

NOTICE and AGENDA
TULSA AIRPORTS IMPROVEMENT TRUST SPECIAL MEETING
THURSDAY ~ MAY 14, 2015 ~ 8:30 a.m.
TULSA INTERNATIONAL AIRPORT
7777 EAST APACHE STREET ROOM #A211
TULSA, OKLAHOMA

FILED
CITY OF TULSA
STATE OF OKLAHOMA

2015 MAY 12 PM 4:26

MICHAEL P. KIER
CITY CLERK

APPROVE THE MINUTES OF THE APRIL 9, 2015 SPECIAL MEETING OF TAIT.

FINANCIAL AND OPERATING.

RECEIVE AND FILE OPERATING REPORTS – TUL/RVS.

RECEIVE THE FOLLOWING FOR CONSIDERATION AT THE JUNE, 2015, BOARD MEETING:

- DRAFT FY2015-2016 (FY16) TAIT BUDGET – TUL/RVS.
 - DRAFT OF FY16 RATES, FEES AND CHARGES – TUL.
- 2.C. RECEIVE FOR INITIAL CONSIDERATION A PROPOSED AMENDMENT TO THE MINIMUM STANDARDS AND REQUIREMENT TO CONDUCT COMMERCIAL AERONAUTICAL SERVICES AND ACTIVITIES THAT WOULD PERMIT THE USE OF ABOVE GROUND FUEL STORAGE TANKS IN THE FUEL FARM AREA – RVS.
- 2.D. APPROVE AGREEMENT FOR TAIT TO PROVIDE AIRPORT OPERATING SERVICES AT THE OKMULGEE REGIONAL AIRPORT.
- 2.E. APPROVE AMENDMENT NO. 2 TO ATTORNEY ENGAGEMENT AGREEMENT WITH MCDONALD, MCCANN, METCALF & CARWILE, LLP TO PROVIDE ADDITIONAL COMPENSATION IN AN AMOUNT NOT-TO-EXCEED \$15,000.00 FOR CONTINUING PROVISION OF LEGAL SERVICES – TUL.
- 2.F. APPROVE AGREEMENT FOR PROFESSIONAL SERVICES (AIRPORT HOTLINE) WITH LIGHTHOUSE SERVICES FOR ONE (1) YEAR IN THE AMOUNT OF \$597.50, EFFECTIVE UPON APPROVAL – TUL.
- 2.G. APPROVE LETTER OF INTENT WITH COMMUNITY CARE, HMO, INC. (COMMUNITY CARE OF OKLAHOMA) – TUL/RVS.
- 2.H. ACCEPT BID AND AWARD CONTRACT (LAND SIDE MOWING) WITH PRECISION LAWN CARE, LLC, THE LOWEST RESPONSIBLE BIDDER, IN AN AMOUNT NOT-TO-EXCEED \$79,456.00 - TUL.
- 2.I. APPROVE AGREEMENT WITH THE TULSA REGIONAL STEM ALLIANCE FOR DISPLAY SPACE IN BAGGAGE CLAIM A AND B, FROM MAY 18-29, 2015 – TUL.
- 2.J. APPROVE AFFILIATE MEMBERSHIP WITH THE ARTS AND HUMANITIES COUNCIL OF TULSA – TUL.

- 2.K. APPROVE AGREEMENT WITH IN-TER-SPACE SERVICES, INC., DBA CLEAR CHANNEL AIRPORTS, FORMERLY INTERSPACE AIRPORT ADVERTISING, INC., TO EXTEND THE STATIC DISPLAY ADVERTISING CONCESSION AGREEMENT ON A MONTH-TO-MONTH BASIS TO EXTEND THE AGREEMENT TO JUNE 30, 2015 – TUL.
- 2.L. APPROVE AGREEMENT WITH WINDSTREAM COMMUNICATIONS INC. FOR PURCHASE OF A SHORETEL PHONE SYSTEM AND CRASH PHONE SYSTEM NOT TO EXCEED \$175,000.00 – TUL/RVS.
- 2.M. APPROVE CONTRACT FOR ENVIRONMENTAL SERVICES (WILDLIFE HAZARD ASSESSMENT) WITH H.W. LOCHNER, INC. IN AN AMOUNT NOT-TO-EXCEED \$84,942.00 – RVS.
- 3. CAPITAL IMPROVEMENT CONTRACTS, AMENDMENTS, CHANGE ORDERS, OR OTHER ACTION.**
- 3.A. AIR FORCE PLANT #3.**
- 3.A.1. APPROVE RECOMMENDATION TO THE CITY OF TULSA TO APPROVE THE EXERCISE OF THE SECOND OF THREE (3) FIVE-YEAR OPTIONS TO EXTEND THE LEASE AGREEMENT WITH AMERICAN AIRLINES FOR BUILDING 6 AT AIR FORCE PLANT #3, EFFECTIVE AUGUST 1, 2014 – AFP#3.
- 3.B. CONTRACTS.**
- 3.B.1. ACCEPT BID AND AWARD CONTRACT (RUNWAY 18L-36R LIGHTING PROJECT) WITH LIBRA ELECTRIC COMPANY, THE LOWEST RESPONSIBLE BIDDER, IN THE AMOUNT OF \$2,218,777.00 – TUL.
- 3.B.2. APPROVE CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES (RUNWAY 18L-36R LIGHTING PROJECT) WITH ATKINS, NORTH AMERICA, INC. IN AN AMOUNT NOT-TO-EXCEED \$272,060.00 – TUL.
- 3.B.3. ACCEPT BID AND AWARD CONTRACT (TERMINAL CHILLER PROJECT) WITH OCE MECHANICAL, LLC, THE LOWEST RESPONSIBLE BIDDER, IN THE AMOUNT \$3,240,000.00 – TUL.
- 3.B.4. APPROVE CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES (TERMINAL CHILLER PROJECT) WITH CYNTERGY AEC, LLC IN AN AMOUNT NOT-TO-EXCEED \$75,000.00 – TUL.
- 3.B.5. APPROVE CONTRACT FOR COMMISSIONING SERVICES (TERMINAL CHILLER PROJECT) WITH PINNACLE COMMISSIONING, INC. DBA PINNACLE ENERGY SERVICES IN AN AMOUNT NOT-TO-EXCEED \$28,400.00 – TUL.
- 3.B.6. ACCEPT QUOTE AND APPROVE PURCHASE ORDER (DEMOLISH INTERIOR OF CARGO EXCHANGE BUILDING PROJECT) WITH ARK WRECKING, INC., THE LOWEST RESPONSIBLE QUOTE, IN THE AMOUNT OF \$48,930.00 – TUL.

