



PROJECT MANUAL

July 12, 2024

SALE OF GILCREASE & JONES ELEMENTARY SCHOOLS

BID PACKAGE

**BIDDING DOCUMENTS
PROJECT SPECIFICATIONS**

**INDEPENDENT SCHOOL DISTRICT NO. ONE
TULSA OKLAHOMA**

**Chris Hudgins, Executive Director Bond Projects
Charles C. Mason Education Service Center
3027 South New Haven
Tulsa, Oklahoma 74147-0208
Telephone (918) 746-6684, Fax Number (918) 746-6597**

TULSA PUBLIC SCHOOLS

BID DOCUMENTS

SPECIFICATIONS AND DETAILS

For

SALE OF

AT

GILCREASE & JONES ELEMENTARY SCHOOLS

BID OPENING DATE.....November 20, 2018

BID TIME.....2:00 PM

NOTICE TO BIDDERS

Before submitting a bid, the Contractor shall carefully examine each of the school sites indicated above, paying particular attention to the existing conditions.

The specific bid documents defining the work involved on each project along with Tulsa Public Schools' specifications and details form the basis of the work done and are to be included with the successful bidder.

PROJECT MANUAL
DIVISION 00 - INTRODUCTORY INFORMATION AND BIDDING
DOCUMENTS

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**SECTION 00010
SOLICITATION AND NOTICE FOR BIDS**

Sealed Bids in duplicate for **TULSA PUBLIC SCHOOLS – SALE OF GILCREASE AND JONES ELEMENTARY SCHOOLS** will be received and publicly opened and read aloud by INDEPENDENT SCHOOL DISTRICT NUMBER ONE OF TULSA COUNTY, OKLAHOMA, hereinafter referred to as "Owner," in Room 457, Education Service Center, 3027 S. New Haven Ave, Tulsa, OK, 74114 until 1:00 PM, **AUGUST 1, 2024**.

The bidding process will be in compliance with the Public Competitive Bidding Act of 1974. Bids must be accompanied by a bid security in the amount of 5% of the bid. By this notice, all provisions of the act apply to this project and are incorporated into notice by reference.

Upon receipt of an acceptable bid, the contract will be awarded within thirty days after the opening of bids and the written contract executed within sixty days thereafter.

Contractor qualification statement must be submitted **seven (7)** calendar days prior to bid date to the Owner, if not currently on file.

Attention is called to the fact that a designated completion date for this project site will be established based on the number of calendar days, as stated in the accepted bid, required to complete the Project work. There will be a \$2500 Liquidated Damages Clause for each day the contract is not completed. The scheduled completion date will be a very significant and material factor to the owner when selecting the Lowest Responsible Bid. Each Bidder must include (in the space provided on the Bid Form) the number of calendar days, which the Bidder will require to complete the specified Project.

Failure to comply with the above bid requirements will result in the return of unopened Bid Proposal.

Bid Documents may be obtained from:

<http://www.tulsaschools.org/connect-with-us/partner-with-us/bond-bids>

Owner reserves the right to reject any or all bids and to waive informalities or minor irregularities in any bid.

INDEPENDENT SCHOOL DISTRICT NUMBER ONE OF TULSA COUNTY OKLAHOMA

By Ms. Stacey Woolley, Board President

ATTEST:

By Sarah Bozone, Clerk

FORM OF PROPOSAL

For

SALE OF

At

GILCREASE & JONES ELEMENTARY SCHOOL

BID OPENING AT 1:00 PM, THURSDAY, AUGUST 1, 2024

CONTRACTORS WILL NOTE THAT A PROPOSAL MUST BE MADE ON THIS FORM. OTHER PROPOSALS WILL NOT BE ACCEPTED. COMPLETE ALL BLANKS. ALL BID PRICES SHALL BE IN BOTH FIGURES AND IN WRITING. PROPOSALS SHALL BE ENCLOSED IN A SEALED ENVELOPE, MARKED ON THE OUTSIDE **“SEALED BID: SALE OF GILCREASE & JONES ELEMENTARY SCHOOLS. ALSO INCLUDE COMPANY NAME, ADDRESS & PHONE NUMBER**

Selection of the successful bidder will be based on the lowest responsible bid taking into consideration the number of calendar days bid to reach substantial completion of the Work. The Owner reserves the right to reject any or all bids and to waive informalities and minor irregularities in any bid.

Independent School District Number One of Tulsa County, Oklahoma
Charles C. Mason Education Service Center
3027 South New Haven
Tulsa, Oklahoma 74147-0208

Dear School Board Members:

The undersigned Contractor, in compliance with your Solicitation and Notice for Bids and Instructions to Bidders contained in the Bid documents for **SALE OF GILCREASE & JONES ELEMENTARY SCHOOLS** in Tulsa, County, Oklahoma, having examined the Specifications, Drawings, details, and Scope of Work, and areas where the work is proposed, and being familiar with all of the work required at the Project site(s), hereby proposes to furnish all labor, materials, tools, equipment, supplies and services to complete the Project(s) within the time set forth in this Proposal for the price as herein stated. The price(s) indicated is to cover all expenses incurred in performing all of the work required under the Contract Documents of which this Proposal is a part.

