

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: May 2, 2019
TO: Chairman and Board Members
FROM: Office of the Tulsa Development Authority
SUBJECT: Release a Request for Proposals (RFP) to demolish the existing Laura Dester Buildings
LOCATION: 1427 East 8th Street South and 727 South Troost, Tulsa, Oklahoma

Background:

Redeveloper:	Tulsa Development Authority
Owner:	Tulsa Development Authority
Location:	1427 East 8 th Street South and 727 South Troost, Tulsa, Oklahoma
Size of Tract:	0.96 acres or 42,000 square feet
Zoning:	Multi- Family
Development Area:	The Pearl District
Fair Market Value	\$790,000.00 – March 2017 (new appraisal imminent)
Executive Director:	O.C. Walker

Relevant Info: On April 4, 2019, the TDA Board of Commissioners approved Resolution No. 6545, approving a plan for demolition of improvements located on TDA owned property located at 1415 East 8th Street, also known as the former Laura Dester site.

This is a request for the TDA Board of Commissioner's to release a Request for Proposals (RFP) for Structural Demolition and Lot Clearance for two TDA properties located at 1427 East 8th Street (Laura Dester Site) and 727 South Troost (House and Garage).

The property at 1427 East 8th St. consists of five buildings on 4.28 acres. Buildings 1 through 5 were constructed with brick walls, and pitched roofs with composite shingles between 1926 and 1962. In addition, Buildings 2 through 4 were constructed with basement foundations. The remainder of the property consists of a grassy courtyard, a concrete pad formerly improved with an outdoor pavilion, and a parking lot. Other buildings shown in Figure 1 along the north property line have been previously demolished.

- Building 1 - located on the west side of the property, this is a two-story building that measures 8,086 square feet (sf) and was used as administrative offices. Building 1 features an elevator and hydraulics pit. This building does not have a basement.
- Building 2, Building 3, Building 4, and Building 5 - located along the south and east property boundaries, are two-story buildings that measure between 8,024 and 9,540 sf each and were used as emergency housing for children. The basements of Buildings 2, 3 and 4 were

formerly used as boiler rooms and are nominally 1,400 to 1,700 sf in area and 8 feet from floor to ceiling. The basement of Building 2 measured 13,600 ft³, Building 3 measured 17,896 ft³, and Building 4 measured 10,160 ft³.

An asbestos survey of these buildings identified approximately 50 linear feet of friable asbestos-containing gray pipe insulation in the basement. An asbestos abatement design has been prepared for use by the Respondent in the abatement of this material as part of the demolition activities. The asbestos abatement design is attached to this RFP.

The property at 727 South Troost consists of two buildings on one 0.18 acre lot. The property is improved with a residence and an auto repair shop. The shop building is constructed with concrete slab-on-grade foundation, a flat roof, and cement walls and includes an in-ground hydraulic lift. The residence is constructed with a basement foundation, a pitched roof, and gypsum board walls. According to the Tulsa County Assessor's office, the basement is 192 sf in area and is assumed to be 8 feet high for a volume of 1,536 ft³.

Attached for your review and consideration is the RFP for the Structural Demolition and Lot Clearance Services. Staff is suggesting the following timeline of events:

- TDA Board of Commissioners review and approve the release of a RFP on May 5, 2019
- RFP remains open for 30 days and closes on Wednesday, June 5, 2019
- All bids are opened and read
- TDA Staff will make a recommendation to the TDA Board of Commissioners during the June 6, 2019 TDA Regular meeting
- Enter into a Contract for Services on June 7, 2019

Recommendation: Staff recommends approval of this request as presented.

Reviewed By: O.C. Walker II
Executive Director

I. Statement of Purpose:

With this Competitive Sealed Proposal (CSP) request, we are seeking services for Structural Demolition and Lot Clearance on two Tulsa Development Authority properties located at 1427 East 8th St. (Laura Dester Center) and 727 South Troost (House and Garage) as shown in Figure 1.

