
TULSA DEVELOPMENT AUTHORITY BOARD MEETING

MEETING OF: August 4, 2016

TO: CHAIRMAN AND BOARD MEMBERS
FROM: OFFICE OF TULSA DEVELOPMENT AUTHORITY
SUBJECT: LANSING CENTRE', TULSA, OKLAHOMA

Background: **Redeveloper:** Tulsa Development Authority
 Owner: Tulsa Development Authority
 Developer: N/A
 Architect: N/A
 Location: 1216 North Lansing Avenue
 Size of Tract: N/A
 Number of Lots: 2 lots
 Development Area: Lansing Industrial Park
 Fair Market Value: \$44,500.00
 Executive Director: O.C. Walker

Approximately three (3) years ago, TDA replaced the roof at 1216 North Lansing Avenue. After the new roof was installed, leakage would continue to enter the building throughout the ventilation any time it rained.

It was determined that water was infiltrating through the curb adapters associated with each HVAC unit. TDA received several bids to replace the existing curb adapters and fix the leaks. Upon further examination, it was discovered the HVAC units are 13 years in age. The life expectancy of the units are 15 years. Several contractors had that if the units were moves only to replace the curb adapters, the unit could fail after being removed and disconnected.

Wortman Central Air Conditioning Co. provided TDA with bids to replace each unit and provided a huge discount on each unit. The Executive Director determined it was in the best interest to replace all units together with the curb adapters to create a more desirable working environment. This is a request for the TDA Board of Commissioner to approve a Resolution authorizing payment to Wortman Central Air Conditioning Co., for the full amount of \$44,500.00

The scope of work performed is as follows:

- Install eight (8) 2.5 ton single phase package units 208/230 volt on rooftop of the building
- This work includes the usage of a crane
- Installed Curb Adapters

ACTION: APPROVAL: _____ APPROVAL W/ CONDITION: _____ DENIAL: _____ TABLED: _____ VOTE: _____

- Hail Guards Manual fresh air dampers a
- Sealing of rooftop adapters

Attachments: Wortman proposal dated July 6, 2016.

Recommendation: Based on the Redevelopment Plans, Comprehensive Plan, Zoning Ordinance, location of the property and surrounding land use, Staff recommends approval as presented.

Reviewed by: **O.C. Walker II**
Executive Director

Wortman

CENTRAL AIR CONDITIONING CO.

"ENGINEERING MAKES THE DIFFERENCE"

1612 East 6th Street • Tulsa, Oklahoma 74120 • (918) 584-4721

NEW EQUIPMENT



Description: American Standard R410 A PURON

Install Eight (8) 2.5 ton single phase package units 20B/230v on rooftop of building

Included: Crane, Curb Adaptors, hail guards, manual fresh air dampers and sealing of roof curb

\$5600 per unit: Total: \$44,800

PIPING

- Condensate drain Primary Safety Pan Kill sw.
- Refrigerant field piped copper Liquid Suction Insul.
- Downspout cover
- Liquid line drier, Nitrogen Pressure Test, Deep vacuum
- Vent pipe PVC Metal Elbows _____ Ft. _____ Dia.
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AIR DUCTS

- Modifications of supply plenum return plenum
- New supply diffuser(s) Ceiling _____ Floor _____ Sidewall _____
- New return air filter grille(s) Ceiling _____ Sidewall _____
- Return air grille(s) Ceiling _____ Floor _____ Sidewall _____
- All metal duct system. Flexible duct system
- Damper system 2 Zone Multi zone
- Cement existing ducts
- Combustion air, Outside air (commercial)

ELECTRICAL

- Solid State Programmable Thermostat (Customers Choice)
- Solid State Non-Programmable Thermostat
- Specialty Tatat _____
- Disconnect box Furnace switch Condenser whip

MISCELLANEOUS

- Concrete Slab
- Permit, Mechanical
- All work performed in a neat and professional manner. Sweeping, dusting and vacuuming will be accomplished at the conclusion of each day's work and all debris removed from the premises. All equipment environmentally disposed.
- Crane
- Hail Guard and Manual fresh air damper

WARRANTIES

- 24 Hour, 7 Days a Week (emergency Service) _____ Years
- Lifetime warranty on metal duct work installed by Wortman.
- 5 Year Parts Warranty
- 1 Year Labor Warranty
- 5 Year Compressor Warranty
- 5 Year Condensing Coil Warranty
- 5 Year Evaporator Coil Warranty
- 10 Year Heat Exchange Warranty
- _____ Year Extended Warranty
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Warranties do not cover circuit breakers, circuit boxes, fuses, existing electrical supply, dirty filters, stopped-up drains, mold or fungi. All warranties are against manufactures defects and errors and workmanship. Acts of God and maintenance issues are not covered.

ACCESSORIES/OPTIONS

- High Efficiency air cleaners _____
- Filter Box Up Down
- Central Humidifier _____
- Ultraviolet Lamp _____
- E.R.V. _____
- Ceiling Insulation _____ Bags _____ R-Value _____
- Maintenance agreement Gold Diamond _____

We propose to furnish complete as above specified and according to conditions of this agreement listed on the reverse side of this proposal, for the sum of:

(\$ 44,800) Forty Four Thousand Eight Hundred Dollars and no/100- _____ DOLLARS

Payment in full due upon completion. This bid is good for: 30 _____ days from 07/01/2018

SUBMITTED TO: TDA	HOME PHONE 918-592-4944	CELL	WORK PHONE
STREET (JOB) 1216 N. Lansing Suite D	CITY Tulsa	STATE OK	ZIP CODE

I have read, understand and agree to ALL of the terms and conditions listed on the reverse side of this form, including the pre-bid notice, and the terms and conditions stated above.

Signature: Tulsa Development Authority Date: 7/6/2018 Signature: [Signature] Date: 7/6/18

COMPANY CUSTOMER