

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: **February 2, 2017 - Regular Meeting - 9:00 am**
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 - Paul Zachary has signed off. Still waiting for final City/Utility company coordination - being sent for advertisement with expectation that final letter from utility review will be received. Bid advertisement expected in January 2017. Additional discussions regarding overall project scope are pending.**

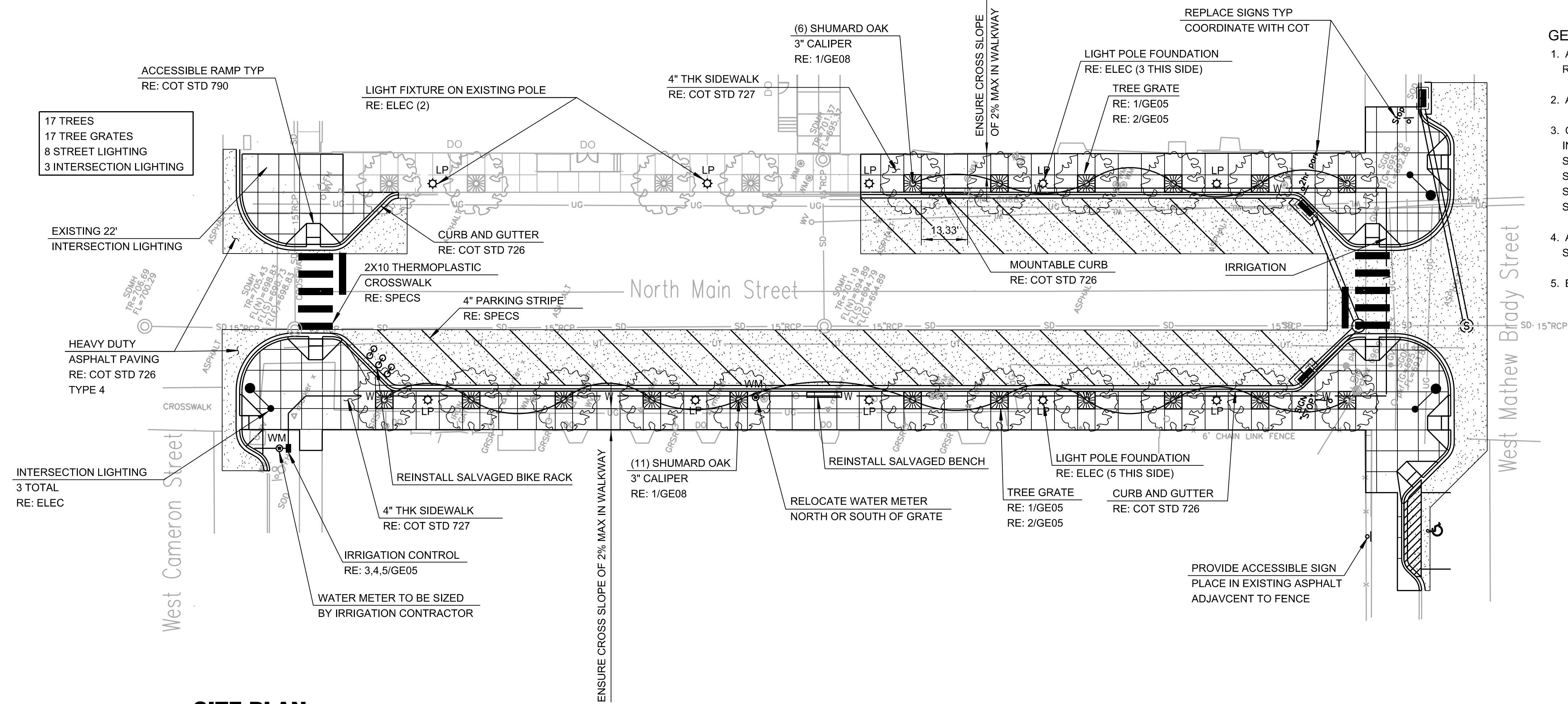
Fixtures on Elgin, between 1st Street and railroad tracks have bid, PO # has been issued, fixtures have been delivered and installation is was done at the end of December.

