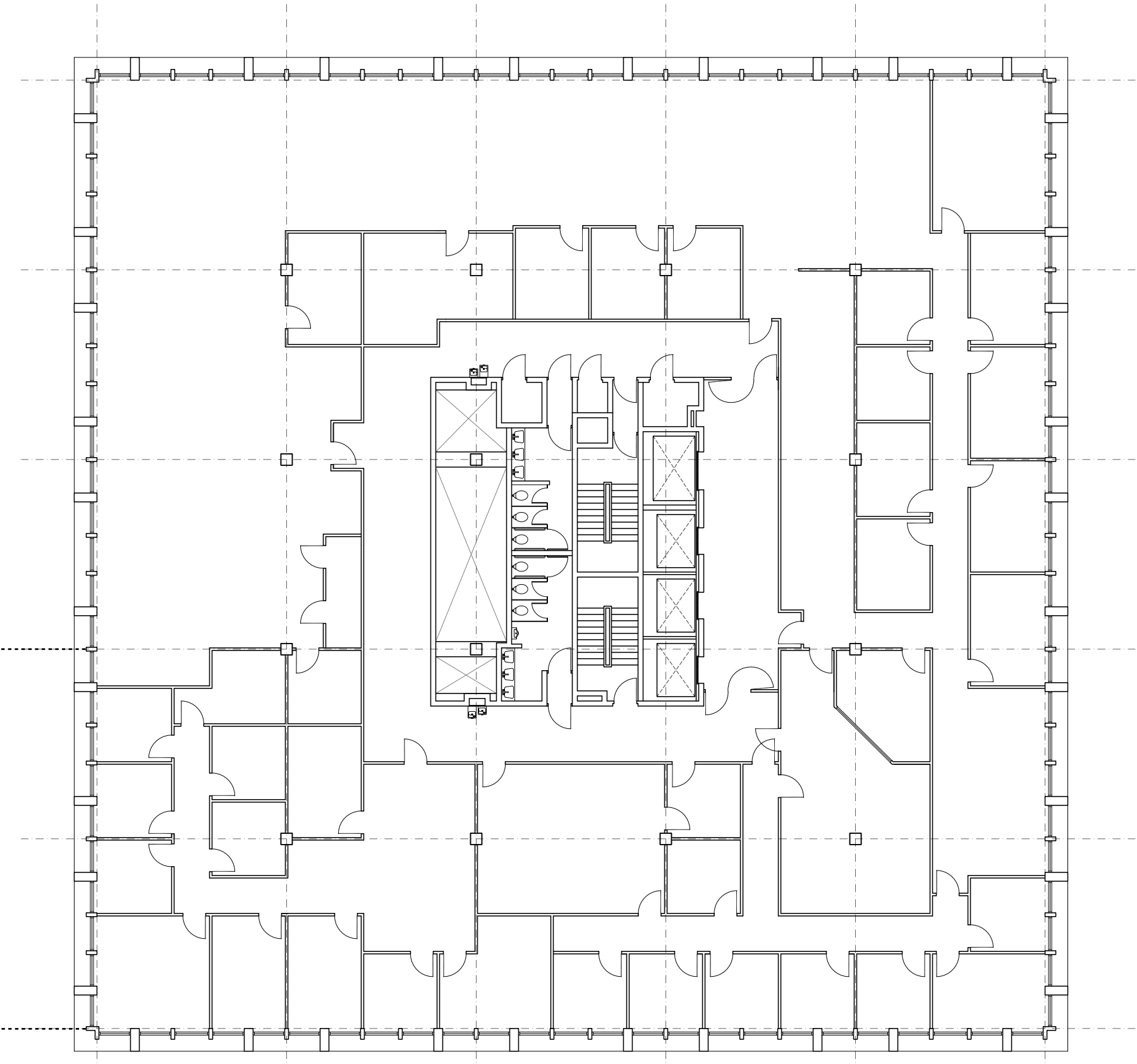
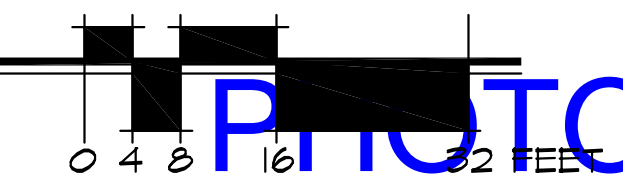
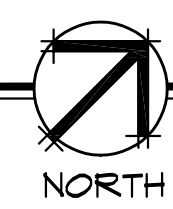


PHOTO REFERENCE SYMBOL



**B** PENTHOUSE LEVEL FLOOR  
PLAN - EDMONDSON

SCALE: 1/16" = 1'-0"



**A** FOURTH LEVEL FLOOR PLAN -  
KERR

SCALE: 1/16" = 1'-0"

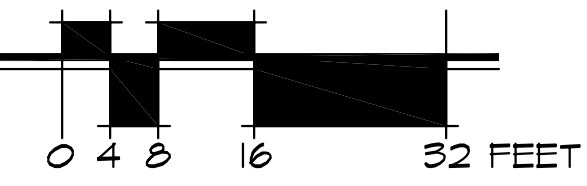
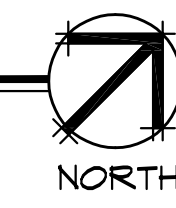


PHOTO LEGEND

INTERIM REVIEW ONLY

THESE DOCUMENTS ARE INCOMPLETE.  
THEY ARE NOT INTENDED TO BE USED  
FOR PERMIT, BIDDING, OR  
CONSTRUCTION.

VETERANS HOSPITAL IN TULSA  
(VHiT)

440 SOUTH HOUSTON AVE.  
TULSA, OKLAHOMA

PHOTO LEGEND

GH2 ARCHITECTS  
GH2.COM

GH2 PROJECT NUMBER:  
**20180182**

ISSUE DATE:  
**07/21/2021**

ISSUE:  
**REFERENCE PLANS**

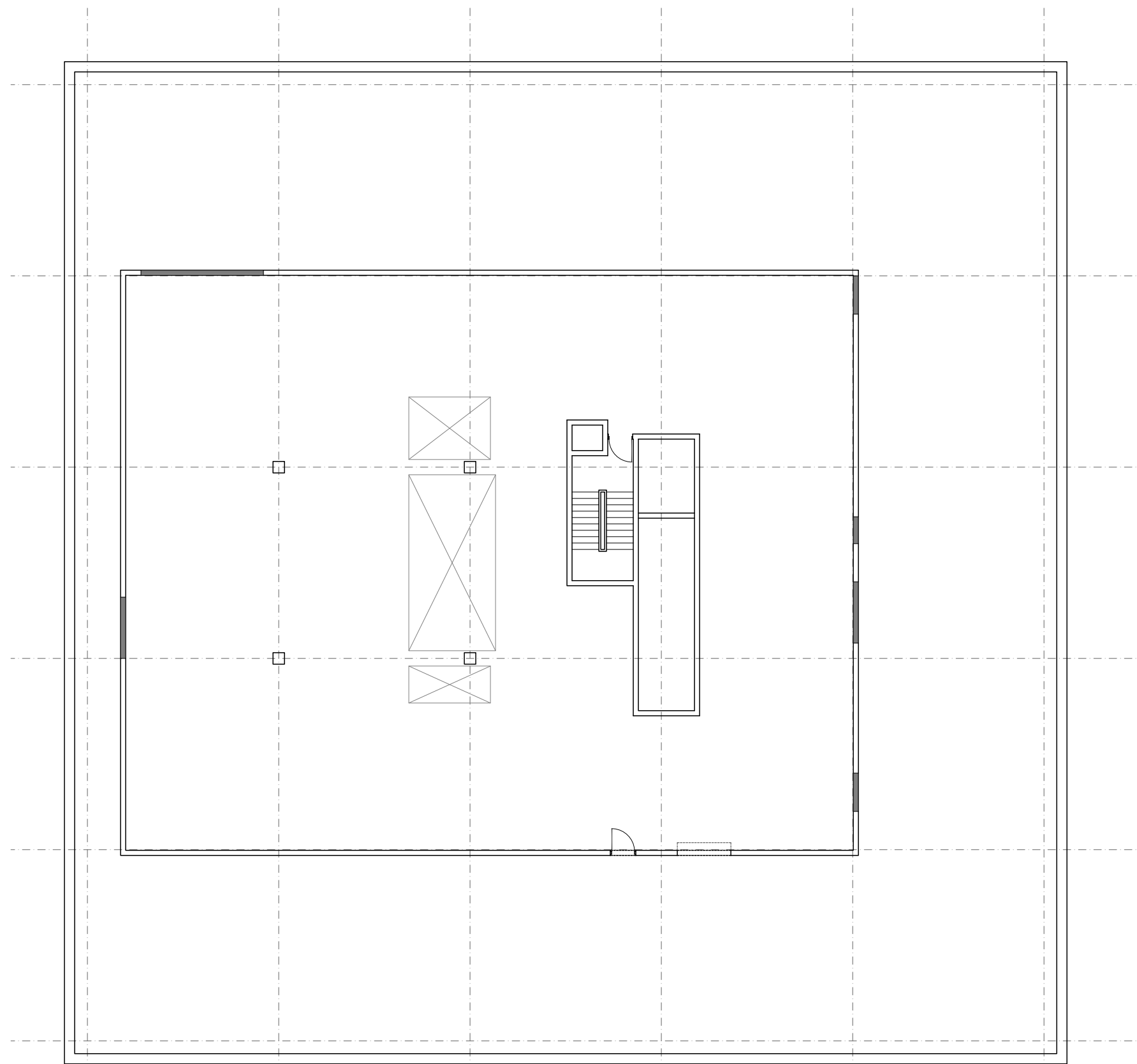
OTHER ISSUE DATES:		
NO.	DESCRIPTION	DATE

SHEET NAME:  
**KERR-EDMONDSON  
FOURTH LEVEL  
FLOOR PLAN  
PHOTO LEGEND**

SHEET NUMBER:

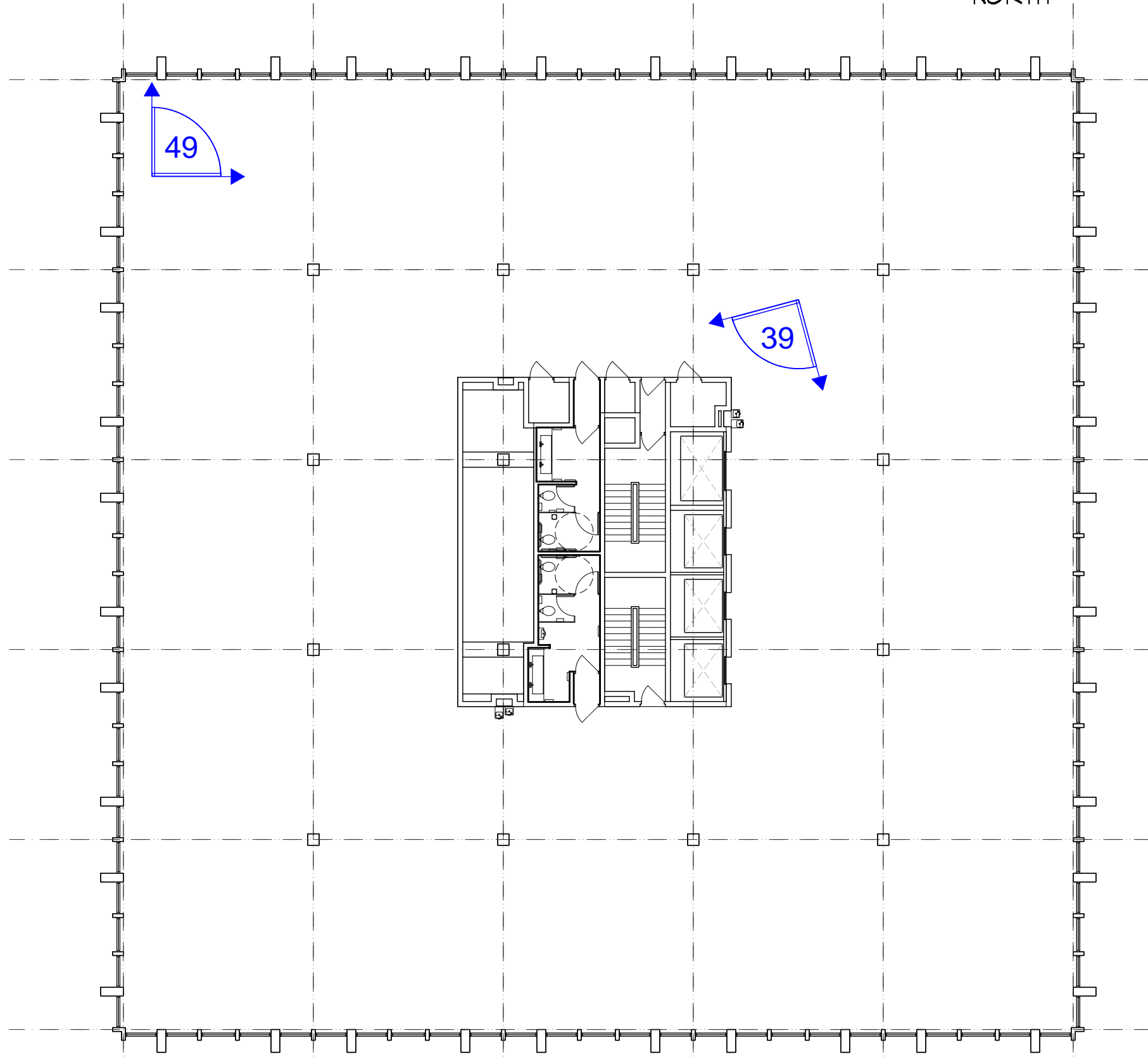
**A-4**

© 2021 COPYRIGHT GH2 ARCHITECTS, LLC



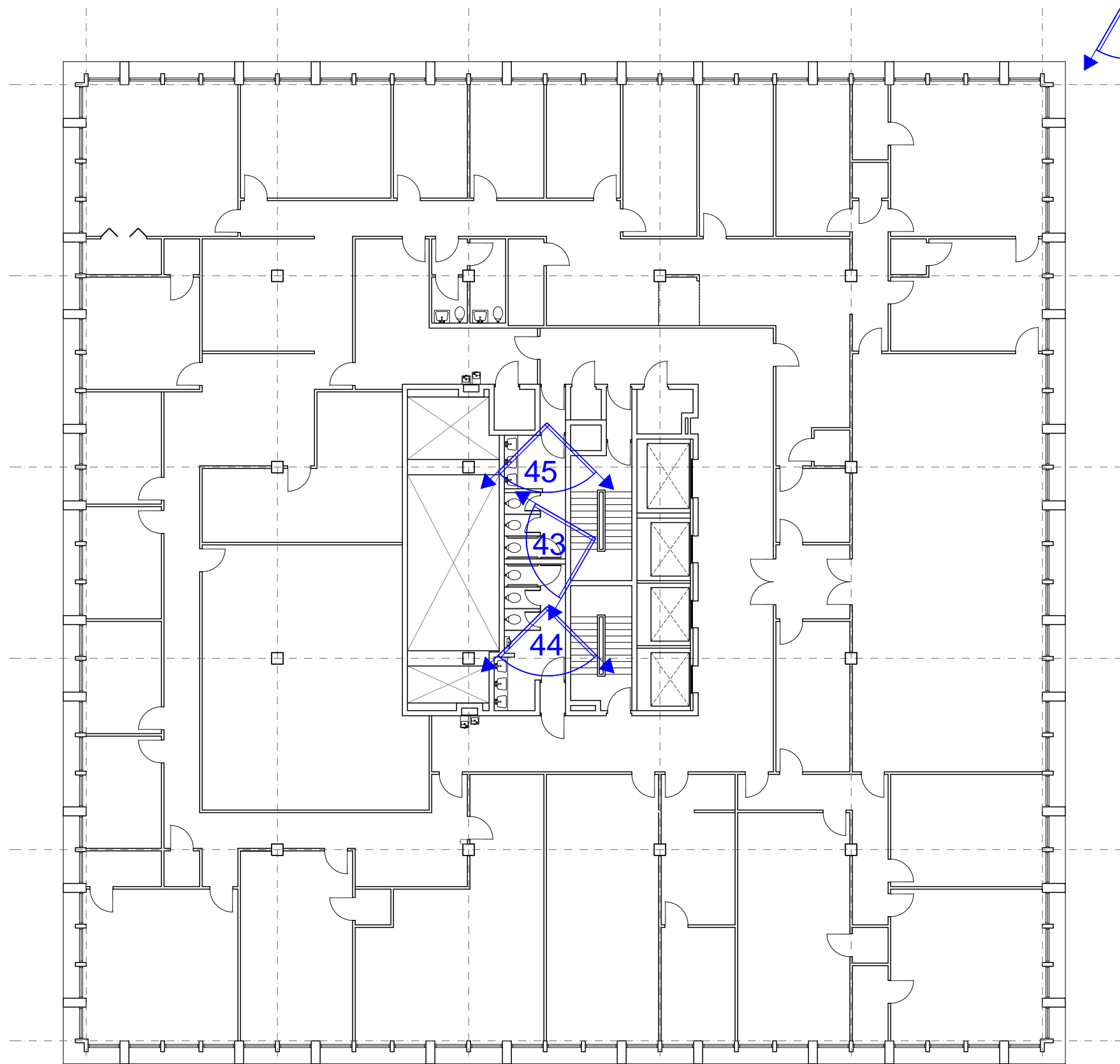
**PHOTO LEGEND**  
PENTHOUSE LEVEL FLOOR  
PLAN - KERR

**D** SCALE: 1/16" = 1'-0"  NORTH



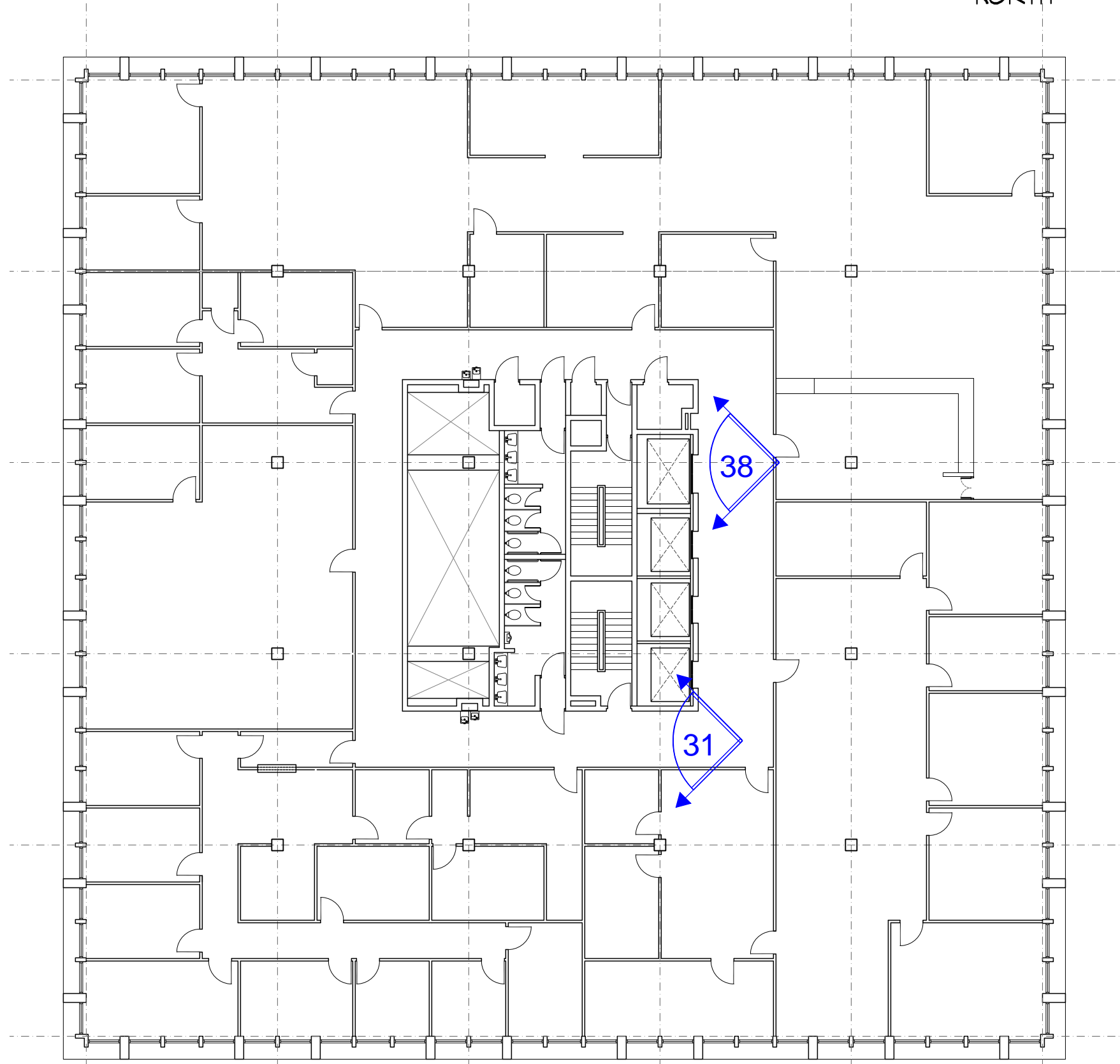
**PHOTO LEGEND**  
SEVENTH LEVEL FLOOR PLAN -  
KERR

**C** SCALE: 1/16" = 1'-0"  NORTH



**PHOTO LEGEND**  
SIXTH LEVEL FLOOR PLAN -  
KERR

**B** SCALE: 1/16" = 1'-0"  NORTH



**PHOTO LEGEND**  
FIFTH LEVEL FLOOR PLAN -  
KERR

**A** SCALE: 1/16" = 1'-0"  NORTH  0 4 8 16 32 FEET

**LEGEND**

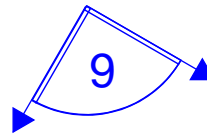


PHOTO REFERENCE SYMBOL

INTERIM REVIEW ONLY

THESE DOCUMENTS ARE INCOMPLETE.  
THEY ARE NOT INTENDED TO BE USED  
FOR PERMIT, BIDDING, OR  
CONSTRUCTION.

VETERANS HOSPITAL IN TULSA  
(VHiT)

440 SOUTH HOUSTON AVE.  
TULSA, OKLAHOMA

PHOTO LEGEND

GH2ARCHITECTS

GH2.COM

GH2 PROJECT NUMBER:  
**20180182**  
ISSUE DATE:  
**07/21/2021**  
ISSUE:  
**REFERENCE PLANS**

OTHER ISSUE DATES:  
NO. DESCRIPTION DATE

SHEET NAME:  
**KERR - FIFTH,  
SIXTH, SEVENTH,  
& PENTHOUSE  
LEVEL FLOOR PLAN  
PHOTO LEGEND**  
SHEET NUMBER:

**A-5**

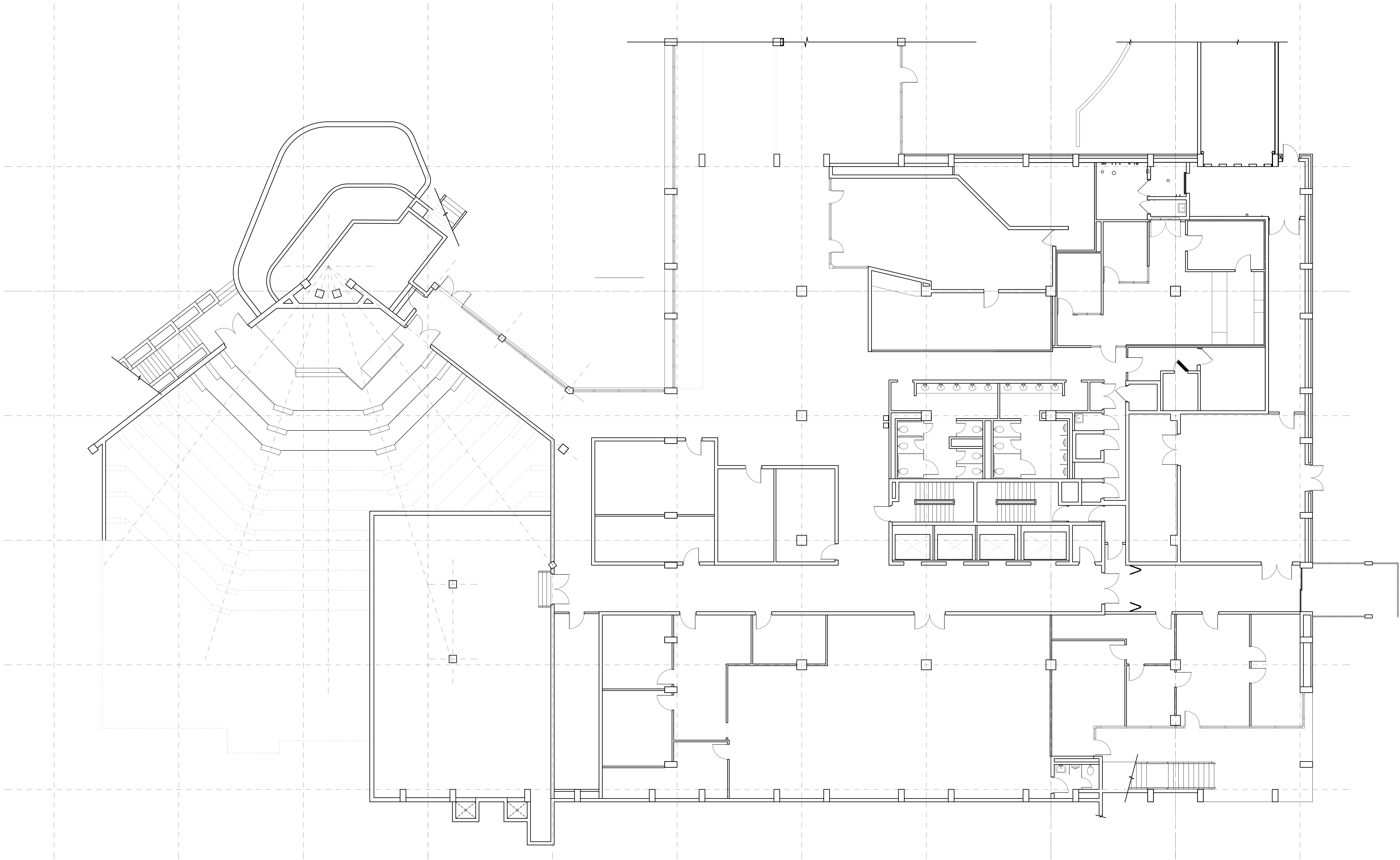
© 2021 COPYRIGHT GH2 ARCHITECTS, LLC



Veterans Hospital in Tulsa

## **Existing Conditions Drawings (30x42)**





**A** **KERR STREET LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NORTH

0 2 4 8 16 FEET



**STATE OF OKLAHOMA**  
**Department of Central**  
**Services**  
**Construction and**  
**Properties Division**

**Approvals:**  
☐ Department of Environmental Quality

☐  
This approval is for compliance with State Statute 61 O.S. 204 A, 3 only. This review and approval shall not be considered a comprehensive review or a quality control check of the Contract Documents. The Consultant shall be solely responsible for any and all errors, omissions or conflicting information in the Contract Documents.

David J. Brown AIA Date  
State Construction Administrator

**Engineer Of Record:**

© Copyrighted by the State of Oklahoma, Department of Central Services, 2012. The documents contained herein are protected by the United States copyright law and may not be reproduced, distributed, sold, transmitted, displayed, published or broadcast without prior written consent of the State of Oklahoma, Department of Central Services, Construction and Properties Division.

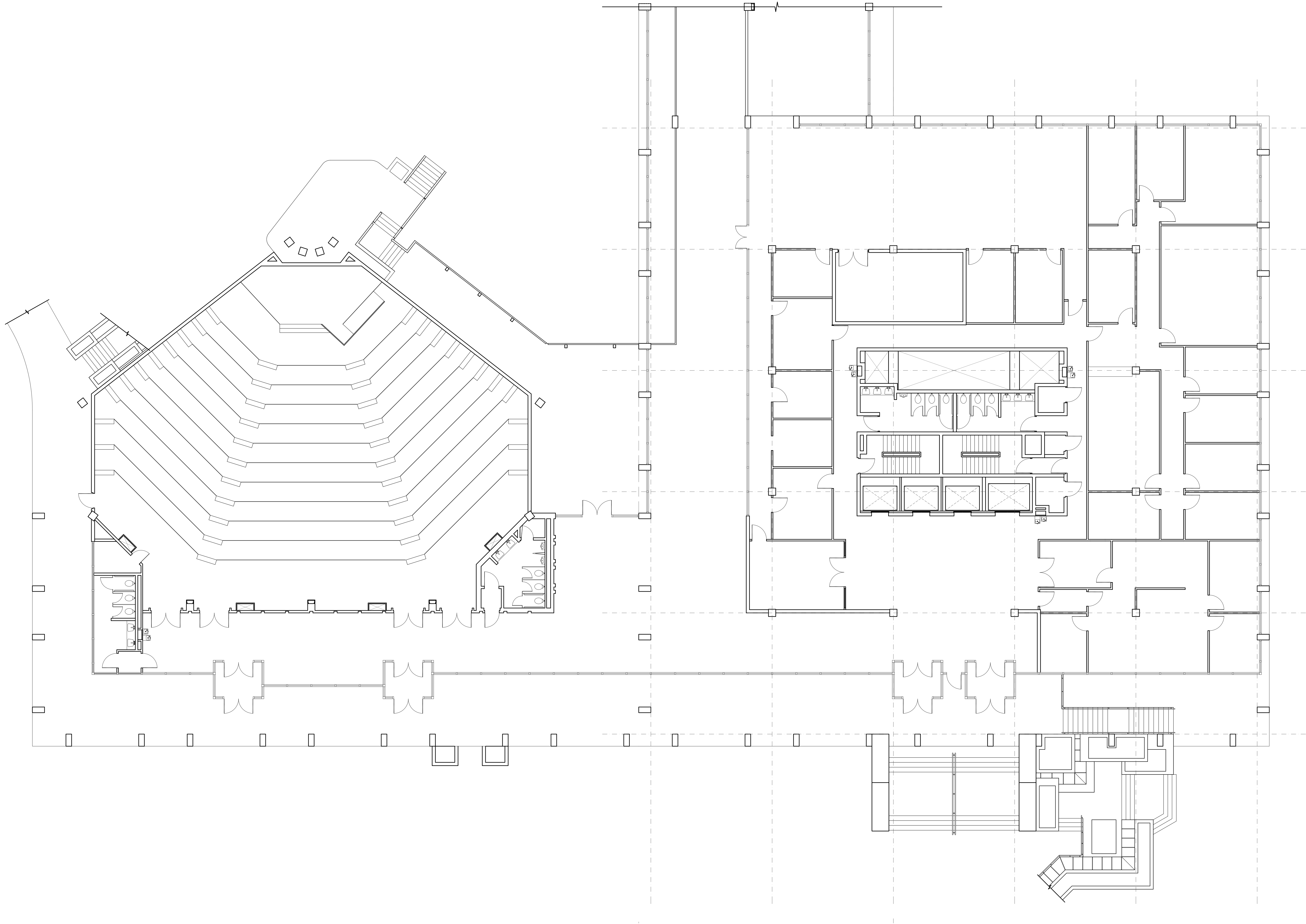
**Project Information:**  
DCS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Using Agency: Dept. of Central Services  
Issue Date: 09.25.2012

**STREET LEVEL FLOOR PLAN**

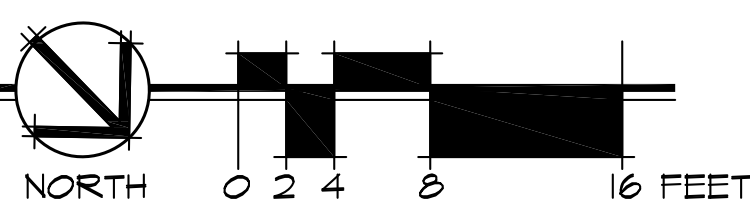
Sheet: A100 1 Of 14

DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS

DCS PROJECT NUMBER



**A** KERR 1ST LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



STATE OF OKLAHOMA  
Department of Central  
Services  
Construction and  
Properties Division

Approvals:  
☐ Department of Environmental Quality

☐  
This approval is for compliance with State Statute  
61 O.S. 204 A, 3 only. This review and approval  
shall not be considered a comprehensive review or  
a quality control check of the Contract Documents.  
The Consultant shall be solely responsible for any  
and all errors, omissions or conflicting information  
in the Contract Documents.

David J. Brown AIA Date  
State Construction Administrator

Engineer Of Record:

© Copyrighted by the State of Oklahoma, Department  
of Central Services, 2012. The documents contained  
herein are protected by the United States copyright law  
and may not be reproduced, distributed, sold, transmitted,  
displayed, published or broadcast without prior written  
consent of the State of Oklahoma, Department of Central  
Services, Construction and Properties Division.

Project Information:  
DCS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Using Agency: Dept. of Central Services  
Issue Date: 09.25.2012

FIRST LEVEL FLOOR PLAN

Sheet: A101 2 Of 14

DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS  
DCS PROJECT NUMBER



**Approvals:**

☐ Department of Environmental Quality

1

This approval is for compliance with State Statute 61 O.S. 204 A, 3 only. This review and approval shall not be considered a comprehensive review or a quality control check of the Contract Documents. The Consultant shall be solely responsible for any and all errors, omissions or conflicting information in the Contract Documents.

David J. Brown AIA Date \_\_\_\_\_  
State Construction Administrator

**Engineer Of Record:**

© Copyrighted by the State of Oklahoma, Department of Central Services, 2012. The documents contained herein are protected by the United States copyright law and may not be reproduced, distributed, sold, transmitted, displayed, published or broadcast without prior written consent of the State of Oklahoma, Department of Central Services, Construction and Properties Division.

#### Project Information:

DCS Project Number:

Project Name: Kerr - Edmondson

Floor Plans  
Project Location: Tulsa, Oklahoma

Using Agency: Dept. of Central Services

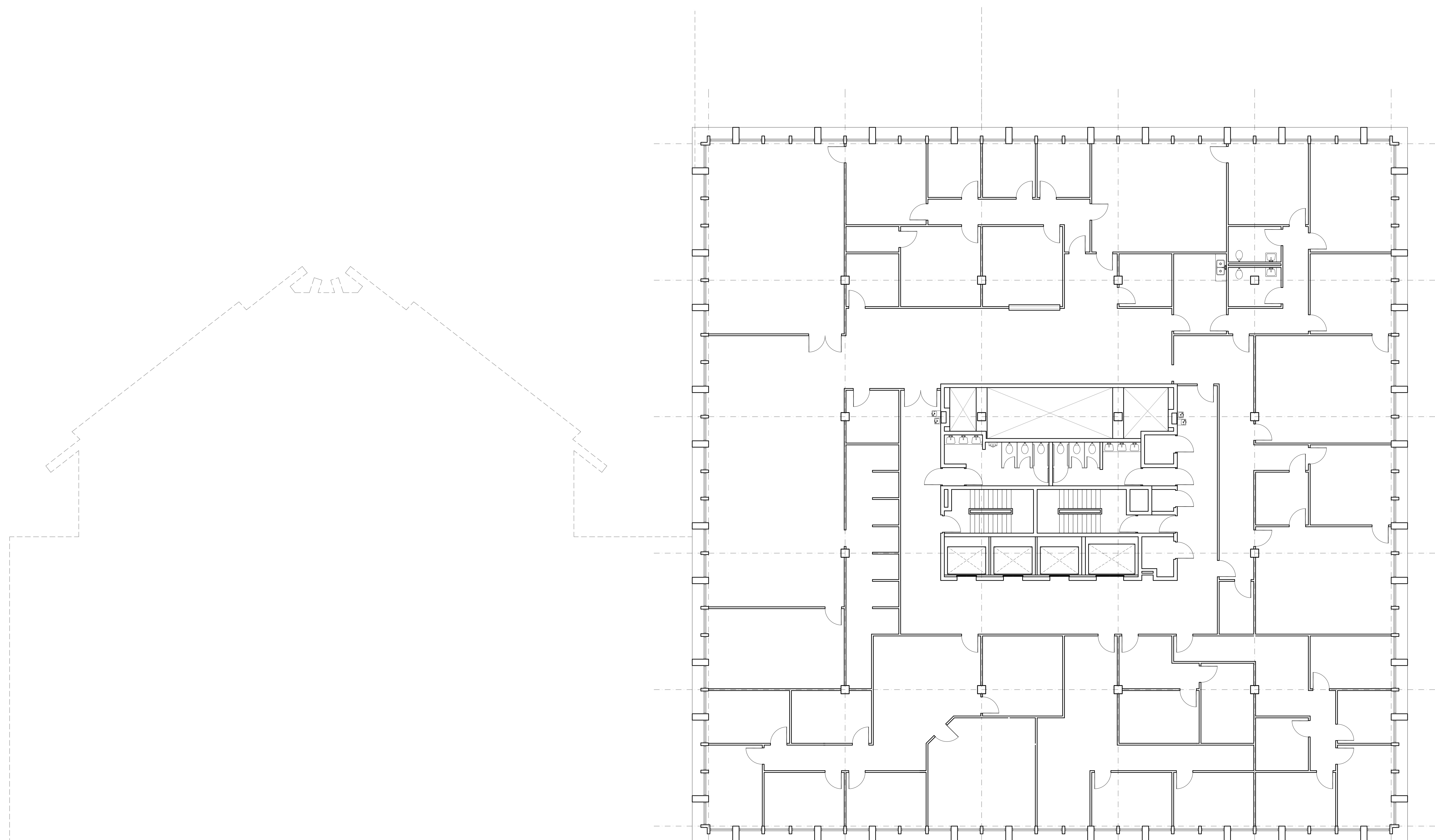
SECOND LEVEL FLOOR PLAN

Sheet: A102

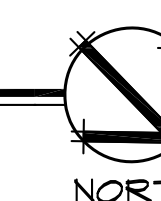
3 Of 14

DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS

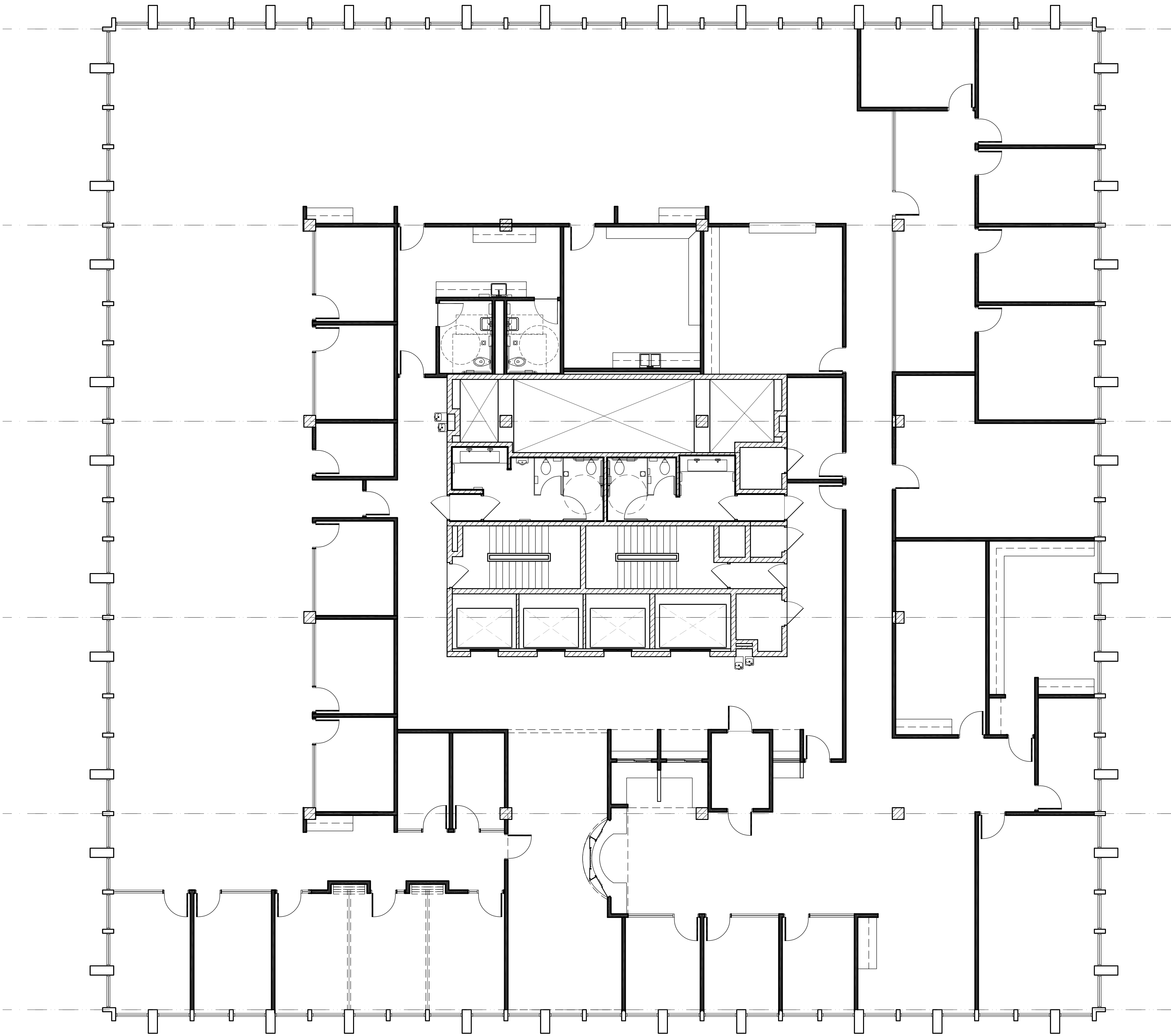
DCS PROJECT NUMBER



## A KERR 2ND LEVEL FLOOR PLAN



NORT-



**A** **KERR 3RD LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NORTH

0 2 4 8 16 FEET



**STATE OF OKLAHOMA**  
**Department of Central**  
**Services**  
**Construction and**  
**Properties Division**

**Approvals:**  
☐ Department of Environmental Quality

☐  
This approval is for compliance with State Statute 61 O.S. 204 A, 3 only. This review and approval shall not be considered a comprehensive review or a quality control check of the Contract Documents. The Consultant shall be solely responsible for any and all errors, omissions or conflicting information in the Contract Documents.

