

**OOWA Board of Trustees Meeting
August 24, 2021 – 10:00 a.m.
Pryor, Oklahoma**

A G E N D A

1. Consider approval of minutes for the June 22, 2021, meeting – Mick Webber.
2. CAO's report – David Stewart.
3. Financial Report – Stephanie Hammock.
4. Summary of Operations and Construction Report – John Schaffitzel.
5. Consider approval of Change Orders on current OOWA projects – John Schaffitzel.
6. Consider ratification of a special Federal Aviation Administration (FAA) airport grant offer approved by the U.S. Congress related to a second round of COVID relief mitigation and economic recovery efforts – John Schaffitzel.
7. Consider approval of construction contract with Bright Lighting Construction Co. for the Culvert Replacement project – John Schaffitzel.
8. Consider approval and ratification of 2021-2022 lease agreement with Northeast Tech – Scott Fry.
9. Consider holding an Executive Session pursuant to 25 O.S. Section 307 C.11 of the Open Meeting Act to confer on matters pertaining to economic development and pursuant to 25 O.S. 307B.1 to discuss personnel matters.
10. Consider approval of authorization for CAO and management team to negotiate the purchase of real property at fair market value and any associated building improvements – Larry Williams.
11. Consider approval of agreement for Master Planning +/- of 800 acres east of Hwy 412B.
12. Consider approval for CAO to authorize leases and necessary leaseholder improvements for various tenants in Building 625 – John Schaffitzel.
13. Consider approval of CAO's expense claim – Mick Webber.
14. New Business.

Next Regular Scheduled Board Meeting is October 26, 2021

Topic: OOWA Board Meeting – August 24, 2021
Time: August 24, 2021, 10:00 AM Central Time (US and Canada)

Trustees attending Regular, Open and Executive Session
On Site:

Mick Webber
David Stewart
Sean Burrage
Charles Sublett

Topic: OOWA Board Meeting - August 24, 2021
Time: Aug 24, 2021, 10:00 AM Central Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/87134065268?pwd=dk0zdVBDakZOS2l3bklabzhXUUFaQT09>

Meeting ID: 871 3406 5268
Passcode: MAIP
One tap mobile
+13462487799,,87134065268# US (Houston)
+16699006833,,87134065268# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
Meeting ID: 871 3406 5268
Find your local number: <https://us02web.zoom.us/j/kpG4QRaCe>

**Minutes of a Regular Meeting of the Board of Trustees of The Oklahoma
Ordnance Works Authority Held in The Conference Room
Of the Authority Headquarters, Pryor, Oklahoma**

June 22, 2021

Trustees Present: Mick Webber
 David Stewart
 Brent Kisling
 Charles Sublett

Trustees Absent: Sean Burrage

Others Present: Bill Anderson, OOWA General Counsel
 Larry Williams, OOWA General Manager
 John Schaffitzel, OOWA Assistant General Manager
 Stephanie Hammock, OOWA Controller
 Tonya Backward, OOWA Economic Development Specialist
 Sherry Alexander, OOWA Director of Business Development
 Jason Stutzman, OOWA Director of Environmental Affairs
 Jerry Douglas, OOWA Manager of Purchasing and Facilities
 Brandon Hash, OOWA Project Manager
 Lindsay Coats, OOWA Contract Administrator
 Rhonda Spurlock, OOWA Executive Assistant
 Rhett Morgan, Editor, Tulsa World
 David King, MidFirst Bank – Tulsa

The meeting was called to order at 10:04 a.m. by Chairman Mick Webber. Mick Webber welcomed David King of MidFirst Bank and Rhett Morgan from the Tulsa World to the meeting. Sean Burrage was unable to attend the meeting due to a schedule conflict, but the Board does have a quorum present. Mick Webber called for approval of the April 27, 2021, meeting minutes. David Stewart made a motion to approve the April minutes, Brent Kisling seconded the motion. All others voted “aye.”

David Stewart began his report with the Canoo announcement. It is one of the biggest announcements for the Park, maybe this region. The process has been a great one as Canoo is very professional in their approach, very honest and have had good negotiations. The Park has the roads, water, plans for growth and all of these things culminate into what Tony Aquila, CEO of Canoo, sees, as well as the future with the sustainability in education, water and waste treatment land management and control of easements. Tony believes in MidAmerica. Canoo’s model of creativity, diversity, speed to market, all business factors fit the Park. It will be fun to be a part of this next adventure. Most of the incentives provided were acceleration of projects. The Master Planning process had a five-year plan for developing the Park and it was accelerated in terms of beefing our water capacity, doubling the size of the wastewater treatment, which was already in process, road development as well as the 10th street construction which provides one of the main entrances and most recently the development of the 412B entrance.

These are few things that were just accelerated to meet the timeline for Canoo. Our Center Of Excellence and partnership with RSU and Northeast Tech fit perfectly with the Canoo training concept. It molds what MAIP does with what Canoo does. The excitement of what this is going to do for Northeast Oklahoma is great. David Stewart mentioned that the Oklahoma Department of Commerce has been heavily involved with the state piece of this site selection and Brent Kisling along with the Secretary of Commerce have been very active and helpful. Brent Kisling added Secretary Scott Mueller was the lead on this project. The reason Canoo is in Oklahoma is because of the package that MidAmerica Industrial Park put together as Oklahoma was competing with several different states but with the professionalism of the MidAmerica team, it was very impressive to Canoo. Brent Kisling indicated one very important point is that former Senator Don Nickles be recognized as this is where it all started. Former Senator Nickles provided the first introduction of Canoo to the state of Oklahoma. Brent mentioned that some of our best ambassadors for our State are former legislators who can tell the story of Oklahoma. Also, a reminder that the announcement is just the beginning of the process but now the real work begins. Mick Webber wanted to echo Brent's comments. It is fantastic for the entire state of Oklahoma. Mick mentioned he loved the work that is happening here and the professionalism of this team and the level that was brought and shown because Canoo recognized it. Great job to the MidAmerica team.

David Stewart presented the financial report that was provided to the Trustees. The financials are favorable and nothing out of the ordinary to report. Stephanie Hammock indicated it was the year-end, final report of where the actuals were compared to what the forecast was and there were no surprises. David Stewart indicated OOWA is ahead of last year.

David Stewart presented a request for approval of the Fiscal Year 2021 year-end audit engagement letter and Fiscal Year 2022 agreed upon quarterly procedures engagement letter with Hood & Associates. Hood & Associates have been with OOWA for several years, they are a small firm but very responsive and cost effective. OOWA did look at three firms and audit fees and these were significantly higher. After review, OOWA chose to stay with our current auditors. An audit engagement letter is presented for approval. Mick Webber added that an audit committee meeting was held the previous week with a clear report. Mick does agree with the continuation of where OOWA is now with the auditing firm and agrees with the exploration of possibly new eyes on the audit for next year. Brent Kisling made a motion to approve the fiscal year 2021 year-end audit engagement letter and the fiscal year 2022 quarterly procedures engagement letter with Hood & Associates. Charles Sublett seconded the motion. All other voted "aye."

John Schaffitzel presented the operations and construction report. Crossland Construction has completed its work at The District. Currently, there are three tenant buildouts underway with an insurance and personnel company along with Fat Toad. The white box spaces are buildouts and moving along. All the items are in green status and progressing well with no issues. There are two different contracts for approval. The first contract being the 10th street extension. The engineering is complete with construction starting immediately. The second contract will be a sewer line replacement for Line E rehabilitation. We are currently doing land clearing in different areas of the Park which will 100 acres marketable. The new Park signs will be in place by the end of November. As stated, all projects listed are in green.

John Schaffitzel presented a request for approval of four different change orders. The first change order for Phase I Signage and Wayfinding with Cushman and Wakefield which is Change Order 1. OOWA entered into an agreement with Cushman and Wakefield which was approved at the December 2020 Trustees' meeting, it was for a six-month service period. The project will extend through end of November for completion. The bid is for Phase I and Phase II signs which will cover to Hwy 412 and 412B. There has been significant value in using Cushman and Wakefield and this change order is to carry them through the additional five months needed to complete this project. The Cushman and Wakefield change order is \$17,500.00.

John Schaffitzel presented a request for approval of a change order for OOWA Industrial Site Preparation with Paragon Contractors, LLC., which is Change Order 1. This project was approved in March 2021, for additional site clearing. OOWA has requested for six additional acres of land be cleared for future site selections. This change order is \$8,160.00.

John Schaffitzel presented a request for approval of a change order for Coyote Hill Tree Clearing with Ground Level, LLC., which is Change Order 1. OOWA requested for one additional acre to be cleared which will provide boundaries for the site area to help divide it better. This change order is \$2,350.00.

Larry Williams presented a request for approval of a change order for DuPont Industrial Track Expansion with American Track Generations, LLC., which is Change Order 1. This change order is for an addition of 1,522 l.f. of 6' chain link fence with barbed wire on top along with access gates to the DuPont Solae Railcar storage yard. Solae has requested this addition. This will happen in the next 60 days. The amount will be amended and adjusted into the lease rate once all costs are tabulated, and the project is completed. The change order total is \$76,916.60.

After hearing the details and proposed change orders on each project, David Stewart made the motion to approve the four change orders presented; Charles Sublett seconded the motion. All others voted "aye".

John Schaffitzel presented the request regarding rates for filtered and chlorinated water for the period July 1, 2021, to December 31, 2021. The staff has completed an analysis of the current costs of operating at OOWA's water plant with current and anticipated projects. Some expenses expected to see an increase are professional services associated with America Water Infrastructure Act (AWIA) which will include added security and resiliency measures at the water plant. Another expense is a rise in chemical prices which is a major factor with five of the seven chemicals used to treat raw water reflecting increases in 2021. A rate hearing was held on Friday, June 18, 2021. Municipal Utility Board (MUB) was the only attendee and had no issues with the rate increase. The recommendation is an increase of 2.25% across the board which will take the base water rate from \$1.64 per thousand gallons to \$1.68 per one thousand gallons for the period July 1, 2021, through December 31, 2021. Brent Kisling made a motion for approval of the increase water rate proposed; Charles Sublett seconded the motion. All others voted "aye".

