

OKLAHOMA COUNTY

*Oklahoma County Office Building
320 Robert S Kerr Ave,
Oklahoma City, OK 73102*



Public Buildings Authority Meeting Minutes

Wednesday, June 11, 2025

9:10 AM

*Myles Davidson - Chair
Brian Maughan - Trustee
Jason Lowe - Trustee*

YouTube: https://www.youtube.com/channel/UCz_5jEcI6kV8f6Y71exwfJA

***Recorded in the
Oklahoma County Clerk's Office***

Call To Order

Present: 3 - County Commissioner Myles Davidson, County Commissioner Brian Maughan and County Commissioner Jason Lowe

Roll Call

Notice of the meeting was properly posted on June 10, 2025.

For purposes of this agenda “Action” means any of the following: amending, approving, approving as amended, deferring, denying, giving instructions to staff, making a recommendation to another public body, receiving documents or presentations, referring to committee, reconsidering, re-opening, returning, or striking the item.

Approval of Minutes

1. Discussion and possible action regarding the minutes of the meeting of June 2, 2025 prepared by the County Clerk as authorized by statute (19 O.S. §243, 244, and 445) subject to additions or corrections by the Public Buildings Authority.

Lowe moved, Maughan seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

Recurring Items

2. Discussion and possible action regarding all claims; list is attached and available for inspection in the Office of the County Clerk, Room 203. Item requested by the Oklahoma County Accounts Payable Department, Office of the County Clerk.

Maughan moved, Lowe seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

Departmental Items

3. Discussion and possible action regarding a lease between the Oklahoma County Public Buildings Authority and the Association of Central Oklahoma Governments (ACOG) for office space at 4205 N. Lincoln Blvd., OKC, OK 73105. Requested by Keith Monroe, Director of Oklahoma County Facilities Management.

Maughan moved, Lowe seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

4. Discussion and possible action regarding payment authorization out of PBA 2024 Bond funds in the amount of \$321,396.51(PO#20250002) to Lingo Construction Services, Inc. for pay app 2 on the ICB remodel project. This item is requested by Keith Monroe, Director of Facilities Management

Lowe moved, Maughan seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

5. Discussion and possible action regarding a lease between the Oklahoma County Public Buildings Authority and the Association of Central Oklahoma Governments (ACOG) for storage space at 4205 N. Lincoln Blvd., OKC, OK 73105. Requested by Keith Monroe, Director of Oklahoma County Facilities Management.

Maughan moved, Lowe seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

6. Discussion and possible action regarding a lease between the Oklahoma County Public Buildings Authority and the 9-1-1 Association of Central Oklahoma Governments (ACOG) for office space at 4205 N. Lincoln Blvd., OKC, OK 73105. Requested by Keith Monroe, Director of Oklahoma County Facilities Management.

Lowe moved, Maughan seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

7. Discussion and possible action regarding a lease agreement between the Oklahoma County Public Buildings Authority and the Oklahoma County Board of County Commissioners on behalf of the Oklahoma County Election Board for office space at 4201 N. Lincoln Blvd. OKC, OK 73105. Requested by Keith Monroe, Director of Oklahoma County Facilities Management.

Lowe moved, Davidson seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

8. Discussion and possible action regarding payment authorization out of the 2024 PBA Bond Funds in the amount of \$470,759.68 (PO #20250003) to Super Roofs, Inc. for pay app 02 on the Social Services Building roof replacement project. Requested by Keith Monroe, Director of Facilities Management.

Lowe moved, Maughan seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

9. Discussion and possible action regarding payment authorization out of PBA 2024 Bond funds in the amount of \$4,468.75 (PO#20250001) to GH2 Architects for pay app 2 on the JJC Courtroom remodel project. This item is requested by Keith Monroe, Director of Facilities Management.

Lowe moved, Maughan seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

10. Discussion and possible action regarding Change Order No. 1 to the Agreement for Services between Super Roof Inc. and the Public Building Authority for Roof Replacement at 7401 NE 23rd St. This change order is necessary to remove and replace damaged steel decking in the amount of \$16,770.79. Existing Purchase Order out of 2024 PBA Bond Funds 20250003 will increase to \$916,755.19 to cover this additional fee. Requested by Keith Monroe, Director of Facilities Management.