3.C. CONTRACT AMENDMENTS.

~ NO ITEMS.

3.D. CHANGE ORDERS.

3.D.1. APPROVE CHANGE ORDER NO. 1 (CONCOURSE "A" REHABILITATION PROJECT ~ PHASE II-IV, BID PACKAGE #102A, DEMOLITION) WITH DT SPECIALIZED SERVICES INC. IN THE AMOUNT OF <-\$11,210.00> – TUL.

3.D.2. APPROVE CHANGE ORDER NO. 1 (CONCOURSE "A" REHABILITATION PROJECT ~ PHASE II-IV, BID PACKAGE #102B, ASBESTOS ABATEMENT) WITH LVI ENVIRONMENTAL SERVICES INC., IN THE AMOUNT OF <\$14,000.00> – TUL.

3.D.3. APPROVE CHANGE ORDER NO. 1 (CONCOURSE "A" REHABILITATION PROJECT ~ PHASE II-IV, BID PACKAGE #105A, STRUCTURAL AND MISCELLANEOUS STEEL) WITH GREEN COUNTRY STEEL LLC, IN THE AMOUNT OF <-\$39,124.55> – TUL.

3.E. CHANGE OF QUANTITIES.

3.E.1. APPROVE CHANGE OF QUANTITIES NO. 1 (CONCOURSE "A" REHABILITATION PROJECT ~ PHASE II-IV, BID PACKAGE 105A, STRUCTURAL AND MISCELLANEOUS STEEL) WITH GREEN COUNTRY STEEL LLC. IN THE AMOUNT OF <-\$203,443.00> – TUL.

3.F. OTHER CONTRACT ACTION.

3.F.1. ACCEPT PROJECT AND APPROVE FINAL PAYMENT (CONCOURSE "A" REHABILITATION PROJECT ~ PHASE II-IV, BID PACKAGE #102A, DEMOLITION) WITH DT SPECIALIZED SERVICES INC. IN THE AMOUNT OF \$29,364.20 (ORIGINAL CONTRACT AMOUNT: \$304,852.00; TOTAL CHANGE ORDERS: -\$11,210.00, -3.7%; TOTAL CHANGE OF QUANTITIES: \$0.00, 0%; TOTAL PERCENT CHANGE: -3.7%; TOTAL COST: \$293,642.00) – TUL.

3.F.2. ACCEPT PROJECT AND APPROVE FINAL PAYMENT (CONCOURSE "A" REHABILITATION PROJECT ~ II-IV, BID PACKAGE #102B, ASBESTOS ABATEMENT) WITH LVI ENVIRONMENTAL SERVICES INC., IN THE AMOUNT OF \$65,747.01 (ORIGINAL CONTRACT AMOUNT: \$646,005.00; TOTAL CHANGE ORDERS: -\$14,000.00, -2.2%; TOTAL CHANGE OF QUANTITIES: \$25,465.05, 3.9%; TOTAL PERCENT CHANGE: 1.8%; TOTAL COST: \$657,470.05) – TUL.

3.F.3. ACCEPT PROJECT AND APPROVE FINAL PAYMENT (CONCOURSE "A" REHABILITATION PROJECT ~ PHASE II-IV, BID PACKAGE #105A, STRUCTURAL AND MISCELLANEOUS STEEL) WITH GREEN COUNTRY STEEL LLC, IN THE AMOUNT OF \$150,549.58 (ORIGINAL CONTRACT AMOUNT: \$1,748,063.39; TOTAL CHANGE ORDERS: -\$39,124.55, -2.2%; TOTAL CHANGE OF QUANTITIES: -\$203,443.00, -11.6%; TOTAL PERCENT CHANGE: -13.9%; TOTAL COST: \$1,505,495.84) – TUL.

