

FISTA Development Trust Authority

Special Board Meeting

February 7, 2022 at 12:00 p.m.

Lawton City Hall First Floor, Banquet Hall
212 SW 9th Street, Lawton, Oklahoma

The meeting will be conducted in-person for all trustees and members of the public to attend.

AGENDA

- I. Call to Order/Roll Call**
- II. Introduction of Guests**
- III. Business:**

A. Under the provisions of the Public Construction Management Act for Political Subdivisions and the procedure for awarding subcontracts in accordance with Title 61, Oklahoma Statutes, Section 217, consider awarding subcontractor bids for the FISTA Innovation Park Renovation/Former Sears Building at Lawton Central Plaza Mall Project in the following areas of work: (1) Demolition (2) Asphalt Parking Lot (3) Exterior Fencing & Gates (4) Interior and Exterior Concrete (5) Structural Steel Fabrication (6) Structural Steel Erection (7) Roofing & Joint Sealants (8) Exterior Metal Panels (9) General Trades (10) Millwork & Stone Counters (11) Doors/Frames/Hardware (Materials) (12) Glass/Glazing Systems (13) Framing/Drywall/Ceilings/FRP (14) Painting (15) EIFS (16) Flooring & Tile (Tile/Soft/Resilient) (17) Division 10 Specialties (Materials) (18) Signage (19) Digital Display Screens (20) Folding Panel Partitions (21) Plumbing Systems (22) HVAC Systems (23) Electrical/Lighting Systems (24) Fire Alarm Systems (25) Fire Sprinkler System (26) Telecommunications (27) CCTV (28) Access Controls/Intrusion Detection, and upon award of the bids, but before written subcontractor agreements are executed, direct the construction manager to prepare a proposed guaranteed maximum price (GMP) for the project as an amendment to the construction manager's contract for consideration and action at an upcoming Trust Board meeting, whereupon if the GMP amendment is approved, the construction manager shall enter into written subcontractor and supplier agreements for the work previously awarded by the subdivision.

Note 1: Under the Oklahoma Public Competitive Bidding Act, if an award is made to other than the lowest bidder, the awarding public agency shall accompany its action with a publicized statement setting forth the reason for its action. Such statement shall be placed on file, open to public inspection and be a matter of public record.

Note 2: Under Section 217 referenced above, once bids are awarded by the subdivision and the subdivision indicates its bonding preference, as noted below, the construction manager will prepare a GMP amendment to the contract. The subdivision shall have the option, but not mandate, to require

the construction manager to provide performance, payment and maintenance bonds, or any combination, in an amount equal to one hundred percent (100%) of the value of the work, excluding the construction manager's fee, general conditions, reimbursements and insurances. "Payment bond", "performance bond" and "maintenance bond", as used herein, mean and refer to those bonds as defined in the Oklahoma Public Competitive Bidding Act.

RECOMMENDED ACTION: Award subcontractor bids for the FISTA Innovation Park Renovation/Former Sears Building at Lawton Central Plaza Mall Project in the following areas of work: (1) Demolition (2) Asphalt Parking Lot (3) Exterior Fencing & Gates (4) Interior and Exterior Concrete (5) Structural Steel Fabrication (6) Structural Steel Erection (7) Roofing & Joint Sealants (8) Exterior Metal Panels (9) General Trades (10) Millwork & Stone Counters (11) Doors/Frames/Hardware (Materials) (12) Glass/Glazing Systems (13) Framing/Drywall/Ceilings/FRP (14) Painting (15) EIFS (16) Flooring & Tile (Tile/Soft/Resilient) (17) Division 10 Specialties (Materials) (18) Signage (19) Digital Display Screens (20) Folding Panel Partitions (21) Plumbing Systems (22) HVAC Systems (23) Electrical/Lighting Systems (24) Fire Alarm Systems (25) Fire Sprinkler System (26) Telecommunications (27) CCTV (28) Access Controls/Intrusion Detection, and upon award of the bids, but before written subcontractor agreements are executed, indicate the Trust's bonding preference and direct the construction manager to prepare a proposed guaranteed maximum price (GMP) for the project as an amendment to the construction manager's contract for consideration and action at an upcoming Trust Board meeting. (Copies of solicitation of bids and bids received for the various areas of work are on file in the Office of the City Clerk)

- B.** Consider approving providing written notice to Intouch Management Services and Insight Commercial Real Estate Brokerage of the Trust's desire to renew the Central Plaza Mall Management and Maintenance Agreement for the period FY 2022-2023 by mutual consent of the parties and upon receiving such consent, direct a renewed Agreement be prepared for approval effective July 1, 2022. (Copy of existing Central Mall Management and Maintenance Agreement and Appendices are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve providing written notice of the Trust's desire to renew the Central Plaza Mall Management and Maintenance Agreement for the period FY 2022-2023 and upon receiving mutual consent, direct a renewed Agreement be prepared for approval effective July 1, 2022.

IV. Adjourn

This Notice of Meeting and Agenda was sent via email on February 3, 2022, at ____ m. to the following locations:

Lawton City Hall
Lawton Constitution

The FISTA Development Trust Authority encourages participation by all City of Lawton citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at (580) 581-3305 at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The 48-hour time period may be waived if an interpreter for the deaf (signing) is not the necessary accommodation.