

TULSA COUNTY

**PURCHASING
DEPARTMENT**

MEMO

DATE: DECEMBER 28, 2016

FROM: LINDA R. DORRELL
PURCHASING DIRECTOR 

TO: BOARD OF COUNTY COMMISSIONERS

SUBJECT: ACCEPT AND FILE- CERTIFICATE OF OCCUPANCY

ON DECEMBER 19, 2014 THE BOARD OF COUNTY COMMISSIONERS APPROVED AND AGREEMENT AFTER ACCEPTING A PROPOSAL FROM MANHATTAN CONSTRUCTION FOR THE RFP- CONSTRUCTION MANAGEMENT AT RISK FOR THE CONSTRUCTION OF ADDITIONAL HOUSING UNITS AT THE DAVID L. MOSS CORRECTIONAL CENTER, CMF# 233395.

SUBMITTED FOR YOUR APPROVAL TO ACCEPT AND FILE IS THE CERTIFICATE OF OCCUPANCY.

LRD/tah

ORIGINAL: MICHAEL WILLIS, COUNTY CLERK, FOR THE JANUARY 3, 2017 AGENDA.

COPIES: COMMISSIONER JOHN M. SMALIGO
COMMISSIONER KAREN KEITH
COMMISSIONER RON PETERS
VIC REGALADO, SHERIFF
JOHN FOTHERGILL, CHIEF DEPUTY
VICKI ADAMS, CHIEF DEPUTY

CERTIFICATE of OCCUPANCY

No: 377480

PROPERTY

Address: 300 N DENVER AV W UNIT A

Legal: Lot 1, Block 1, Subdivision County Jail Addition Partial Resubdivision Partial Tulsa - Original Townsite & Partial Owen Amended

ZONING USE

Zoning District: CBD

Use: 2-JAIL

Use Conditions:

BUILDING OCCUPANCY

BUILDING CODE EDITION: IBC 15

Use Grp	Const.Type	Floor Area	Occ Ld	Descriptive Area
I3	IIB	17,105	166	DETENTION PODS

Floor Area Of Certificate Of Occupancy: 17,105

Floor Area Of Permit: 17,105

Fire Sprinklers: Fully Sprinklered - YES Required: YES

Fire Alarm: YES Required - YES

OCCUPANCY CONDITIONS:

The above described property has been found to comply with the appropriate provisions of the City of Tulsa Zoning Code and Building Code and is approved for use and occupancy as herein limited.

Approval Date: December 28, 2016

Evonne Danner for Paul Enix
Code Official: Paul Enix

CERTIFICATE of OCCUPANCY

No: 377489

PROPERTY

Address: 300 N DENVER AV W UNIT B

Legal: Lot 1, Block 1, Subdivision County Jail Addition Partial Resubdivision Partial Tulsa - Original Townsite & Partial Owen Amended

ZONING USE

Zoning District: CBD

Use: 2-JAIL

Use Conditions:

BUILDING OCCUPANCY

BUILDING CODE EDITION: IBC 15

Use Grp	Const.Type	Floor Area	Occ Ld	Descriptive Area
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I3	IB	21,981	104	ENTIRE ADDITION
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Floor Area Of Certificate Of Occupancy: 21,981

Floor Area Of Permit: 21,981

Fire Sprinklers: Fully Sprinklered - YES Required: YES

Fire Alarm: YES Required - YES

OCCUPANCY CONDITIONS:

The above described property has been found to comply with the appropriate provisions of the City of Tulsa Zoning Code and Building Code and is approved for use and occupancy as herein limited.

Approval Date: December 28, 2016

Evona Janner for Paul Enix
Code Official: Paul Enix

CERTIFICATE OF OCCUPANCY

STATE OF OKLAHOMA
OFFICE OF STATE FIRE MARSHAL
2401 NW 23rd STREET, SUITE 4
OKLAHOMA CITY, OKLAHOMA 73107

CERTIFICATE NO. 17250-395-16 DATE OF ISSUANCE 12/20/2016

This is to certify that: Tulsa County Jail Expansion (DL Moss)

COPY

Located at 300 Denver St.
Tulsa, Oklahoma 74103

Meets the minimum provision of the International Building Code for occupancy as described below:

Occupancy type I3
Construction type 1A, 2B
Square feet of space 37,179
Occupant Load 277
Permit Fee \$ Paid



December 20, 2016
Date Robert Doka

COPY



OKLAHOMA STATE FIRE
MARSHAL
2401 NW 23rd, Suite 4
Oklahoma City, OK 73107
Telephone: 405-522-5005
Fax: 405-522-5028

Hours: - X: 40 0

Invoiced: Yes No

Paid: Check / M.O. C.C. P.O. Cash

Check#: Receipt#:

Construction Inspection Report

Payment for re-inspections are to be made and sent to OSFM, the address is at the top of this form. Payment will not be accepted by the Agent. A copy of your report will be sent upon receipt of payment, when applicable.

File Number: 17250-395-16 Date: December 20, 2016

Project Name: Tulsa County Jail Expansion (D. L. Moss)

Address: 300 N. Denver Ave. City: Tulsa Zip: 74103

County: Tulsa Phone: (918) 596-8900

Owner: Tulsa County

Mailing Address: 300 N. Denver Ave. City: Tulsa State: Ok

Zip: 74103 Phone: (918) 596-8900

General Contractor: Manhattan Construction

Contact Name: Kevin Yutterman - S. Stephenson Phone: (479) 651-0765

Occupancy Type: I-3 Occupant Load: 277 Area: 37,179

Number of Stories: 2 Construction type: 1A-2B Basement: No

Inspection Type

Plans and permits on site?

