

07/10/2023 04:22 PM

**Office of the
City Clerk**

**NOTICE AND AGENDA
Combined Meetings of
Tulsa Airports Improvement Trust – Special Meeting
Tulsa Airport Authority – Regular Meeting
Thursday, June 13, 2023, 8:30 a.m.
Airport Conference Room A-211
Tulsa International Airport
7777 Airport Drive
Tulsa, Oklahoma 74115**

Call the combined Special and Regular Meetings of the Trustees of the Tulsa Airports Improvement Trust and the Members of the Tulsa Airport Authority to order.

1. Approve the Minutes of the combined June 8, 2023, meetings of TAIT and TAA, and the minutes of the Federal Inspection Service Facility work session.

Operating and Financial Reports.

Administrative, Finance, IT, and Operations Contract Action.

2. Approve Amendment Number One to Professional Services Agreement with Crowe, LLP for additional scope of services and compensation in the amount of \$38,870.00. TUL contract F23-069.

The amendment includes a credit for scope removal for D365 Accounts Receivable (\$-15,530.00) and the additional scope for Dynamics D365 General Ledger Financial Dimension Restructuring (\$54,400.00). The amendment is necessary in order to take advantage of the additional Dynamics functionality of Budget Planning and Projects and Grants. This brings the total cost of the implementation (including license fees) to \$1,137,911.00 per the statement of work.

Original implementation cost	\$896,000
Less reduction in scope for AR	(\$15,530)
Addition in scope for GL restructure	\$54,400
Optional post cut-over support	\$32,000
Sub-total (F23-069)	<u>\$966,870</u>
Three years' of license fees (F23- 074)	<u>\$ 171,041</u>
	\$1,137,911

3. Approve Professional Services Agreement with Johnson Controls, Inc., for Building Management Systems Support Services in the amount not to exceed \$100,028.00 for one year with two one-year options including an annual 8% price escalation, effective July 1, 2023. TUL contract F24-002.

Johnson Controls is a sole source provider. This agreement provides labor and equipment needed to maintain automated building controls and environmental systems.

4. Accept and Approve pending FAA Bipartisan Infrastructure Law (“BIL”) Grant in an amount up to \$1,380,000.00 for the construction of the Terminal Entrance Roadway Pavement Rehabilitation Project. TUL Grant Number 3-40-0099-108-2023.

5. Accept and Approve pending FAA AIP Grant in an amount up to \$3,900,000.00 for the construction of the Riverside Taxiway Connectors – Phase 2 Project. RVS Grant Number 3-40-0089-40-2023.

6. Accept and Approve pending FAA AIP Grant in an amount up to \$5,900,000.00 for the construction of the Perimeter Road Rehabilitation Project. TUL Grant Number 3-40-0099-106-2023.

Engineering Capital Improvement Contract Action.

Contracts.

7. Accept bids and approve award of contract for the Terminal Entrance Roadway Pavement Rehabilitation Project to Diversified Civil Contractors, LLC, in the amount of \$1,528,425.00, contingent upon FAA grant funding. TUL contract F24-003.

This contract provides funding to rehabilitate the entrance and exit roads leading to and from the airport terminal building. TAIT received four bids ranging from \$1,528,425.00 to \$2,972,086.35. The engineer’s estimate was \$1,721,694.00, 12.6% above the lowest responsible bidder. The DBE goal was 6.78% and the contractor proposes utilizing 8.5%

8. Accept bid and approve award of contract for the Riverside Taxiway Connectors – Phase 2 Project to APAC – Central, Inc., in an amount not to exceed \$4,000,000.00, contingent upon FAA grant funding. RVS contract F24-004.

This contract provides funding to reconstruct taxiways leading to Runway 1L-19R, south of the Crosswind Runway. TAIT received one bid. The engineer’s estimate was \$3,566,242.50, 12.2% below the lowest responsible bidder. The DBE goal was 6.7% and the contractor proposes utilizing 7.1%.

9. Accept bid and approve award of contract for the Perimeter Road Rehabilitation Project to APAC – Central, Inc., in an amount not to exceed \$5,895,000.00, contingent upon FAA AIP grant funding. TUL contract F24-005.

This contract provides funding to rehabilitate the perimeter road at TUL. TAIT received one bid The engineer’s estimate was \$5,074,265.00, 16.2% below the lowest responsible bidder. The DBE goal was 6.78% and the contractor proposes utilizing 6.9%.

Contract Amendments None.

Change Orders.

