

11/05/2018 4:31 pm

**MICHAEL P. KIER**  
CITY CLERK

**Combined Meeting of**  
**TULSA AIRPORTS IMPROVEMENT TRUST - SPECIAL**  
**MEETING**  
**and TULSA AIRPORT AUTHORITY - REGULAR MEETING**  
**THURSDAY ~ NOVEMBER 8, 2018 ~ 8:30 a.m.**  
AIRPORT CONFERENCE ROOM #A211  
TULSA INTERNATIONAL AIRPORT  
7777 EAST APACHE STREET  
TULSA, OKLAHOMA

**CALL COMBINED MEETING OF THE TRUSTEES OF THE TULSA AIRPORTS IMPROVEMENT TRUST AND MEETING OF THE MEMBERS OF THE TULSA AIRPORT AUTHORITY TO ORDER.**

- 1. APPROVE THE MINUTES OF THE COMBINED SEPTEMBER 13, 2018 ANNUAL MEETINGS OF TAIT AND TAA.**
  
- 2. FINANCIAL AND OPERATING.**
  - 2.A. RECEIVE AND FILE OPERATING REPORTS – TUL/RVS.**
    - CEO REPORT
    - FINANCIAL REPORT
    - MARKETING REPORT
  
  - 2.B. RECEIVE FOR INITIAL CONSIDERATION THE DRAFT TULSA INTERNATIONAL AIRPORT (TUL) FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PLAN (CIP) FOR FISCAL YEARS 2020-2024 – TUL.**
  
  - 2.C. RECEIVE FOR INITIAL CONSIDERATION THE DRAFT R. L. JONES, JR. AIRPORT (RVS) FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PLAN (CIP) FOR FISCAL YEARS 2020-2024 – RVS.**
  
- 3. CAPITAL IMPROVEMENT CONTRACTS, AMENDMENTS, CHANGE ORDERS, OR OTHER ACTION.**
  - 3.A. RESERVED. ~NO ITEMS.**
  
  - 3.B. CONTRACTS.**
    - 3.B.1. AWARD CONTRACT FOR CONSTRUCTION MANAGEMENT (CM) SERVICES (REPLACE ESCALATORS-PHASE 2) TO FRITZ-BAILY PLC IN AN AMOUNT NOT-TO-EXCEED \$47,665.04 – TUL.**
  
    - 3.B.2 AWARD CONTRACT FOR DESIGN SERVICES (SCHWAB HALL PROJECT-PHASE 4) TO SELSER SCHAEFER ARCHITECTS IN AN AMOUNT NOT-TO-EXCEED \$465,000.00 – TUL.**

3.B.3. AWARD CONTRACT FOR DESIGN SERVICES (SCHWAB HALL PROJECT-PHASE 5) TO GH2 ARCHITECTS IN AN AMOUNT NOT-TO-EXCEED \$76,495.77 – TUL.

3.B.4 ACCEPT BID AND AWARD CONTRACT (REPLACE ESCALATORS PROJECT-PHASE 2) TO KEITH CONSTRUCTION CO. LLC IN THE AMOUNT OF \$900,613.50 – TUL.

3.B.5. RECEIVE AND REJECT BID (TSA SECURITY CHECKPOINT PROJECT) – TUL.

**3.C. CONTRACT AMENDMENTS.**

3.C.1. APPROVE AMENDMENT NO. 1 TO EXTEND THE TERM OF AGREEMENT WITH NACHURS\ALPINE SOLUTIONS INDUSTRIAL, FOR DE-ICING CHEMICAL, TO JULY 1, 2019 – TUL.

3.C.2. APPROVE AMENDMENT NO. 1 TO ENVIRONMENTAL ENGINEERING AND CONSULTING SERVICES CONTRACT WITH ENERCON SERVICES, INC. IN AN AMOUNT NOT-TO-EXCEED \$10,000.00 – TUL/RVS/OKM.

**3.D. CHANGE ORDERS.**

3.D.1. APPROVE CHANGE ORDER NO. 1 (PARKING CANOPIES PROJECT) WITH A.C. OWEN CONSTRUCTION, LLC IN THE AMOUNT OF \$16,186.24 – TUL.  
THIS CHANGE INCLUDES RELOCATING FIRE EXTINGUISHERS AND SIGNS FROM OLD TO NEW PILASTERS, RELOCATING EXISTING CONDUIT, AND INSTALLING CONDUIT FOR SECURITY CAMERAS.

3.D.2. APPROVE CHANGE ORDER NO. 6 (QUICK TURNAROUND AREA (QTA) PROJECT) WITH MAGNUM CONSTRUCTION, INC. IN THE AMOUNT OF \$30,462.00 – TUL.

**3.E. CHANGE OF QUANTITIES. ~ NO ITEMS.**

**3.F. OTHER CONTRACT ACTION.**

3.F.1. ACCEPT PROJECT AND APPROVE FINAL PAYMENT (AIRLINE TICKET COUNTER PROJECT) WITH A.C. OWEN CONSTRUCTION, LLC IN THE AMOUNT \$38,437.10 – TUL.

3.F.2. ACCEPT PROJECT AND APPROVE FINAL PAYMENT (UPGRADE AIRFIELD ACCESS CONTROL PROJECT) WITH THIRD GENERATION ELECTRIC IN THE AMOUNT \$184,297.15 – TUL.

3.F.3. ACCEPT PROJECT AND APPROVE FINAL PAYMENT (REPLACE BAGGAGE CLAIM ESCALATOR PROJECT-PHASE 1) WITH KEITH CONSTRUCTION COMPANY, LLC IN THE AMOUNT \$39,835.98 – TUL.