John Schaffitzel presented the request regarding rates for waste treatment for the period July 1, 2021, to December 31, 2021. This is similar to the water plant item. As stated, a hearing was held on Friday, June 18, 2021, MUB being the only OOWA wastewater treatment customer that attended. Professional services increases are expected as a result of the America Water Infrastructure Act (AWIA) and with the Wastewater Treatment Plant expansion currently underway, it will require two additional full-time employees to help with these operations. The recommendation is for an increase of 3.5% across the board which adjusts the rates from \$2.92 per one thousand gallons to \$3.02 per one thousand gallons for the period July 1, 2021, through December 31, 2021. This same adjustment will be applied to flat rate customers and per employee usage calculations. David Stewart made a motion for approval of the wastewater rate increase proposed. Charles Sublett seconded the motion. All others voted "aye".

John Schaffitzel presented for approval a lease agreement with Red Devil for Building 617. An ongoing program at the Park, Business Retention and Expansion (BRE), the Retention program brings together OOWA industries to explore what their needs are and help us help them. A meeting was held with Red Devil and they expressed that Red Devil was wanting to explore moving their warehouse, currently located in Tulsa, closer to their production facility here at the Park. After the meeting, OOWA staff and representatives from Red Devil took a tour of a few different facilities in the Park. Red Devil indicated the best fit for their facility would be Building 617. OOWA staff recommends approval of a lease with Red Devil for Building 617 at a rate of \$6.25/sf for monthly rent of \$15,625.00 for six months, with a move-in date of June 15, 2021. Mick Webber made a motion to approve the lease with Red Devil in the amount of \$15,625.00 for six months; Charles Sublett seconded the motion. All others voted "aye".

John Schaffitzel presented for approval a contract awarding the rehabilitation of Sewer Line E to T-G Excavating, Inc. This project was engineered by Holloway, Updike and Bellen. This is a trenchless replacement for sewer lines as in the past five years there have been three other projects with replacing broken down pipes. Two competitive bids were received on June 3, 2021 for this project and both were lower than the engineers' estimated cost. This is one of the rehab projects happening throughout the Park which is included in the capital budget. Recommendation is for the approval of a contract with T-G Excavating, Inc., in the amount of \$744,444.00 for the Sewer Line E project. Charles Sublett made a motion to accept the contract for the lowest responsible bid of \$744,444.00 to T-G Excavating, Inc. for rehabilitation of Sewer Line E; Brent Kisling seconded the motion. All others voted "aye".

John Schaffitzel presented approval of a construction contract with Ground Level, LLC, for the 10th street Grading, Drainage and Surfacing project. This is a project to provide better access to existing plant facilities on the east side of the Park, at state highway 412-B to the Armin Road/Zarrow Street/Main Street areas, which are in the central and west portions of the Park. This will also help facilitate future marketing efforts of the Igloo Valley/Ridgeline/Coyote Hills development areas. The 10th Street extension project is a primary component of the overall long-range new road construction plan. A mandatory pre-bid meeting was held with eight contractors in attendance. Five contractors were present at the public bid meeting on June 15, 2021. After review, it was determined that Ground Level, LLC, provided the lowest responsible bid at \$4,969,231.11, which is under the engineer's estimate. Ground Level has successfully completed four other jobs in the past two years and have done a great job for the Park.

The timeline for this project is 240 days. Recommendation is for approval of the contract with Ground Level LLC, in the amount of \$4,969,231.11 for the 10th street Grading, Drainage and Surfacing project. Mick Webber made a motion to award the contract to the lowest responsible bidder Ground Level, LLC in the amount of \$4,969,231.11 for the 10th street grading, drainage and surfacing project; Charles Sublett seconded the motion. All others voted "aye".

John Schaffitzel presented for approval a Professional Services agreement with Building & Earth Sciences, Inc., to provide civil material testing and inspections services on the 10th Street Grading, Drainage and Surfacing Project. This is an agreement for Building & Earth Sciences, Inc., to provide the scope of services and associated costs for civil material testing and inspection services on this project. A proposal was received and OOWA reviewed and determined it was a thorough and comprehensive proposal that met the requirements for testing and inspection services for the project. The proposal amount is \$70,000.00 and is deemed reasonable for these services rendered. Mick Webber made a motion to accept the agreement with Building & Earth Sciences, Inc., in the amount of \$70,000.00 for the 10th street Grading, Drainage and Surfacing project; Brent Kisling seconded the motion. All others voted "aye".

Jason Stutzman presented for approval of an agreement with Holloway, Updike and Bellen, Inc., (HUB) for Engineering Services for Water Treatment PLC Replacement, Communications Improvements and Programming. This project will provide updates to communication equipment, replacement of control PLCs and associated programming will be performed. New programming and modifications to the existing SCADA system will improve redundancy and reliability. The total contract amount is \$413,400.00 and will allow programming to begin July 2021. David Stewart made a motion to approve the agreement with Holloway, Updike and Bellen for engineering services for the Water Treatment PLC Replacement, Communications Improvements and Programming in the amount of \$413,400.00; Brent Kisling seconded the motion. All others voted "aye".

Jason Stutzman presented approval for a Professional Services contract with Dillon Engineering Inc., for Applications Engineering Services associated with the 2MGD Wastewater Treatment Plant Expansion. The expansion will accommodate expected future growth in the Park. Dillon Engineering has developed a scope of work to update the existing SCADA system to control the new treatment technology and integrate the new PLC's for the expansion process. This will allow integration to run concurrently with the construction of the 2MGD Wastewater Treatment Plant Expansion. The staff recommends approval of the contract with Dillon Engineering Inc., in the amount of \$244,780.00 for the Applications Engineering Services for the 2MGD Wastewater Treatment Plant Expansion. Brent Kisling made a motion to approve the contract with Dillon Engineering in the amount of \$244,780.00 for the Applications Engineering Services; Charles Sublett seconded the motion. All others voted "aye".

John Schaffitzel presented approval for a contract renewal and extension for XPO Lease of Building 618. XPO's current lease expires on May 31, 2021, and allowed for a one year extension of the contract from June 1, 2021 through May 31, 2022. This amendment to the lease would allow for two additional one-year renewals with XPO. The original contract was entered into in June 2015. The renewal for this term June 1, 2021, through May 31, 2022, is in the amount of \$13,250 per month (\$5.30/s.f.).

The two renewal terms will increase the per sf rate to \$5.45 for the first year and \$5.61 sf for the second year. There is a separate four percent (4%) broker fee agreement. David Stewart made a motion to approve the contract renewal and extension as stated with XPO on their lease; Charles Sublett seconded the motion. All other voted "aye".

Larry Williams presented for consideration the approval of exercising a Right of First Refusal to repurchase property formerly owned by the Authority located at 1125 2nd St., MAIP. The .7171-acre parcel was owed by OOWA before being sold in 1999. The language in the Deed simply stated, *"The Authority hereby reserves the right of first refusal to require said property in the event the Second Party desires to sell said property."* In May 2021, a title company contacted OOWA and stated the property was being sold and the ROFR had been noted in the title commitment. This property located at 2nd Street is a desirable property and with no small buildings of this category in OOWA's inventory, it is a desirable purchase. The building is currently occupied, under a lease to Batchelor-Kimball Construction. The lease rate is \$3,000 per month/\$36,000 per year (\$6.00 per sq ft. rate). The agreed price for the parcel and the 6,000 sq ft. industrial grade metal building is \$265,000.00 with standard real estate closing costs applied. The closing has been set for July 12, 2021. A resolution is presented by Bill Anderson and will be furnished to the Abstract Company at closing. David Stewart made a motion to approve the resolution and the purchase of the property in the amount of \$265,000.00 and with the standard real estate closing costs; Brent Kisling seconded the motion. All others voted "aye".

Larry Williams presented consideration to approve the natural gas line easement to Oklahoma Natural Gas Company for establishment of service to Building 625. A natural gas utility easement is required for permanent service to be established by ONG to recently completed OOWA Building 625. The presence of this new line will extend natural gas delivery capabilities to several more major industrial sites in the Zarrow Street-Armin Road Development Corridor. ONG survey crews have completed the as-built survey and provided the required legal description and the standard practice with a OOWA owned building, there will not be an easement fee to the utility company. There is no cost associated with this project. Brent Kisling made a motion to approve the easement for Oklahoma Natural Gas to Building 625; Charles Sublett seconded the motion. All others voted "aye".

Larry Williams presented consideration and ratification of Fastenal exercising a five (5) year lease extension option and approval of an additional five (5) year lease extension option. Fastenal has occupied an OOWA owned facility since 2016 when OOWA built a 7,500 sq ft building to exact specifications by Fastenal. The existing five (5) year lease terminates on September 30, 2021. The lease has a renewal option extension provision for an additional five (5) years and Fastenal wishes to have another five (5) year option term added to the lease. The current lease provides a right to purchase, a price was given but Fastenal decided to exercise their right to lease. In the lease agreement there is a five percent (5%) adjustment lease rate which would make the new lease \$4,663.05 with a lease renewal term income of \$279,783.00. The new lease term begins October 1, 2021 and goes through September 30, 2026. The additional five (5) year option term, if exercised, would begin on October 1, 2026, through September 30, 2031 and would have the same lease rate adjustment provision. Charles Sublett made a motion to approve and ratify Fastenal's existing five-year lease and extend additional five years; Brent Kisling seconded the motion. All others voted "aye".

David Stewart made a motion to go into Executive Session as outlined in the agenda to confer on matters pertaining to economic development and personnel matters; Brent Kisling seconded the motion. All others voted "aye." After Executive Session, David Stewart made the motion to come out of Executive Session siting no action taken; Brent Kisling seconded the motion. All others voted "aye."

David Stewart presented for approval to continue developing the Ridgeline area, approximately 400 acres, for Canoo and authorize the CAO the ability to negotiate the professional development agreement and all things that go along with the site selection decision and Canoo. Brent Kisling made a motion to authorize the CAO to continue with negotiations with the development agreement and any other items brought forward for the Canoo site selection decision; Charles Sublett seconded the motion. All others voted "aye".

John Schaffitzel presented for approval a contract for engineering services for the Hwy 412B resurfacing and round-about engineering. A proposed contract with Olsson for engineering services and Olsson to provide a contract to the Oklahoma Department of Transportation (ODOT) for ODOT to put out for bids on the construction for the round-about and resurfacing of the existing Hwy 412B to Hwy 69. The total ODOT expense for this project is estimated at \$15.3M. OOWA engineering's expense will be \$1,362,580.00. OOWA would be responsible for utility relocation with an estimated expense at \$1,870,000.00. With beginning of this engineering process, it will kick off the entire project. David Stewart indicated there is still some work with ODOT that needs to be finalized for this project and will be done in advance. Mick Webber made a motion to approve the engineering services contract with Olsson in the amount of \$1,362,580.00 for the Hwy 412B resurfacing and round-about; Charles Sublett seconded the motion. All others voted "aye".

