

**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

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MEETING DATE: **April 5, 2018 - Regular Meeting - 9:00 am**  
TO: CHAIRMAN & BOARD MEMBERS  
FROM: Mike Thedford

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Background: SUBJECT: **Blue Dome Lighting Project**  
LEGAL Blocks 75, 76, 77, 84, 85, 86, 108, 109 & 110, Original  
DESCRIPTION: 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 still going as scheduled. Many of the poles and fixtures have been installed. Power and infrastructure work is underway, meters are being placed to provide power to the fixtures. Replacement of Acorn Fixtures is the next phase. May be more time consuming depending on existing conditions and possible unknown items. Finally, currently the COT is looking at the elimination of existing Cobra Streetlight Fixtures - photometrics are now under review to start this process. Some overhead utilities along with PSO lines may then be eliminated as part of this fixture removal. This will "declutter" the entire district and allow for a more appealing look.***

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. TDA Approved Funding for this phase is \$500,000, (February 2, 2017) Low bidder was Magnum Construction - \$410,000.

***Magnum is now working on the most difficult (and messy) part of the project. The work has now moved into the street where a significant amount of utility work is being done on storm drainage and water. The road is now closed at the time of the report, but may open back up close to April 6th. There have been complaints regarding the timeline and scope of the work within the Main St ROW. Most of which, was necessary due to requirements for the "bumpouts" and other COT utility improvements. Downtown work within the IDL has many possible "unforeseen" conditions which has occurred on this project due to the density and historical work in the area.***

*Phase II (aka Brady/Cheyenne Connector - Overall Brady Streetscape - Funding approved in May 2017. Approved budget for this phase is \$650,000. This phase is currently being advertised for bids. Pre-bid meeting will be held on April 9th and bid opening will be on April 20th. The tentative plan is to have bids qualified, recommended award and enter into contract negotiations for the May TDA regular meeting.*

Background: SUBJECT:  
LEGAL  
DESCRIPTION:

**TDA - Lansing Centre Building Improvements**

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

***Further repair work - A combined quote has been provided for the rear parapet collector boxes, pressure washing and paint of all overhead and human doors as well. Tentative plan is to have contractor start possibly before meeting date.***