

9/26/2022

Request for Proposal 23-800 Comprehensive Facility Conditions Assessment & Maintenance Project

**Addendum #3**

Please note the following changes which have been made for clarification to this Invitation for Sealed Bid. **This addendum must be listed as Addendum #3 on the ACKNOWLEDGMENT OF RECEIPT OF ADDENDA/AMENDMENTS FORM** of the bid package as verification that you have received and are aware of the information contained herein.

**QUESTIONS/CLARIFICATION/CHANGES:**

**ADDITIONS:**

**ACKNOWLEDGMENT OF RECEIPT OF ADDENDA/AMENDMENTS FORM** was not included in the original bid documents. Please use this document to complete your submission.

**ACKNOWLEDGMENT OF RECEIPT OF ADDENDA/AMENDMENTS**

I hereby acknowledge receipt of the following Addenda or Amendments and understand that such Addenda or Amendments are incorporated into the Invitation For Bid and will become a part of any resulting contract.

List Date and Title/Number of all Addenda or Amendments: (Write "None" if applicable).

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**Sign Here ►** \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

9/9/2022

Request for Proposal 23-800 Comprehensive Facility Conditions Assessment & Maintenance Project

**Addendum #2**

Please note the following changes which have been made for clarification to this Invitation for Sealed Bid. **This addendum must be listed as Addendum #2 on the ACKNOWLEDGMENT OF RECEIPT OF ADDENDA/AMENDMENTS FORM** of the bid package as verification that you have received and are aware of the information contained herein.

**QUESTIONS/CLARIFICATION/CHANGES:**

**QUESTIONS:**

1. Does your current software, Lucidity, able to add Modules to accommodate future Asset Management needs?
2. Is the Lucidity Software well liked and used by the folks at the City? Or are there issues?  
----- Lucidity was purchased by Central Square back in 2019 and the software is now called Enterprise Asset Management or EAM. We have a site license for EAM which gives us access to all their modules including an API for interfacing to other systems. EAM is a configurable all in one asset management solution. The software is only as good as the IT infrastructure it runs on and the IT support. We have had some issues over the last year due to growing pains with the new Azure environment, but I feel like most of the kinks have been worked out. We have identified a few bugs with the GIS tools for splitting and merging pipes together, but vendor support is great about producing patches or hot fixes to address issues. We had some resistance from users that fought to stay on paper or wanted to stay on an older software like CassWorks, but the resistance mostly vanished after a few weeks of using the software.

8/30/2022

Request for Proposal 23-800 Comprehensive Facility Conditions Assessment & Maintenance Project

**Addendum #1**

Please note the following changes which have been made for clarification to this Invitation for Sealed Bid. **This addendum must be listed as Addendum #1 on the ACKNOWLEDGMENT OF RECEIPT OF ADDENDA/AMENDMENTS FORM** of the bid package as verification that you have received and are aware of the information contained herein.

**QUESTIONS/CLARIFICATION/CHANGES:**

**QUESTIONS:**

3. Page 4 – Please provide more detailed requirements and expected deliverables from the scope statement that reads “2. Assess and identify whether each of the buildings are serving their original intended role or if they have evolved to another use, and if they are under or over-utilized in their current capacity.”
  1. ----- some places might be used for something than what they are were intended. I.e. storage, instead of the original use. This is functional obsolescence and should be noted as such. Some sites may no long being used for anything and are empty. Some places could be maxed out and need expansion.
  
4. Page 4 – Please provide more detailed requirements and expected deliverables from the scope statement that reads “3. Assess the ability of each building to serve current needs, including its ability to accommodate any applicable employees housed in each facility in a functional manner, and analyze if the building is meeting the overall needs of that City department.”
  1. ---- some sites may not have enough room to accommodate all applicable staff to function appropriately. You will have to interview the staff to determine this.
  
5. Page 4 - Do you have a specific format for the deliverables resulting from “5. Provide market value of City-owned properties with current improvements.”
  1. --- Proposers will come up with the method to determine Market Value, and it will need to be supported by accurate, available data.
  
6. Page 6 – Does the City require an Energy Audit of each facility on their list, and if so, to what level of detail ASHRAE Level 1, 2 or 3, in order to respond to the request stating “12. ENERGY SAVINGS AND EFFICIENCIES. Consultant shall provide a) an estimated level of savings; and b), cost implementation for any energy efficiency measures they are proposing and recommending.”
  1. --- The City does not dictate on how the proposers come up with energy savings and efficiency measures. This will be up to the proposers to explain how they will do it, and who they will use.
  
7. Page 7 – What level of detail is required in the assessment to provide the following “14. ADA (American with Disabilities Act). Consultant shall provide study to address compliance status of each facility to ensure equitable compliance for employees or public (i.e. ramps, access, restroom access, egress routes, parking, sidewalks, doorways, handrails, wheelchair lifts)”
  1. --- The level of detail will be up to the proposer and should be to a level that is industry standard for a municipality.
  
8. Page 11 – What documents is the City requesting access to in the section called “Evaluation Criteria 5 | REFERENCE REVIEW. Consultant shall also provide online access, either by URL or folder sharing links, to these three FCA projects recently completed that can be downloaded.”
  1. ---- Previously completed projects approved by a client. Docs can be by pdf or url. (Not sure of the confusion here.)

9. Page 12 – Please provide a copy of the contract Agreement the City intends to utilize for this project. If Consultant wishes to modify any of the terms in the agreement, will the City consider such proposed changes?
  1. ---- No draft contract agreement for this project exists at this time. It will be drafted by the Asset Mgt department, reviewed by the Legal department, then provided to Proposer to review. City will consider changes.
  
10. Facility List – Since site features are included in the scope of the assessment, can the City provide what it considers the individual sites in the project and their site size in acres?
  1. ---- It is expected that Proposers will conduct their own research from various sources to determine acreages. One suggestion is to review the Tulsa County Assessor Website. [Tulsa County Assessor - Property Search](#)
  
11. Facility List – Can you provide the number of floors , above and below grade for each building on your Facility List?
  1. ---- Proposers can review number of floors on the Tulsa County Assessor website for this information. The square footage provided was by each participating department.
  
12. Page 4 – Will the City require the market value analysis to be performed by Appraisal Institute designated professional holding a MAI credential? 5. “Provide market value of City-owned properties with current improvements.”
  1. ---- The city will require market value analysis and determination on each property. This MV can be obtained by an MAI appraiser or other recognized industry method. The Proposer will need to explain how they will obtain this value which must be supported by accurate data and applicable comparable.
  11. Cell Towers are listed as assets to be assessed. To what level of detail is the City of Tulsa (COT) expecting the assessment to be? A visual observation of the structure and foundation anchorage, without having to climb the tower structure. Or a full assessment of the structure and communication equipment that will require climbing the tower?
    - a. ---non-Intrusive, visual inspection of the material condition of all aspects present as noted on page 5, #s 1-14. Climbing the tower is not necessary.
  
  12. The scope of work as for energy savings and efficiencies. Is the COT looking for energy conservation opportunities or a more engaged energy Audit? If an Energy Audit is requested, what level are you looking for, Level 1 or Level 2?
    - a. ---The City is looking for energy conservation opportunities. This can be offered in a proposal as an Energy Audit (Level 1 or 2), or other option. It is up to the proposer.
  
13. The scope of work ask for the winning firm to ID HAZMAT Materials in all systems. Is the COT looking for a AHERS Study that includes testing and recommendations?
  - a. ---The City is looking for non-intrusive visual inspection of possible HAZMAT materials present on site that may need to be mitigated through recommendation. No testing will be necessary. However, the Proposer, if successful, will be expected to provide estimated costs to remove, encapsulate, mitigate material within the report.

14. The scope of work ask ADA. Is the ADA ASTM E2018 checklist acceptable or is COT looking for a full-blown ADA assessment with measurements, designed solutions and pricing?

a. ---The Proposer shall state what they will use to provide the requested ADA assessment typical of industry standards. It is up to the Proposer to state the extent of their ADA assessment. This could involve any or all the following: checklist, measurements, designed solutions.

15. Does the contractor need to bid on all 3 groups of assets?

a. ---No, However, it is possible for one proposer to be selected for all three facility groups.

16. Are separate reports required for each line item in EXHIBIT A, or are the reports to be grouped by Address?

a. ---As long as all noted buildings / facilities are eventually INDIVIDUALLY assessed, they can be grouped as by address.

17. Is the FCI needed for each individual line item in EXHIBIT A, or is the FCI going to be grouped by address?

a. ---Yes, how else would a proposer individually determine required costs? Feel free to expand on this question.

18. Are there any Document Lists which can be provided to understand HOW MANY documents we will need to sort through? If documents are found on site, is there a central depository location or will digital copies need to be made?

a. ---There is no central repository. Each department has their own documents and interviews with pertinent staff will be required. Many are digital, many are hard copies.

19. Item 21 Page 4: How much detail is needed for the CONFIRMATION of SQUARE FOOTAGE for each building – Is a BOMA study needed with different area calculations (ie, common area, office, maintenance, MEP)?

a. ---Square footage needs to be determined by a measurement of some manner. You will explain this in your proposal. Whether you use a BOMA study or not, is up to each proposer. Clearly explain in your proposal how you will measure each site/floor, building.

20. Are CAD plans needed to confirm the Area Calculations”

a. ---That will be up to each proposer to develop area calculations accuracy, especially when it will be used to develop required repair costs. The City depends on the professionalism of each proposer to submit an accurate report with industry standard recommendation. Any area calculations inaccuracies in the eventual FCA may result in delay of payments until accuracy is obtained.

21. Will Current Utilization Statistics be provided by the City?

a. ---No.

22. How many departments will need to interviewed to understand the current Utilization of the buildings?  
a. ---18
23. Does the City have Standardized Utilization requirements for each department?  
a. ---No. Your interviews with department staff will determine current levels.
24. Is it the intent of the Utilization Study to include any future planned New Construction and to include a Building code review for the new structures?  
a. ---Yes. It will drive whether the City needs to construct/lease additional facilities, or demolish existing facilities.
25. If Building Utilization is increased in a certain structure, is a Building Code Study needed for that future planning?  
a. ---It has not been contemplated that a Building Code Study will be needed in the FCA. However, you must be able to defend your utilization recommendations in a public forum and in front of the Mayor, City Council, and senior level staff. Please ensure all recommendations are founded in available, evidentiary data analysis.
26. Item 3 Page 4: Does the City have a current plan in place for moving staff to different buildings?  
a. ---We have conducted studies. As can be expected, the City continues to look for different ways to make all assets efficient, and productive. There have been discussions only. This report shall provide crucial information to make such immediate and long-term decisions.
27. Item 10 Page 5: Will the City be providing current, past and future spending budgets for each of the facilities including Equipment Replacement, maintenance work orders and Janitorial needs?  
a. ---Yes.
28. Are you looking for a long-term asset management software solution as part of this effort? Is so, what are your goals for the software (work order management, long-term capital planning, maintenance tracking, etc.).  
a. ---Yes. We anticipate using the software for Proposer recommendations, maintenance tracking, budget planning, and long-term capital planning.
29. does your Current software, Lucidity; have the ability to add modules to accommodate future Asset management needs?  
a. ---Unknown. This can be discussed with our IT staff after selection.
30. Is the Lucidity software well liked and used by the folks at the City? Or are there issues?  
a. ---Unknown. This can be discussed with our IT staff after selection.
31. Item 2 & 3 Page 4: can this be a simple interview with the staff at the buildings, the FM, or other Tulsa Staff, or potentially historical records that would be done as part of a Phase I ESA (later mentioned as needed under page 6)?

a. ---We believe multiple interviews may be required. Inspections on each site must take place. This project cannot be completed unless interview with staff occur.

32. Do you require an ASHRAE Level 1 energy audit?

a. ---This is a decision of the Proposer. If the proposer feels such an audit further legitimizes their professional approach to distinguish themselves from other competitors, they should commit to covering it in their proposal.

33. Do you have specific software requirements?

a. ---No, Just the ability to track projects, maintenance, repair, and replacement expenditures, with the ability to adjust the designated Facility Condition Index that they assign.

34. Where do we include the pricing for software, training, and software-related professional services?

a. ---State in a separate line-item statement.

35. Is there a minimum or maximum building size or quantity for the pilot?

a. ---No. the City of Tulsa will select the pilot building.

36. Since you are requiring 4 hard copies of our response, do you want 4 sealed envelopes for pricing, or 1?

a. ---Pricing sheets are to be included with all responses.

37. Can we provide the 3 FCA reports on the digital media instead of a URL?

a. ---Previously completed FCA Reports and the Point of Contract information can be provided on digital media, share folder or URL.

38. The RFP discusses a “price per square foot” format. The scope of work requires significantly different levels of effort for a part bathroom facility compared to a fire station or a warehouse or a convention center. The addition or subtraction of scope based on the “per square foot price” seems to be inappropriate. Will the City of Tulsa consider a lump-sum price for each group?

a. ---No. Price per square foot is required. Many parks have bathrooms, and shelters with foundations, electricity, plumbing, roofs, etc. If you feel this group of facilities should be less than other facilities, then please feel free to adjust down your bid price psf to account for the less time required for assessments to be conducted on these sites.

39. During the pre-bid meeting the possibility of multiple awards was discussed. If multiple consultants are awarded contracts, how would all of the data be integrated into one CMMS? Especially if fees are based on a “per square foot” basis. The costs for a CMMA platform are often based on the number of users and the period the software is available for the client to use. If buildings are removed from the scope, there would not be a comparable decrease on CMMS-related fees.

a. ---If two firms are selected, then subsequent meetings will determine whether one software product will be selected or two.

40. How long will service/subscription for the CMMS be required? These products are “software as a service” and are based on a subscription model. Similarly, how many City of Tulsa employees will require full access to the system in order to make edits, maintain the data, etc?

a. ---Minimum Twenty Years. As the RFP states, the City will track these facilities FCA for twenty years. # of COT employees requires access, a minimum of 25. If the software is not proprietary, then as many as needed.

41. During the pre-bid meeting a question was asked about clarification on how an assessment of parks could accurately be bid.

a. --- Park structures and sites shall be bid similarly to the other sites on the list, whether these park structures are just a pole-supported shelter, or an enclosed community center. It is incumbent on the proposer to bid as they feel necessary depending upon the extent of the facility or site. All sites must address the applicable systems and elements shown on pages 5 & 6.

