

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: December 7, 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: \$1,090,00 Base Bid - Crossland Construction
Project Manager: Mike Thedford
Other Relevant Information: **Fund 6967 - Approximately 150 lights throughout Blue Dome District. Change order for the amount of \$29,859.24 was required for color change implementation. This additional funding falls within the TDA Board approved budget.**

A minor scope change is required based on existing lights that were previous lights installed along Greenwood for the Urban 8 and Hartford Commons projects. 5 lights will be deducted from the project in order to eliminate conflicts. This will be required due to redundancy and minimum light level standards.

Construction commenced on Friday 8/25 and is ongoing. First phase is on northeastern portion of the Blue Dome District along 1st Street. Contractor has issued PO for light fixtures. Color samples have been approved. Regular meeting to be held once a month. Attended project update meeting on 11/14. No significant issues. Crossland Construction, Cyntergy and COT staff was present. Construction timing, project submittals and replacement of 5 fixtures on Elgin was discussed. It was proposed that the 5 lights that were eliminated on Greenwood be used on Elgin and this seemed to be a good solution. Project is scheduled for completion March 2018.

Background: SUBJECT: **Brady District Streetscape Improvements - Phase I and II**
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 - \$1,050,000 Phase I and \$650,000 Phase II
Contract: Project will be bid and managed by TDA
Project Manager: Mike Thedford
Other Relevant Information: **Streetscape Enhancements matching Downtown Streetscape Master Plan guidelines. TDA Approved Funding for this phase is \$500,000, (February 2, 2017) Low bidder was Magnum Construction - \$410,000. Contract is signed and bonding is in place. Construction start is now set for Nov. 27th. Initially, the contractor set up fencing for construction and staging in the entire ROW for staging and construction. There was concern raised from the businesses in the area and Magnum re-evaluated the phasing and work plan. A feasible plan is now in place for construction. Concurrent to these changes, COT development services had to work through some confusion with the IDP permit. Subsequently, Magnum proposed to move the start date to November 27th due to the Thanksgiving Holiday.**

Phase II - Overall Brady Streetscape - Funding approved in May. Plans are complete and engineer is addressing comments by COT. Currently working on IDP permit process. Next step will be to prepare for bidding once IDP is approved. No change.

Cameron Street - Main to Boulder Phase - Pending request for 40% matching funds from developer/TPA. Request will be after engineering plans and IDP approval are complete. (Brady Arts District Owner's Association TIF committee has approved this request.) No change.

Background:

SUBJECT:

TDA - Lansing Centre Roof/Gutter work

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 cost TBD

Contract:

Project will be managed by TDA

Project Manager:

Mike Thedford

Other Relevant

Roof and gutter work - Downspouts - Installation of south side downspouts is complete and contractor has submitted final invoice. Roofing - It has been determined that one leak is due to the installation of an HVAC roof top unit. Currently, we are pursuing a fix to be done by the responsible contractor. Further claims for manufacturer's warranty will be pursued as needed. Ongoing as of 11/15.

Information:

Further repair work - Confirmation of pricing for scupper/gutter boxes for north and west side of roof parapet is pending. This will help with overall roof drainage issues. Working on exterior paint pricing. Working on pricing from two qualified paint contractors.