
Request for Proposal

17-701

Professional Services for:

**Vision 2025: Route 66 Enhancements and Promotion – Phase II
Written Tourist Oriented Narrative, Historic Marker Research, and
Sign Design Layout**

NIGP Commodity Code(s):

550-28 Historical Markers, Plaques, etc. . . .
918-26 Consulting Services, public relations
956-30 Historical Studies and Services
961-90 Writing Services

**Submit proposals
(sealed) to:**
Deputy City Clerk
City of Tulsa
175 E. 2ND St.
Suite 260



CITY OF
Tulsa
A New Kind of Energy.



I. STATEMENT OF PURPOSE:

The City of Tulsa seeking professionally qualified individuals and firms to design historical markers along Route 66. This process will include writing tourist oriented narratives from previously completed technical research, incorporating complementary images into the narratives, and designing aesthetically pleasing pedestrian oriented signs appropriate for outdoor installation.

We enthusiastically look forward to receiving your proposal.

II. INSTRUCTIONS FOR SUBMITTING A PROPOSAL:

A. General Requirements

1. The proposal must be received by **5:00 p.m. on Wednesday, June 14, 2017, Central Daylight Time**. Please place proposals in a sealed envelope or box clearly labeled "**RFP 17-701, Vision 2025: Route 66 Enhancements and Promotion – Phase II**".

Proposals received late will be returned unopened

2. Proposals shall be delivered sealed to:
Deputy City Clerk
City of Tulsa
175 E. 2nd St.
Suite 260
Tulsa, OK 74103
3. All interested Respondents (Sellers) are required to register with the Buyer in order to receive updates, addenda or any additional information required. The City is not responsible for any failure to register.
4. Inquiries to the Buyer requesting clarification regarding the Request for Proposal or the content therein must be made via e-mail and must be received prior to the end of the business day on **Tuesday, May 23, 2017**.

Terry O. Thomas, Senior Buyer
tthomas@cityoftulsa.org

Any questions regarding this RFP will be handled as promptly and as directly as possible. If a question requires only 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.

5. Respondents shall designate a contact person, with appropriate contact information, to address any questions concerning a proposal. The Respondents shall also state the name and title of individuals who will make final decisions regarding contractual commitments and

have legal authority to execute the contract on the Respondent's behalf.

B. General Notifications

1. 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.
2. All Respondents shall comply with all applicable laws regarding equal employment opportunity and nondiscrimination.
3. All Respondents shall comply with the Americans with Disabilities Act (ADA) and all proposals and a subsequent contract, if any, shall include the following statement:

“The Respondent shall take the necessary actions to ensure its facilities are in compliance with the requirements of the Americans with Disabilities Act. It is understood that the program of the Respondent is not a program or activity of the City of Tulsa. The Respondent agrees that its program or activity will comply with the requirements of the ADA. Any costs of such compliance will be the responsibility of the Respondent. Under no circumstances will the Respondent conduct any activity which it deems to not be in compliance with the ADA.”
4. 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 meet the City's Objectives.
5. Although it is the City's intent to choose only the most qualified Respondents, the City reserves the right to choose any number of qualified finalists for interview and/or for final selection. At the discretion of the City, one or more Respondents may be invited to be interviewed for purposes of clarification or discussion of the proposal.
6. This Request for Proposal does not commit the City of Tulsa to pay any costs incurred in the preparation of proposals, or in submission of a proposal, or the costs incurred in making necessary studies and designs for preparation thereof, or to contract for services or supplies necessary to respond. Any expenses incurred by the Respondent(s) in appearing for an interview or in any way in providing additional information as part of the response to this Request for Proposals are solely the responsibility of the Respondent. The City of Tulsa is not liable for any costs incurred by Respondents for any work performed by the Respondent prior to the approval of an executed contract by the City of Tulsa.

III. SCOPE OF WORK

A. INTRODUCTION

This is the second of three steps by the City of Tulsa to commemorate historically significant points of interest along Tulsa's Route 66 corridor.

Phase I resulted in the research of a twenty-five technical descriptions of historical context, architectural significance or emerging trends in the City of Tulsa during the years of 1926-1973: the era of Route 66. That initial project also identified many potential sites of significance. Locations of signs include sites that maintain the original land use, such as the Campbell Hotel; sites that have retained the original building but transitioned to a new land use, such as the Avis Rental Car facility located in a former Phillips 66 gas station; vacant buildings with significant Route 66 history; sites where structures no longer exist that remain important to the story of Route 66; and small districts.