### **ADDITIONAL INFORMATION**

Some pictures of various sites have been posted in a public share folder for the RFP. Not all departments have posted pictures, and most can be viewed on the Tulsa County Assessor site per the Exhibit A addresses.” The link will be provided to all companies that attended the pre-bid meeting.

[Documents - OneDrive \(sharepoint.com\)](#)

### **List of Firms Represented on the Pre-Bid Conference Call**

ESC Limited  
Cyntergy  
Greenlight 360  
W Design Architecture and Interiors  
Selser Schaefer Architects  
Lilly Architects  
Gordian  
Terracon  
Parneresi  
GH2 Architects, LLC  
Entergrity Partners  
FOS of CannonDesign  
Bureau Veritas



# Request for Proposal

23-800

## Professional Services for:

Comprehensive Facility Conditions Assessment & Maintenance Project

Department: Asset Management

## NIGP Commodity Code(s):

918-89 Real Estate & Land Consulting

### RFP Schedule

EVENT	DATE
RFP Issue Date	07/29/2022
Pre-Proposal Conference	08/12/2022 at 9:00 AM CT
Deadline for Questions <i>Submit to assigned buyer via email.</i>	08/17/2022 <i>10 Days prior to RFP due date</i>
Proposal Due Date <i>Mail or deliver to City Clerk address. Proposals are open the day after the due date.</i>	10/05/2022

If You have any questions or need additional information, contact the Assigned Buyer:

Shelley Crayton | [scrayton@cityoftulsa.org](mailto:scrayton@cityoftulsa.org)

*All questions should be emailed with the RFP23-800 in the subject line.*

### Submit proposals (sealed) to:

Office of the City Clerk  
City of Tulsa  
175 E. 2<sup>ND</sup> St.  
Suite 260  
Tulsa, OK 74103



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## OVERVIEW AND GOALS:

With this Request for Proposal (RFP), The City of Tulsa is wanting to secure professional services to provide a comprehensive, professional Facility Conditions Assessment (FCA) and Maintenance Project for identified, Citywide facilities and infrastructure.

The size of the project involves approximately 760+ buildings and 7 million square feet. This assessment project also includes a separate grouping of Parks and Recreation properties comprised of bridges, ponds, and fountains.

Examples of the range of uses the facilities / sites to be assessed are:

Office buildings	Bridge	Historic homes
Historic signs	Convention Center	Vehicle wash
Equipment sheds	Fire Headquarters	Police Headquarters
Police Academy	Welding Shops	Vehicle maintenance
Jail	Warehouses	Fire Stations
Training / Fitness	Park bathrooms/shelters	Parking lots/streets
Zoo / animal enclosures	Park trails	Park swimming pools
Garden centers	Golf course facilities	Community Centers
Field Canopies	Guard shacks	Cell Towers
Water pump/lift stations	Water processing	Animal shelter
CNG / Fuel stations	Park Bridges	Ponds/Fountains

We enthusiastically look forward to receiving your proposal.

## II. BACKGROUND:

The City of Tulsa is issuing a Request For Proposals (RFP) to interested and qualified architectural and engineering companies (Consultant) to develop a Facility Conditions Assessment (FCA) Program for identified, Citywide facilities and infrastructure as outlined herein and delineated on the enclosed Scope of Services. The objectives of the FCA will be to develop a comprehensive picture of physical conditions and the functional performance of buildings and infrastructure; analyzing the results of data collection and observations; and reporting and presenting findings. This data collection and analyses can inform decision-making for long-term maintenance planning, energy management, and sustainability

## III. TIMELINE:

Responses to the RFP must be submitted to the City of Tulsa as outlined in this section.

Responses are due no later than  
**Wednesday October 4, 2022, 5:00 PM (CST)**  
Responses received after this date and time will not be considered.

## PROPOSED SCHEDULE FOR THE REVIEW AND SELECTION PROCESS

**AND DESIRED TIMELINES FOR DELIVERABLES**

<b>MILESTONE</b>	<b>DATE</b>
Release RFP	7/29/2022 (1 day)
Pre-RFP meeting with City staff	8/12/2022 (1 day)
Question submittal deadline	8/26/2022 (10 days)
Questions & answers posted on City Website	9/06/2022 (7 days)
Proposal due date	10/05/2022 (20 days)
Review and scoring of submittals	10/07/2022 (2 days)
Interviews w/finalists (if needed)	10/17/2022 (7 days)
Award of contract	10/25/2022 (6 days)
Execute contract and notice to proceed	(TBD)
Kickoff meeting	11/15/2022 (15 days)
Pilot facility begins	11/16/2022 (1 day)
Pilot building FCA due	1/10/2023 (45 days)
Draft FCA due for comment	5/15/2023 (90 days)
Internal City review for comments	6/05/2023 (15 days)
Final draft due	7/19/2023 (30 days)

**Approximately Total days (250 days)**

The schedule may be modified and/or extended by City if necessary.

**IV. SCOPE OF WORK:**

The City of Tulsa is issuing a Request For Proposals (RFP) to interested and qualified architectural and engineering companies (Consultant) to develop a Facility Conditions Assessment (FCA) Program for identified, Citywide facilities and infrastructure as outlined herein and delineated on the enclosed Scope of Services. The objectives of the FCA will be to develop a comprehensive picture of physical conditions and the functional performance of buildings and infrastructure; analyzing the results of data collection and observations; and reporting and presenting findings. This data collection and analyses can inform decision-making for long-term maintenance planning, energy management, and sustainability.

The successful respondent (referred to as “ Consultant”) shall provide professional services to evaluate the existing condition of numerous, citywide facilities (and building equipment / systems) using industry standards and procedures per the American Society for Testing and Materials (ASTM E2018-08) <http://www.astm.org/cgi-bin/resolver.cgi?E2018-08>.

The Consultant shall provide individual condition assessment for each City building as identified in Exhibit A. The data and analysis from the assessment will be used by the Consultant to develop a report which documents and prioritizes a comprehensive repair, alteration, and improvement budget for extending the building life for 20 years or for recommending replacement. This report will provide the foundation for the City to integrate these modernization, deficiency, and/or remediation recommendations into a Capital Improvement Project.

Consultants are aware that the City has worked diligently to provide the most accurate list of buildings and infrastructures to be assessed as shown in Exhibit A. If additional buildings are subsequently identified and it is determined by the City to include these

structures in the assessment, the Consultant will incorporate them with the stated square foot price reflected on the submitted Part 7 Compensation.

Integral to the assessment, and because of the Consultant's facility conditions analysis, each of these facilities, paved areas, or park trails, shall be given an individualized, Facility Condition Index (FCI) number by the Consultant.

Please be aware that Exhibit A is divided into three separate groups. Group 1 is General Facilities and Sites. Group 2, Parks and Recreation Bridges, Trails, Boardwalks, Ponds, and Fountains and Group 3 is City-related Authorities, Non-Profit.

You must bid Groups 2 and 3 separately from Group 1, the facilities group. Groups 2 and 3 are located at the end of Exhibit A.

The data and analysis from the FCA shall be input by Consultant into a capital asset management monitoring software to be provided by Consultant. This will allow the City to easily track the progress. This progress will include current and future funding, maintenance, repair, and replacement recommendations. The recommended improvements shall be prioritized over a 20-year period. The FCA will provide a foundation or the City's ability to easily integrate these recommended efforts into a Capital Improvement Program.

The City is requesting proposals from qualified consultants for comprehensive FCA services. Required services shall include, but are not limited to:

1. Identify and document current conditions of listed City-owned structures (Exhibit A), including confirming square footage, conditions of associated paved areas, structural integrity, physical state of each building, and compliance with modern building codes.
2. Assess and identify whether each of the buildings are serving their original intended role or if they have evolved to another use, and if they are under or over-utilized in their current capacity.
3. Assess the ability of each building to serve current needs, including its ability to accommodate any applicable employees housed in each facility in a functional manner, and analyze if the building is meeting the overall needs of that City department.
4. Identify the replacement and/or renovation costs of each building and make recommendations as to which (if any) buildings should be renovated, replaced, relocated, etc., as needed. Recommend alternative, stand-alone locations and/or assemblage with other City facilities, as able.
5. Provide market value of City-owned properties with current improvements.
6. Recommend 1) correction tasks for all deficiencies over a 20-year forecast and 2) cost of recommended, ongoing maintenance activities addressing estimated inflationary costs over this period of time.
7. Provide a suggested priority list and/or timeline for accommodating the recommended replacement and/or reconstruction work.

8. Provide cost estimates for corrections, replacement, and/or reconstruction work for each of these facilities.
9. Forecast future facility renewal/reconstruction costs.
10. Provide an assessment of maintenance efforts to-date as compared to industry standards. Also, provide preventative maintenance recommendations, to include minimum standards of day-to-day upkeep and their associated costs based on industry standards (including but not limited to on-going building maintenance, equipment replacement, janitorial needs and staffing, basic cleaning/deep cleaning, paint, flooring replacement, lighting replacement, etc.)
11. Provide preventative maintenance recommendations, to include minimum standards of day-to-day upkeep and their associated costs based on industry standards (including but not limited to: on-going building maintenance, equipment replacement, janitorial needs and staffing, basic cleaning/deep cleaning, paint, flooring replacement, lighting replacement, etc.)
12. Meet monthly with City staff to identify available sources of existing data such as facility inventory lists, plans, maps, studies, etc. Where applicable, existing studies and reports will be provided to the Consultant for incorporation into the FCA and final monitoring report and product. At no time shall a lack of data sources prevent Consultant from completing assessment as City will be relying on Consultant's expertise and experience to extrapolate reasonable conclusions. The inability of a City department to provide standard data to Consultant can be noted in assessment.

The types of building systems to be surveyed and sites will vary with each location and shall include, but are not limited to, the following systems:

1. **SITE** | topography, drainage, access/egress, paving, curbing, parking, trails, footpaths, flatwork, bridges, fountains, utilities, and associated paved roads.
2. **EXTERIOR SYSTEMS** | foundation, roofs, walls, window systems, exterior doors, civil/structural components
3. **INTERIOR SYSTEMS** | walls, doors, flooring, ceiling, hardware, lighting, architectural components
4. **FIRE/LIFE SAFETY ISSUES** | including hazards, alarms, and fire escapes
5. **HEATING, VENTILATION, AND AIR CONDITIONING** | including controls and terminal units
6. **ELECTRICAL** | including internal electrical distribution and back-up generators
7. **PLUMBING SYSTEMS** | fixtures, supply, storm and sanitary sewer drainage, valving, irrigation
8. **FIRE PROTECTION** including operation, maintenance, capacity, safety sprinklers, extinguishers, and monitoring systems.
9. **SPECIALIZED CONSTRUCTION AND OUTBUILDINGS.** This is related to functionality of building.
10. **SPECIALIZED EQUIPMENT AND SYSTEMS.** This is related to specific function of building site such as sludge fields, testing facilities, hazardous liquids disposal.
11. **ELEVATOR SYSTEMS** including operation, maintenance, capacity, and safety.
12. **ENERGY SAVINGS AND EFFICIENCIES.** Consultant shall provide a) an estimated level of savings; and b), cost implementation for any energy efficiency measures they are proposing and recommending.

**13. HAZARDOUS FACILITY OPERATIONS OR PRESENCE IN ALL SYSTEMS.**

Consultant is expected to generally address observed potential flooding hazards, and general hazardous materials (lead, asbestos, etc.) conditions and or concerning environmental considerations, based on known/assumed age and type of construction for each facility. Electrical and fire hazards shall be called out also. Specialized hazardous material sampling/testing is not in the scope of proposed FCA.

**14. ADA (American with Disabilities Act).** Consultant shall provide study to address compliance status of each facility to ensure equitable compliance for employees or public (i.e. ramps, access, restroom access, egress routes, parking, sidewalks, doorways, handrails, wheelchair lifts)

The Consultant shall inspect all identified facilities to produce an accurate analysis that identifies all components and elements requiring maintenance, repair, and/or major capital investment. It is anticipated that the Consultant team will be an interdisciplinary team (potentially involving multiple firms) that will include licensed professionals to include Civil/Structural Engineer, Mechanical Engineer, Electrical Engineer, Architect, cost estimator, and Appraiser/Commercial Broker, as appropriate. The Consultant will thoroughly examine building systems using non-destructive, on-site observations to compile a complete understanding of current building conditions and City department needs for each facility and site. Consultant will ensure that the inspection staff has the appropriate experience, training, and equipment to record and produce consistent and accurate data.

**INSPECTIONS**

The method of the inspection process shall allow for a comprehensive inspection of observable systems, while utilizing input from City staff to complement the assessment of current conditions with details of the facilities' background. This will be augmented with information provided by City staff regarding the current and projected uses of each facility, the current and projected staffing levels for each facility and any known deficiencies currently affecting these needs.

At a minimum, inspectors shall gather the following information on each property when reviewing all systems:

1. **PROPERTY CHARACTERISTICS** | An inventory of all building systems with each system component quantified as a count, an area, a length, and/or a height; whichever measurement is most appropriate for each system. Establishment, confirmation/validation of building area (square footage) shall be obtained during inspection.
2. **AGE** | Identification/approximation of the year each system component was installed or updated.
3. **CURRENT CONDITION** | An assessment of the current condition of each system component and a determination of the level of repair necessary to restore or replace these components to achieve optimal condition.
4. **FACILITY / SITE UTILIZATION** | A summary of how each facility is being utilized, identifying whether it is over- or under-utilized and an analysis regarding the suitability of the facility to its current use.

For purpose of consistency, Consultant shall define system components along with a standard list of repairs and action levels for inspectors to choose from in rating each system condition. Consultant shall define action level recommendations and timelines for individual components. Standard definitions and systems of actions are intended to provide clarity and more accurate assessment of facilities.

**FORMAT**

The Consultant shall have a thorough understanding knowledge of ASTM Designation E2018, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, for each subject of the FCA. Format, including individual and summary reports, shall be confirmed by City and Consultant prior to commencing assessments. Once format is confirmed, City will require a pilot FCA be conducted on a facility, of its choosing to confirm FCA deliverable format. Once pilot FCA format and accuracy is confirmed by the City’s project manager, the remainder of the FCA for each facility in the project will be given authorization for notice to proceed.

**V. DELIVERABLES:**

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

1. Facility Condition Assessment Report
  - a. To include the FCI Pilot
2. Monitoring Software Product that incorporates recommendations
3. Long-term planning schedule

**VI. PERFORMANCE METRICS AND CONTRACT MANAGEMENT:**

**Performance Metrics**

The following performance metrics highlight key priorities that will be analyzed with the Consultant collaboratively during the life of the contract. This is not an exhaustive list, but rather an indication of significant performance metrics of interest to City of Tulsa. The City looks forward to working with the awarded Consultant to define additional important performance metrics during contract negotiations. The final set of performance metrics and frequency of collection will be negotiated by the Consultant and the City prior to the finalization of an agreement between parties and may be adjusted over time as needed.

Performance Metric	Data Source	Data Collection Frequency	Data Collection Responsibility
Meeting requirements of submitted workplan	Project Schedule	Monthly	Consultant
Descriptive recommendation	Project Schedule	Monthly	Consultant
Budgeting	Spend Data	Monthly	Consultant

## **Contract Performance Monitoring**

As part of the City of Tulsa's commitment to becoming more outcomes-oriented, we seek to actively and regularly collaborate with Consultant to enhance contract management, improve results, and adjust service delivery based on learning what works. Reliable and relevant data is necessary to drive service improvements, ensure compliance, inform trends to be monitored, and evaluate results and performance. During the regular meetings that occur throughout the term of the contract, it is anticipated that the following topics will be regularly discussed:

- Current status of performance metrics
- Topics of interest or concern to the Consultant
- Discussion and troubleshooting of challenges
- Review of activities on the horizon
- Review of budget and spending this year-to-date

## **VII. INSTRUCTIONS FOR SUBMITTING A PROPOSAL:**

All submittals must follow the format described in this section. Respondents are encouraged to submit clear and concise responses to the RFP. The City of Tulsa reserves the right to include or exclude any part of the submittals in the final agreement with the selected consultant.

Four (4) bound copies of the submittal, one (1) unbound, reproducible copy, and one CD (or other digital medium) containing a PDF copy must be submitted. **Each submittal shall contain no more than 20 double-sided 8½" x 11" pages** (not counting dividers, exhibits, and any relevant appendices). Font shall be no less than 10pt. All pages shall be numbered. Drawings provided with the submittal shall not exceed 11" x 17." 11" x 17" pages must be bounded in submittal and folded in half.

A. Proposals must be received by **5:00 p.m. on Wednesday, October 05, 2022 (CST)**. Please place proposals in a sealed envelope or box clearly labeled "**RFP 23-800 Comprehensive Facility Conditions Assessment & Maintenance**".

**Proposals received late will be returned unopened.**

B. Proposals shall be delivered and sealed to:

Deputy City Clerk  
City of Tulsa  
175 E. 2<sup>nd</sup> St.  
Tulsa, OK 74103

C. All interested Respondents are required to register with the Buyer in order to receive in order to receive updates, addenda or any additional information required. You can learn more about the registration process on the following website:

<https://www.cityoftulsa.org/government/departments/finance/selling-to-the-city/register-as-a-vendor/>.



**A Pre-Proposal Teleconference will be held via Teams to discuss the RFP and submission process. Interested parties must request access information no later than 24 hours prior to the conference.**

D. Inquiries or questions to the Buyer requesting clarification regarding the Request for Proposal must be made via e-mail and must be received prior to the end of the business day on 8/26/2022.

**Shelley Crayton, Buyer**  
**scrayton@cityoftulsa.org**

Any questions regarding this RFP will be handled as promptly and as directly as possible. If a question requires only minor clarification of instructions or specifications, it will be handled via e-mail. If any question results in a substantive change or addition to the RFP, the change or addition will be forwarded to all registered Respondents as quickly as possible by addendum.

E. Proposals will be opened on the morning after the due date, at 8:30am, at the:

**Standards, Specifications, and Awards Committee Meeting**  
**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Floor**  
**City Council Chamber**

## **VIII. RESPONSE QUESTIONS AND PROPOSAL REQUIREMENTS**

To be considered, interested Respondents should submit or address the following questions or information requests:

### **Evaluation Criteria 1 | COVER LETTER/EXECUTIVE SUMMARY**

In no more than three (3) pages, the Cover Letter and Executive Summary shall include:

1. The names of the key members of the consultant team.
2. The mailing address, telephone number, and the name of the main point of contact for the consultant team.
3. A summary of the consultant's Facility Condition Assessment experience and qualifications and the significant advantages to selecting the consultant.

### **Evaluation Criteria 2 | EXPERIENE AND QUALIFICATIONS OF CONSULTANT/TEAM MEMBERS**

Provide detail relating to the experience and qualifications of the members of the team, including an organization chart showing all key personnel who will be assigned to this project. Submit brief resumes demonstrating the training, experience, and other qualification of the key personnel who will be assigned to this project. Consultant should further document expertise by including the information regarding the following:

Facility and Property Condition Assessment to include applicable facility inventory use, type, and area (square feet).

1. Experience of proposed Consultant team working together as a team on similar scope and type of projects. If there are team members that have not worked together prior to submittal, Consultant must clearly detail each individual's experience that validates their professional expertise for this project.
2. Understanding of operations, activities, staffing needs and maintenance of public facilities.
3. Experience with the use of life-cycle and value engineering.
4. Comment on other areas that may make your company different from your competitors.
5. Any other information that would assist the review team in understanding the Consultants team's capacity to complete the project efficiently and effectively.

### **Evaluation Criteria 3 | COMMITMENT TO PROJECT BUDGET**

Respondent shall provide three base fees:

1. General group
2. A total base fee for the second grouping of Park and Recreation sites, Group 2 Parks and Recreation Bridges, Trails, Boardwalks, Ponds and Fountains with square foot cost.
3. Group 3 Non-profits

Any other information that would assist the review team in understanding the Consultants team's capacity to complete the project efficiently and effectively. Each responding consultant shall include an acknowledgement that it can effectively complete this project within the budget indicated in their proposal. Each Consultant should clearly explain in this section the methods and processes it will use to ensure the project is within budget and that the City will be getting the best value within the budgeted amount. Information in this section shall include cost per square foot for any additional facilities subsequently identified for assessment., if necessary, during the course of the project and an hourly fee schedule shall be submitted for each Consultant and any sub-consultants.

The City may award multiple contracts as a result of this solicitation. Responding Consultant understands that if their total base fee for Group 2 or Group 3 is not accepted, City has the right to select another Consultant for either of these groups or reject all proposals

### **Evaluation Criteria 4 | DELIVERY SCHEDULE AND TIMELINE**

Discuss in this section the steps the consultant team proposes to use. Clearly outline the delivery schedule and timeline of each component of the project. Specific dates should be used assuming an award to this RFP and an executed agreement in the 4<sup>th</sup> quarter 2022. Consultant shall be prepared to begin work within two (2) weeks of the Notice to Proceed with FCA. Completion of this assessment in a timely fashion will be a factor in scoring this section. Firms who can commit to an accelerated completion schedule may be given additional deference in the selection process. Indicate in the proposed scheduling the

necessary involvement and various decision points required of the City. A Gantt chart or similar schematic representation of the delivery timeline with pertinent milestones and events is required in this section.

**Evaluation Criteria 5 | REFERENCE REVIEW**

The review team will conduct a background reference review of each respondent. Please include the following, summarized information for three (3) projects that the proposed consultant team worked on together:

- Name of the project/study
- Location of the project
- Validated name, title, and contact information for the client
- Project budget
- Date of completion of the project

Consultant shall also provide online access, either by URL or folder sharing links, to these three FCA projects recently completed that can be downloaded.

**Evaluation Criteria 6 | COMPENSATION AND METHOD OF PAYMENT – Sealed in envelope**

Compensation proposal and payment schedule should reflect the complete, overall project of the three groupings of sites. The proposal shall state a singular, specific, square-foot cost for the assessment project for each grouping. The fee shall be separated by field and office tasks. Within that square-foot cost, the responding consultant will include all costs for attending meetings (City Council, Mayor, staff), site visits, travel expenses, and all other project related expenses such as delivery services, printing costs, etc. as submitting for each phase or task. This square-foot price shall also be used for any unidentified facility within each grouping that the City desires to have assessed.

**IX. EVALUATION OF PROPOSALS:**

The approval of the selected Respondent will be subject to the final determination of the City and will be contingent on the successful completion of a contract between the City and the selected Respondent(s).

All Proposals will be evaluated using the following criteria:

<b>Category</b>	<b>Total Points</b>	<b>What Would a Top Score Look Like?</b>
<b>Part 1: Cover Letter/Executive Summary</b>	<b>5</b>	
<b>Part 2: Experience and Qualifications of Consultant/Team Members</b>	<b>25</b>	
<b>Part 3: Understanding of Project Scope</b>	<b>20</b>	
<b>Part 4: Commitment to Project Budget &amp; Detailed Work Plan</b>	<b>15</b>	

The City of Tulsa also reserves the right to evaluate based on the full list of eligible criteria listed in [Title 6, Chapter 4](#) of the Tulsa Revised Ordinances (TRO): [https://library.municode.com/ok/tulsa/codes/code\\_of\\_ordinances](https://library.municode.com/ok/tulsa/codes/code_of_ordinances)

**X. MISCELLANEOUS**

- A.** The City expects to enter into a written Agreement (the “Agreement”) with the chosen Respondent that shall incorporate this RFP and your proposal. Further, Respondent will be bound to comply with the provisions set forth in this RFP. In addition to any terms and conditions included in this RFP, the City may include in the Agreement other terms and conditions as deemed necessary. Your response to this RFP will be considered part of the Agreement if one is awarded to you.
- B.** All data included in this RFP, as well as any attachments, are proprietary to the City of Tulsa.
- C.** The City of Tulsa notifies all possible Respondents that no person shall be excluded from participation in, denied any benefits of, or otherwise discriminated against in connection with the award and performance of any contract on the basis of race, religious creed, color, national origin, ancestry, physical disability, sex, age, ethnicity, or on any other basis prohibited by law.
- D.** All Respondents shall comply with all applicable laws regarding equal employment opportunity and nondiscrimination. They shall also comply with the Americans with Disabilities Act (ADA).
- E.** The use of the City of Tulsa’s name in any way as a potential customer is strictly prohibited except as authorized in writing by the City of Tulsa.
- F.** The City assumes no responsibility or liability for any costs you may incur in responding to this RFP, including attending meetings or contract negotiations.
- G.** The City is bound to comply with Oklahoma's Open Records Act, and information submitted with your proposal, with few exceptions, is a matter of public record. For specifics on the Oklahoma Open Records Act, see the link here: <https://libraries.ok.gov/law-legislative-reference/library-laws/statutes-open-records/>.

The City shall not be under any obligation to return any materials submitted in response to this RFP request.

- H.** The City shall not infringe upon any intellectual property right of any Respondent but reserves the right to use any concept or methods contained in the proposal. Any desired restrictions on the use of information contained in the proposal should be clearly stated. Responses containing your proprietary data shall be safeguarded with the same degree of

protection as the City’s own proprietary data. All such proprietary data contained in your proposal must be clearly identified.

- I. The City of Tulsa also notifies all Respondents that the City has the right to modify the RFP and the requirements herein, to request modified proposals from Respondents, and to negotiate with the selected Respondent on price and other contract terms, as necessary to me

**J. Insurance:**

The chosen Respondent and its subcontractors must obtain at the chosen Respondent’s expense and keep in effect so long as City is purchasing Services from the chosen Respondent pursuant to this RFP, policies of insurance in the minimum amounts set forth below and Workers’ Compensation and Employer’s Liability insurance in the statutory limits required by law.

General Liability: personal injury and property damage, each occurrence	\$1,000,000.00
Workers’ Compensation	(Statutory limits)
	\$
	\$

**Chosen Respondent’s insurer must be authorized to transact business in the State of Oklahoma.** The chosen Respondent will have 10 Days after award notification to provide proof of coverage. The Certificate of Insurance must be completed with the following information:

- A. Your name
- B. Insurer’s name and address
- C. Policy number
- D. Liability coverage and amounts
- E. Commencement and expiration dates
- F. Signature of authorized agent of insurer

The chosen Respondent shall not cause any required insurance policy to be cancelled or to permit it to lapse. Failure of the chose Respondent to comply with the insurance requirements may be deemed a breach of the contract.

## RESPONDENT CHECKLIST

Use this checklist to ensure You have properly read and completed all documents listed below. This document (the RFP) contains all the following materials, which must be completed and returned to the City of Tulsa Clerk's Office. We recommend You include this checklist with your proposal.

Proposer's Name: \_\_\_\_\_

<b>RESPONDENT CHECKLIST</b>	
<b>RESPONDENT DOCUMENTS</b>	<b>INCLUDED?</b>
Cover Letter	
Proposal Narrative	
Respondent Information Sheet <b>(required form)</b>	
Price Sheet Summary <b>(required form)</b>	
Affidavit (Non-Collusion and Interest) <b>(required form)</b>	
Additional Information (Optional)	

## RESPONDENT INFORMATION SHEET

**Respondent's Legal Name:** \_\_\_\_\_  
(Must be Respondent's company name as reflected on its organizational documents, filed with the state in which Respondent is organized)

**State of Organization:** \_\_\_\_\_

**Respondent's Type of Legal Entity: (check one)**

- |  |  |
|--|--|
| <input type="checkbox"/> Sole Proprietorship       | <input type="checkbox"/> Limited Partnership                   |
| <input type="checkbox"/> Partnership               | <input type="checkbox"/> Limited Liability Partnership         |
| <input type="checkbox"/> Corporation               | <input type="checkbox"/> Limited Liability Limited Partnership |
| <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Other: _____                          |

**Respondent's Address:** \_\_\_\_\_  
Street City State Zip Code

**Respondent's Website Address:** \_\_\_\_\_

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**Sales Contact:**

Name: \_\_\_\_\_  
Title/Position: \_\_\_\_\_  
Street: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**Contact for Legal Notice:**

Name: \_\_\_\_\_  
Title/Position: \_\_\_\_\_  
Street: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

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**How did you learn about this business opportunity with the City of Tulsa?**

- Email from Assigned Buyer
- City of Tulsa Website
- Tulsa World posting
- Purchasing search engine
- Industry colleague

## Exhibit A Price Sheet Summary

**Consultants' Legal Name:** \_\_\_\_\_  
(Must be Consultant's company name as reflected on its organizational documents, filed with the state in which Consultant is organized)

Please present a Fee Schedule for each Group services:

Group 1

Day 1 - 90: \$ \_\_\_\_\_

Day 91 - 180: \$ \_\_\_\_\_

Day 180 - 270: \$ \_\_\_\_\_

Total: \$ \_\_\_\_\_

Group 2

Day 1 - 90: \$ \_\_\_\_\_

Day 91 - 180: \$ \_\_\_\_\_

Day 180 - 270: \$ \_\_\_\_\_

Total: \$ \_\_\_\_\_

Group 3

Day 1 - 90: \$ \_\_\_\_\_

Day 91 - 180: \$ \_\_\_\_\_

Day 180 - 270: \$ \_\_\_\_\_

Total: \$ \_\_\_\_\_

By signing here, I affirm that these prices are my formal offer and agree to the inclusion of City of Tulsa's general contract terms and conditions as listed in Appendix A in any contract with the City of Tulsa.