David J. Brown AIA      Date  
State Construction Administrator

**Engineer Of Record:**

© Copyrighted by the State of Oklahoma, Department of Central Services, 2012. The documents contained herein are protected by the United States copyright law and may not be reproduced, distributed, sold, transmitted, displayed, published or broadcast without prior written consent of the State of Oklahoma, Department of Central Services, Construction and Properties Division.

**Project Information:**  
DCS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Using Agency: Dept. of Central Services  
Issue Date: 09.25.2012

THIRD LEVEL FLOOR PLAN

Sheet: A103      4 Of 14

DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS

DCS PROJECT NUMBER





STATE OF OKLAHOMA  
Department of Central  
Services  
Construction and  
Properties Division

Approvals:  
☐ Department of Environmental Quality

☐  
This approval is for compliance with State Statute  
61 O.S. 204 A, 3 only. This review and approval  
shall not be considered a comprehensive review or  
a quality control check of the Contract Documents.  
The Consultant shall be solely responsible for any  
and all errors, omissions or conflicting information  
in the Contract Documents.

David J. Brown AIA Date  
State Construction Administrator

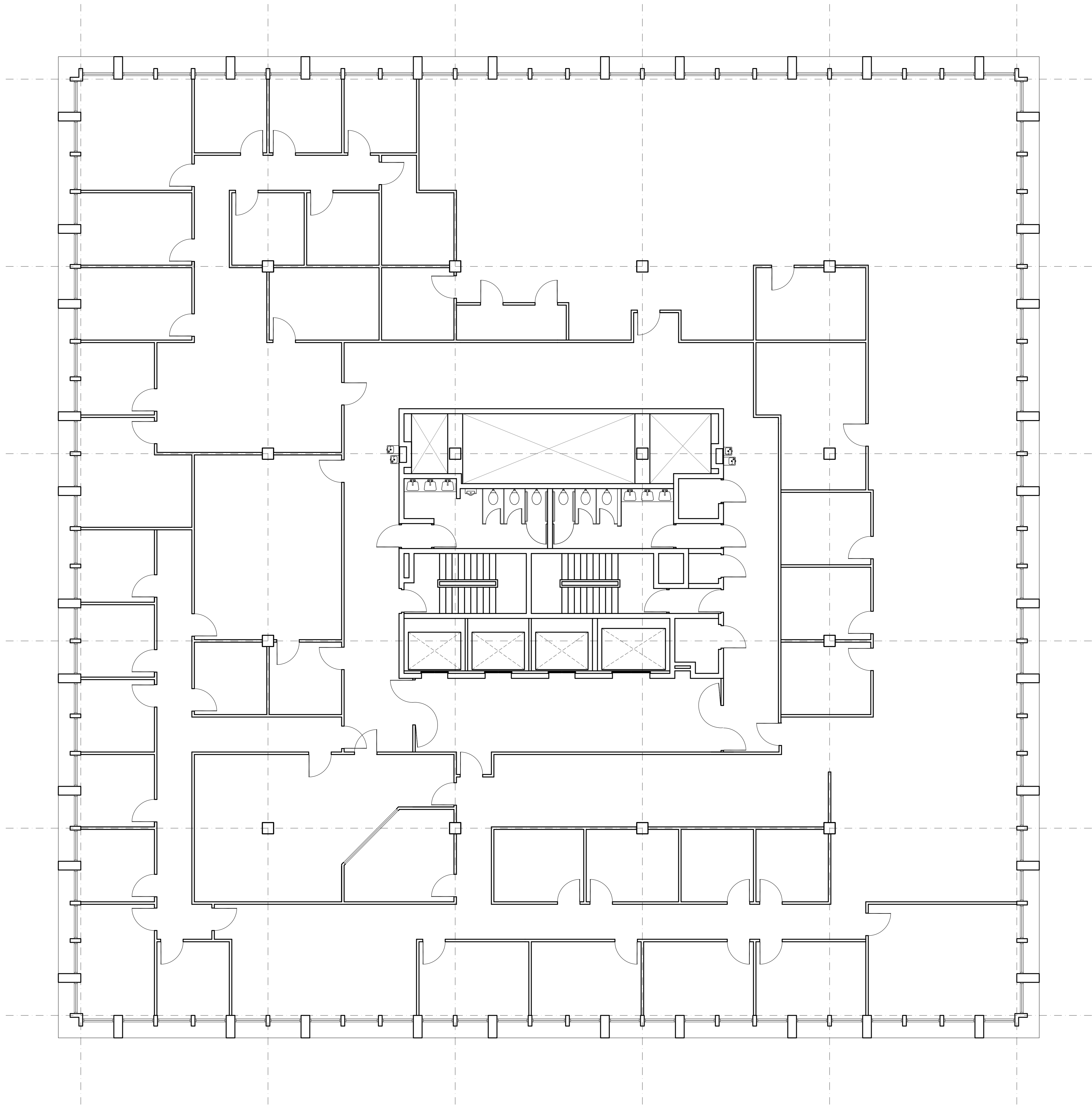
Engineer Of Record:

© Copyrighted by the State of Oklahoma, Department  
of Central Services, 2012. The documents contained  
herein are protected by the United States copyright law  
and may not be reproduced, distributed, sold, transmitted,  
displayed, published or broadcast without prior written  
consent of the State of Oklahoma, Department of Central  
Services, Construction and Properties Division.

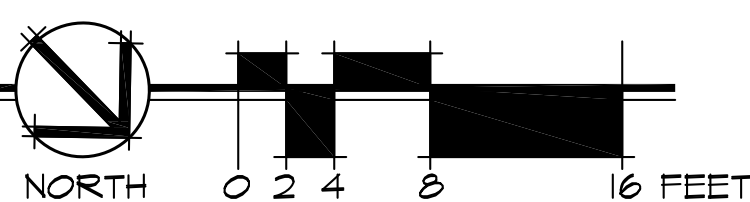
Project Information:  
DCS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Using Agency: Dept. of Central Services  
Issue Date: 09.25.2012

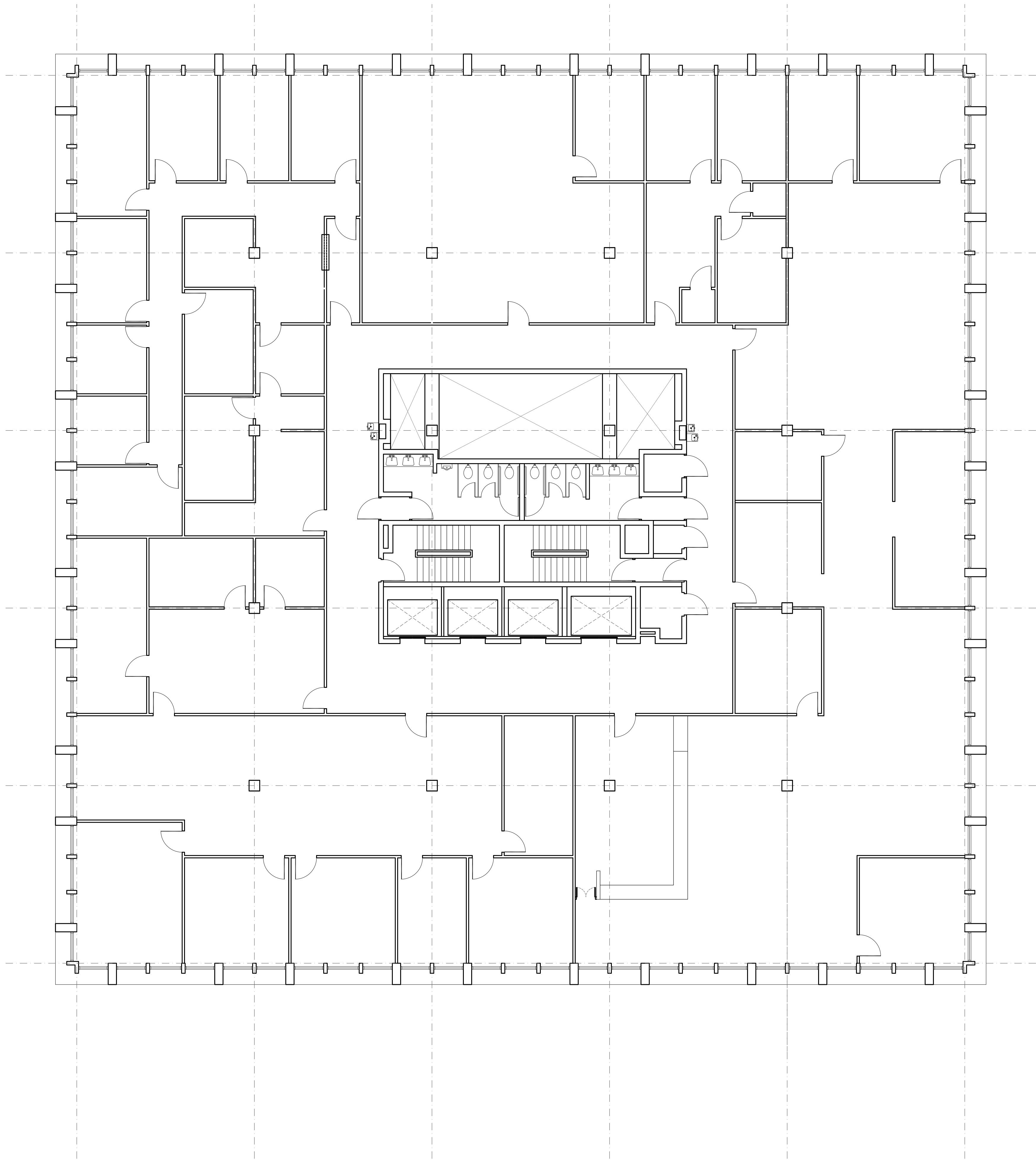
FOURTH LEVEL FLOOR PLAN

Sheet: A104 5 Of 14

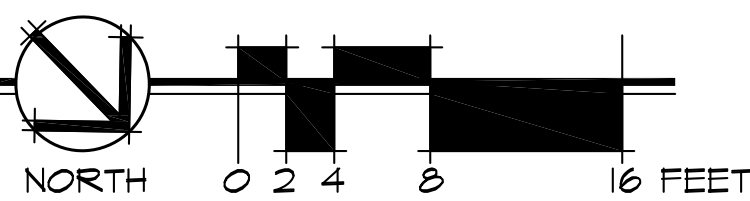


**A** KERR 4TH LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"





**A** KERR 5TH LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



STATE OF OKLAHOMA  
Department of Central  
Services  
Construction and  
Properties Division

Approvals:  
☐ Department of Environmental Quality

☐  
This approval is for compliance with State Statute  
61 O.S. 204 A, 3 only. This review and approval  
shall not be considered a comprehensive review or  
a quality control check of the Contract Documents.  
The Consultant shall be solely responsible for any  
and all errors, omissions or conflicting information  
in the Contract Documents.

David J. Brown AIA Date  
State Construction Administrator

Engineer Of Record:

© Copyrighted by the State of Oklahoma, Department  
of Central Services, 2012. The documents contained  
herein are protected by the United States copyright law  
and may not be reproduced, distributed, sold, transmitted,  
displayed, published or broadcast without prior written  
consent of the State of Oklahoma, Department of Central  
Services, Construction and Properties Division.

Project Information:  
DCS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Using Agency: Dept. of Central Services  
Issue Date: 09.25.2012

FIFTH LEVEL FLOOR PLAN

Sheet: A105 6 Of 14

DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS

DCS PROJECT NUMBER



STATE OF OKLAHOMA  
Department of Central  
Services  
Construction and  
Properties Division

Approvals:  
☐ Department of Environmental Quality

☐  
This approval is for compliance with State Statute  
61 O.S. 204 A, 3 only. This review and approval  
shall not be considered a comprehensive review or  
a quality control check of the Contract Documents.  
The Consultant shall be solely responsible for any  
and all errors, omissions or conflicting information  
in the Contract Documents.

David J. Brown AIA Date  
State Construction Administrator

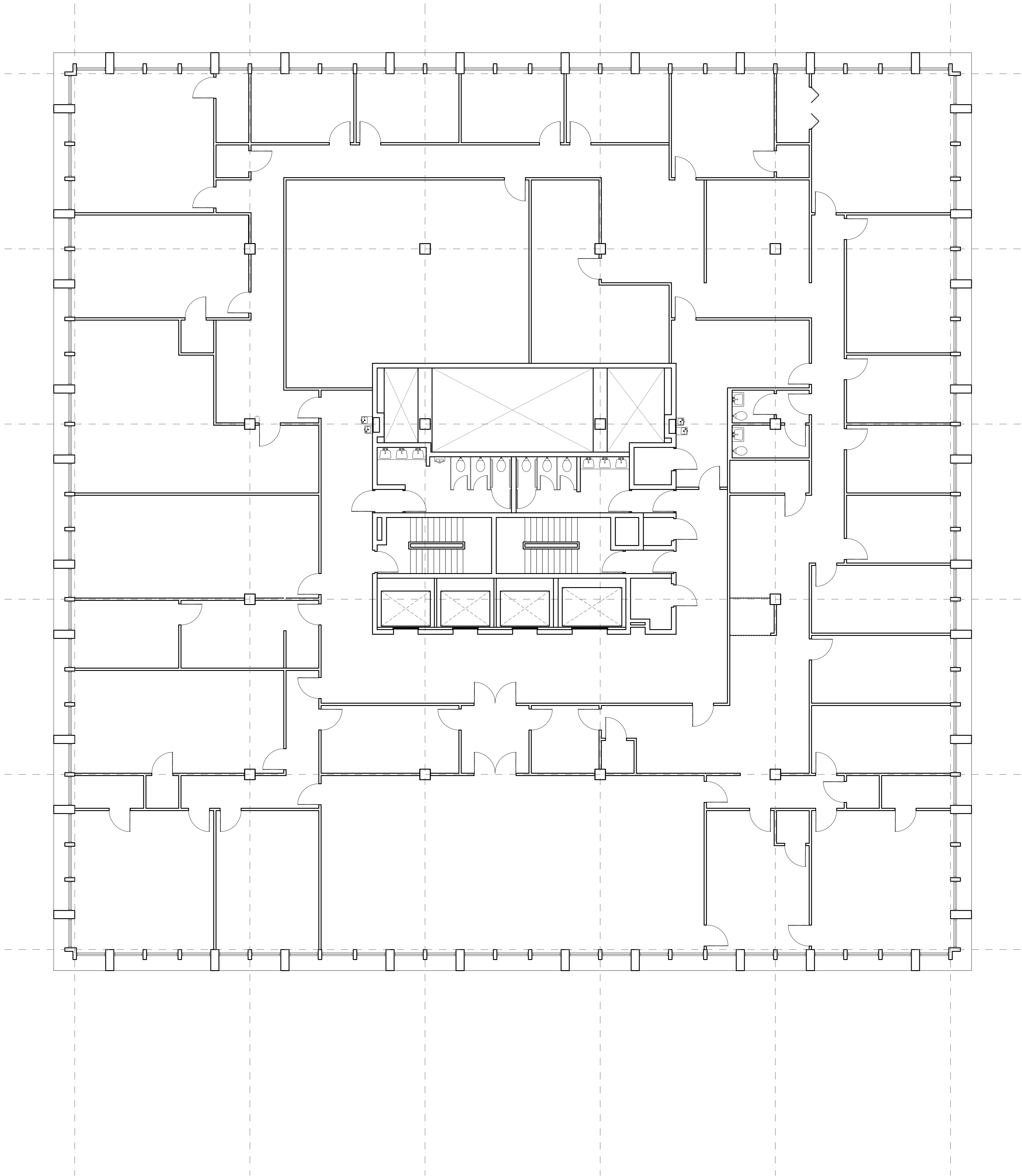
Engineer Of Record:

© Copyrighted by the State of Oklahoma, Department  
of Central Services, 2012. The documents contained  
herein are protected by the United States copyright law  
and may not be reproduced, distributed, sold, transmitted,  
displayed, published or broadcast without prior written  
consent of the State of Oklahoma, Department of Central  
Services, Construction and Properties Division.

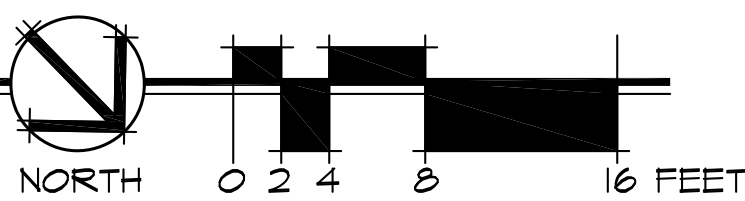
Project Information:  
DCS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Using Agency: Dept. of Central Services  
Issue Date: 09.25.2012

SIXTH LEVEL FLOOR PLAN

Sheet: A106 7 Of 14



**A** KERR 6TH LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"





## Department of Environmental Quality

This approval is for compliance with State Statute § 100.00, O.S. 204 A, 3 only. This review and approval shall not be considered a comprehensive review or quality control check of the Contract Documents. The Consultant shall be solely responsible for any and all errors, omissions or conflicting information in the Contract Documents.

David J. Brown AIA  
State Construction Administrator

**Engineer Of Record:**

© Copyrighted by the State of Oklahoma, Department of Central Services, 2012. The documents contained herein are protected by the United States copyright law and may not be reproduced, distributed, sold, transmitted, displayed, published or broadcast without prior written consent of the State of Oklahoma, Department of Central Services, Construction and Properties Division.

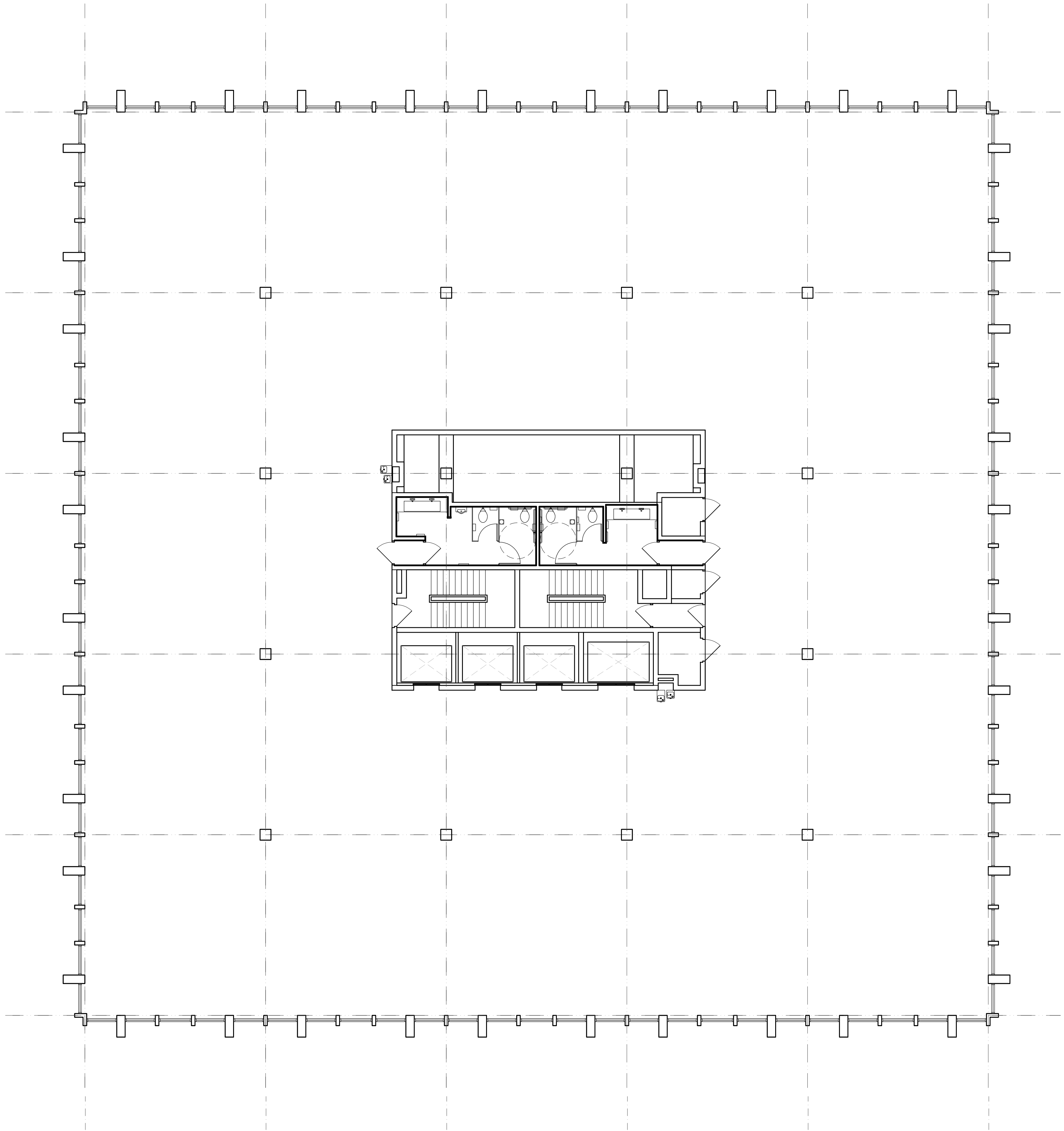
CS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Issuing Agency: Dept. of Central Services  
Issue Date: 09.25.20

## SEVENTH LEVEL FLOOR PLAN

Sheet: A107 8 Of 14

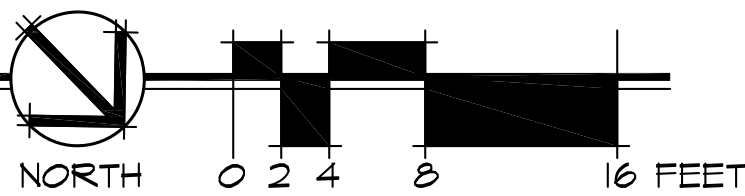
**DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS**

**DCS PROJECT NUMBER**

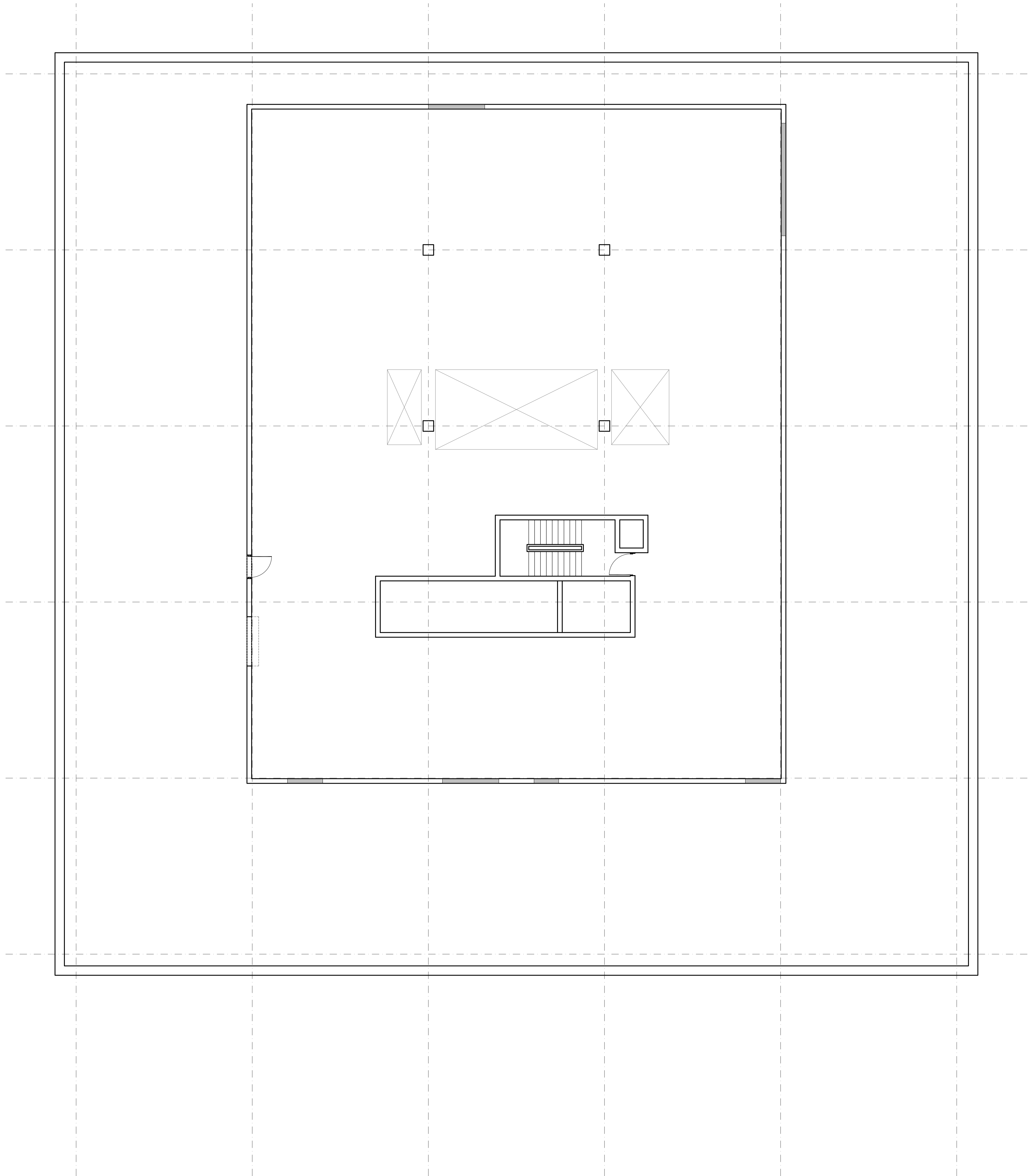


# A KERR 7TH LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



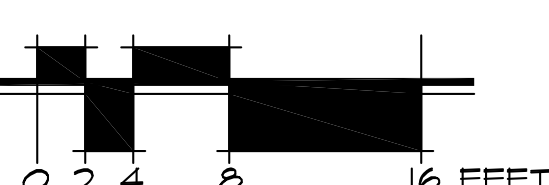
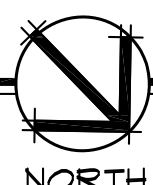




A

KERR PENTHOUSE LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



STATE OF OKLAHOMA  
Department of Central  
Services  
Construction and  
Properties Division

Approvals:

☐ Department of Environmental Quality

☐

This approval is for compliance with State Statute 61 O.S. 204 A, 3 only. This review and approval shall not be considered a comprehensive review or a quality control check of the Contract Documents. The Consultant shall be solely responsible for any and all errors, omissions or conflicting information in the Contract Documents.

David J. Brown AIA Date  
State Construction Administrator

Engineer Of Record:

© Copyrighted by the State of Oklahoma, Department of Central Services, 2012. The documents contained herein are protected by the United States copyright law and may not be reproduced, distributed, sold, transmitted, displayed, published or broadcast without prior written consent of the State of Oklahoma, Department of Central Services, Construction and Properties Division.

Project Information:

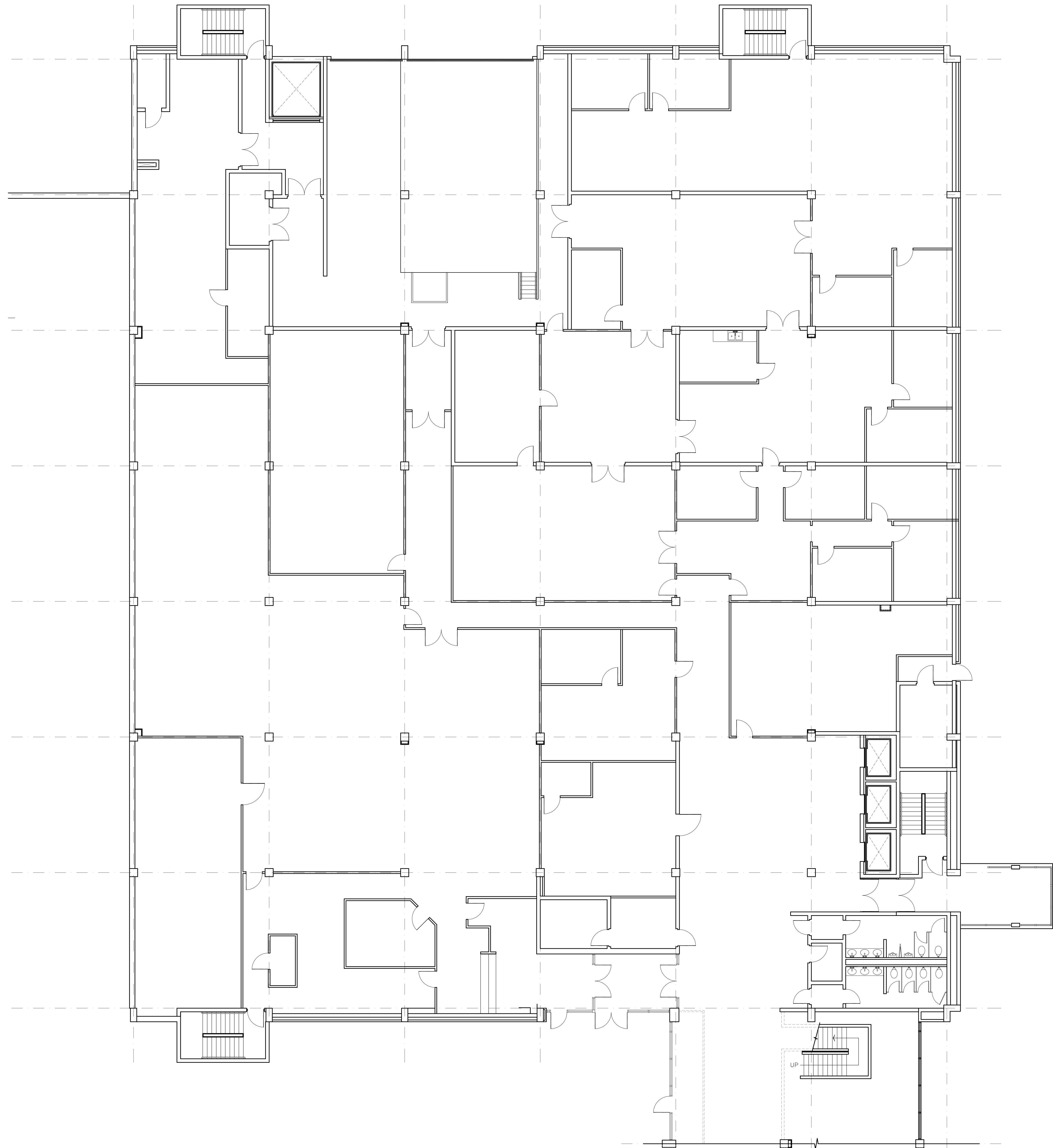
DCS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Using Agency: Dept. of Central Services  
Issue Date: 09.25.2012

PENTHOUSE LEVEL FLOOR PLAN

Sheet: A108 9 Of 14

DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS

DCS PROJECT NUMBER



**A** EDMONDSON STREET LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NORTH 0 2 4 8 16 FEET



STATE OF OKLAHOMA  
Department of Central  
Services  
Construction and  
Properties Division

Approvals:  
☐ Department of Environmental Quality

☐  
This approval is for compliance with State Statute  
61 O.S. 204 A, 3 only. This review and approval  
shall not be considered a comprehensive review or  
a quality control check of the Contract Documents.  
The Consultant shall be solely responsible for any  
and all errors, omissions or conflicting information  
in the Contract Documents.

David J. Brown AIA Date  
State Construction Administrator

Engineer Of Record:

© Copyrighted by the State of Oklahoma, Department  
of Central Services, 2012. The documents contained  
herein are protected by the United States copyright law  
and may not be reproduced, distributed, sold, transmitted,  
displayed, published or broadcast without prior written  
consent of the State of Oklahoma, Department of Central  
Services, Construction and Properties Division.

Project Information:  
DCS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Using Agency: Dept. of Central Services  
Issue Date: 09.25.2012

STREET LEVEL FLOOR PLAN

Sheet: A109 10 Of 14

DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS

DCS PROJECT NUMBER

☐ Department of Environmental Quality

David J. Brown AIA Date  
State Construction Administrator

**Engineer Of Record:**

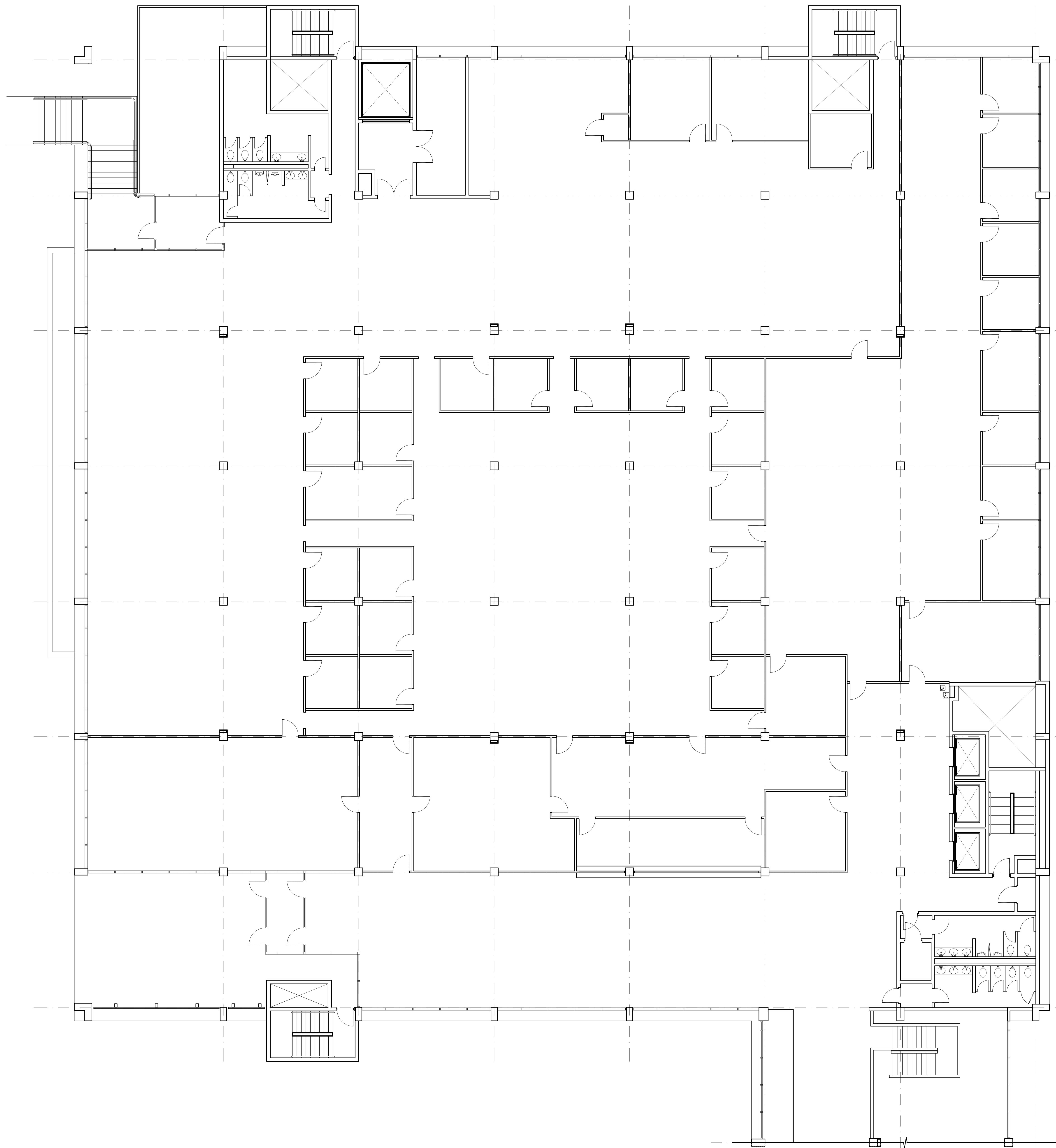
**Project Information:**  
 CS Project Number:  
 Project Name: Kerr - Edmondson  
 Floor Plans  
 Project Location: Tulsa, Oklahoma  
 Issuing Agency: Dept. of Central Services  
 Issue Date: 09.25.2012

### FIRST LEVEL FLOOR PLAN

Sheet: A110 11 Of 14

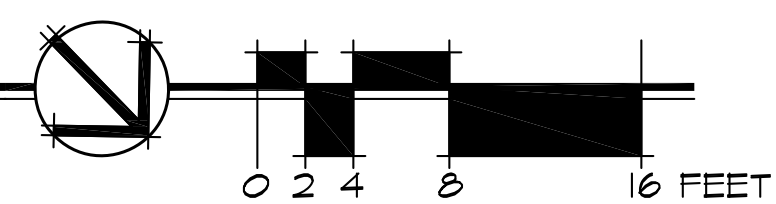
DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS

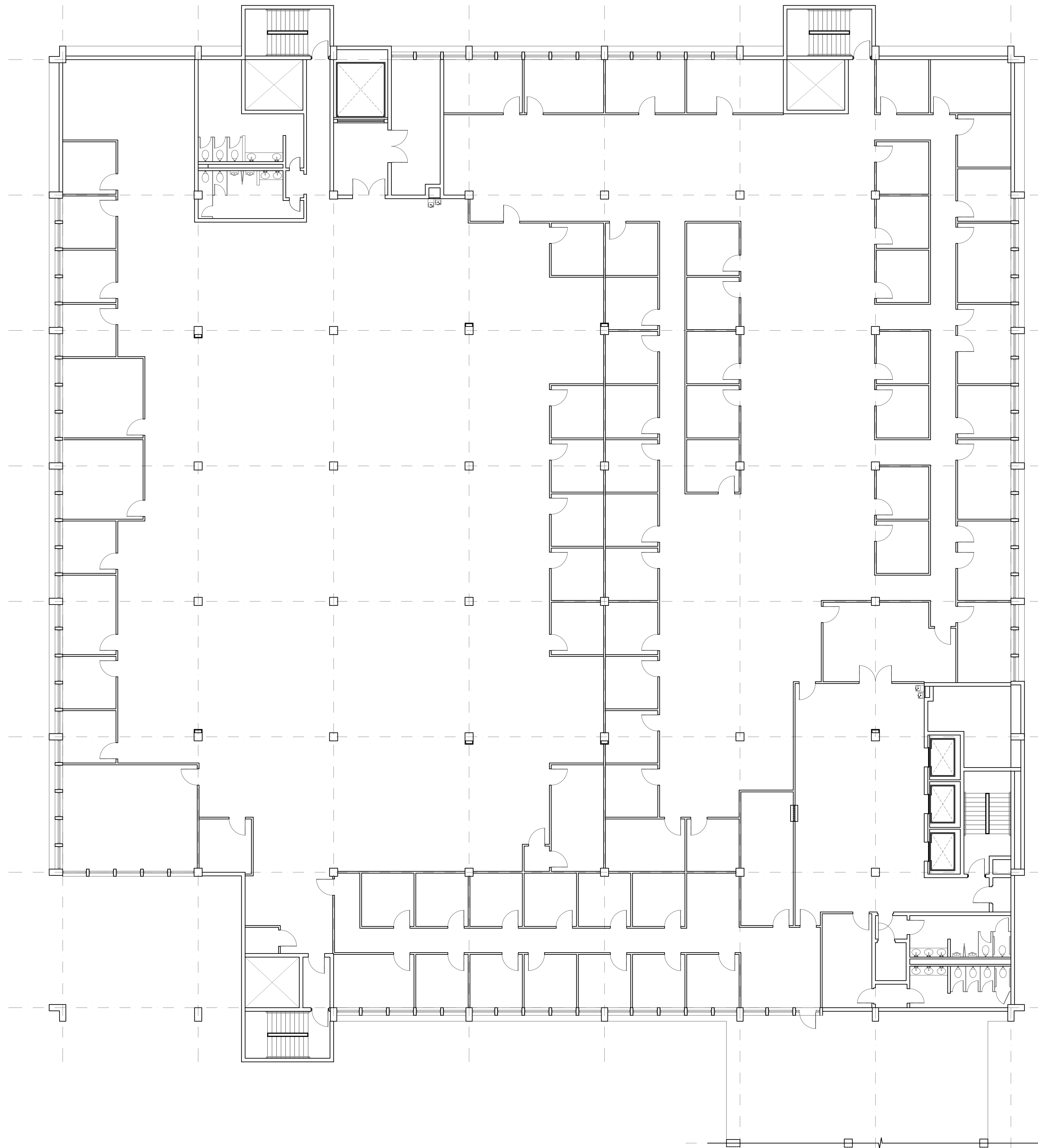
**DCS PROJECT NUMBER**



# A EDMONDSON 1ST LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"





**A EDMONDSON 2ND LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH 0 2 4 8 16 FEET



**STATE OF OKLAHOMA**  
**Department of Central**  
**Services**  
**Construction and**  
**Properties Division**

**Approvals:**

☐ Department of Environmental Quality

☐  
This approval is for compliance with State Statute 61 O.S. 204 A, 3 only. This review and approval shall not be considered a comprehensive review or a quality control check of the Contract Documents. The Consultant shall be solely responsible for any and all errors, omissions or conflicting information in the Contract Documents.

David J. Brown AIA Date  
State Construction Administrator

**Engineer Of Record:**

© Copyrighted by the State of Oklahoma, Department of Central Services, 2012. The documents contained herein are protected by the United States copyright law and may not be reproduced, distributed, sold, transmitted, displayed, published or broadcast without prior written consent of the State of Oklahoma, Department of Central Services, Construction and Properties Division.