This Request for Proposal (RFP) is Phase II, the goals of which are to produce tourist oriented narratives highlighting each site's significance to the Route 66 era, compliment the writing with an original photograph, create a consistent layout for displaying each of the compositions on pedestrian oriented signs, and complete bid ready specifications for the signs.

This project is a component of a broader range of Route 66 enhancements available at www.vision2025.info.

B. OBJECTIVES

The objectives of this project are:

1. To create interesting, historically significant compositions of narratives augmented by relevant images for 25 signs commemorating specific locations along the Route 66 Corridor through the City of Tulsa.
2. To design a consistent signage system that focuses on informing visitors about landmarks and culturally significant sites associated with Route 66.
3. To provide bid ready specifications for all signs requested

C. GEOGRAPHICAL BOUNDARIES

The project boundaries are generally along E 11th St. between Garnett Rd. and the Arkansas River; Admiral Pl. between Mingo Rd. and Lewis Ave. and Southwest Blvd. between the Arkansas River and S 33rd West Ave. The era of significance for Tulsa's alignments of Route 66 is 1926 – 1973.

IV. **DELIVERABLES:**

A. Informational Composition. Complete compositions of tourist-oriented narratives with supporting images for twenty-five (25) signs along the City of Tulsa's Route 66 corridor.

1. Seller shall select technical writings, surveys and photos from Phase I research materials provided by the City. A sample of Phase I materials appears in Appendix 1
2. At City's discretion, Seller may conduct up to five hours of local interviews to supplement existing material. Interviews shall produce supplemental information from select local property owners, historians or community stakeholders to compliment the research material and project goals.
3. Seller shall compile and edit technical descriptions and any supplemental information to produce narratives that include the site's historic, cultural, architectural and/or economic significance defined by the Route 66 era.
4. Seller's final product will be historically accurate and grammatically correct compositions of narratives and images which target the heritage tourism audience. Length of narratives will be appropriate for a standard size pedestrian oriented display.
5. Submit final compositions for approval.

B. Display Design. The final composition of narratives and images will be displayed on a thematically designed single pedestal marker installed for public viewing.

1. Seller shall provide three (3) draft sign design layouts for proposed prototype sign including message, size, format, typography, color, support mechanism, etc.; preliminary estimate of quantity and production cost of each sign; and a sign location plan for approval. City may assist in identifying sign location plan.
2. The Seller will develop presentation of designs for final approval by the Arts Commission and the Route 66 Commission.
3. Presentation must include sign locations be represented in a map format.
4. Following approval, Seller will provide the final design and layout for all signs.

C. Specification for Sign Fabrication and Installation. The seller will provide bid ready specifications for fabrication of the sign and method of installation.

1. Seller will provide the all fabrication and construction documentation with cost estimates including various affordability options, from least expensive to most expensive.
2. Seller will provide results of field testing prototype sign which indicate

costs of replacement and maintenance.

3. Seller shall propose installation locations for each sign with map and photo and/or drawing indicating each location.

The purchase and installation of markers will occur under a separate scope of work.

V. OPTION OF ADDITIONAL WORK

At the City's discretion, an additional amount of work may be included be included in the project. The additional work will be to identify, research, and complete compositions for up to 10 additional locations. Each additional location must be along the City's Route 66 corridor(s) and content must be comparable to that which is exemplified by the results of Phase I. Final compositions shall include original images in JPG format with resolution from 300 – 600 dpi along with a current photograph of the site as it looks today. The City may suggest locations for consideration.

VI. RESPONDENT AND PROPOSAL REQUIREMENTS

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

- A. One (1) unbound original, one (1) unbound copy, and one (1) electronic copy of the proposal.
- B. A description of the Respondent's qualifications and experience and that of key personnel assigned to this project (and that of each Respondent proposed as part of the team). It is noted that equipment, material and staff shall be provided by the Respondent. A vitae or résumé of each person to be involved in the project must accompany the proposal. A short writing sample must also accompany the proposal.
- C. A description of up to five (5) previous projects that Respondent (and any others proposed as part of Respondent's team) has conducted for organizations of similar size and complexity in the last five years. Provide contact names and telephone numbers as references for these projects. The successful applicant will demonstrate recent (within the last five years), successful completion of project work similar to the activity that is the subject of this RFP.
- D. Provide a project scope of work and schedule, identifying beginning and ending dates of work, as well as project target dates. To ensure that this project is completed in a timely manner, the City requires that the selected Respondent perform steps concurrently to expedite results and recommendations, as feasible.
- E. Provide a fee and reimbursable expense schedule outlining the services to be provided under each phase of work. The budget should be a fixed price for completion of 25 sites/signs, which have Phase I research completed, including, but not limited to consultant time, travel, additional research, mapping, design, additional local interviews, final written text and supplies. Also, provide a budget with a fixed price per sign for up to 10 additional sites/signs which do not have research completed and for the items as listed above.