Company Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Name Printed: \_\_\_\_\_ Title: \_\_\_\_\_



	Group 1 - General Facilities and sites		
1	Thomas Gilcrease Home	1400 N. N Gilcrease Museum Rd.	4,977
2	Adult Detention Center ADC	1728 W CHARLES PAGE BLVD	48,389
3	Williams Center North Bridge	1st & Boston	756
4	Building Five - AFP3	2322 North Mingo Road	33,442
6	Building One - AFP3	2322 North Mingo Road	1,319,122
7	Building One Hundred Eighteen - AFP3	2322 North Mingo Road	43,395
8	Building One Hundred Nineteen - AFP3	2322 North Mingo Road	46,643
9	Building One Hundred Sixteen - AFP3	2322 North Mingo Road	70,437
10	Building One Hundred Twelve - AFP3	2322 North Mingo Road	19,078
11	Building Seven - AFP3	2322 North Mingo Road	28,457
12	Building Six - AFP3	2322 North Mingo Road	25,940
13	Building Two - AFP3	2322 North Mingo Road	28,719
14	Garden Center	2435 S PEORIA AVE E	10,425
15	EMD Fuel Station Mingo Valley	10122 E 11TH ST S	2,064
16	EMD General Garage	1720 W NEWBLOCK PARK DR S	19,249
17	EMD Motorcycle Shop	1720 W NEWBLOCK PARK DR S	1,320
18	EMD Fire Department Garage (former FDTC-06	1790 W NEWBLOCK PARK DR S	19,442
19	EMD Car Wash Gilcrease	3411 N COLUMBIA AVE E	1,478
20	EMD Fuel Station Gilcrease	3411 N COLUMBIA AVE E	3,082
21	EMD Truck Wash Terminal Mingo	4235 N. Mingo	2,008
22	EMD Fuel Station 4235	4235 North Mingo Road	3,077
23	EMD Wash Terminal 441	441 W 23RD ST S	2,028
24	EMD Wash Terminal #2	441 West 23rd Street	2,724
25	EMD Wash Terminal #3	441 West 23rd Street	549
26	EMD Fuel Station 460	460 W 23RD ST S	5,558
27	Public CNG Filling Station	460 West 23rd Street	1,218
28	EMD Garage 470	470 W 23RD ST S	15,200
29	Shed	470 W. 23rd Street	160
30	EMD Garage 480	480 W 23RD ST S	13,360
31	Equipment Mgmt Central WhseGarage	480 West 23rd Street	2,225
32	EMD Garage and office 490	490 W 23RD ST S	12,600
33	Equip Mgmt Hvy Mntnce & EMD Mgmt	490 West 23rd Street	8,030
34	Equipment Mgmt Heavy Maintenance & EMD Mgt	490 West 23rd Street	8,030
35	EMD Garage 5675	5575 S GARNETT RD	3,965
36	EMD Garage 5605	5605 S GARNETT RD E	9,300
37	EMD GARNETT TRUCK WASH	5605 S GARNETT RD E	1,914
38	EMD Fuel Station 5675	5675 S GARNETT RD E	2,456
39	EMD Fuel Station Riverside	7515 S RIVERSIDE PKWY E	835
40	EMD Car Wash Riverside	7516 RIVERSIDE PKWY	817

41	CNG Fuel Station	7932 E. 33rd St. South	3,000
42	Fac Maint. Trenton Storage Bldg	106 N TRENTON AVE	7,948
43	Facilities Maintenance Warehouse	106 N TRENTON AVE	9,993
44	Facilities Maintenance Shop	106 W ARCHER ST N	7,771
45	Security Station	18707 E. 21st St.	64
46	Security Station	3600 Mohawk Blvd.	64
47	Security Administration	4122 Mohawk Blvd	5,000
48	Security Parking Storage	4122 Mohawk Blvd	1,500
49	Security Station	438 W 23RD ST S	64
50	Security Station (South yard Storage Bldg/Warehse)	2317 S. Jackson Avenue	150
51	Security Station	4502 S. Galveston Ave.	64
52	Security Station	5300 S. Elwood	64
53	Security Station	5605 S. Garnett Rd.	64
54	Security Station	5665 N. 105th E. Ave.	100
55	Security Station	9319 E 42nd St N	64
56	Administration North Building	2317 S JACKSON AVE W	5,992
57	Administration South Building	2317 S JACKSON AVE W	6,497
58	Engineering Warehouse	2317 S JACKSON AVE W	25,356
59	Surplus Administration Building	108 N TRENTON AVE E	15,990
60	Open Equipment Sheds (East & West)	108 North Trenton Avenue	2,715
61	South Yard Storage Shed	2317 S. Jackson Avenue	911
62	FD Station 05	102 E 18TH ST S	2,165
63	FD Station 09	11211 S YALE AVE E	12,858
64	FD Station 27	11707 E 31ST ST S	6,857
65	FD Station 33 (new)	13444 East 41st St	10,900
66	FD Station 17	1351 N SHERIDAN RD E	3,800
67	Pump Testing (former FDTC-04) Pit and Pump shed	1780 NEWBLOCKPARK DR	500
68	Storage Building/Pump Shed	1780 Newblockpark Dr	1,133
69	Supply Building	1790 W NEWBLOCK PARK DR S	8,921
70	FD Station 26	2404 W 51ST ST S	9,517
71	FD Station 16	2412 N HARVARD AVE E	13,197
72	FD Outdoor classroom (shelter with seating/bathroom)	2801 N New Haven Ave	1,400
73	Fire Training Center (Burn Bldg)	2801 N New Haven Ave	1,336
74	FD Drill Tower Training	2819 N New Haven Ave	1,654
75	FD Special Ops Bldg (Fire Safety Trng Center)	2819 N NEW HAVEN AVE E	same
76	FD Station 101	2819 N NEW HAVEN AVE E	23,424
77	FD Station 31	3002 N MINGO RD E	6,765
78	FD Station 07	3005 E 15TH ST S	8,271
79	FD Station 12	3123 W 40TH ST S	3,314

80	FD Station 13	345 S 41ST W AVE	6,589
81	FD Station 24	3520 N PEORIA AVE E	6,734
82	FD Station 14	3602 S LEWIS AVE E	5,013
83	FD Station 15	4168 E ADMIRAL PL N	3,552
84	FD Station 23	4348 E 51ST ST S	8,726
85	FD Station 21	4606 E 31ST ST S	5,929
86	FD Station 18	4802 S PEORIA AVE E	7,063
87	FD Station 10	508 E PINE ST N	6,546
88	FD Station 19	509 E 56TH ST N	7,200
89	FD Station 04	524 W 12TH ST S	9,229
90	FD Station 02	524 W EDISON ST N	5,191
91	FD Station 32	6010 E 91ST ST S	7,395
92	FD Station 03	61 N UTICA AVE E	6,931
93	FD Station 06	7212 S UNION AVE W	10,218
94	Fire Station #06 Storage Building	7216 South Union Avenue	341
95	FD Station 22A	7303 E 15TH ST S	9,514
96	FD Station 28	7310 E 71ST ST S	6,822
97	FD Station 25	7419 E 42ND PL S	8,431
98	FD Station 29	7429 S LEWIS AVE E	7,274
99	FD Station 20	9827 E 59TH ST S	8,674
100	Assistant Chief's Office (field ops Sta 1)	CHARLES PAGE	6,739
101	HR Safety Training and Health	10926 E CAMERON ST N	3,973
102	City Medical Offices	1638 S MAIN ST W	7,738
103	Boeing Building	9233 E 2ND ST S	336
104	Challenger 7 Park Restrooms	3909 W 41ST ST S	2,385
105	Mohawk Station Maintenance Facility	4508 E. Mohawk Blvd.	10,977
106	Cox Business Convention Center	100 Civic Center	483,700
107	Cox Convention Center garage	100 Civic Center	473,800
108	Bullette Park Shelter	1001 E KING ST N	672
109	Williams Park Restrooms/Shelter	101 W 28TH ST N	572
110	Centennial (Central) Center at Veterans Park	1028 E 6TH ST S	21,602
111	Torchia Oliver Storage Building	10715 S Delaware Ave	1,500
112	Torchia Oliver Storage Building	10715 S Delaware Ave	750
113	Shannon II Shelter (small)	10902 E 39th Pl	150
114	Performing Art Center	110 E 2ND ST S	29,038
115	Philpott Park Shelter	1114 W 37TH PL S	622
116	Tracy Park Fountain	1134 S PEORIA AVE E	N/A
117	Clark Park Shelter 1	11440 E ADMIRAL PL S	616
118	Clark Park Shelter 2	11440 E ADMIRAL PL S	600
119	Hilti Restrooms	12148 E 51st St	900
120	Crutchfield Park Shelter	1345 E INDEPENDENCE ST N	1,054
121	Gilcrease Mausoleum	1400 N 25TH W AVE	200

122	Gilcrease Museum	1400 N 25TH W AVE	85,322
123	Gilcrease Shelter	1400 N 25TH W AVE	171
124	Stuart Park	1400 N 25TH W AVE	100
125	Gilcrease - Helmerich Center for American Rsrch	1400 N Gilcrease Museum Rd	26,635
126	Newblock Park Shelter	1414 W CHARLES PAGE BLVD	795
127	Newblock Park Shelter (Glide shelter)	1414 W CHARLES PAGE BLVD	150
128	Redbud Valley Nature Center	16150 REDBUD DR	4,827
129	Redbud Valley Park Shelter	16150 REDBUD DR	188
130	Redbud Valley Restrooms	16150 REDBUD DR	600
131	John Starks Park Shelter	1622 N MAIN ST W	400
132	Johns Starks Park Restrooms/Shelter	1622 N MAIN ST W	964
133	Newblock Park Restroom	1710 W CHARLES PAGE BLVD	554
134	Newblock WaterWorks Art Studio	1710 W CHARLES PAGE BLVD S	20,317
135	Newblock Maintenance Shed	1712 W Charles Page Blvd	2,263
136	Newblock Maintenance Shed	1712 W Charles Page Blvd	2,593
137	Newblock L&S Office (1712) Maint Facility	1712 W CHARLES PAGE BLVD S	6,164
138	Carl Smith Concessions	17120 E 21ST ST S	1,200
139	Carl Smith Park Restrooms 1	17120 E 21ST ST S	979
140	Carl Smith Park Restrooms 2	17120 E 21ST ST S	1,200
141	Carl Smith Storage 1	17120 E 21ST ST S	1,200
142	Carl Smith Storage 2	17120 E 21ST ST S	1,200
143	Carl Smith Sports Complex - Misc Building	17120 E. 21st Street	257
144	Carl Smith Sports Complex - Misc Building	17120 E. 21st Street	346
145	Savage Misc Buildings 1	17120 E. 21st Street	1,201
146	Savage Misc Buildings 2	17120 E. 21st Street	350
147	Savage Misc Buildings 3	17120 E. 21st Street	400
148	Savage Misc Buildings 4	17120 E. 21st Street	600
149	Savage Concessions/Softball Office Building	17902 E. 21st Street	2,929
150	Savage Equipment Storage	17902 E. 21st Street	675
151	Savage Park Shelter 1 - canvas	17902 E. 21st Street	1,200
152	Savage Park Shelter 2 - canvas	17902 E. 21st Street	1,200
153	Savage Park Shelter 3 - canvas	17902 E. 21st Street	1,200
154	Savage Ticket Gate	17902 E. 21st Street	397
155	Franklin Shelter	1818 E VIRGIN ST N	392
156	Dream Keeper Park Restrooms/Shelter	1875 S BOULDER AVE W	2,549
157	Dream Keeper Park Vet Memorial (obelisk & display)	1875 S BOULDER AVE W	86
158	John Hope Franklin Park (Park only, no structure)	2 N Elgin Ave	N/A
159	BOK Center	200 S Denver Ave	565,000

