
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: July 7, 2016
TO: CHAIRMAN & BOARD MEMBERS
FROM: O.C. Walker
SUBJECT: Request for Proposals for Ogan's Circle
LOCATION: South of East Virgin Street, between North
Lansing Avenue and the Osage Prairie Trail, Tulsa,
Oklahoma

Background: **Redeveloper:** Tulsa Development Authority
 Owner: Tulsa Development Authority

Location: South of East Virgin Street, between North
Lansing Avenue and the Osage Prairie Trail
Tulsa, Oklahoma

Size of Tract: 3.21 Acres
Zoning: Single Family Residential
Development Area: Lacy park Neighborhood
Fair Market Value Appraisal - \$65,000
Staff Planner: O.C. Walker

Relevant Info: On April 7, 2016, the TDA Board of Commissioners reviewed and approved the release of the Request for Proposal (RFP) for Ogan's Circle located South of East Virgin Street, between North Lansing Avenue and the Osage Prairie Trail Tulsa, Oklahoma. The RFP submittal date was June 10, 2016. The TDA office received three (3) submittals for the subject site. The criteria of TDA are the following:

- Legal and regulatory
- Financial Ability
- New subdivision land development
- Job costing and accounting
- Architectural design
- Operational experience with large scale development
- Energy – efficiency practices
- Sales and marketing
- Online sales consulting
- Credit Report
- Warranty

Ogan's Circle is a single family Redevelopment area. The site is located in the Lacy Park and Dunbar neighborhoods, and is also adjacent to Lacy Park

Recreational Center. This RFP seeks to invite qualified new home construction companies with proven track record of large-scale construction of high quality, energy-efficient new homes. TDA seeks to work with an organization that demonstrates commitment to the revitalization and economic development of Tulsa's urban landscape.

The respondents for the response to Ogan's Circle were as follows:

- D.W. Gates Engineering Services
- Capital Homes
- Tara Custom Homes

All respondents have been informed that each will be expected to attend the July 7, 2016 TDA Regular meeting and provide a ten minute overview of the proposal. The TDA Board will fully vet each proposal in Executive Session. A decision will be made in Open Session as to whom to enter into negotiations with for the Redevelopment of Ogan's Circle. Commissioner Mitchell and Pegues will provide an analysis of all proposals.

Recommendation: Staff recommends this item be approved as presented.

Reviewed By: O.C. Walker

Tally Sheet

RFP – Ogans Circle Subdivision – Development of 14 Single Family Homes

Category	D. W. Gates Engineering Services – Derek Gates	Capital Homes – David Charney	Tara Custom Homes – Brandon Jackson	
Experience				
Technical Knowledge				
Work Experience				
Familiarity with COT Authority Projects				
Education				
Other Related Skills				
References				
Hourly Rate				
Timeliness of Submitting Information				
Other				

Please score 1 – 5 (5 is the highest rating)