**Project Information:**

DCS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Using Agency: Dept. of Central Services  
Issue Date: 09.25.2012

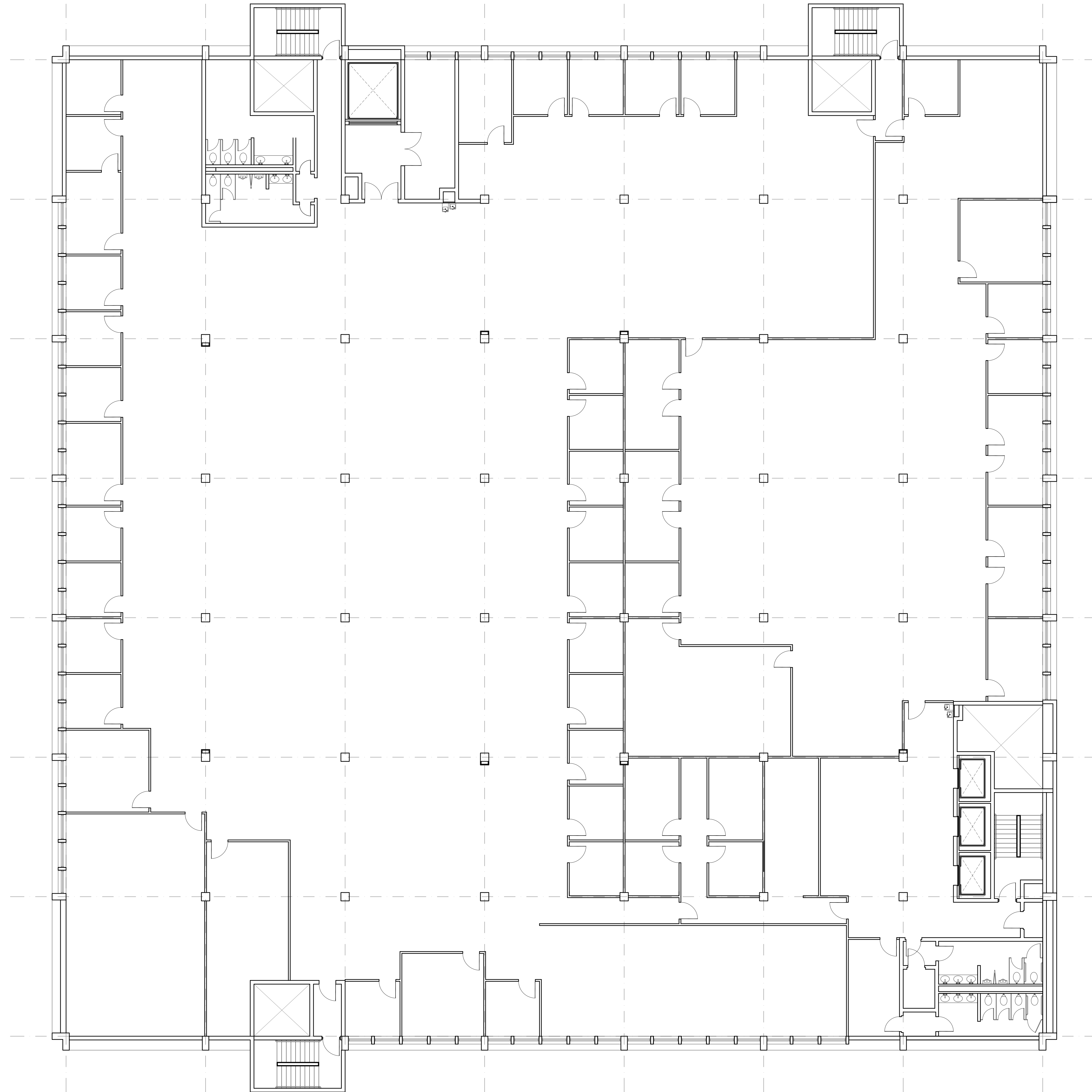
SECOND LEVEL FLOOR PLAN

Sheet: A111 12 Of 14

DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS

DCS PROJECT NUMBER





**A** EDMONDSON 3RD LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
NORTH 0 2 4 8 16 FEET



STATE OF OKLAHOMA  
Department of Central  
Services  
Construction and  
Properties Division

**Approvals:**

☐ Department of Environmental Quality

☐  
This approval is for compliance with State Statute 61 O.S. 204 A, 3 only. This review and approval shall not be considered a comprehensive review or a quality control check of the Contract Documents. The Consultant shall be solely responsible for any and all errors, omissions or conflicting information in the Contract Documents.

David J. Brown AIA Date  
State Construction Administrator

**Engineer Of Record:**

© Copyrighted by the State of Oklahoma, Department of Central Services, 2012. The documents contained herein are protected by the United States copyright law and may not be reproduced, distributed, sold, transmitted, displayed, published or broadcast without prior written consent of the State of Oklahoma, Department of Central Services, Construction and Properties Division.

**Project Information:**

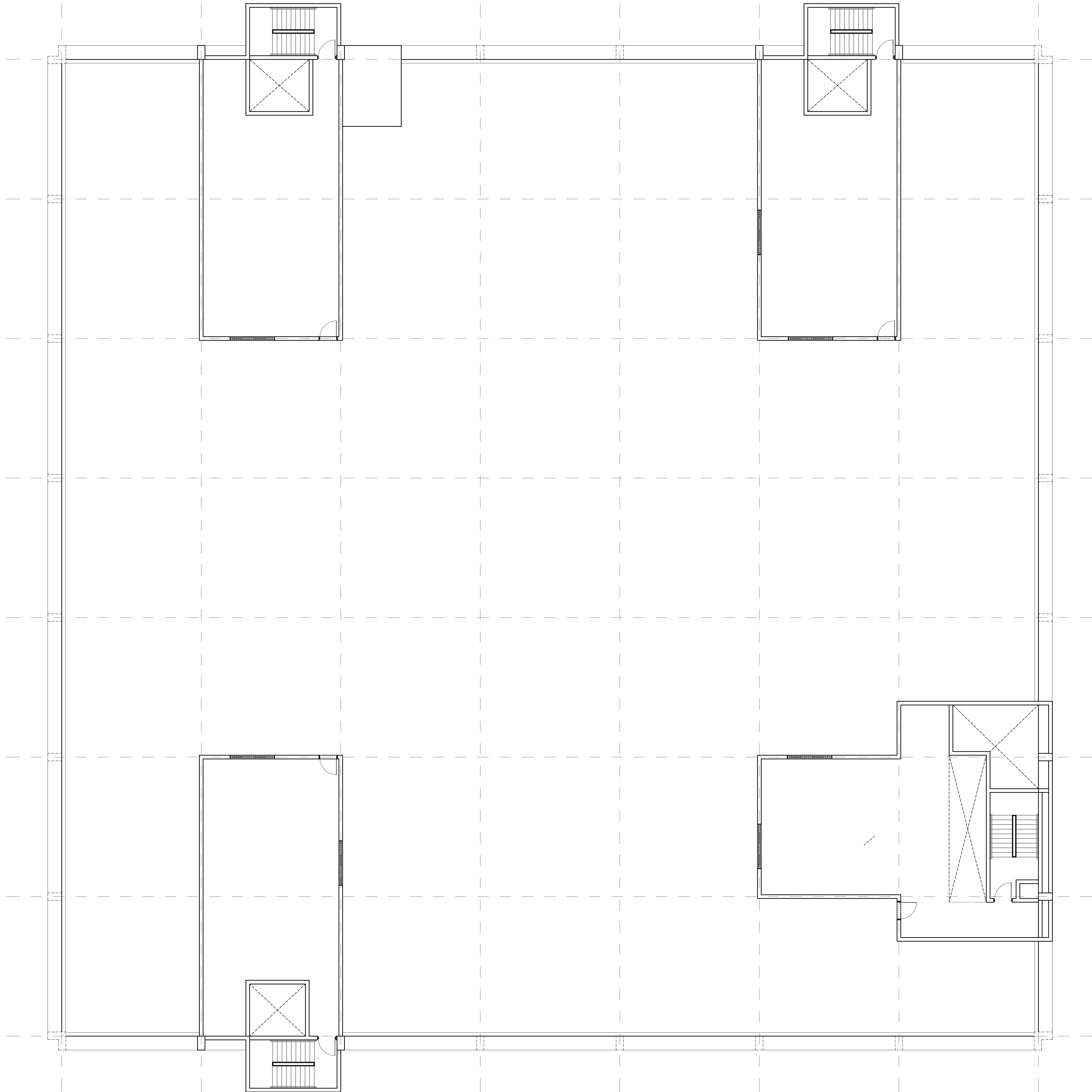
DCS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Using Agency: Dept. of Central Services  
Issue Date: 09.25.2012

THIRD LEVEL FLOOR PLAN

Sheet: A112 13 Of 14

DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS

DCS PROJECT NUMBER



**A** EDMONDSON PENTHOUSE LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NORTH 0 2 4 8 16 FEET



STATE OF OKLAHOMA  
Department of Central  
Services  
Construction and  
Properties Division

Approvals:  
☐ Department of Environmental Quality

☐  
This approval is for compliance with State Statute  
61 O.S. 204 A, 3 only. This review and approval  
shall not be considered a comprehensive review or  
a quality control check of the Contract Documents.  
The Consultant shall be solely responsible for any  
and all errors, omissions or conflicting information  
in the Contract Documents.

David J. Brown AIA Date  
State Construction Administrator

Engineer Of Record:

© Copyrighted by the State of Oklahoma, Department  
of Central Services, 2012. The documents contained  
herein are protected by the United States copyright law  
and may not be reproduced, distributed, sold, transmitted,  
displayed, published or broadcast without prior written  
consent of the State of Oklahoma, Department of Central  
Services, Construction and Properties Division.

Project Information:  
DCS Project Number:  
Project Name: Kerr - Edmondson  
Floor Plans  
Project Location: Tulsa, Oklahoma  
Using Agency: Dept. of Central Services  
Issue Date: 09.25.2012

PENTHOUSE LEVEL FLOOR PLAN

Sheet: A113 14 Of 14

DCS PROJECT NAME: KERR - EDMONDSON FLOOR PLANS

DCS PROJECT NUMBER



Veterans Hospital in Tulsa

## **Proposed Conditions Drawings (11x17)**





U.S. Department  
of Veterans Affairs

## PROPOSED CONDITIONS

EXISTING OKLAHOMA STATE OFFICE BUILDING - TULSA, OK

Veterans Hospital | Tulsa, Oklahoma



**Dewberry**



# Preliminary



## PROPOSED CONDITIONS

### PROPOSED SITE PLAN

Veterans Hospital | Tulsa, Oklahoma

VA



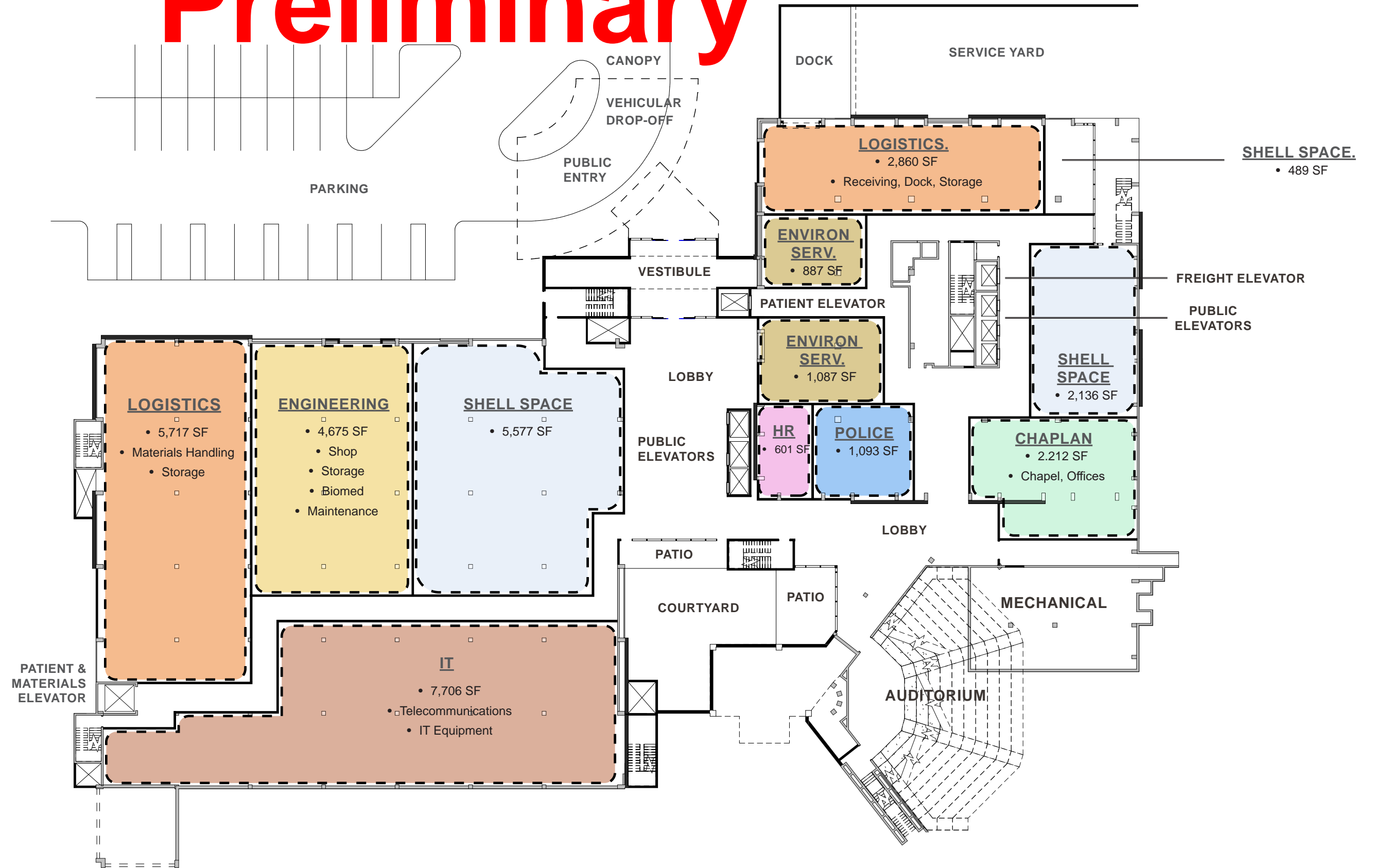
U.S. Department  
of Veterans Affairs



 **Dewberry**



# Preliminary



## PROPOSED CONDITIONS

### LOWER LEVEL: OVERALL PLAN

Veterans Hospital | Tulsa, Oklahoma

0' 30' 60'



VA

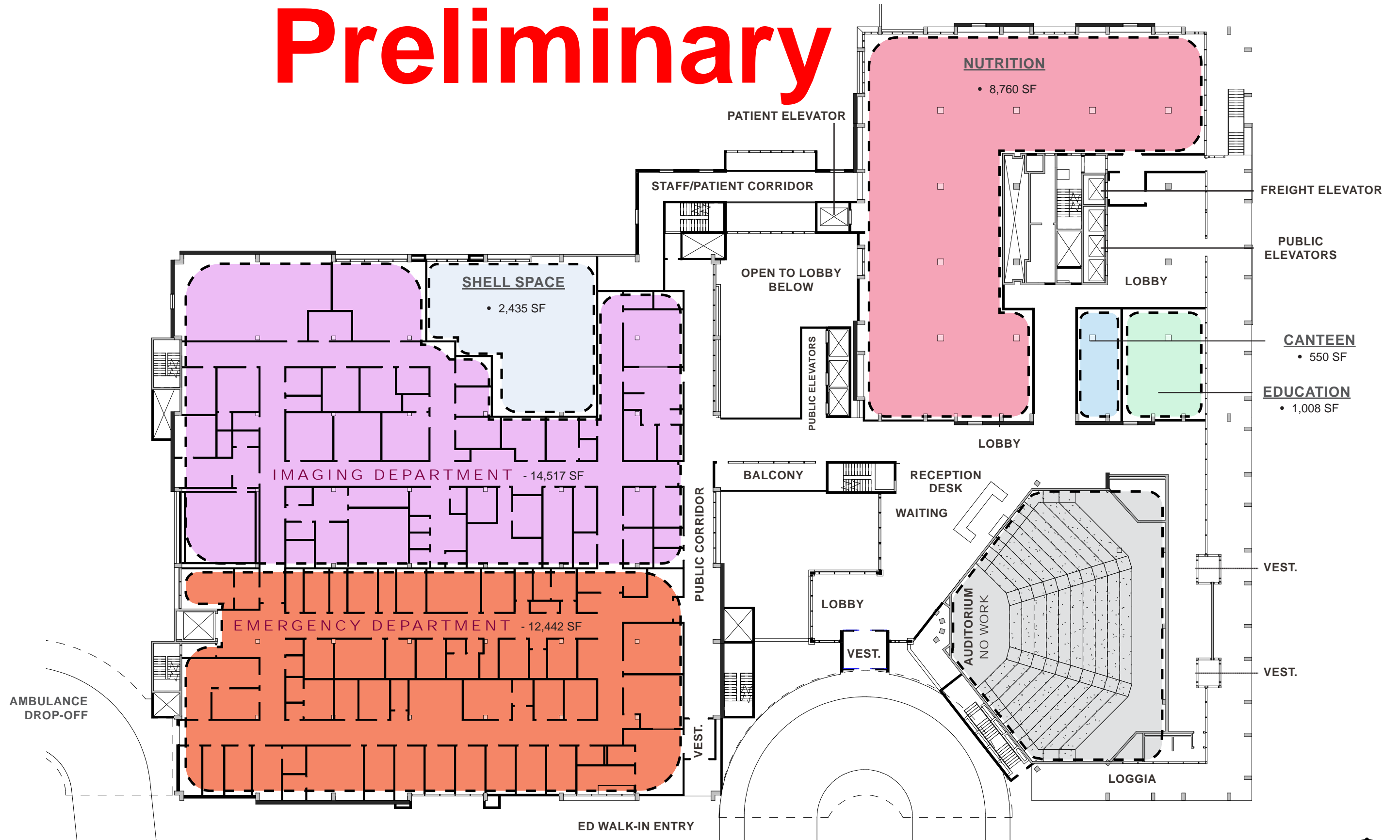


U.S. Department  
of Veterans Affairs

 **Dewberry**



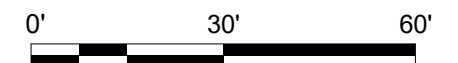
# Preliminary



## PROPOSED CONDITIONS

### FIRST LEVEL: OVERALL

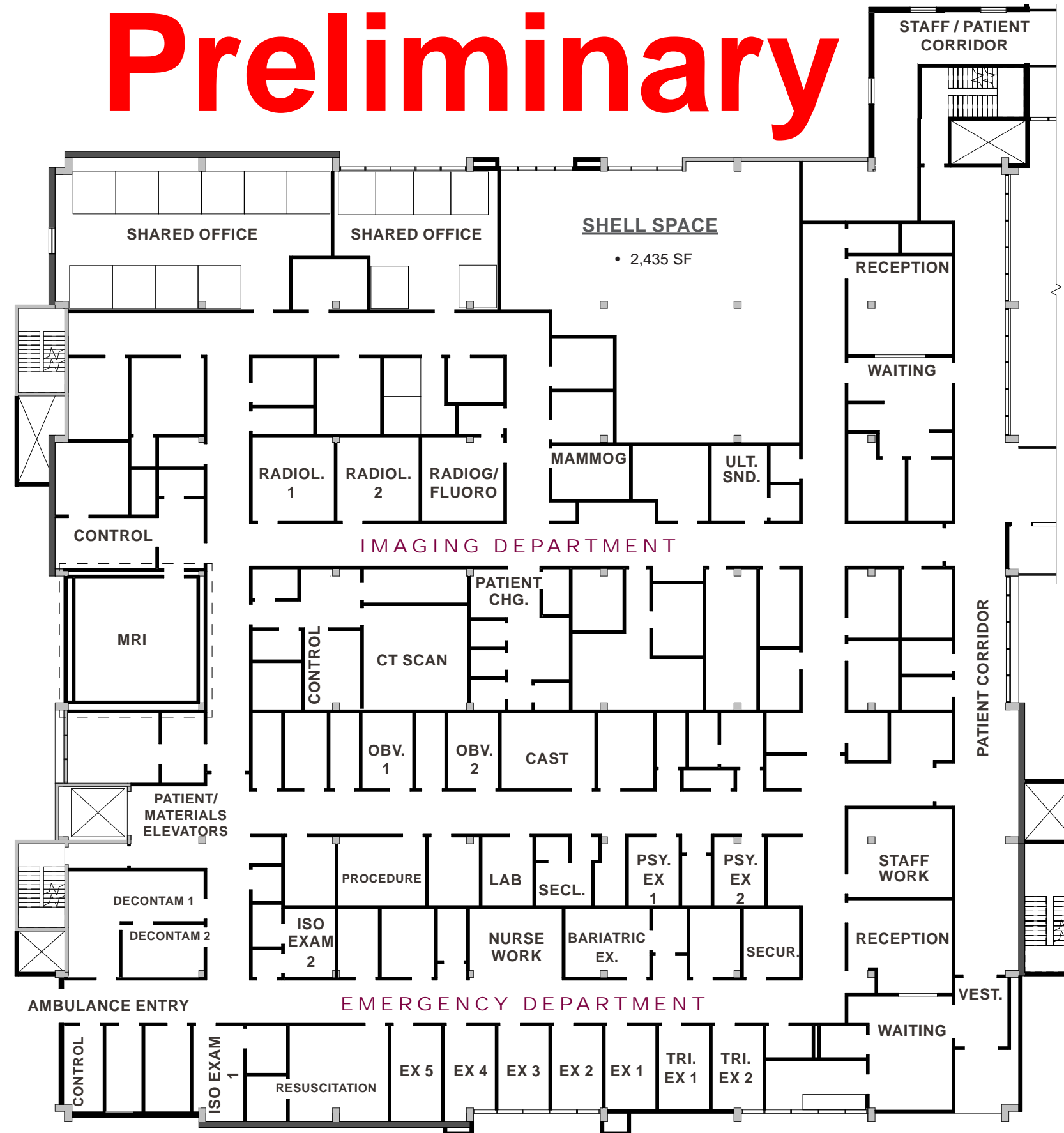
Veterans Hospital | Tulsa, Oklahoma



U.S. Department  
of Veterans Affairs



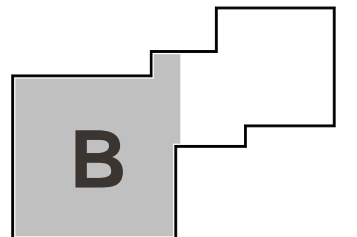
# Preliminary



## PROPOSED CONDITIONS

### FIRST LEVEL: ENLARGED PLAN B

Veterans Hospital | Tulsa, Oklahoma



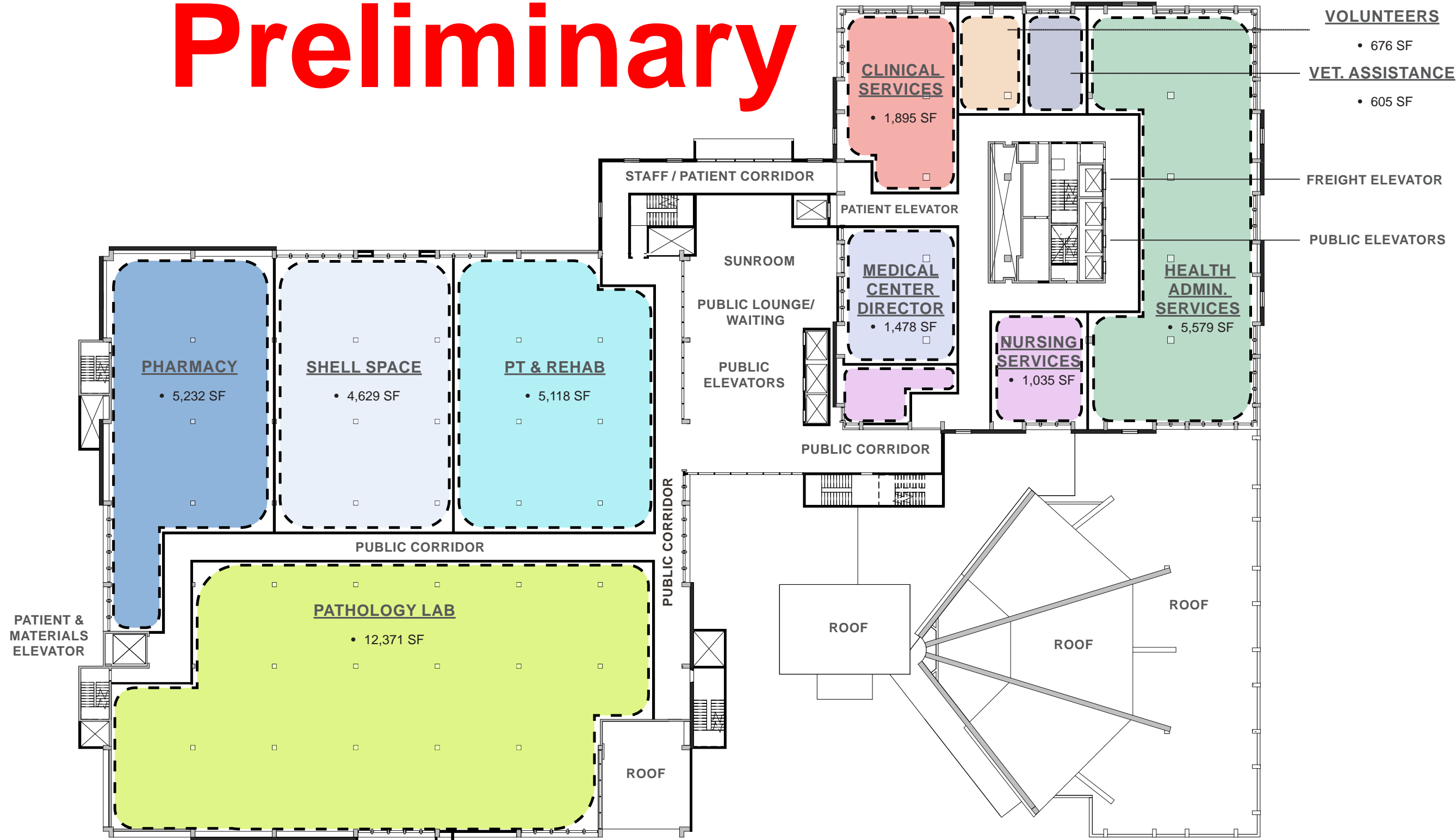
VA



U.S. Department  
of Veterans Affairs

 **Dewberry**

# Preliminary



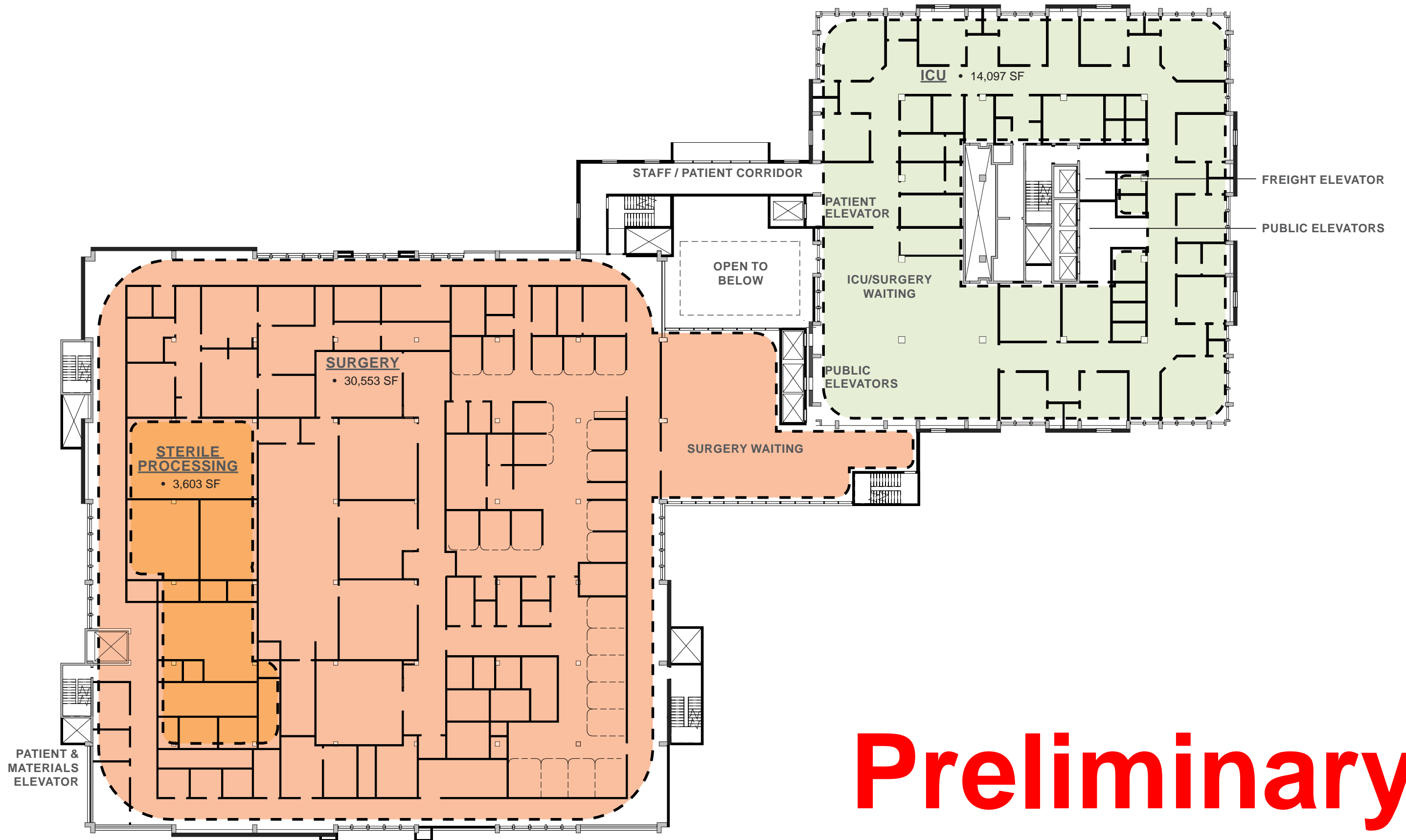
**PROPOSED CONDITIONS**  
**SECOND LEVEL: OVERALL PLAN**  
Veterans Hospital | Tulsa, Oklahoma



U.S. Department  
of Veterans Affairs







Preliminary

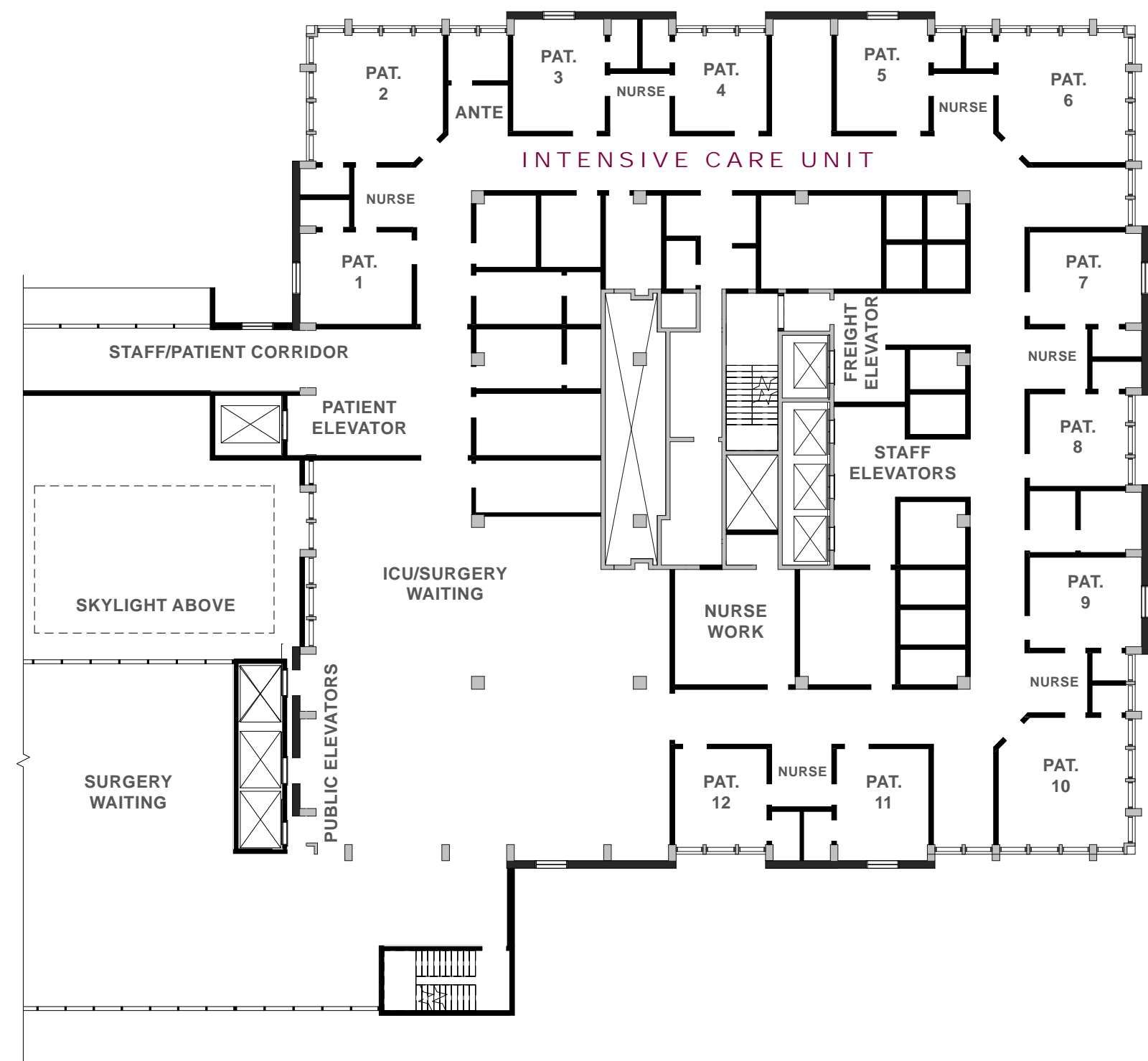
**PROPOSED CONDITIONS**  
**THIRD LEVEL: OVERALL PLAN**  
 Veterans Hospital | Tulsa, Oklahoma



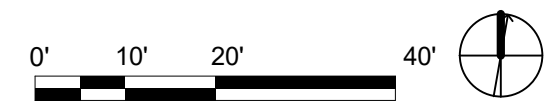
U.S. Department  
of Veterans Affairs



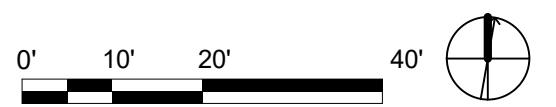
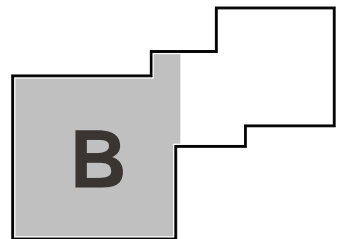
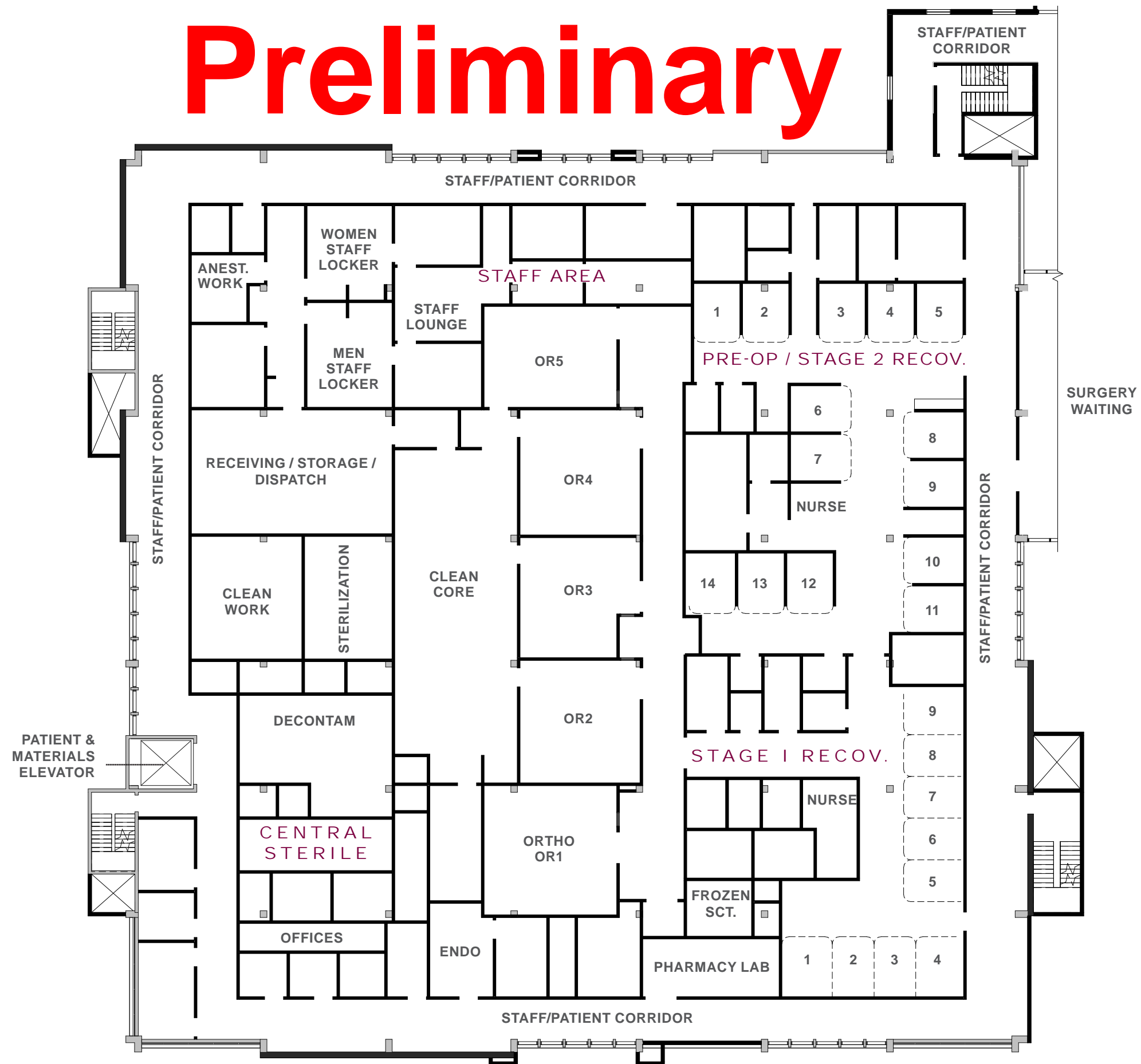
# Preliminary



