

**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

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MEETING DATE: **June 7, 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: \$1,090,000 Base Bid - Crossland Construction  
Project Manager: Mike Thedford  
Other Relevant Information: Fund 6967 - Approximately 150 lights throughout Blue  
Dome District.  
***Additional COT funding has made it possible to complete the project as originally designed. Funding will cover cost associated with additional footings and materials for other infrastructure cost overruns. Schedule for completion is pending. Will have update for meeting.***

Background: SUBJECT: **Brady District Streetscape Improvements - Phase I and II**  
LEGAL  
DESCRIPTION: 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 -  
Cost: \$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.

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

**The project is now substantially complete. Tree anchors, grates and electrical meter are in place. Water meter installation is pending. All paving, curb, gutter and infrastructure was complete on 4/16. There was a delay in doing final walk-thru and punchlist. The hope is to have this scheduled in the next 2 weeks. City of Tulsa has funded the Mill and Overlay (Paving) of the street. This is being done at the time of this report. Should be complete on June 1 and striping to be done on June 4th or earlier.**

**Phase II (aka Brady/Cheyenne Connector) - Overall Brady Streetscape - Funding approved in May 2017. Approved budget for this phase is \$650,000.**

**This project bid on April 20th. Crossland and Magnum both bid the project and Crossland was the low bid - \$641,000. Project approved funding is \$650,000. Staff recommends the bid award and Board approval of contract with Crossland Heavy Contractors. Detailed Staff Report with back up material has been included for Board review.**

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 - Installation of rear parapet collector boxes should be complete by the time of Board meeting. Pressure washing and paint of all overhead and human doors is complete. Further investigation is needed for additional roof leaks.**

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**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

**MEETING DATE:** JUNE 7, 2018  
**TO:** CHAIRMAN & BOARD MEMBERS  
**FROM:** Mike Thedford  
**SUBJECT:** Brady Streetscape Phase II  
**LOCATION:** Brady to Cheyenne  
Tulsa, Oklahoma 74103

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**Background:**      **Developer:** Crossland Heavy Contractors  
                         **Owner:** City of Tulsa Right-of-Way  
                         **Project Engineer:** Scott Rodehaver, Wallace Engineering  
                         **Location:** Brady TIF District  
                         **Size of Tract:** 1 ½ block area  
                         **Project Value:** \$650,000.00  
                         **Fund No.:** Fund No. 721  
                         **Development Area:** The Art's District  
                         **Executive Director:** O.C. Walker

Notice was given by RFP beginning March 25, 2018 through April 15, 2018 and three (2) responses were received. A **MANDATORY** pre-bid conference was held with all responders in attendance. Bids were received and opened on April 20, 2018 with Crossland Heavy Contractors as low-bidder.

The scope of work is defined as follows:

- **Cost Estimate vs Bid Amounts:** Cost Estimate was \$650,000, Bid Amount is \$641,000
- **Scope of Work:** Sidewalk, trees, tree grates, lighting.

**Attachments:** Crossland and Magnum bid responses

**Recommendation:** Staff recommends this item be placed on TDA Regular meeting agenda for consideration for approval.

**Reviewed By:** O.C. Walker II

**CONTRACT FOR CONSTRUCTION INSTALLATION OF  
IMPROVEMENTS BEGINNING AT NORTH BOSTON AVENUE AND EAST  
MATHEW BRADY STREET, EXTENDING WEST FOR THREE BLOCKS DOWN  
MATHEW BRADY STREET TO NORTH CHEYENNE AVENUE, THEN TURNING  
ON NORTH CHEYENNE AVENUE AND EXTENDING SOUTH FOR TWO  
BLOCKS TO THE RAILROAD TRACKS, TULSA, OKLAHOMA  
BRADY VILLAGE TAX INCREMENT DISTRICT ONE**

THIS CONTRACT made and entered into the \_\_\_\_ day of \_\_\_\_\_, 2018, by and between TULSA DEVELOPMENT AUTHORITY and CROSSLAND HEAVY CONTRACTORS, INC (Corporation) of TULSA, Oklahoma, hereinafter called the "CONTRACTOR", and the TULSA DEVELOPMENT AUTHORITY - TULSA, OKLAHOMA, a Municipal Corporation, herein called the "TDA."

WITNESSETH:

WHEREAS, TDA has caused to be prepared the necessary Drawings, Specifications, and other Contract Documents for the public improvements herein described, and has invited bids for the construction thereof in accordance with the terms of this Contract, all of which is hereby designated as:

**PROJECT NO.**

WHEREAS, the Contractor, in response to the Advertisement, has submitted to TDA, in the manner and at the time specified, a sealed bid in accordance with the terms of this Contract; and,

WHEREAS, TDA, in the manner prescribed by law, has publicly opened, examined, and canvassed the bids submitted, and has determined the above named Contractor to be the lowest responsible bidder for the work and has duly awarded to the said Contractor therefore, for the sum or sums named in the Contractor's bid, a copy of the Bid Proposal being attached to and made a part of this Contract;

NOW, THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreements and covenants herein contained, the parties to this Contract have agreed and hereby agree, as follows:

ARTICLE I. That the Contractor shall (a) furnish all tools, equipment, supplies, superintendent, transportation, and other construction accessories, services, and facilities; (b) furnish all materials, supplies, and equipment specified and required to be incorporated in and form a permanent part of the completed work; (c) provide and perform all necessary labor; and (d) in a good, substantial, and workmanlike manner and in accordance with the requirements, stipulations, provisions, and conditions of the Contract as defined in the attached General Conditions, as modified per IDP requirements and mutually agreed upon, said documents forming the Contract and being as fully a part thereof as if repeated verbatim herein, perform, execute, construct, and complete all work included in and

covered by TDA's official award of this Contract to the said Contractor, such award being based on the acceptance by TDA of the Contractor's bid, or part thereof, as follows:

**PROJECT NO.**

ARTICLE II. That TDA shall pay to the Contractor for performance of the work embraced in this Contract, and the Contractor will accept as full compensation therefore, the sum (subject to adjustment as provided by the Contract) of \_\_\_\_\_ SIX-HUNDRED FORTY-ONE Thousand Dollars 641,000 (\$) for all work covered by and included in the Contract award and designated in the foregoing Article I; payment therefore to be made in cash or its equivalent, in the manner provided in the General Conditions.

