

REQUEST FOR PROPOSALS

Lake Eucha Property for Lease

Objective

The City of Tulsa would like to obtain detailed proposals from responders for a ground lease to develop and manage an outdoor recreational location at Lake Eucha, Delaware County (approx. 6 miles south of the City of Jay) for Campsite, Cabins, Wedding Venue, or other similar recreational concepts. The emphasis for the proposals is to develop an outdoor recreation venue that may or may not utilize the entire site. The proposal ideas are not limited except by existing state and local government requirements.

Responders must familiarize themselves with Title 11C, Waterworks and Sewerage regulations and penalties. [Title 11-C. WATERWORKS AND SEWERAGE, Code of Ordinances, Tulsa \(elaws.us\)](#)

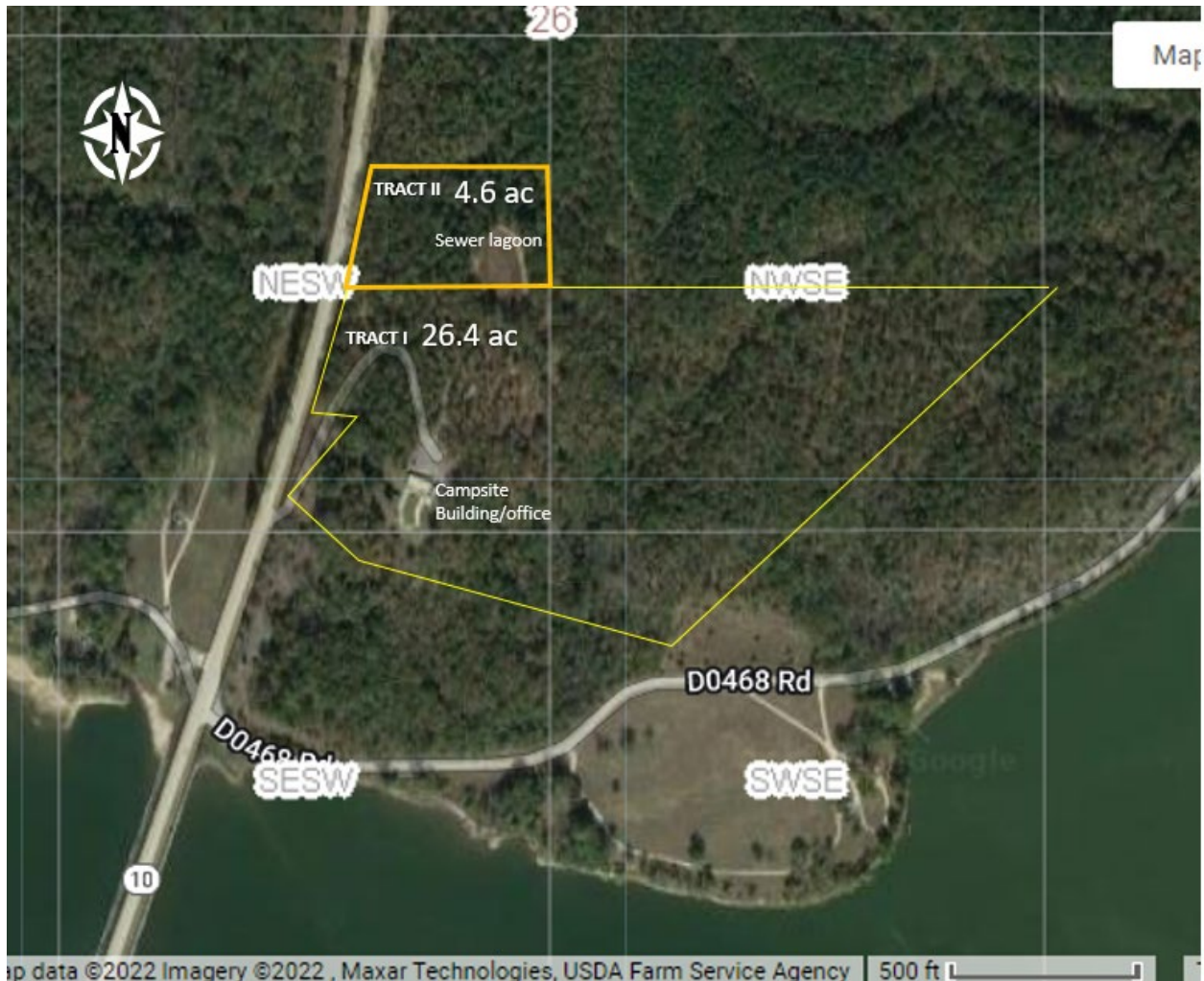
Conveyed Interest

The conveyed interest for the site is to provide a ground lease. The proposed terms of the lease (i.e., duration, consideration to the site, quality, and level of the improvements) shall be submitted by each of the respondents.