**PROPOSED CONDITIONS**  
**THIRD LEVEL: ENLARGED PLAN A**  
Veterans Hospital | Tulsa, Oklahoma



# Preliminary



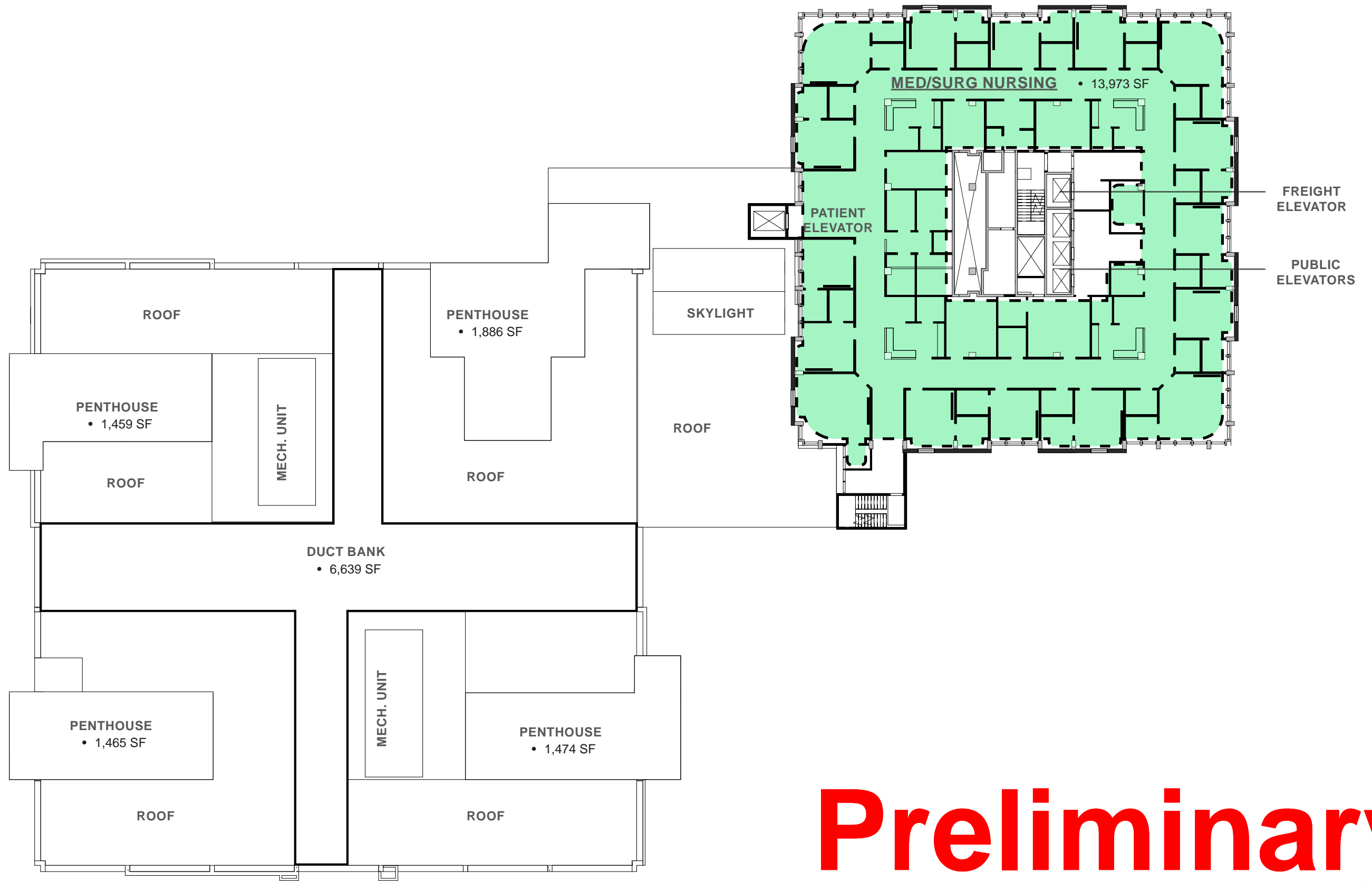
U.S. Department  
of Veterans Affairs

THIRD LEVEL: ENLARGED PLAN B  
Veterans Hospital | Tulsa, Oklahoma

PROPOSED CONDITIONS







**Preliminary**

**PROPOSED CONDITIONS**

**FOURTH, FIFTH, AND SIXTH LEVEL: OVERALL PLAN, TYP.**

Veterans Hospital | Tulsa, Oklahoma



U.S. Department  
of Veterans Affairs



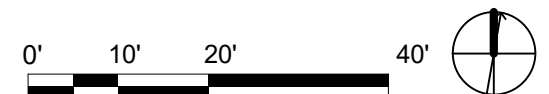


**Preliminary**

**PROPOSED CONDITIONS**

**FOURTH, FIFTH, AND SIXTH LEVEL: ENLARGED PLAN, TYP.**

Veterans Hospital | Tulsa, Oklahoma

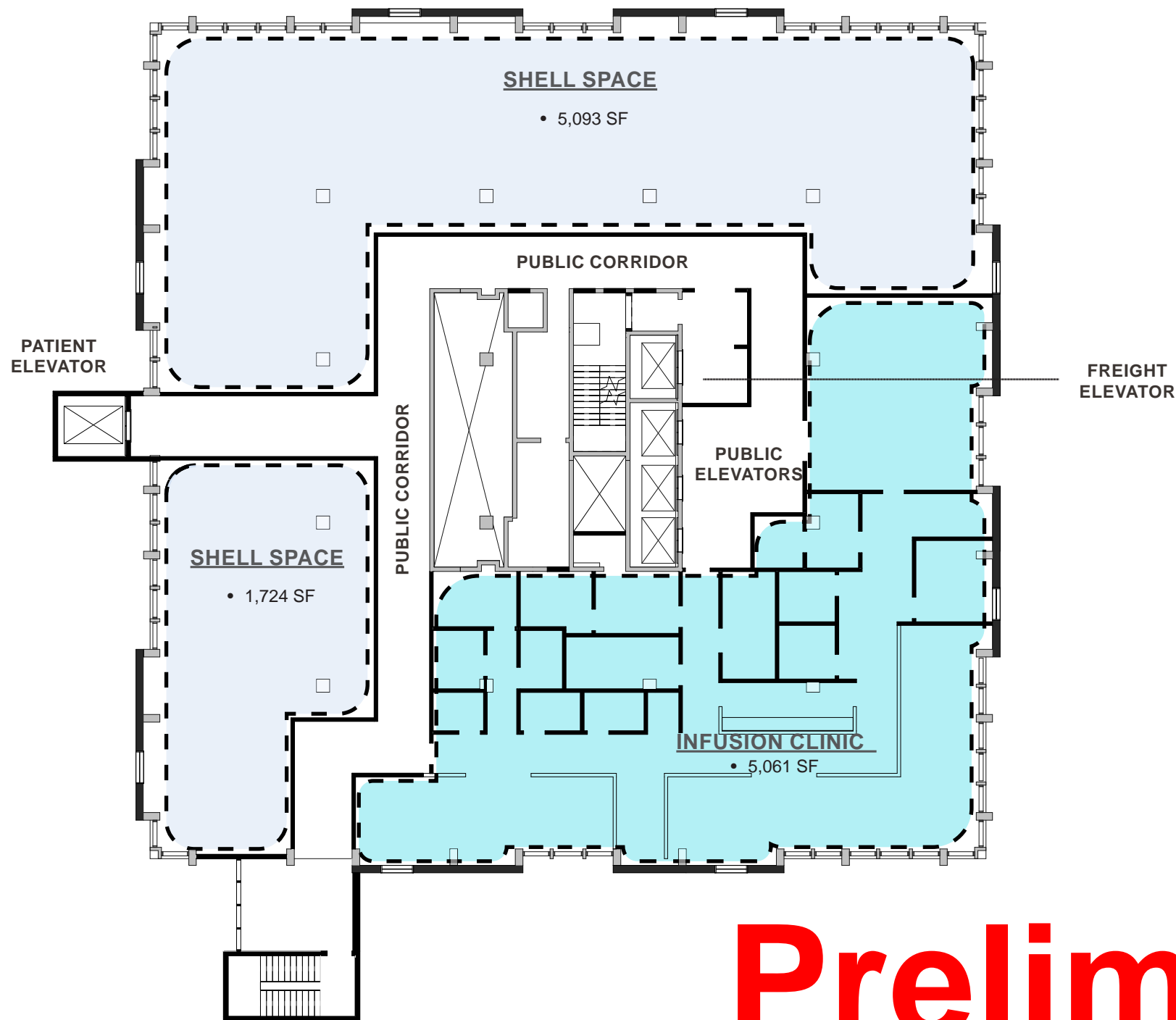


**VA**



U.S. Department  
of Veterans Affairs

**Dewberry**

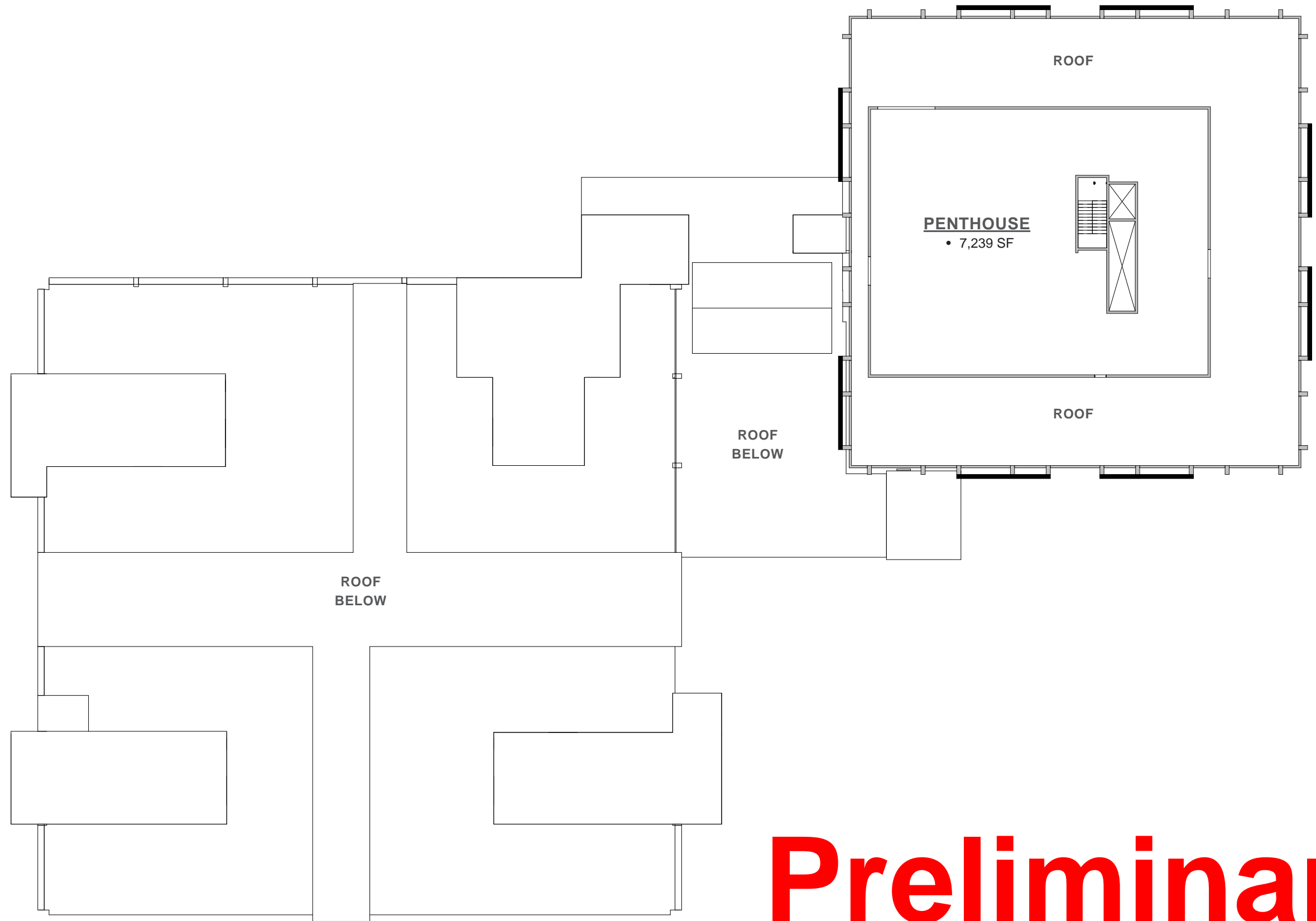


U.S. Department  
of Veterans Affairs

**PROPOSED CONDITIONS**  
**SEVENTH LEVEL: OVERALL PLAN**  
Veterans Hospital | Tulsa, Oklahoma







Preliminary

**PROPOSED CONDITIONS**

**ROOF: OVERALL PLAN**

Veterans Hospital | Tulsa, Oklaho

0' 30' 60'



**VA**



U.S. Department  
of Veterans Affairs

 **Dewberry®**

## ITEM 2 – Site Map of APE:



AREA OF POTENTIAL EFFECTS



SOURCE: GOOGLE MAPS 2021

N. 36.149105

W. -95.99942

### LEGEND



PROPERTY/DIRECT APE



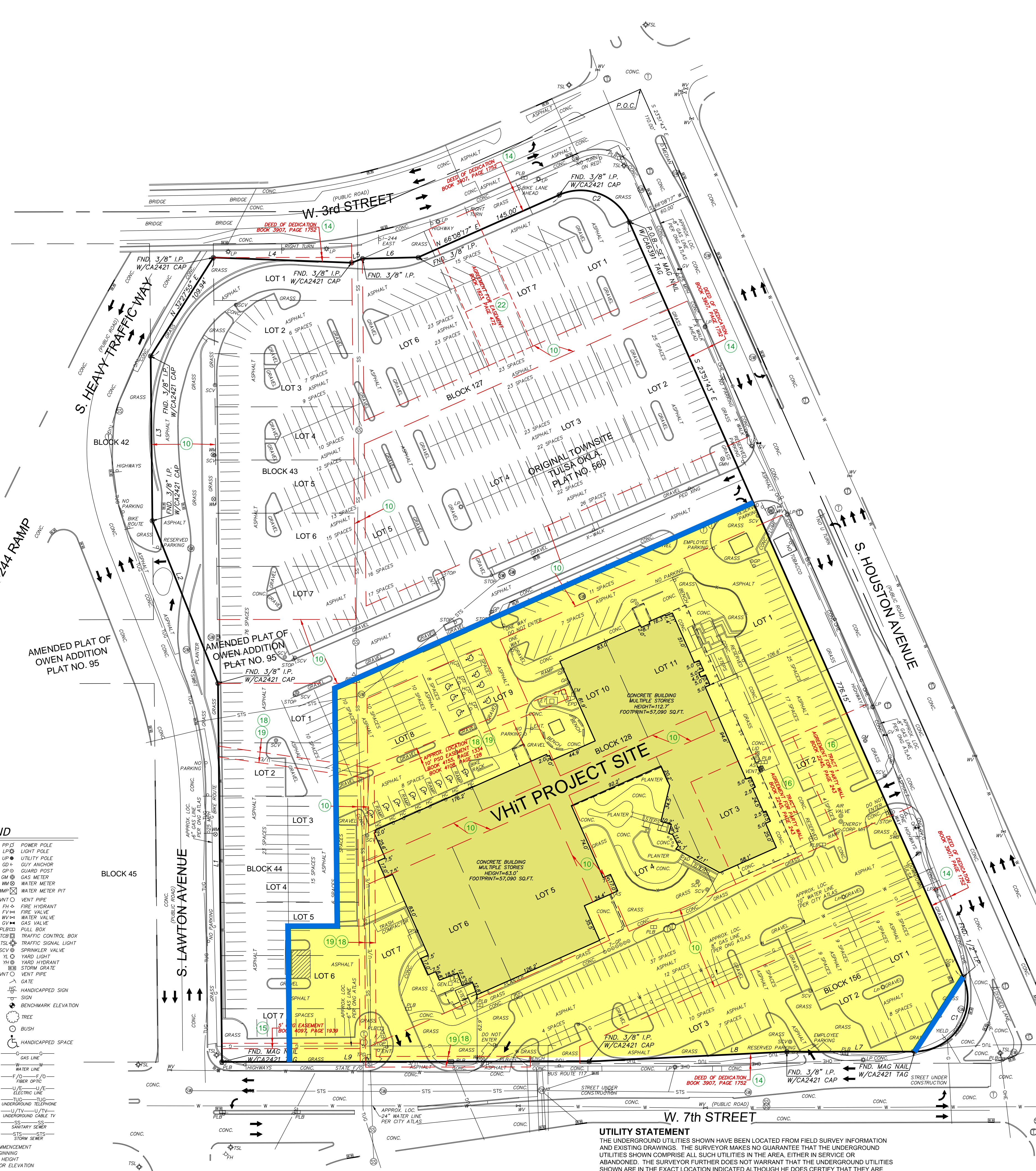
INDIRECT APE



Veterans Hospital in Tulsa

## **ITEM 3 – Site Orientation/Maps**





**SURVEYOR'S CERTIFICATE**

To:  
BOARD OF REGENTS FOR THE OKLAHOMA AGRICULTURAL AND MECHANICAL COLLEGES  
FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a)(1)(c), 8, 9, 10, 11(a)(5), 13, 16, 17 and 19 of Table A thereof.

The field work was completed on April 6, 2021

Randall A. Mansfield, Professional Land Surveyor No. 1613

Date of Plat of Map: April 10, 2021

Date of Signature: April 16, 2021

**GENERAL SURVEY NOTES:**

- This plat or map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- The property described hereon is the same as the property described by First American Title Insurance Company in Commitment No. 2606270-OK24 with an effective date of March 31, 2021 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation X (Unshaded)/Area of minimal flood hazard by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Maps No. 40143C0220L and 40143C0240L, with a date of identification of October 16, 2012, for Community No. 405381, in Tulsa County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to S. Houston Avenue, West 7th Street and S. Lawton Avenue, all being dedicated public streets or highways.
- The total number of striped parking spaces on the subject property is 724, including 15 designated handicap spaces and 9 motorcycle spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, according to the best of my knowledge.
- There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- The bearing of South 89°56'17" West as a portion of the south line of the subject property per the deed of record was used as the basis of bearings for this survey.

**RECORD DESCRIPTION:**

A tract of land in the Southeast Quarter (SE1/4) of Section Two (2), Township Nineteen (19) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, consisting of Parts of Blocks One hundred twenty-seven (127), One hundred twenty-eight (128) and One hundred thirty-six (136) of the ORIGINAL TOWNSITE, now City of Tulsa, Tulsa County, State of Oklahoma according to the recorded Plat No. 560, And Part of Block Forty-three (43) and All of Block Forty-four (44) of OWEN ADDITION to Tulsa, Tulsa County, State of Oklahoma, according to the recorded Amended Plat No. 95, and being more particularly described as follows, to-wit:

Proceeding from the intersection of the centerlines of 3rd Street and Houston Avenue, South 23°51'43" East a distance of 110.00 feet to a point;

THENCE South 66°08'17" West a distance of 60.00 feet to the POINT OF BEGINNING and a set 3/8" Iron Pin;

THENCE South 23°51'43" East a distance of 776.15 feet paralleling Houston Avenue to a set 3/8" Iron Pin;

THENCE on a curve to the right having a central angle of 113°48', a radius of 50.00 feet and arc length of 99.31 feet to a set 3/8" Iron Pin;

THENCE South 89°56'17" West a distance of 120.02 feet to a set 3/8" Iron Pin;

THENCE South 87°09'38" West, a distance of 186.16 feet to a set 3/8" Iron Pin;

THENCE South 89°56'17" West a distance of 345.34 feet to a set 3/8" Iron Pin, said point being the Southwest corner of Block 44, OWEN ADDITION;

THENCE North 00°36'43" West, a distance of 356.00 feet to the Northwest corner of Block 44 set 3/8" Iron Pin;

THENCE North 21°57'46" West a distance of 164.80 feet to a set 3/8" Iron Pin;

THENCE North 0°36'43" West a distance of 154.81 feet to a set 3/8" Iron Pin;

THENCE North 32°27'55" East a distance of 109.94 feet to a set 3/8" Iron Pin;

THENCE South 87°51'33" East a distance of 130.10 feet to a set 3/8" Iron Pin;

THENCE North 69°30'27" East a distance of 10.83 feet to a set 3/8" Iron Pin, said point being the Northwest corner of Lot 6, Block 127, ORIGINAL TOWNSITE, now City of Tulsa;

THENCE North 88°35'19" East a distance of 52.37 feet to a set 3/8" Iron Pin;

THENCE North 66°08'17" East and parallel to the centerline of 3rd Street, a distance of 145.00 feet to a set 3/8" Iron Pin;

THENCE on a curve to the right having a central angle of 90°, a radius of 50.00 feet and an arc length of 78.54 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 450,376 square feet or 10.3392 acres, more or less.

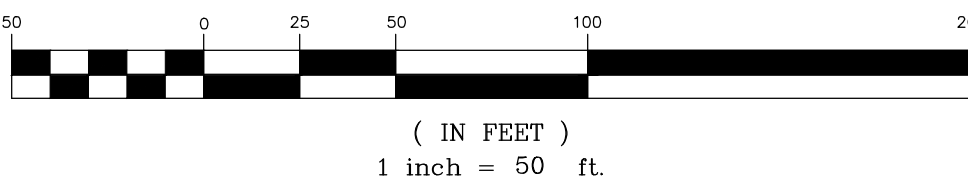
Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	50.00'	99.31'	113°48'03"	76.70'	S 33°02'19" W	83.77'
C2	50.00'	78.54'	90°00'00"	50.00'	S 68°51'43" E	70.71'

Line Table		
Line #	Direction	Length
L1	N 00°36'43" W	356.00
L2	N 21°57'46" W	164.80
L3	N 00°36'43" W	154.81
L4	S 87°51'33" E	130.10
L5	N 69°30'27" E	10.83
L6	N 88°35'19" E	52.37
L7	S 89°56'17" W	120.02
L8	S 87°09'38" W	186.16
L9	S 89°56'17" W	345.34

**TITLE COMMITMENT EXCEPTION NOTES:**

- Easement rights for utilities in favor of the City of Tulsa as contained in ORDER CONFIRMING REPORT OF COMMISSIONERS, VESTING TITLE IN PLAINTIFF AND ORDERING DISBURSEMENT OF FUNDS as Case No. C-71-1028 in the District Court of Tulsa County recorded in Book 3974, Page 274 lying within the platted streets and alleys within subject property as vacated in said Case affect subject property and are shown hereon.
- CONTRACT in favor of The Peoples Gas Company, for a pipeline, recorded in Book A-8, Page 389 affects subject property inasmuch as subject property lies within the lands described therein. This is a blanket type easement with no defined width or location of easement, therefore the easement's location and effect upon subject property is unknown. (Non Plottable)
- WARRANTY DEED to the City of Tulsa I.T. recorded in Book 23, Page 211 does not affect subject property.
- WARRANTY DEED to the City of Tulsa recorded in Book 66, Page 309 does not affect subject property.
- DEED OF DEDICATION in favor of the public recorded in Book 3907, Page 1752 abuts subject property and is shown hereon.
- RIGHT OF WAY AGREEMENT in favor of the Oklahoma Natural Gas Company, for a pipeline, recorded in Book 4097, Page 1939 affects subject property and is shown hereon.
- AGREEMENT FOR USE OF WALL AS PARTY WALL AND FOR SEWER EASEMENT by and between Mistlove Express Service and Lee Clinton and Sue Merrill Clinton, for a party wall and sewer easement, recorded in Book 2245, Page 243 affects subject property. The limits of Tracts 1 and 2 as contained therein is shown hereon. A sewer easement as contained therein is not plottable. It should be determined if this document has expired under its own terms.
- Property is subject to NOTICE OF ADOPTION OF URBAN RENEWAL PLAN by the Tulsa Urban Renewal Authority recorded in Book 3981, Page 1323; as modified by CORRECTED NOTICE OF ADOPTION OF URBAN RENEWAL PLAN recorded in Book 4108, Page 1388 inasmuch as subject property lies within the lands described therein. (Non Plottable)
- UNDERGROUND RIGHT OF WAY EASEMENT in favor of the Public Service Company of Oklahoma, for an electrical system, recorded in Book 4108, Page 1284 affects subject property and is shown hereon in an approximate location as depicted in the graphic exhibit contained therein and by utilizing field evidence of the underground cable.
- UNDERGROUND RIGHT OF WAY EASEMENT in favor of the Public Service Company of Oklahoma, for an electrical system, recorded in Book 4155, Page 1334 affects subject property and is shown hereon in an approximate location as depicted in the graphic exhibit contained therein and by utilizing field evidence of the underground cable.
- Property is subject to the terms, conditions and restrictions as contained in SPECIAL WARRANTY DEED recorded in Book 4576, Page 1323 inasmuch as subject property is the same property as the lands described therein. (Non Plottable)
- GENERAL WARRANTY DEED in favor of the City of Tulsa, recorded in Book 3395, Page 354 does not affect subject property.
- AGREEMENT FOR EASEMENT by and between E.E. Bowles, Bertha F. Bowles, Lucy Hall and Agnes H. Hall, for reciprocal easements across adjoining properties, recorded in Book 1823, Page 472 affects subject property. The limits of the lands described therein are shown hereon. Easements granted therein are non-plottable.
- Property is subject to NOTICE OF CREATION OF ASSESSMENT DISTRICT ENTITLED "TULSA STADIUM IMPROVEMENT DISTRICT NO. 1" recorded as Document No. 20200778694 inasmuch as subject property is the same property as the lands described therein. (Non Plottable)
- UTILITY EASEMENT in favor of the State of Oklahoma, for an "IT Communications Hub" recorded as Document No. 2021013610 affects subject property inasmuch as subject property is the same property as the lands described therein. Easement as described therein is non-plottable.

**GRAPHIC SCALE**




REVISIONS			
NO.	DATE	DESCRIPTION	BY

Field Book.....2021-M  
Party Chief.....JM  
Drawn By.....RM  
Checked By.....CLT

Project Number  
**13,623**  
Scale  
**1"=50'**

**ALTA / NSPS LAND TITLE SURVEY**  
**OKLAHOMA AGRICULTURAL AND**  
**MECHANICAL COLLEGES**  
**440 S. HOUSTON AVENUE W**  
**TULSA, TULSA COUNTY, STATE OF OKLAHOMA**



**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street  
Oklahoma City, OK 73105  
Phone: 405-801-7402  
Fax: 405-801-7421  
email: randym@dtm-ok.com

Surveying - Engineering - Earthwork  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2022

**UTILITY STATEMENT**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.





Veterans Hospital in Tulsa

## **ITEM 4 – VA Hospital Project Scope / Overview**

**Date: 7/21/21**

**Project Name:** Veterans Hospital **City/State:** Tulsa, Oklahoma

**Project Description:** Kerr & Edmondson State Office Buildings, located at 440 South Houston Avenue, Tulsa, OK 74127 will be donated to VHIT LLC for the proposed renovation into a Veterans Hospital.

**Site Description:** 5.5 acres

**Project Type:** Existing Building of 295,000 BGSF 2 Buildings (4 & 8 Stories)  
The existing lobbies connecting the 4 story and 8 story buildings will be demolished. In addition, the existing auditorium will be demolished. The lobbies and auditorium being demolished contain approximately 30,000 BGSF. New lobbies connecting the existing 4 story and 8 story buildings will be constructed and will contain approximately 30,000 BGSF. Proposed Building Renovation with new construction 295,000 BGSF includes additional square footage for shear wall construction, and new entrance lobbies, vertical circulation, and waiting areas. Available future growth shell space 35,734 BGSF.  
Current VA Building Program is 259,266 BGSF

**Applicable Codes:** Refer to Exhibit F for Codes and Standards

**Occupancy:** Healthcare - NFPA 101

**Construction Type:** Anticipate the construction type to be IA based upon IBC Table 504.4

**Seismic Design:** IBC 2018

**Structural Risk Category:** IV - ASCE 7-16

**Seismic Design Category:** C - ASCE 7-16

## **Project Narrative**

### **Scope:**

- The program for design (PFD), yet to be finalized, will govern the design of the hospital project. The design will meet the VA operational and functional requirements and capacities indicated in VA's PFD dated August 31, 2018 (Appendix B). All rooms will meet the NSF indicated in the program for design and the overall building will be within the programmed BGSF and allowed tolerances.
- Facility will be designed to meet LEED silver certification at a minimum. Should LEED efforts meet with limits due to the nature of the renovation project or costs related as presented during design phases, VHiT will work with the VA directly to determine any variance from this expectation.

### **Utilities:**

- The hospital will be designed such that the building is self sufficient to meet heating and cooling demand. The buildings are currently connected to local chilled water utilities. Further evaluation is required to determine final connections to existing chilled water and steam utilities or providing stand-alone generation equipment. Regardless of the source of heating or cooling it will have redundancy and backup fuel to ensure continuity of operations.
- New dedicated electric, gas and water services shall be provided to the facility from the local utility provider.
- All utilities for the hospital will be metered at the building level with meters connected to the utility monitoring system.
- A building automation system for the hospital will be provided.

### **Telecommunication:**

- The project will include appropriately sized telecommunication infrastructure.

### **Design Phases/Review Points**

- There will be four design reviews: Conceptual, Schematic Design, Design Development, Construction Documents, and these reviews will be conducted in Bluebeam Revu sessions.
- Design submissions for review will utilize electronic documents.
- VA will have 15 working days for review of each design submission.
- The project will be delivered in Revit modelling software resulting in a Revit model as an end product, which will be used to generate the Contract Documents. This Revit model can be shared with the building contractor and subcontractors for coordination as well as with the VA as a final deliverable. CAD .dwg files can be exported from this model for backgrounds or sheet files. The model will not be created such that all contractor takeoffs can be extracted from this model. Rather, the model is developed to represent design intent to the project contractor

and only items necessary to convey this intent are modelled. All BIM level file export types, such as COBie, would only contain general characteristics of model families used in conveying this design intent.

**Project Team:**

- The VA will provide a Medical Equipment Planner to work with the design team.
- VHIT LLC will contract with the Commissioning Agent.
- VHIT LLC will contract for code compliance review of design.
- VA and VHIT LLC will conduct periodic partnership meetings in Tulsa or Kansas City at a frequency to be determined.

**Communications:** VA and VHIT LLC will develop a communications plan establishing procedure for release of information outside the project team.

**Physical Security and Resiliency Design Manual (PSRDM), as annotated and incorporated into the agreement:**

1. Interpretations and Exceptions to PSRDM: It was confirmed waivers and deviations to the PSRDM would be reviewed and approved by the VA Physical security committee as delegated by the Secretary of Veterans Affairs (SecVA) as allowed by CHIP IN Act.
2. Applicable Standard: Design will utilize the edited April 2021 PSRDM for Mission Critical Facilities.
3. Requirements for Physical Security Subject Matter Specialists: The PSRDM states that in order to meet the physical security standards, a certified physical security specialist as well as a licensed professional structural engineer who has specialized training in blast design and analysis shall become part of the design team during the concept phase of any project.
4. Risk Assessment of VA Facilities: The PSRDM states that a risk assessment must be performed as part of the planning phase of a new mission critical facility to determine project- or site-specific requirements or modifications to the physical security design requirements. VHIT LLC will address a risk assessment as it relates to blast mitigation. Other risk mitigation requirements will be evaluated on a case-by-case basis during the design process.

**Standoff Distance:**

- Minimum standoff distance associated with Mission Critical Facilities of 50 feet is the basis of design (Table 3-1 Standoff Distance of PSRDM). Minimum standoff distance for screened vehicle in Mission Critical Facility is 5 feet (Table 3-1 Standoff Distance of PSRDM).
- The design team shall endeavor to increase the horizontal standoff distance to the maximum extent possible to reduce blast pressures on the existing facility (section 6.1.2 of PSRDM).



### **Public Entrance and Lobby:**

- A covered drop-off area may be within the 50-foot standoff distance provided the structure is independent of the main facility.
- The covered drop-off area shall be structurally independent of the main building and protected from intentional and unintentional damage by vehicles. Public Entrances and Lobbies to meet requirements of section 4.2.8 of PSRDM.
- Glazing (both interior and exterior) shall be laminated glass.

### **Site Features:**

- Perimeter fencing requirement is not included in the scope of this project.
- Stationary anti-ram vehicle barriers (section 3.6 of PSRDM) shall be included in the project and may include boulders, trees, terrain, planters, walls, bollards, and cables. Traffic shall be separated between patient and staff to the extent possible. Separate driveways shall be considered and constructed, if feasible.

### **Building Entrances and Exits:**

- Space for a (future) security screening vestibule shall be shown on the plans as part of the main lobby of the new facility.
- Conduit rough ins to security screening equipment locations shall be provided for future power, telecommunication, and data connections.

### **Progressive Collapse:**

- Progressive collapse (section 7.4 of PSRDM) is not required for the hospital because it is an existing building.
- Progressive Collapse of existing facilities (section 7.4.3 of PSRDM) is recommended to not be required for the hospital as the exterior envelope hardening (Chapter 6, Building Envelope, PSRDM) will serve as primary barrier to blast loading and blast threat to the building and its occupants.

### **Blast Protection:**

- Blast protection requirements for existing buildings as described in sections 6.2.3, 6.3.2, 6.3.4, 6.4.2, 6.5.2, and 6.5.4 of PSRDM shall apply in their entirety.
- PSRDM Chapter 7 requirements apply to hardening or isolating structural elements that are associated with the interior high-risk spaces (loading docks, mailrooms, and main public lobbies) where occupant/visitor screening has not occurred. Refer to edited PSRDM for more information.

### **Building Systems:**

- Building systems shall be designed and constructed so that HVAC systems, including outdoor air intakes and exhausts, are placed in accordance with the PSRDM. Specifically, air intakes shall be located on the roof or sides of the building that are not exposed to threats from roadways and parking areas.
- Electrical systems shall be installed per applicable NFPA codes and standards and protected per the PSRDM.
- Security and intrusion detection systems shall be installed in accordance with VA Handbook 0730/4, Appendix B, Physical Security Requirements and Options dated March 29, 2013. VA will designate which spaces within the facility are required to comply with the VA Handbook 0730/4. The design team will include a vertical transportation consultant that will provide expertise in this area. The consultant will be providing analysis for the number and size of required elevators based upon patient and procedure room types, number of floors, occupant load of the facility and preferred wait times. Analysis will determine number of public/visitor elevators, patient transport elevators and services elevators. The design process will need to analyze whether combining existing shafts can achieve intended results and how this will couple with the anticipated need for added shafts at the existing building perimeter. If the evaluation process determines that internally located shafts would be the ideal location for larger patient transport elevators, then we know this can be achieved. The design team has recently executed a solution for a conversion of public elevators into a trauma transport car.
- The design will not incorporate use of machine room less (MRL) elevators.
- A minimum number of options for all engineering systems is not necessary for evaluating appropriate design solutions and their costs. Life cycle cost analysis will be provided where discussed and agreed upon during the design review process to evaluate engineering system options that are practical and appropriate for the project conditions, climate and building design.

### **Miscellaneous Code/Specification Agreements:**

- VHIT LLC will design to Facility Guidelines Institute (FGI) and other industry standards such as AMMI, AORN and USP minimum standards for architectural design and construction of hospitals, except when alternate code or requirement is listed in this agreement.
- VA Design Manuals shall not be used as basis of design unless noted in the Codes Standards List exhibit F but will be considered as part of the design process. VA design requirements shall be discussed and reviewed during the design process. Items of specific discussion and evaluation of VA Design Manual guidance include:
  - HVAC design requirements in compliance with the VA HVAC Manual for
    - The Pharmacy Department and Sterilization Processing Department (SPD)
    - Fully ducted HVAC systems (supply and return)
    - All air handlers will be indoor units installed in mechanical rooms
    - Humidification will be by means of steam
  - Use of aluminum wires shall not be permitted, and arc flash study requirements will be in accordance with ~~per~~ the VA Electrical Design Manual.
  - Boiler system design to ensure OSHA and VA testing requirements. Boiler system design to

ensure OSHA and VA testing requirements. Boiler fuel requirements shall be reviewed to optimize the storage capacity and achieve volume that is as close to the 10-day requirement of VHA directive 1810 as possible. If required, VHiT will design an additive alternate for a total of 10 days storage.

- Legionella control requirements for cooling towers and potable water
- VA Handbook, "Surgical and Endovascular Services Design Guide," dated April 2020 and other department guides as appropriate shall be applied in lieu of FGI for the quantity and type of medical gas outlets. For all other Surgical and Endovascular Services Design criteria- FGI will be followed.



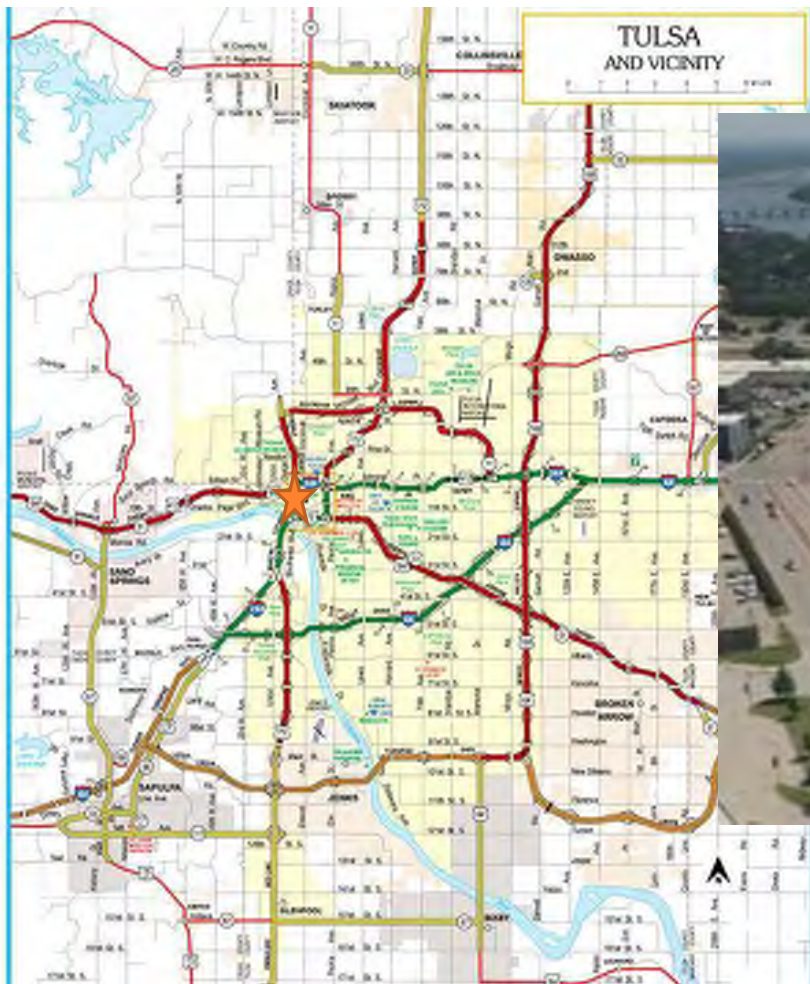
# Project Overview

## Veterans Hospital in Tulsa (VHiT)

APPROVED VIA CHIP-IN ACT OF 2016

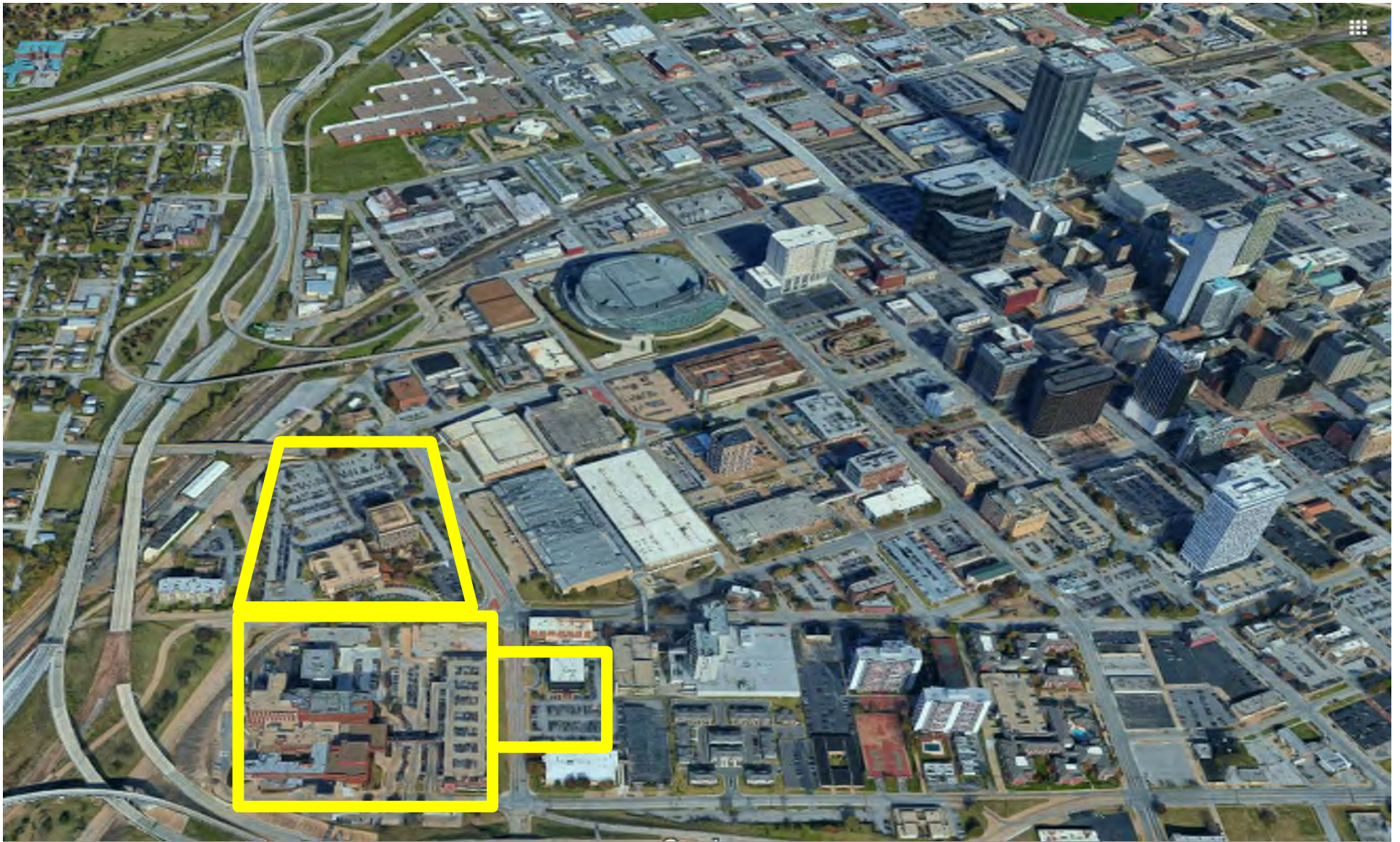
July 2021

# Site Orientation Map





# Project Location Map





# VA Hospital Lot Lines Map

## Mental Health Hospital + VA Block // Concept



○ Existing      ● Proposed

### Program

#### Mental Health Hospital

- 4 Floors
- 58,000 gsf (14.5k/ft)

#### Mental Health Bed Tower

- 5 Floors
- 80,000 gsf (16k/ft)

#### Research Building

- 4-5 Floors
- 68,000-85,000 gsf (17k/ft)

#### Parking Garage

- 3-Floorplates
- 450 Total Spaces (150/ft)

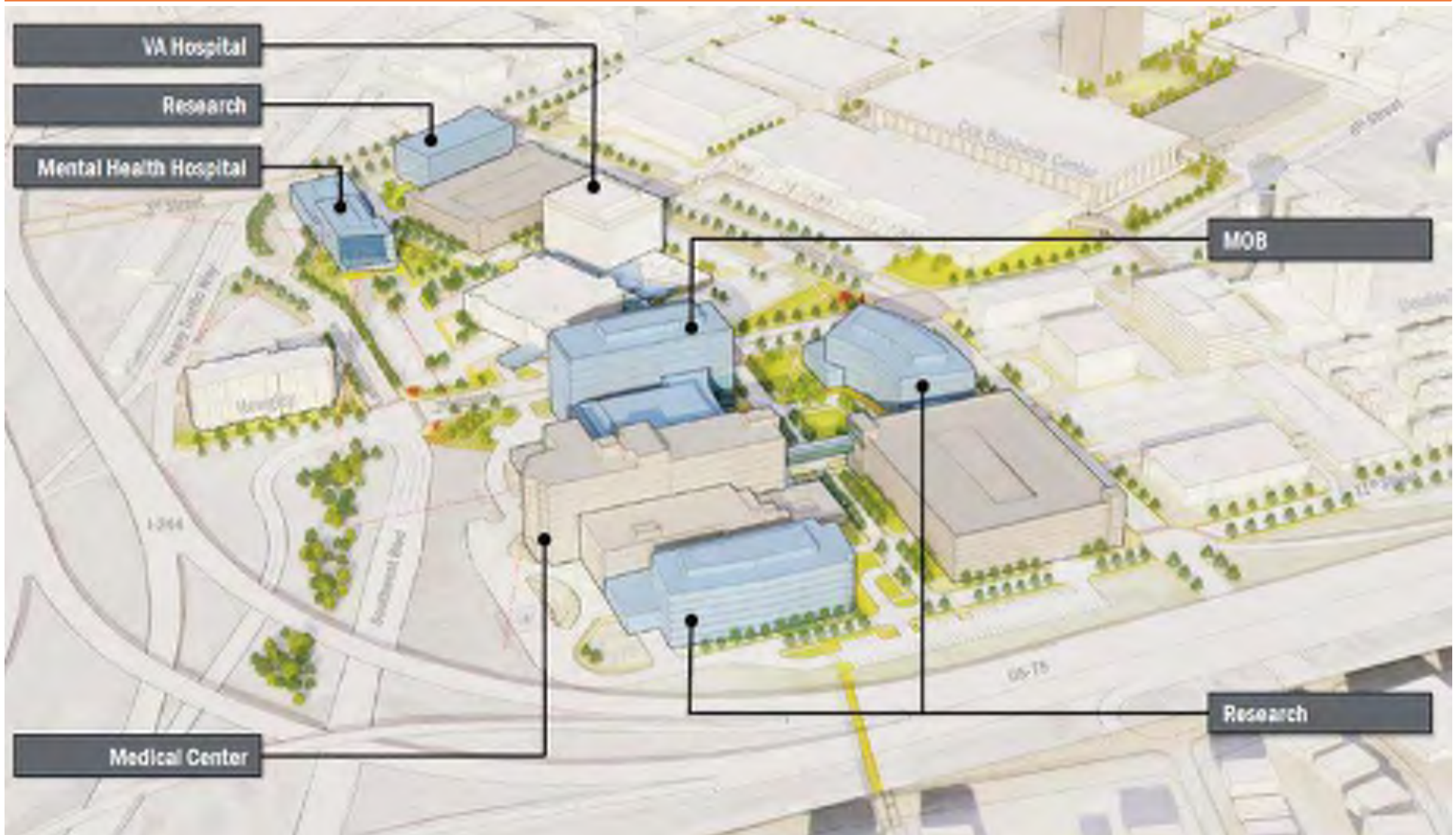
#### Surface Parking

- 195 Spaces within the 5.2 Acres

VHIT Proposed Lot Area - Option 3



# OSU Medicine Campus Master Plan Map



# Critical Need for Oklahoma Veterans

## **Serving veterans closer to home:**

- JC Montgomery/Muskogee VA Hospital serves 50,000 veterans annually -- more than two-thirds of those veterans come from the Tulsa Metro area.
- Of the estimated 115,471 veterans in the Northeast Oklahoma VA service area, 67.9% are closer to Tulsa than to Muskogee. This indicates that a Tulsa hospital could reach up to 30% more veterans (14,000) annually.

