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.

        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.