
**TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT**

MEETING DATE: July 11, 2019
TO: Chairman and Board Members
FROM: Zebra Development
SUBJECT: North Tulsa TIF Funds

Background:

Owner	Zebra Development
Developer:	Zebra Development
Engineer:	N/A
Location:	Southeast corner of North Peoria Avenue and East Mohawk Blvd., Tulsa, Oklahoma
Size of Tract:	20 Acres
Number of Lots:	1 Lot
Development Area:	North Tulsa TIF District
Fair Market Value:	\$40,000.00
Executive Director:	O.C. Walker

Relevant Info: Zebra Development is proposing to develop a mixed-use mini storage facility that encompasses mini-storage, retail and restaurant on the site. The Redeveloper intends to start construction in 2020. The site has challenges in regard to ingress and egress for vehicular traffic. For your review, attached is a preliminary estimate of the costs involved with modifying the existing concrete median on the north side of East Mohawk Blvd. and North Peoria Avenue to provide a left turn lane into the proposed development on the east side of North Peoria Avenue. The estimate was developed with the following construction concept:

- Remove raised concrete island down to subgrade
- Construction concrete patch over excavated area, with elevations of adjacent pavement
- Construct a semi-circular raised concrete median nose at the end of the remaining medium
- Double yellow thermoplastic strip along east side of turn lane
- White stripe to divide turn lane from south bound lanes
- Left turn arrows
- Would need to close adjacent lands during construction
- Include a 20% contingency to cover any additional cost that have been unforeseen

Total cost of construction is \$56,799.60 and are all eligible to be paid from the North Tulsa TIF.

Attachments: Proposed budget for scope of project

Recommendations: Staff recommends this item be approved as presented

Reviewed By: O.C. Walker

**Peoria & Mohawk
Left Turn Lane Addition
Preliminary Cost Estimate**

Item No.	Description	Unit	Quantity	Unit Cost	Extension
1	Removal of Concrete Pavement (Raised Island)	SY	332	\$ 15.00	\$ 4,980.00
2	Excavation	CY	111	\$ 25.00	\$ 2,775.00
3	Subgrade Method B	SY	332	\$ 2.00	\$ 664.00
4	Separator Fabric	SY	456	\$ 1.50	\$ 684.00
5	Aggregate Base	CY	111	\$ 45.00	\$ 4,995.00
6	PCC (Material)	CY	83	\$ 150.00	\$ 12,450.00
7	PCC Pavement (Dowel Jointed)	SY	332	\$ 40.00	\$ 13,280.00
8	Curb & Gutter (6"-Mountable) (For Island Nose)	LF	26	\$ 25.00	\$ 650.00
9	Traffic Stripe (4") (Yellow)	LF	350	\$ 2.00	\$ 700.00
10	Traffic Stripe (4") (White)	LF	100	\$ 2.00	\$ 200.00
11	Traffic Stripe (24") (White)	LF	28	\$ 10.00	\$ 280.00
12	Traffic Stripe (Symbols) (Left Turn Arrow)	LF	3	\$ 225.00	\$ 675.00
13	Construction Traffic Control	SUM	1	\$5,000.00	\$ 5,000.00
Total					\$47,333.00
20% Contingency					\$ 9,466.60
Total + Contingency					\$56,799.60

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CHEROKEE BUILDERS

Quotation **BUDGET**

6-13-2019

PROJECT: North Peoria Turn Lane and Approach

ITEM QUOTED: Earthwork and Concrete

DRAWINGS FURNISHED FOR QUOTE: None

SOIL REPORT: None

WORK INCLUDED:

- Install traffic control to meet MUTCO standards for both the approach and the turn lane.
- Saw-cut and Demo approximately 200lf by 12ft wide at the center island to create a turn lane for south bound traffic.
- Haul off demo materials.
- Create subgrade to meet COT standard 725 Type I PCC Patch
- Install fabric, agg base, and HES concrete to meet standard. (includes curb)
- Stripe and provide 2 additional signs for new work.
- Saw cut and demo curb and sidewalk at east side of North bound Peoria to accommodate a COT approach
- Haul off demo materials.
- Create subgrade to meet COT standard 725 Type I PCC Patch
- Install fabric, agg base, and HES concrete to meet standard. (includes curb)
- Re-establish sidewalks to COT standards including two new HC ramps on either side of approach.
- Layout to be provided by others
- **NOTE: Quote based upon (1) mobilization.**

NOTE: All onsite material generated from cuts is to be used as fills and kept onsite till fills are made.

NOTE: Quote good for 30 days.

EXCLUSIONS:

- Testing; Bonds; Layout/Staking; SWPPP/Erosion control NOI; Bio retention soils; Sheet piling or other engineered systems for temp. pond dam use; ; Asphalt; Sod; Seeding; Hydro Mulch; Underground Utilities unless specifically addressed above or as an add below; Environmental remediation of any type; Disposal of hazardous materials; Shoring systems other than trench box use; Undercut of paving areas to depths greater than those described above in scope/work included; Chemical stabilization unless specifically mentioned above; Pavers; Concealed conditions; Import of off-site material due to on-site not meeting spec; Import of topsoil; Landscaping; Signs; Barricades or protective fencing unless specifically addressed in the scope of work; Demolition of any type unless specifically addressed above ; Fence removal and replacement; Retaining walls; Backfill of any kind with in 3' from face of wall backfill; Aggregate backfill of retaining and/or structural foundation walls; Footings/stem walls, grade beam, foundation, elevator pits, and sump area excavation and backfill; Haul-off excess material generated from cuts, and/or spoils created from other trades; Electrical relocation.
- Rock that can not be ripped by a D6 dozer with multi-shank ripper

Installation and maintenance of traffic control throughout the project: budgeted at 3 weeks.	\$ 11,165.00
Saw-cut, demo and undercut to establish subgrade before new materials area placed:	\$ 12,100.00
Install Filter fabric, agg base, and high early strength concrete:	\$ 55,570.00
Provide striping and signage at the new turn lane:	\$ 3,000.00
Permits and inspections:	\$ 8,000.00
Turn lane budget total:	\$ 49,575.00
Approach budget total:	\$ 40,260.00

The information above is provided as a budgetary estimate. We will be happy to provide an actual quote once plans and designs have been confirmed.

Mark Williams

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SITE PLAN

Zebra Complex