## **Serving veterans more effectively:**

- With the VA Hospital located near university medical resources, 50 new residents could be added.
- This is a rare opportunity for Oklahoma to serve more veterans needing hospitalization quicker with higher quality services.
- 34% of Oklahoma veterans served in Vietnam. This particular population is most likely to locate in urban areas and need a broader array of supporting social services, making the Tulsa setting ideal.
- An urban setting in proximity to a teaching hospital will improve physician and skilled nursing recruitment.
- Joint OSU-VA hires are already underway, and efficiencies created with shared staff and services will greatly benefit Oklahoma veterans.



# Economic, Education, and Healthcare Benefits



\$207 million capital project anchored by THREE dynamic healthcare facilities working in tandem to improve Tulsa healthcare and workforce

- ✓ Increased Access to Care
- ✓ Better Health and Mental Health Outcomes
- ✓ 100 More Residency Training Slots
- ✓ Increased Federal Dollars Flowing into Oklahoma
- ✓ More Jobs for Oklahomans
- ✓ Catalyst for Economic Development

# HEALTH CENTER ECONOMIC IMPACT ON OKLAHOMA

**\$231 million** federal dollars immediate inflow into Oklahoma

**\$353 million** economic impact during construction

**\$218 million** economic impact recurring from ongoing operations

**2,287 new jobs** during construction

**1,334 new jobs** recurring from ongoing operations



## **CHIP-IN PUBLIC PRIVATE PARTNERSHIP**

- Contract between Dept of Veterans Affairs and VHiT LLC

## **PLANNING TEAM**

- OSU Medicine/OSUMA
- VHiT LLC/The Anne & Henry Zarrow Foundation
- Dept of Veterans Affairs

## **CRITICAL STAKEHOLDER SUPPORT**

- Delegation: Sen. Inhofe, Sen Lankford
- Oklahoma Governor
- Oklahoma State Legislature
- Commissioners of the Land Office
- Office of Management and Enterprise Services
- Tulsa Chamber
- Mayor of Tulsa
- Tulsa City Council
- Private Donors
- East OK VA Health System
- Tulsa County

# Structure | Development, Oversight and Ownership

## VA Hospital

- Veterans Hospital in Tulsa Fund at TCF (501c3) holds \$10M in private support
  - State site transferred to OSU Regents
  - VHIT LLC leases site from OSU Regents (Gift in Place Agreement)
    - Manages planning and construction
- 
- Executes Design Development Agreement with VA
    - Accounting, legal and all contracts
  - Upon completion, property and construction reverts to OSU Regents, and OSU Regents gifts to US Department of VA for onboarding (FFE).
  - VHIT LLC dissolves

# CHIP-IN Act Advantages

## **FOR US DEPT VET AFFAIRS**

- Public-Private Partnerships Popular
- Local Control = Better Pricing, Meeting Schedules
- Help with Backlog of VA Priority Builds
- Local Influence for Productive Partnerships ( with Univ. Med Centers, Retail, Nonprofit Vet Supports)
- Local Political Influence and Credibility to Secure Private Funds and Better Site Location

## **FOR TULSA AND OKLAHOMA**

- Cut in VA Priority Line (by 15-20 years)
- Community Control
  - Insider Site Selection
  - Community Eyes: Market, Pricing, Vendors
  - Knowledge of Regional Vendors
- Design Multiplier Effect with University
- OSU = faster treatment, more specialists, easier access for veterans



# Projected Construction Timeline

- 2020 VA CHIP-IN Approval and Appropriation \$ Set
- 2021 August Design Development Agreement Final  
October Demolition Begins
- 2022 Summer Construction Contract Bids  
VHiT Construction Begins
- 2024 Fall Construction Completion  
VA Onboarding

**Media Contacts**

Hannah Jackson | [hannah@schnake.com](mailto:hannah@schnake.com) | 918.606.8721

Jane Braden | [Jane@goodengroup.com](mailto:Jane@goodengroup.com) | 405.818.1905

**Veterans Hospital in Tulsa (VHiT LLC) Description**

VHiT LLC is a nonprofit vehicle for the development and construction of a new \$130M, 58-bed, Veterans Hospital in Tulsa. It is owned and managed by The Anne and Henry Zarrow Foundation. The project itself is a three-way partnership among: 1) Oklahoma State University (OSU Regents, Oklahoma State University Center for Health Sciences, Oklahoma State Medical Authority and Trust), 2) VHiT LLC, and 3) the U.S. Department of Veterans Affairs. An array of supporting partners have played critical roles, including the State of Oklahoma (Governor's Office, Office of Management and Enterprise Services, State Legislature, Commissioners of the Land Office), the City of Tulsa and the Tulsa Chamber of Commerce. In addition, a number of private donors have invested funds in support of both the VA Hospital and the larger OSU Medical Campus Expansion.

**Background and Timeline**

- For years, Oklahoma's elected officials, namely Senator James Inhofe, have advocated for improvements in hospital care for Oklahoma veterans. In 2018 the US Department of Veterans Affairs acknowledged this need and posted specs for a new 58-bed medical-surgical hospital in Oklahoma.
- In December of 2018, Oklahoma State University Center for Health Sciences submitted a formal request to the US Department of Veterans Affairs Office of Construction and Facilities Management for a Partnership Opportunity via the CHIP IN for Veterans Act of 2016.
- The OSU application was accompanied by endorsements from Senator Inhofe, Senator Lankford, Rep. Hern, Rep. Mullin, as well as: 1) a commitment from the State of Oklahoma to transfer the Kerr-Edmondson Property to OSU/A&M Regents for the benefit of Oklahoma veterans and 2) a philanthropic commitment of \$10 million toward hospital construction.
- The OSU application made the case that repurposing the Kerr-Edmondson Buildings and property to serve Oklahoma veterans directly is not only a service to our veterans, but also meets a compelling State interest by leveraging the medical education resources of OSU Center for Health Sciences and the OSU Medical Center to expand dramatically the medical education opportunities for future Oklahoma physicians.
- In late 2019, the City of Tulsa approved \$8 million as part of the Improve Our Tulsa bond package for a 436-space parking structure on the Kerr-Edmondson site that will support the new Veterans Hospital in Tulsa.
- In February 2020, the FY 2021 Presidential Budget submitted to Congress included \$120 million in federal appropriation for construction of a Veterans Hospital in Tulsa (VHiT). Additional funds were also identified for equipping and staffing a new veterans hospital in Tulsa once constructed.



- In May of 2020, with the passing of HB4139, the Oklahoma Legislature formalized its commitment to transfer the Kerr-Edmondson property to the OSU/A&M Regents for the Oklahoma Veterans Inpatient Facility in Tulsa. Oklahoma Representative Kevin Wallace and Senator Roger Thompson were critical in vetting and advancing what the Veterans Administration accepted as a \$35 million State commitment to the project.
- In 2020, The Anne and Henry Zarrow Foundation of Tulsa, having completed a recent 300,000 SF non-profit real estate development on the site of the former Dollar Thrifty Plaza, agreed to formalize VHiT LLC for the purpose of developing the VA Hospital in Tulsa.
- The appropriation of \$120 million in federal funds was approved as part of the FY 21 Appropriations Bill in December 2020.
- The VHiT project will convert the Kerr-Edmondson Buildings, located at 7<sup>th</sup> and Houston across from the OSU Center for Health Sciences Medical Center, into a modern 275,000 square-foot, 58-bed medical-surgical hospital for veterans.
- Once VHiT LLC has overseen completed construction of the hospital in compliance with a VA contract, the property will be transferred from OSU/A&M Regents to the US Veterans Administration to be outfitted for operations.
- The hospital will be owned and operated by the U.S. Veterans Administration.
- Planning is now underway for the Jack C. Montgomery facility in Muskogee to be converted into a much-needed regional resource for behavioral health, rehabilitation, and potentially long-term care, for the veterans of Eastern Oklahoma and across the state.
- Preliminary planning for the Veterans Hospital in Tulsa was funded with private support to determine the hospital's space programming, structural integrity, VA compliance, and construction cost. This early work was conducted by Dewberry as well as exterior design and rendering work by GH2 Architects. RFPs will be issued for project architectural and construction work in 2021.
- The project is the result of a collaboration among the federal government, State of Oklahoma, City of Tulsa, private philanthropy, and Oklahoma State University, along with Oklahoma's United States Senators James Inhofe and James Lankford, Oklahoma United States House of Representative members Markwayne Mullin and Kevin Hern and the Eastern Oklahoma VA Healthcare System.





Veterans Hospital in Tulsa

## **ITEM 5 – Public Announcement of Project**

- A. [https://tulsaworld.com/news/local/massive-appropriations-bill-includes-120-million-for-tulsa-va-hospital/article\\_b6eb1e24-4a0c-11eb-9834-cb856c91683b.html](https://tulsaworld.com/news/local/massive-appropriations-bill-includes-120-million-for-tulsa-va-hospital/article_b6eb1e24-4a0c-11eb-9834-cb856c91683b.html)



[Massive appropriations bill includes \\$120 million for Tulsa VA hospital](https://tulsaworld.com/news/local/massive-appropriations-bill-includes-120-million-for-tulsa-va-hospital/article_b6eb1e24-4a0c-11eb-9834-cb856c91683b.html)  
tulsaworld.com

- B. [https://tulsaworld.com/opinion/columnists/opinion-new-va-hospital-for-tulsa-fulfills-a-public-and-personal-mission/article\\_419a6c22-5a76-11eb-b860-a7b166bc1479.html](https://tulsaworld.com/opinion/columnists/opinion-new-va-hospital-for-tulsa-fulfills-a-public-and-personal-mission/article_419a6c22-5a76-11eb-b860-a7b166bc1479.html)



[article\\_419a6c22-5a76-11eb-b860-a7b166bc1479.html](https://tulsaworld.com/opinion/columnists/opinion-new-va-hospital-for-tulsa-fulfills-a-public-and-personal-mission/article_419a6c22-5a76-11eb-b860-a7b166bc1479.html)  
tulsaworld.com

- C. [https://tulsaworld.com/news/sen-inhofe-very-very-proud-of-progress-on-new-va-hospital-in-downtown-tulsa/article\\_09d89e12-6777-548d-bec8-3abe1fea76ae.html](https://tulsaworld.com/news/sen-inhofe-very-very-proud-of-progress-on-new-va-hospital-in-downtown-tulsa/article_09d89e12-6777-548d-bec8-3abe1fea76ae.html)



[Sen. Inhofe 'very, very proud' of progress on new VA hospital in downtown Tulsa | Latest Headlines | tulsaworld.com](https://tulsaworld.com/news/sen-inhofe-very-very-proud-of-progress-on-new-va-hospital-in-downtown-tulsa/article_09d89e12-6777-548d-bec8-3abe1fea76ae.html)

President Bush, Steve Largent, center, and James Inhofe, R-Okla., left, laugh during a Steve Largent for Governor and James Inhofe for Senate Luncheon Thursday, Aug. 29, 2002, in Oklahoma City, Okla.  
tulsaworld.com

- D. [https://tulsaworld.com/news/173-million-veterans-affairs-hospital-planned-for-downtown-tulsa/article\\_e124bf33-b11e-55e2-a660-ea320ab4452a.html](https://tulsaworld.com/news/173-million-veterans-affairs-hospital-planned-for-downtown-tulsa/article_e124bf33-b11e-55e2-a660-ea320ab4452a.html)



[§173 million Veterans Affairs hospital planned for downtown Tulsa | Latest Headlines | tulsaworld.com](https://tulsaworld.com/news/173-million-veterans-affairs-hospital-planned-for-downtown-tulsa/article_e124bf33-b11e-55e2-a660-ea320ab4452a.html)

As part of the plan, the Jack C. Montgomery Medical Center in Muskogee is scheduled to get a \$28 million makeover and transition to a behavioral health facility.  
tulsaworld.com

- E. [https://tulsaworld.com/news/local/wayne-greene-trump-includes-funding-for-a-new-tulsa-va-hospital-in-his-budget/article\\_0dae1e92-e011-583c-baf7-2c178bf30948.html](https://tulsaworld.com/news/local/wayne-greene-trump-includes-funding-for-a-new-tulsa-va-hospital-in-his-budget/article_0dae1e92-e011-583c-baf7-2c178bf30948.html)



[Wayne Greene: Trump includes funding for a new Tulsa VA hospital in his budget | Local News | tulsaworld.com](https://tulsaworld.com/news/local/wayne-greene-trump-includes-funding-for-a-new-tulsa-va-hospital-in-his-budget/article_0dae1e92-e011-583c-baf7-2c178bf30948.html)

A new hospital would bring VA services to people who need it. U.S. Census figures for 2017 show Tulsa County had 38,794 veterans, 9,199 of whom had a service-related disability.  
tulsaworld.com

[https://tulsaworld.com/news/local/massive-appropriations-bill-includes-120-million-for-tulsa-va-hospital/article\\_b6eb1e24-4a0c-11eb-9834-cb856c91683b.html](https://tulsaworld.com/news/local/massive-appropriations-bill-includes-120-million-for-tulsa-va-hospital/article_b6eb1e24-4a0c-11eb-9834-cb856c91683b.html)

## Massive appropriations bill includes \$120 million for Tulsa VA hospital

Randy Krehbiel  
Dec 29, 2020

---



A rendering shows plans for the Veterans Affairs hospital at Seventh Street and Houston Avenue in downtown Tulsa on the expanded OSU Medical Center Campus. The project will convert the existing Kerr-Edmondson buildings into a 275,000-square-foot, 58-bed hospital for veterans.

GH2 Architects, Provided

Randy Krehbiel

**P**resident Donald Trump's signature on the \$2.3 trillion appropriations and COVID relief package Sunday night signaled full speed ahead for Tulsa's new Veterans Affairs hospital.



The bill includes the federal government's full \$120 million commitment to the facility, which also includes participation by the state, city, local philanthropists and Oklahoma State University. The hospital will occupy the former Edmondson and Kerr state office buildings on the west side of downtown.

Plans call for those two buildings, which have already been transferred from the state to Oklahoma State University, to be renovated into a 58-bed medical-surgical hospital across the street from the OSU Medical Center.

In conjunction with the hospital's completion, the Jack Montgomery Veterans Affairs Medical Center in Muskogee will transition to an in-patient treatment center and outpatient clinic.

"This is the first step to modernizing veterans care in Eastern Oklahoma, and we will build upon it by developing a state-of-the-art behavioral health center in Muskogee while maintaining outpatient services," said U.S. Sen. Jim Inhofe, who has long advocated improved VA services in Tulsa and throughout the state.

Supporters of the VA reorganization in northeastern Oklahoma say two-thirds of those now receiving treatment in Muskogee live in the Tulsa metro area.

The federal funds approved this week will pay for most of the new hospital's construction, with another \$10 million from private philanthropy, led by the Anne and Henry Zarrow Foundation.

The city is contributing a 436-space parking structure financed through a 2019 bond issue.

Once completed, the hospital property will be transferred from OSU to the Department of Veterans Affairs and operated in cooperation with the OSU Medical Center and the OSU Center for Health Sciences.

"For OSU-CHS, it's been a great privilege to be part of this visionary project," said OSU-CHS President Kayse Shrum. "While caring for veterans is a top priority, the affiliation with the Veteran Affairs Hospital near our Tulsa campus will benefit our

students and residents tremendously and further enhance our medical school nationally.

“After years of hard work and relentless determination by many civic leaders in Tulsa and local, state, and federal elected officials, we have achieved one of the most significant milestones, the funding for this project. We look forward to the start of construction and the completion of the project,” Shrum said.

---

**Featured video: The Tulsa World’s favorite photos of 2020**

[https://tulsaworld.com/opinion/columnists/opinion-new-va-hospital-for-tulsa-fulfills-a-public-and-personal-mission/article\\_419a6c22-5a76-11eb-b860-a7b166bc1479.html](https://tulsaworld.com/opinion/columnists/opinion-new-va-hospital-for-tulsa-fulfills-a-public-and-personal-mission/article_419a6c22-5a76-11eb-b860-a7b166bc1479.html)

## Opinion: New VA hospital for Tulsa fulfills a public and personal mission

By Dr. Kayse Shrum  
Jan 24, 2021



An architect's vision of the new Veterans Affairs hospital for downtown Tulsa

Used by permission GH2 Architecture

By Dr. Kayse Shrum

**E**arlier this month, Congress approved the final funding for a new veterans hospital, clearing the way for construction to soon begin on the downtown Tulsa center across from Oklahoma State University Medical Center campus and Cox

Business Center.

This is exciting news for our city, our veterans and for me personally.

Raised in the loving home of a proud combat veteran, I learned about honor, service and hard work from my father. I also learned about the personal sacrifices he and so many of our veterans made and the lifelong toll they must endure as a result of their service to our nation. Building a new veterans hospital in Tulsa is more than a construction project to me, it's a mission, a passion and a debt we must repay to these men and women who gave their youth, their vitality and their best to our country.

As every veteran will understand, the advancement of this new U.S. Veterans Affairs hospital has taken extraordinary community teamwork. The nonprofit entity that is developing and building the hospital, Veterans Hospital in Tulsa LLC, is owned and managed by The Anne and Henry Zarrow Foundation. This spring, we will announce the names of other generous, private donors whose contributions totaling \$10 million first qualified this project for consideration.

Oklahoma State University Center for Health Sciences is providing the core structure, facilities and eventually shared medical services. The state of Oklahoma and the city of Tulsa also played a pivotal role in bringing this project to fruition. The state contributed the existing Kerr-Edmondson Building and surrounding land at Seventh Street and Houston Avenue valued at \$35 million, and the city of Tulsa committed \$8 million toward a parking garage for the hospital.

Congress just approved \$120 million of the \$130 million it will take to convert the existing Kerr-Edmondson Building on our expanded OSU Medical Center campus. We are thankful to our U.S. senators, congressional representatives, governor, state legislators, mayor and local civic leaders who have tirelessly worked to make this project a reality.

The 58-bed medical-surgical hospital and 275,000-square-foot facility is the physical foundation upon which our community will build a new future for the care of veterans. The U.S. Department of Veterans Affairs will operate the hospital, but OSU is



committed to providing ongoing shared services to care for the veterans and, at the same time, provide a superior teaching opportunity for our medical students and residents. We anticipate joint physician appointments and the creation of up to 50 OSU-sponsored residency slots in a number of specialties to care for the veterans.

In Muskogee, the Jack C. Montgomery VA Medical Center will transition to focus on behavioral health, rehabilitation and long-term care. Construction on the downtown Tulsa facility is expected to last through 2023 when the VA can take over final outfitting to move toward opening in 2024.

Our goals are simple — provide veterans care closer to home, upgrade and expand the facilities available to all veterans in the northeast quadrant of Oklahoma, combine this care with teaching for medical students and ultimately, substantially improve the medical care our veterans deserve and receive.

Our heroes, including my father, have earned this gift from a grateful community.

---

### **Featured video:**

Dr. Kayse Shrum, D.O., is president of OSU Center for Health Sciences.

[https://tulsaworld.com/news/sen-inhofe-very-very-proud-of-progress-on-new-va-hospital-in-downtown-tulsa/article\\_09d89e12-6777-548d-bec8-3abe1fea76ae.html](https://tulsaworld.com/news/sen-inhofe-very-very-proud-of-progress-on-new-va-hospital-in-downtown-tulsa/article_09d89e12-6777-548d-bec8-3abe1fea76ae.html)

## **Sen. Inhofe 'very, very proud' of progress on new VA hospital in downtown Tulsa**

Randy Krehbiel  
Aug 13, 2020

---



Sen. Jim Inhofe listens to a presentation about a planned VA hospital in downtown Tulsa on Wednesday.

IAN MAULE/Tulsa World

Ian Maule

---

Randy Krehbiel

he transformation of two state office buildings into a downtown Tulsa Veterans Affairs hospital is on track for an opening in 2024, U.S. Sen. Jim Inhofe was told Wednesday.

Inhofe was briefed by officials with the Oklahoma State University Center for Health Sciences and the Zarrow Foundation, which are spearheading the joint project.

“It’s coming together, and I’m very, very proud,” Inhofe said during the presentation.

“I’m a little bit selfish,” he said a few minutes later. “I want this to be an installation everybody looks at and says, ‘We want to be like they are in Tulsa.’ ”

The hospital will occupy what are now the connected Edmondson and Kerr buildings on Houston Avenue west of the Cox Business Convention Center. Renovation of those buildings and construction of a mental health hospital are expected to cost \$146 million, with \$120 million coming from the VA and \$26 million from private sources.

In addition, the state has donated the property, valued at \$35 million, and the city has promised to build an \$8 million parking facility.

Officials said Wednesday that construction could begin as early as next summer, depending on when the federal share of the funding is available. They expect construction to take about 18 months, with another year needed to equip and furnish the interior.

Zarrow Foundation Executive Director Bill Major said almost \$24 million of the \$26 million in private funds has been raised, and he expects the remainder to be pledged soon.

The Zarrow Foundation is managing the project through VHiT LLC, which was set up for that specific purpose. The facility will be turned over to the VA upon completion.

Johnny Stevens, senior vice president and chief operation officer of OSU-CHS, said the college has worked out a joint hiring arrangement to attract specialists who will serve on the staffs of both the medical school and the hospitals.

The VA will also have cooperative agreements with the OSU Medical Center located across Seventh Street with the new facilities.

As part of the reorganization of VA services in northeastern Oklahoma, the Jack Montgomery Medical Center in Muskogee is expected to become a residential substance abuse treatment and mental health facility.

Stevens said OSU-CHS will continue existing relationships with that hospital, including operation of its emergency room.

---

**Featured video: Let's Talk Town Hall discusses the eviction crisis**



[https://tulsaworld.com/news/173-million-veterans-affairs-hospital-planned-for-downtown-tulsa/article\\_e124bf33-b11e-55e2-a660-ea320ab4452a.html](https://tulsaworld.com/news/173-million-veterans-affairs-hospital-planned-for-downtown-tulsa/article_e124bf33-b11e-55e2-a660-ea320ab4452a.html)

## **\$173 million Veterans Affairs hospital planned for downtown Tulsa**

Randy Krehbiel  
Feb 11, 2020

---



The proposed Tulsa Veterans Affairs hospital would occupy the Kerr-Edmondson state office complex on Houston Avenue. STEPHEN PINGRY/Tulsa World

STEPHEN PINGRY

Randy Krehbiel

**A** new downtown Tulsa Veterans Affairs hospital and a repurposing of the VA's Muskogee medical center are key components of a plan revealed Monday after President Donald Trump included \$120 million for the Tulsa facility in his budget.

The Tulsa hospital will occupy the Kerr-Edmondson state office complex on Houston Avenue between Third and Sixth streets and across Sixth from the Oklahoma State University Medical Center. Officials said the building will be completely renovated and additional space added. Plans call for the property to be transferred to the OSU regents and for the hospital to be part of the OSU Medical Center complex.

State workers now occupying the Kerr-Edmondson complex will be moved to new, undetermined locations.

The total cost of the project is \$173 million, with the balance to be contributed by state and local government and private donations.

Meanwhile, the Jack C. Montgomery Medical Center in Muskogee is scheduled to get a \$28 million makeover and transition to a behavioral health facility. Officials said the Muskogee center will be adding beds and that no job losses are expected.

The president's proposed budget is a long way from the spending authorization eventually approved by Congress, but officials said the project's inclusion makes funding likely.

Officials said they hope moving comprehensive medical care to Tulsa and associating with a medical school will help solve a long-standing problem at the Muskogee VA — an inability to recruit and retain specialty physicians.

The Tulsa undertaking involves participation by the state of Oklahoma, which is donating the property, as well as \$8 million in site preparation and parking improvements by the city of Tulsa and undisclosed assistance from the Anne and Henry Zarrow Foundation and the OSU Medical Foundation.

U.S. Sen. Jim Inhofe, R-Okla., said he's been determined to make drastic changes in the state's VA medical services since an unflattering 2015 story about the Oklahoma City and Muskogee VA hospitals was published.

"Getting to this point took years of effort at the federal, state, city and community levels," Inhofe said in a statement.

“Building a new hospital in Tulsa to serve a greater number of veterans in the region and installing a new behavioral health center in the Muskogee facility cements eastern Oklahoma’s importance to providing high-quality care for our veterans and addressing specialized care needs,” he said.

First District Congressman Kevin Hern praised Inhofe’s involvement as chairman of the Senate Armed Services Committee and promised to do his best to see the project funded.

“We have a tough hill to climb, but I’m ready to dig in and do the hard work of getting a budget through Congress,” said Hern, a member of the House Budget Committee.

Inhofe also praised Sen. James Lankford and 2nd District Congressman Markwayne Mullin, whose district includes Muskogee, for working together to assemble the proposed package.

## **59 downtown Tulsa development projects coming soon or recently completed**

---

59 downtown Tulsa development projects coming soon or recently completed

### **Leadership Tulsa's downtown hub**

[https://tulsaworld.com/news/local/wayne-greene-trump-includes-funding-for-a-new-tulsa-va-hospital-in-his-budget/article\\_0dae1e92-e011-583c-baf7-2c178bf30948.html](https://tulsaworld.com/news/local/wayne-greene-trump-includes-funding-for-a-new-tulsa-va-hospital-in-his-budget/article_0dae1e92-e011-583c-baf7-2c178bf30948.html)

## Wayne Greene: Trump includes funding for a new Tulsa VA hospital in his budget

By Wayne Greene Editorial Pages Editor  
Feb 16, 2020

---



The proposed Tulsa Veterans Affairs hospital would occupy the Kerr-Edmondson state office complex on Houston Avenue. STEPHEN PINGRY/Tulsa World

STEPHEN PINGRY

By Wayne Greene Editorial Pages Editor

**M**onday's announcement that a new \$173 million U.S. Veterans Affairs Hospital is part of President Donald Trump's proposed federal budget is big news for the city of Tulsa and the veterans of northeastern Oklahoma.



The proposed hospital would occupy the Kerr-Edmondson state office complex on Houston Avenue between Third and Sixth streets. Plans call for the building to be completely renovated and additional space added. The federal government would cover \$120 million of the project with the balance from local and state governments and philanthropic sources.

The site is across the street from Oklahoma State University Medical Center, and the hospital will be integrated into the OSU Medical Center complex.

As part of the plan, the Jack C. Montgomery VA Medical Center in Muskogee would receive a \$28 million makeover, re-emerging as a VA behavioral health facility. That's expected to result in more beds and no fewer jobs. It also will mean that a critical need for veterans care will be met better in northeastern Oklahoma.

The new Tulsa hospital will bring VA services to people who need it. U.S. Census figures for 2017 show Tulsa County had 38,794 veterans, 9,199 of whom had a service-related disability. Some 3,431 of those were rated at 70% disability or more. For many of those veterans, the 55-mile distance to Muskogee might as well be on the other side of the Earth. The solution is obvious: Instead of expecting the veterans to travel to the services, bring the services to the veterans.

**Ground was broken last year** on a 172,000-square-foot Tulsa VA clinic near 91st Street and South Mingo Road. The future Ernest Childers VA Health Care Center will offer primary care, specialty care, mental health, dental surgery and outpatient surgery starting next year, but that will still leave an in-patient service gap for local veterans, which the new hospital fills.

The old saying is that success has many fathers, but failure is an orphan. So too with new VA hospitals.

Word going around town is that the Anne and Henry Zarrow Foundation and Oklahoma State University were essential parts of Tulsa landing the VA hospital.

It's obvious that Gov. Kevin Stitt's office was in on the deal. The Kerr-Edmondson land transfer was disclosed in his budget documents.

There's little doubt that U.S. Sen. James Lankford, U.S. Rep. Kevin Hern and U.S. Rep. Markwayne Mullin all played important roles, and I suspect that U.S. Sen. Jim Inhofe — a veteran, a Tulsan, chairman of the Senate Armed Services Committee and a lifelong advocate for veterans — was especially critical in our congressional delegation's work on this one.

Inhofe and I disagree on a lot of things and occasionally he says and does things that make me cringe. But I've never doubted his commitment to using his office to improve life for the people of Oklahoma. Our state has sent others to Congress who didn't think bringing bigger and better government services to Oklahoma was part of their job. Not Inhofe. Without him, I doubt Interstate 44 would have been widened through Tulsa or that there ever would have been federal funding to get people out of the Tar Creek Superfund site.

In the news release announcing the VA plan, Inhofe remembered how national headlines about troubled VA care in Oklahoma spurred him to action.

"I will never forget the **USA Today headline from 2015** — the one that outlined how we were falling short in taking care of our veterans in Oklahoma," Inhofe said.

The newspaper reported that rates of in-hospital complications and adverse events following surgeries and procedures at the VA medical center in Oklahoma City were among the highest of VA facilities across the nation. The facility had had five directors in three years and was awaiting the appointment of a sixth. The VA's performance ratings gave the hospital one star out of five.

The story included the unforgettable picture of Tulsan George Purifoy, who was missing most of his nose and front teeth and suffered from debilitating pain. He had complained of severe pain after radiation therapy damaged the bone under his nose, but VA clinicians in Muskogee and Tulsa thought it was a dental problem and sent him for root canals and other procedures, the newspaper reported.

Inhofe didn't dismiss the USA Today stories as false news. Instead, he got busy.

“I’ve passed laws to change the policies that enabled the bad behavior,” Inhofe said. “I’ve increased accountability at our facilities, including having outside auditors evaluate the facilities.”

The facility under construction in southeast Tulsa and the one planned for downtown are the biggest steps in that process.

Inclusion of the Tulsa veterans hospital in the president’s budget doesn’t mean that the project will happen. It still has to go through congressional authorization and appropriations processes, but we’re a lot closer to this important goal today than we were a week ago, and no one should doubt that Inhofe will be riding herd on the process until it’s done.

---

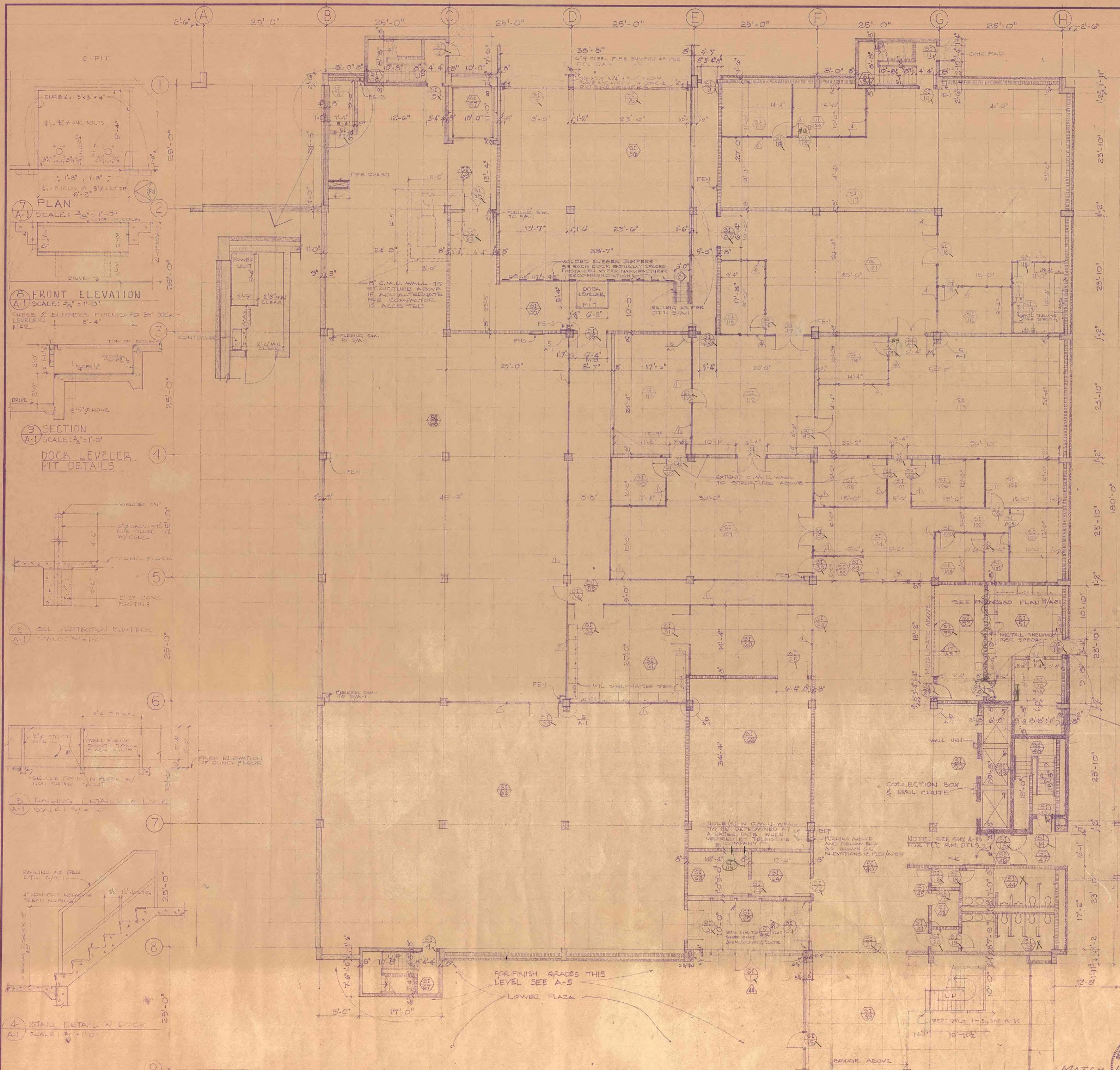
## **Featured video**



Veterans Hospital in Tulsa

## **Appendix B - Original Construction Drawings – Floor Plans (30x42)**



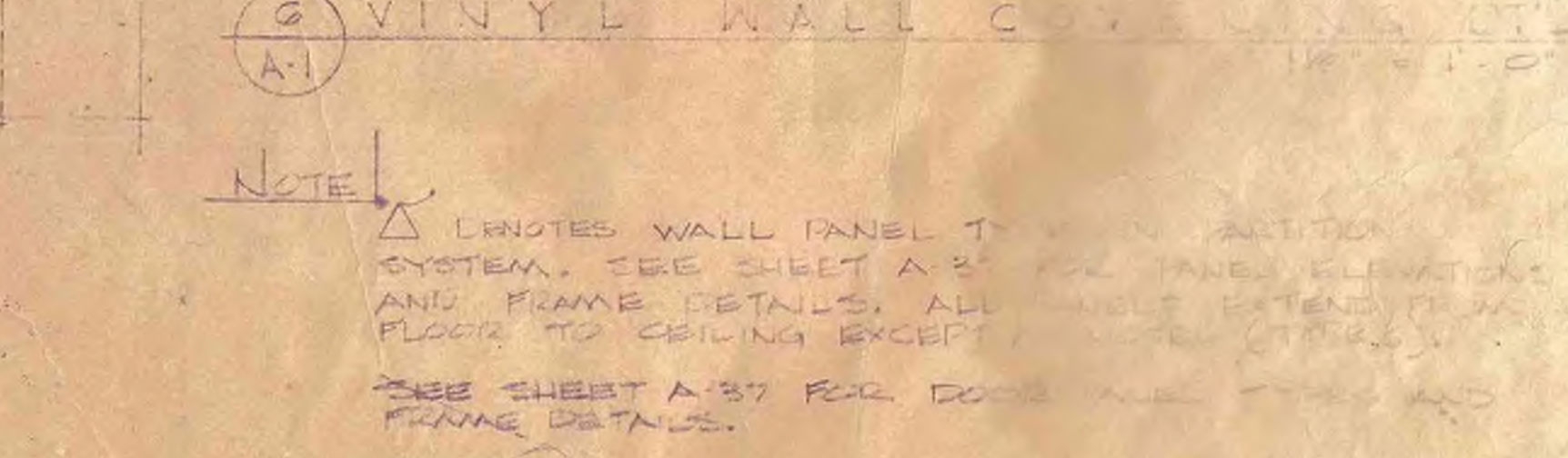
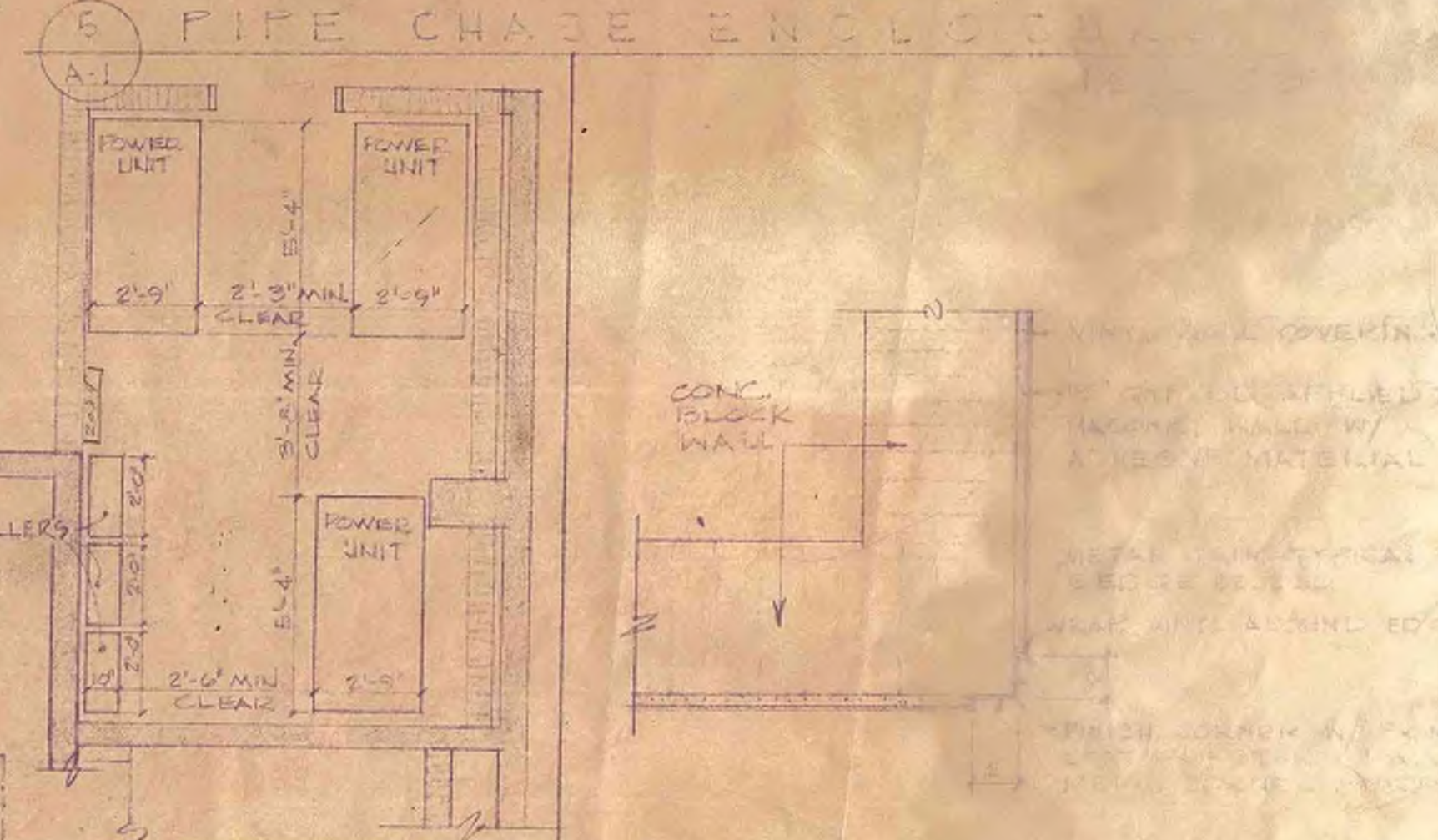
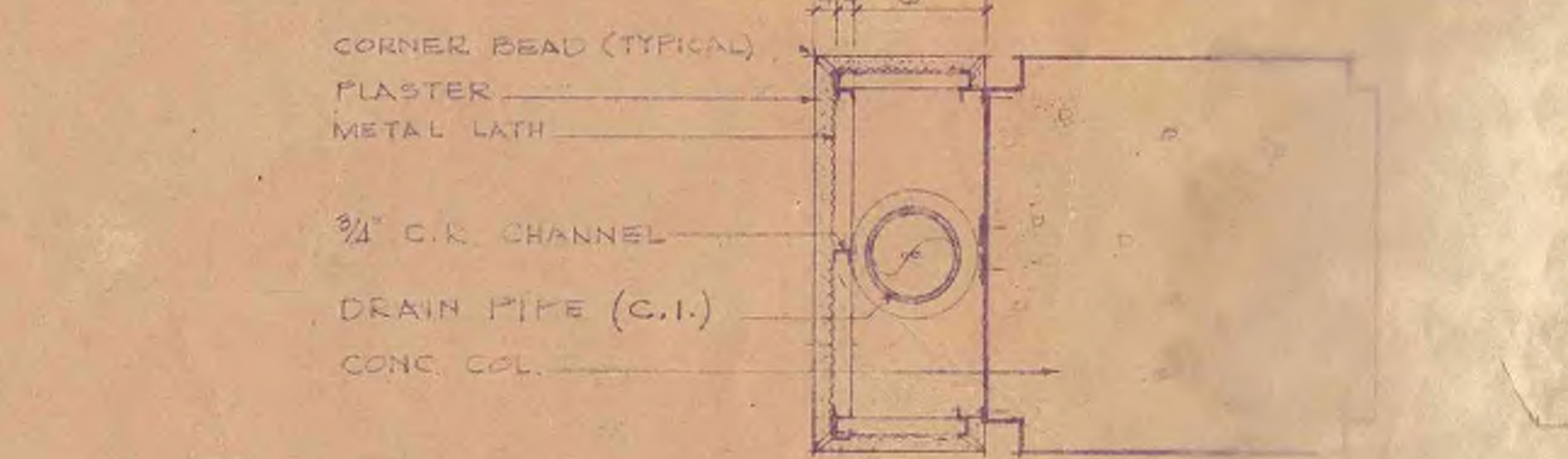


