
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: May 2, 2019
TO: TDA Chairman and Board of Commissioners
FROM: The Office of the Tulsa Development Authority
SUBJECT: North Main Street TIF Application
LOCATION: North Main Street between East Cameron and East Easton Streets, Tulsa, Oklahoma

Background:

Developer:	The Art's District Association
Owner:	OK Pop/Oklahoma Historical Society
Project Engineer:	Scott Rodehaver, Wallace Engineering
Location:	Brady TIF District
Size of Tract:	2 city blocks area
Project Value:	\$1,042,914.00
Fund No.:	Fund No. 721
Development Area:	The Art's District
Executive Director:	O.C. Walker

This is a request for the TDA Board of Commissioner's to review and approve the Art's District application to bury AEP/PSO overhead electric services on North Main Street, between East Cameron and East Easton Streets, Tulsa, Oklahoma. The total project cost is \$1,042,914.00 and will be fully funded from the Art's District TIF.

Attachments: Application for Art's District Request
Project Site Plan
Art's District April 5, 2019 Regular Meeting Minutes
Estimate from Nabholz Construction

Recommendation: Staff recommends this item be approved as presented.

Reviewed By: O.C. Walker II



CITY OF Tulsa
A New Kind of Energy

Tulsa Arts District
Tax Increment Finance District #1
Application: TIF Grant Program for Streetscape Installation
Grant Request for Direct Expenses in City ROW

Amend Application for TDA Res. 5694 Form Revised 1/17/2013

PROJECT INFORMATION		
STREETSCAPE DESCRIPTION: attached text if needed Dury REP 750 Primary on N Main Street between Cameron & Easton		LINEAR FEET: 750
PROJECT AMOUNT: \$1,042,914	GRANT REQUEST: (exclude consulting fees and professional service fees) \$ 1,042,914 (100% of project cost)	
PROPERTY ADDRESS		
STREET ADDRESS: (include legal description of the right-of-way, attach if needed) North Main Street from East Cameron Street to East Easton Street - see attached Downtown UG Main St. (Cameron-Easton)		
CITY: Tulsa	STATE: Oklahoma	ZIP: 74103
LEGAL DESCRIPTION OF PROPERTY		
LOT: attached if needed Lot 1 & E10 Vacant Alley and N67 Lot 2 & E10 Vacant Alley	BLOCK: Block 8	ADDITION: Tulsa - Original Town
OWNER INFORMATION		
FIRST NAME: OKPop/Oklahoma Historical Society	LAST NAME: <small>Requested by Tulsa Arts District Owners Association TIF Committee through Tulsa Development Authority FBO entire Tulsa Arts District.</small>	
STREET ADDRESS: 420 and 422 North Main Street		
CITY: Tulsa	STATE: Oklahoma	ZIP: 74103
PHONE (primary and alternate):	Dir.)	
CONTACT INFORMATION		
FIRST NAME: Jeff	LAST NAME: Moore	
MAILING ADDRESS: 800 Nazih Zuhdi Drive		
CITY: Oklahoma City	STATE: Oklahoma	ZIP: 73105-7917
PHONE: 918-402-2887	FAX:	EMAIL: jeffmoore@okhistory.org

The project property is within City of Tulsa & Tulsa Arts District Boundaries: YES NO

Statement Of Intent To Participate:

I, _____, certify that I am the owner of the property noted above. It is my intent to participate in the TIF STREETSCAPE GRANT program for streetscaping installed in the right-of-way in conformity with the concept recommended by the Tulsa Development Authority (TDA) **Tulsa Arts District Owners Association TIF Grant Committee** and according to approved and permitted construction plans. Upon streetscape project completion, paid invoices will be submitted to City of Tulsa and TDA for final approval and appropriate reimbursement based on ~~cost share split of 40% grant and 60% property owner; a maximum of \$250.00 per linear foot in City Right-of-Way and excluding service and professional fees.~~ the TIF Grant paying 100%

Applicant Signature and Date (Notarize Below)

TIF Administrator (TDA Exec Dir) Signature /Date

STATE OF OKLAHOMA)
COUNTY OF TULSA) Before me, Notary Public in and for said county and state, on this ____ day of _____, 20____, personally appeared _____, to me known to be the identical person who subscribed the name of the signee to the foregoing instrument as its and acknowledged to me that they executed the same as free and voluntary act and deed, for the uses and purposes therein set forth. My commission expires: _____