- F. The Respondent shall describe his or her milestones of completion for invoicing and payment.

VII. EVALUATION OF PROPOSALS:

A. Criteria

Completed proposals will be evaluated according to the following criteria:

1. The scope of work and schedule exemplifies applicant(s) clearly understand the project deliverables specified by this RFP. (25 points)
2. The applicant demonstrates experience successfully completing similar projects within the past 5 years as per references. (25 points)
3. The project budget encompasses all costs including but not limited to respondent's fees, overhead, purchases of materials, travel, and research fees. The selected Respondent will be responsible for appropriate allocation of funds to the project's components. (25 points)
4. The proposal includes resume(s), writing samples and examples of similar projects. (25 points)

B. Selection Panel

A panel consisting of up to six individuals, including three City of Tulsa employees will evaluate proposals. Final selection shall be the sole determination of the City, and if a selection is made it will be to the Respondent whose proposal is determined to be in the best interests of the City. 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).

C. Respondent Interviews

The City reserves the right to invite some, or all Respondents to attend an interview or to make an oral presentation on their proposals, at the time and in the manner specified by the City. If interviews involving travel are required, the City of Tulsa is under no obligation to reimburse a Respondent or Respondents for these costs.

VIII. TIME FRAME FOR PROPOSALS:

- A. Deadline for submitting questions will be during week two
- B. Answers to questions will be published at the end of week three
- C. Deadline for submitting proposals will be during week five
- D. Interviews (if requested) will be held during weeks seven and eight

NOTE: This time frame is a general estimation and subject to change.

IX. AWARD OF PROPOSALS:

Per Tulsa Revised Ordinances (TRO) Title 6, Chapter 4, in addition to Price, these factors may be considered in the evaluation and award of proposals:

1. The ability, capacity and skill of the Respondent to perform the contract or provide the service required,
2. Whether the Respondent can perform the contract or provide the service promptly or within the time specified, without delay or interference,
3. The character, integrity, reputation, judgment, experience and efficiency of the Respondent,
4. The quality of performance by Respondent of previous contracts or services,
5. The previous and existing compliance by the Respondent with laws and ordinances relating to the contract or service,
6. The sufficiency of the financial resources and ability of the Respondent to perform the contract or provide the service,
7. The quality, availability and adaptability of the Supplies, Services, and Information Technology Systems offered by Respondent to the particular use required,
8. The ability of the Respondent to provide future maintenance, support and service related to Respondent's offer,
9. Where an earlier delivery date would be of great benefit to the Using Department, the date and terms of delivery may be considered in the Proposal award,
10. The degree to which the Proposal submitted is complete, clear, and addresses the requirements in the Proposal specifications,
11. The number of points earned by the Respondent.
12. The total cost of ownership, including the costs of supplies, materials, maintenance, and support necessary to perform the item's intended function.
13. The recommendation of the committee performs the evaluation.

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 and any subsequent correspondence related to this proposal process 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 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.
- D.** Your proposal must clearly indicate the name of the responding organization, including the Respondent's e-mail address and web site information, if applicable, as well as the name, address, telephone number and e-mail address of the organization's primary contact for this proposal. Your proposal must include the name, address, telephone number and e-mail address of the Respondent and/or team of Respondents assigned to the City account.
- E.** The City assumes no responsibility or liability for any costs you may incur in responding to this RFP, including attending meetings or contract negotiations.
- F.** 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, see the provisions of the City of Tulsa Open Records Policy, available via the following link:

www.cityoftulsa.org/OurCity/documents/OpenRecordsActPolicy.pdf

The City shall not infringe upon any intellectual property right of any Respondent, but specifically 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. The City shall not be under any obligation to return any materials submitted in response to this RFP.

NON-COLLUSION AFFIDAVIT

(Required by Oklahoma law, 74 O.S. §85.22-85.25)

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 Respondents 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 Proposal to which this statement is attached, and I have been personally and directly involved in the proceedings leading to the submission of such proposal; and
3. Neither the Seller nor anyone subject to the Seller's direction or control has been a party:
 - a. to any collusion among Respondents 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 Respondents and any municipal official concerning exchange of money or other thing of value for special consideration in the letting of a contract.

