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**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

**MEETING DATE:** July 6, 2017  
**TO:** Chairman and Board Members  
**FROM:** O.C. Walker  
**SUBJECT:** Former Morton Hospital  
**LOCATION:** 605 East Pine Street, Tulsa, Oklahoma

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**Background:**

<b>Redeveloper:</b>	<b>Morton Reserve Properties, LLC.</b>
<b>Owner:</b>	<b>Tulsa Development Authority</b>
<b>Location:</b>	<b>660 East Pine Street, Tulsa, Oklahoma</b>
<b>Size of Tract:</b>	<b>2.03 Acres</b>
<b>Zoning:</b>	<b>Commercial Corridor</b>
<b>Development Area:</b>	<b>Unity Neighborhood/Greenwood Neighborhood</b>
<b>Fair Market Value</b>	<b>\$35,000.00</b>
<b>Executive Director:</b>	<b>O.C. Walker</b>

**Relevant Info:** On May 4, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6339, to enter into a Redevelopment Agreement with Morton's Reserve Properties, LLC for the sale and redevelopment of TDA owned land located at 605 East Pine Street, Tulsa, Oklahoma, former Morton Hospital Site. According to the Redevelopment Agreement, Section 5., (a)(1)Plans, Specifications, Financial Documentation and Project Requirements, the Redeveloper shall submit its "Schematic Plans" for the property for the project to the TDA Board for approval by no later than two (2) months from the date of the execution of the Contract by both parties.

This is a request for the TDA Board of Commissioners to consider amending the terms and conditions of the Redevelopment Agreement to allow Mr. Smith thirty (30) additional days to provide the Schematic Plans for review and consideration.

**Attachments:** Letter from Michael Smith, dated June 28, 2017

**Recommendation:** Staff recommends the TDA Board of Commissioners approve this request as presented.

**Reviewed By:** O.C. Walker

June 29, 2017

Mr. Walker,

Pursuant to the terms and conditions set forth in Section 5 (a) (1), "Schematic Plan Phase", Pine Place Development hereby request one thirty (30) day extension for the completion and submission of the required Schematic Design (SD) package. We are currently 75% complete with SD, but cannot complete the package in time for the July 6th TDA Board Meeting. That being said, we will have a 4-5 page Schematic Design Summary to submit on July 6th, and I will be in attendance to discuss with the Board, if they desire. I will be able to submit this to you prior to the board meeting (7/5/17).

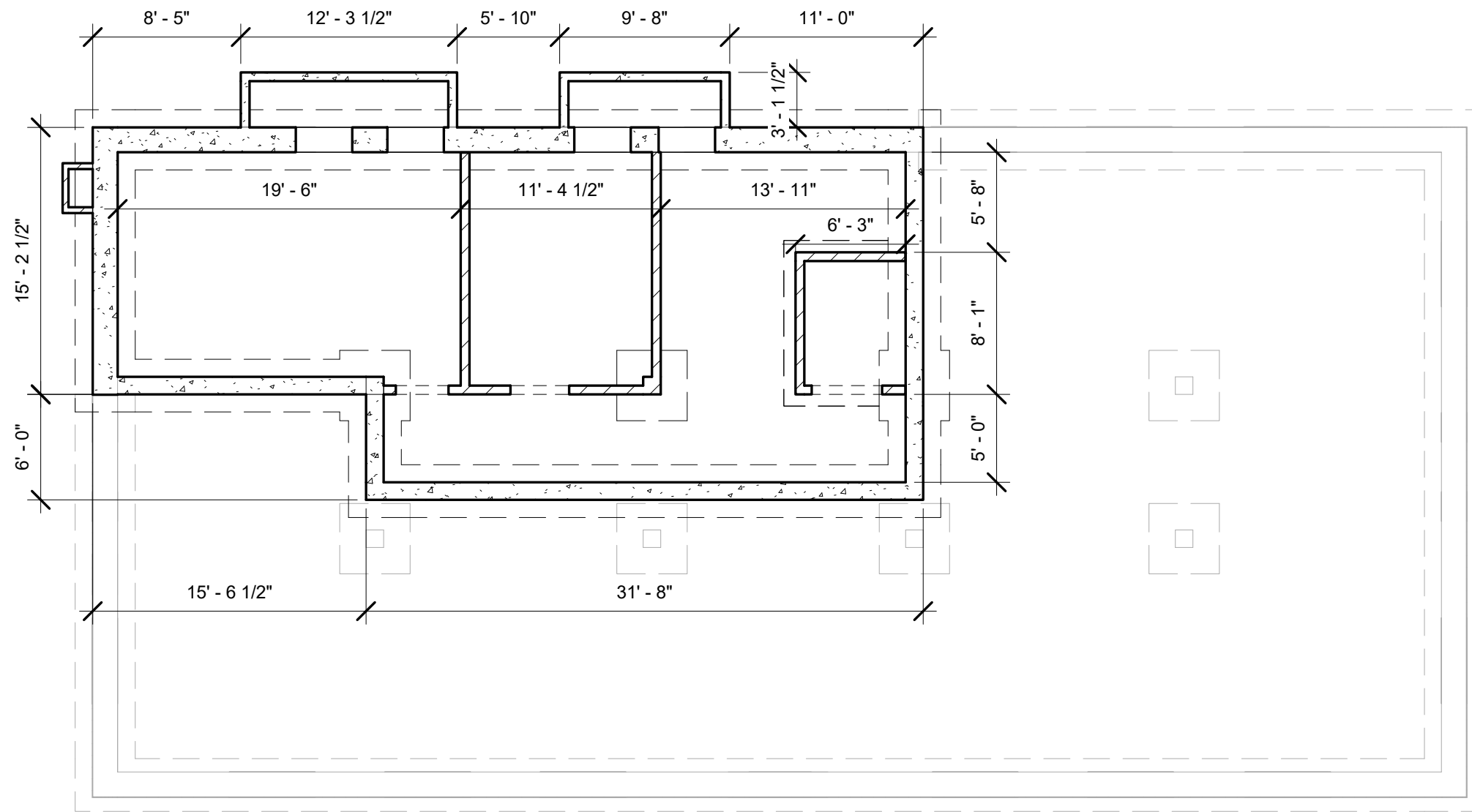
Along with schematic design work being conducted by Smith & Company Architects (Houston), we issued on Wednesday, June 28, 2017, an RFQ for Construction Manager At-Risk services to six construction companies. Attached for your files is the RFQ for CM@R document; bidder response is due by Wednesday, July 12th @ 5:00 pm. The bidder's list includes the following companies (in no particular order):