Lowe moved, Maughan seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

11. Discussion and possible action regarding Change Order No. 2 to the Agreement for Services between Super Roof Inc. and the Public Building Authority for Roof Replacement at 7401 NE 23rd St. This change order is necessary to remove moisture saturated decking, provide insulation and remove and replace damaged steel decking in the amount \$54,634.42. Existing Purchase Order out of 2024 PBA Bond Funds 20250003 will increase to \$971,389.61 to cover this additional fee. Requested by Keith Monroe, Director of Facilities Management.

Lowe moved, Maughan seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

12. Discussion and possible action regarding Resolution 2025-2285: Cash fund appropriation for Public Building Authority-Reserve 7030-445 in the amount not to exceed \$400,646.50. To appropriate miscellaneous receipts for the month of May 2025. This item is requested by Keith Monroe, Director of Facilities Management.

Lowe moved, Maughan seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

13. Metro Report of Fees for May 2025. This item is requested by Keith Monroe, Director of Facilities Management.

Maughan moved, Lowe seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

14. PBA Report of Fees for May 2025. This item is requested by Keith Monroe, Director of Facilities Management.

Maughan moved, Lowe seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

15. Discussion and possible action regarding Amendment No. 03 to the Agreement for Services between Miller Architects and the Public Buildings Authority of Oklahoma County for additional scope due to foundation redesign. Requisition No. 12507289 has been issued in the amount of Nine Thousand Six Hundred Dollars and no cents (\$9,600.00) contingent upon encumbrance of funds. Requested by Stacey Trumbo, PE, County Engineer.

Lowe moved, Maughan seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

Recess into executive session

Maughan moved, Lowe seconded, to recess at 9:56 a.m. The motion carried by the

following vote:

Aye: 3 - Davidson, Maughan and Lowe

16. To enter into executive session pursuant to 25 O.S. §307(B)(4) to engage in confidential communications between the public body and its attorney concerning a Written Demand for Specific Performance received by Allen Contracting Inc. on the Real Estate Purchase Agreement between Allen Contracting, Inc. and the Oklahoma County Public Buildings Authority previously rescinded by the Authority on May 14, 2025, for property located at 1100 S. Eastern Avenue, Oklahoma City, OK 73129 in an amount not to exceed Six Million Dollars (\$6,000,000.00) where on advice of its attorney, the board has determined that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation or proceeding in the public interest. Requested by Lisa Erickson Endres, ADA.
17. To enter into executive session pursuant to 25 O.S. §307(B)(4) to engage in confidential communications between the public body and its attorney concerning a Written Demand for Specific Performance received by Allen Contracting Inc. on the Real Estate Purchase Agreement between Allen Contracting, Inc. and the Oklahoma County Public Buildings Authority previously rescinded by the Authority on May 14, 2025, for property located at 1100 S. Eastern Avenue, Oklahoma City, OK 73129 in an amount not to exceed Six Million Dollars (\$6,000,000.00) where on advice of its attorney, the board has determined that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation or proceeding in the public interest. Requested by Lisa Erickson Endres, ADA

Return from executive session

Lowe moved, Maughan seconded, to return at 10:01 a.m. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

18. Action regarding in confidential communications between the public body and its attorney concerning a Written Demand for Specific Performance received by Allen Contracting Inc. on the Real Estate Purchase Agreement between Allen Contracting, Inc. and the Oklahoma County Public Buildings Authority previously rescinded by the Authority on May 14, 2025, for property located at 1100 S. Eastern Avenue, Oklahoma City, OK 73129 in an amount not to exceed Six Million Dollars (\$6,000,000.00) where on advice of its attorney, the board has determined that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation or proceeding in the public interest. Requested by Lisa Erickson Endres, ADA.

No action

19. Action regarding in confidential communications between the public body and its attorney concerning a Written Demand for Specific Performance received by Allen Contracting Inc. on the Real Estate Purchase Agreement between Allen Contracting, Inc. and the Oklahoma County Public Buildings Authority previously rescinded by the Authority on May 14, 2025, for property located at 1100 S. Eastern Avenue, Oklahoma City, OK 73129 in an amount not to exceed Six Million Dollars (\$6,000,000.00) where on advice of its attorney, the board has determined that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation or proceeding in the public interest. Requested by Lisa Erickson Endres, ADA

Maughan moved, Lowe seconded, to approve. The motion carried by the following vote:

Aye: 3 - Davidson, Maughan and Lowe

No Citizen Participation

Board Comments

No New Business

Adjourn

Adjourned at 10:03 a.m.

PUBLIC BUILDINGS AUTHORITY
OKLAHOMA COUNTY, OKLAHOMA

Chair or Vice-Chair

ATTEST:

Maressa Treat,
County Clerk and Secretary to the Board