

08/05/2019 4:08 pm

MELISSA C. STICE
CITY CLERK

**Notice and Agenda of
Combined Meeting of
TULSA AIRPORTS IMPROVEMENT TRUST - SPECIAL MEETING
and TULSA AIRPORT AUTHORITY - REGULAR MEETING
THURSDAY ~ AUGUST 8, 2019 ~ 8:30 a.m.
AIRPORT CONFERENCE ROOM #A211
TULSA INTERNATIONAL AIRPORT
7777 AIRPORT DRIVE
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 July 11, 2019 Meeting of TAIT and TAA.**
- 2. Financial and Operating.**
 - 2.A. Receive and File Operating Reports – TUL/RVS.
 - Chief Executive Officer Report
 - Chief Financial Officer Report
 - Ricondo Five-Year Review Report
 - 2.B. Receive and File the Tulsa Airports Improvement Trust (TAIT) Five-Year Review of Aviation Properties for the fiscal years 2014 through fiscal year 2018. This report was performed by Ricondo & Associates, Inc., TAIT’s airport consultants, effective the October 1, 2018 – TUL.
 - 2.C. Approve Amended Leasing Policy – TUL.
 - 2.D. Approve FY July 1, 2019 – June 30, 2020 Amended TAIT Schedule of Rates, Fees & Charges adding to section E. Aircraft Parking Fee: Signatory-cargo apron equipment parking fee of \$1.00 per square foot per year and a Non-Signatory-cargo apron equipment parking fee of \$1.25 per square foot per year.
 - 2.E. Approve Professional Services Agreement with Johnson Controls, Inc., a sole source provider, for Building Management Systems Support Services for one (1) year in an amount not-to-exceed \$62,000.00, effective May 11, 2019 – TUL.
 - 2.F. Receive for review TAIT’s Draft Policy on Picketing Activity, Leaflet Distribution, and Solicitation – TUL/RVS.
- 3. Capital Improvement Contracts, Amendments, Change Orders, or Other Action.**
 - 3.A. **Reserved.** ~ No items.

3.B. Contracts. ~ No items.

- 3.B.1 Accept Bid and Award Contract (Schwab Hall Phases 2 and 3 Project) to Manhattan Construction Co. in the amount of \$6,833,840.60 – TUL.
- 3.B.2 Award Contract for Construction Management Services (Schwab Hall Phases 2 and 3 Project) to Todd Architecture Group, formerly Fritz-Baily PLC, in an amount not-to-exceed \$238,855.74 – TUL.
- 3.B.3 Receive and Reject Bid (Schwab Hall Phase 5 Project) – TUL.

3.C. Contract Amendments.

- 3.C.1 Approve Amendment No. 2 to Construction Management Services (Taxiway J Pavement Project) contract with Atkins, North America, Inc. in an amount not-to-exceed \$30,000.00 – TUL.

3.D. Change Orders.

- 3.D.1. Approve Change Order No. 6 (Taxiway J Pavement Project) with Interstate Highway Construction, Inc. (IHC) in the amount of <-\$30,000.00> – TUL.
- 3.D.2. Approve Change Order No. 4 (Taxiway J North Paving Project) with Emery Sapp & Sons in the amount of \$96,371.00 – TUL.

3.E. Change of Quantities. ~No items.

3.F. Other Contract Action. ~No items.

4. Contracts, Leases, Licenses or Other Action.

- 4.A. Approve Supplemental Agreement No. 8 with the United States of America for property leased on behalf of the Oklahoma Air National Guard – TUL.
- 4.B. Approve Food & Beverage Concession Lease Agreement with Andolini's, LLC, d/b/a Tulsa Flag Mart for ten (10) years with one (1) two-year option to extend the term. Possession date will be August 15, 2019 and commencement date will be October 1, 2019. An ACDBE goal of 5.2% has been set for Andolini's. – TUL.
- 4.C. Rescind approval of Sublease Agreement with Becco Contractors, Inc. for Temporary Construction Staging Area – Mingo Development Area (approved June 13, 2019) – TUL.
- 4.D. Approve Sublease Agreement (Lot 2, Block 14, Northeast Hangar Development, Hangar B-123) with Spectrum Energy Services for fifteen (15) years with two (2) five-year options to extend the term at the standard rate, effective November 1, 2019 – RVS.
- 4.E. Approve Sublease Agreement (Lot 7, Block 13, Northeast Hangar Development, Hangar B-112) with Sky King Corporation for fifteen (15) years with two (2) five-year options to extend the term at the standard rate, effective September 1, 2019 – RVS.
- 4.F. Approve Sublease Agreement (Lot 9, Block 13, Northeast Hangar Development, Hangar B-110) with Metgames, Inc. for fifteen (15) years with two (2) five-year options to extend the term at the standard rate, effective November 1, 2019 – RVS.

- 4.G. Approve Sublease Agreement (Lot 4, Block 14, Northeast Hangar Development, Hangar B-121) with Metgames, Inc. for fifteen (15) years with two (2) five-year options to extend the term at the standard rate, effective November 1, 2019 – RVS.
- 4.H. Approve Sublease Agreement (Lot 1, Block 14, Northeast Hangar Development, Hangar B-124) with Lariat Ranch, LLC for fifteen (15) years with two (2) five-year options to extend the term at the standard rate, effective November 1, 2019 – RVS.
- 4.I. Approve Sublease Agreement (Lot 6, Block 13, Northeast Hangar Development, Hangar B-113) with Robert L. Fuller for fifteen (15) years with two (2) five-year options to extend the term at the standard rate, effective September 1, 2019 – RVS.
- 4.J. Approve Sublease Agreement (Lot 5, Block 13, Northeast Hangar Development, Hangar B-114) with Carl Snow for fifteen (15) years with two (2) five-year options to extend the term at the standard rate, effective October 1, 2019 – RVS.
- 4.K. Approve Commercial Sublease Agreement Lot 5, Block 3, Southwest Commercial Area) with D & E Associates, LLC for twenty (20) years with one (1) five-year option to extend the term at the standard rate, effective October 1, 2019 – RVS.

5. Other TAIT Business.

6. TAA Business.

7. Adjourn.

IF YOU REQUIRE SPECIAL ACCOMMODATIONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY LISA MARTIN AT (918) 838-5000 BY AUGUST 7, 2019.