- 1) Redstone Construction  
Tulsa, Oklahoma
- 2) McCownGordon Construction  
Kansas City, Missouri
- 3) Nabholz Corporation  
Tulsa, Oklahoma
- 4) UEB Builders  
Dallas, Texas
- 5) VCC Construction  
Little Rock, Arkansas
- 6) Key Construction  
Tulsa, Oklahoma

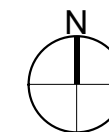
If you have any questions concerning the above and/or need additional information, please advise.

Regards,

Michael E. Smith  
Pine Place Development, LLC  
832.774.2730  
[mesmith@pineplacedev.com](mailto:mesmith@pineplacedev.com)



CLINIC BASEMENT- BUILDABLE AREA : 840 SQFT

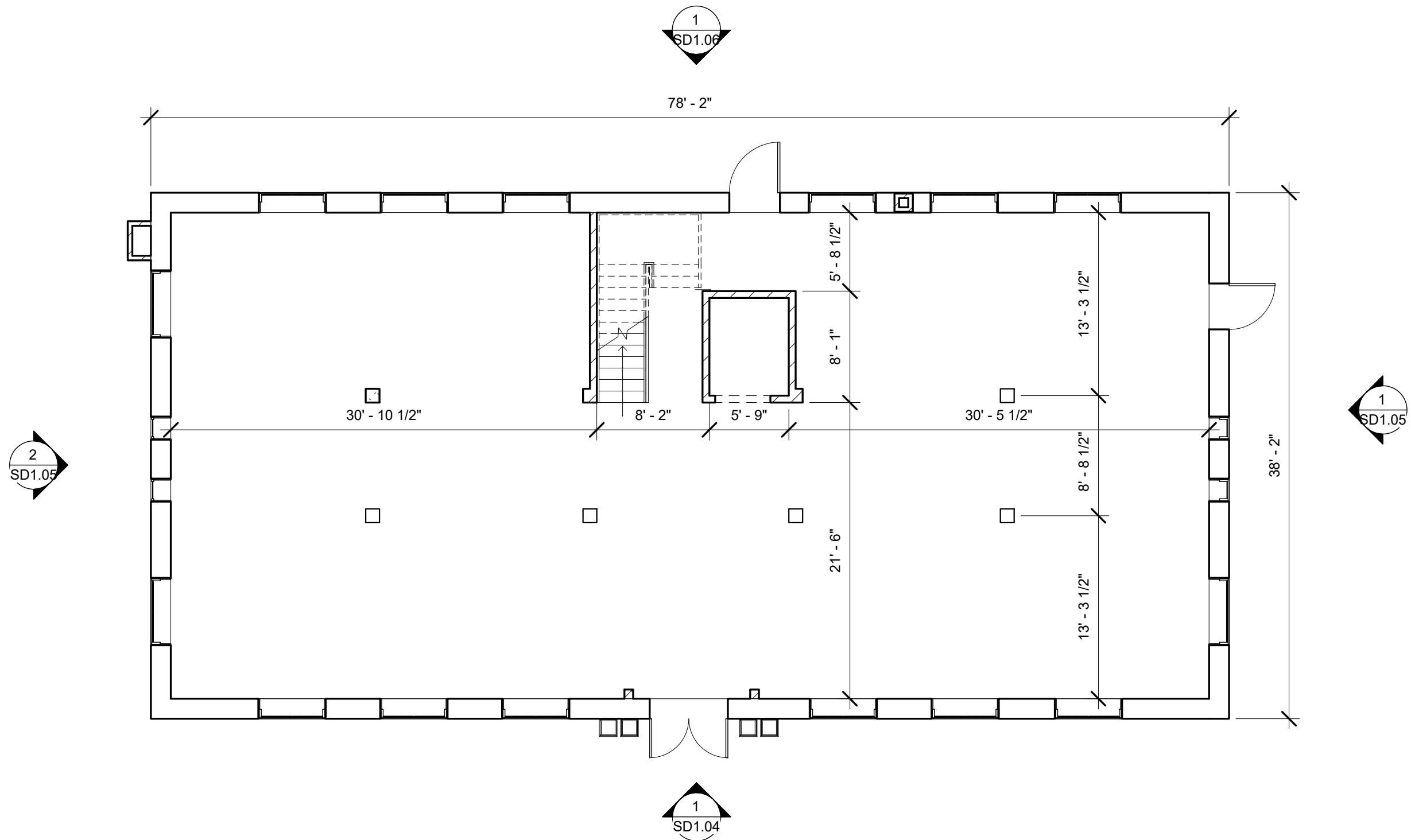


SCALE: 1/8" = 1'-0"