ROOM FINISH SCHEDULE FOR INTERIORS											
ROOM	NO.	NAME	FLOOR	WALL	CEILING	DOOR	WALL	CEILING	DOOR	WALL	CEILING
101	RECEPTION	1	E	B	1	E	7	C	1	E	7
102	HALL	1	B	E	7	C	1	E	7	C	1
103	OFFICE	1	B	E	7	C	1	E	7	C	1
104	OFFICE	1	B	E	7	C	1	E	7	C	1
105	OFFICE	1	B	E	7	C	1	E	7	C	1
106	OFFICE	1	B	E	7	C	1	E	7	C	1
107	HALL	1	B	E	7	C	1	E	7	C	1
108	OFFICE	1	B	E	7	C	1	E	7	C	1
109	COMPLETION ROOM	1	B	E	7	C	1	E	7	C	1
110	OFFICE	1	B	E	7	C	1	E	7	C	1
111	TESTING ROOM	2	F	4	B	13	C	13	C	13	C
112	WORK SHOP	2	F	4	B	13	C	13	C	13	C
113	WORK SHOP	2	F	4	B	13	C	13	C	13	C
114	OFFICE	2	F	4	B	13	C	13	C	13	C
115	OFFICE	2	F	4	B	13	C	13	C	13	C
116	OFFICE	2	F	4	B	13	C	13	C	13	C
117	STORAGE	2	F	4	B	13	C	13	C	13	C
118	WELDING ROOM	2	F	4	B	13	C	13	C	13	C
119	SHOP AREA	2	F	4	B	13	C	13	C	13	C
120	OFFICE	2	F	4	B	13	C	13	C	13	C
121	SHOP AREA	2	F	4	B	13	C	13	C	13	C
122	TESTING	1	B	E	7	C	1	E	7	C	1

DOCK SCHEDULE FOR INTERIORS					
NO.	SIZE	DOCK MATERIAL	DOCK TYPE	DOCK SET #	REMARKS
101	10'-0" x 7'-0" x 1'-0"	11	SCWD	10	
102-109	10'-0" x 7'-0" x 1'-0"	7	SCWD	9	
110-111	10'-0" x 7'-0" x 1'-0"	8	SCWD	9	
112-114	10'-0" x 7'-0" x 1'-0"	14	SCWD	9	
115	10'-0" x 7'-0" x 1'-0"	7	SCWD	9	
116-117	10'-0" x 7'-0" x 1'-0"	12	SCWD	1	

NO.	FINISHES
A	FACTORY FINISH
B	CLEAN
C	PAINT
D	STAIN & VARNISH
E	VINYL WALL COVERING
F	CLEAN & WAX

NO.	MATERIALS
1	CARPET
2	VINYL ASBESTOS TILES
3	CONCRETE
4	RUBBER COVER
5	RUBBER NOSE
6	WOOD CASE TO WALL
7	STYUM BOARD WALL
8	STYUM BOARD
9	GLASS & METAL
10	GLASS IN WALL TO TOP OF CASE
11	WOOD PANELING
12	INTEGRATED GLASS
13	LIGHT WEIGHT CONC. WALL

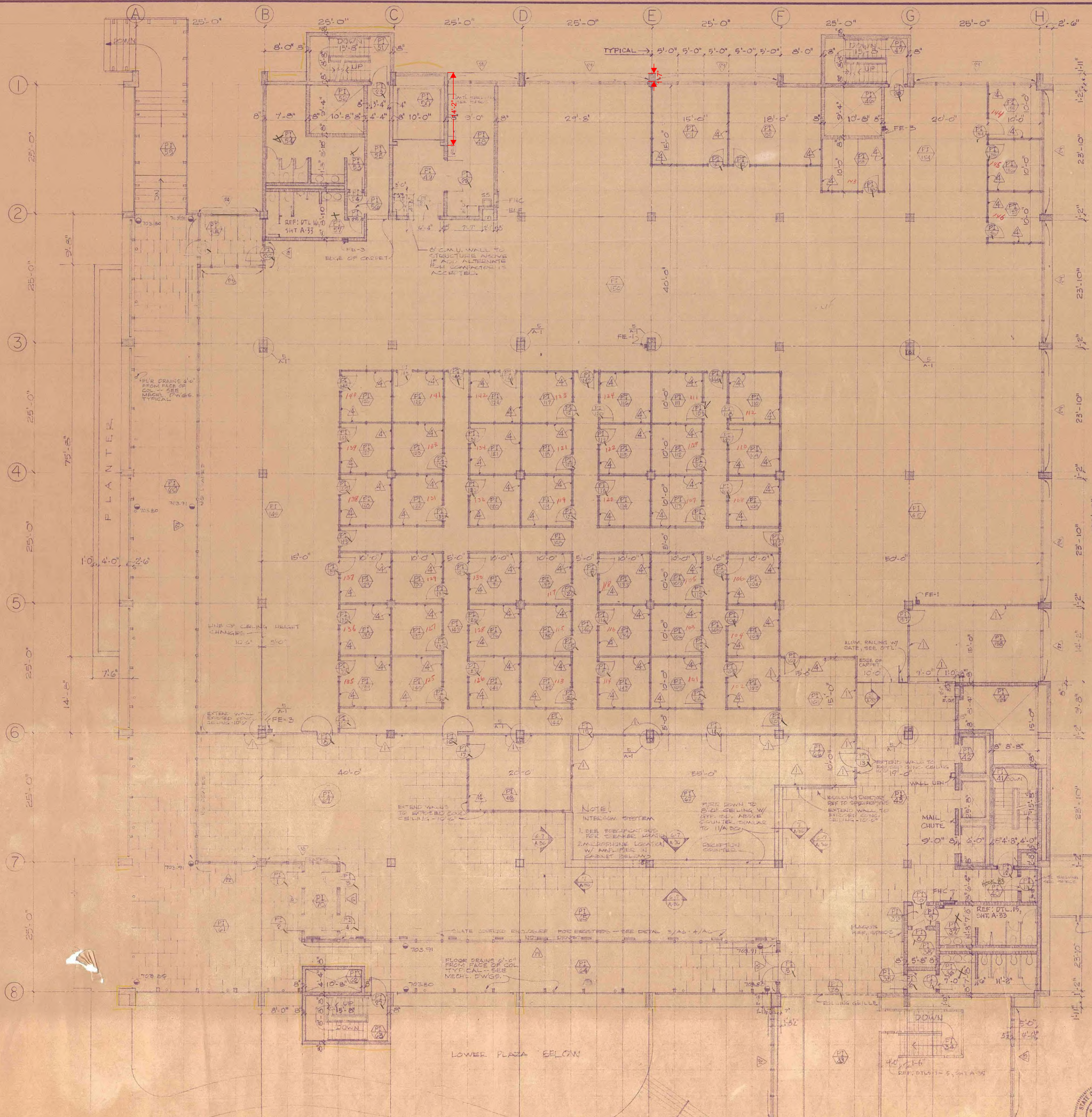


DEPT. OF INSTITUTIONS BUILDING  
STREET LEVEL PLAN  
SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS







ROOM FINISH SCHEDULE FOR INTERIORS											
ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	WALLS	FLOORS	DOORS
101	COUNTY ADMINISTRATIVE OFFICE	1	B	G	L	D	L	L	L	L	L
102	SUPERVISOR OFFICE	1	B	B	B	B	B	B	B	B	B
103	SUPERVISOR OFFICE	1	B	B	B	B	B	B	B	B	B
104-123	INTAKE OFFICES	1	B	B	B	B	B	B	B	B	B
124-125	ELIGIBILITY SUPERVISOR OFFICES	1	B	B	B	B	B	B	B	B	B
126-143	INTERVIEW ROOMS	1	B	B	B	B	B	B	B	B	B
144	HALL	1	B	B	B	B	B	B	B	B	B
145	HALL	1	B	B	B	B	B	B	B	B	B
146	HALL	1	B	B	B	B	B	B	B	B	B
147	HALL	1	B	B	B	B	B	B	B	B	B
148	HALL	1	B	B	B	B	B	B	B	B	B
149	ELIGIBILITY AREA	1	B	B	B	B	B	B	B	B	B
150	ELIGIBILITY AREA	1	B	B	B	B	B	B	B	B	B
151	ELIGIBILITY TRAINING SUPERVISOR OFFICE	1	B	B	B	B	B	B	B	B	B
152	ELIGIBILITY ASST. ADM. OFFICE	1	B	B	B	B	B	B	B	B	B
153	OFFICE	1	B	B	B	B	B	B	B	B	B
154	ELIGIBILITY AREA	1	B	B	B	B	B	B	B	B	B
155	ELIGIBILITY SUPERVISOR FINANCIAL ASST. OFFICE	1	B	B	B	B	B	B	B	B	B
156-157	ELIGIBILITY SUPERVISOR FINANCIAL ASST. OFFICE	1	B	B	B	B	B	B	B	B	B
158	CONFERENCE ROOM	1	B	B	B	B	B	B	B	B	B

NOTE: Δ DENOTES WALL PANEL TYPE N PARTITION SYSTEM. SEE SHEET A-37 FOR PANEL ELEVATIONS AND FRAME DETAILS. ALL PANELS EXTEND FROM FLOOR TO CEILING, EXCEPT AS NOTED (TYPE G).

DOOR SCHEDULE FOR INTERIORS					
NK	SIZE	DOOR MATERIAL	FRAME	SWELL	FINISH
101-102	3'-0" x 7'-10" x 1 1/4"	13	SCWD	-	9
103-144	3'-0" x 7'-10" x 1 1/4"	14	SCWD	-	9
145-150	3'-0" x 7'-10" x 1 1/4"	15	SCWD	-	9
151-156	3'-0" x 7'-10" x 1 1/4"	14	SCWD	-	9

NOTE: SEE SHEET A-37 FOR DOOR FRAME AND FRAME DETAILS.

FINISHES
A FACTORY FINISH
B CLEAN
C PAINT
D STAIN & VARNISH
E VINYL WALL COVERING
F CLEAN & WAX
G SANDBLAST

MATERIAL
1 CARPET
2 VINYL ASBESTOS
3 CONCRETE
4 CORRUGATED
5 RUBBER
6 WOOD BASE
7 GYPSUM
8 GLASS & MIRROR
9 GLASS IN WALL
10 WOOD PANEL
11 INTEGRATED
12 LIGHTWEIGHT
13 EXPOSED
14 PAINTED
15 PAINTED

DEPT. OF INSTITUTIONS BUILDING  
PLAZA LEVEL PLAN  
SCALE: 1/8" = 1'-0"

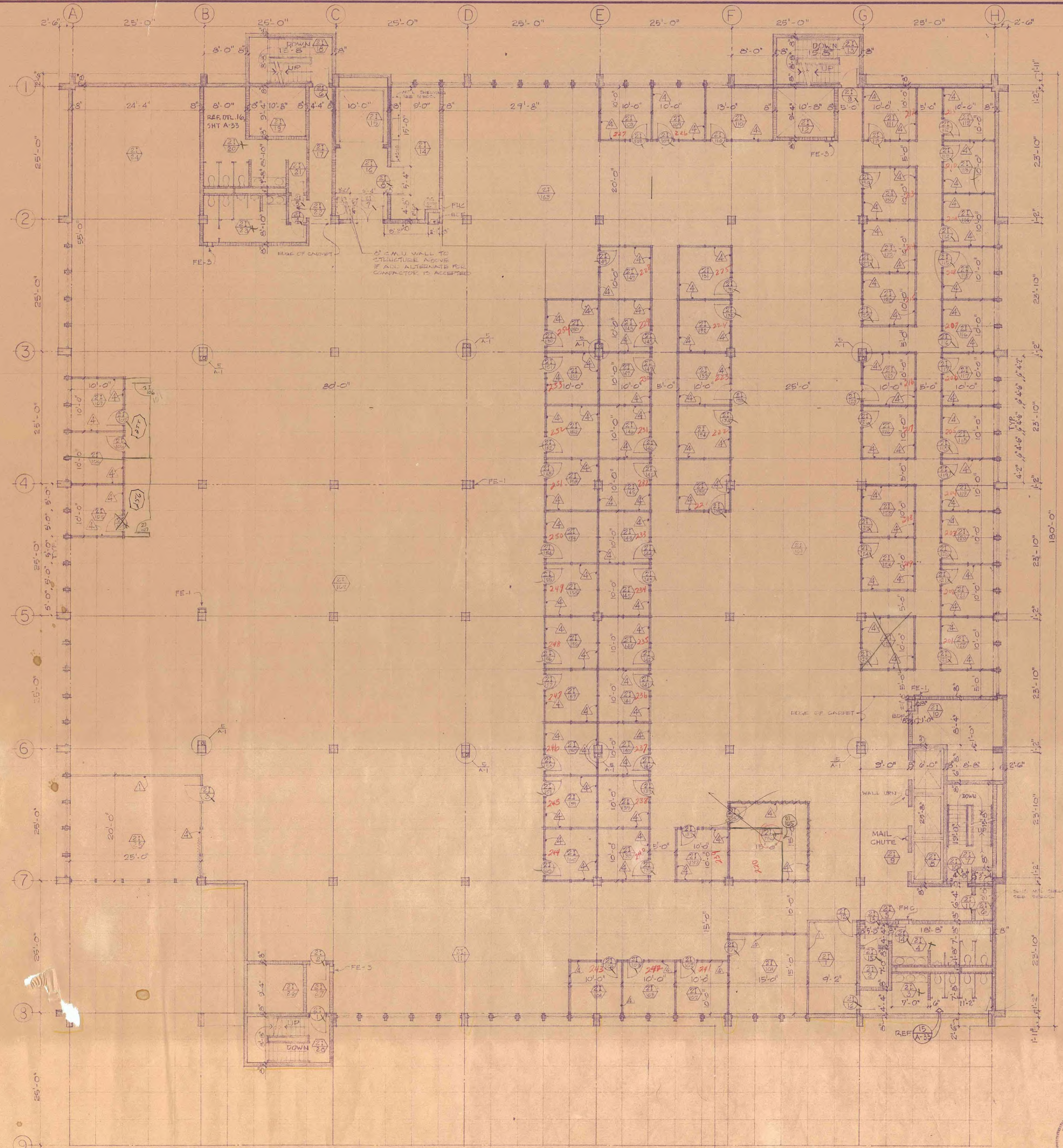
CONSTRUCTION DOCUMENTS



R. M. Ball  
PROJECT NO. 30207  
FILE NO.  
DRAWN BY  
CHECKED BY  
DATE MAY 15, 1973

OFFICE FACIL  
STATE OF  
FOR TULSA  
A-2  
JES





ROOM FINISH SCHEDULE FOR INTERIOR												
ROOM	ROOM NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	FLOOR	WALL	DOOR	W.C.
21	RECEPTION	1	B	5	5	7	E	9	8	10	E	12
101	ASST. ADM. OFFICE	1	B	5	5	7	E	9	8	10	E	12
102-104	SUPERVISOR OFFICE	1	B	5	5	7	E	9	8	10	E	12
105-107	ELIGIBILITY	1	B	5	5	7	E	9	8	10	E	12
108-110	AFTER CASE SUPERVISOR OFFICE	1	B	5	5	7	E	9	8	10	E	12
111	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
112	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
113	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
114	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
115-118	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
119-120	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
121	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
122-125	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
126	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
127	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
128	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
129-134	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
135-138	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
139-144	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
145-148	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
149	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
150-153	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
154-156	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
157	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
158	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
159-162	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12
163	REHABILITATIVE SERVICES	1	B	5	5	7	E	9	8	10	E	12

NOTE:  $\Delta$  DENOTES WALL PANEL TYPE IN PARTITION SYSTEM. SEE SHEET A-37 FOR PANEL ELEVATIONS AND FRAME DETAILS. ALL PANELS EXTEND FROM FLOOR TO CEILING EXCEPT AS NOTED (TYPE G).

DOOR SCHEDULE FOR INTERIOR				
NO.	SIZE	DOOR MATERIAL	DOOR SET #	FRAME
201-202	3'-0" x 7'-0" x 1'-3"	14	SCWD	3
102-103	3'-0" x 7'-0" x 1'-3"	14	SCWD	3

NOTE: SEE SHEET A-37 FOR DOOR FINISH AND FRAME DETAILS.

FINISHES
A FACTORY FINISH
B CLEAN
C PAINT
D STAIN & VARNISH
E VINYL WALL COVERING
F CLEAN & WAX

MATERIALS
1 CARPET
2 VINYL ASBESTOS
3 CONCRETE
4 RUBBER
5 RUBBER
6 WOOD PANEL
7 GYPSUM BOARD
8 GYPSUM BOARD
9 GLASS & METAL PANELS
10 GLASS IN WALL
11 WOOD PANEL
12 INTEGRATED
13 LIGHT WEIGHT

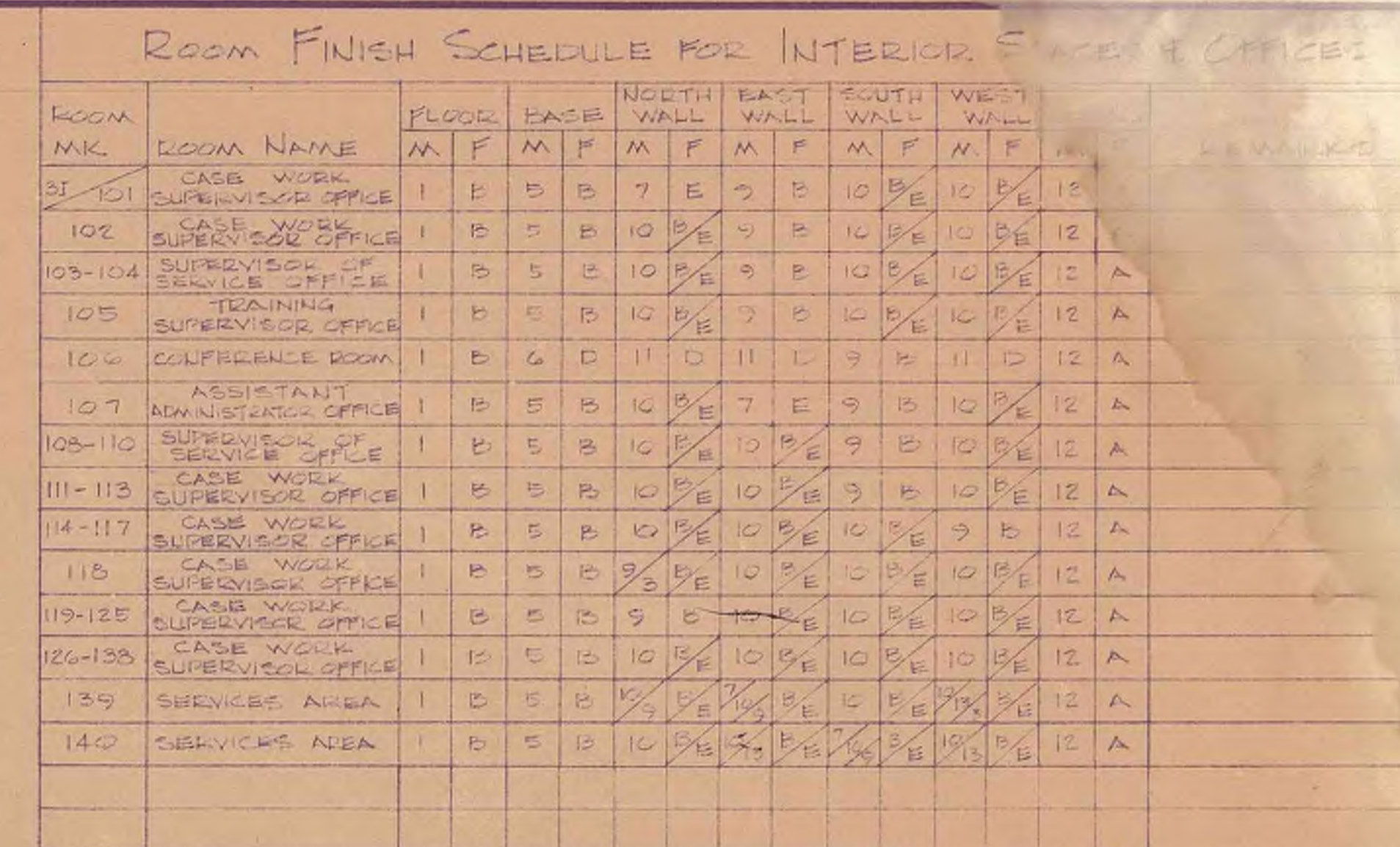
*Doors & Key Changes  
See 10/1/58*

DEPT OF INSTITUTIONS BUILDING  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS





[illegible]

MR	FINISHES
A	FACTORY FINISH
B	CLEAN
C	PAINT
D	STAIN & VARNISH
E	VINYL WALL COVERING
F	CLEAN & WAX

DEPT OF INSTITUTIONS BUILDING  
THIRD FLOOR PLAN  
SCALE:  $\frac{1}{8}'' = 1'-0''$

CONSTRUCTION  
DOCUMENTS



HTB

PROJECT NO. 30207

FILE NO.

DRAWN BY CHECKED BY

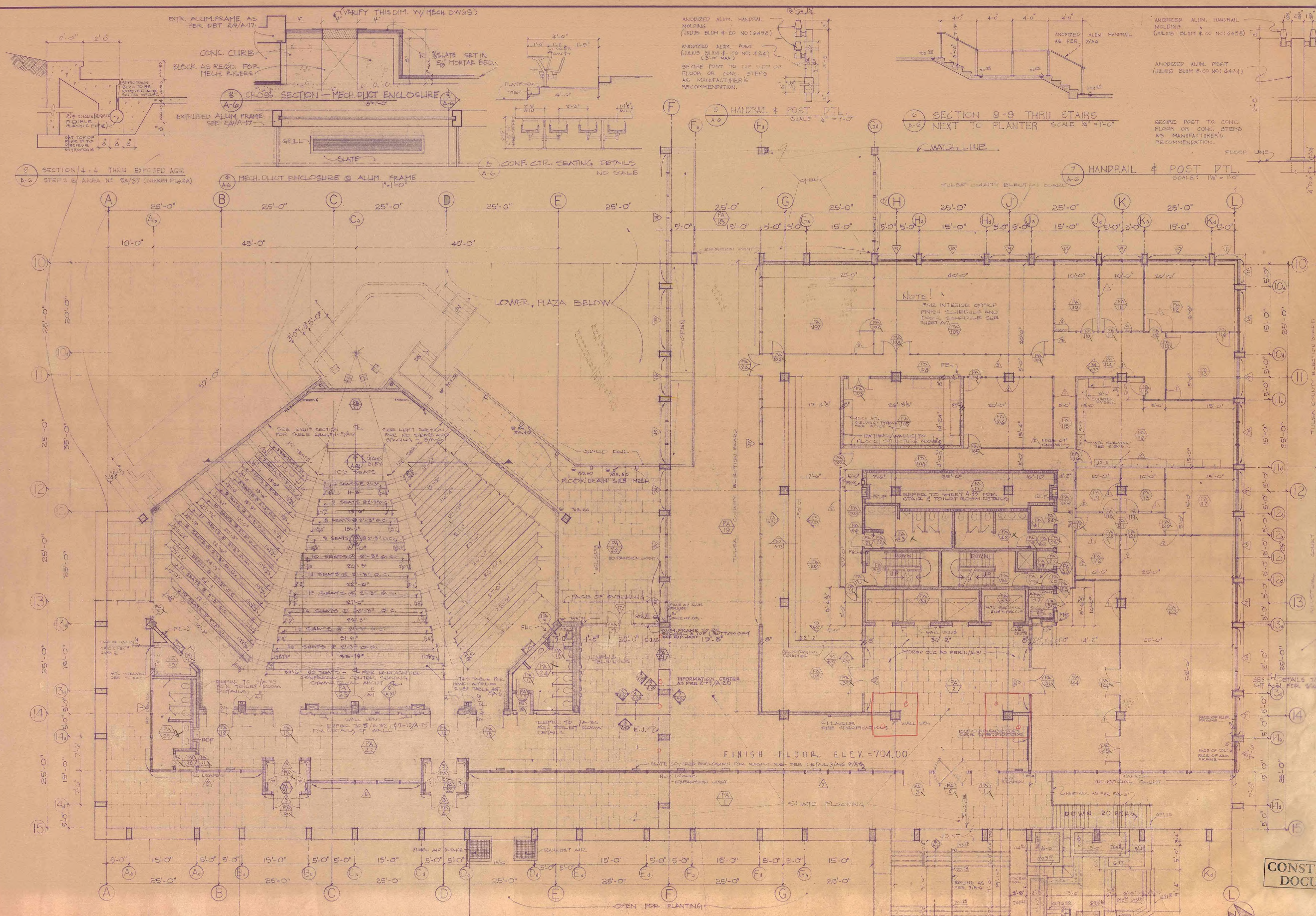
DATE MAY 15, 1973

OFFICE FACILITY  
STATE OF OKLAHOMA  
FOR TULSA, OKLAHOMA  
Oklahoma Capitol Administration Building









**CONSTRUCTION DOCUMENTS**

STATE AGENCIES BUILDING  
PLAZA LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**HUDGINS, THOMPSON, BALL AND ASSOCIATES, INC.**  
ARCHITECTS ENGINEERS PLANNERS  
TULSA - OKLAHOMA CITY - WASHINGTON D.C.

RE-M. Ball  
ARCHITECT  
TULSA, OKLA.  
LICENSED ARCHITECT

PROJECT NO. 70207  
DRAWN BY: [blank]  
CHECKED BY: [blank]  
DATE: MAY 15, 1973

OFFICE FACILITY  
STATE OF OKLAHOMA  
FOR TULSA, OKLAHOMA  
SHEET NO. A-6 OF 40

(Wilson 525-3703) (231-6573)



# ROOM FINISH SCHEDULE FOR INTERIOR SPACES & OFFICES

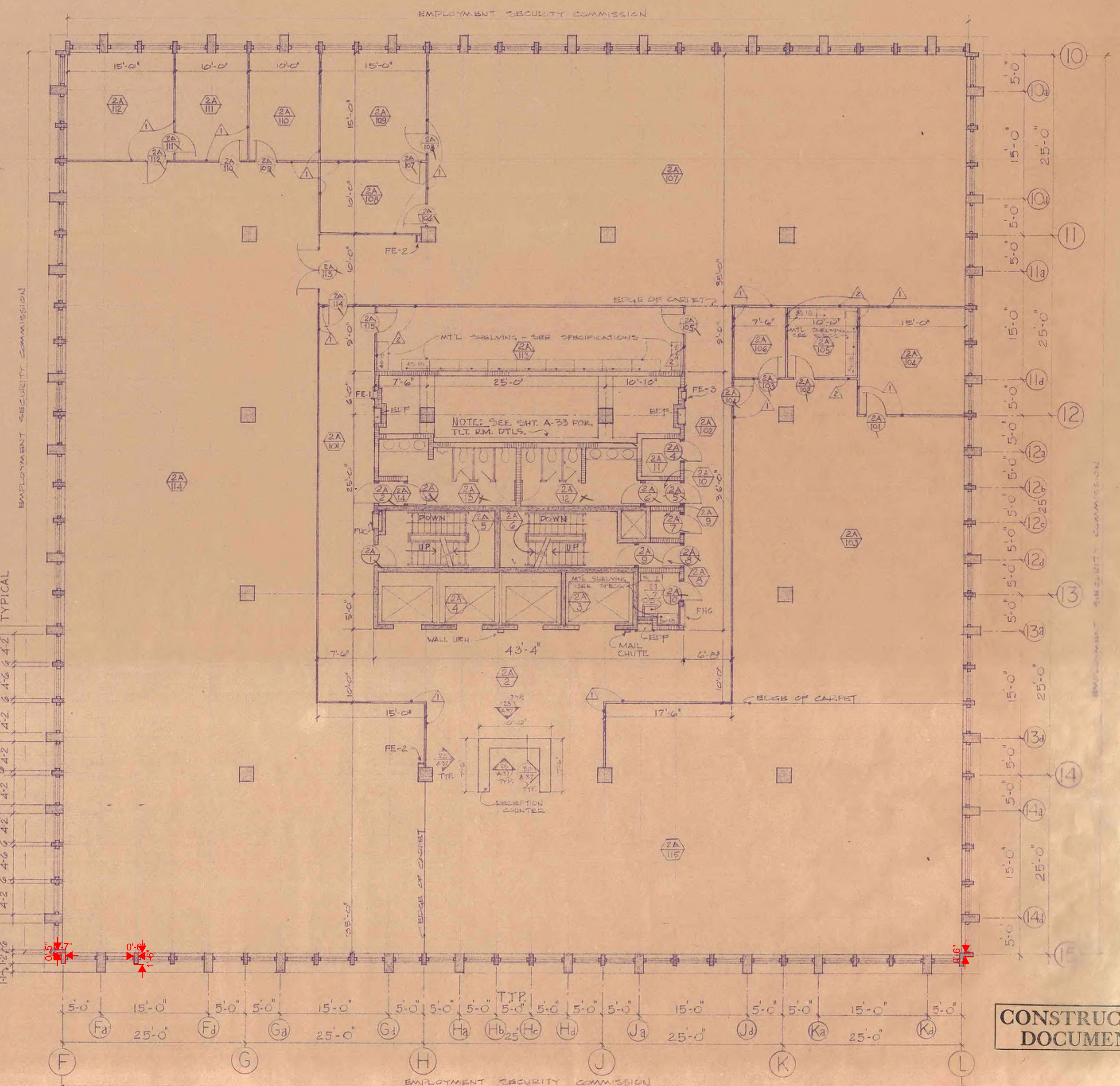
ROOM	ROOM NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	REMARKS
101	GENERAL LABOR WAITING	1	B	5	B	5	B	12	A
102	GENERAL LABOR WAITING	2	F	4	B	7	C	12	A
103	WATER SECTION	1	B	5	B	7	C	12	A
104	MANAGER OFFICE	1	B	6	D	11	D	11	D
105	ORIENTATION ROOM	1	B	5	B	7	C	12	A
106	STORAGE	1	B	5	B	7	C	12	A
107	PREBOOKING LOCATION	1	B	5	B	7	C	12	A
108	VOTER REGISTRATION	1	B	5	B	7	C	12	A
109	HALL	2	F	4	B	7	C	12	A
110	HALL	2	F	4	B	7	C	12	A
111	VAULT	2	F	4	B	7	C	12	A
112	WORK ROOM	1	B	5	B	7	C	12	A
113	VOTER REG. RM.	1	B	5	B	7	C	12	A
114	HALL	1	B	5	B	7	C	12	A
115	DATA PROCESSING	1	B	5	B	7	C	12	A
116	OFFICE	1	B	5	B	7	C	12	A
117	OFFICE	1	B	5	B	7	C	12	A
118	CONFERENCE ROOM	1	B	5	B	7	C	12	A
119	ADMINISTRATIVE OFF.	1	B	5	B	7	C	12	A
120	SECRETARY WAITING	1	B	5	B	7	C	12	A
121	HALL	1	B	5	B	7	C	12	A
122	STORAGE	1	B	5	B	7	C	12	A
123	JUDGE OFFICE	1	B	5	B	7	C	12	A
124	COURT REPORTER	1	B	5	B	7	C	12	A
125	CONFERENCE ROOM	1	B	5	B	7	C	12	A
126	CORRIDOR	2	F	4	B	7	C	12	A
127	HALL	1	B	5	B	7	C	12	A
128	CONFERENCE ROOM	1	B	5	B	7	C	12	A
129	COURT ROOM	1	B	5	B	7	C	12	A
130	WAITING ROOM	1	B	5	B	7	C	12	A
131	CORRIDOR	2	F	4	B	7	C	12	A
132	CORRIDOR	2	F	4	B	7	C	12	A
133	CLAIMS SECTION	1	B	5	B	7	C	12	A
134	MANAGER OFFICE	1	B	5	B	7	C	12	A
135	STORAGE	1	B	5	B	7	C	12	A
136	HEARING ROOM	1	B	5	B	7	C	12	A
137	VETERAN SECTION	1	B	5	B	7	C	12	A
138	SECRETARY	1	B	5	B	7	C	12	A
139	MANAGER OFFICE	1	B	5	B	7	C	12	A
140	EMPLOYER ROOM	1	B	5	B	7	C	12	A
141	SECRETARY	1	B	5	B	7	C	12	A
142	MANAGER OFFICE	1	B	5	B	7	C	12	A
143	SUPPLIES/STORAGE	2	F	4	B	7	C	12	A
144	NATURAL SECTION	1	B	5	B	7	C	12	A
145	CLAIMS SECTION	2	F	4	B	7	C	12	A

## DOOR SCHEDULE FOR INTERIORS

MK	SIZE	DOOR MATERIAL	HW	REMARKS
101	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
102	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
103	3'-0" x 7'-0" x 1 1/2"	7 SCWD	-	SEE T HOLD DETAIL 12/A-37
104	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
105	3'-0" x 7'-0" x 1 1/2"	7 SCWD	-	SEE T HOLD DETAIL 12/A-37
106	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
107	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
108	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
109	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
110	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
111	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
112	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
113	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
114	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
115	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
116	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
117	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
118	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
119	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
120	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
121	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
122	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
123	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
124	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
125	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
126	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
127	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
128	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
129	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
130	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
131	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
132	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
133	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
134	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
135	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
136	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
137	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
138	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
139	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
140	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
141	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
142	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
143	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
144	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37
145	3'-0" x 7'-0" x 1 1/2"	12 SCWD	-	SEE T HOLD DETAIL 12/A-37

MK	MATERIALS
1	CARPET
2	VINYL ASBESTOS TILE
3	CONCRETE
4	RUBBER COVE BASE
5	RUBBER NO-COVE BASE
6	WOOD BASE (TO MATCH PANELING)
7	GYPSON BOARD WALL SYSTEM
8	GYPSON BOARD
9	GLASS & METAL FRAME
10	GLASS IN WALL SYSTEM METAL FRAME
11	WOOD PANELING
12	INTEGRATED CEILING SYSTEM
13	LIGHT WEIGHT CONC MASONRY UNITS

MK	FINISHES
A	FACTORY FINISH
B	CLEAN
C	PAINT
D	STAIN & VARNISH
E	VINYL WALL COVERING
F	CLEAN & WAX



PROJECT NO. 102297  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: MAY 15, 1975



# ROOM FINISH SCHEDULE FOR INTERIOR SPACES & OFFICES

ROOM	ROOM NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	REMARKS
MK									
3A	101								FINISH MASONRY WALL AS PER S/A-1
102	GATE TESTING	1	B	E	7	E	7	E	
103	SPR. TESTING	1	E	E	7	E	7	E	
104	TYPING TESTING	1	B	E	7	E	7	E	
105	EMPLOYEE ROOM	1	B	E	7	E	7	E	
106	AUDITOR SECTION	1	E	B	7	C	7	C	
107	OFFICE	1	B	E	7	E	7	E	
108	OFFICE	1	E	E	7	E	7	E	
109	EMPLOYEE ROOM	1	B	E	7	C	7	C	
110	E.E.P. ROOM	1	E	E	7	C	7	C	
111	HALL	2	F	E	7	E	7	E	
112	SUPPLY & STORAGE	1	B	E	7	C	7	C	FINISH MASONRY WALL AS PER S/A-1
113	LABORATORY	1	E	E	7	E	7	E	
114	SECRETARY	1	B	E	7	C	7	C	
115	SECRETARY	1	E	E	7	E	7	E	
116	MANAGER OFFICE	1	B	E	7	E	7	E	
117	CONFERENCE ROOM	1	E	E	7	E	7	E	
118	SUPPLY & STORAGE	1	B	E	7	C	7	C	
119	KEY PUNCH	1	E	E	7	C	7	C	
120	RECEPTION	2	F	E	7	E	7	E	FINISH MASONRY WALL AS PER S/A-1
121	MANAGER OFFICE	1	B	E	7	E	7	E	
122	LABORATORY	1	B	E	7	E	7	E	
123	MANAGER OFFICE	1	B	E	7	E	7	E	
124	SECRETARY	1	B	E	7	C	7	C	
125	MANAGER OFFICE	1	B	E	7	E	7	E	
126	FAC SECTION	1	E	E	7	C	7	C	

NOTE: 1. FINISHES WALL PANEL TYPE IN PARTITION SYSTEM. SEE SHEET A-37 FOR PANEL ELEVATIONS AND FRAME DETAILS. ALL PARTITIONS EXTEND TO CEILING EXCEPT AS NOTED (TYPE 6).

