

LEGAL NOTICES

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Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July 5, 7, 12, 14, 21, 26, 28, 2025

**REQUEST FOR QUALIFICATIONS
DESIGN BUILD OPPORTUNITY**

OWNER: Fort Sill Apache Tribe

INDIAN PREFERENCE OPPORTUNITY ONLY

RFQ's DUE by July 31, 2025 at 4:00 PM CST

**HUD-ICDBG Project (Award #24GC4001760)
NEW CULTURAL CENTER – PUBLIC FACILITY**

Project Location: 43187 US Highway 281, Apache, OK 73006

The Fort Sill Apache Tribe is requesting Qualifications of Design-Build teams for the following grant project scope and fixed-price contracting opportunity:

PROJECT DESCRIPTION: The Fort Sill Apache Tribe is creating a new cultural center. To best serve the collection and the Cultural and Language Program's needs, the center should be large enough to contain the following spaces:

- Cultural Collections Storage
- Collections process/work areas
- Intake Cultural Item Room
- Library
- Kitchen
- Exhibit Space
- Classrooms
- Room to function as a recording room, for audio or visual recordings
- 1-2 Workshop Space
- Workshop Supply Storage Space
- 6-8 Staff Offices
- Great Room/Multipurpose Room
- 1-3 Storage Closets for equipment
- Storage Room for files and documents
- Conference Room
- Employee Breakroom
- Employee & Public Restrooms
- Industrial Load/Storage Space
- Culturally appropriate landscaping with information place cards
- Community use outdoor space
- Sprinkler systems
- Fire Response system suitable for cultural collections and storage
- Security Systems, Cameras, Locks
- Pest and Mold Control

Location of Building: 43187 US Highway 281, Apache, OK 73006

The square footage of the cultural center will be determined through design. **Estimated cost range is \$1,000,000.00 to \$2,000,000.00.** A [CD1] 1-year warranty period is required post substantial completion with walk-through required of the contractor team, USACE and Owner 12 months later. The site is considered rural and not permitted or inspected by the City of Apache.

This project is federally funded by a United States Department of Housing and Urban Development (HUD) Indian Community Development Block Grant Program – Competitive grant award.

The U.S. Army Corps of Engineers-Tulsa District (USACE) will observe the project design, estimate, and construction. The USACE will also review pay applications for the Owner's recommendation to pay.

RFQ email submissions are DUE by July 31, 2025 at 4:00 PM CST.

For selection consideration, please EMAIL the RFQ in PDF format or provide a DROPBOX LINK, including all evaluation criteria items in order, to Troy Johanntoberns at troy.johanntoberns@fortsillapache-nsn.gov and CC [CD2] : Enter Email Address FSAT@fortsillapache-nsn.gov

EIGHT (8) hard copies of the RFQ response/proposal are also required and can be mailed or delivered to Fort Sill Apache Tribe, 43187 US Highway 281, Apache, OK 73006. The telephone number is (580) 588-2292. ATTN: TROY JOHANNTOBERNS. Hardcopies must be in hand by the RFQ deadline.

Selection of a Design-Build team will be evaluated on the following criteria:

1. Design-Build team's experience and qualifications for construction of cultural facilities for tribal national and public use. 0-40 points
2. Experience working with Tribal Governments and/or on Tribal Projects. 0-15 points
3. Design-Build Team's experience working together on projects. 0-15 points
4. Design-Build team's general requirement percentage of project and overhead percentage of project. 0-5 points
5. Proposed design-build completion schedule with critical path items. 0-5 points
6. Indian Preference (proof of tribal enrollment) 0-10 points
7. Proof of existing business insurance and ability to 100% bond payment and performance. 0-5 points
8. Design-Build contractor proof of SAM.gov "No Exclusions" showing contractor is not debarred from receiving a federal contract. 0-5

A 100% payment and 100% performance bond will be required at the time of contracting at 30% design. A Certificate of Liability Insurance for the full contract price, naming the Fort Sill Apache Tribe as a certificate holder or additional insured, will also be required at contracting. The Design-Build lead must be registered on www.SAM.gov and with no exclusions prior to contracting.

Contractor will make all reasonable attempts to hire minority subcontractors and/or Indian-owned businesses and report annually to the Owner. Contractor will hold a local job fair, report monthly progress to Owner with minutes and a photo log, and have a superintendent on site during all construction activity.

This is a Request for Qualifications only. There is no site showing. No additional questions will be taken at this time.

Fort Sill Apache Tribe reserves the right to select a Design-Build team from the responses and with or without conducting interviews. A Design-Build team will be notified with an Intent to Negotiate to produce design documents up to 30%, guaranteed maximum price estimate, MEP narrative, and construction schedule prior to a fully negotiated contract. Assumptions and clarifications are to be included in the 30% contract package. If pricing and scope cannot be negotiated, Fort Sill Apache Tribe can release the Design-Build team and move to another contractor. The Design-Build contractor assumes risk prior to a fully executed contract.