David Stewart presented for approval the adjustment for hourly rate compensated employees. There has been significant economic impact over the past year with all that is happening in the economy, therefore a request to authorize the CAO to make an appropriate hourly rate increase to employees not to exceed three percent (3%) and at his discretion. Charles Sublett made a motion to approve the authorization for the CAO, at his discretion, to give an hourly rate increase to employees not to exceed three percent (3%); Brent Kisling seconded the motion. All others voted "aye".

Mick Webber presented the Chief Administrative Officers' expense claims. After review by Trustees, Mick Webber made a motion to accept the expense claims as presented; Brent Kisling seconded the motion. David Stewart abstained. All others voted "aye".

Mick Webber made the motion to adjourn; Brent Kisling seconded the motion. All others voted "aye." There being no other business the meeting was adjourned.

Chairman

Chief Administrative Officer

OOWA Board Meeting
August 24, 2021

To: OOWA Board of Trustees

Agenda Item #2

Title: CAO's Report



August 18, 2021

Board of Trustees
MidAmerica Industrial Park
Oklahoma Ordnance Works Authority

Trustees,

Please find the attached YTD financial statements for the two months ended June 30, 2021.

The Net Operating Income is \$507K versus a budget loss of \$32K, favorable \$539K. The FAA Grant reimbursement amount of \$660K was received and reported as income. Interest income is negative due to the record low interest rates and the unexpected high paydown rates of our GNMA portfolio. Amortization of the premiums have resulted in an offset of interest earned.

Water Treatment Plant—Water Treatment Plant net income is \$375K versus a budget amount of \$200K, favorable \$175K.

Waste Treatment --Waste Treatment Plant net income is \$39K versus a budget loss of \$59K, favorable \$98K.

Administration

- Interest Income YTD reflects a negative amount of \$150K versus a budget amount of \$583K, \$733 under the budgeted amount.
- Building Rental Income is \$477K versus a budget amount of \$485K, \$8K under the budgeted amount.
- Maintenance expenses are \$70K versus a budget of \$153K, favorable \$83K.
- Chemical expenses are \$245K versus a budget amount of \$260K, favorable \$15K.
- STEM and Workforce expenses are \$58K versus a budget amount of \$147K, favorable \$89K.
- Marketing expenses are \$84K versus a budget amount of \$189K, favorable \$105K.
- Professional Services are \$84K versus a budget amount of \$183K, favorable \$99K.
- Legal expenses are \$54K versus a budget amount of \$55K, favorable \$1K.
- Depreciation expense is \$848K versus a budget amount of \$862K, favorable \$14K.
- Total General & Administrative YTD expenses are \$1.6M versus a budget amount of \$1.9M, favorable \$358K.

Cash Flow—Cash provided by operating activities is \$1.2 million with cash used for capital expenditures of \$2.1 million. The \$2.1M spent YTD is associated with the following projects: \$590K for the Dupont Railcar track expansion, \$120K for Building 625, \$280K for the WW Expansion Project, \$367K for the Capital A Improvement Project, \$32K for the 10th Street Extension Project, \$71K for Building 100, \$221K for The District, and \$186K for site prep and clearing. Year to-date, cash and investments have increased \$884K from \$124.9 million to \$124.1 million.

Best regards,

Stephanie Hammock

Oklahoma Ordnance Works Authority
Income Statement - Actual vs. Budget
Consolidated
For the Two Months Ending June 30, 2021

	YTD		(Under)/Over
	Actual	Budget	Budget
Revenue			
Interest Income	(\$150,349)	\$583,333	(\$733,682)
Building Rentals/Sponsorships	476,776	485,013	(8,238)
Airport Sales	19,680	25,000	(5,320)
Waste Treatment Income	444,882	392,883	51,999
Water Sales	1,601,266	1,570,269	30,997
FAA Grant Reimbursement	659,620	0	659,620
Gain/Loss on Disposal of Assets	4,472	0	4,472
Miscellaneous Sales	40	0	40
Total Revenue	3,056,387	3,056,498	(111)
Cost of Revenue			
Wages & Benefits	196,444	217,267	(20,823)
Maintenance	69,886	152,894	(83,008)
Maintenance Elimination	(72,923)	(69,502)	(3,421)
Housekeeping & Security	8,876	11,200	(2,324)
Utilities, Heat, Lights	24,171	23,674	497
Russell Hunt Lodge	363	12,200	(11,837)
Airport	2,646	9,352	(6,706)
Expo Center	10,165	15,671	(5,506)
Buildings & Grounds	67,573	77,512	(9,939)
Power	193,081	189,000	4,081
Water	30,690	60,080	(29,390)
Capital Cost Expense	82,927	82,927	0
Chemicals	244,767	260,000	(15,233)
Laboratory, Permits, Testing	103,132	99,000	4,132
Other Operating Expense	4,239	5,753	(1,514)
Total Cost of Revenue	986,037	1,147,028	(180,992)
Gross Margin	2,090,350	1,909,470	180,882
Operating Expenses			
General & Administrative			
Workforce	58,327	98,800	(40,473)
STEM	75	48,200	(48,125)
Marketing	83,990	188,790	(104,801)
Salaries & Benefits	407,182	421,970	(14,788)
Travel, Meals & Entertainment	2,266	11,700	(9,434)
Continuing Educat/Training	200	1,930	(1,730)
Professional Services	84,268	183,550	(99,282)
Legal Services	53,868	54,850	(982)
District Website	0	2,000	(2,000)
District Marketing/PR	0	42,300	(42,300)
COE Technical Consultant	15,015	20,000	(4,985)
Engineering Services	3,400	5,750	(2,350)
Telephone Expense	15,602	18,883	(3,281)
Office Supplies & Software	4,806	7,000	(2,194)
Other A & G	3,720	5,823	(2,102)
Insurance Expense	61,360	63,002	(1,642)
Depreciation Expense	848,045	861,638	(13,593)
Total General & Administrative	1,583,797	1,941,886	(358,090)
Income (Loss) from Operations	506,553	(32,416)	538,972

**Oklahoma Ordnance Works Authority
Income Statement - Actual vs. Budget
Water Treatment
For the Two Months Ending June 30, 2021**

	<i>YTD</i>		<i>(Under)/Over</i>
	<i>Actual</i>	<i>Budget</i>	<i>Budget</i>
Revenue			
Water Sales	\$1,601,266	\$1,570,269	\$30,997
Total Revenue	1,601,266	1,570,269	30,997
Cost of Revenue			
Wages & Benefits	114,314	123,530	(9,216)
Maintenance	18,933	61,201	(42,268)
Utilities, Heat, Lights	4,312	2,527	1,784
Power	167,360	160,000	7,360
Water	30,610	60,000	(29,390)
Capital Cost Expense	48,945	48,945	0
Chemicals	244,767	260,000	(15,233)
Laboratory, Permits, Testing	90,875	93,000	(2,125)
Other Operating Expense	743	600	143
Total Cost of Revenue	720,859	809,803	(88,944)
Gross Margin	880,407	760,466	119,942
Operating Expenses			
General & Administrative			
Salaries & Benefits	172,381	171,024	1,356
Travel, Meals & Entertainment	405	8,800	(8,395)
Continuing Educat/Training	100	1,000	(900)
Professional Services	3,382	50,000	(46,618)
Legal Services	0	1,600	(1,600)
Engineering Services	3,400	2,500	900
Telephone Expense	3,663	3,750	(87)
Office Supplies & Software	19	0	19
Other A & G	445	323	122
Insurance Expense	16,874	17,821	(947)
Depreciation Expense	305,035	303,903	1,133
Total General & Administrative	505,704	560,721	(55,017)
Income (Loss) from Operations	374,703	199,745	174,959

**Oklahoma Ordnance Works Authority
Income Statement - Actual vs. Budget
Waste Treatment
For the Two Months Ending June 30, 2021**

	<u>YTD</u>		<u>(Under)/Over</u>
	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>
Revenue			
Waste Treatment Income	\$444,882	\$392,883	\$51,999
Total Revenue	444,882	392,883	51,999
Cost of Revenue			
Wages & Benefits	30,255	32,280	(2,026)
Maintenance	30,525	42,834	(12,309)
Utilities, Heat, Lights	75	80	(5)
Power	25,721	29,000	(3,279)
Capital Cost Expense	33,982	33,982	0
Laboratory, Permits, Testing	12,257	6,000	6,257
Other Operating Expense	294	200	95
Total Cost of Revenue	133,109	144,378	(11,267)
Gross Margin	311,773	248,507	63,266
Operating Expenses			
General & Administrative			
Salaries & Benefits	63,505	63,335	170
Travel, Meals & Entertainment	165	400	(235)
Continuing Educat/Training	100	400	(300)
Professional Services	252	34,000	(33,748)
Legal Services	0	750	(750)
Engineering Services	0	1,500	(1,500)
Telephone Expense	1,741	1,800	(59)
Other A & G	0	250	(250)
Insurance Expense	3,007	3,181	(174)
Depreciation Expense	204,456	202,000	2,456
Total General & Administrative	273,226	307,616	(34,390)
Income (Loss) from Operations	38,547	(59,109)	97,656

Cash Flow

Oklahoma Ordnance Works Authority
For the Two Months Ending June 30, 2021

	May	June	YTD
Net Income from Operations	553,350	(46,797)	506,553
Add Back Non-Cash Expenses:			
Depreciation and Amortization	423,321	424,724	848,045
Net Cash Flow from Operations	976,671	377,927	1,354,598
Sources (Uses) of Cash:			
Accounts Receivable	(300,681)	107,814	(192,867)
Liabilities	(44,170)	25,017	(19,153)
Inventory	(5,028)	(18,484)	(23,512)
Prepaid Expenses	30,547	30,817	61,364
Other Assets	51	51	102
Total Sources (Uses) of Cash	(319,281)	145,215	(174,066)
Net Cash Flow from Operating Activities	657,390	523,142	1,180,532
Cash flow from investing activities:			
Additions to Fixed Assets	(1,206,422)	(857,661)	(2,064,083)
	(1,206,422)	(857,661)	(2,064,083)
Net Increase (Decrease) in Cash	(549,032)	(334,519)	(883,551)
Cash & Investments at Beginning of Period	124,996,664	124,447,632	124,996,664
Cash & Investments at End of Period	124,447,632	124,113,113	124,113,113