Site Overview

As shown on the map below, the subject site encompasses approximately 30 acres and is bound on the west by U.S. Highway 59 and on the south by County Road 458, in a wooded area. There are existing pavilions, concrete picnic tables, and a dilapidated camp site building that may or may not be salvageable. Photos of site are available at the end of this RFP.

The aerial graphic below illustrates the approximate boundaries of the site. Prior to contract, City will provide a survey to confirm boundaries.



Legal Description

Tract 1: Beginning at a point on the South line of S ½ of Section 26, Township 22 North, Range 23 East of the Indian Base and Meridian, Delaware County, Oklahoma, 1,406.2 feet from the Southwest corner thereof, thence N 19° 14' E a distance of 1,561.99 feet, thence S 70° 46' E a distance of 175 feet to THE POINT OF BEGINNING; thence S 50° 12' E a distance of 228.2 feet; thence S 70° 59' E a distance of 811.6 feet; thence N 44° 22' 30" E a distance of 684.3 feet; thence N 45° 43' 30" a distance of 628 feet to a point 19 feet East of the Southeast corner of the N ½ NW ¼ SE ¼; thence S 89° 55' W a distance of 1,746.9 feet to a point on the East right-of-way line of State of Oklahoma Highway No. 10; thence S 13 ° 27' W a distance of 314.5 feet; thence S 82° 27' E a distance of 115 feet; thence Southwesterly along East right-of-way line of said Highway No. 10 to the point of beginning, containing 26.4 acres, more or less....and,

Tract II: A tract of land in the N ½ NE ¼ SW ¼ of Section 26, T22N, R23E of the Indian Base and Meridian, Delaware County, Oklahoma, more particularly described as follows: Beginning at the SE corner of the said N ½ NE ¼ SW ¼ , thence North 660 feet, thence West to the East right-of-way line of U.S. Highway 59 thence Southwesterly along said Highway right-of-way to a point which is 1980 feet North and 407.9 feet West of the SW corner of said N ½ NE ¼ SW ¼, thence East to the point of beginning, containing 4.6 acres, more or less.

The City is open to ideas that involve the respondent clearing out trees to optimize the site's functionality and to enable a view of Lake Eucha. A general plan on the extent of the tree clearing must be submitted with the proposal.

Suggested Project Considerations and Amenities when developing the Proposal

- The City does not have financing incentives for this project. Once a project is selected, Respondents must provide proof of funds to complete their proposal.
- There are limited utilities to this site and no sewer connections. All wastewater must be pumped to the total retention sewer lagoon which has no discharge. This property will receive water supply via a COT water meter which is located along Hwy 59 .
- Due to the Oklahoma Department of Transportation replacing the Lake Eucha bridge, all power leading to the campsite was removed. Any new Lessee will have to reinstall main power to the site.
- Proposers can suggest either primitive camping locations, RV camping, or both with a clear indication of percentages. Each location may or may not have a grill.
- Wedding destination
- New cabin rentals
- Water park / lazy river
- Gift shops
- The condition of the access road that leads up to the site will need to be addressed either through re-paving or other solution.
- Other suggested, but not required, amenities could include:
 - Fenced dog run/park
 - Updated grills
 - Fire pits
 - Laundry facilities
 - Patios/slabs for RVs
 - Wi-fi
 - Firewood for sale
 - Camp showers (pay or free)
 - Kids playground
 - Vault type toilets (solar power lighting)
 - Walking trails
 - All-purpose courts (tennis/basketball)
 - Putting greens / miniature golf
 - Water/power hookups
 - Sewer dump
 - Onsite eatery
 - Splash pad
 - Camping supplies store/truck
 - Additional pavilions
 - Canoe rentals
 - Primitive and/or RV camp sites
 - Bike trails

Additional Conditions

The City has the right to issue an Addendum to this RFP for purposes of clarification and will be posted to City's website.