160	Dawson Park Community Center	2035 N KINGSTON PL E	2,702
161	Hill Community Center	210 E LATIMER PL N	13,257
162	Hill Shelter	210 E LATIMER PL N	1,049
163	Lloyd Shelter	2121 E 29TH ST N	187
164	Admiral Park Shelter	22 N Victor Av E	771
165	Wheeling Park Shelter	2209 N Wheeing Ave	600
166	Joe Station Bark Park	2279 Charles Page Blvd	N/A
167	Joe Station Restroom	2279 Charles Page Blvd	600
168	Joe Station Shelter	2279 Charles Page Blvd	400
169	Woodward Conservatory	2324 S ROCKFORD AVE E	1,813
170	Woodward Maint Bldg.	2324 S ROCKFORD AVE E	863
171	Woodward Red Barn	2324 S ROCKFORD AVE E	2,528
172	Woodward Restrooms/Shelter	2324 S ROCKFORD AVE E	425
173	Crawford Park Restrooms/Shelter	2425 N HARTFORD AVE E	3,220
174	Crawford Park Shelter	2425 N HARTFORD AVE E	260
175	Lacy Park Ballfield Restrooms/Equipment	2434 N MADISON PL	330
176	Lacy Park Community Center	2434 N MADISON PL	28,560
177	Lacy Park Shelter	2434 N MADISON PL	1,300
178	Lacy Swimming Pool	2434 N MADISON PL	7,342
179	Woodward Park Linneaus Pergola	2435 S PEORIA AVE E	800
180	Woodward Park Linneaus Teaching Shelter	2435 S PEORIA AVE E	400
181	Woodward Park Linneaus Volunteer Bldg	2435 S PEORIA AVE E	2,800
182	Woodward Park Rose Garden Shelter	2435 S PEORIA AVE E	800
183	Woodward Tulsa Garden Center	2435 S PEORIA AVE E	410
184	Woodward Tulsa Garden Center Gift Shop	2435 S PEORIA AVE E	1,212
185	Woodward Tulsa Garden Center	2436 S PEORIA AVE	5,500
186	Gilcrease Museum House	2526 W. Newton Street	2,100
187	West Highlands Shelter	2626 W 61ST ST S	622
188	Kendall-Whittier Park Restrooms	2645 E 5TH ST S	333
189	Kendall-Whittier Park Shelter 1	2645 E 5TH ST S	1,087
190	Kendall-Whittier Park Shelter 2 (small)	2645 E 5TH ST S	150
191	Kendall-Whittier Park Shelter 3 (small)	2645 E 5TH ST S	150
192	Kendall-Whittier Park Shelter 4	2645 E 5TH ST S	400
193	Kendall-Whittier Park Shelter 5	2645 E 5TH ST S	400
194	Kendall-Whittier Park Shelter 6 (small)	2645 E 5TH ST S	150
195	Carbondale Park Shelter	2802 W 48TH ST S	392
196	Archer Restrooms	2831 E ARCHER ST N	342
197	Archer Shelter	2831 E ARCHER ST N	624
198	Skate North Park Grounds	2910 E 56TH ST N	18,796
199	Manion Park Shelter	3003 E 56TH ST S	460
200	Manion Park Shelter	3003 E 56TH ST S	400
201	Rose Dew Shelter	317 S 167TH AVE E	679

202	Zink Restrooms/Shelter	3216 S TRENTON AVE E	2,243
203	Greenwood Cultural Center	322 N. Greenwood Ave	2,646
204	Norberg Park Shelter	3235 S GARNETT RD E	147
205	Hicks Park Community Center	3443 S MINGO RD E	23,927
206	Hicks Park Shelter	3443 S MINGO RD E	537
207	Hicks Park Concession / Restrooms	3443 S MINGO RD E	378
208	Mohawk S.C. Concession/Restroom	3500 E. 56th Street North	5,777
209	Mohawk S.C. Shelter 1	3500 E. 56th Street North	1,400
210	Mohawk S.C. Shelter 2	3500 E. 56th Street North	1,400
211	Mohawk S.C. Shelter 3	3500 E. 56th Street North	1,400
212	Mohawk S.C. Storage Building	3500 E. 56th Street North	635
214	Turner Park Shelter 1	3503 E 5TH PL S	831
215	Turner Park Shelter 2	3503 E 5TH PL S	800
216	Mohawk Jim Pielsticker Playground Equip Bldg	3600 E. Mohawk Blvd.	419
217	Mohawk Jim Pielsticker Playground Gazebo	3600 E. Mohawk Blvd.	609
218	Route 66 Village/Train Depot	3770 Southwest Blvd	752
219	Schlegel Park Shelter	3825 W 53RD PL S	400
220	Zeigler Park Restrooms	3903 W 4TH ST S	326
221	Zeigler Park Shelter 1	3903 W 4TH ST S	649
222	Zeigler Park Shelter 2 (small)	3903 W 4TH ST S	200
223	Challenger 7 Park Restroom/Shelter	3909 W 41ST ST S	N/A
224	Whiteside Park Community Center	4009 S PITTSBURG AVE E	15,475
225	Whiteside Park Poolhouse/Restrooms	4009 S PITTSBURG AVE E	1,201
226	Whiteside Park Shelter	4009 S PITTSBURG AVE E	640
227	Whiteside Park Swimming Pool	4009 S PITTSBURG AVE E	1,810
228	Reed Park Community Center	4233 S YUKON AVE W	TBD
229	Reed Park Equipment Building	4233 S YUKON AVE W	480
230	Reed Park Poolhouse/Restrooms	4233 S YUKON AVE W	1,398
231	Reed Park Swimming Pool	4233 S YUKON AVE W	5,481
232	Reed Shelter	4233 S YUKON AVE W	540
233	Mohawk Maintenance Bldg	4508 E Mohawk Blvd	5,300
234	Mohawk Maintenance Office	4508 E Mohawk Blvd	5,050
235	Henthorne Park Community Center	4825 S QUAKER AVE E	15,467
236	Henthorne Park Shelter	4825 S QUAKER AVE E	450
238	Lantz Park Restrooms	4902 E INDEPENDENCE ST N	633
239	Highland Park Shelter	4909 E 36TH ST S	154
240	Chamberlain Annex	4940 N FRANKFORT AVE	1,000
241	Chamberlain Jane A Malone Community Center	4940 N FRANKFORT AVE E	12,055
242	Mohawk Golf Course Mntnce Shed #1	4950 Mohawk Blvd	3,370
244	Mohawk Golf Course Mntnce Shed #2	4950 Mohawk Blvd	3,229
245	Berry Park Shelter 1	5002 N WHEELING AVE E	1,800
246	Berry Park Shelter 2	5002 N WHEELING AVE E	300

247	Berry Park Shelter 3 (small)	5002 N WHEELING AVE E	150
248	Berry Park Shelter 4 (small)	5002 N WHEELING AVE E	150
249	Berry Park Shelter 5 (small)	5002 N WHEELING AVE E	150
250	Braden Park Shelter	5036 E 7TH ST S	616
251	Patrick Park Announcer Building	5123 E DAWSON RD N	650
252	Patrick Park Restrooms/Concessions	5123 E DAWSON RD N	1,768
253	Patrick Park Shelter	5123 E DAWSON RD N	487
254	Darlington Park Shelter	5179 E 29TH ST S	568
255	Mohawk Golf Course 1st Tee	5223 E. 41st Street North	5,769
256	Mohawk Golf Course Cart House	5223 E. 41st Street North	5,303
257	Maxwell Park Ballfield Restrooms	5251 E NEWTON ST N	760
258	Maxwell Park Shelter 1	5251 E NEWTON ST N	1,076
259	Maxwell Park Shelter 2 (small)	5251 E NEWTON ST N	150
260	Maxwell Park Shelter 3 (small)	5251 E NEWTON ST N	150
261	Maxwell Park Shelter 4 (small)	5251 E NEWTON ST N	150
262	Penney Park Shelter	531 S 49TH AVE W	762
263	Mohawk Golf Course Club House	5323 E 41ST ST S	11,745
264	Mohawk Golf Course Maint Facility	5323 E 41ST ST S	1,742
265	Mohawk Golf Course Restrooms	5323 E 41ST ST S	227
266	Heller Park Shelter 1	5328 S WHEELING AVE E	343
267	Heller Park Shelter 2 (small)	5328 S WHEELING AVE E	150
269	Heller Park Shelter 3 (small)	5328 S WHEELING AVE E	150
270	Owen Park Community Center	560 N MAYBELLE AVE W	14,803
271	Owen Park Tulsa's Oldest House	560 N MAYBELLE AVE W	750
272	Owen Shelter	560 N MAYBELLE AVE W	855
273	Zoo Chapman Event Lodge	5601 E 36TH ST N	9,304
274	Garnett Station Maint Facility	5669 S GARNETT RD E	14,579
275	Garnett East Yard Shed	5669 S. Garnett Rd.	5,045
276	Mohawk Country Store	5701 E 36TH ST N	3,500
277	Mohawk Country Store Restrooms	5701 E 36TH ST N	2,435
278	Mohawk Rodeo Building	5701 E 36TH ST N	1,000
279	Mohawk Shelter #1	5701 E 36TH ST N	1,093
280	Mohawk Shelter #2	5701 E 36TH ST N	2,641
281	Mohawk Shelter #3	5701 E 36TH ST N	1,134
282	Mohawk Shelter #4	5701 E 36TH ST N	1,890
283	Mohawk Shelter #5	5701 E 36TH ST N	822
284	Mohawk Shelter #6	5701 E 36TH ST N	1,314
285	Zoo Admin Building (Modular)	5701 E 36TH ST N	3,900
286	Zoo Administrative Building (adtech)	5701 E 36TH ST N	5,484
287	Zoo Amphitheater (old)	5701 E 36TH ST N	4,250
288	Zoo Animal Education building	5701 E 36TH ST N	2,440
289	Zoo Animal Holding	5701 E 36TH ST N	2,880

290	Zoo Animal Hospital (New)	5701 E 36TH ST N	12,300
291	Zoo Animal Quarantine	5701 E 36TH ST N	1,280
293	Zoo ARC Animal Reserve Center	5701 E 36TH ST N	3,100
294	Zoo Basecamp Shelter	5701 E 36TH ST N	636
295	Zoo Bear & Lemur Grotto (former Andean Bear)	5701 E 36TH ST N	1,000
296	Zoo Children's Zoo Barn	5701 E 36TH ST N	1,300
297	Zoo Children's Zoo Service Building	5701 E 36TH ST N	3,028
298	Zoo Chimpanzee Building (primate?)	5701 E 36TH ST N	2,860
299	Zoo Cold Trek (former Arctic Tundra Building)	5701 E 36TH ST N	7,454
301	Zoo Commissary	5701 E 36TH ST N	5,372
302	Zoo Conservation	5701 E 36TH ST N	23,932
303	Zoo Cubicle storage	5701 E 36TH ST N	1,800
304	Zoo Desert Trek (former SW Desert Building)	5701 E 36TH ST N	8,795
305	Zoo Elephant Building	5701 E 36TH ST N	7,063
306	Zoo Exhibits Building	5701 E 36TH ST N	6,400
307	Zoo Forest Trek (Former Eastern Forest Building)	5701 E 36TH ST N	7,759
308	Zoo Gate Security	5701 E 36TH ST N	400
309	Zoo Gem dig building	5701 E 36TH ST N	560
310	Zoo Giraffe Barn	5701 E 36TH ST N	3,717
311	Zoo Greenhouse	5701 E 36TH ST N	1,008
312	Zoo Greenhouse - Large	5701 E 36TH ST N	2,520
313	Zoo Hay Barn - Old	5701 E 36TH ST N	8,400
314	Zoo Helmerich Discover Center	5701 E 36TH ST N	13,646
315	Zoo Hort Barn	5701 E 36TH ST N	1,000
316	Zoo Horticulture Trailer	5701 E 36TH ST N	1,872
317	Zoo Kangaroo Barn (old)	5701 E 36TH ST N	1,600
318	Zoo Lion's Lookout (Old jaguar junction)	5701 E 36TH ST N	400
319	Zoo Macaw Landing Grille	5701 E 36TH ST N	3,604
320	Zoo Maintenance Facility	5701 E 36TH ST N	6,000
321	Zoo Nature Exchange	5701 E 36TH ST N	1,464
322	Zoo New Hay barn	5701 E 36TH ST N	2,100
323	Zoo Penguin Building	5701 E 36TH ST N	1,900
324	Zoo Pool Maintenance	5701 E 36TH ST N	1,500
325	Zoo Rhino Barn	5701 E 36TH ST N	8,925
326	Zoo Sea Lion Reserve	5701 E 36TH ST N	1,200
327	Zoo Sea Lion Station (former Sunoco Train Station)	5701 E 36TH ST N	144
328	Zoo Siamang	5701 E 36TH ST N	1,150
329	Zoo Small Greenhouse (FM DOC	5701 E 36TH ST N	600
330	Zoo Snow Leopard Exhibit	5701 E 36TH ST N	1,000
331	Zoo Spotted Zebra Gift Shop	5701 E 36TH ST N	4,184



332	Zoo St. John Family Center (former Spotted Frog)	5701 E 36TH ST N	2,643
333	Zoo Storage building	5701 E 36TH ST N	1,500
334	Zoo Ticket Office (ticket booths)	5701 E 36TH ST N	2,541
335	Zoo Toro Shop	5701 E 36TH ST N	800
336	Zoo Tortoise House	5701 E 36TH ST N	700
337	Zoo Train Barn	5701 E 36TH ST N	1,000
338	Zoo Tropical American Rainforest	5701 E 36TH ST N	29,000
339	Zoo Water Trek (former Lowlands Building)	5701 E 36TH ST N	8,795
340	Zoo Welding building	5701 E 36TH ST N	1,739
341	Bales Ballfield Building (restroom/concessions)	5801 S UNION AVE W	880
342	Bales Storage	5801 S UNION AVE W	220
343	Hunter Shelter	5804 E 91ST ST S	1,639
344	Hunter Shelter (small)	5804 E 91ST ST S	400
345	Biscuit Acres Dog Park	5804 E. 91st St.	N/A
346	Hunter Park Restrooms	5804 E. 91st St.	389
347	Johnson, Fred Restrooms	6002 S RIVERSIDE DR E	498
348	Johnson, Fred Shelter	6002 S RIVERSIDE DR E	669
349	Johnson, HB Shelter	6002 S RIVERSIDE DR E	350
350	Chapman Centennial Greens	605 S. Main St. Tulsa	N/A
351	Patrick Park Quarter Midgets Buildings	6123 E DAWSON RD N	600
352	Zoo Friends Office (admissions)	6241 E 36TH ST N	3,770
353	Graham Restrooms	6410 S YORKTOWN AVE E	600
354	Zoo Big Cats (Lions Grotto)	6421 E. 36th Street North	5,940
355	Zoo Children's Zoo Gazebo	6421 E. 36th Street North	778
356	Zoo Children's Zoo Highland Cow	6421 E. 36th Street North	360
357	Zoo Children's Zoo Mini horse barn	6421 E. 36th Street North	720
358	Zoo Children's Zoo Restrooms	6421 E. 36th Street North	760
359	Zoo Crane Depot	6421 E. 36th Street North	6,744
360	Zoo Giraffe Viewing Shelter	6421 E. 36th Street North	1,000
361	Zoo Lost Kingdom - Bird Building	6421 E. 36th Street North	560
362	Zoo Lost Kingdom - Komodo Cantina	6421 E. 36th Street North	780
363	Zoo Lost Kingdom - Main Building	6421 E. 36th Street North	11,324
364	Zoo Lost Kingdom-Restaurant	6421 E. 36th Street North	6,072
365	Zoo Painted Dogs & Meercats (frmr Cheets & Meerks Bldg.)	6421 E. 36th Street North	3,366
366	Vining Shelter	6502 N Cincinnati Ave	450
367	Page Belcher Cart Barn	6666 S UNION AVE W	1,050
368	Page Belcher Golf Course Club House	6666 S UNION AVE W	8,300
369	Page Belcher Golf Course Restrooms	6666 S UNION AVE W	597
370	Page Belcher Golf Course Shelter	6666 S UNION AVE W	400
371	Page Belcher Maint Facility	6666 S UNION AVE W	5,900

