

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: **September 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. 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 provision of paint sample by DCC. Change order for the amount of \$29,859.24 is required for color change implementation. This additional funding falls within the TDA Board approved budget.**

Construction has commenced as of Friday 8/25. First phase is on northeastern portion of the Blue Dome District along 1st Street.

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. Meeting was held with Cyntergy to confirm this scope change.

Background: SUBJECT: **Proposed Streetscape Improvements to Cameron Street**
LEGAL
DESCRIPTION: Owner: 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: \$338,925.00 - Crossland Construction
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 was bid on Friday, 08/11/2017. Low bidder was Magnum Construction - \$410,000. Detailed Staff Report enclosed. TDA Approved Funding for this phase is \$500,000, (February 2, 2017)**

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. Down spouts have been installed. Further repair work is being assessed on north and west parapets. Roofing - Awaiting report from manufacturer's warranty inspection. Continuing repairs made under warranty. Still pending final warranty determination from GAF (manufacturer) 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.**

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 #1480
EXP. DATE 8/30/17

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

- 10
- 9
- 8
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- 6
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- 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

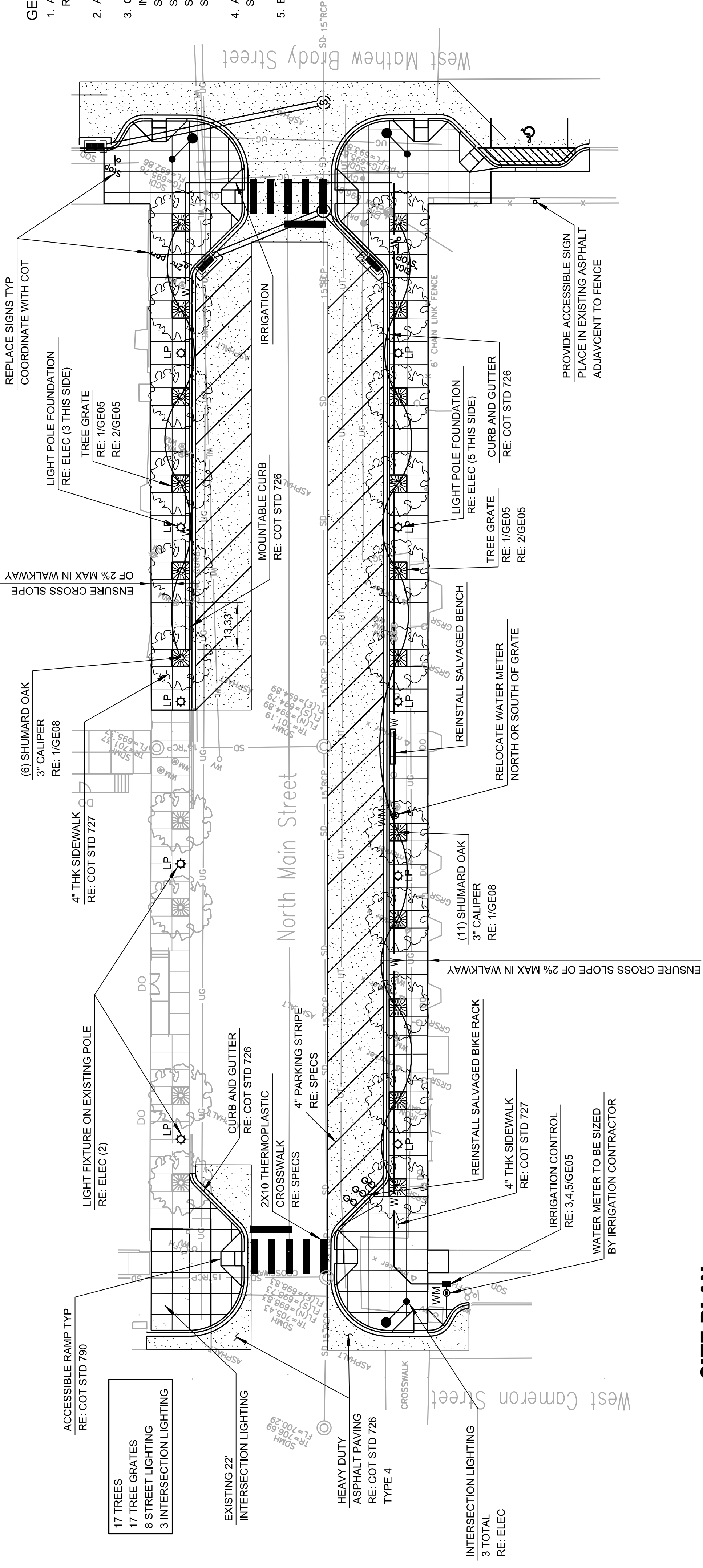
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GE04

