

NOTICE and AGENDA
TULSA AIRPORTS IMPROVEMENT TRUST SPECIAL MEETING

THURSDAY ~ NOVEMBER 12, 2015 ~ 8:30 a.m.

AIRPORT CONFERENCE ROOM #A211
TULSA INTERNATIONAL AIRPORT
7777 EAST APACHE STREET
TULSA, OKLAHOMA

FILED
CITY OF TULSA
STATE OF OKLAHOMA

2015 NOV 9 PM 3 05

MICHAEL P. KIER
CITY CLERK

1. **APPROVE THE MINUTES OF THE OCTOBER 8, 2015 SPECIAL MEETING OF TAIT.**

2. **FINANCIAL AND OPERATING.**
 - 2.A. RECEIVE AND FILE OPERATING REPORTS – TUL/RVS.

 - 2.B. APPROVE SELECTION OF BOKF, NA DBA BANK OF OKLAHOMA TO PROVIDE CORPORATE BANKING AND TRUST SERVICES FOR THE TULSA AIRPORTS IMPROVEMENT TRUST.

 - 2.C. APPROVE AGREEMENT WITH OLD REPUBLIC INSURANCE COMPANY (FORMERLY PHOENIX AVIATION MANAGERS, INC.), FOR THE FIRST OF THREE (3) ANNUAL OPTIONS TO RENEW AT AN ANNUAL PREMIUM OF \$69,200.00, FOR THE AIRPORT GENERAL LIABILITY INSURANCE COVERAGE (\$100 MILLION LIMIT, \$25,000 DEDUCTIBLE) THROUGH THE JOE WEST COMPANY, EFFECTIVE NOVEMBER 20, 2015 – TUL/RVS.

 - 2.D. APPROVE AGREEMENT WITH OKLAHOMA AQUARIUM DBA JENKS AQUARIUM AUTHORITY FOR THE INSTALLATION OF A CHILDREN’S PLAY AREA IN THE CONCOURSE A WAITING AREA FOR ONE (1) YEAR WITH A MUTUAL OPTION TO EXTEND FOR TWO (2) ONE-YEAR PERIODS, EFFECTIVE NOVEMBER 16, 2015 – TUL.

 - 2.E. ACCEPT QUOTE AND APPROVE PURCHASE ORDER (CARGO BUILDING NO. 2 HEATING AND COOLING UNITS) WITH DAVCO MECHANICAL CONTRACTORS, INCORPORATED, THE LOWEST RESPONSIBLE QUOTE, IN THE AMOUNT OF \$30,476.00 - TUL.

 - 2.F. APPROVE UTILIZATION OF STATE OF OKLAHOMA CONTRACT (SOLICITATION NO. 0900000063: STATE FACILITIES ENERGY CONSERVATION PROGRAM) WITH ENGINEERED SYSTEMS & ENERGY SOLUTIONS PC (TAIT TERMINAL BUILDING ENVIRONMENTAL CONTROLS PROJECT), FOR ONE YEAR, IN AN AMOUNT NOT-TO-EXCEED \$94,000.00 – TUL.

 - 2.G. APPROVE ACKNOWLEDGEMENT AND CONSENT TO EXTEND THE TERM OF AGREEMENT FOR PROFESSIONAL SERVICES (DISADVANTAGED BUSINESS ENTERPRISE CONSULTING SERVICES) WITH KEN WEEDEN & ASSOCIATES, INC. THROUGH DECEMBER 31, 2016 – TUL.