***Contract award is dependent on HUD's release of grant funds:**
[CD1] Recommend we give an estimated cost range to aid the contractors as they assemble their costs. If this range is incorrect, please update as needed.
[CD2] Please add another email address to receive the RFQ material.
COL-TUL-102227

Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July 7, 14, 2025

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY STATE OF OKLAHOMA
CASE NO: PB-2018-147
IN THE MATTER OF THE ESTATE OF
PATRICIA FAYE GREATHOUSE
Deceased.
JUDGE GLASSCO
NOTICE TO CREDITORS

STATE OF OKLAHOMA
COUNTY OF TULSA
All creditors having claims against Patricia Faye Greathouse, deceased, are required to present same with a description of all security interests and other collateral, if any, held by each creditor with respect to such claim, to the attorney of the special administrator at:
Prepared by:
Debbra J. Gottschalk, OBA #3497
2518 E. 71st Street
Tulsa, OK 74136
(918) 496-1184
(918) 494-2811
debbrajgottschalk@gmail.com
on or before the following presentment date: August 18, 2025 or same will be forever barred.
Dated this 18th day of June 2025.

Dedollschall
Debbra. Gottschalk, OBA #3497 2518 E. 71st Street
Tulsa, OK 74136
918-496-1184
918-494-2811
COL-TUL-102261

Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July 7, 14, 21, 2025

IN THE DISTRICT COURT OF TULSA COUNTY
STATE OF OKLAHOMA
Case Number CS-2025-2611

PROFESSIONAL FINANCE COMPANY, INC.
Plaintiff,
VS.
TIMOTHY SHANE ELLIS
Defendant.

NOTICE BY PUBLICATION
Timothy Shane Ellis you are hereby noticed that you have been sued by Professional Finance Company, Inc. and you must answer plaintiff's petition on or before the 30th day of August, 2025 or a money judgment in the amount of \$641.66 plus interest will be rendered accordingly.
Dated this day
By:
DEPUTY COURT CLERK FOR TULSA COUNTY
DISTRICT COURT DON NEWBERRY
(seal)
APPROVED BY
Hugh H. Fudge OBA# 20487
Robinson, Hoover & Fudge, PLLC
726 W. Sheridan Ave., Suite 200
Oklahoma City, OK 73102
(405) 232-6464 | (405) 232-6363 fax
lawmail@rhfok.com
COL-TUL-102267

Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July 7, 2025

NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS REGARDING THE PROPOSED PEARL DISTRICT NEIGHBORHOOD ECONOMIC DEVELOPMENT PROJECT PLAN

Pursuant to the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* ("Act"), notice is hereby given to all interested persons that the Tulsa City Council will hold two public hearings regarding the proposed Pearl District Neighborhood Economic Development Project Plan ("Project Plan"). A draft of the Project Plan may be reviewed by any person interested at the offices of the City Clerk, City Hall at One Technology Center, 175 East 2 nd Street South, Tulsa, Oklahoma, during normal business hours from 9:00 AM to 5:00 PM, Monday through Friday, and at www.cityoftulsa.org/TIF, on and after 5:00 PM on Wednesday, July 9, 2025.

Both public hearings will be held in the Council Meeting Room, City Hall at One Technology Center, 175 East 2 nd Street South, Tulsa, Oklahoma. The first public hearing will be at 5:00 PM on Wednesday, July 23, 2025, and will be for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Project Plan. The second public hearing will be held at 5:00 PM on Wednesday, August 6, 2025, and will be for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Project Plan.

The Project Plan establishes one new ad valorem increment district that will support of a project by the City of Tulsa to provide an economic structure and funding mechanism that will support the redevelopment of the Pearl District neighborhood, located immediately east of downtown Tulsa, by encouraging multiple types of private investment, including substantial new housing units at various levels of affordability, commercial, and mixed-use developments. The proposed new increment district would be effectuated and given a consecutive numerical designation by subsequent action of the Tulsa City Council within 10 years of the approval of the Project Plan, pursuant to 62 O.S. § 856(B)(2)–(3). The public funding that will be generated within the proposed increment district would be used to fund authorized project costs described in the Project Plan. No new or increased taxes would be involved. Development and redevelopment prospects are anticipated to be up to \$200,000,000 over the life of the increment district, not including the \$28,000,000 in anticipated public infrastructure and public improvements included in the Project Plan's authorized project costs.

The proposed project area ("Project Area") and the proposed increment district share coterminous boundaries, which can be described generally as the area located east of U.S. Highway 75 and Inner Dispersal Loop, south of Interstate 244, north of 11 th Street South, and West of South Utica Avenue. The Project Area and increment district boundaries are depicted on the map below as the shaded area:

