

REPORT OF SURVEY



*Hissom Memorial Center
Sand Springs, Oklahoma*

October 25, 1991

OFFICE OF PUBLIC AFFAIRS
Construction and Properties Division



STATE OF OKLAHOMA
OFFICE OF THE AUDITOR AND INSPECTOR
OKLAHOMA CITY

100 State Capitol
Oklahoma City, OK 73105
405/521-3495

January 24, 1992

The Honorable David Walters
The Honorable Robert V. Cullison
The Honorable Glen D. Johnson
The Honorable Stratton Taylor
The Honorable James E. Hamilton
The Board of Regents for the Oklahoma Agricultural and Mechanical Colleges
The Oklahoma Public Welfare Commission

In accordance with Chapter 143 (House Bill 1553) of the Laws of the First Session of the Forty-Third Legislature (1991), the Office of Public Affairs and the Office of the State Auditor and Inspector submit the accompanying Report of Survey detailing the findings of an inspection and inventory of all buildings, grounds, appurtenances, and permanent and installed equipment currently at the Hissom Memorial Center in Sand Springs, Oklahoma.

The inspection and inventory was conducted by the Office of Public Affairs from August 15, 1991, through October 4, 1991. The resulting report was reviewed by the Office of the State Auditor and Inspector and appears to represent approaches, methods, and assumptions which are reasonable, logical, and consistent with the stated purpose of the inspection.

We believe it important to note our appreciation for the assistance and cooperation extended by the Department of Human Services and, specifically, by the staff of the Hissom Memorial Center.

Sincerely,

Handwritten signature of Clifton H. Scott in cursive.

CLIFTON H. SCOTT
State Auditor and Inspector

Handwritten signature of Paula A. Hearn in cursive.

Paula A. Hearn
Director of Public Affairs

Report of Survey
October 25, 1991

Hissom Memorial Center
Sand Springs, Oklahoma

Purpose

A survey and inspection of the Hissom Memorial Center, Sand Springs, Oklahoma was conducted in accordance with the requirements of House Bill 1553, 1991 First Regular Session of the 43rd Legislature. The survey was conducted in order to determine the building inventory, current condition of the facilities and need for and the cost of renovation of the buildings and their installed utilities and equipment.

Approach

Discussions with the State Auditor/Inspector, Mr. Clifton Scott, and his staff resulted in the assumption that the Legislature wanted a detailed appraisal of the facility so that its useability for a different purpose in the future might be better evaluated. With this in mind, it was decided that the survey would be just that, a detailed appraisal, supported by a detailed inventory and condition report of the entire facility. User installed property such as furniture, beds, tables, chairs, etc., were not surveyed and are not included in this report. The Office of the Auditor/Inspector will use this report in preparing the report required by House Bill 1553 to be presented to the Legislature.

Performance of Survey

During the period from August 15, 1991 through October 4, 1991, a team of engineers, architects, and other specialists from the Office of Public Affairs conducted a detailed inspection of each building, assisted by the maintenance staff from the Hissom Center. The Team Members were:

Al McLemore, State Land Man and Appraiser, Team Chief
James Williams, Design Architect
Abe Fawzy, Mechanical Engineer
Forrest Lowry, Electrical Design Consultant
Richard Wells, Construction Inspector
Don Price, Special Projects
Norvell (Red) Lee, Asbestos Senior Field Superintendent

Purpose

A survey and inspection of the Hisson Memorial Center, Sand Springs, Oklahoma was conducted in accordance with the requirements of House Bill 1553, 1991 First Regular Session of the 43rd Legislature. The survey was conducted in order to determine the building inventory, current condition of the facilities and need for and the cost of renovation of the building and their installed utilities and equipment.

Approach

Discussions with the State Auditor/Inspector, Mr. Clifton Scott, and his staff resulted in the assumption that the Legislature wanted a detailed appraisal of the facility so that its usability for a different purpose in the future might be better evaluated. With this in mind, it was decided that the survey would be just that, a detailed appraisal, supported by a detailed inventory and condition report of the entire facility. User installed property such as furniture, beds, tables, chairs, etc., were not surveyed and are not included in this report. The Office of the Auditor/Inspector will use this report in preparing the report required by House Bill 1553 to be presented to the Legislature.

Performance of Survey

During the period from August 12, 1991 through October 4, 1991, a team of engineers, architects and other specialists from the Office of Public Affairs conducted a detailed inspection of each building assisted by the maintenance staff from the Hisson Center. The team members were:

- Al Alderman, State Land Man and Appraiser, Team Chief
- James Williams, Design Architect
- Abe Farley, Mechanical Engineer
- Forrest Lewis, Electrical Design Consultant
- Richard Wells, Construction Inspector
- Don F. Lee, Special Projects
- Neil (Jack) Lee, Asbestos Senior Field Superintendent

The team was instructed to perform a survey of the buildings at the facility to determine the following about their areas of expertise:

1. Current condition/estimated life of the structure or its component parts;
2. Cost of repairs/replacements needed immediately to prevent failure or interference with normal operations;
3. Cost of renovating the facility to a "like new" condition, complying with all current codes; and
4. Cost of replacement of the structure with a newly constructed building.

There is a disparity among the different disciplines in how to determine item 3. above which is influenced by the manner in which examined items "wear out" or become functionally obsolete. An air conditioner will eventually wear out even if it is maintained properly so a depreciation method is used on HVAC equipment. Electrical service equipment on the other hand will not normally wear out gradually but may suddenly fail, or may require replacing because it does not comply with current codes. Each report from a team member reflects how they determined an estimated cost of what would be required to bring that surveyed item into a "near new" or code compliant condition. It is this cost which is used to determine the current value of the Hissom Center in the appraisal prepared by Mr. McLemore shown in Exhibit A.

Separate inspections were conducted of the utilities and grounds within the facility. The potential requirements for compliance with the new Americans With Disabilities Act (ADA) was considered and shown as a separate item in the reports where applicable. It should be noted that the ADA requirements affect the potential costs only if major renovation or new construction is considered.

Contents of Report

The report consists of the summary of the reports from each discipline and the appraisal based upon those values (Exhibit A) and the abstracts and deeds (Exhibit B). Available separately are the reports of each of the team members (Exhibits C through I) and copies of the site plans (Exhibit J).

