

**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

---

MEETING DATE: **November 1, 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.*

**Project was complete as of 10/05/2018.**

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.**

*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.*

**Confirming schedule for tree replacement with Magnum. Will report when schedule is 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)***

***Construction is moving along as planned. Crossland has coordinated unforeseen conditions regarding sidewalk and driveway elevations and made field adjustments as necessary. First phase concrete and infrastructure work is complete.***

Background: SUBJECT: **TDA - Lansing Centre Building Improvements**  
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  
*Contractor completed painting of back office in mid-September.*