ARTICLE III. That the Contractor shall start work within ten (10) days following the date stipulated in a written order from TDA to proceed with the work to be performed hereunder, and shall complete the work within the number of consecutive calendar days after the authorized starting date, as stipulated below:

All Work Completed: 120 calendar days

ARTICLE IV. The sworn, notarized statement below shall be signed and notarized before this Contract will become effective.

ARTICLE V. Prior to submitting a final payment request, the Contractor shall furnish a lien waiver certifying that all subcontractors and suppliers have been paid.

IN WITNESS WHEREOF, the parties have hereto set their hands and seals

this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

C-3

TULSA DEVELOPMENT AUTHORITY  
a municipal corporation

By: \_\_\_\_\_

ATTEST: ( S E A L )

APPROVED:

\_\_\_\_\_ Date: \_\_\_\_\_  
Roy Peters, Jr., Chairman

Approved as to legal form and adequacy:

\_\_\_\_\_ Date: \_\_\_\_\_  
Jot Hartley, General Council  
Hartley Law Firm, The Hartley Law Firm, PLLC

\_\_\_\_\_  
CONTRACTOR

By: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_  
Title

\_\_\_\_\_ Date: \_\_\_\_\_  
Title

ATTEST:

\_\_\_\_\_  
Corporate Secretary

( S E A L )

AFFIDAVIT

STATE OF \_\_\_\_\_ )  
 )ss  
COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, of lawful age, being first duly sworn, on oath says that (s)he is the agent authorized by the Contractor to submit the above Contract to TULSA DEVELOPMENT AUTHORITY, Tulsa, Oklahoma. Affiant further states that Contractor has not paid, given, or donated or agreed to pay, give, or donate to any officer or employee of TDA, any money or other thing of value, either directly or indirectly, in the procuring of the Contract.

\_\_\_\_\_  
Signature

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:  
  
\_\_\_\_\_, \_\_\_\_.

**NOTES**  
**MANDATORY PRE-BID MEETING**  
**BRADY STREETScape PHASE II**  
**CHEYENNE – ARCHER TO BRADY – BOULDER TO MAIN – MAIN TO**  
**BOSTON STREET**

**DATE:** April 9, 2018

**PLACE:** Tulsa Development Office (TDA)  
1216 N. Lansing Ave., Suite D

**TIME:** 9:00 A.M.

**BIDDERS PRESENT:** Magnum Construction (Justin Redwine/Robert Catcher)  
P. O. Box 707  
Broken Arrow, OK 74012

Crossland Heavy Contractors (Derek Bremseth)  
14149 E Admiral Pl  
Tulsa, OK 74116

**PROJECT ENGINEER:** Scott Rodehaver, Wallace Engineering

**PROJECT MANAGER:** Mike Thedford

**STAFF PRESENT:** Carol Young, Research Analyst

The meeting was called to order at 9:00AM and introductions were given. Carol explained that the Tulsa Development Authority Director, Mr. O. C. Walker had another engagement and would not be present. She provided all present with an agenda and explained she would be taking notes for the TDA files and turned the meeting over to Mike Thedford, Project Manager.

Mike Thedford explained the project, how activity will be carried out and the funding source. He talked about the construction documents, scope and gave a general overview of the project.

Scott Rodehaver, reviewed the plans and explained how this activity is considered as “lite streetscaping” due to most areas having sidewalks, sewers and etc. Most activity will include new trees or tree relocation, installation of lights, and some new sidewalks. No storm sewer activity will be required, just irrigation for the trees.

This is a lump sum bid project. Scott stated that one block will be a challenge because 4-5 businesses are located there and will need constant access for entering and exiting.



## PERFORMANCE BONDS

Based on previous contracts with TDA, contractor will be required to have two (2) Performance and Maintenance Bonds. The TDA contract requires one and so does the City of Tulsa.

## SCHEDULE

It was agreed that 120 days would be enough time to complete this project with a start date after the "Tulsa Tuff" which is the 2<sup>nd</sup> week of June, 2018. This allows a contractor to be selected at the May board meeting and awarded at the June meeting. The ideal date to start is June 11, 2018.

## QUESTIONS INCLUDED:

- Parking
- Start Date
- Relocating of existing trees
- Phasing of activity
- Taking out old sidewalks
- The one block that going to require new sidewalks

Mike explained that his goal is to eliminate any headaches for the contractor and TDA. This means that the contractor will be expected to carefully schedule activity around the businesses and making wise decisions as to where to start, when to take out, when to relocate, and when to install. He will hold a meeting with residents and businesses before activity starts.

It is necessary to prepare an addendum to add additional sidewalk. This addendum will be prepared and provided no later than Friday, April 13, 2018 and will be added to the web sites. Contractors must have their questions in to Scott and Mike no later than April 16, 2018. The due date for bids is Friday, April 20, 2018 at 3:00pm.

Meeting was adjourned at 9:45AM