

BUILDING

TULSA, OKLAHOMA

BETTER

Scale 1:25,000 (Approx.)



CONSTRUCTION
ENTERPRISES





Building Tulsa Better

CEI has been a successful general contracting, construction management, and real estate development firm in Tulsa, Oklahoma since 1978. Our diverse experience in the completion of over 500 projects, both public and private, has provided us the knowledge and capability to meet the challenging demands of any type of building project. We have never failed to complete a project and always strive to provide an on-time, in-budget and quality product. Our entire team is ready, capable, and eager to be a part of your project.

We strive to build lasting relationships with our clients and strong foundations for our buildings, because we believe those foundations and deep roots are the core of our ability to endure and thrive. Our aspiration of elevating the level of our services through innovation and adaptation will forever be ingrained into everything we construct. We are proud of our accomplishments and the colleagues we have made along the way.

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Our History


Construction Enterprises was started in 1978 with a need to *value engineer* five Williams Center Forum stores into budget, completing more spaces than any other tenant-finish General Contractor on this project. The cost savings realized allowed these tenants to execute their leases and to be a part of the Forum.

CEI has since constructed commercial, governmental, light industrial, and residential buildings including retail centers, churches, office buildings, banks, medical and fitness centers, fuel depots, country clubs, and custom residences including the renovation of a seventy-room Tulsa oil mansion, twenty (20) projects for the US Housing and Urban Development Department, twenty-four (24) local public school projects, twenty (20) public park projects, and numerous restaurants.


CEI is especially proud of its involvement in the national, award-winning Seminole Hills Apartment renovation project for the Tulsa Housing Authority. We have also renovated the Tulsa Rose Garden; a portion of the Tulsa Convention Center to install the largest kitchen in the southwest; the \$4.6 million Fair Meadows Horse Racing Facility and Race Track for Tulsa County; the runway lighting and control system at the Tulsa International Airport; Tulsa's three-story, National Historic Registered, Pierce Building at 3rd and Detroit; the octagonal Skelly Drive Baptist Church; the Washington Redskins Locker Room at RFK Stadium in Washington D.C.; and the elephant enclosure, giraffe pens, and monkey cages at the Tulsa Zoological Park.

Our shopping centers include the 45,000 sf Southroads Village Center at 41st and Yale in Tulsa; the 90,000 sf Pavilion at Mequon Center showcasing the Great Atlantic and Pacific prototype grocery store in Milwaukee, Wisconsin; the Italian architecture inspired 26,000 sf Renaissance lifestyle center at 82nd and Memorial; and the 48,000 sf Tiger Plaza on Kenosha in Broken Arrow.

We are fully bonded by RLI Surety Company and enjoy long and excellent banking relationships with Arvest and Commerce Banks.



Since 1978, CEI has successfully completed over 500 projects. Our entire team is ready, capable, and eager to build your project.



CEI will save you time and money.

Over the years, Construction Enterprises has developed positive, symbiotic relationships with hundreds of local and regional subcontractors and suppliers. Our in-house, Windows-based subcontractor and supplier canvas lists are extensive and categorized to fit each project's specific requirements. Prompt communication to a large number of qualified and interested subcontractors about our new projects is essential to obtaining the lowest possible bids for the Owner.

We use an in-house, Excel-based estimating program and a customized JobPower accounting system for the all-important project cost control and accounts payable functions. Promptly paying subcontractors the correct amount keeps them performing on schedule. Protecting the Owner from liens filed by subcontractor suppliers is also an important function of the system. CEI utilizes a computerized critical path method (CPM) of construction scheduling for identifying the critical path activities for coordinating resources and managing subcontractors effectively.

References and Long-Term Relationships

Mark Thomas	Architect	Architects Collective	918.492.2987
Jennifer Anderson	Business Manager	Triad Eye Medical Clinic	918.252.2020
Greg Helms	Architect	Greg Helms Architect	918.462.9240
Gip Gibson	Real Estate Loan Officer	Commerce Bank	918.477.3618
Jim Benien	Business Owner	All-American Fitness	918.307.2495
Gary Gravley	Business Owner	Quik Print	918.665.0070
Gordon Beard	Project Manager	OK Turnpike Authority	405.425.2686
George Halliburton	Manager	OK Dept. of Transportation	918.838.9933
Merv Snowden	Structural Engineer	Snowden Engineering	918.252.4557
Richard Godfrey	Mechanical Engineer	Crafton-Tull-Sparks	918.584.0347
Arlin Vancuren	Landscape Architect	Howell & Vancuren Architecture	918.592.1270
Chuck Chapman	Director of Construction Services	Union Public Schools	918.357.6184
Jim Graber	Architect	Graber & Associates	918.747.8028
Kent Holbrook	Superintendent	Inola Public Schools	918.543.2255
Mike Thedford	Construction Consultant	Tulsa Industrial Authority	918.497.0627
Mike Jones	Manager, SVP	Commercial Loan Arvest Bank	918.631.1407

Our *Team* Approach to Construction

“Good *value engineering* means making improvements to the final product without sacrificing quality or aesthetics, only cost”

Pre-Construction/Estimating Services

Construction Enterprises will be a TEAM member in reviewing design considerations and evaluating building construction systems for their performance and cost effectiveness as well as value engineering materials, methods, finishes, and equipment. Good *value engineering* means making improvements to the final product without sacrificing quality or aesthetics, only cost.