372	Page Belcher Golf Restrooms (North)	6666 South Union Ave.	358
373	Oxley Nature Center	6700 N MOHAWK BLVD E	6,894
374	Oxley Shelter	6700 N MOHAWK BLVD E	386
375	Oxley Teaching Shelter	6700 N MOHAWK BLVD E	600
376	Oxley Teaching Shelter Restrooms	6700 N MOHAWK BLVD E	400
377	Helmerich Restrooms	7301 S RIVERSIDE DR E	470
378	Helmerich Shelter 1	7301 S RIVERSIDE DR E	577
379	Helmerich Shelter 2 (small)	7301 S RIVERSIDE DR E	150
380	Helmerich Shelter 3 (small)	7301 S RIVERSIDE DR E	150
381	Minshall Park Shelter	7404 S KINGSTON AVE E	835
382	McClure Building (Glass Blowing School)	7440 E 7TH ST S	13,223
383	McClure Park Shelter 1	7440 E 7TH ST S	573
384	McClure Poolhouse	7440 E 7TH ST S	6,410
385	McClure RacquetBall Court	7440 E 7TH ST S	1,745
386	McClure Restrooms	7440 E 7TH ST S	633
387	McClure Swimming Pool	7440 E 7TH ST S	N/A
388	Leake Shelter	7714 E 71ST ST S	100
389	Crescent Park Shelter	8501 S. 71st E Ave	350
390	Jingle Feldman Shelter	8989 E King St.	400
391	Loving Shelter	9162 E LATIMER ST N	680
392	Riggs Shelter	9207 E 101ST ST S	1,647
393	Boeing Restrooms	9234 E 2ND ST S	400
394	Boeing Shelter	9234 E 2ND ST S	1,903
395	BMX Tulsa (HQ - 25K SF; Track 150K SF)	N. Lansing	150,000
396	Rt 66 Gateway - East	11707 E. 11th St.	1,200
397	Rt 66 Brick Pavilion, Iron, Bronze & Clock	11th & Yale Ave.	600
398	Rt 66 Plaza; retaining wall, kiosks, plaques	11th and Mingo	1,000
399	Rt 66 Wayfinding Sign	11th and Mingo	200
400	Rt 66 Median Metal Banners - 63 Poles and banners	11th St. and 73rd EA-I-44	various
401	Rt 66 Meadow Gold Sign	1328 E. 11th St	1,600
402	Rt 66 Meadow Gold Sign Pavilion & kiosks	1328 E. 11th St	4,000
403	Rt 66 Stone Arts, plaza & sidewalk	2150 Southwest Blvd	1,500
404	Rt 66 Red Fork Streetscape	4000 Southwest Blvd	300
405	Rt 66 Floating Hander Art	4227 Southwest Blvd	600
406	Rt 66 Gateway - West	4227 Southwest Blvd	1,200
407	Rt 66 Plaza & Kiosks	4227 Southwest Blvd	600
408	Rt 66 Historic Bridge	Arkansas River - near downtown	50,000
409	Rt 66 Avery Centennial Plaza	East bank of river	1,600
410	Rt 66 East Meets West Sculpture	East bank of river	800
411	Rt 66 Skywalk	East bank of river	3,500
412	Rt 66 Skywalk Parking Lot	East bank of river	24,000

413	Rt 66 Rising - Sculpture	Mingo traffic circle	2,700
414	Rt 66 Neon Motel Signs and Plaza	West Bank of River	3,000
415	Mingo Valley Division (UDE)	10122 E 11TH ST S	17,881
416	Police Property Room @ Trenton	108 N TRENTON AVE E	293
417	Amos T Hall	3340 N DELAWARE AVE E	5,092
418	TPD Property Room (6/16)	3340 N. Delaware Ave.	5,262
419	Gilcrease Division (UDN)	3436 N DELAWARE AVE E	12,030
420	TPD Storage Building	3436 N. Delaware Ave.	240
421	Police Special Operations bldg (former FS 11)	5009 E 15TH ST S	8,774
422	Police Auto Theft	5963 E 13TH ST S	7,898
423	City Jail (included with Police / Courts)	600 CIVIC CTR	0
424	Police / Courts	600 W CIVIC CENTER S	13,347
425	COMPSTAT	600 W CIVIC CTR S	19,422
426	Municipal Courts	600 W CIVIC CTR S	included
427	Police Academy	6066 E 66th St N	52,380
428	Police Firing Range	6066 E 66TH ST N	3,376
429	Police Horse Barn	6066 E 66TH ST N	3,724
430	Police Swat Team	6066 E 66TH ST N	2,814
431	SOT Team - Cobra House	6066 E 66TH ST N	6,600
432	Police K-9 Training Center	6066 E. 66th Street North	3,430
433	Police K-9 Facility	6067 E 66TH ST N	3,000
434	Police Incident Mgt bldg. (former FS-22, former DART)	616 S 73RD AVE E	5,755
435	Riverside Division (UDSW)	7515 S RIVERSIDE PKWY E	15,528
441	911 Call Center	801 E OKLAHOMA ST N	34,818
443	TE Mechanical Shop	440 W 23RD ST S	609
444	TE Welding Shop	440 W 23RD ST S	396
445	Traffic Operations Bldg 101	440 West 23rd Street	945
446	Traffic Operations Bldg 102	440 West 23rd Street	1,239
449	Traffic Operations Bldg 103	440 West 23rd Street	1,259
450	Traffic Operations Bldg 104	440 West 23rd Street	1,679
451	Traffic Operations Bldg 105 Office	440 West 23rd Street	5,313
452	Traffic Operations Bldg 106	440 West 23rd Street	3,620
453	Traffic Operations Bldg 107	440 West 23rd Street	1,035
454	Canopy	470 W. 23rd Street	1,882
455	Refuse	470 W 23RD ST S	916
456	Mulch Site (New)	2100 N 145TH E AVE	110
457	Canopy	440 West 23rd Street	1,458
458	Canopy	440 West 23rd Street	831
459	Canopy	440 West 23rd Street	2,203
460	Canopy	440 West 23rd Street	1,724
461	Canopy	440 West 23rd Street	1,730

462	Mingo Flow Equalization Basin (FEB)	10468 E. Pine	959
463	Oaklawn Cemetery Office, Sexton's House	1133 E 11TH ST S	453
464	Street Maintenance West Salt Dome	450 W 23RD ST S	10,558
465	Street Maintenance West Yard	450 W 23RD ST S	9,608
466	Canopy	450 West 23rd Street	1,923
467	Canopy (Long Canopy/Building)	450 West 23rd Street	10,379
468	Graffiti & Small engine enclosed storage	450 West 23rd Street	300
469	Covered vehicle & equipment parking	450 West 23rd Street	6,270
470	Barricade & Crew Leader storage	450 West 23rd Street	792
471	Roller Storage garage	450 West 23rd Street	900
472	Crew Leader storage buildings (3 - 6x8; 8x16; 12x16)	450 West 23rd Street	368
473	Car wash	450 West 23rd Street	480
474	Central Warehouse	480 West 23rd Street	14,217
475	Storage Shed	498 W. 23rd Street	932
476	Street Maintenance East Yard	5675 S GARNETT RD E	8,191
477	Street Maintenance East Salt Dome	5950 S GARNETT RD E	8,446
478	Washington Irving Monument	W Easton St, and N. Vancouver	37
479	Clinton Oaks Cemetery Restrm/Maint	4313 E 24TH ST S	137
480	Street Dept Shed	5675 S. Garnett Rd.	811
481	Street Dept Truck Parking	5675 S. Garnett Rd.	10,963
482	Street Dept Truck Parking	5675 S. Garnett Rd.	11,380
483	Covered truck parking	5675 S. Garnett Rd.	6,336
484	Covered material and small equipment storage	5675 S. Garnett Rd.	12,960
485	Enclosed material and equipment storage building	5675 S. Garnett Rd.	768
486	East Trailer Building # 8	4502 S GALVESTON AVE	1,288
487	West Trailer Building # 9	4502 S GALVESTON AVE	1,288
489	Administration Building (Bldg #1)	4502 S Galveston Ave W	908
490	Ice Room (Building #15)	4502 S Galveston Ave W	246
491	Offices/Breakroom (Building #5)	4502 S Galveston Ave W	1,475
496	Ops/Garage-Restrm attached(Bldg #2)	4502 S Galveston Ave W	8,634
497	Rest rooms (Building #16)	4502 S Galveston Ave W	360
498	Warehouse/Strg-Restrm/Strg(Bldg#6)	4502 S Galveston Ave W	10,140
499	Wash bay for equipment (Building #10)	4502 S Galveston Ave W	3,022
500	Welding Shop (Building #4)	4502 S Galveston Ave W	3,830
501	Administration Building (Bldg #1)	4502 S. Galveston Ave.	7,805
502	Chemical Storage (Bldg #11)	4502 S. Galveston Ave.	229
505	Drying Shed	4502 S. Galveston Ave.	2,410
506	Rest Room (Bldg #2)	4502 S. Galveston Ave.	411
507	Transmitter, BOK Bldg 2nd Street	100 E 2ND ST S	100
508	ICS-08 Tower 31st, FS 27	11707 E 31ST ST S	87

509	ICS-11 Cell Tower 11th, FS 30	14333 E 11TH ST S	145
510	ICS-09 Tower 51st, FS 26	2404 W 51ST ST S	15
511	ADD - Tower, Northside Elec. Maint. Facility	3411 N COLUMBIA AVE E	500
512	ICS-01 Electronic Shop / Maintenance Facility	3411 N COLUMBIA AVE E	18,281
513	ICS-02 Telecommunications Garage	3411 N COLUMBIA AVE E	3,307
514	ADD - IT Central Warehouse	3411 N. Columbia Ave	500
515	ICS-12 Tower 193rd	5206 N 193RD E AVE, Catoosa, OK	100
516	ICS-03 Communication Facility - Reservoir Hill	598 W. Young St.	458
517	ICS-05 Transmitter East	6650 E 61ST ST S	100
518	ICS-07 Tower 71st, FS 28	7310 E 71ST ST S	100
519	ICS-10 Tower Lewis, FS 29	7429 S LEWIS AVE E	56
520	ICS--6 Repeater, Cell Tower Eucha	Lake Eucha, Jay OK	400
521	ADD - Transmitter, Bank of Oklahoma Bldg (P25 radio)	One Williams Center, E. 2nd St.	1,000
523	TE Metal Shop	4015 N Harvard Ave	2,730
524	Traffic Engineering Storage #1	3801 N HARVARD AVE	1,200
525	Traffic Engineering Storage #2	3801 N HARVARD AVE	2,400
526	Traffic Engineering Storage #3	3801 N HARVARD AVE	4,500
527	TE Shed Building	4015 N. Harvard Ave.	8,400
528	Equipment Yard Shed	2317 South Jackson Avenue	827
529	EMD Garage 4235	4235 North Mingo	3,600
531	Port South Lift Station	1000 W FT GIBSON RD	885
532	Apache Lift Station	10302 E. Apache St	1,820
533	Woodcrest Station	1046 N. Ridge Ln.	500
534	Mingo FEB	10468 E. Pine	958
535	HCLC Lift Station	11601 S. Garnett Road, Bixby	380
536	HCLS Bar Screen Building	11601 S. Garnett Road, Bixby	2,600
537	Bar Screen Building	11602 East 151st Street South	1,300
538	Blower Building	11602 East 151st Street South	4,400
539	Disinfection Building	11602 East 151st Street South	4,600
540	FEB Control Building	11602 East 151st Street South	150
541	Grit Building	11602 East 151st Street South	600
542	Haikey Creek Belt Press Building	11602 East 151st Street South	5,151
543	Haikey Creek Operations Bldg.	11602 East 151st Street South	3,571
544	Maintenance Building	11602 East 151st Street South	4,093
545	RDT Building	11602 East 151st Street South	2,500
546	Thickener Building	11602 East 151st Street South	800
547	Wern Rayburn (SW) Pump Station	1201 S 49th W Av	153
548	Southeast Sheridan Lift Station	12236 South Sheridan Road, Bixby	3,100
549	Kimberly Clark Water Quality Building	13252 S. Yale Ave	300
550	Chemical Building	151 W. 36th St. N., Catoosa, OK	180