**4. CONTRACTS, LEASES, LICENSES OR OTHER ACTION.**

- 4.A. APPROVE AMENDMENT NO. 1 TO CARGO FACILITY SUBLEASE AGREEMENT (CARGO BUILDING #2-SUITE 1-H) WITH AA&E MAINTENANCE, LLC TO RELOCATE TO A LARGER FACILITY, EFFECTIVE NOVEMBER 15, 2018 – TUL.
- 4.B. APPROVE SUBLEASE AGREEMENT (AIRLINE TERMINAL BUILDING) WITH AIRCRAFT SERVICE INTERNATIONAL GROUP, INC.-ASIG (DBA MENZIES AVIATION) FOR IN-TO-PLANE FUELING AND MANAGEMENT OF THE SOUTHWEST AIRLINES FUEL FARM. ASIG WILL LEASE 184 SQUARE FEET OF OFFICE SPACE FOR ONE (1) YEAR WITH TWO (2) ONE-YEAR OPTIONS AT THE STANDARD RATE, EFFECTIVE JANUARY 1, 2019 – TUL.
- 4.C. APPROVE AMENDMENT NO. 1 TO SUBLEASE AGREEMENT ('67 & '79 LAND) WITH SPIRIT AEROSYSTEMS, INC. TO REMOVE OPTION AREA "C" AND ADJUST OPTION PAYMENTS ACCORDINGLY, EFFECTIVE AUGUST 2, 2007 – TUL.
- 4.D. APPROVE ASSIGNMENT OF CONCESSION LEASE AGREEMENT FROM CREATIVE FOOD GROUP-TUL, LLC TO CFG SMA JOINT VENTURE (PENDING FAA APPROVAL) – TUL.
- 4.E. APPROVE AGREEMENT WITH TULSA ZOO MANAGEMENT, INC. FOR THE CHILDREN'S PLAY AREA IN THE CONCOURSE B WAITING AREA FOR THREE (3) YEARS WITH A MUTUAL OPTION TO EXTEND FOR ONE (1) ONE-YEAR, EFFECTIVE JANUARY 17, 2019 – TUL.
- 4.F. APPROVE CONSENTS TO CHANGE IN CONTROL WITH OMNI AIR INTERNATIONAL, LLC WITH REGARD TO THE FOLLOWING SUBLEASES, EFFECTIVE UPON CLOSING, BUT NO LATER THAN DECEMBER 31, 2018 – TUL:  
F00-084 – WAREHOUSE BUILDING;  
F19-002 – MILITARY APRON;  
F17-005 – HANGAR 13.
- 4.G. APPROVE ASSIGNMENT OF SUBLEASE AND ACKNOWLEDGMENT AND CONSENT TO ASSIGNMENT FROM OMNI AIR INTERNATIONAL TO HANGAR 19, LLC, EFFECTIVE UPON APPROVAL – (HANGAR 13) TUL.
- 4.H. APPROVE ACKNOWLEDGMENT AND CONSENT TO SUBTENANT, HANGAR 19, LLC, EFFECTIVE UPON CLOSING – TUL.
- 4.I. APPROVE AMENDMENT NO. 1 TO SUBLEASE AGREEMENT, HANGAR 13, TO ADD ONE (1) ADDITIONAL FIVE-YEAR OPTION TO EXTEND THE TERM OF THE AGREEMENT THROUGH MARCH 31, 2027, EFFECTIVE UPON CLOSING – TUL.

- 4.J. APPROVE MUTUAL TERMINATION OF SUBLEASE AGREEMENT WITH OMNI AIR INTERNATIONAL, WAREHOUSE BUILDING – HANGAR 16A, AND APPROVE A NEW SUBLEASE FOR THE HANGAR AND TO ADD THE SQUARE FOOTAGE OF THE LAND ASSOCIATED WITH THE BUILDING, EFFECTIVE DECEMBER 1, 2018 – TUL.
- 4.K. APPROVE SUBLEASE AGREEMENT WITH HANGAR 15A, LLC FOR 9,290 SQUARE FEET OF PROPERTY AND RENTAL OF THE HANGAR AT A NEGOTIATED RATE, EFFECTIVE DECEMBER 1, 2018 – (HANGAR 15A) TUL.
- 4.L. APPROVE TEMPORARY CONSTRUCTION STAGING AREA SUBLEASE AGREEMENT WITH TULSA COUNTY SOUTHLAKE GOLF COURSE (TRACT 1 & TRACT 4 LOCUST STREET AREA), EFFECTIVE JANUARY 18, 2018 THROUGH SEPTEMBER 30, 2018 – RVS.
- 4.M. APPROVE NOTICE OF DEFAULT; RVS SUBLEASE AGREEMENT FOR LOT 10, BLOCK 1B, NORTHWEST HANGAR AREA (SUBLEASE F04-044) FOR FAILURE TO PAY RENTALS DUE SINCE DECEMBER 31, 2018, AND MORE RECENT LAPSE IN HANGAR INSURANCE – RVS.
- 5. OTHER TAIT BUSINESS.**
- 6. TAA BUSINESS.**
- 7. APPROVE THOSE ITEMS FROM THE NOVEMBER 8, 2018 SPECIAL MEETING OF TAIT WHICH SHOULD BE CONSIDERED BY TAA.**
- 8. ADJOURN.**

IF YOU REQUIRE SPECIAL ACCOMMODATIONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY LISA MARTIN AT (918) 838-5000 BY NOVEMBER 7, 2018.