

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: **February 1, 2018 - Regular Meeting - 9:00 am**
TO: **CHAIRMAN & BOARD MEMBERS**
FROM: **Mike Thedford**

Background: SUBJECT: **Blue Dome Lighting Project**
LEGAL 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.**

Project is going as scheduled. There has been ongoing coordination for overhead utility companies to eliminate conflict. Underground utility work is nearing completion, final light fixture order is in the works to add fixtures which were previously eliminated. Will discuss priority installation schedule for fixtures on Elgin between 1st Street and the railroad tracks. (full installation with pole and fixture mount on west side/fixture mount only on east side) Monthly update meetings are ongoing.

Background: SUBJECT: **Brady District Streetscape Improvements - Phase I and II**
LEGAL City of Tulsa/Tulsa Development Authority
Owner: Tulsa Industrial Authority, Part privately
Developer: Wallace Engineering
Engineer: Main St./MB Brady/Cheyenne
Location: Multiple Blocks
Size of Tract: N/A
Number of Lots: Brady District
Development Area: Total Construction - \$2,075,750 - TDA Funding Portion - \$1,050,000
Cost: 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.**

Construction has commenced and 3 sidewalk pours are complete. Coordinating with WRT Realty, Wallace and Magnum for repair to the brick façade on the 3G (Hanson) building. As of the time of this report, Magnum is pricing the fix to prepare for owner approval and payment by WRT. So far, coordination with tenants has gone smoothly. Impact to business operations has been minimized.

Phase II (aka Brady/Cheyenne Connector - Overall Brady Streetscape - Funding approved in May. As expected, IDP permit has been approved and TDA/Wallace have prepared contract documents to advertise for bid. Upon approval by the TDA Board, staff recommends advertising for bid in February. Approved budget for this phase is \$650,000. Engineering plans were provided to the board for the January meeting. No pending items and ready for bid advertisement.

Cameron Street - Main to Boulder Phase - Pending request for 40% matching funds from developer/TPA. No change.

Background: SUBJECT: **TDA - Lansing Centre Building Improvements**
LEGAL Tulsa Development Authority
Owner: Tulsa Development Authority
Developer: N/A
Engineer: 1216 N. Lansing
Location: N/A
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: **Further repair work - No change. Plan to have paint pricing from at least one contractor at the time of this meeting.**