551	Headworks Building	151 W. 36th St. N., Catoosa, OK	3,575
552	Operations	151 W. 36th St. N., Catoosa, OK	3,974
553	RAS Pump Station Building	151 W. 36th St. N., Catoosa, OK	3,178
554	Sludge Transfer Station	151 W. 36th St. N., Catoosa, OK	1,787
555	Storage Warehouse	151 W. 36th St. N., Catoosa, OK	619
556	Newblock Park	1708 W Charles Page Blvd	1,149
557	Bird Creek WS Pump Station-Bldg#2	17111 East 46th Street North	3,199
558	Bird Creek WS Pump Station-Bldg#1	17114 East 46th Street North	2,240
559	Mingo (SW) Pump Station	1801 N Mingo Rd	285
560	ABJ Office/Filter Building	18707 E 21st St	46,892
561	ABJ Recovered Water building	18707 E 21st St	1,100
562	ABJ Storage building	18707 E 21st St	3,600
563	ABJ Switchgear building	18707 E 21st St	2,000
564	ABJ Sludge Dewatering Facility	18707 East 21st Street	9,472
565	ABJ HSP Station / Maintenance Shop	18708 E 21st St	15,728
566	ABJ Filter Blower Building	18709 E 21st St	2,320
567	ABJ Chemical Feed Building	18710 E 21st St	12,709
568	ABJ Maintenance Building	18711 E 21st St	11,884
569	ABJ Raw Water Chemical Application	18712 E 21st St	1,779
570	Riverside	2098 S Riverside Dr	3,814
571	Union Street (SW) Pump Station	2100 S Union Av	216
572	Turley (South)	2220 E 66 St N	334
573	Gilcrease (SW) Pump station	225 S 25 W Av	196
574	South Yard Storage Building	2317 S. Jackson Avenue	2,523
575	South Yard Warehouse	2317 S. Jackson Avenue	2,546
576	WD Mainline West	2317 S. Jackson Avenue	8,009
577	WD Meter Shop	2317 S. Jackson Avenue	2,576
578	WE Mainline East	2317 S. Jackson Avenue	9,200
579	South Side Lift Station (71st)	236 East 71st Street	3,877
580	South Side Sludge Dewatering Facility	236 East 71st Street	29,025
581	Sludge Management	236 West 71st Street	3,008
582	Gilcrease Hills Station	2410 N. Osage Dr.	400
583	Flowline Storage 1	2601 N Hwy 167, Catoosa, OK	1,500
584	Flowline Storage 1	2601 N Hwy 167, Catoosa, OK	1,500
585	Pump Station Storage	2601 N Hwy 167, Catoosa, OK	1,500
586	Raw Water	2601 N Hwy 167, Catoosa, OK	3,400
587	Raw Water Electrical Building	2601 N Hwy 167, Catoosa, OK	1,500
588	Raw Water Maintenance	2601 N Hwy 167, Catoosa, OK	19,600
589	Gilcrease Booster Station	2624 W. Apache	400
590	Flat Rock FEB	3104 East 56th St N	1,000
591	Coal Creek FEB	3131 N. Erie	600
592	Strobel-McCarty lift station	3230 S Southwest Blvd	350

593	West Tulsa Station	3500 W. 21st St.	1,400
594	Turner Park (SW) Pump Station	3546 E 4 PI	260
595	Backflow Preventer Building	3600 E. Mohawk Blvd.	462
596	Belt Filter Press Building	3600 E. Mohawk Blvd.	5,379
597	Fountain Building	3600 E. Mohawk Blvd.	684
598	High Service Bldg. (High Service Pump Station)	3600 E. Mohawk Blvd.	20,844
599	M1 Pump Station	3600 E. Mohawk Blvd.	700
600	Medium Voltage Switchgear Center	3600 E. Mohawk Blvd.	608
601	Mohawk Administration Building	3600 E. Mohawk Blvd.	22,072
602	Mohawk Chemical Feed Building	3600 E. Mohawk Blvd.	17,527
603	Mohawk Filter Building Kiosk A (905)	3600 E. Mohawk Blvd.	299
604	Mohawk Filter Building Kiosk B (906)	3600 E. Mohawk Blvd.	299
605	Mohawk Filter Building Kiosk C (907)	3600 E. Mohawk Blvd.	298
606	Mohawk Flash Mix Building	3600 E. Mohawk Blvd.	1,232
607	Mohawk Laboratory (microbiology lab)	3600 E. Mohawk Blvd.	2,083
608	Mohawk WTP Education Center	3600 E. Mohawk Blvd.	9,295
609	Mohawk WTP Visitor Center	3600 E. Mohawk Blvd.	2,535
610	Raw Water Pump Station	3600 E. Mohawk Blvd.	2,576
611	Sludge Handling Building (same as MSDB?)	3600 E. Mohawk Blvd.	714
612	Substation #12	3600 E. Mohawk Blvd.	106
613	Substation #3	3600 E. Mohawk Blvd.	103
614	Substation #6	3600 E. Mohawk Blvd.	172
615	Substation #9	3600 E. Mohawk Blvd.	400
616	Lookout Mountain Water Quality Building	3750 S. 33rd W. Ave	300
617	Spavinaw Administration Office	401 East Lake Ave., Spavinaw, OK	809
618	Spavinaw Boat Houses (4 stall 1200 / 2 stall 700)	401 East Lake Ave., Spavinaw, OK	1,900
619	Spavinaw Boat Ramp	401 East Lake Ave., Spavinaw, OK	0
620	Spavinaw Dam Intake (building)	401 East Lake Ave., Spavinaw, OK	1,000
621	Spavinaw Equipment Shed	401 East Lake Ave., Spavinaw, OK	1,800
622	Spavinaw Equipment Storage Building	401 East Lake Ave., Spavinaw, OK	1,200
623	Spavinaw Equipment Storage Building	401 East Lake Ave., Spavinaw, OK	800
624	Spavinaw Equipment Storage Building 2	401 East Lake Ave., Spavinaw, OK	900
625	Spavinaw Garden Shed	401 East Lake Ave., Spavinaw, OK	400
626	Spavinaw Residence	401 East Lake Ave., Spavinaw, OK	2,100
627	Spavinaw Shelter House 1	401 East Lake Ave., Spavinaw, OK	1,200
628	Spavinaw Shelter House 2	401 East Lake Ave., Spavinaw, OK	1,200
629	Spavinaw Storage Building	401 East Lake Ave., Spavinaw, OK	500
630	Spavinaw Storage Old Fish House	401 East Lake Ave., Spavinaw, OK	1,498
631	Spavinaw Water Towers	401 East Lake Ave., Spavinaw, OK	0
632	Spavinaw WTP	401 East Lake Ave., Spavinaw, OK	3,800
633	Spavinaw Shop and Lab	401 N Lake Dr	3,600

634	Spunky Creek-Lift	420 N. Cherokee Street, Catoosa	1,255
635	Lakeview lift station	4203 N. Evanston	219
636	West Bank lift station	430 W 23 St	450
637	Woods Pump Station	4316 S. 429 Rd, Pryor, OK	2,000
638	Rosedew Lift station	433 S 167 E Av	241
639	Airport Lift station	4612 N. Memorial Dr.	222
640	Eucha Administration	47757 Hwy 59, Jay, OK 74346	1,800
641	Eucha Boat Basin Storage	47757 Hwy 59, Jay, OK 74346	600
642	Eucha Boat Docks	47757 Hwy 59, Jay, OK 74346	0
643	Eucha Boat Houses	47757 Hwy 59, Jay, OK 74346	1,900
644	Eucha Boat Ramp	47757 Hwy 59, Jay, OK 74346	0
645	Eucha Campground	47757 Hwy 59, Jay, OK 74346	0
646	Eucha Campground Bathroom	47757 Hwy 59, Jay, OK 74346	400
647	Eucha Dam Office	47757 Hwy 59, Jay, OK 74346	500
648	Eucha Dam Residence	47757 Hwy 59, Jay, OK 74346	1,800
649	Eucha Dam Shop	47757 Hwy 59, Jay, OK 74346	580
650	Eucha Dam Shop 2	47757 Hwy 59, Jay, OK 74346	140
651	Eucha Dam Well House	47757 Hwy 59, Jay, OK 74346	80
652	Eucha Electrical Stockroom	47757 Hwy 59, Jay, OK 74346	400
653	Eucha Fisheries	47757 Hwy 59, Jay, OK 74346	1,800
654	Eucha Lake Patrol	47757 Hwy 59, Jay, OK 74346	200
655	Eucha Maintenance Building	47757 Hwy 59, Jay, OK 74346	4,400
656	Eucha Maintenance Equipment Building	47757 Hwy 59, Jay, OK 74346	2,700
657	Eucha Maintenance Storage	47757 Hwy 59, Jay, OK 74346	1,400
658	Eucha Residence	47757 Hwy 59, Jay, OK 74346	1,900
659	Eucha Sewer Lift Station	47757 Hwy 59, Jay, OK 74346	100
660	Eucha Shelterhouse	47757 Hwy 59, Jay, OK 74346	900
661	Eucha WTP Building	47757 Hwy 59, Jay, OK 74346	1,000
662	STM Stream Monitoring	4816 S ELWOOD AVE W	3,930
663	STM Industrial PreTreatment	4818 S ELWOOD AVE W	3,595
664	SWT Cherry Creek Lift Station	4899 S ELWOOD AVE	7,743
665	Cherry Creek Station	4910 S. Elwood	6,000
666	Maple Ridge (SW) Pump station	5022 E 104 PI	136
667	Mayfair (SW) Pump station	5067 W Admiral Blvd	442
668	SWT Administration Building	5300 S. Elwood	5,197
669	SWT Maintenance Building	5300 S. Elwood	9,432
670	SWT Operations Building	5300 S. Elwood	4,467
671	Bar Screen Lift Station	5300 S. Elwood Ave.	3,917
672	Bisulfite Building	5300 S. Elwood Ave.	4,400
673	Bleach Building	5300 S. Elwood Ave.	5,094
674	Blower Building	5300 S. Elwood Ave.	4,800
675	Digester Complex #1 & #2	5300 S. Elwood Ave.	2,990



676	Digester Complex #3 & #4	5300 S. Elwood Ave.	7,245
677	East Access Building to Pipe Gallery 1	5300 S. Elwood Ave.	400
678	East Access Building to Pipe Gallery 2	5300 S. Elwood Ave.	400
679	East Primary Pumphouse	5300 S. Elwood Ave.	700
680	Grit Building	5300 S. Elwood Ave.	4,242
681	Intermediate Pump Station (IPS)	5300 S. Elwood Ave.	33
682	Maintenance Storage North	5300 S. Elwood Ave.	1,035
683	Maintenance Storage South	5300 S. Elwood Ave.	1,099
684	Polymer Building SSWWTP	5300 S. Elwood Ave.	331
685	RDT Building	5300 S. Elwood Ave.	5,186
686	Secondary Effluent Lift Station	5300 S. Elwood Ave.	439
687	Thickener Building	5300 S. Elwood Ave.	427
688	West Access Building to Pipe Gallery 1	5300 S. Elwood Ave.	800
689	West Access Building to Pipe Gallery 2	5300 S. Elwood Ave.	800
690	West Primary Pumphouse	5300 S. Elwood Ave.	700
691	Post Oak Station	5323 W. 31st St N	1,800
692	Operations Building	5628 N 105th	7,500
693	NWT Administration Building	5665 N 105th E Ave	5,042
694	NWT Multifunctional Laboratory	5665 N 105th E Ave	15,495
695	Airport Lift Station	5665 N. 105th E. Ave.	400
696	DAF Building	5665 N. 105th E. Ave.	8,068
697	Dechlorination Building	5665 N. 105th E. Ave.	2,186
698	Digesters 1 & 2 Building	5665 N. 105th E. Ave.	770
699	Digesters 3 & 4 Building	5665 N. 105th E. Ave.	6,632
700	Final Clarifiers 1 & 2 Building	5665 N. 105th E. Ave.	420
701	Headworks Building	5665 N. 105th E. Ave.	4,113
702	Hypochlorite (Bleach) Building	5665 N. 105th E. Ave.	4,223
703	Maintenance Storage Building	5665 N. 105th E. Ave.	3,500
704	Modified Basin Building 1, East	5665 N. 105th E. Ave.	700
705	Modified Basin Building 2, West	5665 N. 105th E. Ave.	500
706	North Pipe Gallery Building (East)	5665 N. 105th E. Ave.	691
707	North Pipe Gallery Building (West)	5665 N. 105th E. Ave.	921
708	Northside Flow Equalization Basin (FEB) Building	5665 N. 105th E. Ave.	1,090
709	NWT Maintenance Building	5665 N. 105th E. Ave.	11,400
710	Pasturization Bldg.	5665 N. 105th E. Ave.	4,447
711	Primary Clarifiers 1 & 2 Building	5665 N. 105th E. Ave.	754
712	Primary Clarifiers 3 & 4 Building	5665 N. 105th E. Ave.	174
713	Sodium BiSulfite Building	5665 N. 105th E. Ave.	2,186
714	South Pipe Gallery Building (East)	5665 N. 105th E. Ave.	653
715	South Pipe Gallery Building (West)	5665 N. 105th E. Ave.	1,193
716	Stormwater Pump station	5665 N. 105th E. Ave.	412

717	Vehicle Wash Building	5665 N. 105th E. Ave.	600
718	Mohawk Park Zoo Lift Station	5701 E. 36 St. N	217
719	Southwest Station	5810 S. 33rd W. Ave	1,300
720	Tulsa 2 Station	5823 S. 65th W. Ave	200
721	Southside Secondary East	6225 S. Sheridan Rd.	3,657
722	Southside Secondary West	6225 S. Sheridan Rd.	3,657
723	SCADA 2 Building	6350 S. 67th E. Ave	400
724	Turkey Mt. Recirc Station	6434 S. Elwood Ave	500
725	Sunset Plaza Station	700 N. Detroit Ave	700
726	McClure Park North (SW)	702 S Memorial Dr	40
727	Main Stem North (6th Street)	710 S 208 E Ave	578
728	Kensington (Collegiate Square)	7549 S Trenton Pl	799
729	McClure Park South (SW) Pump Station	8048 E 7th St	44
730	South Lewis lift station	8305 S Lewis Av	350
731	Interceptor Lift Station	8520 East Mohawk Blvd	1,805
732	SOM Administration Building	9319 E 42 ST N	12,200
733	SOM Lift Station Shop	9319 E 42 ST N	19,108
734	SOM Stockroom	9319 E 42 ST N	2,000
735	SOM Warehouse	9319 E 42 ST N	3,600
736	Vensel Creek	9801 S Delaware Av	500
737	Oologah Pump Station	Hwy 88 at Oologah Dam	5,400
738	M2 Pump Station	Mohawk Golf Course	1,300
739	RL Jones West Lift Station	SNS - 202	350
740	Spavinaw Dam Pump Station	Spavinaw, Oklahoma	1,344
741	Tagg Residence	Tagg Hollow, Spavinaw, OK	1,200
742	Tagg Well House	Tagg Hollow, Spavinaw, OK	100
743	Reservoir Hill Pump Station	W Yound St and N. Osage Ave	1,800
744	Animal Shelter	3031 N ERIE AVE E	17,148
745	Greenwood Cultural Center	322 N GREENWOOD AVE E	24,646
746	Pedest/Sch Tunnel 3501 E Admiral Pl	3501 W ADMIRAL BLVD N	1,213
747	Pedestrian/School Tunnel 4223 W 7th	4223 W 7TH ST S	1,406
		total	6,148,025
	<b>Group 2 - Parks and Rec Bridges, Trails, Boardwalks, Ponds, Fountains</b>		
1	Aaronson Pedestrian Bridge	4807 S 87th E Ave S	140
2	Challenger 7 Bridge	3909 W 41ST ST S	100
3	Creek Tpk Trail Bridge 1	West of 9632 S Mingo Rd	1,200
4	Creek Tpk Trail Bridge 2	Creek Trail & Hunter Park	1,500
5	Creek Tpk Trail Bridge 2	South of 9559 S College Ct	1,700