The City reserves the right to accept or reject all proposals, with or without cause. This RFP does not commit the City to pay any associated costs incurred by the responders in the submission of a proposal or the costs incurred in making the necessary studies and designs for preparation thereof, or contract for service or supplies.

Respondents shall provide a discounted rate for any offered amenities (such as camp site rate, cabin rental, etc.) for current, City of Tulsa employees.

Insurance and Bonds

The successful respondent shall become a Lessee of the City of Tulsa. The Lessee, at its sole expense, shall provide and maintain in full force and effect, certain insurance policies written by an insurance company authorized to do business in the State of Oklahoma and with such endorsements as shall protect the Authority against all damages, loss, claim, or expense resulting from the construction and operation of this business by Lessee.

At a minimum, the Lessee shall be required to maintain the following described insurance policies in the following amounts:

- a) Workers compensation insurance as prescribed by State statute
- b) Employer's liability insurance - \$100,000 multiple claimants any single accident
- c) Comprehensive general liability
 - a. Bodily Injury – \$175,000 for individual any single accident
 - b. Bodily Injury - \$1,000,000 multiple claimants any single accident
 - c. Property Damage – each accident - \$50,000
 - d. Products Liability Insurance – same as bodily injury

The policy described in Item C above shall name City of Tulsa, Oklahoma, as "additional insured".

Depending on the nature of the ground lease awarded to the successful respondent by the City, the successful respondent shall also furnish an owner's protective liability insurance policy with the City of Tulsa as the named insured, issued by the same insurance company as the contractor's general liability insurance and indemnifying the City of Tulsa against any and all actions, claims, judgments or demands arising from injuries of any kind and character sustained by any person or persons because of work performed by the contractor. The Lessee may also be required to provide a performance bond on the project to be completed.

Submission Information and Proposal Selection considerations

Submission Packet (submitted only by email to racebo@cityoftulsa.org)

- 1) Cover letter signed by an authorized representative of the Respondent
- 2) Narrative description and visual depiction of the proposed concept including square footage use, amenities, parking, improvements, and toilet facilities.
- 3) A five-year budget pro-forma showing all operating expenses, expected revenue, and suggested lease rate to be paid to the City, and discount value to current City of Tulsa employees.
- 4) Estimated dates of securing financing (if applicable), redevelopment commencement, and completion of any proposed construction or rehabilitation.

- 5) Statement of experience, background and pertinent accomplishments of Respondent that will ensure project success.
- 6) Full names of all principal persons involved your project, and if they have ever done any work for the City of Tulsa, and the nature of those projects.
- 7) Three professional references that can attest to Respondents' ability to manage the site's intended use.
- 8) No more than 20 pages digitally submitted for proposal.

Estimated Timetable for Proposals

Note: The City reserves the right to alter this timetable as necessary.

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| - RFP Issued | MAY | 02, 2022 |
| - SITE VISIT (one) | MAY | 18, 2022 |
| - Proposals due by | JUL | 06, 2022 |
| - Initial review by City staff | JUL | 13, 2022 |
| - Shortlist notification | JUL | 15, 2022 |
| - RFA to Mayor on recommendation | JUL | 22, 2022 |
| - Mayor signs Contract and Ground Lease | JUL | 27, 2022 |
| - Successful Respondent provides proof of funds | AUG | 24, 2022 |

The following criteria shall be used for proposal evaluation (up to 20 points total):

- | | |
|-----------------------------------|---------|
| Quality of project proposal | 1-5 pts |
| Uniqueness / creativity | 1-5 pts |
| Project start and completion date | 1-5 pts |
| Site management plan | 1-5 pts |

Any questions regarding this proposal shall be sent to Roger Acebo at racebo@cityoftulsa.org, or 918 596-9866. All questions regarding the proposal shall be anonymously posted to City RFP website to ensure all answers are available to all interested parties.

<https://www.cityoftulsa.org/government/departments/asset-management/>

PHOTOS OF LAKE EUCHA CAMP SITE



Bridge road to campsite location (looking north)



Access road heading to camp site (looking north)



Paved area at top of hill (looking east)



Camp Pavilion (looking northeast)



Existing concrete picnic tables (looking north)



Former camp site office (looking south)



South view end of camp site (looking south)



Rear of office and lockers for former swimming pool that has been filled in
(looking northeast)

END OF RFP