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 - Plans are complete. TIF funds are approved and account number assigned. Approved budget is \$380,000. Project bids received on 12/2. Bids are currently being reviewed and processed for contracts. Award of low bid is expected sometime in February.**

Background: SUBJECT: **Brady District Streetscape Improvements**
LEGAL
DESCRIPTION:
Owner: City of Tulsa/Tulsa Development Authority
Developer: Tulsa Industrial Authority, Part privately
Engineer: Wallace Engineering
Location: Main St./MB Brady/Cheyenne
Size of Tract: Multiple Blocks
Number of Lots: N/A
Development Area: Brady District
Cost: Total Construction - \$2,075,750 - TDA Funding Portion - \$850,000
*Pending budget amendment
Contract: Project will be bid and managed by TDA
Project Manager: Mike Thedford
Other Relevant Information: **Streetscape Enhancements matching Downtown Streetscape Master Plan guidelines. Revised plans for Main Street Phase are complete. Revisions were required based on COT Planning comments recommending bumpouts be added. These revisions require a budget amendment to September 1, 2016 TDA resolution. A budget increase for the Main St. phase requires an adjustment from \$320,000 to \$500,000 to cover the added scope, permits and associated fees. Pending TDA approval, will submit for IDP process after design completion and projected review/construction process is 120 days. *Supporting information and streetscape layout were submitted with this report.**

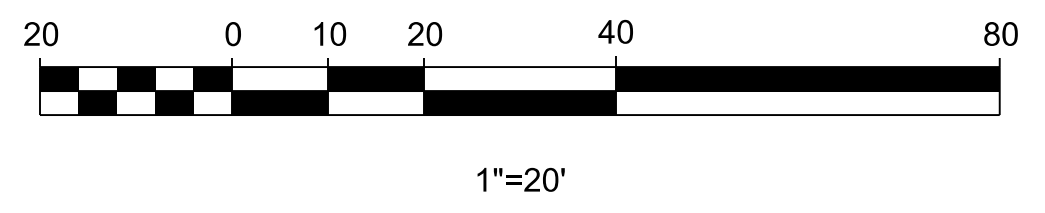
Background: SUBJECT: **TDA - Lansing Centre Parking Lot (Front)**
LEGAL
DESCRIPTION:
Owner: Tulsa Development Authority
Developer: Tulsa Development Authority
Engineer: N/A
Location: 1216 N. Lansing
Size of Tract: N/A
Number of Lots: N/A
Development Area: N/A
Cost: Total Construction - Estimated \$24,000 - \$26,000
Contract: Project will be managed by TDA
Project Manager: Mike Thedford
Other Relevant Information: **Parking lot rehab for TDA - Front parking lot. Existing asphalt to be cleaned, milled in areas, repaired and overlaid with 2" layer of asphalt and striped for parking. Recieved and signed proposal for A&A Asphalt to mill and overlay 2" asphalt and striping for TDA Office Parking Lot at Lansing Centre. Asphalt was installed on 1/23 and striping was complete on 1/24.**

1/24/2017 11:08:07 AM \\civil-server\projects\1540117 Main Street Streetscape\Dgn\C04Site.dgn



SITE PLAN

- GENERAL SITE NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
 2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 4. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
 5. BUILDING COORDINATES ARE TO OUTSIDE FACE OF WALL.



**MAIN STREET
STREETSCAPE
DESIGN**
TULSA, OKLAHOMA



Wallace Engineering
Structural Consultants, Inc.

