

**OOWA Board of Trustees Meeting
February 23, 2021 – 10:00 a.m.
Pryor, Oklahoma**

A G E N D A

1. Consider approval of minutes for the December 15, 2020 meeting – Mick Webber.
2. CAO's report – David Stewart.
3. Financial Report – Stephanie Hammock.
4. Summary of Operations and Construction Report – Larry Williams.
5. Consider approval of Change Orders on current OOWA projects – John Schaffitzel.
6. Consider approval of Partial Release of an existing Army Corps of Engineers Easement to accommodate railcar storage development by Interplastic Corporation – Larry Williams.
7. Consider approval of sale of a 1.072-acre parcel of land to Interplastic Corporation for railcar storage development in conjunction with the partial release of USACE easement – Larry Williams.
8. Consider approval of lease agreement with Airgas USA, LLC – John Schaffitzel.
9. Consider approval of contract with Standard Testing and Engineering Company for civil scope testing services for the East Waste Water Treatment Plant Expansion – Phase 2 Project – John Schaffitzel.
10. Consider approval of contract for ground cleaning services with Ground Level LLC – John Schaffitzel.
11. Consider approval of CAO's expense claim – Mick Webber.
12. Consider holding an Executive Session pursuant to 25 O.S. Section 307 C.10 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.
13. Consider approval of contract with Olsson for engineering services for Highway 412B improvements – John Schaffitzel.
14. Consider approval of the sale of eight acres in the Armin Road Development Area to a manufacturing company – Tonya Backward.
15. New Business

Next Regular Scheduled Board Meeting is April 27, 2021

OOWA Board of Trustees Meeting
February 23, 2021 10:00AM Central Time (US and Canada)

Trustees attending Regular, Open and Executive Session
via videoconference or teleconference:
Sean Burrage

Trustees attending Regular, Open and Executive Session on-site:
Mick Webber
Brent Kisling
David Stewart
Charles Sublett

ZOOM MEETING INFORMATION:

Topic: OOWA Board Meeting
Time: February 23, 2021, 10:00AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85142525001?pwd=NXlY3VEhnMVJYTmtqY29ldEw0bmhldz09>

Meeting ID: 851 4252 5001
Passcode: MAIP

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

December 15, 2020

Trustees Present: Mick Webber
 David Stewart
 Brent Kisling
 Sean Burrage (via Zoom)

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
 Shanese Slaton, OOWA Project Manager
 Chris Kinder, OOWA Project Manager

The meeting was called to order at 10:01 a.m. by Chairman Mick Webber. Mick Webber called for approval of the October 27, 2020 meeting minutes. David Stewart made a motion to approve the minutes, Brent Kisling seconded the motion. All others voted “aye.”

David Stewart reported COVID-19 measures are still being taken here in the OOWA office. Sherry Alexander reported due to the continuing increase in COVID-19 cases, guidelines have been put in place for the OOWA staff. Those that can, have the option of working from home, while mandatory taking of temperatures, sanitizing and additional cleaning remain in effect. Access to the administrative building, has been regulated by leaving the doors locked with access by contacting the front desk personnel. In person meetings have maintained social distancing while external meetings have been canceled or moved to virtual. A Return to Work guideline has been developed in the case of positive testing and/or close contact. Jason Stutzman and Stephanie Hammock have both been very important in this process as they have done an excellent job in developing guidelines and staying in accordance with the CDC and Health Department. The numbers continue to climb in Mayes County, as they are in Oklahoma, and it will continue to be kept on the forefront. David Stewart reported that OOWA has an Economic Development Administration (EDA) Grant and asked Scott Fry to give an update. Scott Fry stated OOWA was successful in securing an EDA Grant which was done in partnership with Oklahoma State University’s New Product Development Center, this project is focused on Risk Mitigation for Manufacturers.

OSU's Product Development Center is going to develop a tool to allow them to go into manufacturing environments to evaluate their risks and make recommendations for making improvements. OOWA will be developing a laboratory that will have the technologies that help with remote access, remote control data security for data storage and will be located at the Center of Excellence. The lab will have a technology flavor something that will be used for education and training but also where our employers can evaluate technologies for this purpose. OOWA's total equipment value/investment, in addition to grant dollars, brings the final to almost \$3M. David Stewart said there is a good mix of partners that are attracted to this grant with Cherokee Nation, OOWA, schools and other companies. Scott Fry has done a great job. David Stewart provided that The District has had some delays due to businesses, restaurants, etc. not moving due to COVID. The plans will be to finish out and have two or three tenants. Fat Toad Brewery is about two months out from finishing. Holiday lights are up, and it is looking good! A soft launch is being pushed back. Income remains strong, our portfolio is higher than anticipated with interest income and an unexpected land sell. Overall cash balance is strong at approximately \$130M. The next board meeting the five-year capital plan and cashflow will be presented. Our capital has yielded some strong financial results. Building 625 is available, will be marketed heavily as well as we are speaking with companies in the Park about leasing. At the last Board meeting, several prospects for the Park were mentioned and at this time OOWA is one of the top three for one prospect but we are competing with Texas with their tax structure. The Park does have several internal growths with DuPont and others. Water sales have increased and is a positive sign with the activities from other companies. Currently, in the middle of social media marketing campaign and getting all our all our internal information on the sites up-to-date.

Mick Webber mentioned with the relocations of many companies moving out of California the past few months, the Park's geographical location is a good benefit for locating to Oklahoma. Brent Kisling indicated the Department of Commerce has a program for heavily marketing California, along with billboards all over that state and 2021 is looking good. It has been a tough year but there is more in the pipeline today than five years ago. David Stewart said companies at the Park continue to grow and invest in their own companies.

Stephanie Hammock presented the financials for the first six months which were sent out to the Trustees the previous week. Currently, operating with a net income of \$1.96M favorable to budget for many of the reasons David mentioned earlier, the land sale and increased water and waste sales in addition to interest income having had a significant impact on the favorable results. Year to date, \$8.8M has been spent in capital expenditures. Cash investments ended with \$128.7M and holding strong.

Larry Williams presented the operations and construction report. He noted that project status report is through December 15, 2020. On the Capital Improvement Project A at the Water Treatment Plant, bids were opened on December 10, 2020 and the award of the contract is on the December agenda. The cost is at \$3M. The Red Crown Credit Union project is complete and have accepted beneficial occupancy of the facility. Red Crown held a soft opening and we currently are collecting rent. Building 625, which was referenced earlier, is proceeding well and about 45 days out for completion on this project. Discussions are ongoing with companies that are showing interest in space for that building.

Site Development has several projects finishing, Zarrow Street, Zarrow Sanitary Improvements, and 530 Road Improvements are all at 99% and wrapping up documentation. The long anticipation of completed documents for the DuPont Railcar Storage Project are now complete and ready for signatures. The Parallel Taxiway Extension is progressing well but has been slowed by some weather delays. Major work should begin after the first of the year. The 2MGD Expansion of the Waste Treatment Facility has been programmed for several years. This project will give us 2 additional MGD waste treatment capacity, which is greatly needed. This project was bid on December 13, 2020 and the award of contract is on the December agenda for approval. We inadvertently omitted an item from the Project Status Report for Building 100, the contract to renovate 10,000 sf office area for occupancy for Cherokee Nation is moving along well. This is a five-year lease with five-year renewal option.