If awarded a contract for the Projects the undersigned agrees as follows:

1. To furnish a Contractor's Written Warranty which will warranty the Project(s) for a period of one (1) year after substantial completion and acceptance by Owner against all defects in materials and workmanship.
2. To furnish all other insurance and Bonds required as indicated in the "Solicitation and Notice for Bids" in the amount equal to the Total Contract Price.
3. To furnish a monthly Application and Certificate for Payment (AIA Documents G702) and Certificate of Substantial Completion (AIA Document G704) for the project(s) based on the contract bid price indicated on this proposal.

The bidder acknowledges the following Addendum: _____, _____, _____, _____.

OUR BID FOR COMPLETING THE REQUIRED WORK DEFINED ABOVE AND DESCRIBED IN THESE BID DOCUMENTS IS AS FOLLOWS:

GILCREASE ELEMENTARY \$ _____

JONES ELEMENTARY \$ _____

TOTAL BASE BID \$ _____

Approve the proposed acquisition price for the properties at

Gilcrease 5550 N Martin Luther King Jr. Blvd, Tulsa, OK 74126

Jones 1515 S 71 E Ave. Tulsa, OK 74112

We have included the following sworn and notarized bid affidavits and bid security. They are attached to this proposal:

1. Non-Collusion Affidavits
2. Business Relationship Affidavit
3. Non-Discrimination Affidavit
4. Felony Statement
5. No Kick Back Statement
6. Contractor's Qualification Statement (**completed and submitted seven days prior to bid**)

In submitting this Bid, the undersigned agrees that the Bid will not be withdrawn for a period of thirty (30) calendar days from the date hereof and it is understood that the right is reserved by the Owner to reject any and all Bids and to waive informalities and irregularities.

Respectfully submitted

Seal if Bid is by
Corporation

Company

By

Title

Address

City, State, Zip

Area Cide & Telephone Number

Company ID

Company ID

Note: When submitting your bid, all blanks on this form must be filled in.

SECTION 00150 - NON-COLLUSION AFFIDAVIT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

_____, of lawful age, being first duly sworn, on oath says that (she)he is the agent authorized by the bidder to submit the attached bid. Affiant further states that the bidder has not been a party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any state official or employee as to quantity, quality, or price in any discussions between bidders and any state official concerning exchange of money or other thing of value for special consideration in the letting of a contract.

Subscribed and sworn to before me this _____ day of _____, 2021.

Company Representative

Notary Public

My Commission Expires:

SECTION 00170 – NON-DISCRIMINATION AFFIDAVIT

The Contractor affirms and states that he/she complies with the following:

1. The Contractor will not discriminate against any employee or applicant for employment because of race, color, sex, religion, national origin or age. The Contractor will take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, sex, religion, national origin or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the requirements of these nondiscrimination provisions.
2. The Contractor will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that all qualified applicants will receive consideration for employment without regard to race, color, sex, religion, national origin or age."

Company Representative

Subscribed and sworn to before me this _____ day of _____, 2021.

Notary Public

My Commission Expires:

SECTION 00180 - FELONY FREE AFFIDAVIT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

The undersigned, under the penalties of perjury, certifies to the Tulsa Public Schools (“School District”) as follows:

1. The undersigned:

_____ has a contract with the School District; OR
_____ is the duly authorized representative of a business (“entity”) having a contract with the School District,

to perform work on School District premises on a full-time or part-time basis.

2. The undersigned hereby certifies that neither the undersigned nor any employee of the undersigned or of the entity, or of any subcontractor of the undersigned or the entity, will perform work on School District premises on a full-time or part-time basis that would otherwise be performed by School District employees if such employee has been convicted in this State, the United States or any other state of any felony offense unless ten (10) years have elapsed since the date of the criminal conviction or the employee has received a pardon for the offense.

3. Neither the undersigned nor any employee of the undersigned, or the entity, or of any subcontractor of the undersigned or the entity, who performs any work on School District property is currently registered under the Oklahoma Sex Offenders Registration Act or the Mary Rippy Violent Crime Offenders Registration Act.

4. The undersigned, or the entity, has conducted a felony record search of all employees who will be assigned to work on a full-time or part-time basis on School District property.

5. This Affidavit is made and delivered pursuant to the requirements of OKLA. STAT. tit. 70, § 6-101.48 (Supp. 2000) and OKLA. STAT. tit. 57, § 589 (Supp. 2004) (the "Acts"). The undersigned further certifies to the School District that the undersigned and/or the entity are in full compliance with the requirements of the Acts.

EXECUTED AND DELIVERED this ____ day of _____,
_____.

AFFIANT'S SIGNATURE

(Print Name and Title)

Representing:

(Name of Entity)

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

Notary Public

(S E A L)

Notary Commission Number: _____

My Commission Expires: _____

SECTION 00260 – NO KICK-BACK STATEMENT

SECTION 00260

NO KICK-BACK STATEMENT

A duplicate of the following statement is required to be signed, notarized, and submitted with each and every copy of the AIA Document G702, "Application and Certificate for Payment", that is presented to the Owner for payment.

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

The undersigned Contractor, of lawful age, being first duly sworn, an oath says that this invoice is true and correct. Affiant further states that the services as shown by the invoice have been completed in accordance with the contract. Affiant further states that he has made no payment directly or indirectly to any elected official, officer or employee of the State of Oklahoma, any county or local subdivision of the state, of money or any other things of value to obtain payment.

Contractor

(Title)

By _____

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

Notary Public

My Commission Expires:

[SEAL]

END OF SECTION