<u>WATER</u>	<u>Ref.</u>	<u>PROJECT DESCRIPTION</u>	<u>STATUS</u>	<u>COST</u>	<u>COMMENT/STATUS</u>
	8	Capital Improvement Project A	Underway	\$3.0M	WTP Operations/Lab/Reception/Break Rooms Remodel Underway @90% (and looks good!). Other items overall 50%.
	9	Utility and Asset Mapping	Underway	\$30,000	Training complete. Additional data input underway.
	10	NE Water Loop	Engineering	\$139,500	HUB to schedule kick-off meeting.
	11	WTP2 Storage Tank Rehab	Engineering	\$132,100	Tank inspections are complete. Engineering and final recommendations underway.
	12	WTP1 Drainage Basin Improvements	Bid Complete	\$233,750	Agenda item to August Board Meeting for approval to enter into Contract with Bright Lighting, Inc.
<u>BUILDINGS</u>					
	20	The District	Completed	\$8,931,923	Completed white box build out with AC Owen Construction on 5 of the 1,200 sf spaces.
	22	Bldg. 625	Completed	\$6,262,759	Construction completed. Close documents received.
	23	Bldg. 626	On Hold	\$134,830	Project on hold. Completed 90% drawings.
<u>SITE DEV.</u>					
	31	Zarrow/69A Street Improvements	On Hold	\$3,334,286	Engineering review with plan changes ongoing from additional field information regarding existing gas lines. Need to complete right away acquisition.
	34	10th St. Extension to 4128	Underway	\$4,969,231	Pre-Construction Meeting held 8/17. Ground Level has started mobilizing and should start pushing dirt by first of September.
	35	Coyote Hill Tree Cleaning	Completed	\$129,250	Final grading complete.
	36	Industrial Site Preparation 2021	Ongoing	\$257,905	Final grading underway, 90% of vegetation gone
	37	2nd Street Grading, Drainage and Surfacing	Underway	\$213,591	Sitework MGD complete. Scheduled to start paving pours/placement by end of August.
	38	OOWA Industrial Site Signage Package Phase 1-	Underway	\$504,519	District building signage complete, final approval of District marquis sign pending, remaining signage in fabrication
<u>MISC.</u>					
	41	IFF Railcar Storage Project	Underway	\$1.2M	Dirt work significantly accomplished. Pay request No. 1 approved. Rail, ties and accompanying materials are now on-site.
	42	IFF N. Warehouse Imp/Expansion	On Hold	\$1.8M	Details to be negotiated with IFF to continue project.
	43	Parallel Taxway Extension	Underway	\$2.1M	Final inspection to be completed by end of August.
<u>WASTE</u>					
	50	WWTP 2 MGD Expansion	Underway	\$13.7M	First of (2) Mass Slab-On-Grade floors/foundations complete. Vertical wall forming/concrete placement ongoing.
	51	Line 6 Rehabilitation	Underway	\$744,444	T & G Excavating mobilizing this week. Order for purchasing portion of pipe in place (long lead item).
	52	WWTP Headworks Loading	Engineering	\$15,700	Design review and needs assessment underway.
	53	Coyote Mills Regional Lift Station	Engineering	\$218,500	Preliminary engineering underway.

OOWA Board Meeting
Projects - Change Order Summary
 Tuesday, August 24, 2021

Agenda #5

			OOWA BOARD APPROVAL REQUIRED			
Contract and Project	Original Contract Amount	Previous Changes	Current Change Order	Total Changes to Date	Percent of Changes	New Contract Sum
The District - Tenant Improvements						
AC Owen Construction	\$287,000	\$	\$14,492.63	\$ 14,492.63	5.05%	\$ 301,492.63
CHANGE ORDER NO. 1						
Contract Duration	90 Days	0 Days	45 Days	45 Days		135 Days

**OKLAHOMA ORDNANCE WORKS AUTHORITY
CHANGE ORDER
SECTION 00700**

ORDER #:	1
DATE:	8/24/2021
AGREEMENT DATE:	
NAME OF PROJECT:	The District – Tenant Improvements
OWNER:	OKLAHOMA ORDNANCE WORKS AUTHORITY
CONTRACTOR:	AC Owen Construction

The following changes are hereby made to the Contract Documents:
Ductwork, Exit Lights, Hot water, Firewall Finish, Walk off carpet, FRP inspector in bathrooms, Outlets installed.

Justification: Necessary items for tenants

Original Contract Price:	\$287,000.00
Current Contract Price adjusted by previous CHANGE ORDER:	\$287,000.00
Contract Change Order Price will be increased / (decreased) by:	\$14,492.63
New Contract Price including this CHANGE ORDER will be:	\$301,492.63

Contract Time will be increased / (decreased) by 45 calendar days.

The date for completion of all work will be: September 16, 2021.

Signature _____ Date _____

AUTHORITY: _____

CONTRACTOR: _____

ENGINEER: _____

[illegible]

A|C|OWEN CONSTRUCTION

Change Order Request

No. 1

PROJECT: The District-Tenant Improvements

TO: John Schaffitzel

DATE: 5/19/2021

DOCUMENT REFERENCE: Owner's email from submittal

REASON FOR REQUEST: Deleting the soap dispensers and paper towel dispensers from the project

Our quote on the following is in the amount of:

(\$1,620.00) Deducting One Thousand Six Hundred Twenty Dollars

This Request for Change Order is based on the following:

Deleting the soap dispensers and paper towel dispensers from the project

Additional Calendar Days Added To Contract:

We look forward to working with you. If you are in need of any other assistance please contact us.

Sincerely,



Todd Bacon- Project Manager
AC Owen Construction

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. AC Owen Construction is authorized to proceed with the additional work as specified by this proposal and all "Doc. Reference" as listed above. Payment to be made 30 days net upon final completion of the work or per the conditions of the existing contract if this proposal is a Change Order.

By:



Date:

5/3/21

This document may be signed in counterparts and each counterpart shall be deemed an original and as if each party signed the same document. A faxed or e submitted signature is acceptable as an original unless the document being signed expressly states otherwise.

AC Owen Construction

1376 Pretz Drive Edmond, OK 73003

(405.285-9333)

fax (405.285-9324)

w w w . a c - o w e n . c o m

ITEM	DESCRIPTION	QTY	UNIT	DO\$	Subtotal	TOTALS
LABOR						
1		0.00			\$0.00	
2		0.00			\$0.00	
3		0.00			\$0.00	
4		0.00			\$0.00	
5		0.00			\$0.00	
6		0.00			\$0.00	
7		0.00			\$0.00	
8		0.00			\$0.00	
9		0.00			\$0.00	
10		0.00			\$0.00	
11		0.00			\$0.00	
12				Labor Burden	\$0.00	
LABOR TOTAL						\$0.00

MATERIALS/RENTALS						
13		0.00			\$0.00	
14		0.00			\$0.00	
15		0.00			\$0.00	
16		0.00			\$0.00	
17		0.00			\$0.00	
18		0.00			\$0.00	
19		0.00			\$0.00	
20		0.00			\$0.00	
21		0.00			\$0.00	
22		0.00			\$0.00	
23		0.00			\$0.00	
MATERIALS TOTAL						\$0.00

SUBCONTRACTORS & OTHER SUPPORT						
24	Builders Supply	1.00	LS		\$1,620.00	
25		0.00			\$0.00	
26		0.00			\$0.00	
27		0.00			\$0.00	
28		0.00			\$0.00	
29		0.00			\$0.00	
30		0.00			\$0.00	
31		0.00			\$0.00	
32		0.00			\$0.00	
33		0.00			\$0.00	
34		0.00			\$0.00	
35		0.00			\$0.00	
SUBCONTRACTORS & OTHER SUPPORT TOTALS						\$1,620.00

COMMENTS:

SUB-TOTAL	\$1,620.00
O & P	
Bond	
Insurance	
TOTAL	\$1,620.00

A/C OWEN
CONSTRUCTION

Change Order Request

No. 2

PROJECT: The District Tenant Improvements

TO: John Schaffitzel

DATE: 5/20/2021

DOCUMENT REFERENCE: Owner's request

REASON FOR REQUEST: Provide ductwork in space directly across from Fat Toad Brewery

Our quote on the following is in the amount of:

\$18,864.97 Eighteen Thousand Eight Hundred Sixty Four Dollars and Ninety Seven Cents

This Request for Change Order is based on the following:

Provide and install insulated spiral ductwork, fittings, and grille boxes per same layout as Fat Toad Brewery in space directly across the venue.

Additional Calendar Days Added To Contract:

(5) Five Days

We look forward to working with you. If you are in need of any other assistance please contact us

Sincerely,

Todd Bacon

Todd Bacon-Project Manager

AC Owen Construction

Rejected

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. AC Owen Construction is authorized to proceed with the additional work as specified by this this proposal and all "Doc. Reference" as listed above. Payment to be made 30 days net upon final completion of the work or per the conditions of the existing contract if this proposal is a Change Order.

By:

Date:

This document may be signed in counterparts and each counterpart shall be deemed an original and as if each party signed the same document. A faxed or electronically submitted signature is acceptable as an original unless the document being signed expressly states otherwise.