Vernon K. Davis, P.E.,
Administrator
Construction and Properties Division
Office of Public Affairs

SUMMARY OF ESTIMATED COSTS

| # | Description | Structural C | HVAC D | Roofs E | Plumbing G | Electrical I | Grounds F | Asbestos H | ADA G | Line Totals |
|-----|---------------------|-----------------|-----------|------------|---------------|-----------------|--------------|---------------|----------|----------------|
| 1 | Hospital | 15,616 | | 50,000 | 650 | | | | | 66,266 |
| 2 | Infirmary | 26,429 | | 33,000 | 700 | 2,600 | | | | 62,729 |
| 3 | Infirmary | 23,429 | | 33,000 | 876,645 | 150,000 | | | | 1,083,074 |
| 4 | Administration | 17,069 | | 150,000 | 900 | | | | | 167,969 |
| 5 | Central Plant | 2,755 | | 20,000 | 4,500 | | | | | 27,255 |
| 6 | Cafeteria | 11,645 | | 25,000 | 750 | 2,600 | | | | 39,995 |
| 7 | Foster Grandparents | 9,563 | | 60,000 | 200 | 2,600 | | | | 72,363 |
| 8 | Canteen | 8,239 | | 5,000 | 500 | 2,600 | | | | 16,339 |
| 8A | Activities | 24,105 | | 8,000 | 500 | 6,200 | | | | 38,805 |
| 9 | Arts and Crafts | 7,200 | | 2,500 | 400 | 2,600 | | | | 12,700 |
| 10 | Special Education | 7,200 | | 2,500 | 5,750 | 2,600 | | | | 18,050 |
| 10A | Education "A" | 3,400 | | 10,000 | 5,750 | 2,600 | | | | 21,750 |
| 10B | Education "B" | 5,021 | | 10,000 | 11,500 | | | | | 26,521 |
| 11 | Cottage | 16,394 | | 77,333 | 500 | 2,600 | | | | 96,827 |
| 12 | Cottage | 16,394 | | 77,333 | 500 | 2,600 | | | | 96,827 |
| 13 | Cottage | 16,394 | | 77,333 | 500 | 2,600 | | | | 96,827 |
| 14 | Cottage | 16,394 | | 77,333 | 700 | 2,600 | | | | 97,027 |
| 15 | Cottage | 16,394 | | 77,333 | 500 | 2,600 | | | | 96,827 |
| 16 | Cottage | 16,394 | | 77,333 | 500 | 2,600 | | | | 96,827 |
| 17 | Cottage | 16,394 | | 77,333 | 600 | 2,600 | | | | 96,927 |
| 18 | Cottage | 16,394 | | 77,333 | 600 | 2,600 | | | | 96,927 |
| 19 | Cottage | 16,394 | | 77,333 | 400 | 2,600 | | | | 96,727 |
| 20 | Replacement Cottage | 8,891 | | 40,390 | 650 | 3,600 | | | | 53,531 |

IMMEDIATE REPAIR/REPLACEMENT

| # | Description | Structural C | HVAC D | Roofs E | Plumbing G | Electrical I | Grounds F | Asbestos H | ADA G | Line Totals |
|-----|----------------------|-----------------|-----------|------------------|------------------|-----------------|---------------|---------------|----------|------------------|
| 21 | Laundry | 10,564 | | 84,000 | | 850 | | | | 95,414 |
| 21A | Cottage | 4,691 | | 33,000 | 400 | | | | | 38,091 |
| 21B | Cottage | 4,691 | | 33,000 | 450 | | | | | 38,141 |
| 22 | Commissary | 6,100 | | 62,000 | | | | | | 68,100 |
| 23 | Garage & Storage | 7,316 | | 62,000 | | 5,200 | | | | 74,516 |
| 24 | Shops | 7,900 | | 110,000 | | 2,600 | | | | 120,500 |
| 25 | Williams House | 10,000 | | 1,000 | 4,050 | 1,200 | | | | 16,250 |
| 26 | Harris House | 10,000 | | 1,000 | 2,000 | 1,200 | | | | 14,200 |
| 29 | Animal Barn | 1,000 | | 1,000 | | | | | | 2,000 |
| 30 | Park Rest Rooms | 2,900 | | 1,000 | | | | | | 3,900 |
| 31 | Amphitheater | 1,000 | | 1,000 | | | | | | 2,000 |
| 32 | Scott House & Garage | 8,000 | | 1,000 | 1,000 | | | | | 10,000 |
| 33 | Genesis House/Garage | 20,000 | | 1,000 | 2,800 | | | | | 23,800 |
| 34 | Multi Handicapped | 1,755 | | 1,000 | 400 | | | | | 3,155 |
| | Old Greenhouse | 600 | | | | 1,500 | | | | 2,100 |
| | New Greenhouse | 800 | | | | 1,500 | | | | 2,300 |
| | Covered Walkways | | | | | 6,000 | 8,000 | | | 14,000 |
| | Water Tower | | | | 115,000 | | | | | 115,000 |
| | Helipad | | | | | | | | | 0 |
| | Tunnels | | | | 500 | | | | | 500 |
| | Utilities | | | | | 96,000 | | | | 96,000 |
| | Grounds * | | | | | | 7,000 | | | 7,000 |
| | Swimming Pool | | | | 34,600 | | | | | 34,600 |
| | TOTALS | 415,425 | 0 | 1,537,387 | 1,075,395 | 317,450 | 15,000 | 0 | 0 | 3,360,657 |

* Includes fences, streets, roadways, parking areas and sidewalks.