- 2.H. RATIFY AND APPROVE TULSA AIRPORTS ADVERTISING AGREEMENTS EXECUTED BY TAIT'S ADVERTISING SALES MANAGER SINCE THE DATE OF THE LAST BOARD MEETING, OCTOBER 8, 2015 – TUL.
- 2.I. APPROVE CORRECTION TO OCTOBER APPROVAL OF AN AGREEMENT WITH TULSA MUSIC EXPERIENCE, LLC TO APPROVAL OF A LICENSE AGREEMENT WITH RED DIRT NATION, LLC DBA TULSA MUSIC EXPERIENCE.
- 2.J. RATIFY CONTRACT FOR REVIEW APPRAISER SERVICES (CARVE OUT AREA) WITH VAN TUYL & ASSOCIATES (TERRY VANTUYL) IN THE AMOUNT OF \$1,000.00.
- 2.K. CONSIDER (A) AN AMENDMENT TO THE MINIMUM STANDARDS AND REQUIREMENTS TO CONDUCT COMMERCIAL AERONAUTICAL SERVICES AND ACTIVITIES FOR R. L. JONES, JR. AIRPORT, OR (B) A TAIT POLICY TO CLARIFY TAIT'S POSITION REGARDING AIRCRAFT SALVAGE OPERATIONS – RVS.
- 3. CAPITAL IMPROVEMENT CONTRACTS, AMENDMENTS, CHANGE ORDERS, OR OTHER ACTION.**
- 3.A. AIR FORCE PLANT #3. ~ NO ITEMS.**
- 3.B. CONTRACTS. ~ NO ITEMS.**
- 3.C. CONTRACT AMENDMENTS.**
- 3.C.1. AMEND CONTRACT (CONCOURSE FURNITURE PROJECT) WITH ARCONAS CORPORATION IN THE AMOUNT OF -\$114,203.00, FOR A TOTAL AMOUNT NOT-TO-EXCEED \$1,204,553.00 – TUL.
- 3.C.2. APPROVE AMENDMENT NO. 1 TO CONTRACT FOR DESIGN SERVICES (UPGRADE AIRFIELD GUIDANCE SIGNS PROJECT ~ STAGE 3) WITH GARVER, LLC IN AN AMOUNT NOT-TO-EXCEED \$10,200.00 – RVS.
- 3.D. CHANGE ORDERS.**
- 3.D.1. APPROVE CHANGE ORDER NO. 3 (RENTAL CAR READY RETURN FACILITY PROJECT) WITH CROSSLAND CONSTRUCTION CO., INC. IN THE AMOUNT OF \$39,494.32 – TUL.
- 3.D.2. APPROVE CHANGE ORDER NO. 1 (CONCOURSE "A" REHABILITATION PROJECT ~ PHASE II-IV, BID PACKAGE #126A-ELECTRICAL) WITH OIL CAPITAL ELECTRIC, LLC IN THE AMOUNT OF -\$116,552.23 – TUL.
- 3.D.3. APPROVE CHANGE ORDER NO. 1 (RUNWAY 18L-36R LIGHTING PROJECT) WITH LIBRA ELECTRIC COMPANY IN THE AMOUNT OF \$53,798.05 – TUL.

3.E. CHANGE OF QUANTITIES.

- 3.E.1. APPROVE CHANGE OF QUANTITIES NO. 1 (RUNWAY 18L-36R LIGHTING PROJECT) WITH LIBRA ELECTRIC COMPANY IN THE AMOUNT OF -\$24,800.00 – TUL.

3.F. OTHER CONTRACT ACTION.

- 3.F.1. ACCEPT PROJECT AND APPROVE FINAL PAYMENT (CONCOURSE “A” REHABILITATION PROJECT ~ PHASE II-IV, BID PACKAGE #126A-ELECTRICAL) WITH OIL CAPITAL ELECTRIC LLC IN THE AMOUNT OF \$316,650.14 (ORIGINAL CONTRACT AMOUNT: \$3,068,000.00; TOTAL CHANGE ORDERS: -\$116,552.23, -3.8%; TOTAL CHANGE OF QUANTITIES: \$0.00, 0%; TOTAL PERCENT CHANGE: -3.8%; TOTAL COST: \$2,951,449.77) – TUL.
- 3.F.2. ACCEPT PROJECT AND APPROVE FINAL PAYMENT (CONCOURSE FURNITURE PROJECT) WITH ARCONAS CORPORATION IN THE AMOUNT OF \$31,540.25 (ORIGINAL CONTRACT AMOUNT: \$1,000,000.00; TOTAL SUPPLEMENTAL AGREEMENTS: \$68,756.00; TOTAL AMENDMENTS: \$135,797.00; TOTAL COST: \$1,204,553.00) – TUL.