Notary Public

PRELIMINARY RECOMMENDATION: TIF Committee Chair	FINAL RECOMMENDATION: TIF Comm.Chair
Signature and Date	Signature and Date
OFFICE USE ONLY	
DATE:	Tulsa Development Authority Approval:
PERMIT NO:	



**Tulsa Arts District
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FIRST NAME:	LAST NAME:	
OKPop/Oklahoma Historical Society	Requested by: Tulsa Arts District Owners' Association TIF Committee through Tulsa Development Authority FBO entire Tulsa Arts District.	
STREET ADDRESS:		
420 and 422 North Main Street		
CITY:	STATE:	ZIP:
Tulsa	Oklahoma	74103
PHONE (primary and alternate):	918-402-2887 (Jeff Moore - Executive Dir.)	
CONTACT INFORMATION		
FIRST NAME:	LAST NAME:	
Jeff	Moore	
MAILING ADDRESS:		
800 Nazih Zuhdi Drive		
CITY:	STATE:	ZIP:
Oklahoma City	Oklahoma	73105-7917
PHONE:	FAX:	EMAIL:
918-402-2887		jeffmoore@okhistory.org

The project property is within City of Tulsa & Tulsa Arts District Boundaries: YES NO

Statement Of Intent To Participate:

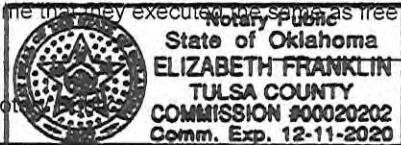
I, Jeff Moore, certify that I am the owner of the property noted above. It is my intent to participate in the TIF STREETSCAPE GRANT program for streetscaping installed in the right-of-way in conformity with the concept recommended by the Tulsa Development Authority (TDA) Tulsa Arts District Owners Association TIF Grant Committee and according to approved and permitted construction plans. Upon streetscape project completion, paid invoices will be submitted to City of Tulsa and TDA for final approval and appropriate reimbursement based on ~~cost share split of 40% grant and 60% property owner, a maximum of \$250.00 per linear foot in City Right-of-Way and excluding service and professional fees;~~ the TIF Grant paying 100% of the cost, including engineering fees.

Applicant Signature and Date (Notarize Below)

TIF Administrator (TDA Exec Dir) Signature /Date

STATE OF OKLAHOMA) COUNTY

OF TULSA)
 Before me, Notary Public in and for said county and state, on this 18 day of April, 2019, personally appeared Jeff Moore, to me known to be the identical person who subscribed the name of the signee to the foregoing instrument as its and acknowledged to me that they executed the same as free and voluntary act and deed, for the uses and purposes therein set forth. My commission expires:



PRELIMINARY RECOMMENDATION: TIF Committee Chair

FINAL RECOMMENDATION: TIF Comm.Chair

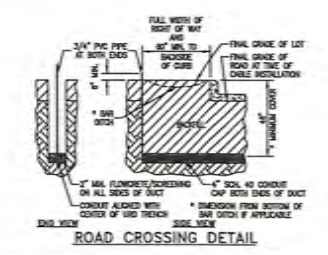
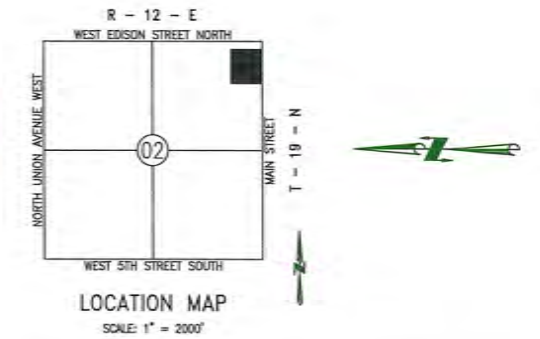
[Signature] - 4.18.19
 Signature and Date