AC Owen Construction

1376 First Drive, Edmund, OK 73003

(405.285.9333)

fax (405.285.9324)

www.acowen.com

ACOWEN

ITEM	DESCRIPTION	QTY.	UNIT	COST	Subtotal	TOTALS
LABOR						
1		0.00			\$0.00	
2		0.00			\$0.00	
3		0.00			\$0.00	
4		0.00			\$0.00	
5		0.00			\$0.00	
6		0.00			\$0.00	
7		0.00			\$0.00	
8		0.00			\$0.00	
9		0.00			\$0.00	
10		0.00			\$0.00	
11		0.00			\$0.00	
12				Labor Burden	\$0.00	
					LABOR TOTAL	\$0.00

MATERIALS/RENTALS						
13		0.00			\$0.00	
14		0.00			\$0.00	
15		0.00			\$0.00	
16		0.00			\$0.00	
17		0.00			\$0.00	
18		0.00			\$0.00	
20		0.00			\$0.00	
21		0.00			\$0.00	
22		0.00			\$0.00	
23		0.00			\$0.00	
					MATERIALS TOTAL	\$0.00

SUBCONTRACTORS & OTHER SUPPORT						
24	Sligar Mechanical	1.00	LS		\$0.00	16,042.56
25		0.00			\$0.00	
26		0.00			\$0.00	
27		0.00			\$0.00	
28		0.00			\$0.00	
29		0.00			\$0.00	
30		0.00			\$0.00	
31		0.00			\$0.00	
32		0.00			\$0.00	
33		0.00			\$0.00	
34		0.00			\$0.00	
35		0.00			\$0.00	
					SUBCONTRACTORS & OTHER SUPPORT TOTALS	\$0.00

COMMENTS:	SUB-TOTAL	\$16,042.56
	O & P	\$2,406.38
	Bond	\$368.98
	Insurance	\$47.04
	TOTAL	\$18,864.97

SLIGAR MECHANICAL

Office: (918) 681-7557 Fax: (918) 912-2119 1930 Beacon Street Muskogee, OK. 74401

Date: Monday, May 17, 2021

Quote: 210517

Project: The District

Proposal: Spiral Insulated Ductwork

Material documentation is attached

Labor			
Description	Hours	Rate	Total
Provide and Install insulated spiral ductwork, fittings, and grilleboxes per Fat Toad layout	48	\$ 76.00	\$ 3,648.00
		\$ 76.00	\$ -
		\$ 76.00	\$ -
		\$ 76.00	\$ -
		\$ 76.00	\$ -
		\$ 76.00	\$ -
		\$ -	\$ -
Supervision	4	\$ 85.00	\$ 367.20
Administrative	1	\$ 100.00	\$ 100.00
			\$ -
Subtotal			\$ 4,115.20

Days Added to Contract			
Description	Qty	Cost	Total
Additional days for install and procurement	5	\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Subtotal			\$ -

Material			
Description		Cost	Total
(1) lot spiral ductwork , fittings and grill boxes	1	\$ 9,870.90	\$ 9,870.90
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Subtotal			\$ 9,870.90

RENTAL & Coordination Drawings	
Duct Jack	\$ -
Lift	\$ -
HVAC Duct Modifications	\$ -
HVAC Pipe Modifications	\$ -
Subtotal	\$ -

Permits			
Description	Qty	Cost	Total
Permits for new addtion	1	\$ -	\$ -
		Subtotal	\$ -

Randy Bias

randy.b@sligarmechanical.com

918-951-7319 Cell

918-681-7557 Office

918-912-2119 Fax

Subtotal	\$ 13,986.10
Tax	\$ -
Misc. Tools 2%	\$ 279.72
Subtotal	\$ 14,265.82
Overhead 5%	\$ 713.29
Subtotal	\$ 14,979.11
Profit 5%	\$ 748.96
Pre-Bond Total	\$ 15,728.00
Bonding 2%	\$ 314.56
Grand Total	\$ 16,042.56

A|C|OWEN
CONSTRUCTION

Change Order Request

No. 3

PROJECT: The District-Tenant Improvements

TO: John Schaffitzel

DATE: 6/9/2021

DOCUMENT REFERENCE: Owner's request

REASON FOR REQUEST: Remove (5) existing exit lights and install in ceiling

Our quote on the following is in the amount of:

\$1,940.29 One Thousand Nine Hundred Forty Dollars and Twenty Nine Cents

This Request for Change Order is based on the following:

Remove (5) existing exit lights and install in ceiling

Additional Calendar Days Added To Contract:

We look forward to working with you. If you are in need of any other assistance please contact us.

Sincerely,



Todd Bacon-Project Manager

AC Owen Construction

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. AC Owen Construction is authorized to proceed with the additional work as specified by this this proposal and all "Doc. Reference" as listed above. Payment to be made 30 days net upon final completion of the work or per the conditions of the existing contract if this proposal is a Change Order.

By:



Date:

8/3/21

This document may be signed in counterparts and each counterpart shall be deemed an original and as if each party signed the same document submitted signature is acceptable as an original unless the document being signed expressly states otherwise.

AC Owen Construction

1376 Fretz Drive Edmond, OK 73003

(405.285-9333)

fax (4

www.acowen.com

ITEM	DESCRIPTION	QTY.	UNIT	COST	Subtotals	TOTALS
LABOR						
1		0.00			\$0.00	
2		0.00			\$0.00	
3		0.00			\$0.00	
4		0.00			\$0.00	
5		0.00			\$0.00	
6		0.00			\$0.00	
7		0.00			\$0.00	
8		0.00			\$0.00	
9		0.00			\$0.00	
10		0.00			\$0.00	
11		0.00			\$0.00	
12				Labor Burden	\$0.00	
LABOR TOTAL						\$0.00

MATERIALS/RENTALS						
13		0.00			\$0.00	
14		0.00			\$0.00	
15		0.00			\$0.00	
16		0.00			\$0.00	
17		0.00			\$0.00	
18		0.00			\$0.00	
20		0.00			\$0.00	
21		0.00			\$0.00	
22		0.00			\$0.00	
23		0.00			\$0.00	
MATERIALS TOTAL						\$0.00

SUBCONTRACTORS & OTHER SUPPORT						
24	Quantum Electric	1.00	LS		\$0.00	1,650.00
25		0.00			\$0.00	
26		0.00			\$0.00	
27		0.00			\$0.00	
28		0.00			\$0.00	
29		0.00			\$0.00	
30		0.00			\$0.00	
31		0.00			\$0.00	
32		0.00			\$0.00	
33		0.00			\$0.00	
34		0.00			\$0.00	
35		0.00			\$0.00	
SUBCONTRACTORS & OTHER SUPPORT TOTALS						\$0.00

COMMENTS:

SUB-TOTAL	\$1,650.00
O & P	\$247.50
Bond	\$37.95
Insurance	\$4.84
TOTAL	\$1,940.29



QUANTUM ELECTRIC, INC.

**3711 East Admiral Pl., Tulsa, OK 74115
Phone: 918.835-0546, Fax: 918.832-8075**

June 7, 2021

AC Owen

Re: The District – Extra #1 Relocate Exits

ATTN: Todd

We propose to provide the following work:

- Remove existing exit lights in locations above front door of each space (5) total for ceiling installation
 - o Junction box existing power and whip to new exit location
 - o Provide and Install (5) new exit/em lights in ceiling

Materials: \$550

Labor: \$1,100

PRICE: \$1,650

TOTAL CHANGE: +\$1,650

Thank you,

Ian Tidmore

Quantum Electric, Inc.

Ok Lic#4034

A|C|OWEN
CONSTRUCTION

Change Order Request

No. 4

PROJECT: The District-Tenant Improvements

TO: John Schaffitzel

DATE: 6/9/2021

DOCUMENT REFERENCE: Only avenue to get hot water to sinks

REASON FOR REQUEST: Provide and install (5) dedicated instant hot water circuits for each bathroom

Our quote on the following is in the amount of:

\$2,234.27 Two Thousand Two Hundred Thirty Four Dollars and Twenty Seven Cents

This Request for Change Order is based on the following:

Provide and install (5) dedicated instant hot water circuits for each bathroom

Additional Calendar Days Added To Contract:

We look forward to working with you. If you are in need of any other assistance please contact us.

Sincerely,



Todd Bacon-Project Manager

AC Owen Construction

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. AC Owen Construction is authorized to proceed with the additional work as specified by this proposal and all "Doc. Reference" as listed above. Payment to be made 30 days net upon final completion of the work or per the conditions of the existing contract if this proposal is a Change Order.

By:



Date:

8/3/21

This document may be signed in counterparts and each counterpart shall be deemed an original and as if each party signed the same document. A faxed or electronically submitted signature is acceptable as an original unless the document being signed expressly states otherwise.

AC Owen Construction

1376 Fretz Drive Edmond, OK 73003

(405.285-9333)

fax (405.285-9324)

W W W . A C - O W E N . C O M

ACO-140

ITEM	DESCRIPTION	QTY	UNIT	COST	Subtotals	TOTALS
LABOR						
1		0.00			\$0.00	
2		0.00			\$0.00	
3		0.00			\$0.00	
4		0.00			\$0.00	
5		0.00			\$0.00	
6		0.00			\$0.00	
7		0.00			\$0.00	
8		0.00			\$0.00	
9		0.00			\$0.00	
10		0.00			\$0.00	
11		0.00			\$0.00	
12				Labor Burden	\$0.00	
LABOR TOTAL						\$0.00

MATERIALS/RENTALS						
13		0.00			\$0.00	
14		0.00			\$0.00	
15		0.00			\$0.00	
16		0.00			\$0.00	
17		0.00			\$0.00	
18		0.00			\$0.00	
20		0.00			\$0.00	
21		0.00			\$0.00	
22		0.00			\$0.00	
23		0.00			\$0.00	
MATERIALS TOTAL						\$0.00

SUBCONTRACTORS & OTHER SUPPORT						
24	Quantum Electric	1.00	LS		\$0.00	1,900.00
25		0.00			\$0.00	
26		0.00			\$0.00	
27		0.00			\$0.00	
28		0.00			\$0.00	
29		0.00			\$0.00	
30		0.00			\$0.00	
31		0.00			\$0.00	
32		0.00			\$0.00	
33		0.00			\$0.00	
34		0.00			\$0.00	
35		0.00			\$0.00	
SUBCONTRACTORS & OTHER SUPPORT TOTALS						\$0.00

COMMENTS:

SUB-TOTAL	\$1,900.00
O & P	\$285.00
Bond	\$43.70
Insurance	\$5.57
TOTAL	\$2,234.27



QUANTUM ELECTRIC, INC.

3711 East Admiral Pl., Tulsa, OK 74115
Phone: 918.835-0546, Fax: 918.832-8075

June 7, 2021
AC Owen
Re: The District – Extra #2 Water Heaters
ATTN: Todd

We propose to provide the following work:

- Provide and Install (5) dedicated instant hot water circuits one for each bathroom
 - o Local disconnect provided adjacent to instant water heater under sink as required
 - o Provide and install new breaker appropriately sized for each heater

Materials: \$800

Labor: \$1,100

PRICE: \$1,900

TOTAL CHANGE: +\$1,900

Thank you,

Ian Tidmore
Quantum Electric, Inc.
Ok Lic#4034

A|C|OWEN
CONSTRUCTION

Change Order Request

No. 5

PROJECT: The District-Tenant Improvements

TO: John Schaffitzel

DATE: 6/29/2021

DOCUMENT REFERENCE: Owner Request

REASON FOR REQUEST: Paint unfinished fire wall East of Fat Toad Brewery

Our quote on the following is in the amount of:

\$2,645.85 Two Thousand Six Hundred Forty Five Dollars and Eighty Five Cents

This Request for Change Order is based on the following:

Paint unfinished fire wall East of Fat Toad Brewery

Additional Calendar Days Added To Contract:

We look forward to working with you. If you are in need of any other assistance please contact us.