Stephanie Hammock presented the request regarding rates for filtered and chlorinated water for the period January 1, 2021 to June 30, 2021. Staff has reviewed all the expenses and see no reason to raise the rate as we are comparable to all the surrounding cities. Everything is staying static and we are not seeing any increases. A water rate hearing was held on December 11 via Zoom with no attendees. Recommendation is that no rate increase for the filtered and chlorinated water for the period January 1, 2021 – to June 30, 2021. David Stewart made a motion for approval of no rate increase. Sean Burrage seconded the motion. All others voted “aye”.

Stephanie Hammock presented the request regarding rates for waste treatment for the period January 1, 2021 to June 30, 2021. Same on the waste treatment as the water. Everything is holding steady. We have received increased in revenue and we are one of the lowest pertaining to rates in the area. Again, we held the waste treatment hearing on December 11 via zoom with no one attending. Recommendation is no rate increase for the waste treatment for the period of January 1, 2021 – to June 30, 2021. Brent Kisling made a motion for approval of no rate increase. David Stewart seconded the motion. All others voted “aye”.

John Schaffitzel presented request for approval of change orders, with six different change orders, three on the construction contracts and three on design and engineering contracts. Presenting the first change order for Building 625 with Fleming Construction Group which includes change orders 15, 25, 26. Change Order 15 includes the removal of unforeseen rock encountered during excavation for trench drain with a total change in addition of \$762.00. Change Order 25 is the cost to extend three (3) three-inch data conduits with an addition to the original contract amount equaling \$14,237.00 and Change Order 26 is for additional fifty-two (52) days to be added to the contract completion date due to weather related issues. The Change Order total is \$14,999.00. This building is at 99% completion.

John Schaffitzel presented request for approval of change order for Zarrow Street Sanitary Sewer Improvements with Jerry’s Excavation. Change Order 2 is the pricing modifications related to relocating the east end of the 88 line to avoid the 16” water line and extending the sewer lines for future development. The Change Order total is \$23,505.37.

John Schaffitzel presented a request for approval of a change order for Red Crown Credit Union with Crossland Construction. Change Order 9003 is a cost to fill the area between the property line and the west curb that is not shown on the plans to receive sod. The Change Order total is \$1,449.50.

John Schaffitzel presented a request for approval of a change order for deduct for The District with Cyntergy. This is a deduct to reimburse the design error in building system. The total deduct is \$21,795.95.

John Schaffitzel presented a request for approval of a change order for Building 100 with Cyntergy. The ASA1 is for the interior design and improvements for Building 100 and with Crossland Construction performing the work for Cherokee Nation, the contract has been removed from Cyntergy. Crossland Construction is doing the design work with Cyntergy and there is no longer a need for this service contract and will take a credit and close out this contract. The deduct is \$23,800.00.

John Schaffitzel presented a request for approval of a change order for FY20 Capital Improvements Project A with HUB Engineering. This is second amendment to this contract. As Larry Williams mentioned, there is approval for the Waste and Waste Water Capital Improvements project and during the process of design in the five-year capital plan, there were multiple projects we have worked with HUB Engineering to combine five different budget amounts into this one project. This amount is catching the additional design services. The cost for this Change Order is \$24,000.00.

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

John Schaffitzel presented for approval of a construction contract with HCCC Co, LLC., for the East Waste Water Treatment Plant Expansion Phase 2 project to construct 2 MGD expansion to OOWA's existing Waste Water Treatment Plant treatment capacity. This project was postponed approximately ten years ago when the design was not yet complete. Within the last eighteen months OOWA awarded a contract to Dewberry to complete the design documents but during this time Dewberry has closed their Tulsa office and OOWA selected HUB Engineering to assist in managing this project. Dewberry has written a recommendation of award along with the supporting bids received and the engineer's estimate. HUB has worked with HCCC Co, LLC., and are very confident in this contractor for this project. This will take us from 2MGD a day process to a 4MGD a day. Currently running 85-90% capacity at our existing plant. David Stewart added there was a lot of review of the current system and if we should change systems. John Schaffitzel added with the new services of The District and other growth in the Park and it is an 18-month project to complete and would allow us to have the capacity in place to support the growth of the Park. The total amount for this contract to HCCC Co, LLC is \$13,700,000. David Stewart made a motion for approval of the construction contract. Brent Kisling seconded the motion. All others voted "aye".

John Schaffitzel presented for approval of Agreement with Holloway, Updike and Bellen, Inc. for engineering services for Water Treatment Plant #2 Elevated Water Storage Tank Rehabilitation. Water Plant #2 on Zarrow has two large storage tanks (five million and ten million tank) with the last report on these facilities from 2013 that showed significant cracking and damage in the interior skin in the roof and needs to be addressed. This is a design contract; we would do the design and develop scope of work and define the means and methods for the actual repairs in this design process. Then go out to bid and come back with actual construction numbers for approval under a separate item. The recommendation is to approve a contract with HUB Engineers for \$132,100 for the design work on this project. Brent Kisling made a motion to approve the agreement. Mick Webber seconded the motion. All others voted "aye".

John Schaffitzel presented for approval of a construction contract with Cook Consulting, LLC., for the FY20 Capital Improvements – Project A. Several significant projects, repairs and upgrades to OOWA's existing Water Treatment Plant (WTP) and Waste Water Treatment Plant (WWTP) facilities have been under investigation and design by HUB Engineers in the past several months, including civil site, parking, and drainage improvements; electrical/mechanical/chemical equipment repairs/upgrades; piping/valves upgrades; WWTP sanitary sewer modular lift station replacement; WTP Pipe Gallery roof replacement; and renovations to the WTP Operations/Laboratory and Lobby/Meeting room areas. HUB Engineers have produced drawings, specifications, and Bidding Documents for the use in bidding and constructing these and other Capital Improvements projects throughout the Industrial Park, in the FY20 Capital Improvements – Project A. A mandatory Pre-Bid meeting was held with ten prime contractors in attendance. Competitive Bids were received from two contractors – Cook Consulting and Magnum Construction. Staff recommends awarding the contract to Cook Consulting as the lowest responsible bidder for this Capital improvement project for \$2,990,600. David Stewart made a motion to approve the contract. Brent Kisling seconded the motion. All others voted "aye".

Jason Stutzman presented for approval of Agreement with Holloway, Updike and Bellen, Inc., for engineering services for Water Plant #1 Drainage Basin Improvements. The Industrial Park operates a water treatment plant that provides water to municipal customers and the tenants of the Park. The Drainage Basin Improvements will analyze the drainage basin discharging north of the water treatment plant. The services include sizing and design of the drainage ditch north of the plant and the culverts under the access road east of the plant. HUB Engineers has prepared a scope of work for the Water Plant #1 Drainage Basin Improvements for surveying, design, bidding services and construction administration. Recommendation is to approve the engineering contract with HUB Engineers in the sum of \$39,500. Mick Webber made a motion to approve the agreement. David Stewart seconded the motion. All others voted "aye".