SUMMARY OF ESTIMATED COSTS

| # | Description | Structural C | HVAC D | Roofs E | Plumbing G | Electrical I | Grounds F | Asbestos H | ADA G | Line Totals |
|-----|---------------------|-----------------|-----------|------------|---------------|-----------------|--------------|---------------|----------|----------------|
| 1 | Hospital | 15,616 | 114,429 | 62,150 | 8,850 | 650 | | 65,000 | 2,000 | 268,695 |
| 2 | Infirmary | 26,429 | 94,889 | 191,100 | 12,400 | 3,250 | | 52,000 | 4,000 | 384,068 |
| 3 | Infirmary | 23,429 | 85,304 | 191,100 | 876,645 | 150,000 | | 52,000 | | 1,378,478 |
| 4 | Administration | 17,069 | 93,398 | 242,520 | 20,000 | 450 | | 91,000 | 6,000 | 470,437 |
| 5 | Central Plant | 2,755 | 433,500 | 29,360 | 4,500 | | | 26,000 | 1,500 | 497,615 |
| 6 | Cafeteria | 11,645 | 118,505 | 142,467 | 13,100 | 2,600 | | 65,000 | 6,000 | 359,317 |
| 7 | Foster Grandparents | 9,563 | 39,257 | 84,000 | 5,350 | 3,050 | | 52,000 | 3,000 | 196,220 |
| 8 | Canteen | 8,239 | 14,499 | 48,100 | 5,150 | 3,050 | | 13,000 | 2,000 | 94,038 |
| 8A | Activities | 24,105 | 162,875 | 215,250 | 26,900 | 6,650 | | 13,000 | 2,500 | 451,280 |
| 9 | Arts and Crafts | 7,200 | 33,409 | 31,960 | 4,600 | 3,050 | | 39,000 | 3,000 | 122,219 |
| 10 | Special Education | 7,200 | 33,409 | 31,960 | 9,850 | 3,050 | | 39,000 | 4,000 | 128,469 |
| 10A | Education "A" | 3,400 | 10,970 | 31,960 | 19,665 | 3,050 | | | 4,000 | 73,045 |
| 10B | Education "B" | 5,021 | 26,427 | 52,850 | 25,680 | 450 | | 39,000 | 4,000 | 153,428 |
| 11 | Cottage | 16,394 | 96,180 | 107,933 | 8,400 | 2,850 | | 65,000 | 2,500 | 299,257 |
| 12 | Cottage | 16,394 | 96,180 | 107,933 | 8,400 | 2,850 | | 3,250 | 2,500 | 237,507 |
| 13 | Cottage | 16,394 | 96,180 | 107,933 | 8,400 | 2,850 | | 3,250 | 2,500 | 237,507 |
| 14 | Cottage | 16,394 | 96,180 | 107,933 | 8,600 | 2,850 | | 65,000 | 2,500 | 299,457 |
| 15 | Cottage | 16,394 | 96,180 | 107,933 | 8,400 | 2,850 | | 65,000 | 2,500 | 299,257 |
| 16 | Cottage | 16,394 | 96,180 | 107,933 | 8,400 | 2,850 | | 3,250 | 2,500 | 237,507 |
| 17 | Cottage | 16,394 | 78,693 | 107,933 | 8,500 | 2,850 | | 3,250 | 2,500 | 220,120 |
| 18 | Cottage | 16,394 | 95,209 | 107,933 | 8,500 | 2,850 | | 65,000 | 2,500 | 298,386 |
| 19 | Cottage | 16,394 | 96,180 | 107,933 | 8,300 | 2,850 | | 3,250 | 2,500 | 237,407 |
| 20 | Replacement Cottage | 8,891 | 48,499 | 59,290 | 6,550 | 3,900 | | 52,000 | 2,500 | 181,630 |

RENOVATION TO LIKE NEW

| # | Description | Structural C | HVAC D | Roofs E | Plumbing G | Electrical I | Grounds F | Asbestos H | ADA G | Line Totals |
|-----|----------------------|-----------------|------------------|------------------|------------------|-----------------|---------------|------------------|---------------|------------------|
| 21 | Laundry | 10,564 | 58,211 | 136,290 | | 850 | | 6,500 | 1,800 | 214,215 |
| 21A | Cottage | 4,691 | 51,386 | 53,790 | 11,900 | 300 | | | 2,000 | 124,067 |
| 21B | Cottage | 4,691 | 51,386 | 53,790 | 11,950 | 300 | | | 2,000 | 124,117 |
| 22 | Commissary | 6,100 | 58,730 | 135,656 | | 450 | | 16,250 | 1,800 | 218,986 |
| 23 | Garage & Storage | 7,316 | 45,691 | 135,656 | | 5,650 | | | | 194,313 |
| 24 | Shops | 7,900 | 47,079 | 183,656 | | 2,950 | | 26,000 | 1,800 | 269,385 |
| 25 | Williams House | 10,000 | 15,039 | 10,000 | 5,150 | 1,200 | | | 1,800 | 43,189 |
| 26 | Harris House | 10,000 | 15,039 | 10,000 | 8,450 | 1,200 | | | 1,800 | 46,489 |
| 29 | Animal Barn | 1,000 | | 15,000 | | | | | | 16,000 |
| 30 | Park Rest Rooms | 2,900 | | 4,000 | | | | | 1,200 | 8,100 |
| 31 | Amphitheater | 1,000 | | 5,000 | | | | | | 6,000 |
| 32 | Scott House & Garage | 8,000 | 4,553 | 10,000 | 6,050 | | | | 1,700 | 30,303 |
| 33 | Genesis House/Garage | 20,000 | 9,526 | 10,000 | 9,250 | | | 52,000 | 1,700 | 102,476 |
| 34 | Multi Handicapped | 1,755 | 13,480 | 50,000 | 6,250 | 650 | | | 1,800 | 73,935 |
| | Old Greenhouse | 600 | 3,182 | | | 1,500 | | | | 5,282 |
| | New Greenhouse | 800 | 4,747 | | | 1,500 | | | | 7,047 |
| | Covered Walkways | | | | | 6,000 | 20,000 | | | 26,000 |
| | Water Tower | | | | 115,000 | | | | | 115,000 |
| | Helipad | | | | | | | | | 0 |
| | Tunnels | | 162,651 | | 4,500 | | | 65,000 | | 232,151 |
| | Utilities | | | | | 96,000 | | | | 96,000 |
| | Grounds * | | | | | | 33,500 | | | 33,500 |
| | Swimming Pool | | | | 34,600 | | | | | 34,600 |
| | TOTALS | 415,425 | 2,697,232 | 3,198,302 | 1,328,240 | 327,400 | 53,500 | 1,040,000 | 86,400 | 9,146,499 |

* Includes fences, streets, roadways, parking areas and sidewalks.

ESTIMATES OF NEW CONSTRUCTION

| # | Description | Structural C | HVAC D | Roofs E | Plumbing G | Electrical I | Grounds F | Asbestos H | ADA G | Line Totals |
|-----|----------------------|-------------------|-----------|------------|---------------|-----------------|------------------|---------------|----------|-------------------|
| 21 | Laundry | 792,731 | | | | | | | | 792,731 |
| 21A | Cottage | 583,929 | | | | | | | | 583,929 |
| 21B | Cottage | 583,929 | | | | | | | | 583,929 |
| 22 | Commissary | 727,545 | | | | | | | | 727,545 |
| 23 | Garage & Storage | 635,421 | | | | | | | | 635,421 |
| 24 | Shops | 975,480 | | | | | | | | 975,480 |
| 25 | Williams House | 122,340 | | | | | | | | 122,340 |
| 26 | Harris House | 122,340 | | | | | | | | 122,340 |
| 29 | Animal Barn | 13,440 | | | | | | | | 13,440 |
| 30 | Park Rest Rooms | 17,640 | | | | | | | | 17,640 |
| 31 | Amphitheater | 15,000 | | | | | | | | 15,000 |
| 32 | Scott House & Garage | 78,750 | | | | | | | | 78,750 |
| 33 | Genesis House/Garage | 253,960 | | | | | | | | 253,960 |
| 34 | Multi Handicapped | 287,235 | | | | | | | | 287,235 |
| | Old Greenhouse | 33,280 | | | | | | | | 33,280 |
| | New Greenhouse | 20,064 | | | | | | | | 20,064 |
| | Covered Walkways | | | | | | 136,000 | | | 136,000 |
| | Water Tower | | | | | | | | | 0 |
| | Helipad | | | | | | | | | 0 |
| | Tunnels | | | | | | | | | 0 |
| | Utilities | | | | | | | | | 0 |
| | Grounds * | | | | | | 1,063,900 | | | 1,063,900 |
| | Swimming Pool | | | | | | | | | 0 |
| | TOTALS | 29,479,839 | 0 | 0 | 0 | 0 | 1,199,900 | 0 | 0 | 30,679,739 |

* Includes fences, streets, roadways, parking areas and sidewalks.

