

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: **September 6, 2018 - 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: **\$1,090,000 Base Bid - Crossland Construction**
Project Manager: **Mike Thedford/COT Special Projects & Field Engineering Managing Construction**
Other Relevant Information: **Fund 6967 - Approximately 150 lights throughout Blue Dome District.**

Project is to be substantially complete in September. Final budget discussions are pending with Engineering Services. Will provide information to TDA as it becomes available.

Background: SUBJECT: **Brady District Streetscape Improvements - Phase I & II**
LEGAL DESCRIPTION: **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.**

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

Project is complete pending tree replacements in the fall. 5 trees are to be replaced. Hanson - Wall has been fixed to minimum standards. Tavern - Additional work is being done to eliminate water infiltration at the vestibule. Sidewalk grades were adjusted to accommodate for the addition of parking bumpouts which caused water runoff patterns to change at the front of the Tavern. Will continue to monitor.(see photo)

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

Developer's Contract has been signed, escrow check was deposited and IDP permit was released on 8/24. Construction start has been bumped to mid-September. Working on some possible adjustments to sidewalk grade on Cheyenne to match building floor elevation at the overhead door. Met with George Schafer on 8/29.(see photo)

Background: SUBJECT:

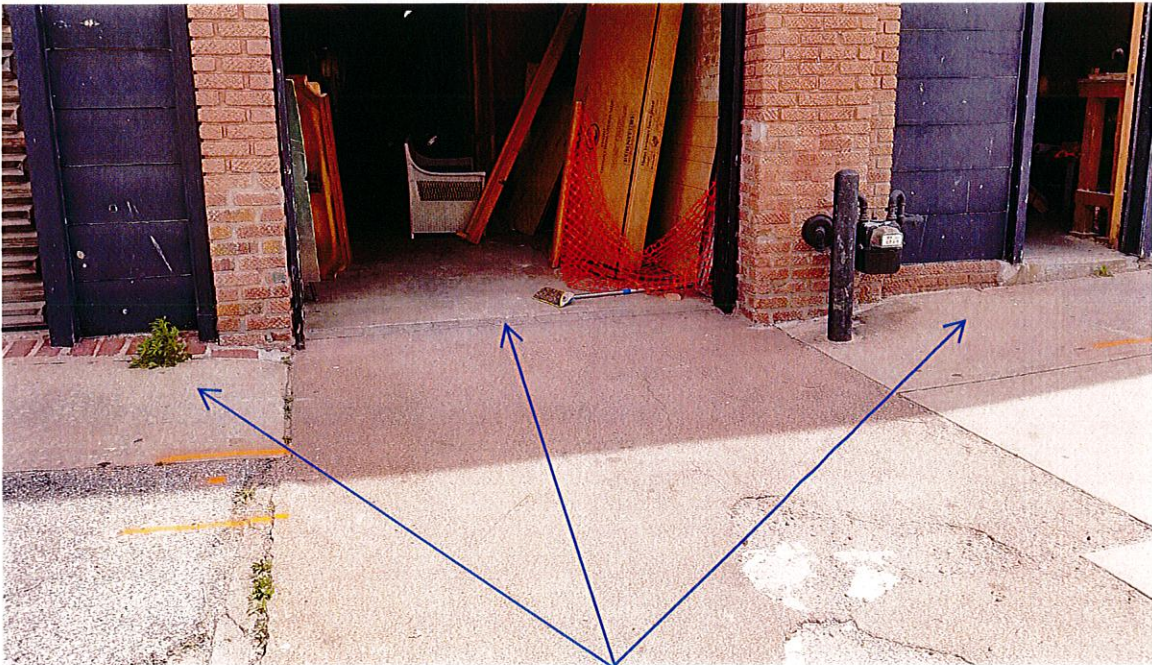
LEGAL
DESCRIPTION:

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
Paint contractor to start work on filing room/office on 9/4. Cost - \$3,450



TAVERN - WATER INFILTRATION



**BRADY STREETSCAPE II
CHEYENNE GRADE ADJUSTMENTS**