6	Heller Pedestrian Bridge	5328 S. Wheeling Ave.	350
7	Manion Pedestrian Bridge	3003 E 56TH ST S	850
8	McClure Pedestrian Bridge 1	7440 E. 7th St.	250
9	McClure Pedestrian Bridge 2	7440 E. 7th St.	450
10	McClure Pedestrian Bridge 3	7440 E. 7th St.	350
11	Mingo Trail Bridge 1	9219 E 26th Pl	900
12	Minshall Pedestrian Bridge	7404 S. Kingston Ave.	150
13	Mohawk Bridge (Chickasaw Dr)	3951 Chickasaw Dr	750
14	Mohawk Bridge (Creek Dr)	4314 Creek Dr	750
15	Mohawk GC Coal Creek Bridge (E Choctaw Dr)	E Choctaw Dr	1,200
16	Mohawk GC Coal Creek Bridge 1	5323 E 41ST ST S	1,800
17	Mohawk GC Coal Creek Bridge 2	5323 E 41ST ST S	1,100
18	Mohawk GC Coal Creek Bridge 3	5323 E 41ST ST S	400
19	Mohawk GC Coal Creek Bridge 4	5323 E 41ST ST S	650
20	Mohawk GC Coal Creek Bridge 5	5323 E 41ST ST S	650
21	Mohawk Pedestrian Bridge	North of Creek Drive at Coal Creek	450
22	Newblock Vehicular Bridge	1414 Charles Page Blvd.	2,500
23	Norberg Pedestrian Bridge	3235 S. Garnett Rd.	250
24	Osage Prairie Trail Bridge 1	OPT & Apache Dr.	1,300
25	Osage Prairie Trail Bridge 2	OPT & Flat Rock Creek (Between 36th St N and 46th St N)	3,000
26	Owen Pedestrian Bridge	560 N. Maybelle St.	300
27	Owen Vehicular Bridge	560 N. Maybelle St.	2,500
28	Oxley Pedestrian Bridge	6700 N MOHAWK BLVD E	400
29	Page Belcher GC Bridge 1	6666 S. Union Ave.	400
30	Page Belcher GC Bridge 2	6666 S. Union Ave.	550
31	Page Belcher GC Bridge 3	6666 S. Union Ave.	200
32	Page Belcher GC Bridge 4	6666 S. Union Ave.	200
33	Reed Pedestrian Bridge	4233 S. Yukon	450
34	Stuart Pedestrian Bridge 1	1400 N. Gilcrease Rd.	200
35	Stuart Pedestrian Bridge 2	1400 N. Gilcrease Rd.	300
36	Stuart Pedestrian Bridge 3	1400 N. Gilcrease Rd.	200
37	Swan Lake Pedestrian Bridge	1573 Swan Lake Dr.	800
38	Woodward Pedestrian Bridge 1	2101 S. Peoria Ave.	300
39	Woodward Pedestrian Bridge 2	2101 S. Peoria Ave.	300
40	Zoo Front Entry Bridge	5701 E 36TH ST N	1,400
41	Zoo Service Bridge (Choctaw Dr)	5701 E 36TH ST N	1,800
42	Zoo Service Bridge (Northwest of Entry)	5701 E 36TH ST N	1,400
43	Veterans pedestrain Bridge	1028 E.6th St.	250
		Subtotal	34,690
	<b>Trails</b>		
44	Midland Valley Trail (3 mi), 6' wide	Riverside - Maple Park	95,040

45	Mingo Valley trail (3.08 mi) 6' wide	Creek TPK - 71st St	95,574
46	Osage Prairie Trail (5.13 mi) 6' wide	OSU Campus - 56th St. N	162,518
47	Creek Turnpike Trail (5.5 mi) 6' wide	Riverside - Garnett	174,240
48	Tisdale Trail (.9 mi) 6' wide	Seminol - Apache	28,512
49	Skelly Bypass Trail (.27 mi) 6' wide	Yale - Hudson	8,554
		Subtotal	564,438
	<b>Boardwalks</b>		
50	Oxley Boardwalk 1	6700 N MOHAWK BLVD E	1,700
51	Oxley Boardwalk 2	6700 N MOHAWK BLVD E	1,300
52	Stuart Boardwalk	1400 N. Gilcrease Rd.	700
		Subtotal	3,700
	<b>Ponds/Fountains (inflow / out flow, general drainage/condition)</b>		
53	Braden Pond and Fountain	5036 E 7TH ST S	41,500
54	Crescent Park Pond and Fountain	8422 S 71st E Ave	44,500
55	Hunter Pond	5804 E 91ST ST S	82,000
56	Leake Pond and Fountain	7714 E 71ST ST S	76,000
57	Minshall Pond	7404 S. Kingston Ave.	178,000
58	Owen Pond and Fountain	560 N. Maybelle St.	35,000
59	Swan Lake Pond and Two Fountains	1573 Swan Lake Dr.	83,000
60	Veterans (Centennial) Pond and Two Fountains	1028 E.6th St.	75,000
61	Woodward Pond and Waterfall Pump	2101 S. Peoria Ave.	245
62	Dream Keeper Park Fountain	1875 S BOULDER AVE W	200
		Subtotal	615,445
		Total	1,218,273
	<b>Group 3 - City-related Authorities, Non-profit</b>		
1	Memorial Midtown Transfer Station	7902 E. 33rd Street South	9,405
2	Tulsa Parking Authority Williams Center South Garage	2nd & Boston	96,710
3	Tulsa Development Authority Office Building, Lansing Center	1216 N LANSING AVE E	14,331
4	TAEO Parkade garage	100 E. 2nd Street	342,608
5	100 West Garage	1st & Cheyenne at 1st & Boulder	70,265
6	Civic Center Parkade Garage	3rd & Frisco	87,141
7	Main Park Plaza Garage	4th & Main at 4th & Boulder	57,143
8	Tulsa Performing Arts Center	110 E. 2nd Street	139,600
9	One Technology Center building	175 E 2nd ST S	692,068
10	One Technology Center Parking Garage	223 E. 1st Street South	333,000
11	Convention Center - Skywalk	100 Civic Center	3,230

12	Convention Cntr-Exhibit Halls & Gallery	100 Civic Center	121,701
13	BOK Center	200 S Denver Ave	229,736
		Total	2,196,938

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# AFFIDAVIT

## NON-COLLUSION, INTEREST, AND CLAIMANT

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, of lawful age, being first duly sworn, state that:

**(Seller's Authorized Agent)**

1. I am the Authorized Agent of Seller herein for the purposes of certifying facts pertaining to the existence of collusion between and among Bidders and municipal officials or employees, as well as facts pertaining to the giving or offering of things of value to government personnel in return for special consideration in the letting of any contract pursuant to the proposal to which this statement is attached.
2. I am fully aware of the facts and circumstances surrounding the making of Seller's Bid to which this statement is attached, and I have been personally and directly involved in the proceedings leading to the submission of such Bid; and
3. Neither the Seller nor anyone subject to the Seller's direction or control has been a party:
  - a. to any collusion among Bidders in restraint of freedom of competition by agreement to respond at a fixed price or to refrain from responding,
  - b. to any collusion with any municipal official or employee as to quantity, quality, or price in the prospective contract, or as to any other terms of such prospective contract, nor
  - c. in any discussions between Bidders and any municipal official concerning exchange of money or other thing of value for special consideration in the letting of a contract.
4. No officer or employee of the City of Tulsa either directly or indirectly owns a five percent (5%) interest or more in the Bidders business or such a percentage that constitutes a controlling interest. Affiant further states that the following officers and/or employees of the City of Tulsa own an interest in the Bidders business which is less than a controlling interest, either direct or indirect.  
\_\_\_\_\_
5. All invoices to be submitted pursuant to this agreement with the City of Tulsa will be true and correct.
6. That the work, services or material furnished will be completed or supplied in accordance with the plans, specifications, orders, requests or contract furnished or executed by the affiant. Affiant further states that (s)he has made no payment directly or indirectly to any elected official, officer or employee of the City of Tulsa or of any public trust where the City of Tulsa is a beneficiary, of money or any other thing of value to obtain payment of the invoice or procure the contract or purchase order pursuant to which an invoice is submitted. Affiant further certifies that (s)he has complied with all applicable laws regarding equal employment opportunity.

By: \_\_\_\_\_

Signature

Title: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Notary Commission Number: \_\_\_\_\_

**The Affidavit must be signed by an Authorized Agent and notarized**

It is anticipated that the City of Tulsa will enter into an Agreement with the selected Respondent for an initial term ending one (1) year from the date of its execution by the City's Mayor, with four (4) one-year renewals available at the option of the City. Contracts entered into by the City of Tulsa generally include, but are not limited to, the following terms:

1. **Renewals.** Contractor understands and acknowledges that any future contracts or renewals are neither automatic nor implied by this Agreement. The continuing purchase by City of the Services set forth in this Agreement is subject to City's needs and to City's annual appropriation of sufficient funds in City's fiscal year (July 1<sup>st</sup> to June 30<sup>th</sup>) in which such Services are purchased. In the event City does not appropriate or budget sufficient funds to perform this Agreement, this Agreement shall be null and void without further action by City.
2. **No Indemnification or Arbitration by City.** Contractor understands and acknowledges that City is a municipal corporation that is funded by its taxpayers to operate for the benefit of its citizens. Accordingly, and pursuant to Oklahoma law, City shall not indemnify nor hold Contractor harmless for loss, damage, expense or liability arising from or related to this Agreement, including any attorneys' fees and costs. In addition, Contractor shall not limit its liability to City for actual loss or direct damages for any claim based on a breach of this Agreement and the documents incorporated herein. City reserves the right to pursue all legal and equitable remedies to which it may be entitled. City will not agree to binding arbitration of any disputes.
3. **Intellectual Property Indemnification by Contractor.** Contractor agrees to indemnify, defend, and save harmless City and its officers, employees and agents from all suits and actions of every nature brought against them due to the use of patented, trademarked or copyright-protected appliances, products, materials or processes provided by Contractor hereunder. Contractor shall pay all royalties and charges incident to such patents, trademarks or copyrights.
4. **General Liability and Indemnification.** Contractor shall hold City harmless from any loss, damage or claims arising from or related to the performance of the Agreement herein. Contractor must exercise all reasonable and customary precaution to prevent any harm or loss to all persons and property related to this Agreement. Contractor agrees to indemnify and hold the City harmless from all claims, demands, causes of action or suits of whatever nature arising out of the services, labor, and material furnished by Contractor or Contractor's subcontractors under the scope of this Agreement.
5. **Liens.** Pursuant to City's Charter (Art. XII, §5), no lien of any kind shall exist against any property of City.
6. **No Confidentiality.** Contractor understands and acknowledges that City is subject to the Oklahoma Open Records Act (51 O.S. §24A.1 *et seq.*) and therefore cannot assure the confidentiality of contract terms or other information provided by Contractor pursuant to this Agreement that would be inconsistent with City's compliance with its statutory requirements there under.
7. **Compliance with Laws.** Contractor shall be responsible for complying with all applicable federal, state and local laws. Contractor is responsible for any costs of such compliance. Contractor shall take the necessary actions to ensure its operations in performance of this contract and employment practices are in compliance with the requirements of the Americans with Disabilities Act. Contractor certifies that it and all of its subcontractors to be used in the performance of this agreement are in compliance with 25 O.S. Sec. 1313 and participate in the Status Verification System. The Status Verification System is defined in 25 O.S. Sec. 1313 and includes, but is not limited to, the free Employee Verification Program (E-Verify) available at [www.dhs.gov/E-Verify](http://www.dhs.gov/E-Verify).

8. **Right to Audit.** The parties agree that books, records, documents, accounting procedures, practices, price lists or any other items related to the Services provided hereunder are subject to inspection, examination, and copying by City or its designees. Contractor shall retain all records related to this Agreement for the duration of the contract term and a period of three years following completion and/or termination of the contract. If an audit, litigation or other action involving such records begins before the end of the three-year period, the records shall be maintained for three years from the date that all issues arising out of the action are resolved or until the end of the three-year retention period, whichever is later.
9. **Governing Law and Venue.** This Agreement is executed in and shall be governed by and construed in accordance with the laws of the State of Oklahoma without regard to its choice of law principles, which shall be the forum for any lawsuits arising under this Agreement or incident thereto. The parties stipulate that venue is proper in a court of competent jurisdiction in Tulsa County, Oklahoma and each party waives any objection to such venue.
10. **No Waiver.** A waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other provision, nor shall any failure to enforce any provision hereof operate as a waiver of the enforcement of such provision or any other provision.
11. **Entire Agreement/No Assignment.** This Agreement and any documents incorporated herein constitute the entire agreement of the parties and supersede any and all prior agreements, oral or otherwise, relating to the subject matter of this Agreement. This Agreement may only be modified or amended in writing and signed by both parties. Notwithstanding anything to the contrary herein, the City does not agree to the terms of any future agreements, revisions or modifications that may be required under this Agreement unless such terms, revisions or modifications have been reduced to writing and signed by both parties. Contractor may not assign this Agreement or use subcontractors to provide the Goods and/or Services without City's prior written consent. Contractor shall not be entitled to any claim for extras of any kind or nature.
12. **Equal Employment Opportunity.** Contractor shall comply with all applicable laws regarding equal employment opportunity and nondiscrimination.



## PACKING LABEL

**FROM:**

**City of Tulsa - City Clerk's Office**  
175 East 2<sup>nd</sup> Street, Suite 260  
Tulsa, OK, 74103

**Respondent Submission For:**

RFP# 23-800

RFP DESCRIPTION: Facilities Conditions Assessment

This label ensures that Your proposal will be sent to the correct office (City Clerk's) and that it is associated with the correct Solicitation (indicated by the RFP number). Proposals must be sealed and either mailed or delivered to the City Clerk's Office. Proposals must also be received no later than 5:00 PM (CST) on date listed on the first page of the RFP.