
TULSA DEVELOPMENT AUTHORITY BOARD MEETING STAFF REPORT

MEETING DATE: July 11, 2019
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: Request for Proposals for a Structural Demolition and Lot Clearance on two TDA owned properties located at 1427 East 8th Street (Laura Dester) and 727 South Troost (House and Garage)

Background:

Owner:	Tulsa Development Authority
Developer:	Tulsa Development Authority
Engineer:	N/A
Location:	Two Locations
Size of Tract:	1.76 acres & 0.93 acres
Number of Lots:	The Pearl District
Development Area:	3 Acres
Fair Market Value:	N/A
Executive Director:	O.C. Walker

Relevant Info: On May 2, 2019, the TDA Board of Commissioner's approved Resolution No. 6558 authorizing a release of a Request for Proposals (RFP) for a structural Demolition and Lot Clearance on TDA owned properties located 1427 East 8th Street (Laura Dester) and 727 South Troost (House and Garage). TDA has prepared and approved certain specifications and formal advertising. The following measures were taken to ensure a transparent process:

- Advertising the Invitation to Bid in the Tulsa World for a 30- day period.
- The Invitation to Bid was placed on the TDA and City of Tulsa websites.
- TDA office mailed letters to 7 demolition and lot clearance contractors located throughout the City of Tulsa and surrounding areas, inviting them to respond to the Invitation.
- Bids were due by June 7, 2019 at 3:00 p.m.
- The TDA office received cost bids from the following:

Arc Wrecking Company of Oklahoma	\$312,149.00
DT Specialized Services Incorporated	\$171,796.00
MJM Construction	\$214,225.00

This is a request for the TDA Board of Commissioner's to select a Respondent to the RFP and contract with the selected Respondent.

Attachment: Bid Result Sheet

Recommendations: Staff recommends this item be approved as presented and enter into negotiations with DT Specialized Services Incorporated.

Reviewed By: O.C. Walker

FORM # 1: Contractor Information Sheet

INSTRUCTIONS: To be completed by all respondents to Request for Proposals

Bidder's Exact Legal Name: Ark Wrecking Company of Oklahoma

(Must be Bidder's name as reflected on its organizational documents, i.e., not a DBA)

List the U. S. State in which Bidder's Legal Entity is organized:

Bidder's Type of Legal Entity: (check one)

- () Sole Proprietorship () Limited Liability Company
() Partnership () Limited Liability Partnership
(X) Corporation () Other: _____

Bidder's Taxpayer ID No.: 73-0985648

Bidder's Address: 1800 S. 49th West Avenue OK 74107

Street City State Zip Code

Bidder's Website Address: www.arkwrecking.com Email Address: isaac@arkwrecking.com

Project Manager:

Name: Isaac O'Hare

Street: 1800 S. 49th West Avenue

City: Tulsa

State: Oklahoma

Phone: 918-688-7859

Fax: 918-583-3813

Email: isaac@arkwrecking.com

Alternate Project Contact:

Name: Chris Lebow

Phone: 918-633-4453

Fax: 918-583-3813

Email: chris@arkwrecking.com

Legal Contact:

Name: Scott Morgan

Street: 1800 S. 49th West Avenue

City: Tulsa

State: Oklahoma

Phone: 918-583-0488

Fax: 918-583-3813

Email: scott@arkwrecking.com

Alternate Legal Contact:

Name: Brent Morgan

Phone: 918-688-4344

Fax: 918-583-3813

Email: brent@arkwrecking.com

Price Summary Sheet

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	117,350.00	117,350.00
2	Loading & Disposal of Debris for 1427 East 8 th Street Estimated quantity: Lot	Lot	57,946.00	57,946.00
3	Demolition of Structures and whole site clearance for 727 South Troost. Estimated quantity: Lot	Lot	17,018.00	17,018.00
4	Loading & Disposal of Debris for 727 South Troost, Estimated quantity : Lot	Lot	3,850.00	3,850.00
5	Abatement and Disposal of asbestos containing pipe insulation and debris per Abatement Design: Lot	Lot	20,350.00	20,350.00
6	Sanitary Sewer Seals (typically at the main) Estimated quantity: 2 seals x unit price.	2	900.00	1,820.00
7	Removal, Testing, and Disposal of oil-impact ed soil. Estimated quantity: 13 cubic yards x unit price	13	500.00	6,500.00
8	Deliver, Place, Compact, and grade backfill - 1,600 cubic yards x unit price	1,600	42.50	68,000.00
9	Deliver & Grade top soil: 125 Cubic Yard s x unit price	125	59.00	7,375.00
10	Stormwater Pollution Prevention Plan for 1427 East 8th St., including NOI and NOT - Lot	Lot	1,800.00	1,800.00
11	Erosion and Sediment Control including re-vegetation in accordance with SWP3 for 1427 East 8th St. - Lot	Lot	6,600.00	6,600.00
12	Erosion and Sediment Control including re-vegetation for 727 South Troost - Lot	Lot	1,680.00	1,680.00
13	Pre -construction Permit ting and Utility Disconnect s - Lot	Lot	1,260.00	1,260.00
14	Mowing and weed eating of standing weeds and/ or grass to no more than 3" high on both parcels	1	600.00	600.00
TOTAL EXTENDED COSTS OF BID ITEMS:			\$	<u>312,149.00</u>

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INSTRUCTIONS: To be completed by all respondents to Request for Proposals

Bidder's Exact Legal Name: D-T Specialized Services Incorporated

(Must be Bidder's name as reflected on its organizational documents, i.e., not a DBA)

List the U. S. State in which Bidder's Legal Entity is organized:

Bidder's Type of Legal Entity: (check one)