EXHIBIT A

APPRAISAL

THE HISSOM CENTER

Sand Springs, Oklahoma

**THE MOST PROBABLE
SELLING PRICE BETWEEN
A WILLING BUYER AND A
WILLING SELLER**

***Prepared by
State Land Man and Appraiser***

Al McLemore

***OFFICE OF PUBLIC AFFAIRS
Construction and Properties Division***

APPRAISAL

Purpose of appraisal:

House Bill 1553 directs as follows:

SECTION 1. A. 1. The Office of Public Affairs and the State Auditor and Inspector shall after August 1, 1991, and before February 1, 1992, make or cause to be made a full and complete inspection and inventory of all buildings, grounds, appurtenances, and permanent and installed equipment currently at Hissom Memorial Center. The inventory shall list deeds, abstracts, other title instruments, and any other information as may be required by the Office showing the description of and relating to any and all lands, interests in lands, structures, and other improvements located at the Center.

2. The inspection and inventory made pursuant to this subsection shall indicate the physical condition of the real property, the improvements thereon, any repairs necessary to prevent deterioration, estimated costs of such repairs, and any renovation necessary to prepare the property for re-use, and estimated costs of such renovation.

Legal:

Beginning at a point 3065' east and 1120' south of the northwest corner of Section 16, T-19-N, R-11-E, Thence east a distance of 940' to a point on the west line of Lot 1 of Section 16, Thence south along this west line a distance of approximately 200' to the southwest corner of Lot 1, Thence east along the south line of Lot 1, Section 16 to a point on the west meander line of the Arkansas River, Thence southeasterly along this meander line to the east line of Section 16, Thence south to the north right-of-way line of the Frisco Railroad, SL & SF, Thence northwesterly along the north right-of-way line to a point which is 3065' east of west line of Section 16, Thence north to a point of beginning.

Less the Lloyd Rader Diagnostic Center:

Beginning at a point 3065' east and 1120' south of the northwest corner of Section 16, T-19-N, R-11-E, Thence east a distance of 940' to a point on the west line of Lot 1 of Section 16, Thence south along this west line a distance of approximately 200' to the southwest corner of Lot 1, Thence east along the south line of Lot 1, Section 16, to a point on the west meander line of the Arkansas River, Thence southeasterly along this meander line to the east line of Section 16, Thence south to the north right-of-way line of the Frisco Railroad, SL & SF, Thence northwesterly along the north right-of-way line to a point which is 3065' east of west line of Section 16, Thence north to a point of beginning.

For a total of 173.76 acres.

History of site:

Wiley B. Hissom and Ethel Belle Hissom deeded the site to the Board of Regents of the Oklahoma Agricultural and Mechanical College (now known as Oklahoma State University) on February 10, 1954.

In March 1960, the 220 acre parcel, which includes the Lloyd Rader Center, was deeded by the Board of Regents of the Oklahoma Agricultural and Mechanical College to the State Mental Health Board to be used as a site for the "construction, operation and maintenance of a school and hospital for mentally retarded children". The warranty deed further indicates that "should the whole, or any tract, parcel or part of the above described real property be determined...to be unnecessary for the above described purpose, the title to the whole, or such tract, parcel or part shall revert to the Board of Regents of the Oklahoma Agricultural and Mechanical College".

The authority and funds for the construction were provided by the twenty-seventh Oklahoma Legislature, through its enactment of Senate Bill Number 273, and construction was completed in the latter part of 1963.

The legislature, in 1963, transferred the Hissom Center from the Mental Health Board to the Public Welfare Commission. Title 56 Section 301.

Highest and Best Use:

- * Corporate training facility
- * Nursing home for elderly
- * Private prep school or military high school
- * Public or private school for disabled persons.
- * State police academy
- * Veterans Center
- * Vo-Tech school with on-site living quarters

Land:

I have researched the Sand Springs market and can find no comparable land sales for the last several years. Most of the land south of the Arkansas River on both sides of Highway 51 is made up of wooded hills. Level areas, for the most part, are made up with residential homes, where utilities are available.

I have checked the county assessor's plat maps and air photo overlays on sections 8, 9, 16 and 17. Out of these I found 13 tracts possibly suitable for farming or development. Some of the tracts were appraised by the County at less than \$100 per acre. Out of the 13 tracts, only two came close to a comparison.

Comparable number 1:

Part NE and SE beginning 660 N SECR SE th N1627.75 NW2075.28 NW694.80 S250.35 E 200 SE1159.80 SE to POB Sec 16 T19N R11E 47.08 acres owned by the Tulsa Boys Home. Land appraised at \$16,939 or \$359.79 per acre.

Comparable number 2:

Part SE lying S of Hwy 51 less TR Beg SWC SE th N660 E115 SE 372.62 S446.81 W435 POB and less TR Beg 30E NWC SE th S735.21 E705 NE475.40 NW to pt on NL SE th W to POB and less 42.87 acres annexed to city. Sec 16 T19N R11E 98.12 acres owned by the Tulsa Boys Home. Land appraised at \$32,449 or \$345.25 per acre.

The average of these two comparables is \$352.52. However, in fairness to the subject site, I must make the following adjustments:

| | |
|---|---------------------|
| Landscaping | \$100 per acre |
| Complete access to utilities | 250 per acre |
| Easy access to Highway 51 | 100 per acre |
| The access to railroad, thought of by many as an inconvenience to cross for ingress and egress, can be of great value to some adaptations of the facility. I am therefore adjusting it at | <u>100 per acre</u> |
| | \$902.52 per acre |

Using the two comparables available to me and the adjustments to match the subject land, my estimate and opinion of the value of the 173.76 acres of land is \$156,822. If the subject land was vacant, without buildings, and available for commercial or residential use, my estimate would be 30% to 40% more.

I have not overlooked, but have added no weight to any prejudice of the location being next to the Lloyd Rader Center.

The entire area is in the 100 year flood plane. However, the only time we have record of flooding was October 1986. The water from the river reached the staff houses and the maintenance center, but did not flood the campus itself.

Not being able to find comparables to the campus, I will use the cost approach and the estimated cost of reconstructing the campus as new.

