**MEETING DATE:** September 7, 2017 - Regular Meeting - 9:00 am  
**TO:** CHAIRMAN & BOARD MEMBERS  
**FROM:** Mike Thedford

### Background: 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:** $1,090,00 Base Bid - Crossland Construction  
**Project Manager:** Mike Thedford  
**Other Relevant Information:**  

**Fund 6967** - Approximately 150 lights throughout Blue Dome District. Engineering Design - Pre-Bid Meeting was 3/20 - good attendance. Bid opening - 03/31/2017, 9am. Mayor has signed. Met with Crossland Construction on 7/19/2017 to review color implementation and pricing. PO for light fixtures is pending provision of paint sample by DCC. Change order for the amount of $29,859.24 is required for color change implementation. This additional funding falls within the TDA Board approved budget.

Construction has commenced as of Friday 8/25. First phase is on northeastern portion of the Blue Dome District along 1st Street.

A minor scope change is required based on existing lights that were previous lights installed along Greenwood for the Urban 8 and Hartford Commons projects. 5 lights will be deducted from the project in order to eliminate conflicts. This will be required due to redundancy and minimum light level standards. Meeting was held with Cyntergy to confirm this scope change.

### Background: Proposed Streetscape Improvements to Cameron Street

**LEGAL DESCRIPTION:**  
**Owner:** Brady Owner's  
**Developer:** TDA  
**Engineer:** Wallace  
**Location:** Cameron St., between Martin Luther King, Jr. Blvd. & Detroit Ave.  
**Size of Tract:** 1 block  
**Number of Lots:** N/A  
**Development Area:** Brady TIF  
**Cost:** Est. $380,000  
**Contract:** $338,925.00 - Crossland Construction  
**Project Manager:** Mike Thedford  
**Other Relevant Information:**  

**Fund 6963** - Plans are complete. TIF funds are approved and account number assigned. Approved budget is $380,000. Project bids received on 12/2. Bid was awarded to Crossland. Project is complete.
Brady District Streetscape Improvements - Phase I and II

Owner: 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. Revised plans for Main Street Phase are complete, budget amendment approved IDP approval is complete and project was bid on Friday, 08/11/2017. Low bidder was Magnum Construction - $410,000. Detailed Staff Report enclosed. TDA Approved Funding for this phase is $500,000, (February 2, 2017)

Phase II - Overall Brady Streetscape - Funding approved in May. Plans are complete and engineer is addressing comments by COT.

TDA - Lansing Centre Roof/Gutter work

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

Other Relevant Information:
Roof and gutter work - Downspouts - Received 3 bids for downspouts. After qualification on materials, the low bid was $3,300 and quote provided for signature. Down spouts have been installed. Further repair work is being assessed on north and west parapets. Roofing - Awaiting report from manufacturer's warranty inspection. Continuing repairs made under warranty. Still pending final warranty determination from GAF (manufacturer) It has been determined that one leak is due to the installation of an HVAC roof top unit. Currently, we are pursuing a fix to be done by the responsible contractor.