- Sole Proprietorship
- Partnership
- Corporation
- Limited Liability Company
- Limited Liability Partnership
- Other: _____

Bidder's Taxpayer ID No.: 46-0515739

Bidder's Address: 12037 E Pine St. Tulsa OK 74116
Street City State Zip Code

Bidder's Website Address: dtwreckit.com **Email Address:** dmcnaughten@dtwreckit.com

Project Manager:

Name: Harrison Williams
Street: 12037 E Pine St.
City: Tulsa
State: OK
Phone: 918.379.0966
Fax: 918.949.4219
Email: hwilliams@dtwreckit.com

Alternate Project Contact:

Name: Jeff Overbeck
Phone: 918.379.0966
Fax: _____
Email: joverbeck@dtwreckit.com

Legal Contact:

Name: David J. McAfee
Street: 12037 E Pine St.
City: Tulsa
State: OK
Phone: 918.379.0966
Fax: 918.949.4219
Email: dmcafee@dtwreckit.com

Alternate Legal Contact:

Name: Kim Horton
Phone: 918.379.0966
Fax: _____
Email: khorton@dtwreckit.com

Price Summary Sheet

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	\$55,150.50	\$55,150.50
2	Loading & Disposal of Debris for 1427 East 8 th Street Estimated quantity: Lot	Lot	\$55,150.50	\$55,150.50
3	Demolition of Structures and whole site clearance for 727 South Troost. Estimated quantity: Lot	Lot	\$2,500.00	\$2,500.00
4	Loading & Disposal of Debris for 727 South Troost, Estimated quantity : Lot	Lot	\$2,500.00	\$2,500.00
5	Abatement and Disposal of asbestos containing pipe insulation and debris per Abatement Design: Lot	Lot	\$49,000.00	\$49,000.00
6	Sanitary Sewer Seals (typically at the main) Estimated quantity: 2 seals x unit price.	2	\$500.00	\$1,000.00
7	Removal, Testing, and Disposal of oil-impact ed soil. Estimated quantity: 13 cubic yards x unit price	13	\$40.00	\$520.00
8	Deliver, Place, Compact, and grade backfill - 1,600 cubic yards x unit price	1,600	\$1.00	\$1,600.00
9	Deliver & Grade top soil: 125 Cubic Yard s x unit price	125	\$1.00	\$125.00
10	Stormwater Pollution Prevention Plan for 1427 East 8th St., including NOI and NOT - Lot	Lot	\$400.00	\$400.00
11	Erosion and Sediment Control including re-vegetation in accordance with SWP3 for 1427 East 8th St. - Lot	Lot	\$500.00	\$500.00
12	Erosion and Sediment Control including re-vegetation for 727 South Troost - Lot	Lot	\$250.00	\$250.00
13	Pre -construction Permit ting and Utility Disconnect s - Lot	Lot	\$3,000.00	\$3,000.00
14	Mowing and weed eating of standing weeds and/ or grass to no more than 3" high on both parcels	1	\$100.00	\$100.00
TOTAL EXTENDED COSTS OF BID ITEMS:		\$	\$171,796.00	

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INSTRUCTIONS: To be completed by all respondents to Request for Proposals

Bidder's Exact Legal Name:

(Must be Bidder's name as reflected on its organizational documents, i.e., not a DBA)

List the U. S. State in which Bidder's Legal Entity is organized:

Bidder's Type of Legal Entity: (check one)

- Sole Proprietorship
- Partnership
- Corporation

Limited Liability Company

Limited Liability Partnership

Other:

Bidder's Taxpayer ID No.: 46-45-21210

Bidder's Address:

Street

City

State

Zip Code

Bidder's Website Address:

— Email Address: mattmillermjm@gmail.com

Project Manager:

Name: Matt Miller

Street: P.O. Box 255

City: Inola, Ok 74036

State:

Phone: 918/373/4215

Fax: 918/266/4028

Email: mattmillermjm@gmail.com

Legal Contact:

Name: Matt Miller

Street:

City:

Street:

Phone:

Fax:

Email:

Alternate Project Contact:

Name: Vern Miller

Alternate Legal Contact:

Name: Vernon Miller

Price
Summary
Sheet

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	50000	50000
2	Loading & Disposal of Debris for 1427 East 8 th Street Estimated quantity: Lot	Lot	75000	75000
3	Demolition of Structures and whole site clearance for 727 South Troost. Estimated quantity: Lot	Lot	3000	3000
4	Loading & Disposal of Debris for 727 South Troost, Estimated quantity : Lot	Lot	5250	5250
5	Abatement and Disposal of asbestos containing pipe insulation and debris per Abatement Design: Lot	Lot	8500	8500
6	Sanitary Sewer Seals (typically at the main) Estimated quantity: 2 seals x unit price.	2	850	1750
7	Removal, Testing, and Disposal of oil-impacted soil. Estimated quantity: 13 cubic yards x unit price	13	200	2600
8	Deliver, Place, Compact, and grade backfill - 1,600 cubic yards x unit price	1,600	33	52800
9	Deliver & Grade top soil: 125 Cubic Yards x unit price	125	39	4875
10	Stormwater Pollution Prevention Plan for 1427 East 8th St., including NOI and NOT - Lot	Lot	2500	2500
11	Erosion and Sediment Control including re-vegetation in accordance with SWP3 for 1427 East 8th St. - Lot	Lot	6800	6800
12	Erosion and Sediment Control including re-vegetation for 727 South Troost - Lot	Lot	300	300
13	Pre -construction Permitting and Utility Disconnections - Lot	Lot	100	100
14	Mowing and weed eating of standing weeds and/ or grass to no more than 3" high on both parcels	1	750	750

TOTAL EXTENDED COSTS OF BID ITEMS:

\$

214,225.00
