

TULSA AIRPORTS IMPROVEMENT TRUST
Schedule of Rates, Fees and Charges

All rates, fees and charges not otherwise specified in an agreement, contract or sublease, shall be as follows:
(all changes in **bold**)

	FY 18-19 Amended August 2018	FY 19-20 Amended August 2019
A. LAND (per annum):		
FBO, commercial and corporate hangars	11% of value	11% of value
Large tract aeronautical developments (3rd Party)	8% of value	8% of value
Land options	60% of rental rates	60% of rental rates
Agricultural	per bid	per bid
B. FACILITIES - TERMINAL AND CARGO:		
Signatory - class 1 space	psfpy \$96.88	psfpy \$96.88
Signatory - class 2 space	\$72.66	\$72.66
Signatory - class 3 space	\$48.44	\$48.44
Signatory - class 4 space	\$24.22	\$24.22
Signatory joint use:		
Baggage system (class 3 space)	\$48.44	\$48.44
Baggage claim (class 2 space)	\$72.66	\$72.66
*(includes rights to remote a/c parking boxes)		
Non-signatory - class 1 space	\$121.10	\$121.10
Non-signatory - class 2 space	\$90.82	\$90.82
Non-signatory - class 3 space	\$60.55	\$60.55
Non-signatory - class 4 space	\$30.27	\$30.27
Non-signatory - joint use:		
Baggage system (class 3 space)	\$60.55	\$60.55
Baggage claim (class 2 space)	\$90.82	\$90.82
Per turn charge for common use gatehold/apron - signatory	\$131.00	\$131.00
Per turn charge for common use gatehold/apron - non-signatory *	\$303.00	\$303.00
* (includes ticket counter)		
Jet bridge maintenance fee -signatory	\$600.00/month/bridge	\$600.00/month/bridge
Cargo facilities		
Building (with airfield access)	\$10.00 psfpy	\$10.00 psfpy
Building (short-term, no airfield access)	fair value	fair value
Nonscheduled, non-licensed air carriers (use of terminal)	\$ 2.00/enplanement	\$ 2.00/enplanement
Other building space	airline rates	airline rates
Non-airline office/retail space in airline passenger terminal	airline rates	airline rates
Public area use for commercial purposes	negotiated	negotiated
C. LANDING FEES (per 1,000lbs of GMLW):		
Signatory air carrier	\$3.62	\$3.62
Non-signatory air carrier	\$4.53	\$4.53
D. FUEL FLOWAGE FEE:		
	\$0.10/gal	\$0.10/gal

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E. AIRCRAFT PARKING FEE:		
Signatory - concourse aircraft	included in rates	included in rates
Remote aircraft parking boxes - non-signatory	\$.40/1,000lbs/day	\$.40/1,000lbs/day
Cargo aircraft parking (ramp) - non-signatory only	\$.40/1,000lbs/day	\$.40/1,000lbs/day
Signatory -cargo apron equipment parking		\$1.00 psfpy
Non-signatory -cargo apron equipment parking		\$1.25 psfpy
North development area parking	\$.10/1,000lbs/day	\$.10/1,000lbs/day
Military apron user fee	\$.40/1,000lbs/day	\$.40/1,000lbs/day
F. AUTOMOTIVE PARKING:		
	\$2.00/hour (1st 30 min \$1.00)	\$2.00/hour (1st 30 min \$1.00)
Garage	\$12.00/day maximum	\$12.00/day maximum
Shuttle	\$8.00/day maximum	\$8.00/day maximum
Valet parking charge	\$18.00/day	\$18.00/day
Reserved covered parking - specific space	\$500.00/month	\$500.00/month
Tire lock removal charge	\$35.00	\$35.00
Unauthorized parking penalty	\$35.00/day	\$35.00/day
Taxicab charge	\$1.00/pick-up	\$2.00/pick-up
Signatory - vehicular parking	\$15.00/month/employ	\$15.00/month/employ
Non-Signatory - vehicular parking (except for lot A)	\$22.50/month/employ	\$22.50/month/employ
Non-Signatory - vehicular parking (employee lot A only)	\$15.00/month/employ	\$15.00/month/employ
Parking permit replacement fee	\$10.00	\$10.00
Discounts and promotional rates	director approved	director approved
G. MISCELLANEOUS FEES:		
Administrative fee (contracts administration) *	\$500.00	\$500.00
Legal expense reimbursement *	actual cost	actual cost
* (Annual license, sales of leasehold improvements, assignment, collateral assignment, release of lease, amendment or supplement to agreement, or any other modification requested by operator requiring approval by TAIT).		
Tenant construction and alternation application fee	15% of construction alternation cost not-to exceed \$250.00	15% of construction alternation cost not-to exceed \$250.00
Finance charge on past due invoices	18%/year	18%/year
Returned check fee	\$25.00	\$25.00
Wireless internet tenant IP address	cost + 25%	cost + 25%
Other	cost + 15%	cost + 15%
H. CONFERENCE ROOMS RENTAL:		
1 hour	\$50.00/hour	\$50.00/hour
Half Day (4 hours)	\$50.00	\$50.00
Full Day (8 hours)	\$200.00	\$200.00
	\$400.00	\$400.00