The cost to reproduce the campus on today's market. (This estimate made by our staff architect, James Williams, and reference of "Means" publication. (See Cost Summary.)

| | |
|--|--------------|
| | \$30,679,739 |
|--|--------------|

Deduct from the above the accrued depreciation from all sources. This value is shown on the summary sheets as "Renovation to like new" and is an estimate of the cost to make the present site like new, or a depreciated value of existing systems as determined by our staff according to their discipline (see Cost Summary).

| | |
|--|------------------|
| | <u>9,146,499</u> |
|--|------------------|

| | |
|--------------------|--------------|
| Campus value as is | \$21,533,240 |
|--------------------|--------------|

| | |
|----------------------|----------------|
| Add estimate of land | <u>156,822</u> |
|----------------------|----------------|

| | |
|---|--------------|
| My opinion and estimate of total value of the Hissom Center is: | \$21,690,062 |
|---|--------------|

EXHIBIT B

DEEDS

THE HISSOM CENTER
Sand Springs, Oklahoma

OFFICE OF PUBLIC AFFAIRS
Construction and Properties Division

Deeds and Related Materials

CONTENTS

I

Warranty Deed: Hissom Family to Oklahoma A&M College

II

Warranty Deed: Oklahoma A&M College to the Mental Health Board

III

Agreement: For use as a Juvenile Diagnostic Center

IV

Waiver: Permitting placement of Maintenance Center on the Property

V

Study of Potential Use of the Hissom Center

I. Warranty Deed

Grantor: Wiley B. and Ethel Belle Hisson

**Grantee: Board of Regents for the
Oklahoma Agricultural and Mechanical
College**

FEB 20 11 4 AM '04

THIS INSTRUMENT, made on the 10th day of February A. D. 1904

between Wiley B. Hinson and Ethel Belle Hinson, his wife.

of Tulsa County, in the State of Oklahoma, part 3 of the

1st part, and Board of Regents of the Oklahoma Agricultural and Mechanical College

WITNESSETH, that in consideration of the sum of One and no/100 Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, said parties of the first part do hereby, sell and convey unto said party of the second part, all of the following described real estate, situated in the County of Tulsa

State of Oklahoma, to-wit:

Lots 5, 7, and 8 in Section 6; and

That part of Lots 6 and 7 lying North of the railroad right-of-way in Section 15; and

Lot 2, and that part of Lot 3 lying North of said railroad right-of-way and those parts of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and of the Northwest Quarter (NW 1/4) and of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 16, lying North of said railroad right-of-way;

all in Township 19 North, Range 11 East.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, improvements and appurtenances thereto

unto said parties of the first part, their

heirs, executors or administrators do hereby covenant, promise and agree to and with said party of the second part,

at the delivery of these presents that they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance to be enjoyed, of and in all and singular the above-described premises, with the appurtenances; that the same are free, clear, and discharged and unincumbered of and from all further and other taxes, debts, claims, judgments, liens, assessments and encumbrances of whatever nature and kind, EXCEPT

WARRANT AND FOREVER DEFEND the same unto the said party of the second part, their heirs and assigns, against said parties of the first part, their heirs, executors or administrators, lawfully claiming or to claim the same. IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and faces first above written.

Wiley B. Hinson
Ethel Belle Hinson

STATE OF OKLAHOMA)
County of Tulsa) IN INDIVIDUAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County and State on the 10th day of February, 1904 personally appeared Wiley B. Hinson and Ethel Belle Hinson,

his wife, who executed the within and foregoing instrument and acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein set forth.

Frederick K. Kuch

II. Warranty Deed

**Grantor: Board of Regents for the
Oklahoma Agricultural and Mechanical
College**

Grantee: Mental Health Board

**Purpose: To build school and
hospital for mentally retarded children.
Authority and funds provided by Senate Bill
273 of the Twenty-Seventh Legislature.**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, on the 12th day of December, 1959, the Board of Regents of the Oklahoma Agricultural and Mechanical College, acting upon the specific request of the Mental Health Board of the State of Oklahoma that the said Board of Regents convey to the Mental Health Board certain real property, hereinafter more fully described, situated in the County of Tulsa, State of Oklahoma, to be used as a site by the said Mental Health Board for the construction and maintenance of a school and hospital for mentally retarded children, the authority and funds for such construction having been provided by the Twenty-seventh Oklahoma Legislature through its enactment of Senate Bill No. 273, did consider the question of such requested conveyance and it was at that time duly resolved that such conveyance could be effected in the best interests of the institutions governed by the said Board of Regents, provided that such conveyance be conditioned upon such terms, covenants and provisions as are hereinafter more fully set forth.

WHEREAS, the Oklahoma State University of Agriculture and Applied Science, an institution governed by the said Board of Regents, has, through its president, informed the said Board of Regents that such university will derive real and substantial benefits from such institution for the mentally retarded as is proposed to be constructed by the Mental Health Board upon the real property herein concerned, provided that certain rights, powers and privileges are granted to such university by the Mental Health Board wherein the personnel and students of the university may make reasonable use of such equipment and facilities as are constructed or are available at the said institution.

WHEREAS, the Mental Health Board, the governing board of the Department of Mental Health of the State of Oklahoma, has duly determined that the real property aforementioned is suitable, acceptable and desirable as a site for the previously mentioned institution for mentally retarded children; and;

and students of the Oklahoma State University of Agriculture and Applied Science will not unduly burden the administration and operation of the proposed institution, but, to the contrary, such participation and cooperation between the proposed institution for the mentally retarded and the Oklahoma State University of Agriculture and Applied Science should result in a material benefit and make possible the optimum use and application of such equipment and facilities as will be available at the proposed institution for the education, rehabilitation and treatment of mentally retarded children, thereby bringing to the public of the State of Oklahoma the knowledge and experience of certain professional personnel and qualified students of the Oklahoma State University of Agriculture and Applied Science.

NOW THEREFORE, this indenture made and executed the day 1st mentioned herein, by and between the Board of Regents for the Oklahoma Agricultural and Mechanical Colleges, the party of the first part, and the Mental Health Board acting for the Department of Mental Health of the State of Oklahoma, the party of the second part,

WITNESSETH:

The party of the first part for and in consideration of the hereinafter enumerated covenants by the party of the second part has granted, bargained and sold and by these presents does grant, bargain, sell and convey to the said party of the second part, or its successors, the following described real property and premises, to-wit:

Lots 5, 7, and 8 in Section 9; and

That part of lots 6 and 7 lying North of the railroad right-of-way in Section 15; and

Lot 2, and that part of Lot 3 lying North of said railroad right-of-way and those parts of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and of the Northwest Quarter (NW $\frac{1}{4}$) and of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 16, lying North of said railroad right-of-way;

all in Township 19 North, Range 11 East.

property and premises are used solely as a site for the construction, operation and maintenance of a school and hospital for mentally retarded children; that is to say that it is the expressed intention of the parties hereto that should the whole, or any tract, parcel or part of the above described real property be determined by the Mental Health Board to be unnecessary for the above described purpose, the title to the whole, or such tract, parcel or part shall revert to the Board of Regents for the Oklahoma Agricultural and Mechanical Colleges, and no re-entry on the part of the said Board of Regents shall be necessary. The party of the second part shall hold the above described real property and premises with the appurtenances thereto appurtenant, free, clear and discharged of, and from, all former grants, taxes, judgments, mortgages and other liens or encumbrances of whatsoever nature, EXCEPT that the party of the first part hereby expressly reserves all of the oil, gas and other minerals and oil, gas and mineral rights in, to, and under the above described lands, together with the rights of ingress and egress thereto and the right to use and occupy such portion or portions of said land as may be reasonably necessary for the purposes of this reservation. PROVIDED, that no exploration or drilling operations shall be begun or carried on unless and until a permit to drill shall be granted by the Mental Health Board. Such permit shall not be unreasonably withheld.