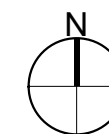
PROPOSED MORTON'S RESERVE  
TULSA, OKLAHOMA

SMITH & COMPANY  
ARCHITECTS

SD1.00



CLINIC FLOOR PLAN LEVEL 1- BUILDABLE AREA : 2,478 SQFT

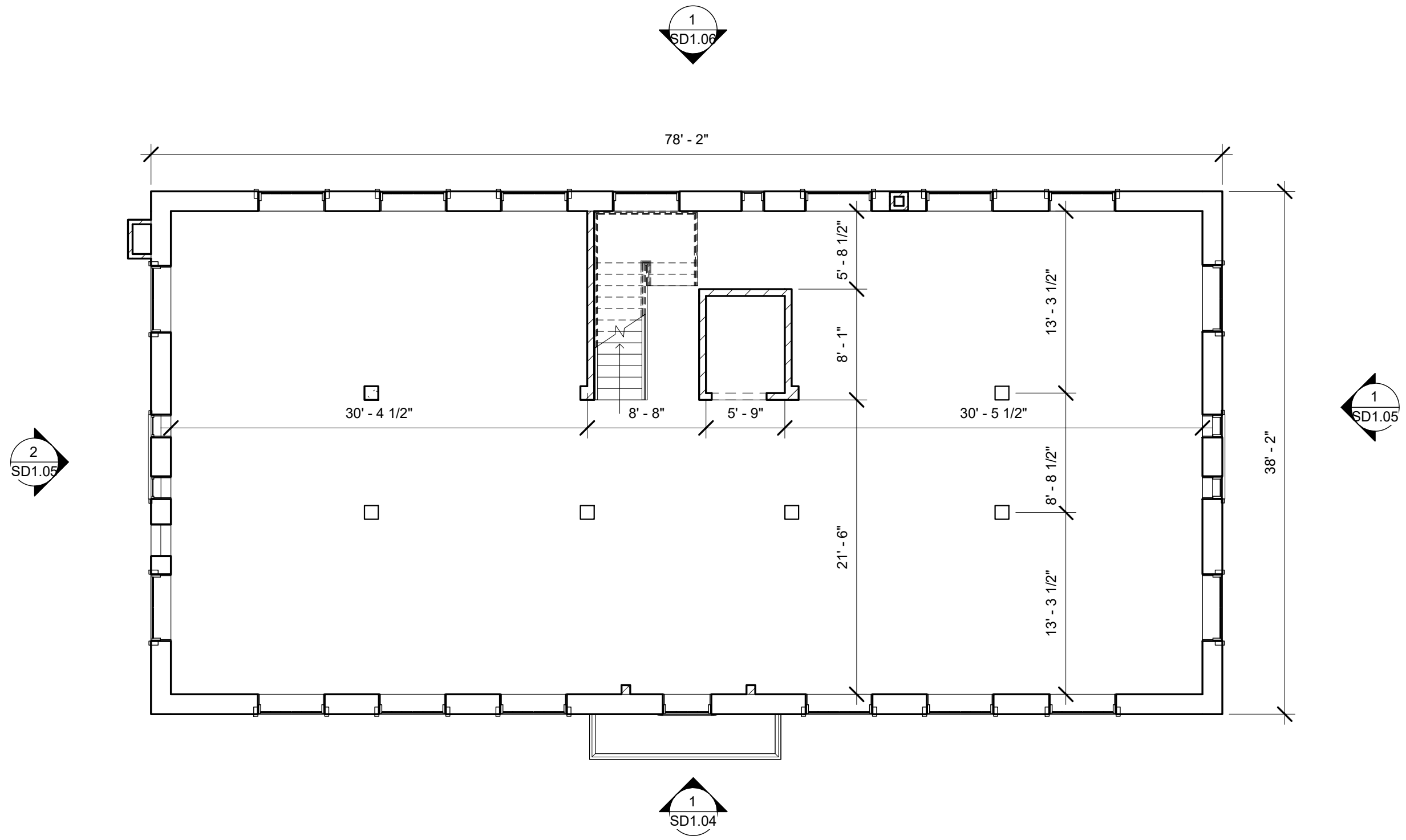


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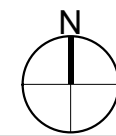
PROPOSED MORTON'S RESERVE  
TULSA, OKLAHOMA

