

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: **December 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 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. No updates.

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. As of 11/28, Magnum is scheduling replacement, may use different contractor.

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.

Construction is tracking completion in late December. As of 11/28, all concrete work is complete, trees/tree grates/fixtures installed on Cheyenne, lights installed with exception to Mathew Brady Street. Change Orders for agg base, delete pavers, add sod, replace Mexicali driveway. Contract is still under approved budget.

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.

No updates.

BRADY STREETScape II PROJECT	Status	ADD	DEDUCT	CONTRACT
TDA Approved Budget				\$ 650,000
Base Bid - Crossland Heavy				\$ 616,000
Add Alt. - Pavers - Crossland Heavy				\$ 25,000
Total Contract Amount - Crossland Heavy	Approved			\$ 641,000
Contract Adjustments				
Agg Base (ADD) #1	Approved	\$ 5,832.50		\$ 646,832.50
Bid Add Alt. - Pavers (DEDUCT)	Approved		\$ (25,000)	\$ 621,832.50
Special Sod in Lieu of Pavers (ADD)	Approved	\$ 3,276.59		\$ 625,109.09
Mexicali Driveway (ADD)	Proposed	\$ 5,687.43		\$ 630,796.52
Net Contract Amount				\$ 630,796.52