It is understood and agreed by the parties hereto that the party of the first part shall retain ownership of the cattle, farm machinery and all physical equipment and shall, within a reasonable time, cause such property to be removed from the premises hereby conveyed. It is expressly understood and agreed that all crops now growing or which may be grown on the said real property and premises are hereby reserved to the party of the first part or its assigns shall have the right of ingress and egress to the property to effect the removal or harvesting of the above mentioned property and crops. The term physical equipment as used above includes, but is not limited to, the complete irrigation system as now exists upon the above described real property and premises.

- (1) To build, equip, operate and maintain upon the property hereby granted, a school and hospital for mentally retarded children.
- (2) The party of the second part shall officially encourage the operational management of the said school and hospital to grant such assistance and supervision to personnel and students of the party of the first part as may be possible within the scope of their responsibilities and duties.
- (3) It is and shall be the policy and order of the party of the second part that the personnel and students, approved by the party of the first part, shall be granted and given full use of all equipment and facilities for research and treatment of pupils; such research and treatment to be under the direction of the professional staff of the Mental Health Board. PROVIDED, that such use does not unreasonably interfere with the operation of the said school and hospital.
- (4) The party of the second part hereby recognizes that the party of the first part will institute a program for the training of its personnel and students in the area of mental health and it is and shall be the official policy of the party of the second part to grant such assistance as may be reasonably possible to aid in the establishment, maintenance and operation of such program as may be prepared by the party of the first part.
- (5) The party of the second part shall make a diligent effort to provide the party of the first part with office space to accommodate approved students and office space for staff members along with such janitorial and physical plant facilities as may be needed.

real property hereby conveyed ever become unnecessary for the purposes for which it was conveyed, that is, as a site for a school and hospital for mentally retarded children, the title to such part as is no longer needed reverts to the party of the first part, without necessity of re-entry.

IN WITNESS WHEREOF, the said parties hereto have caused these presents to be signed in their names by their respective chairmen, and their official seals to be affixed and this instrument attested by their respective secretaries, effective this 17th day of March, 1960.

III. An agreement by the Board of Regents for the Oklahoma Agricultural and Mechanical College allowing the Public Welfare Commission to build a Juvenile Diagnostic Center now known as the Lloyd Rader Center.

met in regular monthly meeting in the Student Union Council Room, Oklahoma State University, Stillwater, Oklahoma on Friday, June 13, 1969, at 10:00 a.m., and at 8:00 a.m. on Saturday, June 14, 1969.

Those present: John C. Burwell, Chairman; Richard James, Vice Chairman; James K. Ballinger, Herman Duncan, W. D. Finney, Robert I. Hartley, Burke Healey, H. C. Hitch, Jr., and Robert H. Smith.

Absent: None.

Others present were: Forrest McIntire, Secretary, and Thelma Woodson, Assistant Secretary.

Members present constituted a quorum.

The meeting was called to order by the Chairman, who presided during the entire session.

(Business with the Colleges)

OKLAHOMA STATE UNIVERSITY OF AGRICULTURE AND APPLIED SCIENCE, STILLWATER

Authority for Public Welfare Commission to Build Juvenile Diagnostic
Center on Hissom Farm Property

Mr. Frye reported:

The Oklahoma Public Welfare Commission desires to build a Juvenile Diagnostic Center on a portion of the Hissom Farm properties. When these properties were conveyed to the State Mental Health Board, predecessor in function to the Welfare Commission on March 17, 1960, a reversionary clause was inserted stating, in essence, that if these properties were not used for a mental health school and hospital they were to revert back to the Board of Regents. Governor Bartlett has requested that the Board take the necessary steps to suspend or waive the reversionary clause, in this instance, so as to permit the installation to be constructed. As I understand the function of this Center, juveniles eighteen (18) and under charged in criminal courts of the State would be sent here for evaluation as to whether they should serve a term at a reformatory, go to a mental hospital, be placed on probation, or some other form of ultimate disposition. Dr. Ka~~m~~ and I agree, that, this would be a worth while project. We, therefore, reco~~m~~end that you authorize us to proceed to work with the Governor's Office and the Welfare Commission in effectuating the proper legal arrangements to permit the building of this installation.

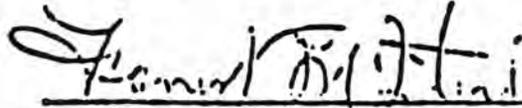
Mr. Frye said that the acreage involved in the request was a fourteen-acre tract, and the total acreage of the Hissom property is 220.4.

It was moved by Mr. James and seconded by Mr. Finney that the recommendation be approved as submitted by Mr. Frye. The motion carried.

Certificate

I, Forrest McIntire, the duly appointed Secretary of the Board of Regents for the Oklahoma Agricultural and Mechanical Colleges, do hereby certify that the foregoing are true and correct excerpts from the minutes of the proceedings of said Board at a regular monthly meeting thereof duly and lawfully held on the 13th and 14th days of June, 1969.

In witness whereof, I have hereunto affixed my signature and the official seal of said Board this the 19th day of February, 1970.



Forrest McIntire, Secretary

to the Central Board of Regents, dated March 21, 1960, and recodes in Book 3044, Page 538, of the records of the County Clerk of Tulsa County, Oklahoma, or other conveyances from said Board of Regents for the Oklahoma Agricultural and Mechanical Colleges, pursuant to authority therefor, as shown in the minutes of the meeting of the Board of Regents on June 14, 1969, does hereby consent to the use of a portion of the land occupied by the Mission Memorial Center as a site for the construction and operation of a Juvenile Diagnostic and Evaluation Center, under such rules and regulations as may be adopted by the Oklahoma Public Welfare Commission, described as follows:

That part of lot three in Section 16, Township 19 North, Range 11 East, lying North of the St. Louis-San Francisco Railway right of way; and a tract of land being more particularly described as follows: Beginning at a point at the Southwest corner of the above-described part of Lot 3, thence Northwesterly along the North side of said right of way a distance of three hundred seventy-five (375) feet, to a point, thence North one thousand (1000) feet to a point, thence East a distance of three hundred thirty-seven and one-half (337.5) feet to the West boundary line of lot one, thence South a distance of one thousand one hundred twelve and one-half (1,112.5) feet to the point of beginning; all of said land being situated in Tulsa County, State of Oklahoma.