The property at 1427 East 8th St. consists of five buildings on 4.28 acres. Buildings 1 through 5 were constructed with brick walls, and pitched roofs with composite shingles between 1926 and 1962. In addition, Buildings 2 through 4 were constructed with basement foundations. The remainder of the property consists of a grassy courtyard, a concrete pad formerly improved with an outdoor pavilion, and a parking lot. Other buildings shown in Figure 1 along the north property line have been previously demolished.

- Building 1 - located on the west side of the property, this is a two-story building that measures 8,086 square feet (sf) and was used as administrative offices. Building 1 features an elevator and hydraulics pit. This building does not have a basement.
- Building 2, Building 3, Building 4, and Building 5 - located along the south and east property boundaries, are two-story buildings that measure between 8,024 and 9,540 sf each and were used as emergency housing for children. The basements of Buildings 2, 3 and 4 were formerly used as boiler rooms and are nominally 1,400 to 1,700 sf in area and 8 feet from floor to ceiling. The basement of Building 2 measured 13,600 ft³, Building 3 measured 17,896 ft³, and Building 4 measured 10,160 ft³.

An asbestos survey of these buildings identified approximately 50 linear feet of friable asbestos-containing gray pipe insulation in the basement. An Asbestos Abatement design has been prepared for use by the Respondent in the abatement of this material as part of the demolition activities. The Asbestos Abatement Design is attached to this RFP.

The property at 727 South Troost consists of two buildings on one 0.18 acre lot. The property is improved with a residence and an auto repair shop. The shop building is constructed with concrete slab-on-grade foundation, a flat roof, and cement walls and includes an in-ground hydraulic lift. The residence is constructed with a basement foundation, a pitched roof, and gypsum board walls. According to the Tulsa County Assessor's office, the basement is 192 sf in area and is assumed to be 8 feet high for a volume of 1,536 ft³.

II. Instructions to bidders: by Purchasing

III. Scope of Work

This service will include, but may not be limited to, demolition of the elevator hydraulic system; excavation and disposal of any oil-impacted soil; abatement of asbestos; demolition of the structures and their foundations; plugging sanitary sewer systems at the main line; removing and disposing of trash, debris, tires, appliances, etc., removing trees and brush, clearing and cleaning the property of vegetation, constructing fences or silt-fencing; backfilling basements; and final grading.

- Prior to beginning structural demolition, the Respondent shall request and obtain proper permits and payment of permit fees.

- The Respondent shall schedule the work in cooperation with the TDA Representative to provide access.
- The Respondent shall confine equipment and personnel within the boundaries of the identified lot lines during execution of the project.
- Prior to beginning structural demolition at Building 2, 1427 East 8th St., the Respondent shall conduct asbestos abatement per the design provided including all necessary samples, work plans, notifications, licenses, air monitoring, inspections, and disposal.
 - The Respondent shall conduct the work in accordance with its Site-Specific Health & Safety Plan (HASP). Workers entering the exclusion zone shall have a current Hazardous Waste Operations and Emergency Response (HAZWOPER) certification.
- Prior to beginning site disturbing activities at 1427 East 8th St., a Stormwater Pollution Prevention Plan (SWP3) will be required due to the project area (>1 acre). Erosion and sediment migration controls will be installed in accordance with the SWP3.
- Prior to beginning structural demolition, the Respondent shall obtain full utility disconnections of all service lines at both locations, including but not limited to, electrical power, natural gas, sanitary sewer, water, telephone and cable lines. In the event Respondent has difficulty in obtaining a utility disconnect, Respondent shall immediately notify the TDA Representative.
- Once utility disconnects are ordered, the Respondent shall affix the company initials, via paint, to the front of the structure(s) to be demolished.
- It is the responsibility of the Respondent to properly plug all sanitary sewer systems at the main, utilizing a properly licensed plumber. The sewer plug permit shall be the responsibility of the licensed plumber and must be obtained prior to plugging the sewer at the main. Exceptions may include, but not limited to sewer main being too close to structure, or in a position where access is impossible without demolition first. In extenuating circumstances and with proper approval by the Plumbing Inspector and WIN Department Representative, a sewer plug may be performed in-line and not at the main; or, the plug may be performed after demolition. Prior to backfilling the hole, the city Plumbing Inspector must pass the plug.
- It is the Respondent's responsibility to locate all utility lines prior to demolition. Damage to utility lines will be the Respondent's responsibility to repair.
- The Respondent shall notify the TDA Representative when personal property is being held. Personal property which has been left in the structures may include, but not be limited to tools, equipment, and furniture in good repair, etc. The Respondent shall utilize Salvage Materials as the basis for handling personal property.
- The Respondent shall conduct site clearance including the demolition of designated structures (foundations, footers, walls, floors, pits, basements, etc.) and clearing the entire lot of debris generated in the demolition and any debris on the property at the time of demolition.
 - Site clearance at 1427 East 8th St. will be conducted in accordance with the direction provided on Figure 2.
- Any oil impacted soils encountered during the demolition process will be over-excavated to one foot in width and depth beyond visually observable impacts. Oil impacted soils may be expected under the elevator hydraulic pit in Building 1 at 1427 East 8th St., as well as beneath the auto lift at 727 South Troost.
 - Post-excavation 5 grab samples will be collected from the four sides and middle of the bottom of each oil-impacted soil excavation. Post-excavation samples will be