Jason Stutzman presented for approval of Agreement with Holloway, Updike and Bellen, Inc., for engineering services for engineering services for Wastewater Treatment Plant – Headworks Conceptual Study. The Park provides wastewater treatment to industrial and commercial customers. The Wastewater Treatment Plant – Headworks Conceptual Study will evaluate the need for additional screening and grit removal at the Webb Street Lift Station and SBR Lift Station prior to final treatment. Recommendation is for approval of the engineering contract with HUB Engineers in a lump sum of \$15,700. Brent Kisling made a motion to approve the agreement. David Stewart seconded the motion. All others voted "aye".

Chief Administrative Officers' expense claims were tabled.

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 consideration of a wage increase for salaried employees. With surveys done throughout the Park, we would like to recommend a one and half percent increase across the board along with a small holiday stipend. This is a performance base and cost of living increase at a cost not to exceed \$46,000.00 for all employees at David Stewart's discretion. Brent Kisling made a motion to approve the wage increase and holiday bonus not to exceed \$46,000.00. Sean Burrage seconded the motion. David Stewart abstained from voting and all others voted "aye".

David Stewart made the motion to adjourn, Mick Webber seconded the motion. All others voted "aye." There being no other business the meeting was adjourned.

Chairman

Chief Administrative Officer

OOWA Board Meeting
February 23, 2021

To: OOWA Board of Trustees

Agenda Item #2

Title: CAO's Report



February 17, 2021

Board of Trustees
MidAmerica Industrial Park
Oklahoma Ordnance Works Authority

Trustees,

Please find the attached financial statements for the nine months ended January 31, 2021.

The Net Operating Income is \$4.4M versus a budgeted amount of \$582K, favorable \$3.8M. The favorable results will remain permanent primarily due to interest income, operations, and the following:

- Reimbursable Consultant Services \$225K
- Property Sales \$850K
- USDA Grant Proceeds for the Center of Excellence \$497K
- FAA Cares Grant for the Airport \$20K
- TIDES Foundation Grant for COVID 19 Rapid Response \$100K

Water Treatment Plant—Water Treatment Plant net income is \$1.5M versus a budgeted amount of \$815K, favorable \$726K.

Waste Treatment --Waste Treatment Plant net income is \$363K versus a budgeted loss of \$6K, favorable \$369K.

Administration-Key Variances from Budget

- Interest Income is \$3.3M versus a budgeted amount of \$2.4M, favorable \$886K.
- Building Rental Income is \$2.08M versus a budgeted amount of \$2.25M, \$165K under the budgeted amount, due primarily to the non-renewal of a land lease, the Sponsorship Program for the COE being postponed due to COVID, and the delayed completion of The District and Building 625.
- Buildings and Grounds expenses are \$365K versus a budgeted amount of \$283K, \$82K over the budgeted amount.
- STEM and Workforce expenses are \$189K versus a budgeted amount of \$429K, favorable \$240K.
- Marketing expenses are \$388K versus a budgeted amount of \$524K, favorable \$136K.
- Professional Services are \$332K versus a budgeted amount of \$412K, favorable \$80K.
- Legal expenses are \$209K versus a budgeted amount of \$158K, \$51K over the budgeted amount.
- Depreciation expenses are \$1.5M versus a budgeted amount of \$1.6M, favorable \$106K.

Cash Flow—Cash provided by operating activities is \$8.1 million with cash used for capital expenditures of \$10.9 million. A significant portion of the \$10.9M is associated with the following projects: \$367K for the Water Plant Facade Improvement Project, \$276K for the 10th Street Extension Project, \$314K for the Rehab of Sewer Lines G & H, \$234K for Equipment at the COE, \$2.5M for Building 625, \$1.1M for Red Crown Credit Union, \$145K for the Taxiway at MAIP Airport, \$4.1M for The District, \$470K for the Armin Road Sewer project, and \$1.4M for 530 Rd. Project. Year to-date, cash and investments have decreased \$2.8M from \$132.5 million to \$129.7 million.

Best regards,

Stephanie Hammock

Oklahoma Ordnance Works Authority
Income Statement - Actual vs. Budget
Consolidated
For the Nine Months Ending Sunday, January 31, 2021

	<i>YTD</i>		<i>(Under)/Over</i>
	<i>Actual</i>	<i>Budget</i>	<i>Budget</i>
Revenue			
Interest Income	\$3,310,726	\$2,425,000	\$885,726
Building Rentals	2,085,935	2,250,659	(164,724)
Airport Sales	95,695	105,786	(10,091)
Waste Treatment Income	1,967,948	1,678,525	289,424
Water Sales	7,124,484	6,311,145	813,339
FAA Grant Reimbursement	20,000	0	20,000
Gain/Loss on Disposal of Assets	1,340,556	250,000	1,090,556
Miscellaneous Sales	339,649	135	339,514
Total Revenue	16,284,993	13,021,250	3,263,744
Cost of Revenue			
Wages & Benefits	918,516	936,517	(18,002)
Maintenance	803,675	665,534	138,140
Housekeeping & Security	35,483	29,880	5,603
Utilities, Heat, Lights	80,054	133,688	(53,635)
Russell Hunt Lodge	6,599	27,000	(20,401)
Airport	58,252	69,127	(10,874)
Expo Center	59,731	76,500	(16,769)
Buildings & Grounds	365,208	282,786	82,421
Power	854,011	847,591	6,420
Water	84,171	174,360	(90,189)
Chemicals	1,138,654	1,170,000	(31,346)
Laboratory, Permits, Testing	483,760	461,452	22,309
Other Operating Expense	3,372	6,606	(3,234)
Total Cost of Revenue	4,891,486	4,881,041	10,443
Gross Margin	11,393,507	8,140,209	3,253,301
Operating Expenses			
General & Administrative			
Workforce	85,573	238,250	(152,676)
STEM	103,603	190,750	(87,147)
Marketing	388,631	524,290	(135,658)
Salaries & Benefits	1,740,083	1,743,247	(3,164)
Travel, Meals & Entertainment	12,515	27,745	(15,230)
Continuing Educat/Training	3,203	9,900	(6,697)
Professional Services	340,577	431,553	(90,976)
Legal Services	212,551	168,600	43,950
Engineering Services	14,072	37,488	(23,416)
Telephone Expense	59,995	72,240	(12,245)
Office Supplies & Software	45,262	37,769	7,493
Other A & G	20,570	25,676	(5,106)
Insurance Expense	249,493	244,647	4,846
Depreciation Expense	3,691,644	3,805,226	(113,583)
Total General & Administrative	6,967,772	7,557,381	(589,608)
Income (Loss) from Operations	4,425,735	582,828	3,842,909

Oklahoma Ordnance Works Authority
Income Statement - Actual vs. Budget
Administration
For the Nine Months Ending Sunday, January 31, 2021