**PROPOSAL FOR
BRADY STREETScape
PROJECT NO.**

ITEM NUMBER	SPEC NUMBER	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	201(A)	CLEARING AND GRUBBING	AC	0.1	\$7,500.00	\$750.00
2	202(A)	UNCLASSIFIED EXCAVATION	CY	100	\$55.00	\$5,500.00
3	221(C)	TEMPORARY SILT FENCE	LF	867	\$2.24	\$1,942.08
4	221(K)	TEMPORARY SILT LOG	LF	30	\$8.63	\$258.90
5	230(A)	SOLID SLAB SODDING (LIKE KIND)	SY	291	\$5.00	\$1,455.00
6	303(A)	AGGREGATE BASE, TYPE A	CY	213	\$60.00	\$12,780.00
7	310(B)	SUBGRADE METHOD B	SY	299	\$1.28	\$382.72
8	411(B)	ASPHALT CONCRETE TYPE S3 (PG 64-22 OK)	TON	40	\$63.95	\$2,558.00
9	411(C)	ASPHALT CONCRETE TYPE S4 (PG 64-22 OK)(INSOLUBLE)	TON	16	\$81.80	\$1,308.80
10	501(E)	SELECT BORROW	CY	25	\$80.00	\$2,000.00
11	509(D)	COMBINED CURB AND GUTTER (6" BARRIER)	LF	167	\$25.00	\$4,175.00
12	509(D)	COMBINED CURB AND GUTTER (6" MOUNTABLE)	LF	195	\$25.00	\$4,875.00
13	601(A)	4" CONCRETE SIDEWALK	SY	805	\$7.50	\$6,037.50
14	601(A)	6" CONCRETE SIDEWALK	SY	111	\$7.50	\$832.50
15	601(B)	1 1/2" SQUARE TUBE POST	LF	16	\$11.00	\$176.00
16	601(C)	1 3/4" SQUARE TUBE POST	LF	64	\$11.00	\$704.00
17	601(D)	2" SQUARE TUBE POST	LF	32	\$11.00	\$352.00
18	610(B)	6" CONCRETE DRIVEWAY	SY	160	\$60.00	\$9,600.00
19	610(I)	TACTILE DOMES	SF	0	\$31.00	\$0.00
20	612(F)	VALVE BOX, ADJUST TO GRADE	EA	2	\$300.00	\$600.00
21	619(B)	REMOVAL OF SIDEWALK	SY	615	\$12.00	\$7,380.00
22	619(B)	REMOVAL OF CURB	LF	176	\$8.00	\$1,408.00
23	619(B)	REMOVAL OF ASPHALT PAVEMENT	SY	404	\$15.00	\$6,060.00
24	619C	SAWING PAVEMENT	LF	662	\$10.00	\$6,620.00
25	641	MOBILIZATION	EA	1	\$15,000.00	\$15,000.00
26	642	CONSTRUCTION STAKING	EA	1	\$5,000.00	\$5,000.00
27	805(D)	TRAFFIC SIGN REMOVAL AND RESET	EA	1	\$500.00	\$500.00
28	855(A)	GROUND SIGN	SF	72	\$25.00	\$1,800.00
29	855(A)	TRAFFIC STRIPE (PLASTIC)	LF	0	\$0.77	\$0.00
30	880(B)	CONSTRUCTION SIGNS 0 TO 6.25 SF	SD	480	\$0.56	\$268.80
31	880(C)	BARRICADES (TYPE III)	SD	240	\$0.98	\$235.20
32	880(E)	WARNING LIGHTS (TYPE A)	SD	480	\$0.30	\$144.00
33	880(E)	WARNING LIGHTS (TYPE C)	SD	1200	\$0.45	\$540.00
34	880(F)	DRUMS	SD	1200	\$0.45	\$540.00
35	880(G)	TUBE CHANNELIZERS	SD	1200	\$0.20	\$240.00
36	SPECIAL	TREES	EA	27	\$1,600.00	\$43,200.00
37	SPECIAL	TREE GRATE	EA	8	\$1,000.00	\$8,000.00
38	SPECIAL	TREE RELOCATE	EA	8	\$1,000.00	\$8,000.00
39	SPECIAL	BIKE RACK	EA	7	\$1,500.00	\$10,500.00
40	SPECIAL	IRRIGATION SYSTEM	EA	3	\$10,000.00	\$30,000.00
41	SPECIAL	CURB RAMP	EA	0	\$1,500.00	\$0.00
42	SPECIAL	URBAN RIGHT OF WAY RESTORATION	EA	6	\$2,500.00	\$15,000.00
43	SPECIAL	QUICK SET FLOWABLE FILL	CY	2	\$240.00	\$480.00
44	SPECIAL	OWNER ALLOWANCE	EA	1	\$10,000.00	\$10,000.00
45	SPECIAL	BENCH	EA	2	\$2,500.00	\$5,000.00
46	SPECIAL	TRASH BIN	EA	7	\$1,500.00	\$10,500.00
		CIVIL SUBTOTAL				\$242,703.50
47	COT 601(A)	FLUSH MOUNT SIZE 1 PULL BOX	EA	4	\$900.00	\$3,600.00
48	COT 602(A)	2" PVC SCH 40 PLASTIC CONDUIT (TRENCHED)	LF	1775	\$15.00	\$26,625.00
49	COT 602(C)	2" HDPE SCH 40 CONDUIT (DIRECTIONAL BORE)	LF	320	\$100.00	\$32,000.00
50	COT 602(D)	4" HDPE SCH 40 CONDUIT (TRENCHED)	LF	60	\$55.00	\$3,300.00
51	COT 611(A)	#12 THHN WHITE ELECTRICAL CONDUCTOR (INSTALLED IN POLES AND CONDUIT)	LF	2426	\$1.00	\$2,426.00
52	E803(A)	CONCRETE BASE ONLY, FOR PEDESTRIAN POLES.	EA	15	\$750.00	\$11,250.00
53	E803(B)	CONCRETE BASE ONLY FOR 22' INTERSECTION POLE	EA	6	\$875.00	\$5,250.00
54	E803(C)	SHALLOW CONCRETE POLE BASE FOR PEDESTIRAN POLE LIGHTS	EA	13	\$750.00	\$9,750.00
55	E804	15' PEDESTRIAN LIGHT POLE AND FIXTURE (TYPE II)	EA	28	\$5,500.00	\$154,000.00
56	E806	22' INTERSECTION LIGHT POLE AND FIXTURE (TYPE I)	EA	6	\$6,500.00	\$39,000.00
57	E809(A)	1/C NO. 4 ELECTRICAL THHN/THWN CONDUCTION PULLED IN BURIED CONDUIT FOR SERVICES	LF	60	\$2.25	\$135.00
58	E809(B)	1/C NO. 10, PULLED IN CONDUIT	LF	3300	\$2.25	\$7,425.00
59	E809(C)	1/C NO. 8, ELECTRICAL THHN/THWN CONDUCTOR PULLED IN BURIED CONDUIT FOR LIGHTING	LF	5050	\$2.00	\$10,100.00
60	E811	NEW LIGHTING CONTROLLER	EA	1	\$15,000.00	\$15,000.00
61	E812	MODIFICATION TO EXISTING MAIN ST. LIGHTING CONTROLLER FOR BRADY LIGHTING CIRCUITS	LOT	1	\$1,000.00	\$1,000.00
62	E813	FEE TO BE PAID TO PSO FOR ELECTRICAL WORK ASSOCIATED WITH THIS PROJECT. ELECTRICAL CONTRACTOR TO INCLUDE AMOUNT IN BID	LOT	1	\$2,500.00	\$2,500.00
63	E814	INSTALLATION OF NEW OUTDOOR GFCI RECEPTACLE FOR IRRIGATION CONTROLLER AND ASSOCIATED HEAT TRACING	EA	3	\$700.00	\$2,100.00
		ELECTRICAL SUBTOTAL				\$325,461.00
					\$	-
		10% contingency			\$	32,546.10
		TOTAL				\$600,710.60