assigned a unique sample number notating location and depth below ground surface (BSG). Sufficient volume of the post-excavation soil sample will be collected to fill pre-cleaned, laboratory-supplied sampling containers. Each sample container will be placed in a re-sealable plastic bag, placed on ice in a cooler and shipped via overnight delivery to the laboratory for analysis. The samples will be maintained under proper chain-of-custody procedures for delivery to an ODEQ-certified laboratory.

- The post-excavation confirmation soil samples will be analyzed by an ODEQ-certified laboratory for total petroleum hydrocarbons (TPH) by Texas Method 1005. If the analytical result of a post-excavation confirmation sample is less than or equal to the 50 mg/kg TPH, soil removal activities will be considered complete in the area represented by that sample and the excavation may be backfilled. If the analytical result of a sample exceeds the cleanup criteria, the Respondent will coordinate with the TDA representative for the appropriate course of action.
- Excavated oil impacted soil should be temporarily stockpiled on plastic sheeting, covered, and bermed to prevent run-on and run-off.
 - Excavated oil impacted soil will be characterized for waste disposal by collecting one grab sample for every 20 cubic yards of material. Up to 10 of these grab samples may be composited together for analysis to characterize up to 200 cubic yards of contaminated soil. All samples should be taken from areas of greatest visual contamination.
 - Sufficient volume of the waste characterization composite soil sample will be collected to fill pre-cleaned, laboratory-supplied sampling containers. Each sample container will be placed in a re-sealable plastic bag, placed on ice in a cooler and shipped via overnight delivery to the laboratory for analysis. The samples will be maintained under proper chain-of-custody procedures for delivery to an ODEQ-certified laboratory.
 - The post-excavation confirmation soil samples will be analyzed by an ODEQ-certified laboratory for total petroleum hydrocarbons (TPH) by Texas Method 1005 or other method required by the landfill operator. Oil impacted soil with a TPH concentration less than 1000 mg/Kg can be disposed at any permitted solid waste municipal landfill per Oklahoma Department of Environmental Quality guidelines.
 - Manifests from disposal will be collected by the Respondent and provided to the City for documentation.
- At 727 South Troost, undergrowth, bushes, and trees less than 6 inches in diameter shall be removed to enhance the security and mow-ability of the lot, once vacant. Dead trees that have grown in a fence line will be removed by cutting the tree at fence level. At 1427 East 8th St., no tree removal will occur and bushes will be removed per Figure 2.
- The work crew shall take color digital photographs of the work location. Pictures shall include the property and fence lines/fence conditions as well as the exterior and interior condition of the structure **prior** to structural demolition and lot clearance. Additionally, the Respondent shall take digital color photographs of the work location after all work is completed to include all fence lines/fence conditions and overall lot condition. These photographs will be submitted to TDA via e-mail.