Signature and Date

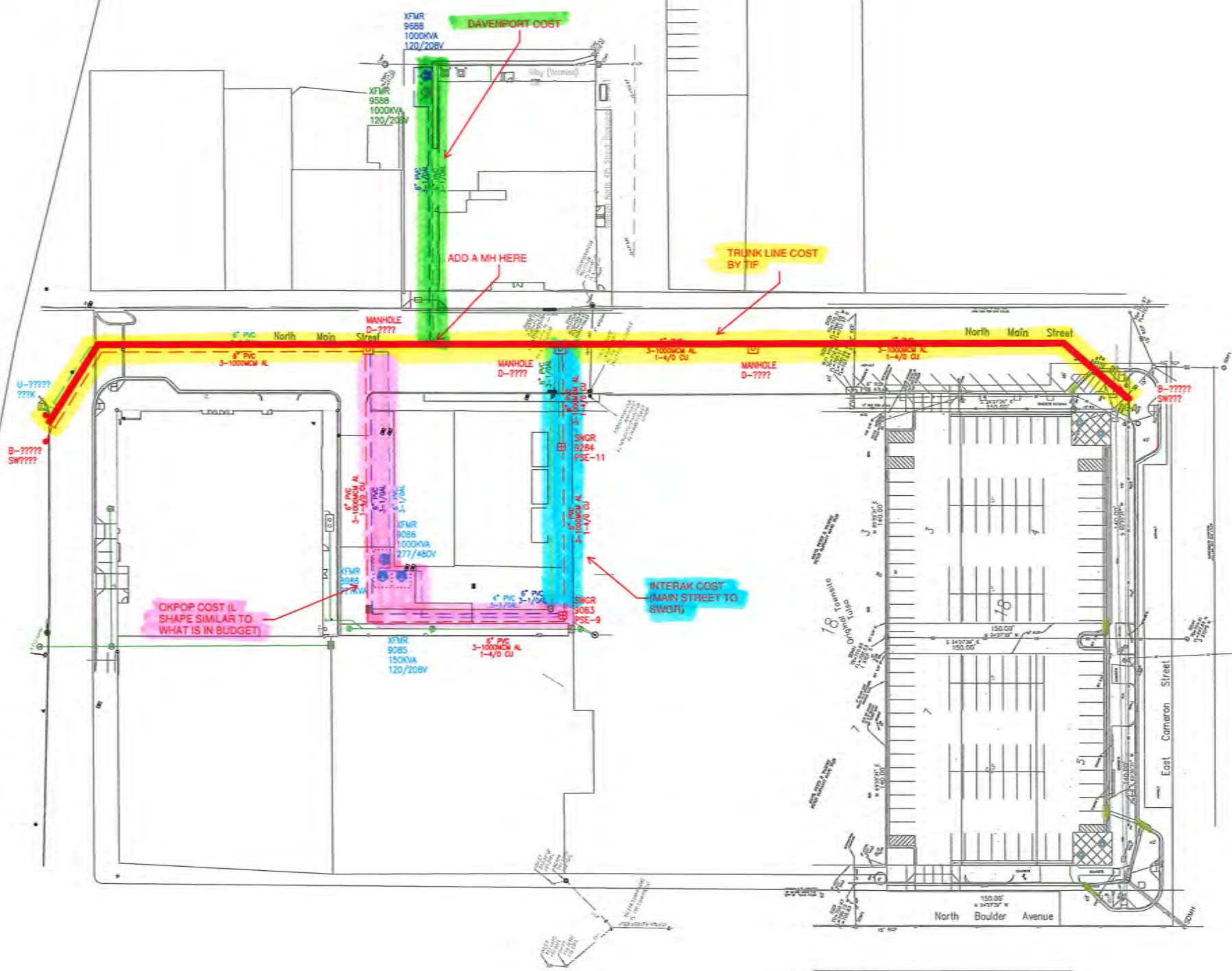
OFFICE USE ONLY

DATE:	PERMIT NO:	Tulsa Development Authority Approval:

Revised Drawing



- AEP - PUBLIC SERVICE COMPANY OF OKLAHOMA - GENERAL NOTES:**
- FOREIGN OBJECTS OR DEBRIS ARE NOT PERMITTED IN COMPLETED TRENCH. NO ROCKS ARE ALLOWED WITHIN 6" OF DIRECT-BURIED CABLES. NATIVE BACKFILL CAPABLE OF PASSING THROUGH A 1" MESH SCREEN SHALL BE CONSIDERED ROCK FREE.
 - DEVELOPER SHALL PROVIDE ROCK FREE BACKFILL (SAND OR SELECT BACKFILL). IF EXISTING BACKFILL DOES NOT PASS THROUGH A 1" MESH SCREEN, ROCK FREE BACKFILL WILL BE PLACED 3" BELOW AND 6" ABOVE ALL DIRECT-BURIED CABLES.
 - DEVELOPER SHALL PROVIDE 4" SCHEDULE 40 GRAY ELECTRICAL PVC CONDUITS FOR ALL STREET CROSSINGS. CONDUITS FOR STREET CROSSINGS SHALL EXTEND THE FULL WIDTH OF THE RIGHT-OF-WAY AND A MINIMUM OF 5' FROM THE BACKSIDE OF THE CURB. DEVELOPER SHALL PROVIDE CONCRETE ENCASED 4" SCHEDULE 40 GRAY ELECTRICAL PVC CONDUITS FOR ALL ELECTRICAL CABLES THAT CROSS DRAINAGE EASEMENTS (CREEKS, SPILLWAYS, ETC.) AND 4" SCHEDULE 40 GRAY ELECTRICAL PVC CONDUITS IN AREAS THAT WILL BE SUBJECTED TO EROSION OR WASHOUT. CONDUITS FOR DRAINAGE EASEMENTS AND OTHER CROSSINGS SHALL EXTEND THE FULL WIDTH OF THE RIGHT-OF-WAY AND A MINIMUM OF 5' BEYOND THE EDGE OF OBSTRUCTION. CONCRETE ENCASED CONDUITS SHALL HAVE A MINIMUM OF 4" OF CONCRETE ON ALL SIDES. PSO SHALL INSPECT ALL CONDUITS BEFORE BACK FILLING AND COMPACTING. THE ENDS OF ALL CONDUITS SHALL BE SEALED AND MARKED WITH A 3/4" RISER PIPE TO BE INSTALLED AT EACH END OF THE CONDUIT, THAT EXTENDS 6" ABOVE FINAL GRADE. ALL CABLES SHALL MAINTAIN A MINIMUM CLEARANCE OF 6" FROM OTHER UTILITY (SEWER LINE, STORM DRAIN, ETC.) AND A MINIMUM OF 12" WHEN PARALLELING. IF OTHER UTILITY CROSSES THE TRENCH NEAR THE 48" DEPTH, THE DEVELOPER SHALL PROVIDE A 4" SCHEDULE 40 GRAY ELECTRICAL PVC CONDUIT UNDER THE OBSTACLE WITH A 5" MINIMUM CLEARANCE. STREET CROSSINGS MUST CONFORM TO PSO DISTRIBUTION ENGINEERING GUIDE SECTION D202. IF THE GOVERNING MUNICIPALITY REQUIRES THE USE OF STEEL PIPE, ONLY MATERIAL APPROVED BY PSO WILL BE USED INSTEAD OF PVC. ALL CROSSING CONDUITS SHALL HAVE A MINIMUM COVERAGE BELOW FINAL GRADE AS LISTED BELOW:
 - A) PRIMARY SHALL BE A MINIMUM OF 46" OF COVERAGE.
 - B) SECONDARY SHALL BE A MINIMUM OF 46" OF COVERAGE.
 - C) SERVICE SHALL BE A MINIMUM OF 30" OF COVERAGE.
 - D) STREETLIGHT SHALL BE A MINIMUM OF 24" OF COVERAGE WHEN INSTALLED IN SEPARATE TRENCH. THERE SHALL BE A MINIMUM OF 46" OF COVERAGE WHEN INSTALLED IN COMMON TRENCH WITH PRIMARY/SECONDARY CABLE.
 - WARNING TAPE WILL BE INSTALLED IN PRIMARY AND SECONDARY TRENCHES. THE TAPE WILL BE INSTALLED IN THE CENTER OF THE TRENCH, APPROXIMATELY 2' ABOVE CABLE AND 1" BELOW GRADE. THE DEPTH OF THE TAPE WILL HAVE TO BE ADJUSTED TO THE DEPTH OF THE TRENCH.



OKPOP COST (L SHAPE SIMILAR TO WHAT IS IN BUDGET)

INTERAK COST (MAY STREET TO SWGR)

ADD A MH HERE

TRUNK LINE COST BY TIF

CHECK-PRINT FOR RED-LINE AND APPROVAL NOT FOR CONSTRUCTION

DOWNTOWN UG MAIN ST (CAMERON - EASTON)		Primary AS SHOWN	Secondary
Location: N. MAIN ST. & W. CAMERON ST.	Station: WEST EDISON	SR: 1912025	N/A
District: 114	RWR: 3.2kV	NSR: N/A	SR: Trench/M/A
OWR: TLN912-02-9678	Phases: BC-N	Request: 9/20/18	Date: 11/14/18
Nearest: B-2435, NWC N. BOULDER & W. CAMERON ST.	Lighting: N/A	Requested: County/TULSA	
Nearest: INTERAK	Account: MTR Code: 1912025		
Inspector: [Name]	Engineer: CAULIE		
Site Contact: [Name]	Drawn By: R. BOLLINGER		
	Reviewed By: [Name]		
	Approved By: [Name]		