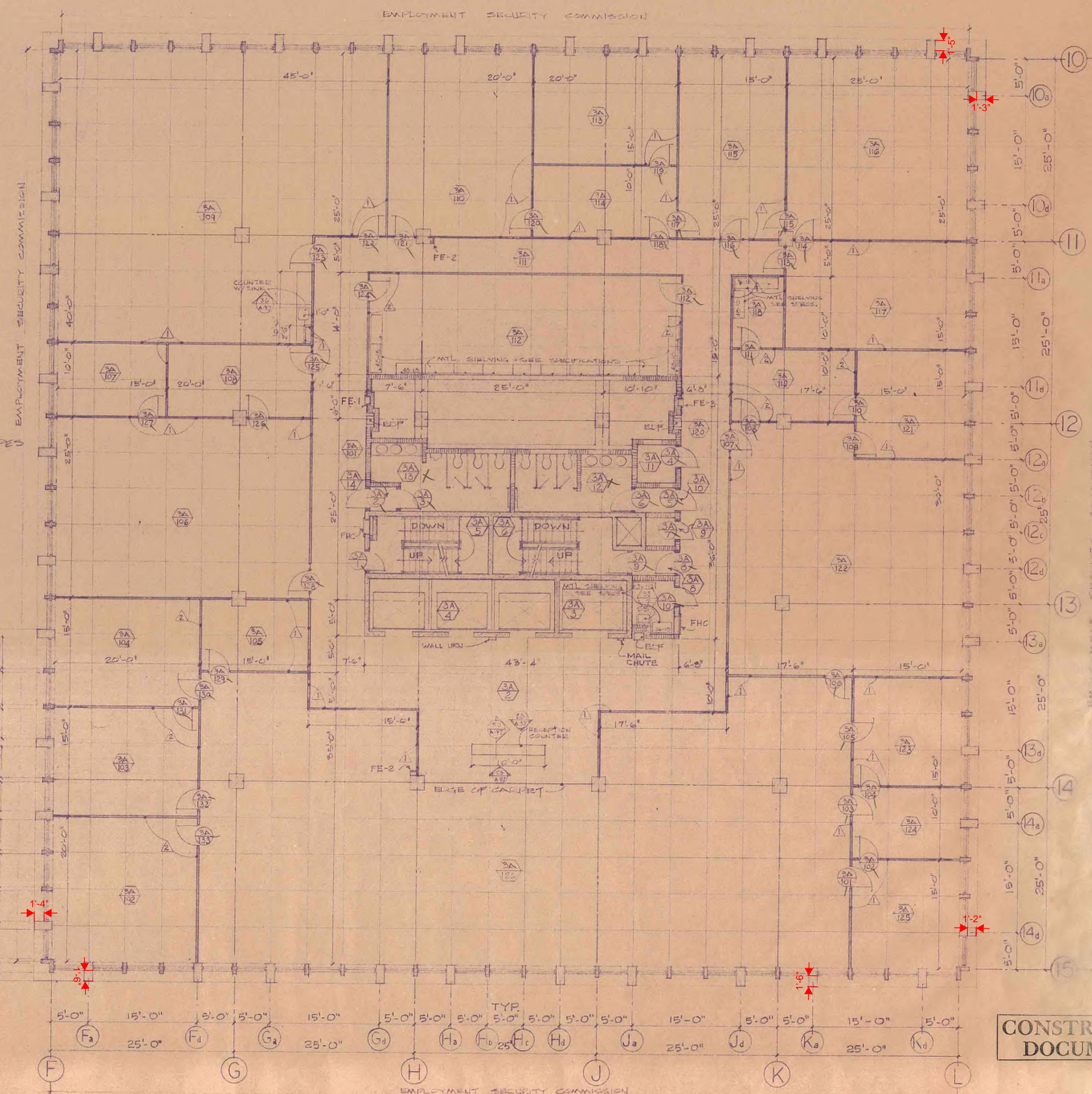
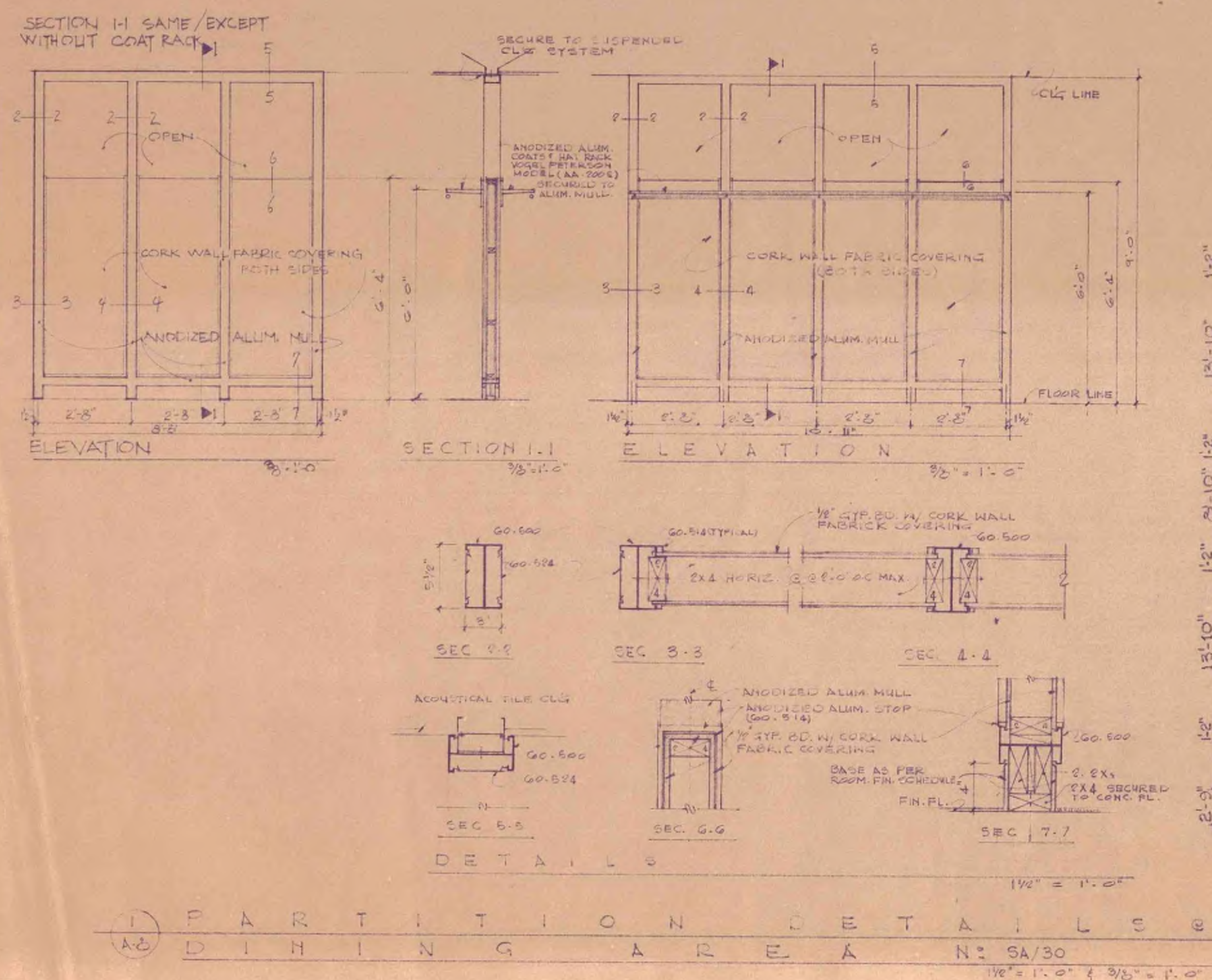
# DOOR SCHEDULE FOR INTERIORS

MK	SIZE	DOOR	MATERIAL	TYPE	REMARKS
3A	101	7	SCWD	-	
102	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
103	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
104	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
105	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
106	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
107	5'-0" x 7'-0" x 1 1/2"	14	SCWD	-	SEE T-HOLD DETAIL 14/A-37
108	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
109	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
110	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
111	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
112	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	SEE T-HOLD DETAIL 14/A-37
113	5'-0" x 7'-0" x 1 1/2"	13	SCWD	-	SEE T-HOLD DETAIL 14/A-37
114	5'-0" x 7'-0" x 1 1/2"	13	SCWD	-	
115	5'-0" x 7'-0" x 1 1/2"	13	SCWD	-	
116	5'-0" x 7'-0" x 1 1/2"	14	SCWD	-	SEE T-HOLD DETAIL 14/A-37
117	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
118	5'-0" x 7'-0" x 1 1/2"	14	SCWD	-	SEE T-HOLD DETAIL 14/A-37
119	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
120	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
121	5'-0" x 7'-0" x 1 1/2"	13	SCWD	-	SEE T-HOLD DETAIL 14/A-37
122	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	SEE T-HOLD DETAIL 14/A-37
123	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	SEE T-HOLD DETAIL 14/A-37
124	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	SEE T-HOLD DETAIL 14/A-37
125	5'-0" x 7'-0" x 1 1/2"	14	SCWD	-	SEE T-HOLD DETAIL 14/A-37
126	5'-0" x 7'-0" x 1 1/2"	13	SCWD	-	
127	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
128	5'-0" x 7'-0" x 1 1/2"	14	SCWD	-	SEE T-HOLD DETAIL 14/A-37
129	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
130	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
131	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
132	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	
133	5'-0" x 7'-0" x 1 1/2"	7	SCWD	-	

NOTE: 1. SEE SHEET A-37 FOR DOOR PANEL TYPES AND FRAME DETAILS.

MK	MATERIALS
1	CARPET
2	VINYL ASBESTOS TILE
3	CONCRETE
4	RUBBER COVE BASE
5	RUBBER NO-COVE BASE
6	WOOD BASE (TO MATCH PANELING)
7	GYPSON BOARD WALL SYSTEM
8	GYPSON BOARD
9	GLASS & METAL FRAME
10	GLASS IN WALL SYSTEM METAL FRAME
11	WOOD PANELING
12	INTEGRATED CEILING SYSTEM
13	LIGHT WEIGHT LONG MASONRY UNIT

MK	FINISHES
A	FACTORY FINISH
B	CLEAN
C	PAINT
D	STAIN & VARNISH
E	VINYL WALL COVERING
F	CLEAN & WAX



CONSTRUCTION DOCUMENTS

STATE AGENCIES BUILDING  
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PROJECT NO. 3-0207  
FILE NO.  
DRAWN BY  
CHECKED BY  
DATE MAY 15, 1973

OFFICE FACILITY  
STATE OF OKLAHOMA  
FOR TULSA, OKLAHOMA

HUDGINS, THOMPSON, BALL  
ARCHITECTS ENGINEERS PLANNERS

AND ASSOCIATES, INC.  
TULSA - OKLAHOMA CITY - WASHINGTON D.C.



ROOM FINISH SCHEDULE FOR INTERIOR SPACES & OFFICES																
ROOM NO.	ROOM NAME	FLOOR		BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS
		M	F	M	F	M	F	M	F	M	F	M	F	M	F	
101	RECEPTION	1	B	5	B	7	E	7	E	7	E	7	E	12	A	
102	WAITING RECV'G	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
103	ADJUTANT OFFICE	1	B	5	B	9	E	10	E	10	E	7	C	15	A	C
104	ADJUTANT OFFICE	1	B	5	B	7	E	10	E	10	E	7	C	15	A	C
105	ADJUTANT OFFICE	1	B	5	B	9	E	10	E	10	E	7	C	15	A	C
106	HALL	1	B	5	B	10	E	-	-	7	C	7	C	12	A	
107	CLOSET	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
108	ASSIST. SUPERVISOR	1	B	5	B	9	E	10	E	10	E	7	C	15	A	C
109	SUPERVISOR	1	B	5	B	9	E	10	E	10	E	7	C	15	A	C
110	SECRETARY	1	B	5	B	10	E	9	E	7	C	10	E	12	A	C
111	HALL	1	B	5	B	-	-	10	E	7	C	7	C	12	A	
112	FILE ROOM	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
113	LOUNGE	1	B	5	B	7	C	9	E	7	C	7	C	15	A	C
114	BOOKKEEPING	1	B	5	B	7	C	9	E	10	E	7	C	15	A	C
115	CLOSET	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
116	STORAGE	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
117	OPERATIONS	1	B	5	B	10	E	9	E	7	C	7	C	15	A	C
118	HALL	1	B	5	B	7	C	7	C	-	-	7	C	12	A	
119	SECRETARY	1	B	5	B	7	C	9	E	7	C	7	C	15	A	C
120	DIRECTOR	1	B	5	B	10	E	9	E	9	E	11	B	15	A	C
121	SUPERVISOR	1	B	5	B	7	E	7	E	10	E	10	E	15	A	C
122	MAIL ROOM	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
123	DRUG RECEIVING	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
124	ASSIST. SUPERVISOR	1	B	5	B	7	E	10	E	9	E	10	E	15	A	C
125	MEDICAL RECEPTION	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
126	CORRIDOR	2	F	4	B	9	E	-	-	7	E	7	E	12	A	FINISH MASONRY WALL AS PER S/A-1
127	NURSE	1	B	5	B	7	C	10	E	9	E	7	C	15	A	C
128	DOCTOR OFFICE	1	B	5	B	7	C	7	E	9	E	7	E	15	A	C
129	CASHIER	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
130	EXAMINATION ROOM	1	B	5	B	7	C	7	C	9	E	7	C	15	A	C
131	PHARMACY	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
132	CARDIO PULS ROOM	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
133	HALL	1	B	5	B	7	C	-	-	7	C	-	-	12	A	
134	CONFERENCE / TRAINING ROOM	1	B	5	B	7	E	7	E	9	E	9	E	15	A	C
135	DRUG STORAGE	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
136	HALL	1	B	5	B	-	-	7	C	-	-	9	E	5	C	
137	HALL	1	B	5	B	7	C	-	-	7	C	-	-	12	A	
138	X-RAY ROOM	1	B	5	B	7	C	7	C	7	C	7	C	12	A	SEE DETAILS 15/A-25 FOR LINE DETECTION
139	WORK ROOM	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
140	TOILET	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
141	TOILET	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
142	LABORATORY	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
143	HALL	1	B	5	B	-	-	7	C	-	-	7	C	12	A	
144	DOCTOR OFFICE	1	B	5	B	7	C	7	E	7	E	7	E	12	A	
145	EXAMINATION ROOM	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
146	TOILET	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
147	TOILET	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
148	EXAMINATION ROOM	1	B	5	B	7	C	7	C	7	C	7	C	12	A	
149	DOCTOR OFFICE	1	B	5	B	7	C	7	E	7	E	7	E	12	A	
150	CLOTHING STORAGE	2	F	4	B	9	E	7	C	7	C	9	E	15	A	C
151	CORRIDOR	2	F	4	B	7	E	-	-	10	E	7	E	12	A	FINISH MASONRY WALL AS PER S/A-1

DOOR SCHEDULE FOR INTERIORS									
NK	SIZE	DOOR H & TYPE	MATERIAL	FRAME H & SET #	REMARKS				
4A 101	FL 3'-0" x 7'-0"	12	GL/ALUM	-	SEE THROLD DETAIL 1/1A-37				
102	FL 3'-0" x 7'-0" x 1 3/4"	11	SC.WD.	-	10 SEE THROLD DETAIL 1/1A-37				
103	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	3 SEE THROLD DETAIL 1/1A-37				
104	3'-0" x 7'-0" x 1 3/4"	14	SC.WD.	-	9				
105	3'-0" x 7'-0" x 1 3/4"	14	SC.WD.	-	9				
106	3'-0" x 7'-0" x 1 3/4"	14	SC.WD.	-	9				
107	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	33				
108	3'-0" x 7'-0" x 1 3/4"	13	SC.WD.	-	3				
109	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	35				
110	3'-0" x 7'-0" x 1 3/4"	14	SC.WD.	-	9				
111	3'-0" x 7'-0" x 1 3/4"	6	GL/ALUM	-	9				
112	3'-0" x 7'-0" x 1 3/4"	5	GL/ALUM	-	9				
113	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
114	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	12				
115	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	14				
116	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	3 SEE THROLD DETAIL 1/1A-37				
117	3'-0" x 7'-0" x 1 3/4"	13	SC.WD.	-	35				
118	3'-0" x 7'-0" x 1 3/4"	13	SC.WD.	-	3				
119	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
120	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
121	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
122	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
123	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
124	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
125	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
126	FL 3'-0" x 7'-0" x 1 3/4"	11	SC.WD.	-	10				
127	FL 3'-0" x 7'-0" x 1 3/4"	11	SC.WD.	-	10 SEE THROLD DETAIL 1/1A-37				
128	FL 3'-0" x 7'-0" x 1 3/4"	12	GL/ALUM	-	1 SEE THROLD DETAIL 1/1A-37				
129	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
130	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
131	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
132	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
133	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
134	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	3				
135	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	3				
136	FL 3'-0" x 7'-0" x 1 3/4"	11	SC.WD.	-	36				
137	FL 3'-0" x 7'-0" x 1 3/4"	11	SC.WD.	-	10				
138	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	3 SEE THROLD DETAIL 1/1A-37				
139	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	37				
140	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
141	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
142	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9 SEE THROLD DETAIL 1/1A-37				
143	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	9				
144	3'-0" x 7'-0" x 1 3/4"	7	SC.WD.	-	33				
145	3'-0" x 7'-0" x 1 3/4"	*	SC.WD.	-	15 * SEE DOOR & FRAME IN CENTER OF 3'-0" PANEL				
146	2'-0" x 7'-0" x 1 3/4"	*	SC.WD.	-	15 D.O.				
147	2'-0" x 7'-0" x 1 3/4"	*	SC.WD.	-	15 D.O.				
148	2'-0" x 7'-0" x 1 3/4"	*	SC.WD.	-	15 D.O.				



# ROOM FINISH SCHEDULE FOR INTERIOR SPACES & OFFICES

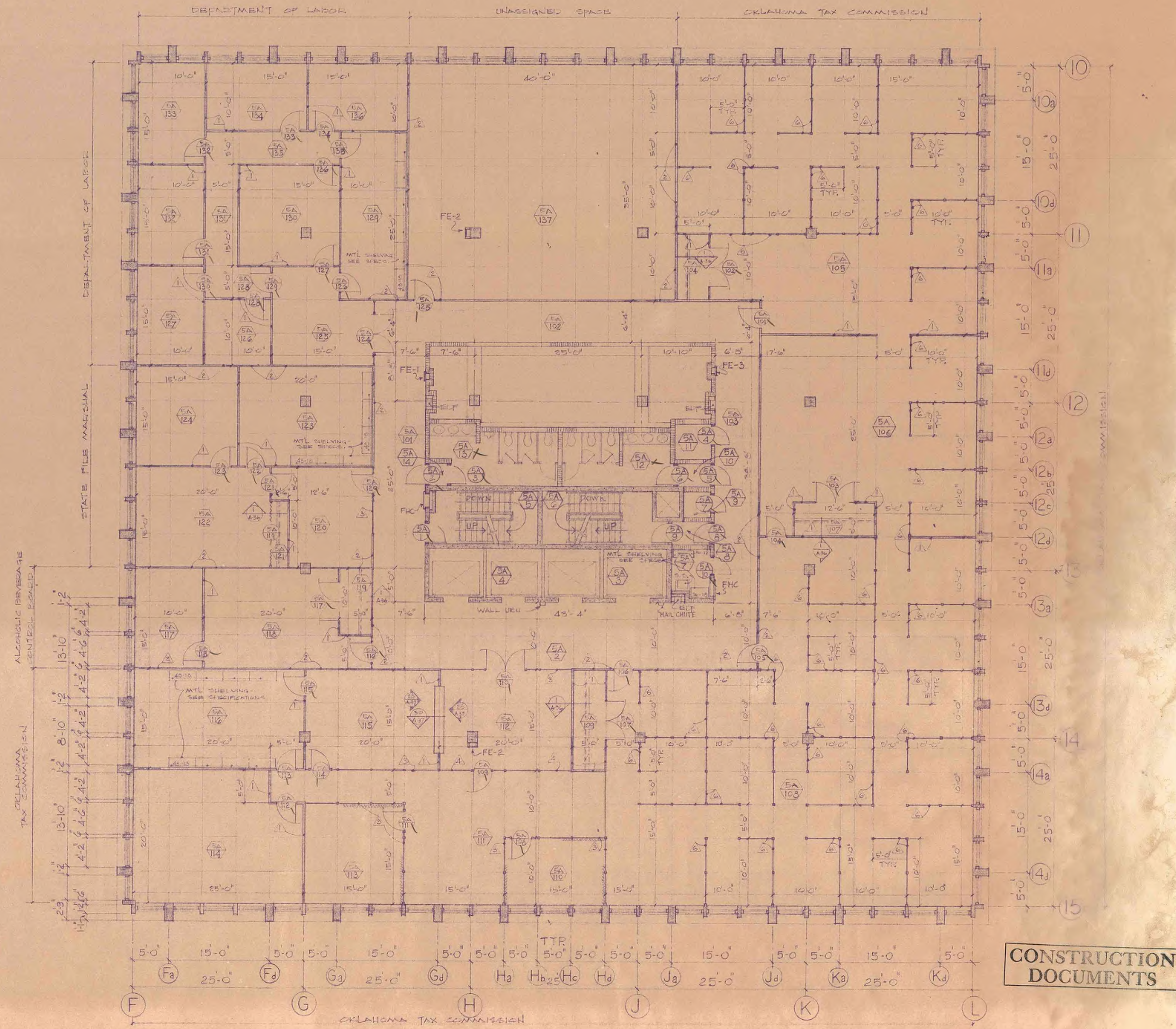
ROOM	ROOM NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CEILING	REMARKS
NO.				WALL	WALL	WALL	WALL		
101	CORRIDOR	2	F	4	10	10	10	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
102	CORRIDOR	2	F	4	10	10	10	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
103	CORRIDOR	2	F	4	10	10	10	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
104	CLOSET	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
105	INCOME TAX AREA	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
106	ESTATE & INCOME TAX	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
107	CLOSET	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
108	INVESTMENT AREA	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
109	CLOSET	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
110	ASST. DIRECTOR OFF.	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
111	SECRETARY	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
112	RECEPTION / WAITING	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
113	DIRECTOR OFFICE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
114	CONFERENCE ROOM	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
115	SECRETARY	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
116	WORK ROOM	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
117	OFFICE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
118	OFFICE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
119	CLOSET	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
120	RECEPTION	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
121	STORAGE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
122	DRAWING REVIEW	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
123	RECEPTION / WAITING	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
124	OFFICE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
125	RECEPTION	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
126	SECRETARY	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
127	OFFICE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
128	HALL	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
129	STORAGE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
130	CLERK'S OFFICE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
131	HALL	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
132	OFFICE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
133	OFFICE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
134	OFFICE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
135	HALL	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
136	OFFICE	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1
137	UNASSIGNED AREA	1	B	5	7	7	7	12	FINISH WALL TO RECEIVE VINYL AS PER A-1

NO.	MATERIALS
1	CARPET
2	VINYL ASBESTOS TILE
3	CONCRETE
4	RUBER COVE BASE
5	RUBER NO-COVE BASE
6	WOOD BASE (TO MATCH PANELING)
7	GYPSON BOARD WALL SYSTEM
8	GYPSON BOARD
9	GLASS & METAL FRAME
10	GLASS IN WALL SYSTEM METAL FRAME
11	WOOD PANELING
12	INTEGRATED CEILING SYSTEM
13	LIGHT WEIGHT CONC. MASONRY UNITS
14	CONCRETE & TRUSS AS PER DETAIL A-1

NO.	FINISHES
A	FACTORY FINISH
B	CLEAN
C	PAINT
D	STAIN & VARNISH
E	VINYL WALL COVERING
F	CLEAN & WAX

NO.	SIZE	DOOR	MATERIAL	TYPE	REMARKS
101	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	35
102	10'-0" x 7'-10" x 13'	11	SC. W.D.	-	35
103	10'-0" x 7'-10" x 13'	7	SC. W.D.	-	35
104	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	35
105	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	35
106	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	35
107	3'-0" x 7'-10" x 13'	11	SC. W.D.	-	35
108	3'-0" x 7'-10" x 13'	14	SC. W.D.	-	9
109	3'-0" x 7'-10" x 13'	10	SC. W.D.	-	1
110	3'-0" x 7'-10" x 13'	12	SC. W.D.	-	1
111	3'-0" x 7'-10" x 13'	14	SC. W.D.	-	9
112	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
113	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
114	3'-0" x 7'-10" x 13'	14	SC. W.D.	-	9
115	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
116	3'-0" x 7'-10" x 13'	14	SC. W.D.	-	9
117	3'-0" x 7'-10" x 13'	11	SC. W.D.	-	35
118	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
119	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
120	3'-0" x 7'-10" x 13'	5	SC. W.D.	-	1
121	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
122	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
123	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
124	3'-0" x 7'-10" x 13'	12	SC. W.D.	-	1
125	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
126	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
127	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
128	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
129	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
130	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
131	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
132	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
133	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
134	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
135	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9
136	3'-0" x 7'-10" x 13'	7	SC. W.D.	-	9

NOTE:  
1. Δ DENOTES WALL PANEL TYPE IN PARTITION SYSTEM. SEE SHEET A-37 FOR PANEL ELEVATIONS AND FRAME DETAILS. ALL PARTITIONS EXTEND TO CEILING EXCEPT AS NOTED (TYPE G).  
2. SEE SHEET A-37 FOR DOOR PANEL TYPES AND FRAME DETAILS.



CONSTRUCTION DOCUMENTS

STATE AGENCIES BUILDING  
FIFTH FLOOR PLAN

SCALE 1/8" = 1'-0"



PROJECT NO. 21-1227  
FILE NO. 21-1227  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: MAY 15, 1973

OFFICE FACILITY  
STATE OF OKLAHOMA  
FOR TULSA, OKLAHOMA  
Oklahoma Capital Improvement



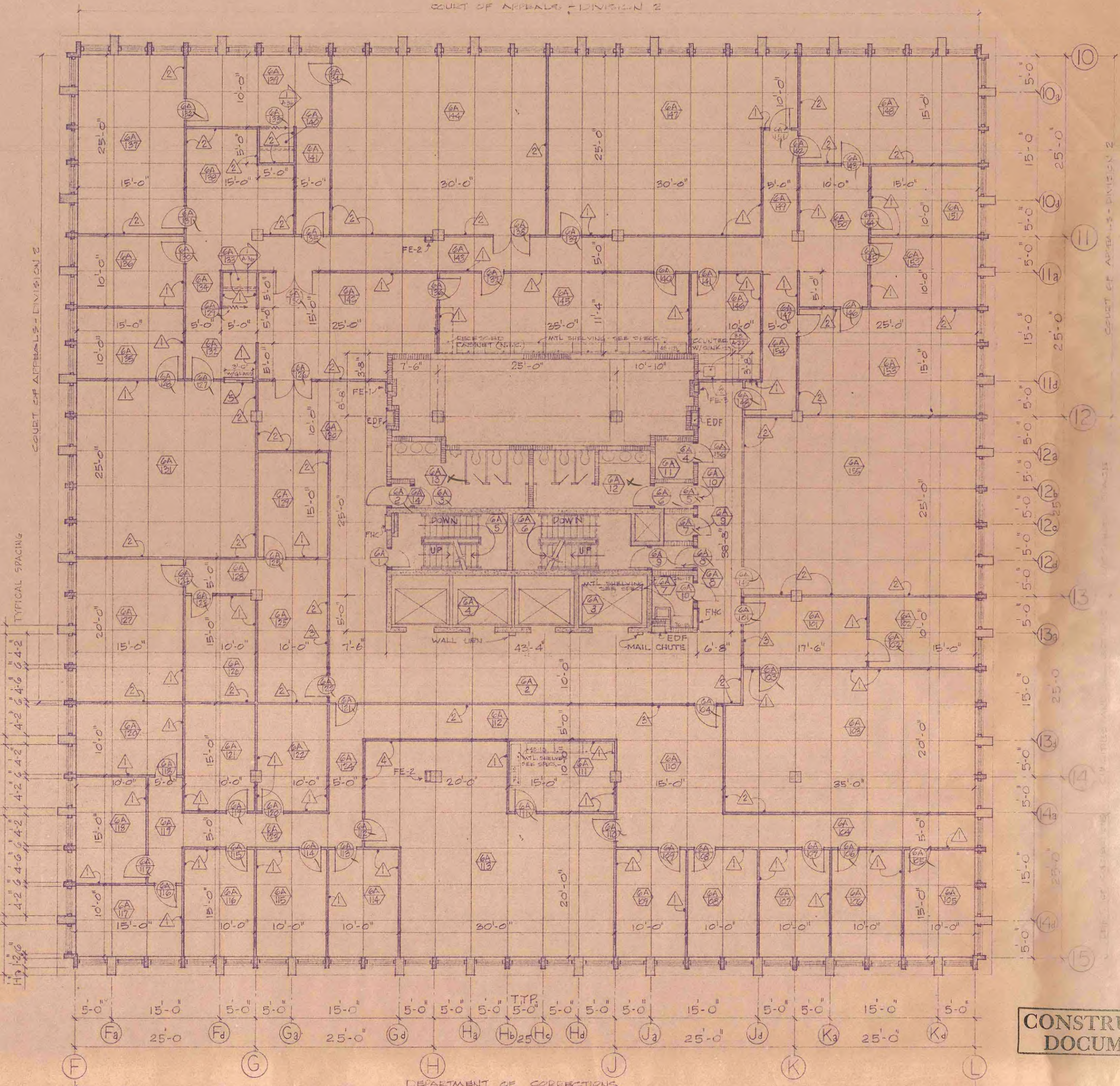
ROOM FINISH SCHEDULE FOR INTERIOR SPACES & OFFICES																
ROOM	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CEILING									
NO.	NAME	M	F	M	F	M	F	M	F	M	F	M	F	M	F	REMARKS
101	RECEIVING SECRETARY	1	B	E	F	7	E	7	E	12	A					
102	ADMINISTRATIVE OFFICE	1	B	E	F	7	E	7	E	12	A					
103	STAFF OFFICE	1	B	E	F	7	E	7	E	12	A					
104	HALL	1	B	E	F	7	E	7	E	12	A					
105	OFFICE	1	B	E	F	7	E	7	E	12	A					
106	OFFICE	1	B	E	F	7	E	7	E	12	A					
107	OFFICE	1	B	E	F	7	E	7	E	12	A					
108	OFFICE	1	B	E	F	7	E	7	E	12	A					
109	OFFICE	1	B	E	F	7	E	7	E	12	A					
110	RECEPTION	1	B	E	F	7	E	7	E	12	A					
111	STORAGE	1	B	E	F	7	E	7	E	12	A					
112	HALL	1	B	E	F	7	E	7	E	12	A					
113	SECRETARY/FILES	1	B	E	F	7	E	7	E	12	A					
114	OFFICE	1	B	E	F	7	E	7	E	12	A					
115	OFFICE	1	B	E	F	7	E	7	E	12	A					
116	OFFICE	1	B	E	F	7	E	7	E	12	A					
117	OFFICE	1	B	E	F	7	E	7	E	12	A					
118	OFFICE	1	B	E	F	7	E	7	E	12	A					
119	HALL	1	B	E	F	7	E	7	E	12	A					
120	OFFICE	1	B	E	F	7	E	7	E	12	A					
121	OFFICE	1	B	E	F	7	E	7	E	12	A					
122	OFFICE	1	B	E	F	7	E	7	E	12	A					
123	HALL	1	B	E	F	7	E	7	E	12	A					
124	HALL	1	B	E	F	7	E	7	E	12	A					
125	RECEIVING SECRETARY	1	B	E	F	7	E	7	E	12	A					
126	OFFICE	1	B	E	F	7	E	7	E	12	A					
127	COURT ADMINISTRATOR	1	B	E	F	7	E	7	E	12	A					
128	HALL	1	B	E	F	7	E	7	E	12	A					
129	OFFICE	1	B	E	F	7	E	7	E	12	A					
130	CORRIDOR	2	F	4	B	7	E	7	E	12	A					FINISH MASONRY WALL AS PER 6/A-1
131	COURT CLERK WORK ROOM	1	B	E	F	7	E	7	E	12	A					
132	VESTIBULE	1	B	E	F	7	E	7	E	12	A					
133	CLOSET	1	B	E	F	7	E	7	E	12	A					
134	HALL	1	B	E	F	7	E	7	E	12	A					
135	COURT CLERK	1	B	E	F	7	E	7	E	12	A					
136	OFFICE	1	B	E	F	7	E	7	E	12	A					
137	JUDGE OFFICE	1	B	E	F	7	E	7	E	12	A					
138	SECRETARY	1	B	E	F	7	E	7	E	12	A					
139	ROBING ROOM	1	B	E	F	7	E	7	E	12	A					
140	CLOSET	1	B	E	F	7	E	7	E	12	A					
141	HALL	1	B	E	F	7	E	7	E	12	A					
142	RECEPTION	1	B	E	F	7	E	7	E	12	A					FINISH MASONRY WALL AS PER 6/A-1
143	HALL	1	B	E	F	7	E	7	E	12	A					
144	COURTROOM	1	B	E	F	7	E	7	E	12	A					FINISH MASONRY WALL AS PER 6/A-1
145	STORAGE/WORKROOM	1	B	E	F	7	E	7	E	12	A					
146	LOUNGE	1	B	E	F	7	E	7	E	12	A					
147	LIBRARY	1	B	E	F	7	E	7	E	12	A					
148	JUDGE OFFICE	1	B	E	F	7	E	7	E	12	A					
149	HALL	1	B	E	F	7	E	7	E	12	A					
150	SECRETARY	1	B	E	F	7	E	7	E	12	A					
151	OFFICE	1	B	E	F	7	E	7	E	12	A					
152	OFFICE	1	B	E	F	7	E	7	E	12	A					
153	JUDGE OFFICE	1	B	E	F	7	E	7	E	12	A					
154	HALL	1	B	E	F	7	E	7	E	12	A					
155	UNASSIGNED SPACE	1	B	E	F	7	E	7	E	12	A					
156	CORRIDOR	2	F	4	B	7	E	7	E	12	A					FINISH MASONRY WALL AS PER 6/A-1

NOTE:  $\Delta$  DENOTES WALL PANEL TYPE IN PARTITION SYSTEM. SEE SHEET A-37 FOR PANEL ELEVATIONS AND FRAME DETAILS. ALL PARTITIONS EXTEND TO CEILING EXCEPT AS NOTED (TYPE 2).

MK	MATERIALS	MK	FINISHES
1	CARPET	A	FACTORY FINISH
2	VINYL ASBESTOS TILE	B	CLEAN
3	CONCRETE	C	PAINT
4	RUBBER COVE BASE	D	STAIN & VARNISH
5	RUBBER NO-COVE BASE	E	VINYL WALL COVERING
6	WOOD BASE (TO MATCH PANELING)	F	CLEAN & WAX
7	GYPSUM BOARD WALL SYSTEM		
8	GYPSUM BOARD		
9	GLASS & WALL FRAME		
10	GLASS IN WALL SYSTEM METAL FRAME		
11	WOOD PANELING		
12	INTEGRATED CEILING SYSTEM		
13	LIGHT WEIGHT LONG MASONRY UNITS		

DOOR SCHEDULE FOR INTERIORS									
MK	SIZE	DOOR	MATERIAL	SWING	SET	REMARKS			
101	3'-0" x 7'-10"	5	GLASS	-	1	SEE TYPICAL DETAIL 14/A-37			
102	3'-0" x 7'-10"	7	SCWD	-	9				
103	3'-0" x 7'-10"	5	SCWD	-	9				
104	3'-0" x 7'-10"	5	GLASS	-	1	SEE TYPICAL DETAIL 14/A-37			
105	3'-0" x 7'-10"	7	SCWD	-	9				
106	3'-0" x 7'-10"	7	SCWD	-	9				
107	3'-0" x 7'-10"	7	SCWD	-	9				
108	3'-0" x 7'-10"	7	SCWD	-	9				
109	3'-0" x 7'-10"	7	SCWD	-	9				
110	3'-0" x 7'-10"	7	SCWD	-	9				
111	3'-0" x 7'-10"	7	SCWD	-	9				
112	3'-0" x 7'-10"	5	GLASS	-	1				
113	3'-0" x 7'-10"	7	SCWD	-	9				
114	3'-0" x 7'-10"	7	SCWD	-	9				
115	3'-0" x 7'-10"	7	SCWD	-	9				
116	3'-0" x 7'-10"	7	SCWD	-	9				
117	3'-0" x 7'-10"	7	SCWD	-	9				
118	3'-0" x 7'-10"	7	SCWD	-	9				
119	3'-0" x 7'-10"	7	SCWD	-	9				
120	3'-0" x 7'-10"	7	SCWD	-	9				
121	3'-0" x 7'-10"	7	SCWD	-	9	SEE TYPICAL DETAIL 14/A-37			
122	3'-0" x 7'-10"	5	GLASS	-	1	SEE TYPICAL DETAIL 14/A-37			
123	3'-0" x 7'-10"	7	SCWD	-	9				
124	3'-0" x 7'-10"	7	SCWD	-	9				
125	3'-0" x 7'-10"	7	SCWD	-	9				
126	FE 3'-0" x 7'-10"	12	GLASS	-	1	SEE TYPICAL DETAIL 14/A-37			
127	3'-0" x 7'-10"	7	SCWD	-	9				
128	3'-0" x 7'-10"	7	SCWD	-	9				
129	3'-0" x 7'-10"	*	WALL	-	-				
130	3'-0" x 7'-10"	7	SCWD	-	9				
131	3'-0" x 7'-10"	7	SCWD	-	9				
132	3'-0" x 7'-10"	7	SCWD	-	9				
133	3'-0" x 7'-10"	*	WALL	-	-				
134	3'-0" x 7'-10"	7	SCWD	-	9				
135	3'-0" x 7'-10"	7	SCWD	-	9				
136	3'-0" x 7'-10"	7	SCWD	-	9				
137	3'-0" x 7'-10"	7	SCWD	-	9				
138	FE 3'-0" x 7'-10"	11	SCWD	-	10				
139	3'-0" x 7'-10"	5	SCWD	-	33				
140	3'-0" x 7'-10"	9	SCWD	-	8				
141	3'-0" x 7'-10"	7	SCWD	-	14				
142	3'-0" x 7'-10"	7	SCWD	-	8				
143	3'-0" x 7'-10"	7	SCWD	-	8				
144	3'-0" x 7'-10"	7	SCWD	-	9				
145	3'-0" x 7'-10"	7	SCWD	-	9				
146	3'-0" x 7'-10"	7	SCWD	-	8				
147	3'-0" x 7'-10"	7	SCWD	-	8				
148	3'-0" x 7'-10"	7	SCWD	-	33	SEE TYPICAL DETAIL 14/A-37			
149	3'-0" x 7'-10"	7	SCWD	-	8	SEE TYPICAL DETAIL 14/A-37			
150	FE 3'-0" x 7'-10"	11	SCWD	-	10				
151	3'-0" x 7'-10"	7	SCWD	-	33				

NOTE: SEE SHEET A-37 FOR PANEL ELEVATIONS AND FRAME DETAILS.



CONSTRUCTION DOCUMENTS



ROOM FINISH SCHEDULE FOR INTERIOR SPACES & OFFICES

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	REMARKS
101	CONFERENCE RM.	1	B	D	9	B	11	D	12
102	ATTY. GEN. OFFICE	1	B	D	9	B	11	D	12
103	OFFICE	1	B	D	9	B	11	D	12
104	HALL	1	B	D	9	B	11	D	12
105	STORAGE	1	B	D	9	B	11	D	12
106	RECEPTION	1	B	D	9	B	11	D	12
107	OFFICE	1	B	D	9	B	11	D	12
108	OFFICE	1	B	D	9	B	11	D	12
109	STORAGE	1	B	D	9	B	11	D	12
110	RECEPTION	1	B	D	9	B	11	D	12
111	OFFICE	1	B	D	9	B	11	D	12
112	OFFICE	1	B	D	9	B	11	D	12
113	OFFICE	1	B	D	9	B	11	D	12
114	OFFICE	1	B	D	9	B	11	D	12
115	HALL	1	B	D	9	B	11	D	12
116	OFFICE	1	B	D	9	B	11	D	12
117	CONFERENCE	1	B	D	9	B	11	D	12
118	HALL	1	B	D	9	B	11	D	12
119	ENTRY	1	B	D	9	B	11	D	12
120	RECEP./WAITING	1	B	D	9	B	11	D	12
121	OFFICE	1	B	D	9	B	11	D	12
122	OFFICE	1	B	D	9	B	11	D	12
123	OFFICE	1	B	D	9	B	11	D	12
124	HALL	1	B	D	9	B	11	D	12
125	OFFICE	1	B	D	9	B	11	D	12
126	SECRETARIES	1	B	D	9	B	11	D	12
127	OFFICE	1	B	D	9	B	11	D	12
128	EXEC. ASST. OFF.	1	B	D	9	B	11	D	12
129	HALL	1	B	D	9	B	11	D	12
130	EXECUTIVE OFF.	1	B	D	9	B	11	D	12
131	OFFICE	1	B	D	9	B	11	D	12
132	HALL	1	B	D	9	B	11	D	12
133	OFFICE	1	B	D	9	B	11	D	12
134	OFFICE	1	B	D	9	B	11	D	12
135	OFFICE	1	B	D	9	B	11	D	12
136	OFFICE	1	B	D	9	B	11	D	12
137	STORAGE	1	B	D	9	B	11	D	12
138	CORRIDOR	2	F	4	C	7	E	-	12
139	CORRIDOR	2	F	4	C	7	E	-	12
140	UNASSIGNED SPACE	1	B	D	9	B	11	D	12

MK	MATERIALS
1	CARPET
2	VINYL ASBESTOS TILE
3	CONCRETE
4	RUBBER COVE BASE
5	RUBBER NO-COVE BASE
6	WOOD BASE (TO MATCH PANELING)
7	GYPSUM BOARD WALL SYSTEM
8	GYPSUM BOARD
9	GLASS & METAL FRAME
10	GLASS IN WALL SYSTEM METAL FRAME
11	WOOD PANELING
12	INTEGRATED CEILING SYSTEM
13	LIGHT WEIGHT CONC. MASONRY UNITS

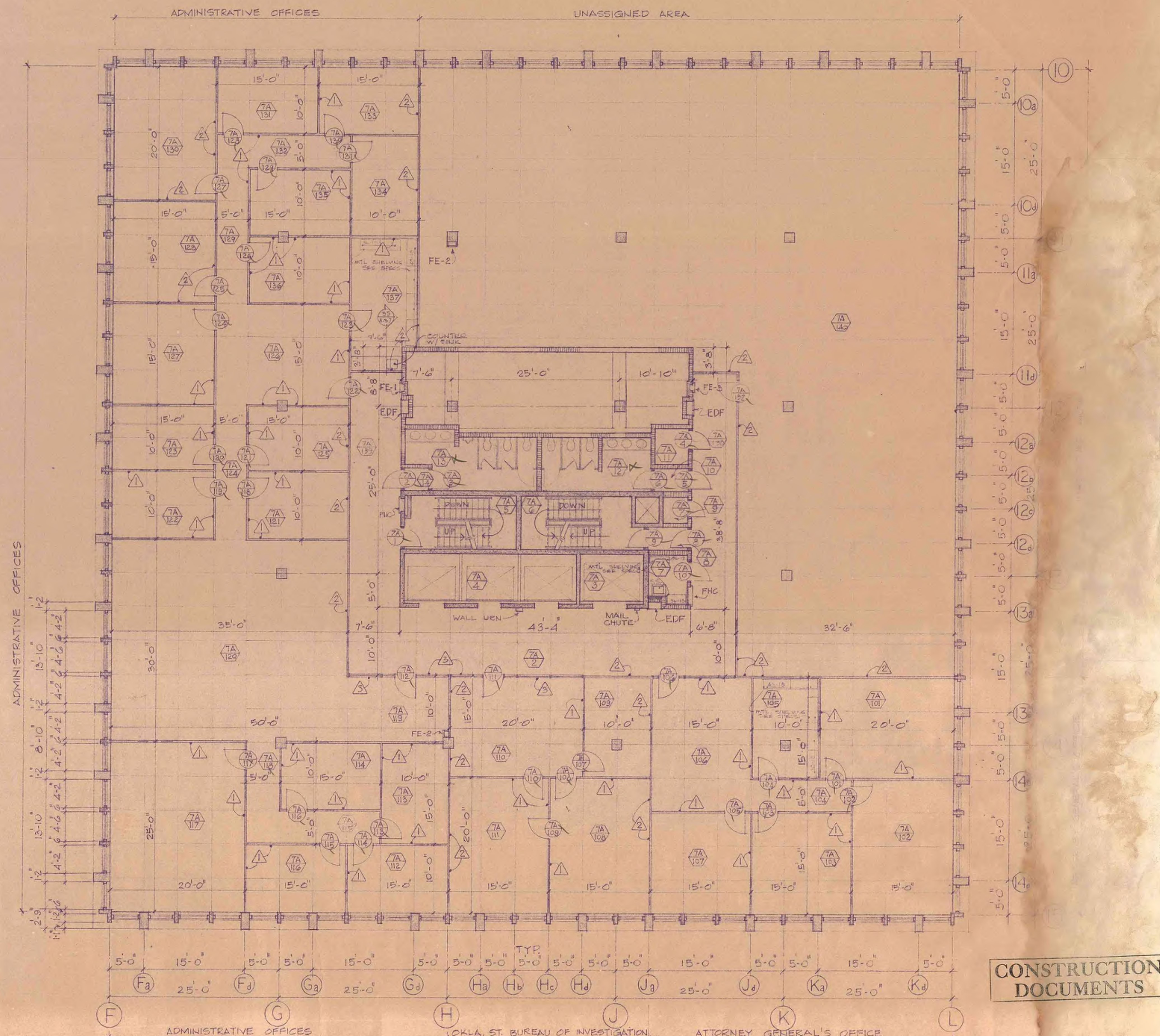
MK	FINISHES
A	FACTORY FINISH
B	CLEAN
C	PAINT
D	STAIN & VARNISH
E	VINYL WALL COVERING
F	CLEAN & WAX

NOTE: 1. DOOR WALL PANEL TYPE IN PARTITION SYSTEM. SEE SUBSET A-37 FOR PANEL ELEVATIONS AND FRAME DETAILS. ALL PARTITIONS EXTEND TO CEILING EXCEPT AS NOTED (TYPE 2).