SMITH & COMPANY  
ARCHITECTS

SD1.01



CLINIC FLOOR PLAN LEVEL 1- BUILDABLE AREA : 2,478 SQFT

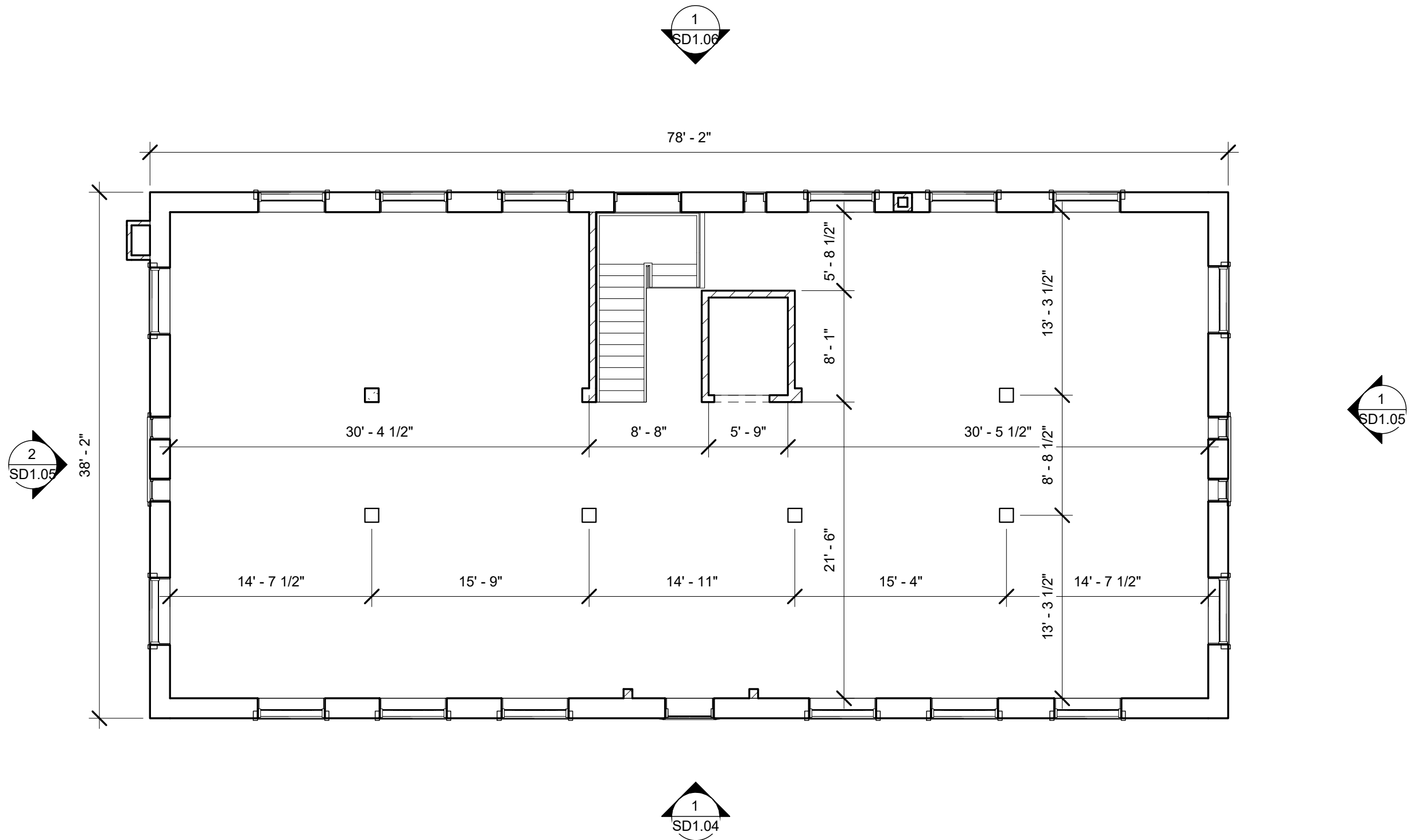


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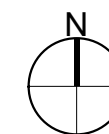
PROPOSED MORTON'S RESERVE  
TULSA, OKLAHOMA

SMITH & COMPANY  
ARCHITECTS

SD1.02



CLINIC FLOOR PLAN LEVEL 3- BUILDABLE AREA : 2,478 SQFT



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

PROPOSED MORTON'S RESERVE  
TULSA, OKLAHOMA

SMITH & COMPANY  
ARCHITECTS

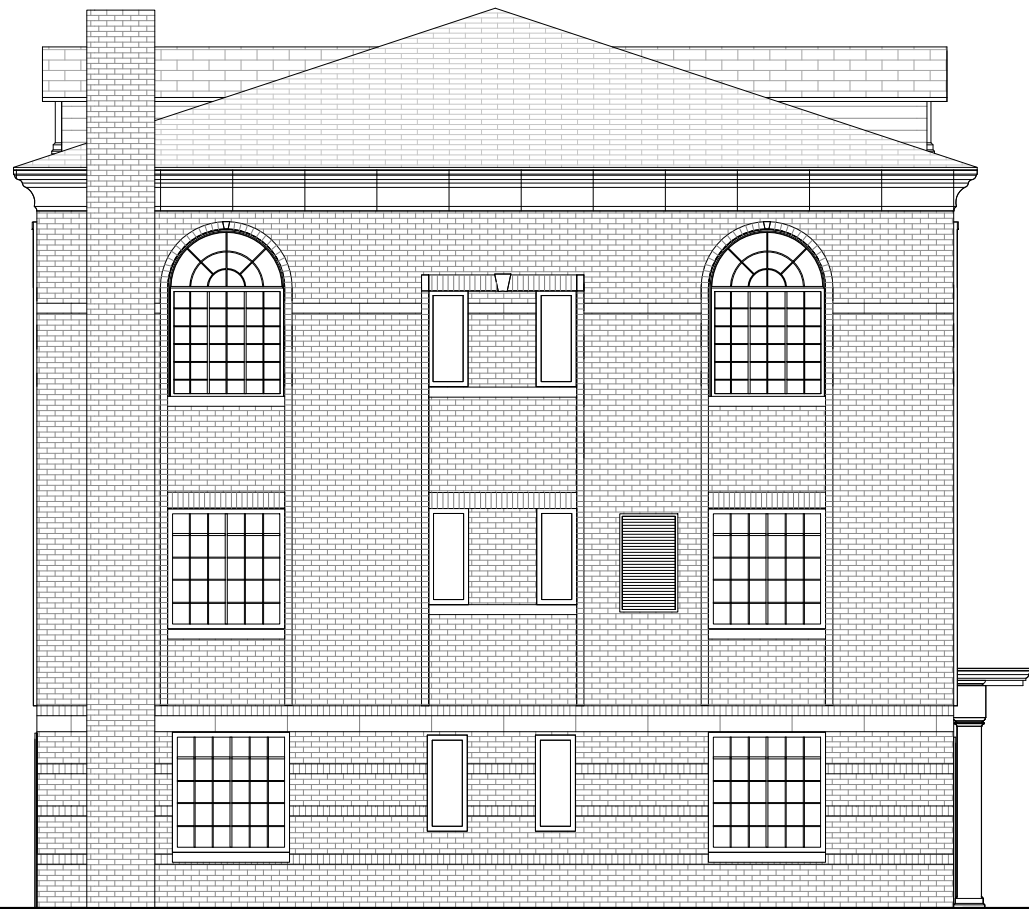
SD1.03



SOUTH ELEVATION- CLINIC

1/8" = 1'-0"