REV	DESCRIPTION	DATE	DR	BY	APP
0	INITIAL RELEASE	11/15/18	RMB		

TULSA ARTS DISTRICT OWNERS' ASSOCIATION
BRADY VILLAGE TAX INCREMENT DISTRICT ADVISORY COMMITTEE
TIF MEETING: April 5, 2019

ATTENDEES: *Brian Elliott (Sharp Development), Stanton Doyle (GKFF), Jeff Moore (OK POP), Jordan Rodich (Wallace Engineering), Lori Schram (Davenport Lofts), O.C. Walker (TDA), Tom Wallace (Wallace Engineering), Steve Whitaker (John 3:16 Mission), Dave Wilson (WRT Realty)*

Item 1: TIF Grant to pay 100% of the cost to underground an AEP trunk line on North Main between Cameron and Easton.

Please keep the Nabholz proposal confidential. PSO will not contribute to the cost because burying the line is much more expensive than installing overhead. The transformer is paid for by PSO, but the switch gears and other equipment will be charged to us. Nabholz asked three contractors for bids. Overhead lines would require a 15 foot clearance for property owners. Motion to approve was made, seconded, and approved unanimously. Tom Wallace abstained from voting. Stave Ganzkow, Greg Oliphant, and Brian Kurtz voted to approve by proxy.

2. Other Items.

Lori Schram will be ready to make a presentation to the TIF Committee next month for the Davenport Loft project. Steve Whitaker will be making a presentation soon for the John 3:16 project.

Meeting was adjourned.



PROJECT NAME UNDERGROUND PSO ELECTRICAL SERVICE
PROJECT LOCATION Tulsa, OK
REVIEW DATE 4/2/2019
ARCHITECT BREAKOUT
ESTIMATED DURATION 2 Mnth
BUILDING SIZE 1 LS

TIF BREAKOUT
UNDERGROUND PSO ELECTRICAL SERVICE
CONCEPTUAL ESTIMATE

Project name	UNDERGROUND PSO ELECTRICAL SERVICE - TIF BREAKOUT Tulsa OK
Estimator	Ryan O'Neil / Danny Duncan
Labor rate table	BCCD2015
Equipment rate table	BCCD2015
Job size	1 LS
Duration	2 Mnth
Project	CONCEPTUAL ESTIMATE
Report format	Sorted by 'Job Phase/Nabholz' 'Nabholz' summary Allocate addons
Cost index	Oklahoma-Tulsa

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PROJECT NAME UNDERGROUND PSO ELECTRICAL SERVICE BREAKOUT
PROJECT LOCATION Tulsa, OK
REVIEW DATE
ARCHITECT
ESTIMATED DURATION 2 Mnth
BUILDING SIZE 1 LS

Description	Quantity	Total Amount
TIF Trunkline	04	
Traffic Control		33,307
Concrete		32,440
Electrical		493,285
Earthwork and Site Prep		5,828
Asphalt Paving		52,206
Pavement Markings and Signage		3,236
04 TIF Trunkline		620,302
379.461 Labor hours		
1,717.597 Equipment hours		
General Conditions & Requirements	05	
General Conditions & Reimburseables		156,785
05 General Conditions & Requirements		156,785



PROJECT NAME UNDERGROUND PSO ELECTRICAL SERVICE
PROJECT LOCATION Tulsa, OK
REVIEW DATE 4/2/2019
ARCHITECT BREAKOUT
ESTIMATED DURATION 2 Mnth
BUILDING SIZE 1 LS

Estimate Totals

Description	Amount	Totals	Rate	
Labor				
Material				
Subcontract				
Equipment	597,552			
Other	179,535			
Sales Tax (OofM)			10.000 %	
	777,087	777,087		
Subcontractor Surety	6,665		1.250 %	C
P & P Bond	13,036			
	19,701	796,788		
Construction Contingency	39,839		5.000 %	
	39,839	836,627		
Construction Manager Fee	31,287		3.000 %	
PSO - Underground Electric Fee	155,000			L
Engineering Fee	20,000			T
Total		1,042,914		

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PROJECT NAME UNDERGROUND PSO ELECTRICAL SERVICE BREAKOUT
PROJECT LOCATION Tulsa, OK
REVIEW DATE
ARCHITECT
ESTIMATED DURATION 2 Mnth
BUILDING SIZE 1 LS