	<i>YTD</i>		<i>(Under)/Over</i>
	<i>Actual</i>	<i>Budget</i>	<i>Budget</i>
Revenue			
Interest Income	\$3,310,726	\$2,425,000	\$885,726
Building Rentals	2,085,936	2,250,659	(\$164,723)
Airport Sales	95,695	105,786	(\$10,091)
FAA Grant Reimbursement	20,000	0	\$20,000
Gain/Loss on Disposal of Assets	1,340,556	250,000	\$1,090,556
Miscellaneous Sales	339,649	135	\$339,514
Total Revenue	7,192,562	5,031,580	2,160,982
Cost of Revenue			
Wages & Benefits	292,905	296,848	(\$3,943)
Maintenance	146,507	190,228	(\$43,721)
Housekeeping & Security	35,484	29,880	\$5,604
Utilities, Heat, Lights	75,049	126,384	(\$51,335)
Russell Hunt Lodge	6,599	27,000	(\$20,401)
Airport	58,252	69,127	(\$10,875)
Expo Center	59,731	76,500	(\$16,769)
Buildings & Grounds	365,208	282,786	\$82,422
Water	360	360	\$0
Laboratory, Permits, Testing	1,063	1,548	(\$485)
Other Operating Expense	1,631	2,358	(\$727)
Total Cost of Revenue	1,042,789	1,103,019	(60,230)
Gross Margin	6,149,773	3,928,561	2,221,212
Operating Expenses			
General & Administrative			
Workforce	85,573	238,250	(\$152,677)
STEM	103,603	190,750	(\$87,147)
Marketing	388,631	524,290	(\$135,659)
Salaries & Benefits	750,256	749,731	\$525
Travel, Meals & Entertainment	12,372	16,795	(\$4,423)
Continuing Educat/Training	2,500	1,300	\$1,200
Professional Services	331,522	411,552	(\$80,030)
Legal Services	209,245	157,804	\$51,441
Engineering Services	1,000	12,000	(\$11,000)
Telephone Expense	36,293	50,790	(\$14,497)
Office Supplies & Software	39,492	27,269	\$12,223
Other A & G	18,962	23,676	(\$4,714)
Insurance Expense	168,700	164,997	\$3,703
Depreciation Expense	1,479,543	1,585,226	(\$105,683)
Total General & Administrative	3,627,692	4,154,430	(526,738)
Income (Loss) from Operations	2,522,081	(225,869)	2,747,950

Oklahoma Ordnance Works Authority
Income Statement - Actual vs. Budget
Water Treatment
For the Nine Months Ending Sunday, January 31, 2021

	<i>YTD</i>		<i>(Under)/Over</i>
	<i>Actual</i>	<i>Budget</i>	<i>Budget</i>
Revenue			
Water Sales	\$7,124,484	\$6,311,145	\$813,339
Total Revenue	7,124,484	6,311,145	813,339
Cost of Revenue			
Wages & Benefits	485,801	478,171	7,631
Maintenance	496,514	292,065	204,449
Utilities, Heat, Lights	4,672	6,944	(2,272)
Power	730,475	720,000	10,475
Water	83,811	174,000	(90,189)
Chemicals	1,138,654	1,170,000	(31,346)
Laboratory, Permits, Testing	450,139	416,800	33,339
Other Operating Expense	843	3,350	(2,507)
Total Cost of Revenue	3,390,909	3,261,330	129,579
Gross Margin	3,733,575	3,049,815	683,761
Operating Expenses			
General & Administrative			
Salaries & Benefits	723,491	729,793	(6,302)
Travel, Meals & Entertainment	0	8,800	(8,800)
Continuing Educat/Training	628	6,800	(6,172)
Professional Services	8,248	15,000	(6,752)
Legal Services	3,305	7,558	(4,253)
Engineering Services	8,565	15,988	(7,423)
Telephone Expense	16,901	13,500	3,401
Office Supplies & Software	2,085	8,500	(6,415)
Other A & G	1,112	1,250	(138)
Insurance Expense	68,546	67,500	1,046
Depreciation Expense	1,359,639	1,360,000	(361)
Total General & Administrative	2,192,520	2,234,689	(42,170)
Income (Loss) from Operations	1,541,055	815,126	725,931

Oklahoma Ordnance Works Authority
Income Statement - Actual vs. Budget
Waste Treatment
For the Nine Months Ending Sunday, January 31, 2021

	<i>YTD</i>		<i>(Under)/Over</i>
	<i>Actual</i>	<i>Budget</i>	<i>Budget</i>
Revenue			
Waste Treatment Income	\$1,967,948	\$1,678,525	\$289,424
Total Revenue	1,967,948	1,678,525	289,424
Cost of Revenue			
Wages & Benefits	139,810	161,499	(21,689)
Maintenance	160,655	183,241	(22,586)
Utilities, Heat, Lights	333	360	(27)
Power	123,536	127,591	(4,055)
Laboratory, Permits, Testing	32,558	43,104	(10,546)
Other Operating Expense	898	898	0
Total Cost of Revenue	457,790	516,693	(58,903)
Gross Margin	1,510,158	1,161,832	348,327
Operating Expenses			
General & Administrative			
Salaries & Benefits	266,335	263,722	2,613
Travel, Meals & Entertainment	143	2,150	(2,007)
Continuing Educat/Training	75	1,800	(1,725)
Professional Services	808	5,000	(4,192)
Legal Services	0	3,239	(3,239)
Engineering Services	4,508	9,500	(4,993)
Telephone Expense	6,802	7,950	(1,149)
Office Supplies & Software	3,686	2,000	1,686
Other A & G	496	750	(254)
Insurance Expense	12,247	12,150	97
Depreciation Expense	852,461	860,000	(7,539)
Total General & Administrative	1,147,561	1,168,261	(20,702)
Income (Loss) from Operations	362,597	(6,429)	369,030

OKLAHOMA ORDNANCE WORKS AUTHORITY - Projects Status Report 2/23/2021

	<u>Ref.</u>	<u>PROJECT DESCRIPTION</u>	<u>STATUS</u>	<u>COST</u>	<u>COMMENT/STATUS</u>
<u>WATER</u>					
	8	Capital Improvement Project A	Underway	\$3.0M	Submittals Reviews. Contractor expected to mobilize 3/1/21.
	9	Utility and Asset Mapping	Underway	\$30,000	Digital map integration complete. Field work scheduling to verify.
	10	NE Water Loop	Engineering	\$139,500	Coordinating kick-off meeting and data request to NGC.
	11	WTP2 Storage Tank Rehab	Engineering	\$132,100	Coordination underway for initial tank inspections.
<u>BUILDINGS</u>					
	20	The District	Underway	\$9,001,350	Adding scope to finish out 5 tenant spaces amongst the east and west building, adding RTU's to all spaces and a prep kitchen to the Bunker.
	21	Red Crown Credit Union	Complete	\$1,202,296	Red Crown has taken possession of the building and operations have begun. Punch list is complete and Crossland has submitted final payment.
	22	Bldg. 625	Underway	\$6,170,434	Punch list is pushed to 2/23 due to weather. Building is complete and ready for a tenant. Site is scheduled to be complete in March.
	23	Bldg. 626	Underway	\$134,830	Cynergy has notice to proceed for 100% set. Construction documents estimated mid-March.
	24	Bldg. 100	Underway	\$526,781	Substantial completion of the office renovation for Cherokee Nation Businesses is scheduled for end of February.
<u>SITE DEV.</u>					
	30	Master Planning - Park Wide	Underway	\$150,000	Preliminary review process underway.
	31	Zarrow/69A Street Improvements	On Hold	\$3,334,286	Bids exceeded original estimate. Project on hold, looking for ways to possibly reduce cost thru redesign and ROW aquisition.
	32	Zarrow SS Improvements	Complete	\$497,724	Project Complete.
	33	530 Road Improvements	Complete	\$1,623,397	Project Complete.
	34	10th St. Extension to 412B	Engineering	\$346,400	Final Design near complete with Olsson. Expect to bid project as a Base Bid and (1) Alternate, upon reviews of estimates.
<u>MISC.</u>					
	40	Myall project site development	Ongoing		Project coordination - Easements, water capacity, Master Development Agreement progressing, PRY 5th Amendment.
	41	DuPont Railcar Storage Project	Ongoing	\$1,194,196	Notice To Proceed has been issued to American Track. 200 day construction schedule.
	42	DuPont North Warehouse	Underway	\$1,800,000	Project includes 40,000 sq ft addition, and previously approved overhead door replacment, electrcial upgrade and parking lot improvments.
	43	Parallel Taxiway Extension	Ongoing	\$2.1M	Project in a winter period hold, ready for asphalt when temps rise to acceptatable levels, lighting improvemnts are in the que.
<u>WASTE</u>					
	50	2 MGD Expansion	Underway	\$13.7M	Submittals Reviews. Contractor expected to mobilize 3/1/21.
	51	Line E Rehabilitation	Engineering	\$750K est.	Design underway with HUB. Field work, survey and camera work complete.
	52	WWTP Headworks Loading	Engineering	\$15,700	Design review and needs assessment underway.