Once the design is finalized, the ball is in our court. The secret of obtaining the best price possible is to sub-canvas as many of the qualified suppliers and subcontractors as possible. In addition to public advertising with Dodge and Southwest News, CEI is a member of one of the construction industry's leading provider of bid solicitation services. This allows us to distribute project plans, specifications, and addenda electronically to subcontractors and suppliers. It is important to identify the qualified subcontractors who are in need of work! To do this we also use our own extensive sub-canvas, making it as easy as possible for interested, key subcontractors to bid on our projects. For interested subcontractors whom we trust to perform, drawings are made available at our cost. We also prepare, in-house, our own itemized subcontractor scopes of work for their use in preparing their bid. This reduces the likelihood of “double-ups” or “holes” in our bid. This extra effort also makes the subcontractor more comfortable with the project scope so he can provide the most aggressive quote possible. A rough CPM schedule is prepared at this time to better estimate the projects general conditions and jobsite overhead.

Project Management

CEI's main role throughout the project is to manage and maintain the schedule and quality of subcontractors' work. We will hit the ground running with critical-path subcontractor/supplier contracts and submittal preparation. The site earthwork and building pad preparation are usually the most difficult, least controllable, and most important aspects for a successful project start.

Once ground is broken, CEI considers itself the TEAM leader. As a team member, we expect the Architects to be responsive to critical path shop drawing review, document interpretations, and on-site problem solving. We also expect them to be impartial interpreters of contract documents.

CEI will also be responsible of pushing the project's critical path items hard, but not so hard as to detrimentally affect the quality of the final product.

Cost Control

This is Construction Enterprises' third responsibility. Cost control starts with value engineering during the bidding process and continues throughout the entire project. We are always looking to save costs without cutting corners and for more efficient ways to build better projects. The cost savings from these ideas, if accepted, can be shared with the Owner. Prompt payment to the subcontractors and suppliers, while obtaining the required lien releases, is imperative for the protection of the Owner.

As a team member, we also expect Owners to provide payment per the contract terms and commit to timely resolutions for problems in which they are involved. Ultimately, we are all members of the TEAM, doing our individual parts for the timely success of our project.

Building
on-time,
quality
projects
we all
will be
proud of.



For every project we're a part of, we are dedicated, hardworking, and committed.

Our Builders

Key CEI personnel that will be assigned to your project and their responsibilities along the way. Thank you for your consideration of Construction Enterprises in your selection of the correct general contractor for your project.

Thomas Viuf President

BCN Degree, School of Architecture
University of Florida
Pre-Construction, Project Manager, Scheduling

Zach Viuf Project Manager - 8 Years

Business Management & Accounting
Tulane University
LEED AP, Project Manager, Lead Estimator

David Cato Project Manager - 15 Years

U.S. Army 20 Year Veteran
Non-Commissioned Officer
Project Superintendent, Safety Officer

Paul Eoff Project Manager- 3 Years

Project Superintendent

Tammy Luker Office Manager - 29 Years

Project Consultant, P.O.'s, Submittals,
Accounts Payables, Lien Releases

Deborah Viuf Comptroller

Accounts Payable/AIA,
Payment Applications, Correspondence

Unique Projects



QuikPrint Corporate Headquarters, Retail, and Printing Facility

Tulsa, Oklahoma

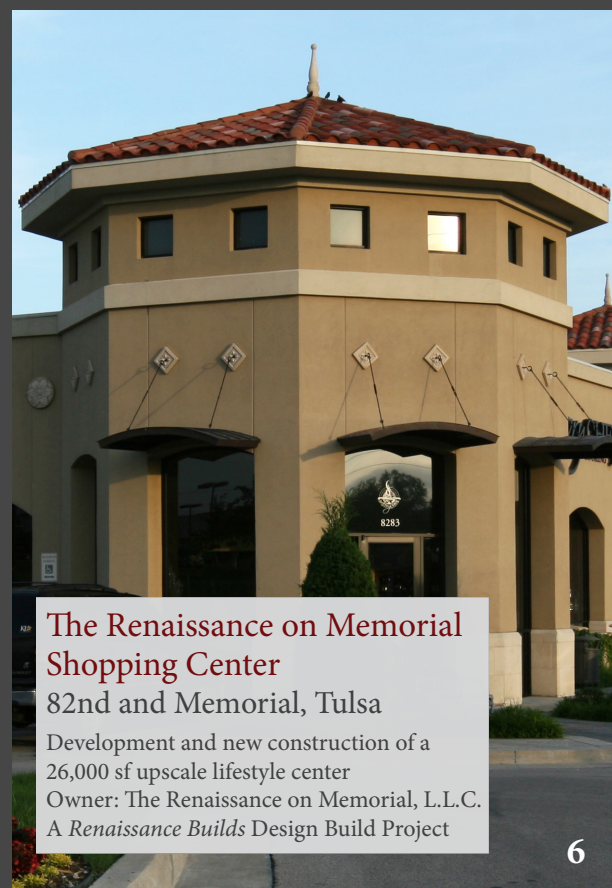
A 22,000 sf renovation with a state-of-the-art Komori printing press
Owner: QuikPrint of Tulsa
A Design Build Project