4. CONTRACTS, LEASES, LICENSES OR OTHER ACTION.

- 4.A. APPROVE AMENDMENT NO. 1 TO SUBLEASE AGREEMENT WITH QUIKTRIP CORPORATION TO ADD 996.62 SQUARE FEET AT THE CURRENT RATE, EFFECTIVE NOVEMBER 1, 2015 – TUL.
- 4.B. APPROVE LICENSE AGREEMENT WITH TULSA AIR AND SPACE MUSEUM FOR EVENTS THE MUSEUM WILL HOLD ON AIRPORT PROPERTY DURING 2016, EFFECTIVE JANUARY 1, 2016 – TUL.
- 4.C. POSSIBLE ACTION TO APPROVE TERMINATION OF SUBLEASE AGREEMENT WITH SOUTHWEST AVIATION SPECIALTIES, LLC (LOT 1, BLOCK 6, SOUTHWEST COMMERCIAL AREA), EFFECTIVE UPON APPROVAL, IF LESSEE HAS FAILED TO CURE INFRACTIONS IDENTIFIED IN NOTICE OF DEFAULT APPROVED BY TAIT ON JULY 9, 2015, WITH FURTHER COMMUNICATION TO LESSEE AND PATRIOT BANK ON AUGUST 28, 2015 – RVS.
- 4.D. APPROVE AMENDMENT NO. 3 TO SUBLEASE AGREEMENT (LOT 1, BLOCK 6 SOUTHWEST COMMERCIAL AREA) WITH SOUTHWEST AVIATION SPECIALTIES, LLC (DAVID GUZMAN) TO ADD 24,414 SQUARE FEET TO THE APRON AREA AT THE CURRENT RATE AND INCLUSION OF CURRENT STANDARD LANGUAGE REGARDING DISASSEMBLED AIRCRAFT ON THE EXTERIOR PORTIONS OF THE LEASED PREMISES IN EXCESS OF 30 DAYS WITHOUT APPROVAL OF THE AIRPORTS DIRECTOR, AND THE INSURANCE REQUIREMENTS OF A STANDARD COMMERCIAL SUBLEASE AGREEMENT FOR RVS, EFFECTIVE NOVEMBER 12, 2015 – RVS.

- 4.E. APPROVE SUBLEASE AGREEMENT WITH CHRISTIANSEN AVIATION, INC. (TIE-DOWN BLOCKS FOR NORTH HALF OF BLOCK 7 & ALL OF BLOCK 8, 34,747.5 SQUARE FEET, SOUTHWEST COMMERCIAL AREA) FOR ONE (1) YEAR AT THE STANDARD RATE, EFFECTIVE DECEMBER 1, 2015 – RVS.
- 4.F. APPROVE ACKNOWLEDGEMENT AND CONSENT TO COLLATERAL ASSIGNMENT OF SUBLEASE AGREEMENT (LOT 6, BLOCK 5, SOUTHWEST COMMERCIAL AREA) FROM CHRISTIANSEN AVIATION TO BANCFIRST, EFFECTIVE NOVEMBER 13, 2015 – RVS.
- 4.G. APPROVE ACKNOWLEDGEMENT AND CONSENT TO COLLATERAL ASSIGNMENT OF SUBLEASE AGREEMENT (LOT 1, BLOCK 1F, NORTHWEST HANGAR AREA) FROM POTTER'S AVIATION TO TRIAD BANK, N.A., EFFECTIVE NOVEMBER 12, 2015 – RVS.
- 4.H. APPROVE GRANT OF A PERPETUAL EASEMENT FOR PARCEL #6.A OF R. L. JONES – LIFT STATION RELIEF, PROJECT NO. ES 2012-06, TO THE CITY OF TULSA, OKLAHOMA, FOR THE PURPOSE OF PERMITTING THE CITY OF TULSA TO CONSTRUCT A SANITARY SEWER THEREON – RVS.
- 4.I. APPROVE GRANT OF A TEMPORARY EASEMENT FOR PARCEL #6.A OF R. L. JONES – LIFT STATION RELIEF, PROJECT NO. ES 2012-06, TO THE CITY OF TULSA, OKLAHOMA, FOR THE PURPOSE OF PERMITTING THE CITY OF TULSA, ITS OFFICERS, AGENTS, EMPLOYEES, ALL PERSONS UNDER CONTRACT WITH IT, AND/OR UTILITY COMPANIES THE RIGHT TO ENTER UPON SAID PREMISES AND STRIP OF LAND FOR THE PURPOSE OF CONSTRUCTION OF A PUBLIC PROJECT – RVS.
- 5. OTHER BUSINESS.**
- RECESS FOR TAA MEETING
 - RECONVENE TAIT MEETING
- 6. APPROVE THOSE ITEMS FROM THE NOVEMBER 12, 2015 MEETING OF TAA WHICH SHOULD BE CONSIDERED BY TAIT.**
- 7. ADJOURN.**