

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: **May 4, 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 - Pre-Bid Meeting was 3/20 - good attendance. Bid opening - 03/31/2017, 9am. Will report at time of meeting. Contractor has obtained paperwork in preparation for execution of the contract. Up next is execution of the contract and Mayor's signature. Once contract is awarded, light fixture color will be confirmed prior to procurement.**

Fixtures on Elgin, installation pending procurement of Blue Dome lights.

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. Bid was awarded to Crossland. Construction has started - Demolition, installation of base is started on north side, rain has impacted schedule somewhat.**

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, budget amendment approved last month and engineer has submitted for IDP approval (beginning of February). IDP still under review with COT - should be wrapping up in April and prepared for bid. Review and construction process is approximately 120 days once submitted. IDP developer contract to be executed and submitted for IDP approval.**

Phase II - Overall Brady Streetscape - Plans are complete. Wallace Engineering to update. (included in my staff report)

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 Information: **Roof and gutter work - Proposal pending.**