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I. SECURITY BADGE & FINGERPRINTING:		
Initial issue of security badge (includes fingerprinting)		
SIDA & sterile badges (new and renewal)	\$51.00	\$51.00
AOA badges (new and renewal)	\$21.00	\$21.00
Replacement of security badge (for damaged badges)	\$15.00	\$15.00
Non-returned terminated/expired badge	\$50.00	\$50.00
Contrator deposit for each badge		\$50.00
Authorized Security Coordinators - Failure to report		\$200.00
Three Strike Policy:		
Lost Badges: (strike cost + \$15 replacement fee)		
1st	\$65.00	\$65.00
2nd	\$115.00	\$115.00
3rd	\$200.00	\$200.00
Badge Violation:		
1st	\$50.00	\$50.00
2nd	\$100.00	\$100.00
3rd	\$200.00	\$200.00
J. RENTAL CAR CHARGES:		
Counter and office space area		
Ready return/parking spaces		
Customer facility charges	\$4.00 per transaction day	\$4.00 per transaction day
<i>New agreement rates effective date 03/01/2017</i>		
<i>Rate changes on 03/01/2019</i>		
Counter space	\$96.88	\$96.88
Office space	\$72.66	\$72.66
Ready return/parking spaces	\$1.75/space/day	\$1.85/space/day
Garage Flex Spaces	\$1.75/space/day	\$1.65/space/day
K. ADVERTISING:		
	per rate card	per rate card
L. GROUND TRANSPORTATION-effective May 1, 2018		
Permit application/permit fee	annual \$50.00	annual \$50.00
Category A: Hotel/motel rate	\$.50 per hotel room/month	\$.50 per hotel room/month
Category B: Off airport parking trip rate	up to \$2.00 per trip	up to \$2.00 per trip
Category C: Limousine's & other commercial vehicles	\$50.00 per month	\$50.00 per month

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RICHARD LLOYD JONES (RVS) AIRPORT:

Existing Agreements

Aircraft hangar site - land only	\$0.302/sq. ft.	\$0.309/sq. ft.
Commercial operator site - land only	\$0.341/sq. ft.	\$0.349/sq. ft.

New Private Hangar or Commercial Hangar entered into after 12/01/2017

	\$0.355/sq. ft.	\$0.361/sq. ft.
Other Land	11% of Value	11% of Value
Administrative fee (contracts administration) *	\$500.00	\$500.00
Legal expenses reimbursement *	actual cost	actual cost
* (Annual license, sales of leasehold improvements, assignment, collateral assignment, release of lease, amendment or supplement to Agreement, or any other modification requested by operator requiring approval by TAIT).		
Finance charge on past due invoices	18%/year	18%/year
Fuel flowage fee	\$0.10/ gal	\$0.10/ gal
Ramp tie down area	\$350/mo./block	\$350/mo./block
Water tap charges	\$10/month	\$10/month
Administrative fee for pooled insurance administration	\$20/participant lot/year	\$21/participant lot/year
Other	cost + 15%	cost + 15%

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REQUIRED LEVELS OF INSURANCE FOR TENANTS (TUL & RVS)

GENERAL (AIRPORT) LIABILITY *

Air carrier	\$300,000,000	\$300,000,000
Cargo carrier	\$300,000,000	\$300,000,000
Cargo feeder	\$5,000,000	\$5,000,000
Cargo facility lease	\$5,000,000	\$5,000,000
Any aircraft fueling operations on air carrier apron	\$10,000,000	\$10,000,000
FBO - TUL (not fueling on air carrier apron)	\$3,000,000	\$3,000,000
FBO - RVS	\$2,000,000	\$2,000,000
Commercial aviation (SASO) - TUL	\$1,000,000	\$1,000,000
Commercial aviation (SASO) - RVS	\$1,000,000	\$1,000,000
Commercial building tenant - concessionaires (TUL)	\$2,000,000	\$2,000,000
Commercial building tenant - other (TUL)	\$1,000,000	\$1,000,000
Commercial ground transporters (shuttles)	\$1,000,000	\$1,000,000
Private hangar land lease (RVS)	\$500,000	\$500,000
Agricultural non-airfield land lease	\$250,000	\$250,000

* To include products and completed operations and property damage with the specified minimum limits to be for combined single limit (each occurrence and aggregate).

AUTO LIABILITY*

Cargo feeder	same as general liability unless below \$3,000,000	same as general liability unless below \$3,000,000
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* Required for all airport tenants and licensed service providers that have vehicles on the Airport (excludes public roadways, public parking lots and tenant parking lots located in unsecured areas of a tenant lease)

WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

per state statutes	per state statutes
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