OOWA Board Meeting
Projects - Change Order Summary
Tuesday, February 23, 2021

			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
Building 625						
Fleming Construction Group CHANGE ORDER NO. 7 -Includes PCO's (23, 27,28, 29)	\$ 5,970,000.00	\$ 200,434.00	\$ 89,900.00	\$ 290,334.00	4.86%	\$ 6,260,334.00
Contract Duration	365 Days	96 Days	27 Days	126 Days		491 Days
Bldg. 625						
Cyntergy ASA 02 - Lanscape and Irrigation ASA 04 - Extended Construction Admin Services	\$ 480,000.00	\$ (18,500.02)	\$ 19,000.00 \$ 1,500.00 \$ 17,500.00	\$ 499.98	0.10%	\$ 480,499.98
Red Crown Credit Union						
Crossland Construction CHANGE ORDER NO. 3	\$ 1,173,406.00	\$ 29,340.25	\$ (450.00)	\$ 28,890.25	2.46%	\$ 1,202,296.25
Contract Duration	120 Days	0 Days	0 Days	0 Days		
The District Commerical Development						
Cyntergy ASA 04 - Spec Tenant Space Design, Prep Kitchen Design ASA 05 - Additional Spec Tenant Space Design and Prep Kitchen Details, Master Drainage Plan & Design	\$ 812,860.00	\$ (13,615.81)	\$ 24,930.00 \$ 7,280.00 \$ 17,650.00	\$ 11,314.19	1.39%	\$ 824,174.19
The District Commerical Development						
Crossland Construction CHANGE ORDER NO. 6 - Includes PCO's (34, 35, 37, 38) PCO 39	\$ 8,642,500.00	\$ 358,849.62	\$ - \$272,236.98 (\$272,236.98)	\$ 358,849.62	4.15%	\$ 9,001,349.62
Contract Duration	365 Days	0 Days	0 Days	0 Days		
Water Treatment Controls Improvement						
HUB Engineering Amendment No. 2	\$ 207,300.00	\$ 18,440.00	\$ (48,000.00)	\$ (29,560.00)	-14.26%	\$ 177,740.00
Contract Duration	210 Days	0 Days	0 Days	0 Days		
FY'20 Capital Improvement Project A						
HUB Engineering Amendment No. 3	\$ 107,600.00	\$ 37,000.00	\$ 8,000.00	\$ 45,000.00	41.82%	\$ 152,600.00
Contract Duration	210 Days	0 Days	0 Days	0 Days		



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Change Order

PROJECT: <i>(Name and address)</i> Building 625 4461 Zarrow Street Pryor, OK 74361	CONTRACT INFORMATION: Contract For: MidAmerica Industrial Park Date: 09/27/19	CHANGE ORDER INFORMATION: Change Order Number: 07 Date: 2/23/2021
OWNER: <i>(Name and address)</i> MidAmerica Industrial Park 4075 Sanders Mitchell Street Pryor, OK 74361	ARCHITECT: <i>(Name and address)</i> Cyntergy AEC, LLC 810 South Cincinnati, Second Floor Tulsa, OK 74119	CONTRACTOR: <i>(Name and address)</i> The Fleming Construction Group 5405 S. 125 th E. Ave. Tulsa, OK 74146

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This Change Order includes PCO #23 - Representing cost to provide landscaping, sod, hydroseed, and irrigation as required per Proposal Request #004, PCO #27 - Representing cost related to RFI #014 and the need to reroute the waterline underneath the 18" ADS storm pipe, PCO #28 - Representing cost related to RFI #015 and the need to add a 20 amp 3 pole breaker to existing HP2 panel board, and PCO #29 - Representing the Contractor's request for an additional fourteen (27) days to be added to the Contract completion date. See backing documents for additional information regarding these changes.

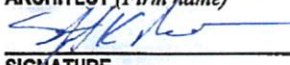
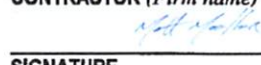
The original Contract Sum was	\$ 5,970,000.00
The net change by previously authorized Change Orders	\$ 200,434.00
The Contract Sum prior to this Change Order was	\$ 6,170,434.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 89,900.00
The new Contract Sum including this Change Order will be	\$ 6,260,334.00

The Contract Time will be increased by twenty-seven (27) days.

The new date of Substantial Completion will be 3/1/2021.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>Cyntergy AEC LLC</u> ARCHITECT <i>(Firm name)</i>	<u>The Fleming Construction Group</u> CONTRACTOR <i>(Firm name)</i>	<u>MidAmerica Industrial Park</u> OWNER <i>(Firm name)</i>
		
SIGNATURE	SIGNATURE	SIGNATURE
Stephen Burgin,	Matt Moeller	Mick Webber
Construction Services Director	Project Manager	Chairman
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
2/23/2021	2/23/2021	2/23/2021
DATE	DATE	DATE



ADDITIONAL SERVICES AUTHORIZATION

PROJECT | 100K Tilt Wall
OWNER | Oklahoma Ordnance Works Authority
John Schaffitzel, jschaffitzel@maip.com
MidAmerica Industrial Park
4075 Sanders Mitchell St.
Pryor, OK, 74361
CONTRACT NO. | SO 003
DATE | 9/29/2020
ASA REQUEST | 002 Landscape Plans and Irrigation Specification
AGREEMENT | 4/5/2019

AUTHORIZATION REQUESTED

- ☒ | Impact Design Labor Effort
☐ | Incur Additional Reimbursable Expenses

PROPOSED ADJUSTMENTS TO ORIGINAL SCOPE OF WORK

DESCRIPTION + SUMMARY OF PROPOSED CHANGED ITEM

Add Landscape Plans and Irrigation Specification to the contract documents.

IMPACT ON DESIGN FEE

Current Design Fee	\$461,499.98
<u>Landscape Plan and Irrigation Spec</u>	<u>\$1,500.00</u>
Total Revised Fee	\$462,999.98

IMPACT ON PROJECT SCHEDULE

No implications to the schedule.

