

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: **August 3, 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. Mayor has signed. Met with Crossland Construction on 7/19/2017 to review color implementation and pricing. PO for light fixtures is pending clarification of color change. At time of this report, the submittal showing options has not been recieved. Contractor is being deligent in getting clarification prior to PO being issued.**

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. Project is complete.**

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. Revised plans for Main Street Phase are complete, budget amendment approved IDP approval is complete and project has been advertised for bids starting 7/21/2017. Mandatory pre-bid meeting to be held on 7/27/2017. Will report further status and contractor participation at the time of TDA meeting.**

Phase II - Overall Brady Streetscape - Funding approved in May. Plans are complete and engineer is addressing comments by COT.

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 - Downspouts - Received 3 bids for downspouts. After qualification on materials, the low bid was \$3,300 and quote provided for signature. By the time of this meeting, installation will be complete or scheduled for immediate completion. Roofing - Awaiting report from manufacturer's warranty inspection. Some immediate repairs were made under warranty. Further, long term repairs will be sheduled pending the review of the inspection report.**