10. Approve Change Order Number One with Third Generation Electrical, Inc., in the amount of (\$50,982.12) for the Parking Garage Level One EV Charging Stations Project. TUL contract F23-051.

This change provides credit for replacing the specified IT switches with an alternate manufacturer.

	Amount	Percent Change
Original contract amount:	\$1,092,712.00	
Total change orders:	-\$50,982.12	-4.7%
Total change of quantities:		
Total cost:	\$1,041,729.88	-4.7%

Contract Close Out / Other Contract Action. None.

Property Development Contract Action.

Tulsa International Airport

11. Approve Amendment Number One to Sublease Agreement with Tetra Steel Worx, Inc., to increase square footage effective August 1, 2023. TUL contract F23-079.

12. Approve Sublease Agreement with the City of Tulsa for a “Green Waste Site” effective June 20, 2023. TUL contract F23-089. This Sublease Agreement provides a location to the City of Tulsa for dealing with emergency storm debris.

13. Approve Sublease Agreement with Sundance Concrete, LLC, effective August 1, 2023. Mingo Development Area. TUL contract F23-090.

14. Approve Rent Credit with United States Aviation in the amount of \$250,000.00 for site preparation dirt work at new hangar site. TUL contract F99-059.

15. Approve Broadcast Tower Camera Agreement with Imagicomm Communications, LLC, effective July 1, 2023. TUL contract F20-093.

Tulsa Riverside Airport

Agenda Items 16 through 27 may be considered together.

16. Revise approval of Assignment of Sublease and Acknowledgement and Consent to Assignment from D&E Associates, LLC to Spruce Goose 26J, LLC, effective upon approval. Lot 5, Block 3, Southwest Commercial Area, Hangar A-12. RVS contract F20-023.

This item was approved in June as an assignment to Seth Erkenbeck, individually, as Assignee, and the tenant subsequently advised his intent was to assign to his company.

17. Approve Acknowledgement and Consent to Collateral Assignment from Spruce Goose 26J, LLC to Triad Bank NA, effective upon closing, but no later than July 31, 2023. Lot 5, Block 3, Southwest Commercial Area, Hangar A-12. RVS contract F20-023.

18. Approve Acknowledgement and Consent to Subtenant with RVES Co., LLC for new subtenant Dope Soul Catering and Food Truck, LLC, effective upon approval. Lot 5, Block 4, Southwest Commercial Area. RVS contract F20-042.

19. Approve Sublease Agreement with Joseph P. Woolslayer and Benjamin Patrick Woolslayer, effective September 1, 2023. Lot 18, Block 10, Northeast Hangar Development, Hangar B-77. RVS contract F04-017.

20. Approve Sublease Agreement with Red River Aviation, LLC, effective September 1, 2023. Lot 16, Block 9, Northeast Hangar Development, Hangar B-48. RVS contract F04-025.

21. Approve Sublease Agreement with Deanna D. Robertson, effective September 1, 2023. Lot 16, Block 8, Northeast Hangar Development, Hangar B-47. RVS contract F04-020.

22. Approve Sublease Agreement with Southwest Aviation Specialties, LLC, effective September 1, 2023. Lot 10, Block 11, Section B, Northeast Hangar Development, Hangar B-93B. RVS contract F12-015.

23. Approve Sublease Agreement with Orville L. and Arlene L. Adair, effective September 1, 2023. Lot 15, Block 8, Northeast Hangar Development, Hangar B-46. RVS contract F04-014.

24. Approve Sublease Agreement with Adair Aviation, LLC, effective September 1, 2023. Lot 10, Block 11, Section A, Northeast Hangar Development, Hangar B-93A. RVS contract F12-014.

25. Approve Sublease Agreement with Lee Bottem, effective September 1, 2023. Lot 3, Block 9, Northeast Hangar Development, Hangar B-61. RVS contract F04-007.
26. Approve Sublease Agreement with Diana S. and Travis Barnes, effective July 1, 2023. Lot 1, Block 1B, Northwest Hangar Area, Hangar A-36. RVS contract F03-061.
27. Approve Sublease Agreement with William L. and Veretta J. Christiansen Revocable Living Trust dated April 22, 2014, effective September 1, 2023. Lot 19, Block 10, Northeast Hangar Development, Hangar B-78. RVS contract F04-005.
28. New TAIT Business No Items.
29. TAA Business No Items.
30. Motion to Adjourn.

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify Sheila Cook at (918) 838-5000 by July 12, 2023.