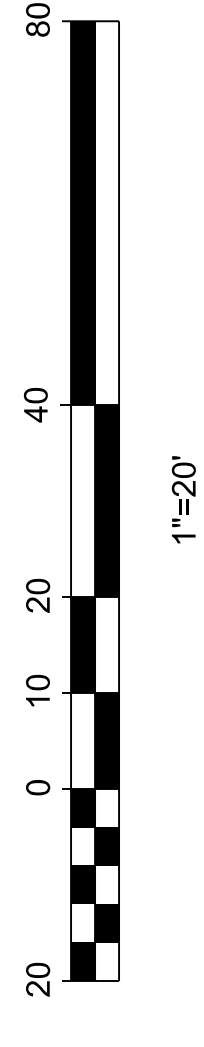
• 2016 WALLACE ENGINEERING

GENERAL SITE NOTES

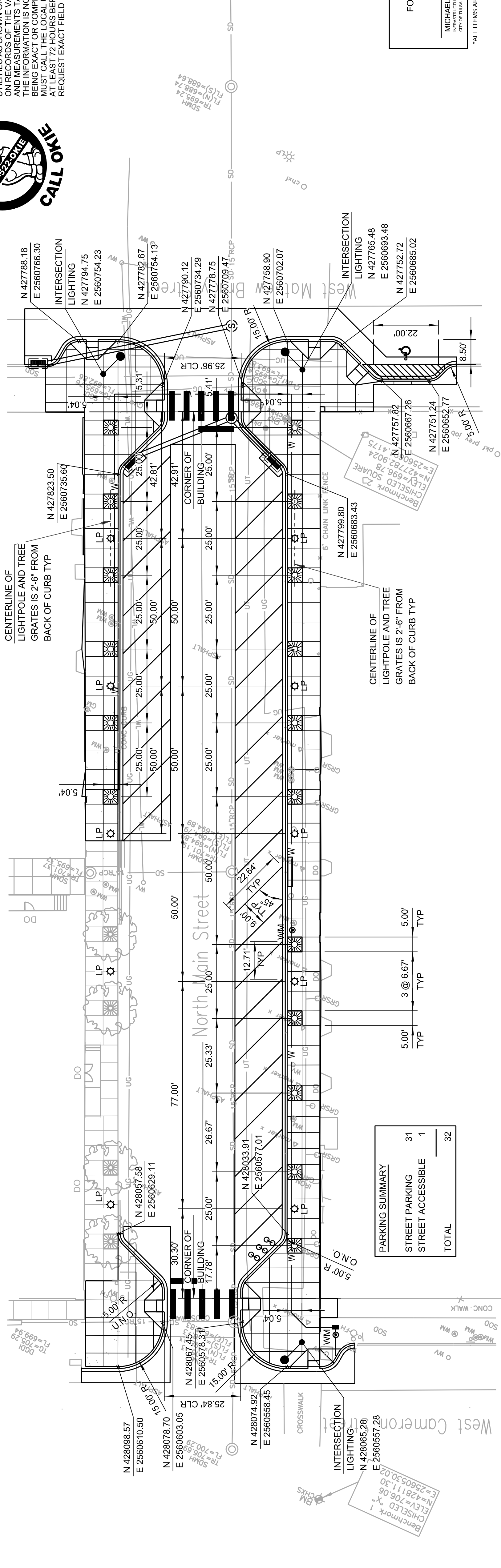
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC 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.



SITE PLAN



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. BEING AN INDUSTRY STANDARD, RECORDS ARE BEING PROVIDED AS A GUIDE ONLY. 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

SITE GEOMETRY