

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: **October 4, 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 scheduled for completion by October 5th. Pending final decision to eliminate 2 event disconnect boxes from the contractor's scope which will forego approximately \$30,000 in change order costs.

Background: SUBJECT: **Brady District Streetscape Improvements - Phase I & 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 - \$1,050,000 Phase I and \$650,000 Phase II
Cost: Project will be bid and managed by TDA
Contract: Mike Thedford
Project Manager: Streetscape Enhancements matching Downtown Streetscape Master Plan Guidelines.
Other Relevant Information:

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.

Additional IDP inspection fees from COT has left a balance of \$6,052 in the escrow. Need confirmation of funds available to make final payment to the City. Will provide more detail as information becomes available.

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.

Construction commenced on 9/24. Demolition has started on Cheyenne from railroad to Archer. Existing waterline depth is being verified and Request for Information has been sent to Engineer to investigate. Need confirmation that proper coverage/elevation will be possible when pavement is installed. Also, City inspector is requesting that existing brick meter cans be replaced to meet code. Will report as required once solution is provided. (attached)

Background: SUBJECT:

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

TDA - Lansing Centre Building Improvements

Contractor completed painting of back office in mid-September.