DOOR SCHEDULE FOR INTERIORS

MK	SIZE	DOOR PANEL TYPE	MATERIAL	WEIGHT	REMARKS
101	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
102	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
103	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
104	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
105	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
106	3'-0" x 7'-10" x 1 3/4"	8	GLALUM.	-	1 SEE T-HOLD DETAIL 14/A-37
107	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
108	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
109	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
110	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
111	3'-0" x 7'-10" x 1 3/4"	10	GLALUM.	-	1 SEE T-HOLD DETAIL 14/A-37
112	3'-0" x 7'-10" x 1 3/4"	10	GLALUM.	-	1 SEE T-HOLD DETAIL 14/A-37
113	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
114	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
115	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
116	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
117	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
118	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
119	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
120	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
121	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
122	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
123	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
124	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
125	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
126	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
127	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
128	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
129	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
130	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
131	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9
132	3'-0" x 7'-10" x 1 3/4"	7	SCWD.	-	9

NOTE: 1. SEE SUBSET A-37 FOR DOOR PANEL TYPES AND FRAME DETAILS.



CONSTRUCTION DOCUMENTS

STATE AGENCIES BUILDING  
SEVENTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PROJECT NO. 30207  
FILE NO.  
DRAWN BY  
CHECKED BY  
DATE MAY 15, 1973

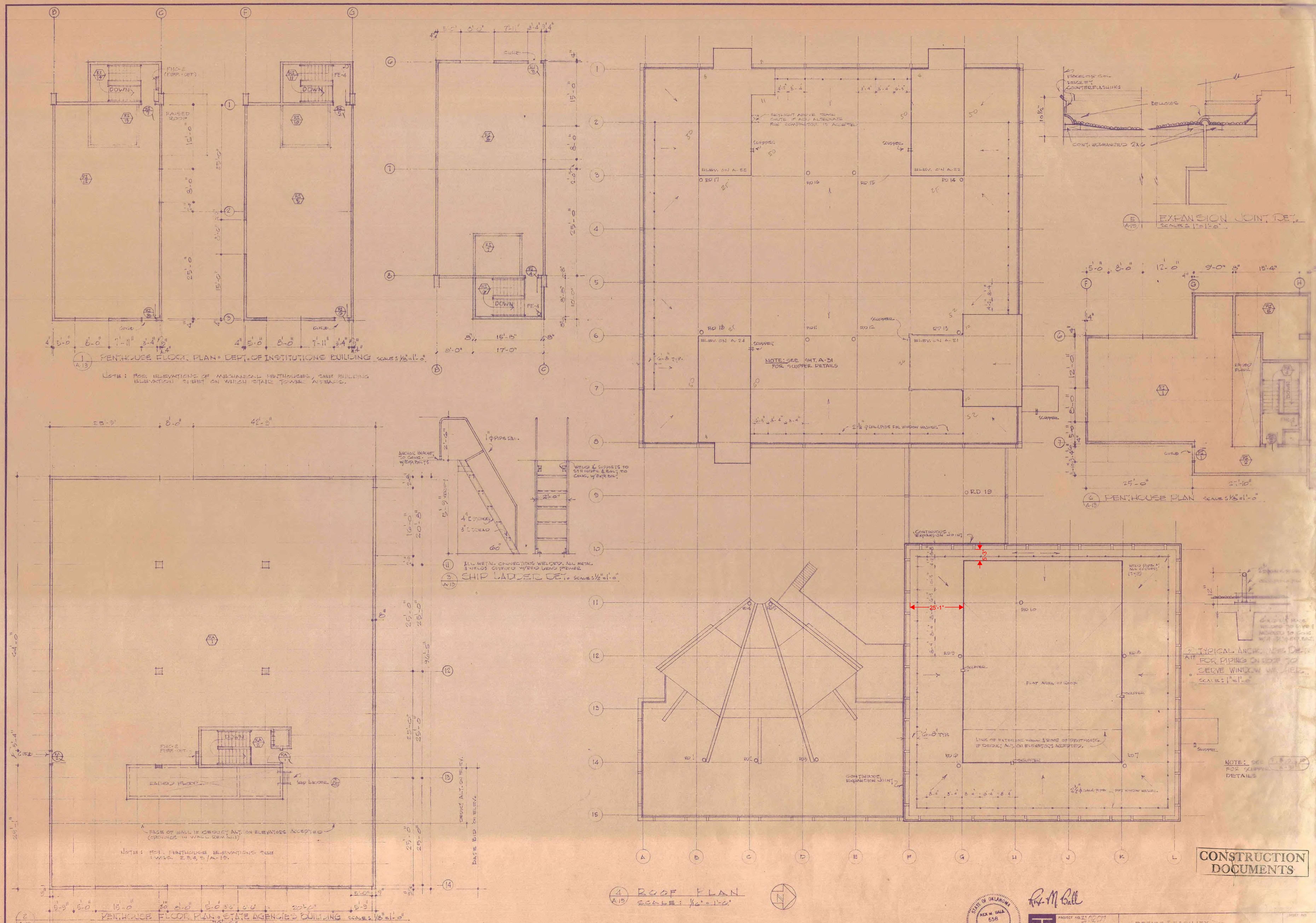
OFFICE FACILITY  
STATE OF OKLAHOMA  
FOR TULSA, OKLAHOMA  
OKLAHOMA CAPITAL IMPROVEMENT

HUDGINS, THOMPSON, BALL  
ARCHITECTS ENGINEERS PLANNERS

AND ASSOCIATES, INC.  
TULSA • OKLAHOMA CITY • WASHINGTON, D.C.

49









**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

April 27, 2022

Alabama-Quassarte Tribal Town  
Ben Yahola, Tribal Historic Preservation Officer  
PO Box 187  
Wetumka, OK 74883  
[info@alabama-quassarte.org](mailto:info@alabama-quassarte.org)

**SUBJECT: Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility at 440 South Houston Avenue, Tulsa, Oklahoma.**

Dear Mr. Yahola,

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for the proposed acquisition and renovation of existing buildings and the construction of a new building to create a new VA Inpatient Facility on a 5.2-acre site at 440 South Houston Avenue, Tulsa, Oklahoma 74127. The proposed project would provide state-of-the-art facilities to meet the need for expanded Veteran health care services in the region.

The Draft EA examined the potential environmental effects from implementing the Proposed Action and the No Action Alternative. VA invites your comments on the Draft EA. Please see the attached notice of availability for how to access the Draft EA and submit any comments.

VA conducted formal Section 106 consultation for the undertaking with the Alabama-Quassarte Tribal Town. The Section 106 consultation process and conclusions are documented in the Draft EA.

Respectfully,

A handwritten signature in cursive script that reads "Glenn Elliott".

Glenn Elliott  
Director, Environmental Program Office  
Office of Construction & Facilities Management

Encl:

Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma



**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

April 27, 2022

Apache Tribe of Oklahoma  
Bobby Komardley, Chairman  
PO Box 1330  
Anadarko, OK 73005  
[bkomardley@outlook.com](mailto:bkomardley@outlook.com)

**SUBJECT: Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility, Tulsa, Oklahoma.**

Dear Mr. Komardley:

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for the proposed acquisition by donation, renovation of existing buildings, and construction of a new building to create a new VA Inpatient Facility on a 5.2-acre site at 440 South Houston Avenue, Tulsa, Oklahoma 74127. The proposed project would provide state-of-the-art facilities to meet the need for expanded Veteran health care services in the region.

The Draft EA examined the potential environmental effects from implementing the Proposed Action and the No Action Alternative. VA invites your comments on the Draft EA. Please see the attached notice of availability for how to access the Draft EA and submit any comments.

VA conducted formal Section 106 consultation for the undertaking with the Apache Tribe of Oklahoma. The Section 106 consultation process and conclusions are documented in the Draft EA.

Respectfully,

A handwritten signature in cursive script that reads "Glenn Elliott".

Glenn Elliott  
Director, Environmental Program Office  
Office of Construction & Facilities Management

Encl:

Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma



**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

April 27, 2022

Cherokee Nation  
Elizabeth Toombs, Tribal Historic Preservation Officer  
PO Box 948  
Tahlequah, OK 74465  
[Elizabeth-toombs@cherokee.org](mailto:Elizabeth-toombs@cherokee.org)

**SUBJECT: Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility at 440 South Houston Avenue, Tulsa, Oklahoma.**

Dear Ms. Toombs,

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for the proposed acquisition and renovation of existing buildings and the construction of a new building to create a new VA Inpatient Facility on a 5.2-acre site at 440 South Houston Avenue, Tulsa, Oklahoma 74127. The proposed project would provide state-of-the-art facilities to meet the need for expanded Veteran health care services in the region.

The Draft EA examined the potential environmental effects from implementing the Proposed Action and the No Action Alternative. VA invites your comments on the Draft EA. Please see the attached notice of availability for how to access the Draft EA and submit any comments.

VA conducted formal Section 106 consultation for the undertaking with the Cherokee Nation. The Section 106 consultation process and conclusions are documented in the Draft EA.

Respectfully,

A handwritten signature in cursive script that reads "Glenn Elliott".

Glenn Elliott  
Director, Environmental Program Office  
Office of Construction & Facilities Management

Encl:

Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma





**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

April 27, 2022

Cheyenne and Arapaho Tribes, Oklahoma  
Max Bear, Tribal Historic Preservation Officer  
700 Black Kettle Blvd.  
Concho, OK 73022  
[mbear@c-a-tribes.org](mailto:mbear@c-a-tribes.org); [Mbear@cheyenneandarapaho-nsn.gov](mailto:Mbear@cheyenneandarapaho-nsn.gov)

**SUBJECT: Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility at 440 South Houston Avenue, Tulsa, Oklahoma.**

Dear Mr. Bear,

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for the proposed acquisition and renovation of existing buildings and the construction of a new building to create a new VA Inpatient Facility on a 5.2-acre site at 440 South Houston Avenue, Tulsa, Oklahoma 74127. The proposed project would provide state-of-the-art facilities to meet the need for expanded Veteran health care services in the region.

The Draft EA examined the potential environmental effects from implementing the Proposed Action and the No Action Alternative. VA invites your comments on the Draft EA. Please see the attached notice of availability for how to access the Draft EA and submit any comments.

VA conducted formal Section 106 consultation for the undertaking with the Cheyenne and Arapaho Tribes, Oklahoma. The Section 106 consultation process and conclusions are documented in the Draft EA.

Respectfully,

A handwritten signature in cursive script that reads "Glenn Elliott".

Glenn Elliott  
Director, Environmental Program Office  
Office of Construction & Facilities Management

Encl:

Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma



**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

April 27, 2022

Delaware Tribe of Indians  
Larry Heady, Tribal Historic Preservation Officer  
120 Dorry Lane  
Grants Pass, OR 97527  
[tribe@delawaretribe.org](mailto:tribe@delawaretribe.org)

**SUBJECT: Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility at 440 South Houston Avenue, Tulsa, Oklahoma.**

Dear Mr. Heady,

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for the proposed acquisition and renovation of existing buildings and the construction of a new building to create a new VA Inpatient Facility on a 5.2-acre site at 440 South Houston Avenue, Tulsa, Oklahoma 74127. The proposed project would provide state-of-the-art facilities to meet the need for expanded Veteran health care services in the region.

The Draft EA examined the potential environmental effects from implementing the Proposed Action and the No Action Alternative. VA invites your comments on the Draft EA. Please see the attached notice of availability for how to access the Draft EA and submit any comments.

VA conducted formal Section 106 consultation for the undertaking with the Delaware Tribe of Indians. The Section 106 consultation process and conclusions are documented in the Draft EA.

Respectfully,

A handwritten signature in cursive script that reads "Glenn Elliott".

Glenn Elliott  
Director, Environmental Program Office  
Office of Construction & Facilities Management  
Encl:

Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma



**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

April 27, 2022

Muscogee (Creek) Nation

Turner Hunt, Archeological Technician, Historic and Cultural Preservation Department

PO Box 580

Okmulgee, OK 74447

[thunt@muscogeenation.com](mailto:thunt@muscogeenation.com)

**SUBJECT: Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility at 440 South Houston Avenue, Tulsa, Oklahoma.**

Dear Mr. Hunt,

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for the proposed acquisition and renovation of existing buildings and the construction of a new building to create a new VA Inpatient Facility on a 5.2-acre site at 440 South Houston Avenue, Tulsa, Oklahoma 74127. The proposed project would provide state-of-the-art facilities to meet the need for expanded Veteran health care services in the region.

The Draft EA examined the potential environmental effects from implementing the Proposed Action and the No Action Alternative. VA invites your comments on the Draft EA. Please see the attached notice of availability for how to access the Draft EA and submit any comments.

VA conducted formal Section 106 consultation for the undertaking with the Muscogee (Creek) Nation. The Section 106 consultation process and conclusions are documented in the Draft EA.

Respectfully,

A handwritten signature in cursive script that reads "Glenn Elliott".

Glenn Elliott  
Director, Environmental Program Office  
Office of Construction & Facilities Management

Encl:

Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma





**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

April 27, 2022

Osage Nation

Dr. Andrea A Hunter, Director and Tribal Historic Preservation Officer

627 Grandview Avenue

Pawhuska, OK 74056

[cneff@osagenation-nsn.gov](mailto:cneff@osagenation-nsn.gov); [jess.hendrix@osagenation-nsn.gov](mailto:jess.hendrix@osagenation-nsn.gov)

**SUBJECT: Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility at 440 South Houston Avenue, Tulsa, Oklahoma.**

Dear Dr. Hunter,

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for the proposed acquisition and renovation of existing buildings and the construction of a new building to create a new VA Inpatient Facility on a 5.2-acre site at 440 South Houston Avenue, Tulsa, Oklahoma 74127. The proposed project would provide state-of-the-art facilities to meet the need for expanded Veteran health care services in the region.

The Draft EA examined the potential environmental effects from implementing the Proposed Action and the No Action Alternative. VA invites your comments on the Draft EA. Please see the attached notice of availability for how to access the Draft EA and submit any comments.

VA conducted formal Section 106 consultation for the undertaking with the Osage Nation. The Section 106 consultation process and conclusions are documented in the Draft EA.

Respectfully,

A handwritten signature in cursive script that reads "Glenn Elliott".

Glenn Elliott

Director, Environmental Program Office

Office of Construction & Facilities Management

Encl:

Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma



**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

April 27, 2022

Wichita and Affiliated Tribes (Wichita, Keechi, Waco & Tawakonie), Oklahoma  
Robin Williams, Tribal Historic Preservation Officer  
PO Box 729  
Anadarko, OK 73005  
[THPO@wichitatribe.com](mailto:THPO@wichitatribe.com)

**SUBJECT: Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility at 440 South Houston Avenue, Tulsa, Oklahoma.**

Dear Ms. Williams,

The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (EA) for the proposed acquisition and renovation of existing buildings and the construction of a new building to create a new VA Inpatient Facility on a 5.2-acre site at 440 South Houston Avenue, Tulsa, Oklahoma 74127. The proposed project would provide state-of-the-art facilities to meet the need for expanded Veteran health care services in the region.

The Draft EA examined the potential environmental effects from implementing the Proposed Action and the No Action Alternative. VA invites your comments on the Draft EA. Please see the attached notice of availability for how to access the Draft EA and submit any comments.

VA conducted formal Section 106 consultation for the undertaking with the Wichita and Affiliated Tribes (Wichita, Keechi, Waco & Tawakonie), Oklahoma. The Section 106 consultation process and conclusions are documented in the Draft EA.

Respectfully,

A handwritten signature in cursive script that reads "Glenn Elliott".

Glenn Elliott  
Director, Environmental Program Office  
Office of Construction & Facilities Management

Encl:

Notice of Availability of Draft Environmental Assessment for Proposed VA Inpatient Facility Tulsa, Oklahoma



DEPARTMENT OF VETERANS AFFAIRS  
Office of Construction & Facilities Management  
Washington DC 20420

September 21, 2021

Alabama-Quassarte Tribal Town  
Ben Yahola, Tribal Historic Preservation Officer  
PO Box 187  
Wetumka, OK 74883  
[Ben.Yahola@alabama-quassarte.org](mailto:Ben.Yahola@alabama-quassarte.org), [aqhpo@mail.com](mailto:aqhpo@mail.com)

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Mr. Yahola:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Alabama-Quassarte Tribal Town to participate in the review process.

**Undertaking**

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

**Coordination with Environmental Review**

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental



Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

### **Area of Potential Effect**

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

### **Identification of Historic Properties**

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

### **Assessment of Adverse Effect**


Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Alabama-Quassarte Tribal Town reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at [brandilyne.stockstill@va.gov](mailto:brandilyne.stockstill@va.gov).

Sincerely,

Scott P. MacRae  
1740501

 Digitally signed by Scott P.  
MacRae 1740501  
Date: 2021.09.21 09:58:38 -04'00'

Scott MacRae  
Acting Associate Executive Director  
Office of Real Property

Attachments



DEPARTMENT OF VETERANS AFFAIRS  
Office of Construction & Facilities Management  
Washington DC 20420

September 21, 2021

Apache Tribe of Oklahoma  
Bobby Komardley, Chairman  
PO Box 1330  
Anadarko, OK 73005  
bkomardley@outlook.com

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Mr. Komardley:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Apache Tribe of Oklahoma to participate in the review process.

**Undertaking**

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

**Coordination with Environmental Review**

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

### **Area of Potential Effect**

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

### **Identification of Historic Properties**

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

### **Assessment of Adverse Effect**

Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Apache Tribe of Oklahoma reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at [brandilyne.stockstill@va.gov](mailto:brandilyne.stockstill@va.gov).

Sincerely,

**Scott P. MacRae**  
1740501

Digitally signed by Scott P.  
MacRae 1740501  
Date: 2021.09.21 10:22:40  
-04'00'

Scott MacRae  
Acting Associate Executive Director  
Office of Real Property

Attachments





**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

September 21, 2021

Cherokee Nation  
Elizabeth Toombs, Tribal Historic Preservation Officer  
PO Box 948  
Tahlequah, OK 74465  
[elizabeth-toombs@cherokee.org](mailto:elizabeth-toombs@cherokee.org)

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Ms. Toombs:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Cherokee Nation to participate in the review process.

**Undertaking**

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

**Coordination with Environmental Review**

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

### **Area of Potential Effect**

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

### **Identification of Historic Properties**

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

### **Assessment of Adverse Effect**


Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Cherokee Nation reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at [brandilyne.stockstill@va.gov](mailto:brandilyne.stockstill@va.gov).

Sincerely,

Scott P. MacRae  
1740501

 Digitally signed by Scott P.  
MacRae 1740501  
Date: 2021.09.21 10:23:43 -04'00'

Scott MacRae  
Acting Associate Executive Director  
Office of Real Property

Attachments



DEPARTMENT OF VETERANS AFFAIRS  
Office of Construction & Facilities Management  
Washington DC 20420

September 21, 2021

Cheyenne and Arapaho Tribes, Oklahoma  
Max Bear, Tribal Historic Preservation Officer  
700 Black Kettle Blvd  
Concho, OK 73022  
[mbear@c-a-tribes.org](mailto:mbear@c-a-tribes.org); [Mbear@cheyenneandapaho-nsn.gov](mailto:Mbear@cheyenneandapaho-nsn.gov)

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Mr. Bear:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Cheyenne and Arapaho Tribes, Oklahoma, to participate in the review process.

### **Undertaking**

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

### **Coordination with Environmental Review**

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental



Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

### **Area of Potential Effect**

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

### **Identification of Historic Properties**

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

### **Assessment of Adverse Effect**

Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Cheyenne and Arapaho Tribes, Oklahoma, reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at [brandilyne.stockstill@va.gov](mailto:brandilyne.stockstill@va.gov).

Sincerely,

**Scott P. MacRae**  
1740501

Digitally signed by Scott P.  
MacRae 1740501  
Date: 2021.09.21 10:24:37 -04'00'

Scott MacRae  
Acting Associate Executive Director  
Office of Real Property

Attachments



DEPARTMENT OF VETERANS AFFAIRS  
Office of Construction & Facilities Management  
Washington DC 20420

November 1, 2021

Delaware Tribe of Indians  
Larry Heady, Tribal Historic Preservation Officer  
125 Dorry Lane  
Grants Pass, OR 97527  
[lheady@delawaretribe.org](mailto:lheady@delawaretribe.org)

SUBJECT: Response to Delaware Tribe of Indians' National Historic Preservation Act Section 106 Consultation Response: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Mr. Heady:

The U.S. Department of Veterans Affairs (VA) appreciates the September 27, 2021 response of the Delaware Tribe of Indians to our initiation of National Historic Preservation Act (NHPA) consultation for a planned Veterans inpatient facility undertaking in Tulsa County Oklahoma (Tulsa CHIP-IN Project).

VA recognizes and respects the unique relationship between the Federal Government and Tribal Nations. As is our responsibility, we initiated consultation with the Delaware Tribe of Indians and other Tribal Nations on September 21, 2021. Our understanding from your letter is that the Delaware Tribe of Indians will not be a consulting party for this undertaking.

VA is coordinating NHPA compliance for the Tulsa CHIP-IN Project with our non-Federal partner, Veterans Hospital in Tulsa (VHiT). Although we authorized VHiT to gather information to identify and evaluate historic properties, and to work with consulting parties to assess effects, VA did not delegate its responsibility to consult with Tribal Nations. We apologize for any confusion over the role of VHiT and extent of actions VA authorized it to take in support of consultation.

In light of the *McGirt v. Oklahoma* decision by the U.S. Supreme Court, VA sought clarification from the Advisory Council on Historic Preservation (ACHP) on whether a State Historic Preservation Office (SHPO) retained any NHPA responsibilities on Tribal Land or if Tribal Nations immediately assumed these responsibilities. ACHP indicated that it has not been notified by the National Park Service (NPS) of the Muscogee Tribal Historic Preservation Officer (THPO) expanding its NHPA jurisdiction to the additional Tribal Lands in place of the OK SHPO. Therefore, VA intends to continue consultation with the Muscogee Nation and OK SHPO for this undertaking.

Page 2


Subject: Response to Delaware Tribe of Indians' National Historic Preservation Act Section 106 Consultation Response: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

VA identified the Delaware Tribe of Indians for NHPA consultation as 1 of 8 Tribal Nations having indicated Tulsa County Oklahoma as an area of interest in the Tribal Directory Assessment Tool (TDAT) database hosted by the U.S. Department of Housing and Urban Development (HUD). Updating your information in TDAT may deter future Federal agency invitations to consult for undertakings in Tulsa County (or other areas within the exterior boundaries of the Muscogee reservation).

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at [brandilyne.stockstill@va.gov](mailto:brandilyne.stockstill@va.gov).

Sincerely,

**MITCHELLE ORTIZ**  
**196203**

 Digitally signed by MITCHELLE  
ORTIZ 196203  
Date: 2021.11.01 15:07:26 -04'00'

Mitch Ortiz, P.E.  
Acting Associate Executive Director  
Office of Real Property

CC: Turner W. Hunt, Muscogee Nation, Archaeological Technician,  
[thunt@muscogeenation.com](mailto:thunt@muscogeenation.com)





## DELAWARE TRIBE OF INDIANS

### Delaware Tribe Historic Preservation Office

Oklahoma Tribal Headquarters  
5100 Tuxedo Blvd  
Bartlesville, OK 74006  
Phone (918) 337-6590  
Fax (918) 337-6591  
[tribe@delawaretribe.org](mailto:tribe@delawaretribe.org)

LARRY HEADY  
Tribal Historic Preservation Officer  
Tribal Consulting Official for  
ARPA, NAGPRA, NEPA, NHPA Sec106  
Phone (262) 825-7586  
[lheady@delawaretribe.org](mailto:lheady@delawaretribe.org)

### EMAIL TRANSMITTAL – NO HARD COPY TO FOLLOW

September 27, 2021

To: Stockstill, Brandilyne (Brandi) [Brandilyne.Stockstill@va.gov](mailto:Brandilyne.Stockstill@va.gov); Pulak, Douglas D. (CFM) <Douglas.Pulak@va.gov>; Mack, Bruce G. (CFM) <Bruce.Mack@va.gov>; Gomes, Francine M. (CFM) <Francine.Gomes@va.gov>; Courtney Knoblock <cknoblock@zarrow.org>; MacRae, Scott (CFM) <Scott.MacRae@va.gov>

Re: Tulsa OK - Dept of VA Affairs and VHiT CHIP-IN Project  
Oklahoma Section 106 Tribal Consultation

Dear Consulting Officials:

Thank you for reaching out to the Delaware Tribe of Indians about the above-captioned project. However, it is our Tribe's policy that we will not engage in "third party" dialogue in lieu of government-to-government consultation unless we have a contractual relationship with that third party for formal project review. It is our belief that the federal trust doctrine precludes this abdication of agency responsibility to consult directly with Tribal Nations.

Additionally, and perhaps more importantly, we believe the Veteran's Administration must take a closer look at its Section 106 procedures in view of recent court decisions. First and foremost, we question whether there is any role for the SHPO at all in this process or, for that matter, the Delaware Tribe of Indians.

The determination by the U.S. Supreme Court (McGirt v. Oklahoma, 2020) that the Muscogee (Creek) reservation has not been disestablished effects the environmental review process—specifically the Section 106 consultation process (which includes Tribal Consultation), within the historic boundaries of the reservation. When a project is located within the exterior boundaries of tribal lands, the environmental review process and Section 106 is conducted in consultation with that Tribe, not the SHPO and/or other Tribes. We urge the VA to have its General Counsel or Solicitor review this issue immediately.

Respectfully,

LARRY HEADY  
Tribal Historic Preservation Officer  
Delaware Tribe of Indians



DEPARTMENT OF VETERANS AFFAIRS  
Office of Construction & Facilities Management  
Washington DC 20420

September 21, 2021

Delaware Tribe of Indians  
Susan Bachor, Tribal Historic Preservation Officer  
1 Kellog Circle  
Emporia, KS 66801  
[sbachor@delawaretribe.org](mailto:sbachor@delawaretribe.org)

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Ms. Bachor:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Delaware Tribe of Indians to participate in the review process.

**Undertaking**

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

**Coordination with Environmental Review**

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

### **Area of Potential Effect**

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

### **Identification of Historic Properties**

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

### **Assessment of Adverse Effect**


Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Delaware Tribe of Indians reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at [brandilyne.stockstill@va.gov](mailto:brandilyne.stockstill@va.gov).

Sincerely,

Scott P. MacRae  
1740501

 Digitally signed by Scott P.  
MacRae 1740501  
Date: 2021.09.21 10:25:28 -04'00'

Scott MacRae  
Acting Associate Executive Director  
Office of Real Property

Attachments





DEPARTMENT OF VETERANS AFFAIRS  
Office of Construction & Facilities Management  
Washington DC 20420

November 1, 2021

Muscogee (Creek) Nation

Turner Hunt, Archaeological Technician, Historic and Cultural Preservation Department  
PO Box 580

Okmulgee, OK 74447

[thunt@muscogeenation.com](mailto:thunt@muscogeenation.com)

SUBJECT: Response to Muscogee Nation's National Historic Preservation Act Section 106 Consultation Response: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Mr. Hunt:

The U.S. Department of Veterans Affairs (VA) appreciates the October 7, 2021 response of the Muscogee Nation Historic and Cultural Preservation Department (HCPD) to our initiation of National Historic Preservation Act (NHPA) consultation for a planned Veterans inpatient facility undertaking in Tulsa (Tulsa CHIP-IN Project) and your support of enhanced care and facilities for Veterans.

VA recognizes and respects the unique relationship between the Federal Government and Tribal Nations. As is our responsibility, we initiated consultation with the Muscogee Nation on September 21, 2021, and acknowledge you as an important consulting party.

VA is coordinating NHPA compliance for the Tulsa CHIP-IN Project with our non-Federal partner, Veterans Hospital in Tulsa (VHiT). On June 22, 2021, we authorized Veterans Hospital in Tulsa (VHiT) to gather information to identify and evaluate historic properties and to work with consulting parties to assess effects.

Based on its discussions with the Oklahoma State Historic Preservation Office (SHPO), VHiT communicated with the Muscogee Nation about information it had collected regarding historic properties and likely project impacts to such property from the Tulsa CHIP-IN Project. This occurred prior to VA initiating NHPA consultation with you. We apologize for this misstep and any resulting confusion over the role of VHiT and extent of actions VA authorized it to take in support of consultation. VA did not delegate its responsibility to consult with Tribal Nations to VHiT.

Page 2

Subject: Response to Muscogee Nation's National Historic Preservation Act Section 106 Consultation Response: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

In light of the *McGirt v. Oklahoma* decision by the U.S. Supreme Court, VA sought clarification from the Advisory Council on Historic Preservation (ACHP) on whether a SHPO retained any NHPA responsibilities on Tribal Land or if Tribal Nations immediately assumed these responsibilities. ACHP indicated it has not been notified by the National Park Service (NPS) of the Muscogee Nation expanding its NHPA jurisdiction to the additional Tribal Lands – please advise whether the Muscogee Nation HCPD has assumed the functions of the OK SHPO in the Section 106 process for undertakings on the additional Tribal Lands and whether we should exclude the OK SHPO from further consultation.

Based on concurrence from the Muscogee Nation HCPD (along with that of the OK SHPO) with VA's finding of an adverse effect to a historic property and our current understanding of jurisdictions, VA anticipates executing a memorandum of agreement (MOA) with the Muscogee Nation, OK SHPO and VHiT to resolve the adverse effect of the Tulsa CHIP-IN Project.

VA appreciates the Muscogee Nation's offer to quickly respond to a request to allow VHiT to consult on behalf of VA; however, as there is an adverse effect and the Muscogee Nation is involved in the consultation, VA will lead negotiation of the MOA. VA has been coordinating with VHiT on suggestions for mitigation as VHiT is managing the overall construction project and will carry out agreed upon NHPA measures. VA will soon share a draft MOA with proposed mitigation for consideration by all parties.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at [brandilyne.stockstill@va.gov](mailto:brandilyne.stockstill@va.gov).

Sincerely,

**MITCHELLE ORTIZ**  
196203

Digitally signed by MITCHELLE  
ORTIZ 196203  
Date: 2021.11.01 15:07:44 -04'00'

Mitch Ortiz, P.E.  
Acting Associate Executive Director  
Office of Real Property

CC: Lynda Ozan, OK SHPO, [lozan@okhistory.org](mailto:lozan@okhistory.org)  
Courtney Knoblock, VHiT LLC, [cknoblock@zarrow.org](mailto:cknoblock@zarrow.org)



DAVID W. HILL  
PRINCIPAL CHIEF

DEL BEAVER  
SECOND CHIEF

Historic and Cultural Preservation  
P.O. Box 580 | Okmulgee, OK 74447  
T 123.456.0000 | F 123.456.0000

October 7, 2021

Mr. Scott P. MacRae,  
Department of Veterans Affairs  
Acting Associate Executive Director  
Office of Real Property

**Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK 74127, for New Inpatient Facility for the U.S. Department of Veterans Affairs**

Dear Mr. MacRae,

Thank you for your recent correspondence regarding the New Inpatient Facility for the U.S. Department of Veterans Affairs. This project is occurring within the exterior boundaries of the Muscogee Nation Reservation. Tulsa has been incorporated since 1898 but the history of Tulsa is much older than that. Tulsa receives its name from *Tulse* (Locha Poka) – a Muscogee Tribal Town that was removed by the United States to Indian Territory in the 1830's. Prior to removal, *Tulse* was established on the Tallapoosa River in Alabama and was originally documented by Europeans during the de Soto entrada, 1539-1543 CE. The Muscogee Nation Historic and Cultural Preservation Department (HCPD) appreciates the invitation to consult on this undertaking.

The Muscogee Nation is very proud of our veterans. The Muscogee Nation has fought against and alongside the U.S. military in the American Civil War. Mvskoke code-talkers assisted the effort in both WWI & WWII and many Muscogee citizens fought in Korea, Vietnam, Panama, Kuwait, Iraq, & Afghanistan. Veterans hold a special place of honor within our culture and they deserve the best care and best facilities possible.

With that being said, the first thing our office would like to point out is that HCPD needed to be consulted before granting authority to the applicant to consult on the VA's behalf. The ACHP released guidance on the delegation of authority on July 1, 2011, titled *Limitation on the Delegation of Authority by Federal Agencies to Initiate Tribal Consultation under Section 106 of the National Historic Preservation Act*. In this guidance, ACHP specifically states, "federal agencies cannot unilaterally delegate their tribal consultation responsibilities to an applicant..." However, there are "circumstances where an Indian tribe agrees to allow a federal agency to authorize an applicant to initiate or carry out Section 106 consultation for a particular program or undertaking, the ACHP recommends that any such delegations be articulated in written agreements between the federal agency and the Indian tribe to avoid confusion."





DAVID W. HILL  
PRINCIPAL CHIEF

DEL BEAVER  
SECOND CHIEF

Historic and Cultural Preservation  
P.O. Box 580 | Okmulgee, OK 74447  
T 123.456.0000 | F 123.456.0000

Page 2

**Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK 74127, for New Inpatient Facility for the U.S. Department of Veterans Affairs**

HCPD suggests that the VA requests from the Muscogee Nation authorization to delegate consultation to VHiT, so that this agreement is in writing and the VA maintains its Government-to-Government responsibilities IAW ACHP guidance. Our office is prepared to provide a response as soon as we receive the letter as to not cause any needless delays.

HCPD understands that OSU will maintain control of the facility until transferring it to the VA. Since \$120 million of federal money is involved, it is a federal undertaking under the National Historic Preservation Act. Under 54 § 300319, of the same act, Tribal Land is defined as all land within the exterior boundaries of any Indian Reservation.

Reviewing the VA Tribal Consultation Policy, dated Feb. 4th, 2011, it discusses the unique relationship between the Federal Government and Tribal Nations as defined by treaties, statues, and judicial decisions. This would include the recent Supreme Court decision, *McGirt v. Oklahoma*, which maintains the reservation boundaries of the Muscogee (Creek) Nation within the modern-state of Oklahoma.

With the type of project clearly defined, HCPD is requesting to be a consulting party for the proposed project as the project is occurring on Tribal Lands. HCPD concurs with the VA and OK-SHPOs concurrence that the proposed project will have an **Adverse Effect** on the NRHP-eligible property.

HCPD looks forward to working with the Department of Veteran Affairs to bring this project to fruition as it will benefit veterans, the community, and our reservation. Please let me know if you have any questions. I appreciate your time, mvto!

Turner W. Hunt  
Historic and Cultural Preservation Department  
The Muscogee Nation  
P.O.Box 580 | Okmulgee, OK 74447  
T 918.732.7759 | F 918.758.0649  
thunt@MuscogeeNation.com  
MuscogeeNation.com  
Meyuksvseko Mvskokvlke...

THE MUSCOGEE NATION  
918.732.7600 | 800.482.1979 | MuscogeeNation.com



**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

September 21, 2021

Muscogee (Creek) Nation  
Corain Lowe-Zepeda, Tribal Historic Preservation Officer  
PO Box 580  
Okmulgee, OK 74447  
[section106@mcn-nsn.gov](mailto:section106@mcn-nsn.gov)

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Ms. Lowe-Zepeda:

As you became aware on September 10, 2021, U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) We understand that the Oklahoma State Historic Preservation Office (SHPO) consults with the State tribes to participate in the review process. From a federal perspective, VA also invites the Muscogee (Creek) Nation to participate in the review process.

**Undertaking**

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

### **Coordination with Environmental Review**

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

### **Area of Potential Effect**

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

### **Identification of Historic Properties**

VHiT has conducted an analysis of this building in collaboration with the OK SHPO, see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

### **Assessment of Adverse Effect**

Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Muscogee (Creek) Nation reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at [brandilyne.stockstill@va.gov](mailto:brandilyne.stockstill@va.gov).

Sincerely,

Scott P. MacRae  
1740501

Digitally signed by Scott P.  
MacRae 1740501  
Date: 2021.09.21 10:26:32 -04'00'

Scott MacRae  
Acting Associate Executive Director  
Office of Real Property

Attachments





DEPARTMENT OF VETERANS AFFAIRS  
Office of Construction & Facilities Management  
Washington DC 20420

September 21, 2021

Osage Nation

Dr. Andrea A. Hunter, Director and Tribal Historic Preservation Officer

627 Grandview Avenue

Pawhuska, OK 74056

[cneff@osagenation-nsn.gov](mailto:cneff@osagenation-nsn.gov); [jess.hendrix@osagenation-nsn.gov](mailto:jess.hendrix@osagenation-nsn.gov)

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Dr. Hunter:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Osage Nation to participate in the review process.

### **Undertaking**

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

### **Coordination with Environmental Review**

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental

Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

### **Area of Potential Effect**

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

### **Identification of Historic Properties**

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

### **Assessment of Adverse Effect**


Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Osage Nation reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at [brandilyne.stockstill@va.gov](mailto:brandilyne.stockstill@va.gov).

Sincerely,

Scott P. MacRae  
1740501

 Digitally signed by Scott P.  
MacRae 1740501  
Date: 2021.09.21 10:27:28 -04'00'

Scott MacRae  
Acting Associate Executive Director  
Office of Real Property

Attachments



**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

September 21, 2021

Wichita and Affiliated Tribes (Wichita, Keechi, Waco & Tawakonie), Oklahoma  
Robin Williams, Tribal Historic Preservation Officer  
PO Box 729  
Anadarko, OK 73005  
[THPO@wichitatribe.com](mailto:THPO@wichitatribe.com)

SUBJECT: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Dear Ms. Williams:

U.S. Department of Veterans Affairs (VA) in collaboration with the Veterans Hospital in Tulsa (VHiT) donor group, which consists of members from the Anne and Henry Zarrow Foundation and Oklahoma State University (OSU), has initiated consultation for the renovation of OSU's building located at 440 S. Houston, Tulsa, OK 74127, pursuant to Section 106 of the National Historic Preservation Act (54 USC 306108.) VA invites the Wichita and Affiliated Tribes (Wichita, Keechi, Waco & Tawakonie), Oklahoma, to participate in the review process.

**Undertaking**

VA has been authorized for donors to contribute real property that includes a constructed facility or construction on VA site through the Communities Helping Invest through Property and Improvements Needed (CHIP-IN) for Veterans Act of 2016. Specific to this Tulsa, OK, project, VA received a proposal from The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges (Oklahoma State University (OSU)/A&M Regents) to donate a site with a building that will be renovated to support the Muskogee VA Medical Center's inpatient medical and surgical bed requirements. VA is also contributing \$120 million of appropriations to allow this project to proceed.

VA and VHiT have signed the Development and Design Agreement, which allows VHiT to begin the design and renovation of this building based on VA's requirements with VA serving in an oversight role. At completion of the renovation, they will transfer the rights of the building and property to VA.

Even though OSU maintains control of the building until the transfer, due to the federal funding contribution, we recognize this project as a federal undertaking subject to consultation under Section 106 of the NHPA.

**Coordination with Environmental Review**

With VA's oversight, VHiT is analyzing environmental impacts for this renovation project and will prepare an Environmental Assessment (EA) in compliance with the National Environmental



Page 2

Subject: National Historic Preservation Act Section 106 Consultation: Renovation of Oklahoma State University's building, 440 S. Houston, Tulsa, OK, 74127, for New Inpatient Facility for U.S. Department of Veterans Affairs

Policy Act (NEPA). The final EA will reference the outcome of this Section 106 consultation.

### **Area of Potential Effect**

VA has determined the Area of Potential Effects (APE) as the property surrounding the site of this OSU building.

### **Identification of Historic Properties**

VHiT has conducted an analysis of this building in collaboration with the OK State Historic Preservation Office (SHPO), see Attachment 1. They found the property is individually eligible for the National Register of Historic Places under Criterion A for Politics/ Government and Criterion C for Architecture. The OK SHPO reviewed the report, agreed that the property is eligible for the National Register, agreed that the project will have an adverse effect on the historic property, and noted mitigation efforts will be required, see Attachment 2.

### **Assessment of Adverse Effect**

Due to the nature of the renovation and OK's SHPO review, VA and VHiT agree that the undertaking will result in adverse effects to this historic property and will continue consultation with consulting parties to resolve these during design.

VA requests that the Wichita and Affiliated Tribes (Wichita, Keechi, Waco & Tawakonie), Oklahoma, reply to this invitation indicating if it would like to participate as a consulting party in this ongoing federal review of the proposed undertaking.

If you have any questions, please contact Brandi Stockstill at (202) 329-6538, or via email at [brandilyne.stockstill@va.gov](mailto:brandilyne.stockstill@va.gov).

Sincerely,

Scott P. MacRae  
1740501

Digitally signed by Scott P.  
MacRae 1740501  
Date: 2021.09.21 10:28:22 -04'00'

Scott MacRae  
Acting Associate Executive Director  
Office of Real Property

Attachments