A handwritten signature in red ink, appearing to read 'J. Chesney', is written over a horizontal line.

Signature

09/29/2020

Date

SUBMITTED BY JOSH CHESNEY

Signature

Date

APPROVED BY DAVE STEWART



ADDITIONAL SERVICES AUTHORIZATION

PROJECT | 100K Tilt Wall
OWNER | Oklahoma Ordnance Works Authority
John Schaffitzel, jschaffitzel@maip.com
MidAmerica Industrial Park
4075 Sanders Mitchell St.
Pryor, OK, 74361
CONTRACT NO. | SO 004
DATE | 2/10/2021
ASA REQUEST | 004 Extended Schedule Additional CA

AGREEMENT | 4/5/2019

AUTHORIZATION REQUESTED

- ☒ | Impact Design Labor Effort
☐ | Incur Additional Reimbursable Expenses

PROPOSED ADJUSTMENTS TO ORIGINAL SCOPE OF WORK

DESCRIPTION + SUMMARY OF PROPOSED CHANGED ITEM

5 additional months of CA.

IMPACT ON DESIGN FEE

Current Design Fee	\$462,999.98
<u>5 additional months of CA</u>	<u>\$17,500.00</u>
Total Revised Fee	\$480,499.98

IMPACT ON PROJECT SCHEDULE

No implications to the schedule.

A handwritten signature in red ink, appearing to read 'Josh Chesney', with a horizontal line drawn through it.

Signature

02/10/2021

Date

SUBMITTED BY JOSH CHESNEY

Signature

Date

APPROVED BY DAVE STEWART

AIA[®] Document G701[™] – 2017

Change Order

PROJECT: *(Name and address)*

Red Crown Credit Union
3740 W. 530 RD
Pryor, Oklahoma 74361

CONTRACT INFORMATION:

Contract For: Mid America Industrial Park
Date: 03/24/2020

CHANGE ORDER INFORMATION:

Change Order Number: 003
Date: 2/16/2021

OWNER: *(Name and address)*

Oklahoma Ordnance Works Authority
4075 Sanders Mitchell ST
PO Box 945
Pryor, OK 74362

ARCHITECT: *(Name and address)*

W Design LLC
815 E 3rd ST
Tulsa, OK 74120

CONTRACTOR: *(Name and address)*

Crossland Construction Co. Inc.
833 SE Ave
PO Box 45
Columbus, KS 66725

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This is a deduct of the city permit fee that was not required..

The original Contract Sum was	\$	1,173,406.00
The net change by previously authorized Change Orders	\$	29340.25
The Contract Sum prior to this Change Order was	\$	1,202,746.25
The Contract Sum will be decreased by this Change Order in the amount of	\$	450.00
The new Contract Sum including this Change Order will be	\$	1,202,296.25

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be 11/18/2020

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

W Design LLC

ARCHITECT *(Firm name)*


SIGNATURE


PRINTED NAME AND TITLE


DATE

Crossland Construction Co.

CONTRACTOR *(Firm name)*


SIGNATURE

Brandop Rowton
PRINTED NAME AND TITLE

12/9/2020
DATE

Oklahoma Ordnance Works Authority

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



ADDITIONAL SERVICES AUTHORIZATION

PROJECT | The District
OWNER | Oklahoma Ordnance Works Authority
John Schaffitzel, jschaffitzel@maip.com
MidAmerica Industrial Park
4075 Sanders Mitchell St.
Pryor, OK, 74361
CONTRACT NO. | SO 001
DATE | 2/19/2021
ASA REQUEST | 004 Spec Tenant Space Improvements and Prep Kitchen design
AGREEMENT | 4/5/2019

AUTHORIZATION REQUESTED

- ☒ | Impact Design Labor Effort
☐ | Incur Additional Reimbursable Expenses

PROPOSED ADJUSTMENTS TO ORIGINAL SCOPE OF WORK

DESCRIPTION + SUMMARY OF PROPOSED CHANGED ITEMS

1. Spec Tenant Space Improvements Design
2. Prep Kitchen Design

IMPACT ON DESIGN FEE

Original Fee + ASA 001 + ASA 002 + ASA 003	\$799,244.19
Spec Tenant Space Improvements Design	\$5,200.00
<u>Prep Kitchen Design</u>	<u>\$2,080.00</u>
Total Revised Fee	\$806,524.19

IMPACT ON PROJECT SCHEDULE

No implications to the schedule.

 2/19/2021
Signature Date
SUBMITTED BY JOSH CHESNEY

Signature Date
APPROVED BY MICK WEBBER



ADDITIONAL SERVICES AUTHORIZATION

PROJECT | The District
OWNER | Oklahoma Ordnance Works Authority
John Schaffitzel, jschaffitzel@maip.com
MidAmerica Industrial Park
4075 Sanders Mitchell St.
Pryor, OK, 74361
CONTRACT NO. | SO 001
DATE | 2/19/2021
ASA REQUEST | 005 Spec Tenant Space Improvements, Prep Kitchen Design & Master Drainage Plan
AGREEMENT | 4/5/2019

AUTHORIZATION REQUESTED

- ☒ | Impact Design Labor Effort
☐ | Incur Additional Reimbursable Expenses

PROPOSED ADJUSTMENTS TO ORIGINAL SCOPE OF WORK

DESCRIPTION + SUMMARY OF PROPOSED CHANGED ITEMS

1. Spec Tenant Space Improvements Additional Design
2. Prep Kitchen Additional Design
3. Master Drainage Plan

IMPACT ON DESIGN FEE

Original Fee + ASA 001 + ASA 002 + ASA 003 + ASA 004	\$806,524.19
Spec Tenant Space Improvements Additional Design	\$2,200.00
Prep Kitchen Additional Design	\$1,150.00
Master Grading and Drainage Design	\$9,800.00
<u>Construction Admin for Grading and Drainage</u>	<u>\$4,500.00</u>
Total Revised Fee	\$824,174.19

IMPACT ON PROJECT SCHEDULE

No implications to the schedule.

Signature

2/19/2021

Date

SUBMITTED BY JOSH CHESNEY

Signature

Date

APPROVED BY MICK WEBBER



AIA Document G701™ – 2017

Change Order

PROJECT: (Name and address)
The District Commercial Development
3822 W 530
Pryor, OK 74361

OWNER: (Name and address)
MidAmerica Industrial Park
4075 Sanders Mitchell St.
Pryor, OK 74361

CONTRACT INFORMATION:
Contract For: MidAmerica Industrial Park
Date: 01/17/2019

ARCHITECT: (Name and address)
Cyntergy AEC, LLC
810 S. Cincinnati Ave., #200
Tulsa, OK 74119

CHANGE ORDER INFORMATION:
Change Order Number: 006
Date: 2/23/2021

CONTRACTOR: (Name and address)
Crossland Construction Company, Inc.
833 S. East Ave., PO Box 45
Columbus, KS 66725

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

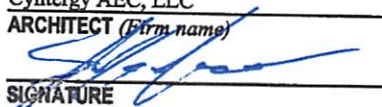
This Change Order includes the following PCOs: PCO #0034 - Pricing modifications related to PR 23 and additional work requested following punch list walk, PCO #0035R1 - Pricing modifications associated with providing RTUs, gas and power to west building units 303-308 and east building units 101-108, PCO #0037 Scaffold/Tent at courtyard columns for mosaic tile work, and PCO 0038 IRA Green - Community Bldg. Sanitary line repair. See backing documents for additional information. The Owner has requested that the sum of these PCO's, \$272,236.98, come out of unused allowance funds and this change to be shown as no increase to the Contract Sum. The following allowances will be reduced in their total value; Aggregate Base Course \$248,747.40 and Lime Stabilization \$23,082.93. An additional \$406.65 will be deducted from Rock Excavation & Replace with Soil allowance reducing the this allowance to \$94,693.35. Resulting in a total deduct of \$272,236.98.

