

OKLAHOMA CITY HOUSING AUTHORITY

1700 NORTHEAST FOURTH STREET
OKLAHOMA CITY, OKLAHOMA 73117-3800

Phone 405-239-7551 FAX 405-605-3288 TDD Available

Internet www.ochanet.org

"It's All About People"

January 6, 2009

The Oklahoma City Housing Authority is requesting technical qualification statements from Design Professionals to evaluate all site conditions at The Towers Apartments, 135 Northwest 9th Street, Oklahoma City, Oklahoma, and provide a concise, comprehensive, proposal outlining the Authority's options for modernization/development.

Design Professionals shall comply with Contract Provisions Required by Federal Law or Owner Contract with the U.S. Department of Housing and Urban Development (<http://www.hud.gov/offices/adm/hudclips/forms/files/51915.pdf>), State of Oklahoma Statutes and local City municipalities, as they may govern their profession.

It is the desire of the Oklahoma City Housing Authority to modernize or reconstruct this facility to best suit the needs of moderate, low to very-low income elderly residents of Oklahoma City.

The selected Design Professional shall evaluate the structure, roof, mechanical system, plumbing and gas lines, electric, sewer, water pressure, sprinkler system, elevator system, windows and exterior conditions, with the following criteria:

1. Assess current site conditions and advise the Authority of any immediate repairs needed to maintain a safe environment for our residents;
2. Evaluate the following building components and provide a summary of conditions and if needed an estimate to repair or replace:

Structure

Roof

Mechanical Systems

Plumbing System

Gas Lines

Electrical System

Water Pressure and Lines

Sprinkler System

Fire Alarm System

Emergency Call System

Elevators

Windows

Exterior

3. Provide a recommendation and cost estimate for repair/replacement of components listed at Item No. 2 vs demolition and reconstruction. If demolition/reconstruction is recommended provide a feasible approach to relocation of residents;
4. Host detailed presentations to the Authority's Board of Commissioners and Authority staff;
5. Review legal and insurance concerns regarding site remediation and construction.

The Authority will review qualification statements on the following criteria:

1. Knowledge of City of Oklahoma City codes. Registration of Design Professional for the State of Oklahoma.
2. Errors and Omission Insurance.
3. Knowledge of HUD Public Housing Modernization Standards, <http://www.hud.gov/offices/adm/hudclips/handbooks/pihh/74852/index.cfm>; Uniform Federal Accessibility Standards (UFAS); and State of Oklahoma elderly housing requirements;
4. Past performance in terms of cost control, time management, quality and type of work and compliance with performance schedules. Provide examples of work consistent with the Authority's goal for The Towers Apartments;
5. Minimum five (5) years experience with this type of work;
6. Accessibility of Firm's staff to Authority personnel.

Questions regarding this proposal can be emailed to Mary Eaves, Modernization Coordinator (meaves@ochanet.org), or faxed to (405) 602-5548. All questions or requests for clarifications shall be received seven days prior to Proposal deadline date.

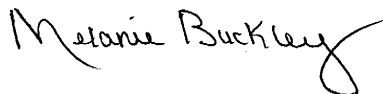
Written Proposals (no email or facsimile proposals will be accepted) shall be submitted to Melanie Buckley, Contracting Officer, Oklahoma City Housing Authority, 1700 Northeast Fourth Street, Oklahoma City, Oklahoma, 73117, on or before 1:15 p.m., Monday, March 9, 2009.

Oklahoma City Housing Authority will establish an Evaluation Committee to review all proposals and determine the best three proposals.

Negotiations on price will begin with the highest rated company. If a fair and reasonable price cannot be obtained, the Oklahoma City Housing Authority will terminate negotiations and proceed to the next-highest rated company until a price determined to be fair and reasonable to both parties is obtained.

The competency and responsibility of firms will be considered in awarding the contract, and the owner reserves the right to reject any and all proposals and waive irregularity in proposals.

Sincerely,



Melanie Buckley
Contracting Officer

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The Towers Apartments
135 Northwest 9th Street
Oklahoma City, Oklahoma

The Towers Apartments is a unique three story, three building facility with 99 zero-bedroom and 39 one-bedroom apartments located in the Downtown Oklahoma City; abutting the City of Oklahoma City's designated Midtown District and north of the Oklahoma City Bombing Memorial.



The Towers Apartments was acquired by the Oklahoma City Housing Authority on April 12, 1968, from the City National Bank and Trust Company, Main and Broadway, Oklahoma City, Oklahoma. A Declaration of Trust was signed with the Department of Housing and Urban Development (HUD) on January 22, 1969.

The Towers Apartments is currently utilized by the Oklahoma City Housing Authority as an elderly apartment complex. The Towers Apartments has always maintained one of the best occupancy ratings for the Oklahoma City Housing Authority and current occupancy is at 100%.

The Towers Apartments
135 Northwest 9th Street
Oklahoma City, Oklahoma

Site Conditions

The Oklahoma City Housing Authority does not have records showing the original construction date of The Towers Apartments. *No "As-Built" drawings are in the possession of the Oklahoma City Housing Authority.*

Three boiler rooms have encapsulated asbestos.

It is assumed, considering the age of the building (older than 1968), that lead-based paint exists. Actual testing at the site has not been done since it is an elderly facility and testing for lead-based paint is not required by HUD.

Two buildings are connected by an exterior catwalk, a center sun deck is on the north side of the facility. All three buildings have functioning elevators and sprinkler systems.

Mechanical system is a two-pipe system.

Fan-coil units in apartments are outdated and rusting.

Electrical capacity is outdated.

Emergency call and fire alarm system is functioning but outdated.

Water pressure is low and plumbing shows indications of calcification.

The Authority has experienced problems with the sewer lines although problems have been repairable.

Ceiling height is low.

Apartments are small.

Ambient lighting is minimal.

No A.D.A. compliant apartments are available.