

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: **October 5, 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.

Background: SUBJECT: **Brady District Streetscape Improvements - Phase I and II**
LEGAL
DESCRIPTION: City of Tulsa/Tulsa Development Authority
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. Low bidder was Magnum Construction - \$410,000. Contract is complete and proposed for approval by TDA Board. Detailed Staff Report and recommended approval is 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 - Installation of south side downspouts is complete and contractor has submitted final invoice. Further repair work is being assessed on north and west parapets. 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.