By: _____
Signature

Title: _____

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

Notary Commission Number: _____

County & State Where Notarized: _____

The Affidavit must be signed by an authorized agent and notarized

INTEREST AFFIDAVIT

STATE OF _____)

)ss.

COUNTY OF _____)

I, _____, of lawful age, being first duly sworn, state that I am the agent authorized by Seller to submit the attached Proposal. Affiant further states that no officer or employee of the City of Tulsa either directly or indirectly owns a five percent (5%) interest or more in the Respondent's 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 Respondent's business which is less than a controlling interest, either direct or indirect.

By: _____
Signature

Title: _____

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

Notary Commission Number: _____

County & State Where Notarized: _____

The Affidavit must be signed by an authorized agent and notarized

AFFIDAVIT OF CLAIMANT

STATE OF _____)

)ss.

COUNTY OF _____)

The undersigned person, of lawful age, being first duly sworn on oath, says that all invoices to be submitted pursuant to this agreement with the City of Tulsa will be true and correct. Affiant further states 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.

Company: _____

Remit to
Address: _____

City, State
Zip: _____

Phone: _____

Name (print): _____

Signature: _____

Title: _____

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public

My commission expires: _____

My commission number: _____

**The Affidavit must be signed by an authorized agent and
notarized**

RESPONDENT INFORMATION SHEET

Respondent's Legal Name: _____
(Must be Respondent's company name exactly as reflected on its organizational documents, filed with the state in which Respondent is organized; not simply a DBA.)

State of Organization: _____

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

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

Address: _____
Street City State Zip

Website Address: _____ **Email Address:** _____

Sales Contact:

Name: _____

Street: _____

City: _____

State: _____

Phone: _____

Fax: _____

Email: _____

Legal or Alternate Sales Contact:

Name: _____

Street: _____

City: _____

State: _____

Phone: _____

Fax: _____

Email: _____

Price Sheet Summary

All costs must be included in the amounts for work listed in this summary.

Item	Description	Amount
1	Informational Compositions for 25 Signs	\$ _____
2	Completed and Approved Display Design	\$ _____
3	Specification for Sign Fabrication and Installation	\$ _____
TOTAL COST NOT TO EXCEED: (All costs must be included or your Bid will be disqualified)		\$ _____

Optional Purchase

Purchase of this quantity or portion of this quantity is not guaranteed.

Item	Description	Cost Each	Quantity	Extended Amount
1	Informational Composition for up to 10 additional signs	\$ _____	10	\$ _____
TOTAL COST NOT TO EXCEED: (All costs must be included or your Bid will be disqualified)				\$ _____

Company Name: _____

Date: _____

Signature: _____

Name Printed: _____

Title: _____

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City of Tulsa General Contract Terms

It is anticipated that the City of Tulsa will enter into an Agreement (contract) 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 1st to June 30th) 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.** 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.
5. **Liens.** Pursuant to City's Charter (Art. XII, §5), no lien of any kind shall exist against any property of City. 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.
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.

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.

The undersigned Respondent agrees to the inclusion of the above provisions, among others, in any contract with the City of Tulsa.

Company Name: _____

Date: _____

Signature: _____

Name Printed: _____

Title: _____

APPENDIX 1

1. Casa Loma Hotel (Campbell Hotel) – 2630 E. 11th Street

Extant

National Register of Historic Places listing in 2010 (NR #10000805)

Historic Photos:

Safeway, n.d. (#D7098)

Crawford Drug Store, n.d. (#D6501)

The Casa Loma Hotel was constructed in 1927 by Max Campbell as the first full-service hotel on Route 66. The Spanish Mission style building was uniquely configured with eight retail spaces on the first floor and hotel rooms with in-room baths on the second floor. City Directories for 1928 list commercial tenants in the block-long building as J.A. Apple, Baker-Neal Hardware Company, Betty Brown's Kitchen, Casa Loma Barber Shop, Gens Cash Store, and W.C. Evans Drug Store. Over the years, a wide variety of businesses occupied the storefronts. While the names have changed, the types of businesses and services have been consistent: Hunsecker & Co. Drygoods, Piggly Wiggly, Kroger Grocery & Baking Company, Sipes, Safeway, Blue Bonnet Bakery, Crawford Drug, Dixie Popcorn, Mrs. Pearl A. Chrestionson's Beauty Shop, Jos. B. McGinnis Restaurant. These businesses served patrons of the hotel as well as the surrounding local community.