Sincerely,



Todd Bacon-Project Manager

AC Owen Construction

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. AC Owen Construction is authorized to proceed with the additional work as specified by this proposal and all "Doc. Reference" as listed above. Payment to be made 30 days net upon final completion of the work or per the conditions of the existing contract if this proposal is a Change Order.

By:

Date:

8/3/21

This document may be signed in counterparts and each counterpart shall be deemed an original and as if each party signed the same document. A faxed or electronically submitted signature is acceptable as an original unless the document being signed expressly states otherwise.

AC Owen Construction

1376 Fretz Drive Edmond, OK 73003

(405.285-9333)

fax (405.285-9324)

www.acowen.com

ACO-140

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	SUBTOTAL	TOTALS
LABOR						
1		0.00			\$0.00	
2		0.00			\$0.00	
3		0.00			\$0.00	
4		0.00			\$0.00	
5		0.00			\$0.00	
6		0.00			\$0.00	
7		0.00			\$0.00	
8		0.00			\$0.00	
9		0.00			\$0.00	
10		0.00			\$0.00	
11		0.00			\$0.00	
12				Labor Burden	\$0.00	
					LABOR TOTAL	\$0.00

MATERIALS/RENTALS						
13		0.00			\$0.00	
14		0.00			\$0.00	
15		0.00			\$0.00	
16		0.00			\$0.00	
17		0.00			\$0.00	
18		0.00			\$0.00	
20		0.00			\$0.00	
21		0.00			\$0.00	
22		0.00			\$0.00	
23		0.00			\$0.00	
					MATERIALS TOTAL	\$0.00

SUBCONTRACTORS & OTHER SUPPORT						
24	Premiere Interiors	1.00	LS		\$0.00	2,250.00
25		0.00			\$0.00	
26		0.00			\$0.00	
27		0.00			\$0.00	
28		0.00			\$0.00	
29		0.00			\$0.00	
30		0.00			\$0.00	
31		0.00			\$0.00	
32		0.00			\$0.00	
33		0.00			\$0.00	
34		0.00			\$0.00	
35		0.00			\$0.00	
					SUBCONTRACTORS & OTHER SUPPORT TOTALS	\$0.00

COMMENTS:

SUB-TOTAL	\$2,250.00
O & P	\$337.50
Bond	\$51.75
Insurance	\$6.60
TOTAL	\$2,645.85

PREMIERE INTERIORS

Premiere Interiors LLC
1237 North 143rd E. Ave
Tulsa, Ok 74116
Office (918) 836-6270 fax: (918) 836-6275

Tuesday, June 29, 2021

Change Order Request

ATTN: Cayne

C.O. #1

RE: The District

Provide labor and material to tape and float wall in Unit 6 labeled "existing" in prints
Finish 4'x8' sheets of drywall at 12' ceiling height

TOTAL \$2,250.00

RESPECTFULLY SUBMITTED

Jeff Sherrill

1237 N 143rd East Ave Tulsa 74116

A|C|OWEN
CONSTRUCTION

Change Order Request

No. 6

PROJECT: The District Tenant Improvements

TO: John Schaffitzel

DATE: 7/13/2021

DOCUMENT REFERENCE: Owner Request

REASON FOR REQUEST: Provide walk off carpet in lieu of LVT at entrance area to far East unit, leasing office

Our quote on the following is in the amount of:

\$1,957.93 One Thousand Nine Hundred Fifty Seven Dollars and Ninety Three Cents

This Request for Change Order is based on the following:

Provide walk off carpet in lieu of LVT at entrance area to far East unit, leasing office

Additional Calendar Days Added To Contract:

We look forward to working with you. If you are in need of any other assistance please contact us.

Sincerely,



Todd Bacon Project Manager
AC Owen Construction

Rejected

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. AC Owen Construction is authorized to proceed with the additional work as specified by this proposal and all "Doc. Reference" as listed above. Payment to be made 30 days net upon final completion of the work or per the conditions of the existing contract if this proposal is a Change Order.

By _____

Date: _____

This document may be signed in counterparts and each counterpart shall be deemed an original and as if each party signed the same document. A faxed or electronically submitted signature is acceptable as an original unless the document being signed expressly states otherwise.

AC Owen Construction

1376 Fretz Drive Edmond, OK 73003

(405) 285-9333

fax (405) 285-9324

www.a-c-owen.com

ACO 140

ITEM	DESCRIPTION	QTY.	UNIT	COST	Subtotals	TOTALS
LABOR						
1		0.00			\$0.00	
2		0.00			\$0.00	
3		0.00			\$0.00	
4		0.00			\$0.00	
5		0.00			\$0.00	
6		0.00			\$0.00	
7		0.00			\$0.00	
8		0.00			\$0.00	
9		0.00			\$0.00	
10		0.00			\$0.00	
11		0.00			\$0.00	
12				Labor Burden	\$0.00	
LABOR TOTAL						\$0.00

MATERIALS/RENTALS						
13		0.00			\$0.00	
14		0.00			\$0.00	
15		0.00			\$0.00	
16		0.00			\$0.00	
17		0.00			\$0.00	
18		0.00			\$0.00	
20		0.00			\$0.00	
21		0.00			\$0.00	
22		0.00			\$0.00	
23		0.00			\$0.00	
MATERIALS TOTAL						\$0.00

SUBCONTRACTORS & OTHER SUPPORT						
24	All Commercial Floors	1.00	LS		\$0.00	1,665.00
25		0.00			\$0.00	
26		0.00			\$0.00	
27		0.00			\$0.00	
28		0.00			\$0.00	
29		0.00			\$0.00	
30		0.00			\$0.00	
31		0.00			\$0.00	
32		0.00			\$0.00	
33		0.00			\$0.00	
34		0.00			\$0.00	
35		0.00			\$0.00	
SUBCONTRACTORS & OTHER SUPPORT TOTALS						\$0.00

COMMENTS:	SUB-TOTAL	\$1,665.00
	O & P	\$249.75
	Bond	\$38.30
	Insurance	\$4.88
TOTAL		\$1,957.93

ESTIMATING

8-17-2021

TONY JOBE

64745

PR01 WOM ADD

TONY JOBE

WOM-1	WOM-2	WOM-3	WOM-4	WOM-5	WOM-6	WOM-7	WOM-8	WOM-9	WOM-10	WOM-11	WOM-12	WOM-13	WOM-14	WOM-15	WOM-16	WOM-17	WOM-18	WOM-19	WOM-20	WOM-21	WOM-22	WOM-23	WOM-24	WOM-25	WOM-26	WOM-27	WOM-28	WOM-29	WOM-30	WOM-31	WOM-32	WOM-33	WOM-34	WOM-35	WOM-36	WOM-37	WOM-38	WOM-39	WOM-40	WOM-41	WOM-42	WOM-43	WOM-44	WOM-45	WOM-46	WOM-47	WOM-48	WOM-49	WOM-50	WOM-51	WOM-52	WOM-53	WOM-54	WOM-55	WOM-56	WOM-57	WOM-58	WOM-59	WOM-60	WOM-61	WOM-62	WOM-63	WOM-64	WOM-65	WOM-66	WOM-67	WOM-68	WOM-69	WOM-70	WOM-71	WOM-72	WOM-73	WOM-74	WOM-75	WOM-76	WOM-77	WOM-78	WOM-79	WOM-80	WOM-81	WOM-82	WOM-83	WOM-84	WOM-85	WOM-86	WOM-87	WOM-88	WOM-89	WOM-90	WOM-91	WOM-92	WOM-93	WOM-94	WOM-95	WOM-96	WOM-97	WOM-98	WOM-99	WOM-100
WOM-1	WOM-2	WOM-3	WOM-4	WOM-5	WOM-6	WOM-7	WOM-8	WOM-9	WOM-10	WOM-11	WOM-12	WOM-13	WOM-14	WOM-15	WOM-16	WOM-17	WOM-18	WOM-19	WOM-20	WOM-21	WOM-22	WOM-23	WOM-24	WOM-25	WOM-26	WOM-27	WOM-28	WOM-29	WOM-30	WOM-31	WOM-32	WOM-33	WOM-34	WOM-35	WOM-36	WOM-37	WOM-38	WOM-39	WOM-40	WOM-41	WOM-42	WOM-43	WOM-44	WOM-45	WOM-46	WOM-47	WOM-48	WOM-49	WOM-50	WOM-51	WOM-52	WOM-53	WOM-54	WOM-55	WOM-56	WOM-57	WOM-58	WOM-59	WOM-60	WOM-61	WOM-62	WOM-63	WOM-64	WOM-65	WOM-66	WOM-67	WOM-68	WOM-69	WOM-70	WOM-71	WOM-72	WOM-73	WOM-74	WOM-75	WOM-76	WOM-77	WOM-78	WOM-79	WOM-80	WOM-81	WOM-82	WOM-83	WOM-84	WOM-85	WOM-86	WOM-87	WOM-88	WOM-89	WOM-90	WOM-91	WOM-92	WOM-93	WOM-94	WOM-95	WOM-96	WOM-97	WOM-98	WOM-99	WOM-100

Total Proposal Price (Tax on materials not included)	\$ 1,685.00
---	--------------------

Demo - Proposed based on bare concrete as the starting point.

Temporary Facilities - including: lighting, water, toilet, climate / air quality control, dumpster, hoisting, power.

All mechanical surface abrasion (scarifying, shot blasting, grinding, et al) unless otherwise noted.

Overtime and/or downtime.

Sub floating, leveling or major patching (see below).

All caulking, including pick-proof cork.

Cleaning, sealing, polishing, and waxing.

Composites clean up crew.

Restroom flooring and sealed concrete.

Expansion / control joints.

OCIP/CCIP insurance costs.

Full time superintendent - ACF will provide a working foreman

Third party moisture testing

Extended warranty - ACF will provide a (1) year workmanship warranty. Individual materials warranted by their respective manufacturers.

