TULSA DEVELOPMENT AUTHORITY
STAFF REPORT

MEETING DATE: December 3, 2020
TO: Chairwoman & Board Members
FROM: TDA Staff
SUBJECT: Release of Funds from the North Peoria TIF for proposed Lacy Park Project/Improvements
LOCATION: Lacy Park
2134 North Madison Place, Tulsa, Oklahoma

Background: 
Redeveloper: City of Tulsa – Park and Recreation Department
Owner: City of Tulsa – Park and Recreation Department
Location: 2132 North Madison Place, Tulsa, Oklahoma
Size of Tract: N/A
Zoning: N/A
Development Area: North Peoria TIF Boundaries
Fair Market Value N/A

Relevant Info: 
The purpose of this request is for the TDA Board of Commissioners approval to encumber funds from the North Peoria TIF to be designated for further design and engineering upgrades to Lacy Park, located at 2134 North Madison Place, Tulsa, Oklahoma.

The City of Tulsa – Parks and Recreation Department has identified a list of project items, most have been identified as high needs by the surrounding community and are items that were included on the Lacy Park Master Plan that are believed to be high priority.

Recommendation: Staff recommends this item be approved as presented.

Reviewed By: Casey Stowe
Tulsa Development Authority  
Lacy Park Proposed Projects  
November 24, 2020

The following is a summary of the projects identified in the attached spreadsheet:

- **Replace roof**: Replacement of the 28-year-old roof, gutters, and downspouts.
- **New trail around Lacy Park**: New 6-foot-wide concrete trail around Lacy Park connecting to existing sidewalks along Virgin and Madison streets.
- **New trail connection to Osage Prairie Trail**: New 6-foot-wide concrete trail connecting Lacy Park to the Osage Prairie Trail.
- **New tennis court**: New lighted tennis court, east of the existing tennis courts.
- **Resurface outdoor basketball court**: Relocation of outdoor basketball court if conflicted with new tennis court.
- **Resurface existing tennis courts**: New surfacing and striping on the existing tennis courts.
- **New windscreens on tennis courts**: New windscreens at the existing tennis courts.
- **New hardware on Multi-Purpose doors**: Installation of emergency exit hardware on the 2 sets of indoor doors from the multi-purpose room into the corridor to allow locking the multi-purpose room when not in use.
- **Paint exterior gutters & downspouts**: Paint existing gutters and downspouts to match the trim color on the building addition for a consistent color scheme. (If roof is replaced, this would be provided with the roof replacement)
- **Paint original classroom hallway**: Painting of original classroom hallway to match the mains hallways of the center.
- **Power wash / clean exterior fascia**: Power cleaning of the existing plaster fascia to remove dirt and grime build-up
- **Repair existing parking lot**: Repairs to include milling, patching & repairs, 2” overlay, new striping and handicap parking ramps & signage.
- **New Public Address System**: A system to provide notifications and announcements throughout the facility, including the pool area.
- **Camera Monitoring System**: A system to provide visual monitoring and taping of information by Center staff.
- **Additional Handicap Parking**: 4 new handicap parking spaces in the new parking lot.
- **Add office at 2nd desk area**: New walls, door and finishes for aquatics manager.
- **Remodel existing restroom**: Remodel to include replacement of plumbing fixtures, upgrade of finishes, and epoxy floor, in the existing men’s and women’s restrooms.
- **Repair ballfield lights**: Repairs to the electrical system to make the ballfield lights functional.
# PARKS TIF PROJECTS SUMMARY

September 9, 2020

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>ESTIMATED</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace existing roof</td>
<td>$615,422.50</td>
<td>15,290 sf - TPO roof</td>
</tr>
<tr>
<td>New trail around Lacy Park</td>
<td>$103,500.00</td>
<td>6 foot wide concrete trail</td>
</tr>
<tr>
<td>New trail connection to Osage Prairie Trail</td>
<td>$46,000.00</td>
<td>6 foot wide concrete trail</td>
</tr>
<tr>
<td>New tennis court</td>
<td>$402,500.00</td>
<td>with fencing, lighting, windscreens, and net</td>
</tr>
<tr>
<td>Relocate outdoor basketball court</td>
<td>$86,250.00</td>
<td>if displaced by new tennis court</td>
</tr>
<tr>
<td>Resurface existing tennis courts</td>
<td>$36,800.00</td>
<td>new surfacing, color and lines</td>
</tr>
<tr>
<td>New windscreens on tennis courts</td>
<td>$5,023.20</td>
<td>existing 4 courts</td>
</tr>
<tr>
<td>New hardware on Multi-Purpose doors</td>
<td>$3,900.00</td>
<td>exit hardware on existing doors</td>
</tr>
<tr>
<td>Paint exterior guttters &amp; downspouts</td>
<td>$14,693.00</td>
<td>Bacco quote - 6.4.2020</td>
</tr>
<tr>
<td>Paint original classroom hallway</td>
<td>$1,938.00</td>
<td>Bacco quote - 6.4.2020</td>
</tr>
<tr>
<td>Power wash / clean exterior fascia</td>
<td>$984.00</td>
<td>Bacco quote - 6.4.2020</td>
</tr>
<tr>
<td>Repair existing parking lot</td>
<td>$450,532.50</td>
<td>mill, patch, and overlay</td>
</tr>
<tr>
<td>New Public Address System</td>
<td>$8,682.50</td>
<td>main panel, microphone and 20 speakers</td>
</tr>
<tr>
<td>Camera Monitoring System</td>
<td>$12,725.00</td>
<td>10 camera locations</td>
</tr>
<tr>
<td>Additional Handicap Parking</td>
<td>$13,225.00</td>
<td>4 additional handicap parking spaces</td>
</tr>
<tr>
<td>Add office at 2nd desk area</td>
<td>$6,500.00</td>
<td>new walls, door and finishes</td>
</tr>
<tr>
<td>Remodel existing restrooms</td>
<td>$26,603.00</td>
<td>replace all fixtures and finishes including epoxy floor</td>
</tr>
<tr>
<td>Repair ballfield lights</td>
<td>$20,000.00</td>
<td>electrical improvements</td>
</tr>
</tbody>
</table>

**Total Estimated Construction Costs** $1,855,278.70

Design fees and project soft costs not included (+ 15%)