1



WEST ELEVATION- CLINIC

1/8" = 1'-0"

2



EAST ELEVATION - CLINIC

1/8" = 1'-0"

1

Roof - Clinic  
29' - 4"

Level 3- Clinic  
18' - 8"

Level 2 - Clinic  
9' - 4"

Level 1  
0' - 0"





Roof - Clinic  
29' - 4"

Level 3 - Clinic  
18' - 8"

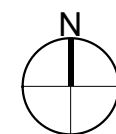
Level 2 - Clinic  
9' - 4"

Level 1  
0' - 0"

NORTH ELEVATION - CLINIC

1/8" = 1'-0"

1



PROPOSED MORTON'S RESERVE  
TULSA, OKLAHOMA

SMITH & COMPANY  
ARCHITECTS

SD1.06

**REQUEST FOR QUALIFICATIONS  
FOR  
CONSTRUCTION MANAGER-AT-RISK  
FOR**

**Proposed Morton's Reserve –  
Redevelopment of Old Morton's  
Healthcare Facility  
Tulsa, Oklahoma**

**Submission Date:  
July 12, 2017 – 5:00 p.m. (C.D.T.)**

**Prepared By:  
Smith & Company Architects  
1500 McGowen Street, Suite 200  
T:713.524.4202 F:713-524-4071**

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- 1.5 Point-Of-Contact
- 1.6 Historically Underutilized Businesses Submittal Requirements

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- 2.3 Project Description, Scope and Budget

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Site Plan

**REQUEST FOR QUALIFICATIONS FOR  
CONSTRUCTION MANAGER-AT-RISK**

Morton's Reserve - Redevelopment of Old  
Morton's Healthcare Facility  
Tulsa, Oklahoma

**SECTION 1 – GENERAL INFORMATION & REQUIREMENTS**

- 1.1 **GENERAL INFORMATION:** Morton's Reserve Properties, LLC, in association with the Tulsa Development Authority, ("Owner") is soliciting statements of qualifications ("Qualifications") for selection of a Construction Manager at Risk firm for Morton's Reserve Redevelopment Project ("Project"), in Tulsa, Oklahoma, in accordance with the terms, conditions, and requirements set forth in this Request for Qualifications. (Prospective Construction Manager at Risk entities are hereinafter referred to as "Respondents").
- 1.1.1 This Request for Qualifications ("RFQ") is the first step in a three-step process for selecting a Construction Manager at Risk firm for the Project. The RFQ provides the information necessary to prepare and submit Qualifications for consideration and initial ranking by the Owner. Based on the initial ranking, the Owner may select up to three (3) of the top ranked Respondents to respond to a separate Request for Proposals in the second step of the process.
- 1.1.2 In the second step of the process, Request for Proposals ("RFP"), the top selected Respondents will be required to submit additional information to the Owner, including fee proposals and general conditions prices ("Proposals"). The Owner will rank the Proposals in the order that they provide the "best value" for the Owner based on the published selection criteria and on the ranking evaluations. If the Owner believes that scoring is inconclusive to determine "best value", then the Owner may conduct interviews with a "short list" of respondents as an optional third step to this process, "Interviews."
- 1.1.3 The Interview is an optional third step in the selection process that may be utilized by the Owner to determine which respondent represents the "best value." Should the Owner request Interviews, "short listed" Respondents would then be requested to attend an Interview with the Owner to confirm their Proposal and answer additional questions. The Owner will then rank the "short listed" Respondents in order to identify the respondent that represents "best value."
- 1.2 **TYPE OF CONTRACT:** Any contract resulting from this solicitation will be in the form of the AIA Document A133 Owner-Construction Manager as Constructor.

1.3 CLARIFICATIONS AND INTERPRETATIONS: Any clarifications or interpretations of this RFQ that materially affect or change its requirements will be formally issued by the Owner as a written addendum. All such addenda issued by the Owner before the submittals are due shall be acknowledged by Respondents and incorporated into its response to the RFQ.

1.4 SUBMISSION OF QUALIFICATIONS:

1.4.1 The qualifications must be received at the address specified prior to the deadline.

1.4.2 DEADLINE AND LOCATION: The Owner will receive Qualifications at the time and location described below.

July 12, 2017, 5:00 p.m. ( C.D.T.)

Terry Smith, AIA, President  
Smith & Company Architects  
1500 McGowen Street, suite 200  
Houston, TX 77004  
Tel: 713-524-4202 Fax: 713-524-4071  
Email: tsmith@sc-arch.com

1.4.3 Respondent may submit (2) two electronic versions of the Qualification Package on CD or Thumb Drive format or email the package in PDF format to the address above.

1.5 POINT-OF-CONTACT: The Owner designates the following person, as its representative and Point-of-Contact for this RFQ.

Michael Smith, President and Managing Partner  
Pine Place Development LLC  
[mesmith@pineplacedev.com](mailto:mesmith@pineplacedev.com)

1.6 HISTORICALLY UNDERUTILIZED BUSINESSES SUBMITTAL REQUIREMENTS: It is the policy of Morton's Reserve Properties, LLC and the City of Tulsa, OK, to promote and encourage contracting and subcontracting opportunities for Historically Underutilized Businesses (HUB) in all contracts.