- > This proposal includes standard floor prep of one (100) bag of feathering cement per 1,000 SF of floor surface.
- > Additional floor prep, if needed and approved, will be billed extra at:
- \$65.00 per bag installed for fastpatch compound (sanded),
 - \$105.00 per bag installed for self-leveling cement.
- > Standard rate of \$45.00 per man hour for change orders and extra work authorizations.
- \$10.00 per man hour for travel & per diem, if applicable.
- Additional \$10.00 per man hour for travel & per diem during the following times of year:
- New Years, March (Spring Break), Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas
- > Pricing good for (60) calendar days following bid date.
- > Pricing includes At-Risk as follows: 2%
- > All Mfg warranties will commence at the date of order shipment (Not from the date of Substantial Completion.)
- > ACF accepts most major credit cards, however, a 2.5% convenience fee will be added to each transaction that a credit card is used as payment.
- > ACF Payment & Performance Bond Rate (Not included)
- > Customer is responsible for providing 3 phase, 240 volt, 50 amp power within 150 feet of the work area.
- > Makeups to remain a part of finished scope and not a temporary location.

All Commercial Floors, Inc.

ESTIMATING

Output:

Accepted by

A|C|OWEN
CONSTRUCTION

Change Order Request

No. 7

PROJECT: The District-Tenant Improvements

TO: John Schaffitzel

DATE: 8/10/2021

DOCUMENT REFERENCE: Inspector requiring FRP in bathrooms

REASON FOR REQUEST: Inspector requiring FRP in bathrooms

Our quote on the following is in the amount of:

\$2,542.37 Two Thousand Five Hundred Forty Two Dollars and Thirty Seven Cents

This Request for Change Order is based on the following:

Inspector requiring FRP in bathrooms that were not designated on blueprints

Additional Calendar Days Added To Contract:

We look forward to working with you. If you are in need of any other assistance please contact us.

Sincerely,



Todd Bacon-Project Manager

AC Owen Construction

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. AC Owen Construction is authorized to proceed with the additional work as specified by this proposal and all "Doc. Reference" as listed above. Payment to be made 30 days net upon final completion of the work or per the conditions of the existing contract if this proposal is a Change Order.

By: _____

Date: _____

This document may be signed in counterparts and each counterpart shall be deemed an original and as if each party signed the same document. A faxed or electronically submitted signature is acceptable as an original unless the document being signed expressly states otherwise.

AC Owen Construction

1376 Fretz Drive, Edmond, OK 73003

(405.285.9333)

fax (405.285.9324)

www.acowen.com

ACO-140

ITEM	DESCRIPTION	QTY.	UNIT	COST	Subtotals	TOTALS
LABOR						
1		0.00			\$0.00	
2		0.00			\$0.00	
3		0.00			\$0.00	
4		0.00			\$0.00	
5		0.00			\$0.00	
6		0.00			\$0.00	
7		0.00			\$0.00	
8		0.00			\$0.00	
9		0.00			\$0.00	
10		0.00			\$0.00	
11		0.00			\$0.00	
12				Labor Burden	\$0.00	
LABOR TOTAL						\$0.00

MATERIALS/RENTALS						
13		0.00			\$0.00	
14		0.00			\$0.00	
15		0.00			\$0.00	
16		0.00			\$0.00	
17		0.00			\$0.00	
18		0.00			\$0.00	
20		0.00			\$0.00	
21		0.00			\$0.00	
22		0.00			\$0.00	
23		0.00			\$0.00	
MATERIALS TOTAL						\$0.00

SUBCONTRACTORS & OTHER SUPPORT						
24	Beene Services-Remove and install (5) toilets	1.00	LS		\$812.00	812.00
25		0.00			\$0.00	
26	Premeire Interiors-Install FRP in bathrooms	1.00	LS		\$1,350.00	1350
27		0.00			\$0.00	
28		0.00			\$0.00	
29		0.00			\$0.00	
30		0.00			\$0.00	
31		0.00			\$0.00	
32		0.00			\$0.00	
33		0.00			\$0.00	
34		0.00			\$0.00	
35		0.00			\$0.00	
SUBCONTRACTORS & OTHER SUPPORT TOTALS						\$2,162.00

COMMENTS:

SUB-TOTAL	\$2,162.00
O & P	\$324.30
Bond	\$49.73
Insurance	\$6.34
TOTAL	\$2,542.37

Beene Services LLC
11200 S. 225th E. Ave.
Broken Arrow, OK 74014
Phone: (918) 451-9081

BEENE SERVICES LLC.

PLUMBING CONTRACTORS

Change Order

Date
8/10/2021

Quoted to AC Owen Construction
1376 Fretz Drive
Edmond, OK 73003

Regarding Job The District
3822 W 530
Pryor, OK 74361

C/O Number:	1	Comments
Sequence:	0	
Owner C/O No:		

Description	Amount
Inclusion as Follows:	0.00
**Required permits and inspections	0.00
**Remove (5) toilets to allow for FRP to be installed	0.00
**Replace (5) toilets after FRP has been installed	812.00

Original Contract	\$	30,500.00
Previous Change Orders	\$	0.00
Revised Contract	\$	30,500.00
Current Change Order	\$	812.00
New Contract	\$	31,312.00

I, the undersigned, am the owner, or authorized representative or tenant of the premises at which work is to be completed. I hereby authorize you to perform the above described work as you deem necessary.

Authorized by: _____
AC Owen Construction

Date: _____

Representative: _____
Beene Services LLC

Date: _____

PREMIERE INTERIORS

Premiere Interiors LLC
1237 North 143rd E. Ave
Tulsa, Ok 74116
Office (918) 836-6270 fax: (918) 836-6275

Monday, August 9, 2021

Change Order Request

ATTN: Todd Bacon

C.O. #2

RE: The District

Provide labor and material to install frp @ 5 restrooms behind toilets on 2 walls

TOTAL \$1,350.00

RESPECTFULLY SUBMITTED

Jeff Sherrill

1237 N 143rd East Ave Tulsa 74116

A|C|OWEN
CONSTRUCTION

Change Order Request

No. 8

PROJECT: The District-Tenant Improvements

TO: John Schaffitzel

DATE: 8/18/2021

DOCUMENT REFERENCE: Owner's Request

REASON FOR REQUEST: Provide outlets in up to (10) locations in leasing office

Our quote on the following is in the amount of:

\$6,749.85 Six Thousand Seven Hundred Forty Nine Dollars and Eighty Five Cents

This Request for Change Order is based on the following:

Provide outlets in up to (10) locations in leasing office

Additional Calendar Days Added To Contract:

We look forward to working with you. If you are in need of any other assistance please contact us.

Sincerely,



Todd Bacon Project Manager

AC Owen Construction

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. AC Owen Construction is authorized to proceed with the additional work as specified by this proposal and all "Doc. Reference" as listed above. Payment to be made 30 days net upon final completion of the work or per the conditions of the existing contract if this proposal is a Change Order.

By: _____

Date: _____

This document may be signed in counterparts and each counterpart shall be deemed an original and as if each party signed the same document. A faxed or electronically submitted signature is acceptable as an original unless the document being signed expressly states otherwise.

AC Owen Construction

1376 Pretz Drive Edmond, OK 73003

(405.285 9333)

fax (405.285 9324)

w w w . a c - o w e n . c o m

ACO 140

ITEM	DESCRIPTION	QTY.	UNIT	COST	Subtotals	TOTALS
LABOR						
1		0.00			\$0.00	
2		0.00			\$0.00	
3		0.00			\$0.00	
4		0.00			\$0.00	
5		0.00			\$0.00	
6		0.00			\$0.00	
7		0.00			\$0.00	
8		0.00			\$0.00	
9		0.00			\$0.00	
10		0.00			\$0.00	
11		0.00			\$0.00	
12				Labor Burden	\$0.00	
LABOR TOTAL						\$0.00

MATERIALS/RENTALS						
13		0.00			\$0.00	
14		0.00			\$0.00	
15		0.00			\$0.00	
16		0.00			\$0.00	
17		0.00			\$0.00	
18		0.00			\$0.00	
20		0.00			\$0.00	
21		0.00			\$0.00	
22		0.00			\$0.00	
23		0.00			\$0.00	
MATERIALS TOTAL						\$0.00

SUBCONTRACTORS & OTHER SUPPORT						
24	Quantum Electric	1.00	LS		\$5,740.00	5,740.00
25		0.00			\$0.00	
26		0.00				
27		0.00			\$0.00	
28		0.00			\$0.00	
29		0.00			\$0.00	
30		0.00			\$0.00	
31		0.00			\$0.00	
32		0.00			\$0.00	
33		0.00			\$0.00	
34		0.00			\$0.00	
35		0.00			\$0.00	
SUBCONTRACTORS & OTHER SUPPORT TOTALS						\$5,740.00

COMMENTS:

SUB-TOTAL	\$5,740.00
O & P	\$861.00
Bond	\$132.02
Insurance	\$16.83
TOTAL	\$6,749.85



QUANTUM ELECTRIC, INC.

3711 East Admiral Pl., Tulsa, OK 74115
Phone: 918.835-0546, Fax: 918.832-8075

August 18, 2021
AC Owen
Re: The District – Leasing Space Power
ATTN: Todd Bacon

We propose to provide the following work:

- Provide all necessary labor & materials to wire (10) new common circuit duplex outlets
- Existing breakers in existing panel will power these circuits
- Three 120volt 20amp circuits will power the (10) new outlets
- Locations to be determined and coordinated on-site
- No Inspection Fees Included in this price

NOTE: Quantum will make every effort to maintain the integrity of finishes while completing the work. Some drywall repair/touch up painting may be required and is to be provided by others.

Materials: \$2,500
Labor: \$3,240
TOTAL: \$5,740

Thank you,
Ian Tidmore
Quantum Electric, Inc.
Ok Lic#4034

OOWA Board Meeting
August 24, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #6

Title: Consider ratification of a special Federal Aviation Administration (FAA) airport grant offer approved by the U.S. Congress related to a second round of COVID relief mitigation and economic recovery efforts.

Issue: In the first quarter of 2021, the U.S. Congress recently approved a second stimulus package aimed at moving the country toward economic recovery from the devastating effects of the COVID 19 pandemic. Part of the package includes modest grant awards to small general aviation airports. Based on our classification as a regional business airport, MidAmerica has been awarded a \$13,000.00 grant that can be used to offset special COVID curtailment efforts and general operational expenses.

Relevant Information: In 2020, Congress, in response to the devastating effects of COVID 19 on the U.S. economy, approved a multi-faceted economic recovery stimulus program. Part of that legislation was the award of small financial grants to rural general aviation airports. MidAmerica Industrial Airport was awarded a \$20,000.00 grant by the FAA for reimbursement of general operational expense incurred after January 19, 2020. In support of that grant draw-down, staff submitted invoices for fuel purchases and our contract attendant staff. Earlier this year, Congress, as part of a second stimulus package, has now authorized another grant award for which MidAmerica is eligible. This grant offer is for \$13,000.00. The FAA has forwarded the grant offer to MAIP and we have responded with a signature of acceptance to keep the process moving. This grant, like the first COVID grant, can be used for COVID virus mitigation and any other operational expenses. None of the grant money can be spent on capital improvements.

