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:

<table>
<thead>
<tr>
<th>Company</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arc Wrecking Company of Oklahoma</td>
<td>$312,149.00</td>
</tr>
<tr>
<td>DT Specialized Services Incorporated</td>
<td>$171,796.00</td>
</tr>
<tr>
<td>MJM Construction</td>
<td>$214,225.00</td>
</tr>
</tbody>
</table>
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
- [ ] Partnership
- [X] Corporation
- [ ] Limited Liability Company
- [ ] Limited Liability Partnership
- [ ] 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

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**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

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**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

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## BID ITEMS

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

**TOTAL EXTENDED COSTS OF BID ITEMS:** $312,149.00
FORM # 1: Contractor Information Sheet

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

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:

( ) Limited Liability Company
( ) Limited Liability Partnership
( ) Other:

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

Bidder's Taxpayer ID No.: 46-4521210

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:
Phone:
Fax:
Email:

Alternate Project Contact:
Name: Vernon Miller

Alternate Legal Contact:
Name: Vernon Miller
# BID ITEMS

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<tr>
<td>1</td>
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<td>Lot</td>
<td>50000</td>
<td>50000</td>
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<td>2</td>
<td>Loading &amp; Disposal of Debris for 1427 East 8th Street Estimated quantity: Lot</td>
<td>Lot</td>
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<td>3000</td>
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<td>4</td>
<td>Loading &amp; Disposal of Debris for 727 South Troost, Estimated quantity: Lot</td>
<td>Lot</td>
<td>5250</td>
<td>5250</td>
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<tr>
<td>5</td>
<td>Abatement and Disposal of asbestos containing pipe insulation and debris per Abatement Design: Lot</td>
<td>Lot</td>
<td>8500</td>
<td>8500</td>
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<tr>
<td>6</td>
<td>Sanitary Sewer Seals (typically at the main) Estimated quantity: 2 seals x unit price.</td>
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<td>850</td>
<td>1700</td>
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<td>7</td>
<td>Removal, Testing, and Disposal of oil-impacted soil. Estimated quantity: 13 cubic yards x unit price</td>
<td>13</td>
<td>200</td>
<td>2600</td>
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<td>8</td>
<td>Deliver, Place, Compact, and grade backfill - 1,600 cubic yards x unit price</td>
<td>1,600</td>
<td>33</td>
<td>52800</td>
</tr>
<tr>
<td>9</td>
<td>Deliver &amp; Grade top soil: 125 Cubic Yard s x unit price</td>
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<td>39</td>
<td>4875</td>
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<tr>
<td>10</td>
<td>Stormwater Pollution Prevention Plan for 1427 East 8th St., Including NOI and NOT - Lot</td>
<td>Lot</td>
<td>2500</td>
<td>2500</td>
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<tr>
<td>11</td>
<td>Erosion and Sediment Control including re-vegetation in accordance with SWP3 for 1427 East 8th St. - Lot</td>
<td>Lot</td>
<td>6800</td>
<td>6800</td>
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<td>12</td>
<td>Erosion and Sediment Control including re-vegetation for 727 South Troost - Lot</td>
<td>Lot</td>
<td>300</td>
<td>300</td>
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<td>Pre-construction Permitting and Utility Disconnect s - Lot</td>
<td>Lot</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>14</td>
<td>Mowing and weed eating of standing weeds and/or grass to no more than 3&quot; high on both parcels</td>
<td>1</td>
<td>750</td>
<td>750</td>
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<tr>
<td>TOTAL EXTENDED COSTS OF BID ITEMS:</td>
<td>$214,225.00</td>
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