- Each lot must be graded to drain and must be backfilled with appropriate fill material to match surrounding grade and materials. Final grade must comply with the building code and shall not be altered from the original grade. The Building Inspector and TDA Representative must approve site condition at the completion of the work.
- In accordance with the SWP3 and City of Tulsa general erosion and sediment control guidelines at <https://www.cityoftulsa.org/government/departments/streets-and-stormwater/stormwater-quality/erosion-and-sediment-control/>, disturbed soil will be stabilized with vegetative cover after completion of site clearance activities. At both properties, this will consist of seeding with straw cover and watering.
- During the work period and upon completion, the Respondent shall confirm that each lot is mown of tall weeds/grass including the entire lot, rights-of-way, and easements.
- The Respondent shall dispose of all debris in an approved landfill. The Respondent shall be responsible for selecting the appropriate licensed disposal facility to which the excavated debris and soils will be delivered and will obtain any required waste disposal approval(s) from the disposal facility.
 - Manifests for disposal of materials will be provided to TDA upon project completion.
- The Respondent shall protect the existing amenities of the site during the project and be held liable for all resulting damage. These amenities include but are not limited to buildings, pavement, walkways, curbing, equipment, and vegetation, including trees.
- The Respondent shall perform a pre-final site inspection will be performed with City of Tulsa representatives before equipment and personnel are demobilized from the site. A punch item list will be generated identifying tasks to be completed. Any identified punch list items will be immediately corrected and/or completed to the satisfaction of TDA and City of Tulsa. Assuming formal acceptance of work is granted, personnel of the Respondent will remove equipment, materials, and temporary facilities from the site. Equipment will be properly cleaned prior to demobilization from the site. Material staging areas will be disassembled once no longer needed. Areas where construction activities occurred will be left in a clean and stable condition prior to fully demobilizing from the site. All required record documents and other pertinent submittals including final applications for payment/lien releases will be issued in a timely fashion after demobilization.

IV. Time Frame for Review – by Purchasing

V. Deliverables

The products, reports, and plans to be delivered to the TDA and City will include:

- 1) Manifests of disposal and weigh tickets in an ODEQ-permitted landfill.
- 2) Documentation of any state or federal agency inspection
- 3) Signed copies of Health & Safety Plan and HAZWOPER certification for all employees working inside the exclusion zone as well as log of all employees having worked inside the exclusion zone.
- 4) Signed copies of the Storm Water Pollution Prevention Plan (SWP3), NOI, and NOT.
- 5) Documentation of confirmatory testing, including QA/QC documentation and copies of confirmatory testing results from oil impacted soil excavation.

- 6) Documentation of Department of Labor inspection and approval of Asbestos Abatement activities.
- 7) Color digital photographs of the work location prior to and after work completion.

VI. Respondent and Proposal Requirements – by Purchasing

VII. Evaluation of Proposals – by Purchasing

VIII. Award of Proposals – by Purchasing

IX. Miscellaneous – by Purchasing

Price Sheet Summary

BID ITEMS				
Item	Description	QTY	Unit Cost	Extended Cost
1	Demolition of Structures and whole site clearance for 1427 East 8th St. Estimated quantity: Lot	Lot		
2	Loading & Disposal of Debris for 1427 East 8 th Street Estimated quantity: Lot	Lot		
3	Demolition of Structures and whole site clearance for 727 South Troost. Estimated quantity: Lot	Lot		
4	Loading & Disposal of Debris for 727 South Troost, Estimated quantity: Lot	Lot		
5	Abatement and Disposal of asbestos containing pipe insulation and debris per Abatement Design: Lot	Lot		
6	Sanitary Sewer Seals (typically at the main) Estimated quantity: 2 seals x unit price.	2		
7	Removal, Testing, and Disposal of oil-impacted soil. Estimated quantity: 13 cubic yards x unit price	13		
8	Deliver, Place, Compact, and grade backfill – 1,600 cubic yards x unit price	1,600		
9	Deliver & Grade top soil: 125 Cubic Yards x unit price	125		
10	Stormwater Pollution Prevention Plan for 1427 East 8th St., including NOI and NOT - Lot	Lot		
11	Erosion and Sediment Control including re-vegetation in accordance with SWP3 for 1427 East 8th St. - Lot	Lot		
12	Erosion and Sediment Control including re-vegetation for 727 South Troost – Lot	Lot		
13	Pre-construction Permitting and Utility Disconnects - Lot	Lot		
14	Mowing and weed eating of standing weeds and/or grass to no more than 3” high on both parcels	1		
TOTAL EXTENDED COSTS OF BID ITEMS:			\$ _____	

