
DATE: April 19, 2023

TO: City Council PW Committee

FROM: Engineering Services Department

SUBJECT: Discussion on Gilcrease (Museum) Project proposed in the Improve Our Tulsa Package, Item 05

Matching Funds: \$10 million

- Handouts:
 - Federal Reserve Economic Data – Producer Price Index by Commodity: Final Demand: Construction for Government
 - Gilcrease Museum Project Cost Summary
 - Public, Philanthropic / Private, and gap information
 - Gilcrease Museum Key Dates & Budget Increases



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Categories > Prices > Producer Price Indexes (PPI) > Commodity Based > Final Demand

☆ Producer Price Index by Commodity: Final Demand: Construction for Government (WPUFD432)

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EDIT GRAPH

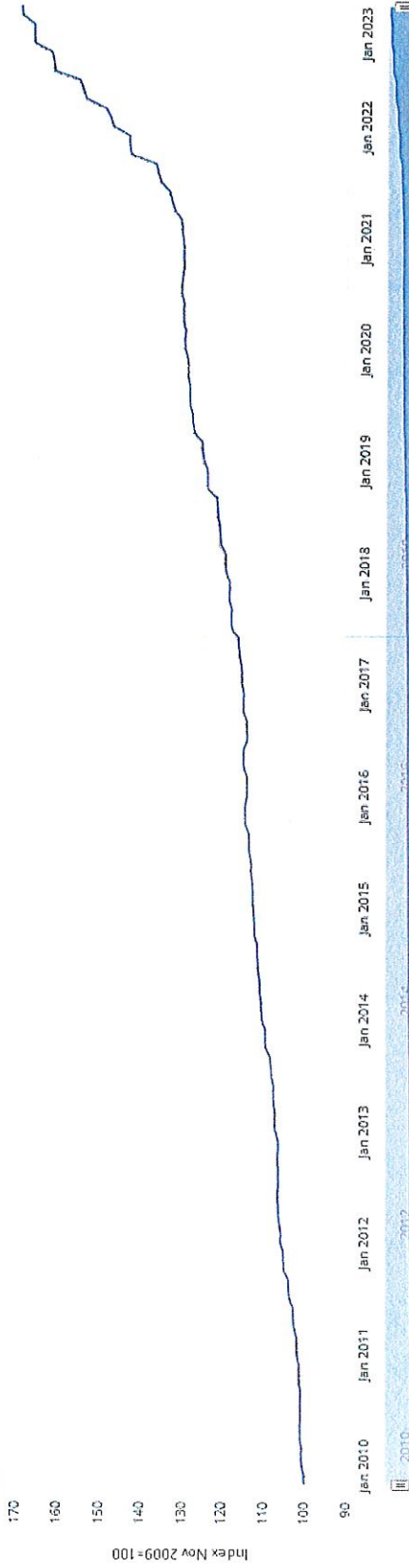
Observation: Feb 2023 168.489
 (+ more)
 Updated: Mar 15, 2023

Units: Index Nov 2009=100,
 Not Seasonally Adjusted

Frequency: Monthly

1Y | 5Y | 10Y | Max
 2009-11-01 TO 2023-02-01

FRED — Producer Price Index by Commodity: Final Demand: Construction for Government



Gilcrease Museum Project Cost Summary

04.04.23

Current Budget	\$ 139,215,850
Current Resources	\$ 118,691,699
Current Budget Variance	\$ (20,524,151)

Costs per Category		
Construction Costs (bricks & mortar)	\$ 92,252,995	66.3%
Exhibits Costs	\$ 20,994,261	15.1%
<u>Design Fees:</u>		
Architect		
Exhibit Design		
Construction Manager	\$ 13,214,927	9.5%
<u>Capital outlays:</u>		
Art collection move		
Non-art items move		
Temporary Storage HCAR renovation		
Temporary Storage Off-site (purchase of building, renovation & operational costs)		
Exhibit Equipment, FF&E and POS		
IT Network Equipment and Service	\$ 10,194,301	7.3%
Contingencies	\$ 2,559,366	1.8%
	\$ 139,215,850	100%

Funding Sources	Public		Private		Total
Initial - Vision Tulsa	\$ 65,000,000	86.7%	\$ 10,000,000	13.3%	\$ 75,000,000
Remaining Bond funds from past Gilcrease projects	\$ 2,600,000	87.1%	\$ -	12.9%	\$ 77,600,000
IOT 2 funds	\$ 6,000,000	88.0%	\$ -	12.0%	\$ 83,600,000
ARPA City funding	\$ 1,000,000	88.2%	\$ -	11.8%	\$ 84,600,000
Private other funds	\$ -	75.8%	\$ 13,824,586	24.2%	\$ 98,424,586
Helmerich Family	\$ -	70.8%	\$ 7,000,000	29.2%	\$ 105,424,586
City Public Utilities	\$ 817,113	71.0%	\$ -	29.0%	\$ 106,241,699
Private other funds	\$ -	67.4%	\$ 5,600,000	32.6%	\$ 111,841,699
Private funding anonymous	\$ -	67.0%	\$ 750,000	33.0%	\$ 112,591,699
2001, 2006, 2014 ST Supplemental appropriations	\$ 6,100,000	68.7%	\$ -	31.3%	\$ 118,691,699
IOT 3 proposed funds	\$ 10,000,000	65.7%	\$ 10,524,151	34.3%	\$ 139,215,850
TOTALS	\$ 91,517,113	65.7%	\$ 47,698,737	34.3%	\$ 139,215,850

Summary

Gilcrease timeline 20230404



Improve **Our Tulsa**

Gilcrease Museum

Town Halls – Spring 2023

Mary Kell, AIA, NCARB, LEED® AP, CFM

Paul Zachary, PE, CFM

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Learn more at:

www.improveourtulsa.com



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GILCREASE MUSEUM

Thomas Gilcrease Institute
of American History and Art

we | come



HOW DOES THE
LAND
INSPIRE US?

WHICH
MEMORIES
REMAIN?

LOREM IPSUM
DOLOR SIT AMET,
CONSECTETUR



“
The American identity has never
been a singular one...
-ASERDZHANI

WHAT ARE
THE IMPACTS OF
COLONIZATION?

THE IMAGINED
WEST

LOREM IPSUM AND
DOLOR SIT AMET,
CONSECTETUR TENENT
ADIPISCING ELIT. ELIT,
SODAL. MAGNA.