In the event that construction of this Center is not commenced within five (5) years of the date of execution this Waiver and Consent is a nullity.

Dated this 2nd day of May, 1970.

Chairman, Board of Regents for the
Oklahoma Agricultural and Mechanical
Colleges

Attest:

[Signature]
Secretary

State of Oklahoma)
County of Payne) ss

Before me, a notary public, in and for the said County and State, on this 2nd day of May, 1970, personally appeared _____, to be known to be the duly qualified and acting chairman of the Board of Regents for the Oklahoma Agricultural and Mechanical Colleges, and the identical person who executed the above and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed of such Board of Regents for the Oklahoma Agricultural and Mechanical Colleges for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My Commission Expires:
By [Signature]
Notary Public

Notary Public

The foregoing waiver and consent is hereby accepted this _____ day of _____, 1970.

Attest:

Chairman, Oklahoma Public Welfare
Commission

Secretary

IV. Waiver and consent by the Board of Regents for the Oklahoma Agricultural and Mechanical College to allow the Oklahoma Department of Transportation to build a maintenance center on the property.

Notwithstanding any provisions to the contrary in the Warranty Deed from the Board of Regents for the Oklahoma Agricultural and Mechanical Colleges to the Mental Health Board, dated March 17, 1960, and recorded in book 3044, Page 538, of the records of the County Clerk of Tulsa County, Oklahoma, or other conveyances from the Board of Regents for the Oklahoma Agricultural and Mechanical Colleges, said Board of Regents pursuant to authority therefor as shown in the minutes of the meeting of the Board of Regents on August 22, 1988, does hereby consent to the use of a portion of the land occupied by the Hisson Memorial Center as a site for the construction and operation of a maintenance facility by the Oklahoma Department of Transportation pursuant to the terms of a lease agreement to be executed by the Department of Human Services and the Department of Transportation. Said leased premises are described on Exhibit A attached hereto.

9/18/88

That in the event the above said maintenance facility is not constructed, this instrument shall be null and void.

Dated this 22nd day of August, 1988.

TEST:
[Signature]
Chasney, Secretary

BOARD OF REGENTS FOR THE OKLAHOMA AGRICULTURAL AND MECHANICAL COLLEGES

By: *[Signature]*
Austin F. Kenyon, Chairman

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF PAYNE) ss.

Before me, a Notary Public in and for the Payne County, Oklahoma State, personally appeared Austin F. Kenyon, Chairman of the Board of Regents for the Oklahoma Agricultural and Mechanical Colleges, and the identical person who executed the above and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed of said Board of Regents for the Oklahoma Agricultural and Mechanical Colleges for the uses and purposes therein set forth.

Witness my hand and official seal the 14th day of September, 1988.

[Signature]
Notary Public

My Commission Expires: April 25, 1989

The foregoing Waiver and Consent is hereby accepted this 7th day of October, 1988.

TEST:
[Signature]
SEAL

DEPARTMENT OF HUMAN SERVICES
By: *[Signature]*

ending at a point 65.0' S 01° 13' 03" E
 to the corner section 16, T15N, R11E
 on S01° 13' 03" E along the section
 542.75' to the Burlington Northern
 road right-of-way, thence S71° 00' 59" E
 1 mile flight-of-way, 376.44', thence
 13° 03' W 601.51, thence S89° 57' 23" E
 to the point of beginning,
 being 5.0 acres more or less,
 County, Oklahoma.

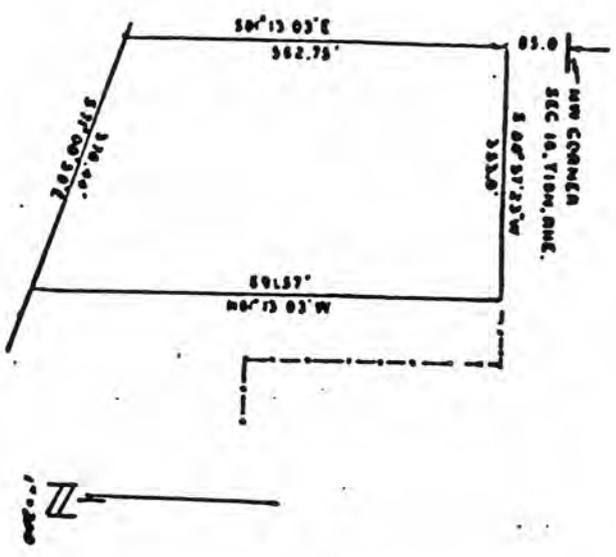


EXHIBIT "A" TO WAIVER AND CONSENT

| | | | |
|--------------|--|--------------|--|
| APPROVED BY: | | DATE: | |
| DATE: 4/1/19 | | DATE: 4/1/19 | |
| APPROVED BY: | | DATE: | |
| DATE: 4/1/19 | | DATE: 4/1/19 | |

V. Ad Hoc report on the possible future uses of the property.

26

Oklahoma State University

OFFICE OF THE DEAN
COLLEGE OF BUSINESS ADMINISTRATION

STILLWATER, OKLAHOMA 74078-0333
201 BUSINESS BUILDING
(405) 744-5064
FAX 405-744-5180

November 6, 1990

RECEIVED
NOV 08 1990
jr

Dr. John R. Campbell
President
Oklahoma State University
107 Whitehurst
Stillwater, OK 74078

PRESIDENT'S OFFICE

Dear John:

In the fall of 1989, you appointed me to chair an ad hoc committee consisting of OSU personnel and leaders from the Tulsa/Sand Springs community to examine the problem of what to do with the Hissom facility. The full committee met in November, February, and September, and the OSU contingent held several work sessions. The final report is attached.

The citizens of the Tulsa/Sand Springs area are looking to OSU to provide leadership in the conversion of the Hissom Center to an alternative use. Furthermore, the committee believes that OSU must move quickly to establish an orderly procedure for the conversion.

The committee looks forward to hearing from you as soon as possible.