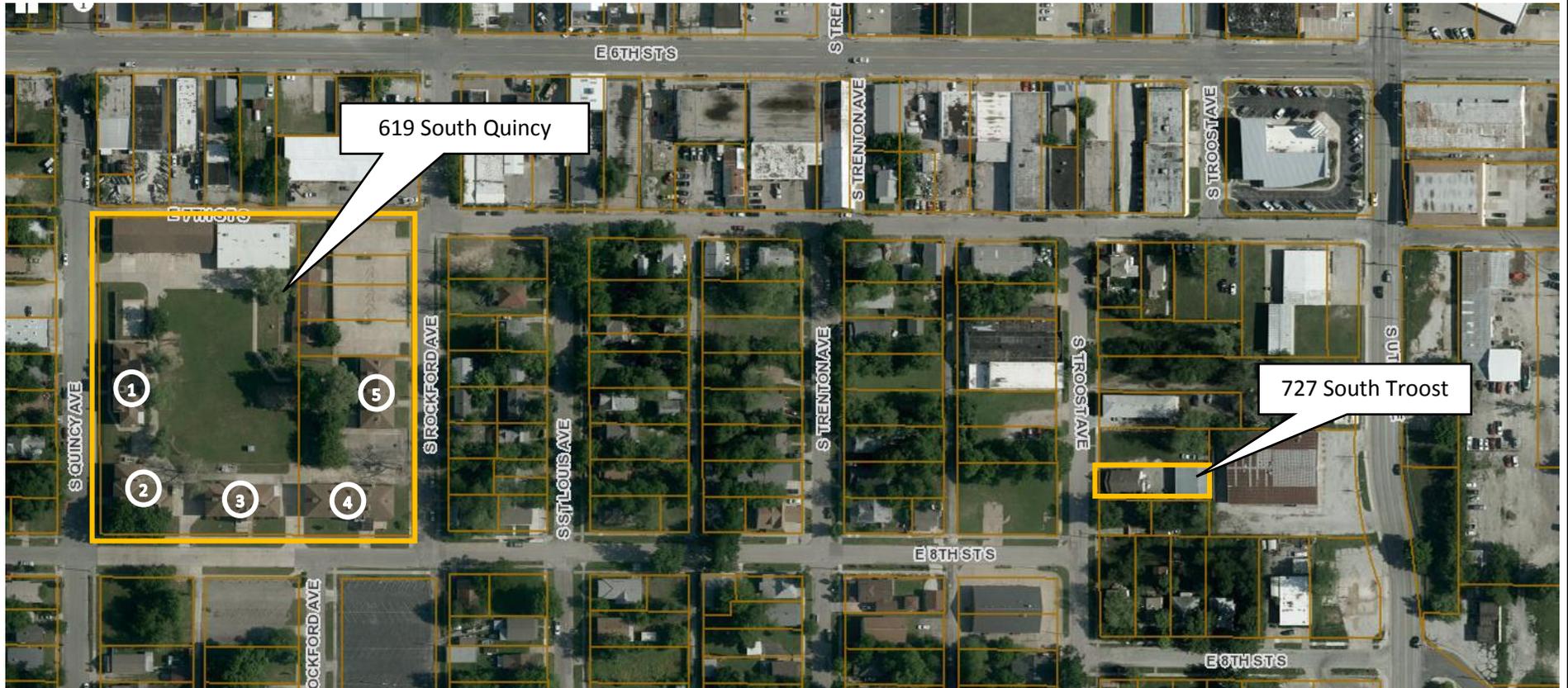


Figure 1
Location Map