The original Contract Sum was	\$	8,642,500.00
The net change by previously authorized Change Orders	\$	358,849.62
The Contract Sum prior to this Change Order was	\$	9,001,349.62
The Contract Sum will be unchanged by this Change Order in the amount of	\$	0.00
The new Contract Sum including this Change Order will be	\$	9,001,349.62

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be

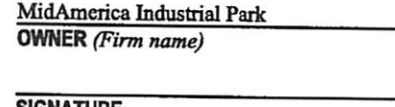
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Cyntergy AEC, LLC
ARCHITECT (Firm name)

SIGNATURE
Stephen Burgin, Construction Services
Director
PRINTED NAME AND TITLE
2/23/2021
DATE

Crossland Construction Company, Inc.
CONTRACTOR (Firm name)

SIGNATURE
Matt Baker, Project Manager
PRINTED NAME AND TITLE
2/23/2021
DATE

MidAmerica Industrial Park
OWNER (Firm name)

SIGNATURE
Mick Webber, Chairman
PRINTED NAME AND TITLE
2/23/2021
DATE

**AMENDMENT NO. 2
TO
THE AGREEMENT
FOR
ENGINEERING SERVICES
FOR
WATER TREATMENT PLANT CONTROLS IMPROVEMENTS

COMPENSATION
ATTACHMENT B-2**

I. PAYMENTS FOR SERVICES OF THE ENGINEER. The Payments to the Engineer for Services shall be amended to include the following:

A. Basic Engineering Services. For basic engineering services performed under the Scope of Services in Attachment A-2, the Owner shall pay the Engineer the following revised lump sum amounts (revised items are shown in Bold):

Task	Original Fee	Amended Fee
WTP Control Room and Laboratory Area Remodel:		
Project Management	\$5,000.00	\$5,000.00
Conceptual Design	\$5,000.00	\$5,000.00
Preliminary Design	\$6,000.00	\$6,000.00
Final Design	\$6,000.00	\$6,000.00
Bidding/Award	\$4,000.00	\$4,000.00
Construction Phase Assistance	\$8,000.00	\$0.00
SCADA System Upgrades:		
Integration Services (Labor)	\$64,800.00	\$64,800.00
ClearSCADA Software	\$52,000.00	\$52,000.00
PLC Development License	\$6,500.00	\$6,500.00
Hardware	\$40,000.00	\$0.00
Engineering/Integration Services Allowance	\$10,000.00	\$10,000.00
Amendment No. 1	\$18,440.00	\$18,440.00
Amendment No. 2		(\$48,000.00)
Total Proposed Fee:	\$225,740.00	\$177,740.00

B. The Amended Total Contract Amount shall be One Hundred Seventy-Seven Thousand Seven Hundred Forty and NO/100 Dollars (\$177,740.00).

**AMENDMENT NO. 3
TO
THE AGREEMENT
FOR
ENGINEERING SERVICES
FOR
FY' 20 CAPITAL IMPROVEMENTS PROJECT A

COMPENSATION
ATTACHMENT B-3**

- I. PAYMENTS FOR SERVICES OF THE ENGINEER. The Payments to the Engineer for Services shall be amended to include the following:

- A. Basic Engineering Services. For basic engineering services performed under the Scope of Services in Attachment A-3, the Owner shall pay the Engineer the following revised lump sum amounts (revised amounts are shown in Bold):

Task	Original Fee	Amended Fee
Preliminary Design and Site Investigation	\$47,600.00	\$47,600.00
Final Design	\$40,000.00	\$40,000.00
Bidding Services	\$5,000.00	\$5,000.00
Services During Construction	\$15,000.00	\$15,000.00
Amendment No. 1	\$13,000.00	\$13,000.00
Amendment No. 2	\$24,000.00	\$24,000.00
Amendment No. 3		\$8,000.00
Total Fee	\$144,600.00	\$152,600.00

- B. The Amended Total Contract Amount shall be One Hundred Fifty-two Thousand Six Hundred and NO/100 Dollars (\$152,600.00).

OOWA Board Meeting
August 23, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #6

Title: Consider approval of Partial Release of an existing Army Corps of Engineers Easement to accommodate railcar storage development by Interplastic Corporation.

Issue: Interplastic Corporation has designed a major railcar storage yard facility planned to be constructed east of the facility of Hwy 412 B. The Corps property adjacent to Interplastic property is the only feasible location for the railcar facility. OOWA is the current primary easement grantee on the subject parcel and, procedurally, must consent to a partial release of the easement.

Relevant Information: In the early 1970's OOWA acquired an easement for construction of a section of lead railroad track on an 18.02-acre parcel to serve the Gardner Denver Foundry, now American Castings. The easement parcel is located south of the OOWA water treatment plan and east of the Cascades Paper Mill and Interplastic property. In 1996, when OOWA transferred its ownership rights to the Interplastic leased property, the transaction included a partial assignment of the easement for the existing rail spur serving the Interplastic. OOWA staff has worked directly with Interplastic and representatives of the Corps District Office in Ft. Gibson to bring this partial assignment about. The partial assignment area is not currently being used by OOWA and the presence of pf existing GRDA-ONG owned utilities render the release parcel essentially unusable for OOWA's future development or beneficial usage. Following the requested partial assignment OOWA will retain easement rights to 12.50 acres of the original easement area.

Estimated Cost of Project: There is no significant cost to the OOWA for this action. OOWA's interest in this project is rooted in business retention and development of an existing industry and helping that company solve a major logistics problem related to incoming railcar shipments.

Timing: Sixty (60) days for USACE approval of the Partial Assignment to Interplastic.

Management's Recommendation: Staff recommends board approval a Partial Release of the existing railroad track easement, currently in favor of OOWA, and the Army Corps of Engineers subsequent partial assignment of the released parcel to Interplastic Corporation for purposes of constructing aa railcar storage yard facility as presented.

OOWA Board Meeting
August 23, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #7

Title: Consider approval of sale of a 1.072-acre parcel of land to Interplastic Corporation for railcar storage development in conjunction with partial release of USACE easement.

Issue: Final functional design of the proposed Interplastic railcar storage project requires a longer section of usable property than is afforded by the Partial Release parcel. Interplastic has requested the purchase of a 1.072-acre parcel situated immediately south of the USACE parcel and directly east of OOWA Building 620. Like other rail users here in the Park, Interplastic is being constrained by the extremely restrictive railcar storage policy of the Union Pacific. The on-site railcar storage facility will solve that problem and provide Interplastic with much greater control and certainty of raw product being on-site and available as its production schedules require. An additional requirement of this request is OOWA granting a small road access easement to Inteplastic for maintenance vehicles to access its trackage from 10th St.-MAIP.