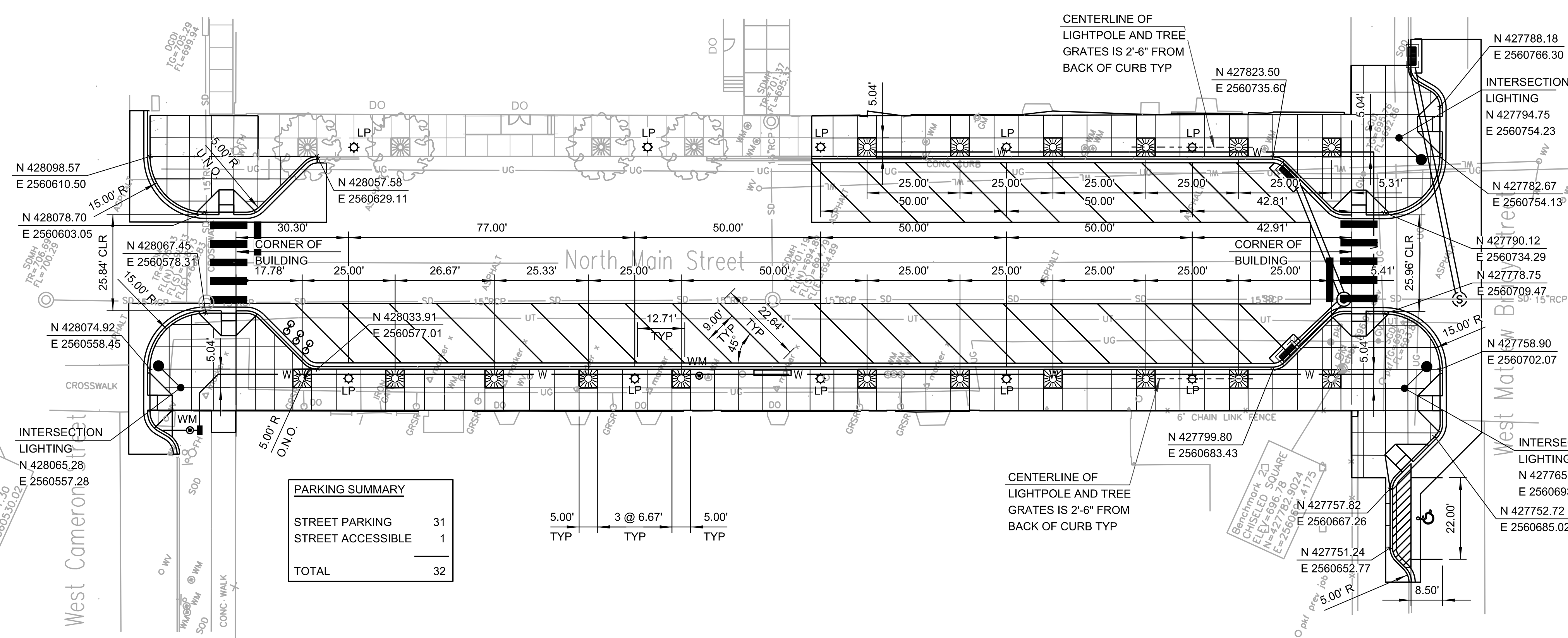
Structural and Civil Consultants
200 East Mathew Brady Street
Tulsa, Oklahoma 74103
918.584.5858, 800.364.5858
OKLAHOMA CA #1460
EXP DATE 6/30/17

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.



CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES



PARKING SUMMARY	
STREET PARKING	31
STREET ACCESSIBLE	1
TOTAL	32

APPROVED
FOR IDP PERMIT ONLY

MICHAEL LING, PE
INFRASTRUCTURE DEVELOPMENT MANAGER
CITY OF TULSA
DATE

- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

Revisions



Scale 1"=20'

Date 07.14.2016
Phase CONSTRUCTION
Job Number 1540117

**Drawing Title
SITE PLAN**

CITY OF TULSA ATLAS PAGE 11

Drawing Number

GE04
© 2016 WALLACE ENGINEERING

BRADY STREETScape - MAIN STREET		
Budget Amendment		
Base Scope Cost Estimate	\$	242,274
A/E Base Contract Fees	\$	23,150
Approved Resolution (Sept. 1, 2016 TDA Regular Meeting)	\$	320,000
<hr/>		
Additional Scope Cost Estimate	\$	444,234
Contingency (Permit/ROW Fees)	\$	44,423
A/E Additional Services & Management Fees	\$	18,700
<i>*Prepared for February 2, 2017 TDA Regular Meeting</i>	\$	507,357