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.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 SOUTH LAKE 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.