Casa Loma, roughly translated as "House on the Hill," was built on the outskirts of Tulsa where it was less formal than downtown. This appealed to the oil-field workers, oilmen, and auto-enthusiasts traveling the country for pleasure who frequented the hotel. Hotel patrons who wished to visit downtown Tulsa without the hassle of paying for parking and negotiating city traffic could leave their cars in the adjacent parking lot and take the nearby streetcar downtown. Ties to Route 66 were so strong that the hotel closed in 1960, within a year after I-44 replaced the older highway. Although several retail tenants remained open, the building experienced a slow decline. After years of neglect, developers pursued listing in the National Register of Historic Places in 2010. The rehabilitated Campbell Hotel reopened in 2011.

2. Borden's Restaurant – 2615 E. 11th (demolished)

Demolished

Historic photo: 11th Street: Borden's Restaurant, n.d. (#D6726)

Brothers Leroy and Richard Borden opened the first Borden's Restaurant in downtown Tulsa in 1935. After World War II, the successful business developed into a popular local chain with seven locations throughout Tulsa. The cafes, restaurants, and cafeterias, each with its own design theme, provided a casual dining experience in primarily suburban areas.

APPENDIX 1 - Continued

The 11th Street Borden's had a somewhat streamlined appearance with a modern sign and rows of octagonal windows. Signs advertised the some of the menu options, specifically salads and sandwiches. A large lot to the west provided ample parking for local patrons and visiting motorists.

Sources:

Dana Simon, "Historic 11th Street Building Rescued," *Tulsa World*, September 3, 1996.

Nicole Koch, "History Spared: Casa Loma Building Will Remain," *Tulsa World*, July 31, 1996, 3.

Cathy Ambler, Casa Loma Hotel National Register of Historic Places Nomination, Tulsa, Oklahoma 2010.

3. QUANAH RETAIL CENTER:

OTASCO, CR Young Five and Dime, Shepherd's Department Store, Burgess Hardware, Glenciff Dairy Store, Potter' Feeds, Joe's Hamburgers, Community State Bank. In the vicinity of W. 2208 SW BLVD

Sanborns – 1962 – Volume 2, Sheets 277 and 279

Historic Photos:

-24th St & Quanah Ave, 1961 (#B0796)

-Interior of Community State Bank at 24th Place and Southwest Boulevard (#B7048)

-Burgess Hardware Store (2016.003.150)

The stretch of S. Quanah Avenue between W. 21st Street and W. 22nd Place developed as a commercial center shortly after the concentration of businesses in the 1700 block. By the mid-twentieth century several businesses previously located on the 1700 block had moved to this new commercial center. Founded in Okmulgee in 1918, OTASCO (Oklahoma Tire and Supply Company) was immediately successful as a retail outlet for tires and auto accessories.

The growing company moved its headquarters to Tulsa in 1925. It had 34 stores across the state by 1936, including OTASCO No. 7 at 1723 S. Quanah. Within a couple decades, OTASCO moved its West Tulsa store to the corner of W. 22nd Street and S. Quanah.

C.R. Young Five & Dime, Shepherd's Department Store, and Glenciff Dairy provided goods and services to residents and visiting motorists.

Shepherd's Department Store moved south from its original location at 1730 S. Quanah. Burgess Hardware, founded by Millard and Laura Burgess in 1943, continued to operate on Southwest Boulevard until 2003, specializing in vintage hardware items. Potter's Hatchery & Feed Store at 2208 S. Quanah was one of a network of hatcheries founded by Clyde E. Potter throughout Oklahoma, Kansas, Missouri, and Arkansas. In its prime, the Tulsa location was one of the top ten feed stores across the country. This store was the last Potter's Hatchery to close.

APPENDIX 1 - Continued

Community State Bank, originally organized as West Tulsa State Bank in 1917, constructed its first brick building at 17th Street and S. Quanah. In October 1952, the newly-renamed Community State Bank constructed a new modern bank building at the intersection of 24th Place and Southwest Boulevard. The bank constructed a large addition in 1957 to nearly double the size of the building.

Thomas A. Dooley founded Dooley Pharmacy in 1930, operating from a store at W. 22nd Street and S. Quanah for many years before moving further south to W. 25th Street.

Sources:

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