Sincerely,



Robert L. Sandmeyer
Dean

RLS:dc

Attachments

cc: Members of the Ad Hoc Committee for the Future Uses of the Hissom Center
Campus (See attached list)



Celebrating the Past . . . Preparing for the Future

Ad Hoc Committee for Future Uses

of the Hisson Center Campus

November, 1990

Background

In March, 1960, a 220 acre parcel of land west of Sand Springs was deeded by the Board of Regents of the Oklahoma Agricultural and Mechanical College to the state Mental Health Board to be used as a site for the "construction, operation and maintenance of a school and hospital for mentally retarded children." The warranty deed further indicates that "should the whole, or any tract, parcel or part of the above described real property be determined . . . to be unnecessary for the above described purpose, the title to the whole, or such tract, parcel or part shall revert to the Board of Regents of the Oklahoma Agricultural and Mechanical College." The land had originally been donated to OSU in 1954 by the Hisson family.

In 1960, a fourteen acre tract of the Hisson land was allocated to the construction of a juvenile diagnostic center. Today, the Hisson parcel is occupied by two residential facilities: the Hisson Memorial Center (for the mentally retarded and developmentally disabled) and the L.E. Rader Center (for delinquent children). Both are operated by the Department of Human Services (DHS).

and national advocacy groups, a federal court has ordered that the treatment of the mentally retarded and developmentally disabled should take place "close to home" in community-based facilities. The final court order stated that the Hisson Memorial Center should be shut down by October, 1993, subject to a one-year grace period. Thus it could easily be October, 1994 before the operation is closed completely.

If DHS does not continue to use the facility subject to the terms of the 1960 warranty deed, then Hisson will revert to OSU. There is no such suit relating to the L.E. Rader Center, and it will continue to perform its function as a juvenile corrections facility.

The Hisson facility consists of 380 thousand square feet of building space with a 1986 estimated replacement cost of \$30 million. It is, of course, doubtful that the market value of the facility is anywhere near the \$30 million figure.

OSU and Planning for the Hisson Facility

OSU faces several problems with respect to planning for the Hisson facility. At this stage, all of these problems are rather speculative.

First, although it appears that the federal court has mandated that Hisson be closed, it is not completely clear that DHS has decided to walk away from the facility in such a way that the reversion clause of the warranty deed would be triggered, e.g.,

WHAT IF SOME NEW FORMS OF TREATMENT OF MENTALLY RETARDED CHILDREN WERE DEVELOPED WHICH COULD BE IMPLEMENTED AT THE HISSOM SITE?

OSU should consider contacting DHS in an attempt to get a firm commitment of DHS's intention to turn the facility back to the University. The balance of this committee report is based on the assumption that it is known with certainty that title to the facility will revert to OSU.

Second, given the fact that the facility is already exhibiting signs of poor maintenance, OSU has a strong interest in seeing to it that DHS does not succumb to the temptation of letting the place run down between now and when title is returned.

Third, related to the second problem is the fact that, once OSU takes control of Hissom, the University will have a public responsibility to maintain the facility. It would be very bad public relations, especially in the Tulsa area, for OSU to allow the site to deteriorate into an eyesore and a public nuisance.

Fourth, the shutting down of Hissom will be a severe blow to the economy of Sand Springs and west Tulsa in general. If anything at all became clear as a result of the Ad Hoc Committee's work, it is that there is intense interest in planning for an alternative use for the facility. It appears that this local interest is also opposed to seeing the facility used for any type of corrections functions; with the L.E. Rader facility next door, local residents do not want more of the same. Failure of OSU to assist in this planning could again be a source of bad public relations in the Tulsa area.

CAMPUS

In the fall of 1989, an Ad Hoc committee of personnel from OSU and leaders from the Tulsa/Sand Springs community was established to examine the problem of what to do with the Hisson facility and to make recommendations to OSU's central administration. The full Committee met in November, February, and September and the OSU contingent held several work sessions. A list of the members of the committee is attached.

Suggested Uses of Hisson Reviewed by the Committee

The Committee discussed several options for future use. In each case it became obvious that much more information was needed concerning the suggestions. The options are reviewed briefly.

Facility for State Agency Decentralization. During the 1990 session of the Oklahoma Legislature, there was pressure to move some of the state agency facilities now located in Oklahoma City to other parts of the state, i.e. to decentralize state government. Tulsa, in particular, was discussed as a possible location for the Oklahoma Department of Commerce. It is possible that some state functions which are relatively footloose could be sited at Hisson. There is, however, a strong inclination for agency administrators in Oklahoma City to want to be in close geographic proximity to their clerical and processing units.

EMERGENCY MANAGEMENT INSTITUTE AS FIRE SERVICE TRAINING. There is an Emergency Management Institute located at Emmetsburg, Maryland which provides training to officials from all over the nation. Possibly OSU could leverage its long involvement in fire service training and participate in the establishment of some sort of government safety service training facility aimed at a national market. Other types of safety training include environmental hazards, worker safety, or transportation safety. There could be both federal, state, and local government financial support for this type of a center.

Geriatrics-Related Incubator. The Committee noted the increasing interest in problems of the aged as the nation's demographics change. Because the Hissom facility is arranged in living quarters modules, it could be turned into an incubator operation with various research and demonstration functions possibly administered separately. The field of geriatrics is promising. Work in the OSU College of Home Economics related to environments for independent living, together with activities of the College of Osteopathic Medicine, could serve as a foundation for such an effort.

Other Activities Mentioned. Several other ideas were discussed but either did not generate enthusiasm or were judged beyond the appropriate jurisdiction of the Committee. These ideas included the following: treatment of drug abuse, mental health

business incubator facility, center for research on small business, small business assistance, international preparatory school, higher education uses by UCAT or TJC, food processing research center, site for federal government offices.

Need for an Outside Consultant

The Committee consists of individuals with substantial other business and professional responsibilities. It has neither the time nor the professional competence to treat the Hisson problem adequately. A review of the range of uses of Hisson discussed above illustrates the need for much more intensive analysis of the problem. This analysis should focus on what the national scene looks like with respect for the demand for real estate facilities such as Hisson. A consultant with national perspective should be employed to review the options discussed above and suggest other options. A report should be prepared with initial assessment of the feasibility of pursuing two or three specific strategies for development of the facility. The potential uses should not be constrained concerning governmental or non-governmental activities, but should not include any corrections-related functions. The report should also suggest concrete actions to be taken by some entity (not necessarily OSU) to get new occupants in the facility. A detailed scope of services should be prepared before employing a consultant.

Given the public responsibility which OSU may have to shoulder with respect to the Hisson campus, the University should seek some source of funding to finance the work of a facility use consultant. Tulsa and Sand Springs also have a vital interest in seeing to it that the facility does not become idle. Ideally, from the University's point of view, some source of outside funding should be sought to analyze what to do with Hisson. It is such a large facility, and its closing will have such a major economic impact, that it might be a candidate for locally-administered or even state-administered Community Development Block Grant funding. Other local government funding might be tapped. Sources of federal funds should also be examined, e.g. the Economic Development Administration.