## SECTION 2 – EXECUTIVE SUMMARY

2.1 HISTORICAL BACKGROUND: The beginning of Morton Comprehensive Health Services began over 90 years ago. In 1921, the American Red Cross opened the Maurice Willows Hospital in Tulsa North to provide assistance to victims of the 1921 Tulsa Race Riot. Willows was then director of Tulsa Red Cross. In 1932, the City of Tulsa replaced the hospital with a new municipal hospital at the corner of Pine and Greenwood. In 1941, the City of Tulsa transferred

management of the municipal hospital to a board of community representatives. The hospital was renamed Morton Memorial Hospital after Robert Russa Morton. Morton served as president of Tuskegee Institute from 1890-1915. He succeeded Booker T. Washington. In 1967, after a history of serving Tulsa's minority and economically disadvantaged populations, Morton Memorial Hospital closed. In 1968, the facility reopened as Morton Health Center, was an ambulatory care center.

In 1972, the then Department of Health, Education and Welfare (now the Department of Health and Human Services) gave grant support to the health center. And today, Morton is affiliated with the Bureau of Primary Health Care. Previously, the hospital was supported by the Office of Economic Opportunity and the Tulsa City-County Health Department. In 1983, and as required by BHC, the center was renamed. The name chosen was Morton Comprehensive Health Service in honor of W. A. Morton, M.D., a local physician with a distinguished record of service at Morton Memorial Hospital.

In 1998, the Midtown Family Health Center – Homeless Clinic opened to serve the health care needs of area homeless populations.

In 2002, the East Tulsa Family Health Center began serving the growing Hispanic and Asian communities in east Tulsa. Also in 2002, the Nowata Family Health Center offered services to the local community and surrounding counties in northeastern Oklahoma. In 2006, Morton moved into a new 60,000 square foot facility funded by the citizens of Tulsa County through Vision 2025.

In 2008, Morton became one of only two federally qualified health centers (FQHCs) in the state of Oklahoma to receive The Joint Commission on the Accreditation of Health Care Organizations (JCAHO).

The City of Tulsa is witnessing a rebirth as it implements a program of redevelopment and revitalization. This growth in the educational, industrial and governmental sectors is providing the quality of life that Tulsa citizens expect and deserve. As a part of Tulsa's booming economy, the site of the Old Morton Healthcare Facility is now available for commercial development. This proposal, hereto named "Morton's Reserve", represents one of the best redevelopment opportunities at a key time in The City of Tulsa's economic cycle and at a place noted for its historic value to the local community.

- 2.2 MISSION STATEMENT: Morton's Reserve Properties, LLC is seeking to develop the Greenwood Avenue area of Tulsa ("Black Wall Street") and promote redevelopment opportunities in underserved, undeveloped markets and communities, with the goal of bringing enhanced quality of life amenities to these areas.
- 2.3 PROJECT DESCRIPTION, SCOPE AND BUDGET: The proposed Morton's Reserve is a new mixed-use development consisting of a 50,000 square foot office / commercial /retail building in a three (3) story configuration, along with a 64 unit, market-rate apartment building with a

96 space parking garage. The proposal includes the historic renovation of the 12,000 square foot Old Morton Healthcare Facility. This space would be available for office / commercial use, and, for example, could potentially include both government offices and museum space. The site will also include 125 surface parking spaces along with new park areas and landscaping enhancements. See the attached preliminary site Master plan included with this document.

### SECTION 3 – REQUIREMENTS FOR STATEMENT OF QUALIFICATIONS

Respondents shall carefully read the information contained in the following criteria and submit a complete statement of Qualifications to all questions in Section 3 formatted as directed in Section 4. Incomplete Qualifications will be considered non-responsive and will be subject to rejection.

#### 3.1 CRITERION ONE: RESPONDENT’S STATEMENT OF QUALIFICATIONS AND AVAILABILITY TO UNDERTAKE THE PROJECT (Maximum of two (2) printed pages per question)

- 3.1.1 Provide a statement of interest for the Project including a narrative describing the Respondent’s unique qualifications as they pertain to this particular Project.

#### 3.2 CRITERION TWO: RESPONDENT’S ABILITY TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES

- 3.2.1 Provide the following information on your firm for the past five (5) fiscal years:

Volume

- Annual number, value and percent change of contracts nationally per year;

Revenues

- Annual revenue totals and percent change per year;

Bonding

- Total bonding capacity;
- Available bonding capacity and current backlog;

- 3.2.2 Attach a letter of intent from a surety company indicating your firm’s ability to bond for the entire construction cost of the project. The surety shall acknowledge that the firm may be bonded for each stage/phase of the project, with a potential maximum construction cost of \$27,000,000.

- 3.2.3 Identify if your firm is currently for sale or involved in any transaction to expand or to become acquired by another business entity. If so, please explain the impact both in organization and company direction.

- 3.2.4 Provide details of any past or pending litigation, or claims filed, against your firm that

may affect your performance under a Contract with the Owner.

- 3.2.5 Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity? If yes, specify date(s), details, circumstances, and prospects for resolution.

