# Background

**SUBJECT:** Blue Dome Lighting Project

**LEGAL DESCRIPTION:**
- **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.

*Project is still going as scheduled. Many of the poles and fixtures have been installed. Power and infrastructure work is underway, meters are being placed to provide power to the fixtures. Replacement of Acorn Fixtures is the next phase. May be more time consuming depending on existing conditions and possible unknown items. Finally, currently the COT is looking at the elimination of existing Cobra Streetlight Fixtures - photometrics are now under review to start this process. Some overhead utilities along with PSO lines may then be eliminated as part of this fixture removal. This will "declutter" the entire district and allow for a more appealing look.*

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**Background:** Brady District Streetscape Improvements - Phase I and II

**LEGAL DESCRIPTION:**
- **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. TDA Approved Funding for this phase is $500,000, (February 2, 2017) Low bidder was Magnum Construction - $410,000.

Magnum is now working on the most difficult (and messy) part of the project. The work has now moved into the street where a significant amount of utility work is being done on storm drainage and water. The road is now closed at the time of the report, but may open back up close to April 6th.

There have been complaints regarding the timeline and scope of the work within the Main St ROW. Most of which, was necessary due to requirements for the "bumpouts" and other COT utility improvements. Downtown work withing the IDL has many possible "unforeseen" conditions which has occurred on this project due to the density and historical work in the area.

Phase II (aka Brady/Cheyenne Connector - Overall Brady Streetscape - Funding approved in May 2017. Approved budget for this phase is $650,000. This phase is currently being advertised for bids. Pre-bid meeting will be held on April 9th and bid opening will be on April 20th. The tentative plan is to have bids qualified, recommended award and enter into contract negotiations for the May TDA regular meeting.

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

Further repair work - A combined quote has been provided for the rear parapet collector boxes, pressure washing and paint of all overhead and human doors as well. Tentative plan is to have contractor start possibly before meeting date.