Relevant Information: The availability and subsequent use of the 1.072-acre parcel is necessary for a "tail-rail" section to be constructed. The tail-rail feature is a single section of track for the manipulation and storage of cars awaiting pickup at a later switching operation. Staff has evaluated the impact of this sale on future operation that might be conducted out of Bldg. 620 and found the impact be non-eventful. The area in question is laden with two sanitary sewer lines and a force main that carries water plant sludge to drying beds. For the most part, the proposed property boundaries respects these utility lines, and where there is a crossing of the track over a utility line Interplastic has agreed to mitigate those conflicts with construction means and methods that will encase and protect the lines. Attached you will find drawings and plats of survey that will graphically show the proposed construction across the sale-purchase parcel.

Estimated Cost of Project: There is no cost to OOWA for this specific action. It is a revenue generating item with the land being price to Interplastic at \$35,000/acre. Interplastic will also pay all expenses related to the property sale-purchase (surveying, abstracting, title insurance, closing costs).

Timing: Ninety (90) days for closing, and related activities between USACE, Interplastic and OOWA to be scheduled and coordinated.

Management's Recommendation: Staff recommends board approval a sale of 1.072 acres to Interplastic for the construction of a rail spur section known as a "tail-rail" and the granting of an accompanying road access easement. Pricing and cost associated with this transaction are to be considered and approved as presented.

OOWA Board Meeting
February 23, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #8

Title: Considered approval of the fifth amendment to lease with Airgas for 1.63 acres at 4034 Zarrow St, Pryor, OK.

Issue: Airgas currently leases 1.63 acres at 4034 Zarrow Street. Their current lease expires 2/28/2021. Airgas has requested to renew its lease for another five-year term.

Relevant Information: Airgas has been leasing this property since 1974. The current lease rate is \$330 per month and was for a five-year term. The fifth amendment to lease will extend the lease for an additional five years with a 10% increase (\$363/month). The amendment additionally allows for a new legal description of the property upon completion of the proposed Zarrow Street widening project. The acreage would go down to 1.47 acres. The amendment also allows for two five-year renewal options each option at a 10% increase.

Cost of Project: The 10% increase will generate additional revenue and keep a long-standing business in the park. The approval amount billed is \$4,356.

Timing: The fifth amendment to lease will take effect on March 1, 2021.

Management's Recommendation: Recommend approval of the fifth amendment to lease with Airgas with the 10% increase and two five-year renewal options that include additional 10% increases with a monthly rate of \$363.

OOWA Board Meeting
February 23, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #9

Title: Consider approval of Contract with Standard Testing and Engineering Company for civil scope testing services for East Waste Water Treatment Plant Expansion – Phase 2 Project.

Issue: OOWA has previously awarded a contract to construct the WWTP Expansion project that will be kicking off in March 2021. OOWA, per contract, is responsible for providing professional inspections and material testing services for soils, aggregate base/engineered fills, concrete, structural steel, and masonry scopes of the work, to ensure compliance to stamped specifications and drawings from Engineer of Record (EOR).

Relevant Information: OOWA solicited proposals from local professional engineering/testing companies to provide civil and structural inspection testing services and received (3) responses. After reviews, it was decided that Standard Testing and Engineering Company provided the lowest and best proposal. Standard Testing is well known and accepted by EOR based on past experience.

Cost of Project: The inspection and testing contract with Standard Testing and Engineering Company is a Not-To-Exceed contract for \$33,805.00 based on estimated Man Hours.

Timing: The contract would be processed immediately allowing the inspection and testing services to be timely available upon start of work.

Management's Recommendation: Staff hereby recommends approval of the contract with Standard Testing and Engineering Company in the amount of \$33,805.00 to perform inspection and testing services for East Wastewater Expansion – Phase 2 Project.

OOWA Board Meeting
February 23, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #10

Title: Consider approval of contract for ground cleaning services with Ground Level LLC.

Issue: This parcel of land is being cleared for potential future development.

Relevant Information: OOWA has submitted a scope for public bid on January 25, 2021, for mass tree removal, burning and implementation of Storm Water Pollution Prevention Plan of a parcel of OOWA administered land. A public bid opening was held on February 16, 2021, A total of four (4) bids were submitted and Ground Level LLC was the lowest responsible bid. Other bids received were Adair Tree Clearing \$238,000.00, Shutdown Solutions \$215,000.00 and Key Maintenance \$396,675.00.

Cost of Project: The Letter Agreement for Professional Services with Ground Level LLC is a lump sum of \$129,250.

Timing: The agreement would be processed immediately following board approval, it is estimated to be completed 120 days after release.

Management's Recommendation: Staff hereby recommends approval of the Letter Agreement for Professional Services with Ground Level LLC in the amount of \$129,250 to perform mass tree removal, burning and SWP3 on MAIP Property.

**OKLAHOMA ORDNANCE WORKS AUTHORITY
BID TALLY SHEET**

Project/Item	Canote Hills Tree Clearing
Bid Opening Time	2:00 pm
Bid Opening Location	MAP Conference Room
Bid Date	2/06/21

Bid No.	Prospective Bidder Name / Address	In Attendance		Unit Price/Rate	Total Amount of Bid
		Y	N		
1	Ground Jewel LLC	✓			\$ 129,950.00
2	Adair Tree Clearing	✓			\$ 238,000.00
3	Shutdown Solutions		✓		\$ 215,000.00
4	Key Maintenance	✓			\$ 396,675.00
	<i>JDS</i>				
	<i>2/15/21</i>				
	<i>Chadwick</i>				
	<i>Belle</i>				

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OOWA Board Meeting
February 23, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #11

Title: Consider approval of CAO's expense claims

OOWA Board Meeting
February 23, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #12

Title: Consider holding Executive Session pursuant to 25 O.S. Section 307 C.10 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
February 23, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item # 13

Title: Consider approval of contract with Olsson Inc., for engineering services for Highway 412B improvements.

Issue: In coordination with Oklahoma Department of Transportation (ODOT), OOWA is pursuing a plan to enter into a Development Agreement with ODOT to improve the surface of the existing HWY 412B, improve the turn lanes at HWY 412 and HWY 412B as well as create a new entrance off of HWY 412B that would provide access to additional OOWA property that is under development per the master plan.

Relevant Information: The development agreement will require that OOWA pay for engineering, utility work and, right of way acquisition. Olsson has provided a proposal to perform engineering services to complete due diligence work to identify OOWA costs and overall exposure for this Development Agreement with ODOT.

Cost of Project: The engineering contract with Olsson, Inc. is an hourly time and expense contract with a limit of \$15,000.

Timing: The contract would be processed immediately allowing the engineering services to complete due diligence work to begin. Total time frame is 60 – 90 days.

Management's Recommendation: Staff hereby recommends approval of the contract with Olsson, Inc. in the amount of \$15,000 to perform engineering services for the Highway 412B improvements.

OOWA Board Meeting
February 23, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #14

Title: Consider approval of the sale of eight acres in the Armin Road Development Area to a manufacturing company.

OOWA Board Meeting
February 23, 2021

To: OOWA Board of Trustees

Consider Approval of Agenda Item #15

Title: Consider New Business