3.3 CRITERION THREE: QUALIFICATIONS OF CONSTRUCTION MANAGER-AT-RISK TEAM AND THE EXECUTION OF SERVICES

- 3.3.1 Describe your management philosophy for the Construction Manager at Risk construction delivery method.
- 3.3.2 Provide resumes of the Construction Manager at Risk team that will be directly involved in the Project, including their experience with similar projects, the number of years with the firm, and the city of residence for each.
- 3.3.3 Describe, in graphic and written form, the proposed Project assignments and lines of authority and communication for each team member to be directly involved in the Project. Indicate the estimated percent of time these team members will be involved in the Project for Pre-construction and Construction Services.
- 3.3.4 Identify the proposed team members (including consultants) who worked on the Projects listed in Section 3.4 of this RFQ, and describe their responsibility in those projects compared to this project.
- 3.3.5 Describe your Construction Management and Execution plan for providing Preconstruction Phase Services required for this Project.
- 3.3.6 Provide a detailed list of all Pre-Construction Services you will provide to the Owner and the Architect/Engineer (A/E) on this Project.
- 3.3.7 Describe your procedures, objectives and personnel responsible for reviewing design and construction documents and for providing feedback regarding cost, schedule and constructability to the A/E and the Owner on this Project.
- 3.3.8 Describe your Bid/Proposal Package Strategy for completion of the Construction Documents and for procuring Cost of the Work from subcontractors, vendors, suppliers, etc.
- 3.3.9 Describe your plans to interface with the A/E and its consultants to enhance the design and planning process on this Project.
- 3.3.10 Provide examples of past Constructability Review Reports.



3.3.11 Describe your process for attracting qualified and experienced mechanical, electrical and plumbing subcontractors to submit proposals for this project.

3.3.12 Provide examples of records, reports, monitoring systems, and information management systems you will use on this Project during Construction Services.

3.4 CRITERION FOUR: RESPONDENT'S PAST PERFORMANCE ON REPRESENTATIVE CM@R PROJECTS

3.4.1 Identify and describe the proposed Team's past experience for providing Construction Manager at Risk Services on projects that are MOST CLOSELY RELATED TO THIS PROJECT within the last five (5) years. Provide information on not less than three nor more than five projects. List the projects in order of priority, with the most relevant project listed first. Provide the following information for each project listed:

- Project name, location, contract delivery method, and description
- Color images (photographic or machine reproductions)
- Original Construction Amount
- Construction cost at Schematic Design, Construction cost at Design Development, Construction cost at 50% Construction Documents, Construction cost at 100% Construction Documents, and GMP amount
- Final construction cost
- Categorize the change order (s) value in terms of Owner Added Scope, Error and Omission (both Architect/Engineer and CMR) or Unforeseen. For unforeseen, explain why constructability efforts in pre-construction services failed to discover the unforeseen condition(s).
- Final project size in gross square feet
- Type of construction (new, renovation, or expansion)
- Actual Notice To Proceed for Pre-Construction Services
- Dollar value of all authorized change orders
- Originally scheduled project duration
- Actual Notice To Proceed, Substantial Completion, and Final Payment dates for Construction Services
- Name of Project Manager (individual responsible to the Owner for the overall success of the project)
- Name of Project Superintendent (individual responsible for coordinating the day to day work)
- Names of Mechanical, Plumbing and Electrical subcontractors

References for each project listed above, identify the following:

- The Owner's name and representative who served as the day-to-day liaison during the design and construction phases of the project, including telephone number

- Architect/Engineer's name and representative who served as the day-to-day liaison during the construction phase of the project, including telephone number
- Length of business relationship with the Owner.
- Provide site plans, floor plans, and presentation or photographic images (interior and exterior) of the indoor community and outdoor recreation amenities of previously executed projects that most closely represent the Owner's needs based on the Project description included in the RFQ.

References shall be considered relevant based on specific project participation and experience with the Respondent. The Owner may contact references during any part of this process. The Owner reserves the right to contact any other references at any time during the RFQ/P process.

### 3.5 CRITERION FIVE: RESPONDENT'S ABILITY TO MANAGE CONSTRUCTION SAFETY RISKS

- 3.5.1 Briefly describe the firm's approach for anticipating, recognizing and controlling safety risks and note the safety resources that the firm provides for each project's Safety program.
- 3.5.2 For all projects that the firm has managed (or co-managed) in the past five (5) years, list and describe all events or incidents that have reached any of the following levels of severity:
- Any occupational illness or injury that resulted in death or total and permanent disability
  - Three occupational illnesses or injuries that resulted in hospital admittances
  - Explosion, fire or water damage that claimed 5% of the project's construction value
  - Failure, collapse, or overturning of a scaffold, excavation, crane or motorized mobile equipment when workers were present at the project
- 3.5.3 Identify the firm's annual OSHA Recordable Incident Rates (RIR) for all work performed during the past three (3) calendar years.
- 3.5.4 Identify the firm's annual OSHA Lost Workday Case Incident Rates (LWCIR) for all work performed during the past three (3) calendar years.

### 3.6 CRITERION SIX: RESPONDENT'S ABILITY TO ESTABLISH BUDGETS AND CONTROL COSTS ON PAST PROJECTS

- 3.6.1 From any three (3) of the projects listed in response to Section 3.4, describe your project estimating system for developing the GMP Proposal and how you will monitor and track these costs for this Project.
- 3.6.2 Provide a sample of a cost estimate used to establish a contract amount from any

project listed in Section 3.4 of this RFQ.

- 3.6.3 Describe the normal percentage for new construction and renovation contingencies at completion of 100% CDs, and how these contingencies will be managed through the completion of Construction Phase Services.

3.7 CRITERION SEVEN: RESPONDENT'S ABILITY TO MEET SCHEDULES ON PAST PROJECTS

- 3.7.1 Describe how you will develop, maintain and update the project schedule during design and construction. Identify the specific resources (i.e. personnel, hardware, software, etc.) to be used on this Project.