Construction: 50% 80% 100% Yes No N/A

Is a smoke control system required on this project?: Yes No

All approved plans and permits shall be on site in order for any inspection to occur. Failure to maintain all approved plans and permits on site will result in additional inspections and fees.

Phased project?: Yes No

If yes, phase number for this inspection:

Code Reference:	Code/ Section #:	Deficiency:	
1:	-		
2:	-		
3:	-		
4:	-		
5:	-		
6:	-		
7:	-		
8:	-		
9:	-		
10:	-		

**Additional deficiencies/
comments**

Comment A: The fire alarm system was completely inspected, mostly by Tulsa Fire Marshal and spot inspected by this Agent. The fire alarm system was mutually approved.

Comment B: Sprinkler addendum plan review #1 appears to be a statement of authorization rather than a requirement and according to the general contractor this assumption is true. (I7250-551-16)

Comment C: The recreational areas were listed and reviewed as installing sprinkler coverage however; an addendum was submitted and approved not requiring sprinkler protection in these recreational areas.

Comment D: A certification letter has been viewed as provided by Dewberry Architecture and McIntosh Services, LLC approving the smoke control system that meets the acceptance of all applicable codes and witnessed by this Agent and the Tulsa Fire Marshal's office.

Comment E: Approved fire extinguishers shall only be provided in secured areas for staff protection. The intent of the code has been met.

Comment F: A letter from Manhattan Construction indicating that Oklahoma Department of Environmental Quality had been accomplished through the City of Tulsa and included in the Contractor's binder.

Comment G: A field smoke test was conducted of the smoke detectors in the mechanical room and pipe chase that was placed on the bottom of the I-beam and based on this test was approved by Tulsa Fire Marshal's office and this Agent.

Construction may continue: N/A Yes No Number of violations:

Temporary occupancy: N/A Yes No **Temporary occupancy conditions:**

Comment H: The sprinkler system has not been completely tested.

Comment I: On 12/15/16 arrived at facility at 11:30 AM and the damper inspections were finished and witnessed by Tulsa Fire Marshal's office as well as video recorded. All was approved on this date. Tulsa Fire Marshal's will not submit report however; this Agent witnessed a portion of the FA inspection and video proof relating to the dampers that was not witnessed.

Comment J: A video of the overall fire alarm activities was provided to this Agent.

List of electronic mailing: Sstephenson@manhattanconstruction.com Pfogarty@manhattanconstruction.com Donstern@cityoftulsa.org rbrudercityoftulsa.org

Verify Contractor's Statements of Compliance

Contractor's Statements of Compliance is mandatory on all plans reviewed after 8/20/15

Items are to be checked at Final 100% Inspection

Contractor's Binder: Yes No Must be on site at time of 50% & 100%

1. Foundation final inspection.: N/A Yes No
2. Structural final inspection.: N/A Yes No
3. Mechanical final inspection.: N/A Yes No
4. Electrical final inspection: N/A Yes No
5. Plumbing final inspection.: N/A Yes No
6. Elevator Permit: N/A Yes No
7. Energy Conservation final inspection. : N/A Yes No
8. All Approved Plans: Yes No
9. All Permits (color copies): Yes No

Number #9 and #8 are not to be mailed into the OKC office along with all other documents

Alarm Applies to this Project: Yes No

10. Alarm Record of Completion : Yes No
11. Monitoring Agreement.: N/A Yes No

Sprinkler Applies to this Project: Yes No

12. Underground Flush Certificate.: N/A Yes No
13. Hydrostatic Test.: Yes No
14. Fire Chief Approval Letter.: Yes No
15. Sprinkler System Record of Completion: Yes No

Hood Suppression System Applies to this Project: Yes No

16. Hood Suppression System Final Test Certificate.: Yes No

100% Inspection Report and/or CO will be sent only after receiving the Contractor's Statements of Compliance Binder in the OKC Office.

It is the responsibility of the Contractor to send the Contractor's Statements of Compliance Binder to the OSFM OKC Office.

Is project a remodel or alteration?: Yes No **Certificates of Occupancy are not issued on remodels or alterations.**

Recommend certificate of occupancy: N/A Yes No

Mail C/O to Owner:

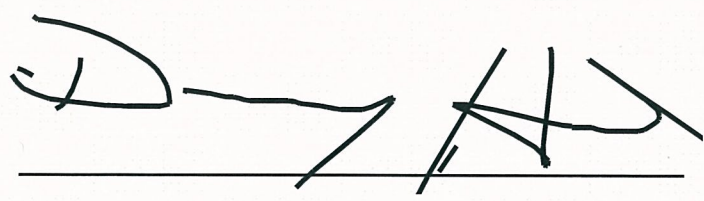

Name:
Address:
City: State: Zip:

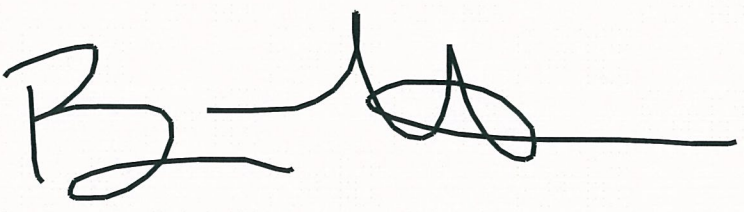
Mail Copy of C/O to:

Name:
Address:
City: State: Zip:

PERMITS CLOSED OUT (List all permit numbers below) (Check Yes or No for completed projects).

Building #: Yes No Sprinkler #: Yes No
Fire Alarm #: Yes No Hood #: Yes No
Fire Pump #: Yes No Other #: Yes No

Agent:  Supervisor review: 
Review date:

Owner/Representative: 

Email Address:

Report will be sent to email address

100% Inspection Report and/or CO will be sent after receiving the Contractor's Statements of Compliance Binder and all current fees are paid.