Tiger Plaza on Kenosha Shopping Center

Broken Arrow, Oklahoma

Development & new construction of a 48,000 sf upscale shopping center
Owner: Tiger Plaza on Kenosha, L.L.C.
A Renaissance Builds Design Build Project



The Renaissance on Memorial Shopping Center

82nd and Memorial, Tulsa

Development and new construction of a 26,000 sf upscale lifestyle center
Owner: The Renaissance on Memorial, L.L.C.
A Renaissance Builds Design Build Project

“We strive to build lasting relationships with our clients and strong foundations for our buildings, because we believe those foundations and deep roots are the core of our ability to endure and thrive”



Stroud Toll Plaza Expansion Tulsa, Oklahoma

New toll plaza construction with fiber optic boring
Owner: Oklahoma Turnpike Authority
Architect: The Benham Companies



Woodward Park – Rose Garden Tulsa, Oklahoma

Earthwork, utilities, landscape, concrete pavement, and reconstruction of walkways for drainage
Owner: City of Tulsa, Parks and Recreation
Architect: HTB, Inc.



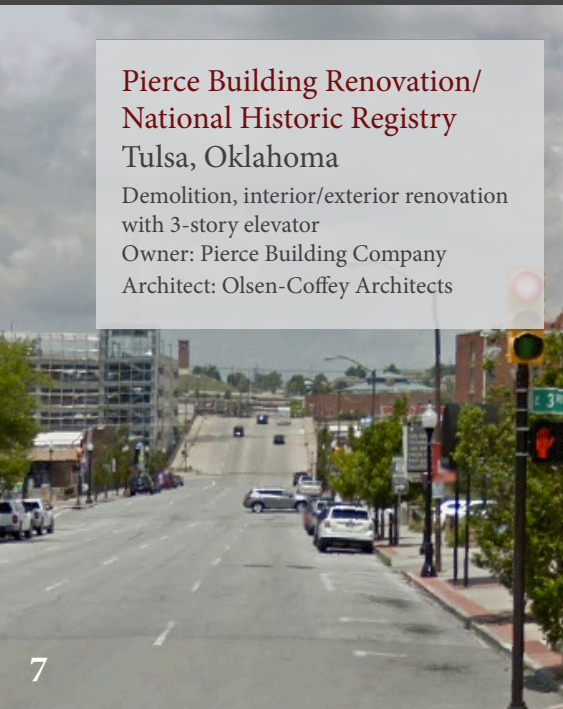
Seminole Hills Apartments Tulsa, Oklahoma

Award-winning HUD project – Interior/ exterior renovation of 97 living units.
Owner: Tulsa Housing Authority
Architect: Architects Collective



Southroads Shopping Center Tulsa, Oklahoma

Construction of a 22,000 sf up-scale restaurant and retail center
Owner: Meridian Annex Partners
Architect: Architects Collective



Pierce Building Renovation/ National Historic Registry Tulsa, Oklahoma

Demolition, interior/exterior renovation with 3-story elevator
Owner: Pierce Building Company
Architect: Olsen-Coffey Architects



Unique Projects



Fair Meadows Horse Racing Facility Tulsa, Oklahoma

Grandstand renovation and racetrack construction
Owner: Tulsa County Public Facilities Authority
Architect: Wozencraft, Mowery and Hawkins



Skelly Drive Baptist Church Tulsa, Oklahoma

New construction of octagonal Glue Lam church structure
Owner: Skelly Drive Baptist Church
Architect: Coleman, Ervin, Johnson Architects



Giraffe Enclosure at Tulsa Zoological Park Tulsa, Oklahoma

35' tall giraffe exhibit enclosure
Owner: City of Tulsa
Architect: City of Tulsa Engineering



Pavilion at Mequon and Kohl's Sav-A-Center Mequon, Wisconsin

New construction of a 90,000 sf shopping center with an A&P Grocery prototype
Owner: Mequon Plaza Associates
Architect: Architects Collective

DEVELOPMENT
INDUSTRIAL PUBLIC PARKS
ESTIMATING
TENANT DESIGN BUILD
IMPROVEMENTS
PUBLIC SCHOOLS
LANDSCAPE EARTH
RENOVATE WORK
RETAIL CENTERS
NEW CONSTRUCTION
PAVING APARTMENTS
STREETSCAPES
VALUE ENGINEERING
CONSTRUCTION
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