3.8 CRITERION EIGHT: RESPONDENT'S KNOWLEDGE OF CURRENT CONSTRUCTION METHODOLOGIES, TECHNOLOGIES, QUALITY AND BEST PRACTICES

- 3.8.1 Describe your methodology for advertising, evaluating and selecting trade subcontractors.
- 3.8.2 As a Construction Manager at Risk, describe your relationship with the local Tulsa, OK subcontracting community, if any.

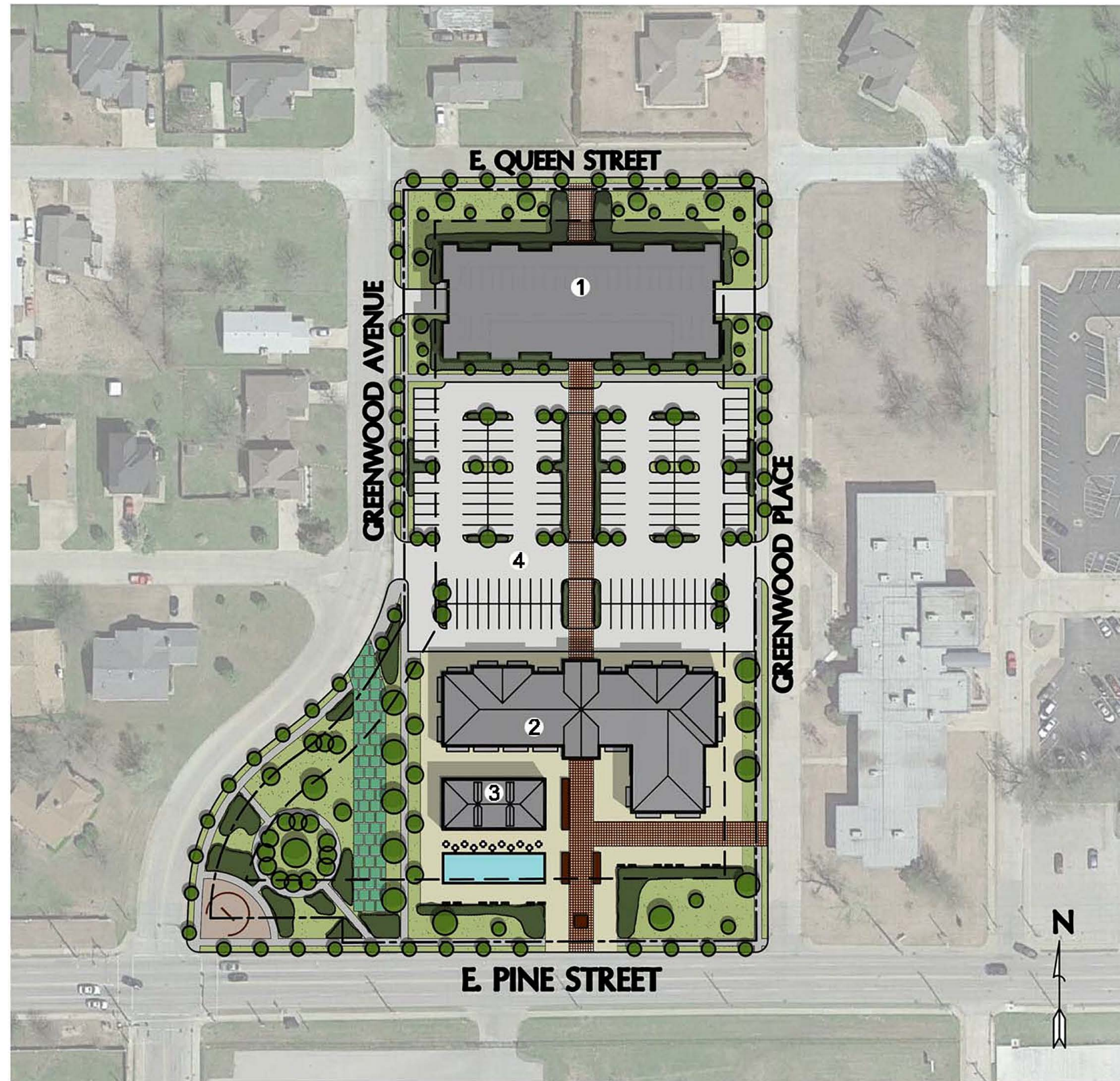
3.9 CRITERION TEN: RESPONDENT'S GENERAL UNDERSTANDING OF THE CM@R CONTRACT

- 3.9.1 Identify any terms of the Agreement that you will ask to change before signing Construction Manager at Risk Agreement.

3.10 CRITERION ELEVEN: RESPONDENT'S WARRANTY AND SERVICE SUPPORT PROGRAM FOR THIS PROJECT

- 3.10.1 Describe your warranty service support philosophy and warranty service implementation plan for this Project.
- 3.10.2 Describe how you will measure the quality of service provided to the Owner for this Project.

- End of CM@R Request for Qualifications -



- 1 - NEW MULTI - STORY 64 UNIT APARTMENT BUILDING w/ 96 CAR PARKING GARAGE 116,100 SF
- 2 - NEW 3 STORY COMMERCIAL BUILDING 50,808 SF
- 3 - RENOVATED MORTON HOSPITAL 12,000 SF
- 4 - NEW 125 TOTAL PARKING SPACES
- 5 - NEW PARK AREA 27,103SF

----- PROPERTY LINE  
 - - - - BUILDING SET BACK LINE

MAY 2017

**PROPOSED MORTON'S RESERVE  
 TULSA, OKLAHOMA**

SCALE: 1" = 100'

SMITH & COMPANY  
 ARCHITECTS