

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: **April 7, 2016 - Meeting**
TO: CHAIRMAN & BOARD MEMBERS
FROM: Mike Thedford

Background: SUBJECT: **Blue Dome Lighting Project**
LEGAL
DESCRIPTION: Blocks 75, 76, 77, 84, 85, 86, 108, 109 & 110, Original Townsite, Tulsa
Owner: TDA
Developer: TDA
Location: Blue Dome District
Size of Tract: 9 blocks - 33 acres
Number of Lots: N/A
Development Area: Blue Dome TIF - Between 1st and 3rd Street, from Greenwood Ave. to Detroit Ave.
Cost: Est. \$1,350,000
Contract: TBD
Project Manager: Mike Thedford
Other Relevant Information: **Fund 6967 - Approximately 150 lights throughout Blue Dome District. Engineering Design - Final coordination with for 1st street streetscape improvements is in process. Fixtures on Elgin, between 1st Street and railroad tracks is being priced separately for an expedited schedule.**

Background: SUBJECT: **Proposed streetscape improvements to Cameron Street**
LEGAL
DESCRIPTION: Brady Owner's
Developer: TDA
Engineer: Wallace
Location: Cameron St., between Martin Luther King, Jr. Blvd. & Detroit Ave.
Size of Tract: 1 block
Number of Lots: N/A
Development Area: Brady TIF
Cost: Est. \$380,000
Contract: TBD
Project Manager: Mike Thedford
Other Relevant Information: **Streetscape enhancements meeting Brady District Standard. Fund 6963 - Final comments have been recieved from City of Tulsa Transportation Design Section. Plans are being finalized in preparation for bidding. Estimated overall cost is approximately \$380,000. It is being requested that the TDA Board approve a Brady TIF expenditure in this amount for the project construction.**

Background:

SUBJECT:

Elgin Streetscape Improvements

LEGAL

DESCRIPTION:

Owner: City of Tulsa/Tulsa Development Authority
Developer: Tulsa Development Authority, Tulsa Industrial Authority & Economic Development Administration (Federal Funding)
Engineer: Landscape Architect - Howell & Vancuren
Location: Elgin Street, 1st Street north to RR tracks
Size of Tract: 1 block
Number of Lots: N/A
Development Area: Blue Dome TIF - Elgin Ave.
Cost: \$522,825.70 - Total Construction
Contract: Project bid on December 13, 2013
Project Manager: Mike Thedford
Other Relevant Information: **Streetscape Enhancements matching Downtown Streetscape Master Plan guidelines. Fund 6967 - Economic Development Administration has been sent closeout documents. Final funds from EDA are expected any day.**

O.C.,

Here is a breakdown of the proposed budget that we hope to get TDA approval for:

Construction Cost Estimate	\$328,742.21
Management Fees (NTE)	\$7,500.00
	\$336,242.21
10% contingency	\$33,624.22
COT Inspection Fees (Est.)	\$10,000.00
Total Budget	\$379,866.43

*Engineering Fees are being paid by GKFF.

* NTE – Not to Exceed

I can only estimate that the COT inspection fees will be around \$5,000 but may be as much as \$10,000.

The project is getting close to being ready for bid and we will subsequently need an account # to put on the plans. After speaking with Scott Rodehaver with Wallace. We believe this can be done before the end of 2016 and hopefully as soon as the end of October 2016.

Please let me know if you have questions.