Cost of Project: The only costs associated with this request are minor administrative efforts of salaried staff.

Timing: Draw down on the grant as awarded will probably begin in October and be concluded by end of calendar year 2021.

Management's Recommendation: Board approval of staff's request for ratification of acceptance of a FAA grant offer related to a second round of COVID mitigation and economic recovery is recommended.

OOWA Board Meeting
August 24, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #7

Title: Consider approval of a construction contract with Bright Lighting Construction Co. for the Culvert Replacement project.

Issue: OOWA has identified need to remove and replace the existing concrete headwalls and drainage culverts running under Langenkamp St., northeast of WTP #1, to include raising and lowering (2) existing water lines and rerouting (1) sanitary sewer line. The existing culverts are approximately 80 years old and have collapsed and deteriorated to the point there is very little drainage flow, resulting in site flooding at WTP #1 during significant rain events.

Relevant Information: OOWA has contracted with Holloway Updike and Bellen Inc. to prepare design engineering drawings and specifications, bidding services and construction administration services in support of the project. The project was advertised in the local newspaper, with bid documents provided to electronic plan rooms. A Mandatory Pre-Bid meeting was held August 5, 2021, with (8) Prime Contractors in attendance. Competitive bids from (2) Prime Contractors were opened publicly on August 17, 2021. After review, it was determined Bright Lighting Construction Co. provided the lowest responsible bid at \$232,750.00. Engineers estimate was \$349,550.00.

Cost of Project: The total contract amount is \$232,750.00 to Bright Lighting Construction Co. for completing the Culvert Replacement project work as provided in Bidding Documents.

Timing: Award of contract to be issued immediately upon approval of the Board with the scope of work not to exceed (120) calendar days. Start of work is anticipated October of 2021.

Management's Recommendation: Staff hereby recommends approval of the contract to Bright Lighting Construction Co. in the amount of \$232,750.00 for the Culvert Replacement project.

818 East Side Boulevard
Post Office Box 1543
Muskogee, OK 74402
P: (918) 682-7811
F: (918) 682-4551



905-A South 9th Street
Broken Arrow, OK 74012
P: (918) 251-0717
F: (918) 251-0754
hubengineers.com

ENGINEERS

August 19, 2021

**John Schaffitzel
Oklahoma Ordnance Works Authority
MidAmerica Industrial Park
P.O. Box 945
Pryor, OK 74362**

**Re: Culvert Replacement
Oklahoma Ordnance Works Authority**

Dear Mr. Schaffitzel,

We have tabulated the bids received on August 17, 2021 on the above referenced project. A copy of the bid tab is attached.

Bright Lighting, Inc. was the lowest bidder and in our opinion they are capable of performing the work and should be considered for award of the contract for the Total Bid (\$232,750.00).

Sincerely,

HOLLOWAY, UPDIKE & BELLEN, INC.

**Dale Seaton, P.E.
Principal**

HOLLOWAY, UPDIKE AND BELLEN, INC.

<p align="center">BID TABULATION CULVERT REPLACEMENT MID AMERICA ORDINANCE WORKS AUTHORITY OKLAHOMA INDUSTRIAL PARK AUGUST 17, 2021 - 1:30 P.M.</p>					CONTRACTOR Engineer's Estimate		CONTRACTOR Bright Lighting, Inc. 11111 E Pine Street Tulsa, OK 74116		CONTRACTOR Cook's Consulting P.O. Box 10 Fort Gibson, OK 74434	
ITEM	DESCRIPTION	QTY	UNIT		TOTAL BID	TOTAL PRICE	TOTAL BID	TOTAL PRICE	TOTAL BID	TOTAL PRICE
	BASE BID									
1	Clearing and Grubbing	1	LS		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$100.00	\$100.00
2	Unclassified Excavation	2000	CY		\$25.00	\$50,000.00	\$10.00	\$20,000.00	\$10.00	\$20,000.00
3	Temporary Silt Fence	500	LF		\$5.00	\$2,500.00	\$3.50	\$1,750.00	\$1.00	\$500.00
4	Aggregate Base Type "A"	50	CY		\$65.00	\$3,250.00	\$55.00	\$2,750.00	\$50.00	\$2,500.00
5	Subgrade Method "B" - 8"	110	SY		\$5.00	\$550.00	\$10.00	\$1,100.00	\$6.00	\$660.00
6	Separator Fabric	100	SY		\$5.00	\$500.00	\$5.00	\$500.00	\$5.00	\$500.00
7	Type I Plain RipRap	25	TON		\$100.00	\$2,500.00	\$56.00	\$1,400.00	\$60.00	\$1,500.00
8	CPP, 36" Round	385	LF		\$50.00	\$19,250.00	\$100.00	\$38,500.00	\$250.00	\$96,250.00
9	Headwall (7-36" Round Pipe)	2	EA		\$35,000.00	\$70,000.00	\$8,000.00	\$16,000.00	\$16,000.00	\$32,000.00
10	Mobilization	1	LS		\$30,000.00	\$30,000.00	\$20,000.00	\$20,000.00	\$100.00	\$100.00
11	Construction Staking	1	LS		\$8,500.00	\$8,500.00	\$4,500.00	\$4,500.00	\$500.00	\$500.00
12	Traffic Control	1	LS		\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$100.00	\$100.00
13	Sewer Line Relocation per Sheet 6, Complete-In-Place	1	LS		\$35,000.00	\$35,000.00	\$14,750.00	\$14,750.00	\$17,500.00	\$17,500.00
14	Water Line Relocation per Sheet 7, Complete-In-Place	1	LS		\$20,000.00	\$20,000.00	\$18,000.00	\$18,000.00	\$15,700.00	\$15,700.00
15	Water Line Relocation per Sheet 8, Complete-In-Place	1	LS		\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$15,700.00	\$15,700.00
16	Demolition	1	LS		\$30,000.00	\$30,000.00	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00
17	Construction Allowance	1	LS		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00

OOWA Board Meeting
August 24, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #8

Title: Consider approval and ratification of 2021-2022 lease agreement with Northeast Tech.

Issue: Northeast Tech is an educational partner in the MidAmerica Center of Excellence and offers relevant training for MAIP companies. OOWA is requesting approval and ratification of the new lease agreement with Northeast Tech which will provide a flat rate rent of \$750 per month, resulting in \$9,000 in revenue annually.

Relevant Information: MidAmerica and Northeast Tech continue to collaborate, along with several MidAmerica businesses, to develop technical training program in areas such as Industrial Maintenance, CNC Technologies and Instrumentation that are delivered at the COE. The lease agreement will provide Northeast Tech with one classroom and a laboratory space in the main area of the center to offer the program resulting in approximately 3,000 square feet. Per policy, Northeast Tech must get board approval annually for this agreement instead of an automatic renewal.

Estimated Cost of Project: There is no cost on the behalf of OOWA for this project.

Timing: Lease agreement will be effective July 1, 2021, and will run for a twelve-month period, ending on June 30, 2022.

Management's Recommendation: Staff recommends board approval of this lease agreement with Northeast Tech.

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT (this "Amendment") is made as of July 1, 2021 by and between OKLAHOMA ORDNANCE WORKS AUTHORITY, a public trust of the State of Oklahoma (hereinafter called "Lessor"), and Northeast Technology Center d/b/a Northeast Tech, (hereinafter called "Lessee").

WITNESSETH

WHEREAS, Lessor and Lessee entered into that certain Lease Agreement dated July 1, 2020 (the "Lease"), demising certain space more particularly described therein in as 900 square feet of classroom space and 2100 square feet of laboratory space located in the Center of Excellence, 4059 Redden St. Pryor, OK 74361,

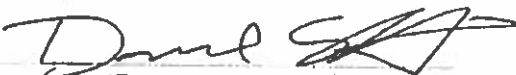
WHEREAS, Lessor and Lessee desire to add a one (1) year term to the Lease

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee hereby amend the Lease as follows:

1. **Definitions.** Unless the context otherwise requires, any capitalized term used herein shall have its respective meaning as set forth in the Lease.
2. **Integration of Amendment and Lease.** This Amendment and the Lease shall be deemed to be, for all purposes, one instrument. In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Lease, the terms and provisions of this Amendment shall, in all instances, control and prevail.
3. **Premises.** The Premises ("Premises") shall remain unchanged.
4. **Rent.** The rent due under Paragraph 2 of the Lease shall remain unchanged, seven hundred fifty and no/100 dollars (\$750.00) to be paid on the first of the month beginning July 1, 2021 and on the same day of each successive month thereafter.
5. **Term.** The Term of the Lease as specified in Paragraph 1 of the Lease shall be extended one (1) year commencing July 1, 2021 and ending June 30, 2022.
6. **Lease in Full Force and Effect.** Except as expressly provided herein, all of the terms and provisions of the Lease shall remain in full force and effect in accordance with the original terms.

This Amendment is executed by the undersigned as of the date first above written.

LESSOR:
OKLAHOMA ORDNANCE WORKS AUTHORITY
a public trust of the State of Oklahoma

By: 
Print Name: DAVID STEWART
Title: CAO

ATTEST:


Amanda Pauls
Asst. Sec. to Board

LESSEE:

Northeast Technology Centers
d/b/a Northeast Tech

By: Rosalie Griffith

Print Name: Rosalie Griffith

Title: Board President

ATTEST:

Sten J. [Signature]

OOWA Board Meeting
August 24, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #9

Title: Consider holding Executive Session pursuant to 25 O.S. Section 307 C.11 of the Open Meeting Act to confer on matters pertaining to economic development and pursuant to 25 O.S. 307B.1 to discuss personnel matters.

OOWA Board Meeting
August 24, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #10

Title: Consider approval of authorization for CAO and management team to negotiate the purchase of real property at fair market and associated building improvements.

OOWA Board Meeting
August 24, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #11

Title: Consider approval of agreement for Master Planning +/- of 800 acres east of Hwy 412B.

OOWA Board Meeting
August 24, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #12

Title: Consider approval for CAO to authorize leases and necessary leaseholder improvements for various tenants in Building 625.

OOWA Board Meeting
August 24, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #13

Title: Consider approval of CAO's expense claims.

OOWA Board Meeting
August 24, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #14

Title: Consider New Business