4. CONTRACTS, LEASES, LICENSES OR OTHER ACTION.

- 4.A. APPROVE LICENSE AGREEMENT WITH AIRLINE TRANSPORT PROFESSIONALS, LLC (JIM KOZIARSKI) FOR ONE (1) YEAR TO OPERATE A FLIGHT TRAINING SCHOOL, EFFECTIVE JULY 1, 2015 – RVS.
- 4.B. APPROVE SUBLEASE AGREEMENT WITH AT&T SERVICES, INC. (“MAT LAVAIL HUT”) FOR FIVE (5) YEARS AT A FIXED RATE OF \$3,600.00 PER YEAR, EFFECTIVE JUNE 1, 2015 – TUL.
- 4.C. APPROVE AMENDMENT NO. 3 TO SUBLEASE AGREEMENT WITH SOUTHWEST AVIATION SPECIALTIES, LLC (LOT 1, BLOCK 6, SOUTHWEST COMMERCIAL AREA) (DAVE GUZMAN) TO ADD 24,414 SQUARE FEET TO APRON AREA AT \$.30 PER SQUARE FOOT PER YEAR, EFFECTIVE JUNE 1, 2015 – RVS.
- 4.D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE OR DENY REQUEST BY EOR, LLC (PAUL MACKKEY) TO DIVIDE LOT 2, BLOCK 1, NORTHEAST COMMERCIAL AREA IN TO TWO (2) LOTS – RVS.
- 4.E. APPROVE ACKNOWLEDGMENT AND CONSENT WITH LOWELL & LOIS CONANT (LOT 2, BLOCK 1B NORTHWEST HANGAR AREA) TO EXERCISE THE FIRST OF TWO (2) FIVE-YEAR OPTIONS TO EXTEND THE TERM OF THE SUBLEASE AT THE STANDARD RATE, EFFECTIVE MAY 30, 2015 – RVS.
- 4.F. APPROVE ACKNOWLEDGMENT AND CONSENT WITH REX NIVER (LOT 5, BLOCK 1C NORTHWEST HANGAR AREA) TO EXERCISE THE FIRST OF TWO (2) FIVE-YEAR OPTIONS TO EXTEND THE TERM OF THE SUBLEASE AT THE STANDARD RATE, EFFECTIVE MAY 27, 2015 – RVS.
- 4.G. APPROVE ASSIGNMENT OF SUBLEASE AND ACKNOWLEDGMENT AND CONSENT TO ASSIGNMENT FROM MARK STASTNY TO KENNETH BIBB (LOT 6, BLOCK 1B, NORTHWEST HANGAR AREA), EFFECTIVE JUNE 1, 2015 – RVS.
- 4.H. APPROVE ACKNOWLEDGEMENT AND CONSENT TO COLLATERAL ASSIGNMENT OF SUBLEASE AGREEMENT FROM THE WILLIAM L. CHRISTIANSEN AND VERETTA J. CHRISTIANSEN REVOCABLE LIVING TRUST DATED APRIL 23, 2014 TO VALLEY NATIONAL BANK, N.A. (LOT 19, BLOCK 10, NORTHEAST HANGAR DEVELOPMENT), AND EXTEND CLOSING DATE FOR ASSIGNMENT OF SUBLEASE TO NO LATER THAN MAY 30, 2015 – RVS.
- 5. OTHER BUSINESS.**
- RECESS FOR TAA MEETING
 - RECONVENE TAIT MEETING

6. **APPROVE THOSE ITEMS FROM THE MAY 14, 2015 MEETING OF TAA WHICH SHOULD BE CONSIDERED BY TAIT.**

7. **APPROVE EXECUTIVE SESSION PURSUANT TO 25 O.S. §307(B)(4) FOR THE PURPOSES OF COMMUNICATION BETWEEN THE TRUSTEES AND COUNSEL CONCERNING PENDING INVESTIGATION(S), CLAIM(S), ACTION(S) OR LITIGATION INCLUDING, BUT NOT LIMITED TO: A.) TIA AND BOKF, N.A. DBA BANK OF OKLAHOMA VS. TAIT, DISTRICT COURT OF TULSA COUNTY, STATE OF OKLAHOMA, CASE NO. CJ-2013-01165; AND B.) FRANK MONTERO DBA A.A., INC. VS. TULSA AIRPORT AUTHORITY A/K/A T.A.I.T. – T.A.A., DISTRICT COURT OF TULSA COUNTY, STATE OF OKLAHOMA, CASE NO. CV-2014-00072 AND FRANK MONTERO V. TULSA AIRPORT AUTHORITY, AKA T.A.I.T., CASE NO. CV-2014-924.**

8. **ADJOURN.**

IF YOU REQUIRE SPECIAL ACCOMMODATIONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY LISA BROWN AT (918) 838-5000 BY APRIL 13, 2015