Mike Thedford

918.497.0627

**PROPOSAL FOR
CAMERON STREETSCAPE
PROJECT NO.**

ITEM NUMBER	SPEC NUMBER	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	201(A)	CLEARING AND GRUBBING	AC	0.5	\$7,500.00	\$3,750.00
2	202(A)	UNCLASSIFIED EXCAVATION	CY	100	\$55.00	\$5,500.00
3	221(C)	TEMPORARY SILT FENCE	LF	560	\$2.24	\$1,254.40
4	221(F)	TEMPORARY SILT DIKE	LF	75	\$8.63	\$647.25
5	230(A)	SOLID SLAB SODDING (LIKE KIND)	SY	200	\$1.72	\$344.00
6	303(A)	AGGREGATE BASE, TYPE A	CY	148	\$35.02	\$5,182.96
7	310(B)	SUBGRADE METHOD B	SY	582	\$1.28	\$744.96
8	411(B)	ASPHALT CONCRETE TYPE S3 (PG 64-22 OK)	TON	127	\$63.95	\$8,121.65
9	411(C)	ASPHALT CONCRETE TYPE S4 (PG 64-22 OK)(INSOLUBLE)	TON	127	\$81.80	\$10,388.60
10	501(E)	SELECT BORROW	CY	25	\$80.00	\$2,000.00
11	509(D)	COMBINED CURB AND GUTTER (6" BARRIER)	LF	553	\$25.00	\$13,825.00
12	601(A)	4" CONCRETE SIDEWALK	SY	539	\$7.50	\$4,042.50
13	601(B)	1 1/2" SQUARE TUBE POST	LF	16	\$11.00	\$176.00
14	601(C)	1 3/4" SQUARE TUBE POST	LF	64	\$11.00	\$704.00
15	601(D)	2" SQUARE TUBE POST	LF	32	\$11.00	\$352.00
16	610(B)	6" CONCRETE DRIVEWAY	SY	80	\$60.00	\$4,800.00
17	610(I)	TACTILE DOMES	SF	48	\$31.00	\$1,488.00
18	611(G)	CAST IRON CURB INLETS	EA	2	\$3,500.00	\$7,000.00
19	612(F)	METER BOX, ADJUST TO GRADE	EA	1	\$300.00	\$300.00
20	619(B)	REMOVAL OF SIDEWALK	SY	149	\$12.00	\$1,788.00
21	619(B)	REMOVAL OF CURB	LF	547	\$8.00	\$4,376.00
22	619(B)	REMOVAL OF ASPHALT PAVEMENT	SY	486	\$15.00	\$7,290.00
23	619C	SAWING PAVEMENT	LF	547	\$10.00	\$5,470.00
24	641	MOBILIZATION	EA	1	\$10,000.00	\$10,000.00
25	642	CONSTRUCTION STAKING	EA	1	\$2,500.00	\$2,500.00
26	805(D)	TRAFFIC SIGN REMOVAL AND RESET	EA	1	\$500.00	\$500.00
27	855(A)	GROUND SIGN	SF	72	\$25.00	\$1,800.00
28	855(A)	TRAFFIC STRIPE (PLASTIC)	LF	2057	\$0.77	\$1,583.89
29	880(B)	CONSTRUCTION SIGNS 0 TO 6.25 SF	SD	480	\$0.56	\$268.80
30	880(C)	BARRICADES (TYPE III)	SD	240	\$0.98	\$235.20
31	880(E)	WARNING LIGHTS (TYPE A)	SD	960	\$0.30	\$288.00
32	880(E)	WARNING LIGHTS (TYPE C)	SD	2640	\$0.45	\$1,188.00
33	880(F)	DRUMS	SD	1320	\$0.45	\$594.00
34	880(G)	TUBE CHANNELIZERS	SD	1320	\$0.20	\$264.00
35	SPECIAL	RECTANGULAR RAPID FLASH BEACON	EA	4	\$5,500.00	\$22,000.00
36	SPECIAL	TREES	EA	11	\$1,000.00	\$11,000.00
37	SPECIAL	TREE GRATES	EA	11	\$1,500.00	\$16,500.00
38	SPECIAL	IRRIGATION SYSTEM	EA	1	\$10,000.00	\$10,000.00
39	SPECIAL	CURB RAMP	EA	6	\$500.00	\$3,000.00
40	SPECIAL	URBAN RIGHT OF WAY RESTORATION	EA	1	\$2,500.00	\$2,500.00
41	SPECIAL	STRUCTURAL SOIL	CY	45	\$120.00	\$5,400.00
42	SPECIAL	QUICK SET FLOWABLE FILL	CY	10	\$240.00	\$2,400.00
43	SPECIAL	OWNER ALLOWANCE	EA	1	\$35,000.00	\$35,000.00
		CIVIL SUBTOTAL				\$216,567.21
1	COT 601(A)	FLUSH MOUNT SIZE 1 PULL BOX	EA	4	\$900.00	\$3,600.00
2	COT 602(A)	2" PVC SCH 40 PLASTIC CONDUIT (TRENCHED)	L.F.	700	\$15.00	\$10,500.00
3	COT 602(C)	2" HDPE SCH 40 CONDUIT (DIRECTIONAL BORE)	L.F.	65	\$45.00	\$2,925.00
4	COT 611(A)	#12 THHN ELECTRICAL CONDUCTOR (INSTALLED IN POLES) INCLUDING GROUND	L.F.	1400	\$1.00	\$1,400.00
5	E611(B)	1/C NO. 4 ELECTRICAL THHN/THWN CONDUCTION PULLED IN BURIED CONDUIT FOR SERVICES	L.F.	1400	\$2.25	\$3,150.00
6	E611(C)	1/C NO. 8 ELECTRICAL THHN/THWN CONDUCTOR PULLED IN BURIED CONDUIT FOR SERVICES	LF	750	\$1.50	\$1,125.00
7	E803(A)	CONCRETE BASE ONLY FOR 15' PEDESTRIAN LIGHT POLE	EA.	11	\$750.00	\$8,250.00
8	E803(B)	CONCRETE BASE ONLY FOR 22' INTERSECTION LIGHT POLE	EA.	3	\$875.00	\$2,625.00
9	E804	15' PEDESTRIAN LIGHT POLE AND FIXTURE (TYPE II)	EA.	11	\$4,950.00	\$54,450.00
10	E806	22' INTERSECTION LIGHT POLE AND FIXTURE (TYPE I)	EA.	3	\$5,500.00	\$16,500.00
11	E807	INSTALLATION OF POWER PEDESTAL AND METER FOR NEW SERVICE FOR IRRIGATION CONTROLLER AND BACKFLOW PREVENTER HEAT TRACE CIRCUIT ON CAMERON	EA.	1	\$1,200.00	\$1,200.00
12	E808	INSTALLATION OF TWO NEW OUTDOOR GFCI RECEPTACLE FOR IRRIGATION CONTROLLER AND ASSOCIATED HEAT TRACING	EA.	2	\$450.00	\$900.00
13	E809	INSTALL 1/C NO. 4 WIRE IN EXISTING CONDUIT (FROM LIGHTING CONTROLLER LC-1 TO POLE 20)	LF	1000	\$1.45	\$1,450.00
14	E810	INSTALL 1/C NO. 8 WIRE IN EXISTING CONDUIT (FROM CONTROLLER TO POLE 20)	LF	500	\$1.20	\$600.00
15	E811	MODIFICATION TO EXISTING LIGHTING CONTROLLER FOR ADD ALTERNATE C	EA.	1	\$1,000.00	\$1,000.00
16	E812	FEE TO BE PAID TO PSO FOR ELECTRICAL WORK ASSOCIATED WITH THIS PROJECT. ELECTRICAL CONTRACTOR TO INCLUDE AMOUNT IN BID	LOT	1	\$2,500.00	\$2,500.00
		ELECTRICAL SUBTOTAL				\$112,175.00
		TOTAL				\$328,742.21