

FISTA Development Trust Authority
Special Board Meeting
August 19th, 2024 at 3:15 p.m.
FISTA Innovation Park, Conference Room
200 SW C Avenue, Lawton, Oklahoma



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

“Official action can be taken only on items which appear on the agenda. The Authority may approve, ratify, deny, defer, recommend or continue any agenda item. The Authority may also propose to enact floor amendments to any matter presented before them. Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely.”

AGENDA

I. Call to Order/Roll Call

II. Introduction of Guests

III. Business

- A.** Consider approval of minutes of the Trust meeting on July 16, 2024.

RECOMMENDED ACTION: Motion to approve/amend minutes.

- B.** Consider approval of May 2024 financials.

RECOMMENDED ACTION: Motion to approve financials.

- C.** Under provisions of the previously approved Construction Manager at Risk Agreement with CDBL Professional Construction Services, consider approval of the Guaranteed Maximum Price Proposals submitted by CDBL Professional Construction Services for construction of the Conference Space, Café and Kitchen spaces to be subsequently incorporated into a Guaranteed Maximum Price Amendment to the Agreement to be approved and executed by the parties (Copies of proposals for the Conference Space, Café and Kitchen are on file in the Office of the City Clerk).

RECOMMENDED ACTION: Move to approve the Guaranteed Maximum Price Proposals submitted by CDBL Professional Construction Services for construction of the Conference Space, Café and Kitchen spaces to be subsequently incorporated into a Guaranteed Maximum Price Amendment to the Agreement to be approved and executed by the parties.

- D.** Consider approval of a Construction Manager at Risk Agreement with QUAD Construction for the construction of tenant spaces for Eprius Inc., and authorize the Chair and Secretary to execute the Agreement (Copy of the CMaR Agreement and Exhibits are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve the Construction Manager at Risk Agreement with QUAD Construction for construction of tenant spaces for Epirus Inc., and authorize the Chair and Secretary to execute the Agreement.

E. Consider approval of a Construction Manager at Risk Agreement with QUAD Construction for the construction of tenant spaces for Camgian Inc., and authorize the Chair and Secretary to execute the Agreement (Copy of the CMaR Agreement and Exhibits are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve the Construction Manager at Risk Agreement with QUAD Construction for construction of tenant spaces for Camgian Inc., and authorize the Chair and Secretary to execute the Agreement.

F. Consider approval of the Aerospace and Aviation Education Grant Agreement between the Oklahoma Department of Aerospace and Aeronautics and the Fires Innovation Science and Technology Accelerator (FISTA) in the amount of \$1,699.00 for the project described in Attachment 1 of the Grant Agreement, and authorize the Chair and Secretary to execute the Agreement to be submitted to the Oklahoma Department of Aerospace and Aeronautics (Copy of the Grant Agreement and Appendices are on file in the Office of the City Clerk).

RECOMMENDED ACTION: Move to approve the Grant Agreement/Appendices with the Oklahoma Department of Aerospace and Aeronautics in the amount of \$1,699.00, and authorize the Chair and Secretary to execute the Agreement to be submitted to the Oklahoma Department of Aerospace and Aeronautics.

G. Consider approval of an Agreement with Chisholm Trail Consulting, LLC., for professional services to perform an engineering evaluation and provide recommendations for mitigation of localized flooding of the parking areas of the FISTA Innovation Park, and authorize the Chair and Secretary to execute the Agreement. (Copy of the Agreement with Chisholm Trail Consulting, LLC., is on file in the Office of the City Clerk).

RECOMMENDED ACTION: Move to approve the Agreement with Chisholm Trail Consulting LLC., to perform an engineering evaluation and provide recommendations for mitigation of localized flooding of the parking areas of the FISTA Innovation Park and authorize the Chair and Secretary to execute the Agreement.

H. Consider approval of a five (5) year Lease Agreement between the FISTA Trust and Warfighting System Solutions Inc., for 750 square feet in Suite B of FISTA 1, formerly known as the Sears Building, and authorize the Chair and Secretary to execute the Agreement (Copy of the Lease Agreement and Exhibits are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve a five (5) year Lease Agreement with Warfighting System Solutions Inc., and authorize the Chair and Secretary to execute the Agreement.

I. Consider authorizing the use of the Construction Manager at Risk approach set forth in the Oklahoma Statutes for advertising the build out of a STEM Center, Additive Manufacturing Space, Maker Space and Incubator within Central Plaza and authorize the Chair and Secretary to execute the Agreement. (Copy of the CMaR Request for Proposal and Exhibits are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve the use of Construction Manager at Risk approach for advertising the build out of a STEM Center, Additive Manufacturing Space, Maker Space, and Incubator within Central Plaza and authorize the Chair and Secretary to execute the Agreement.

J. Consider approval of an Agreement with TRADESMAN Architectural Studios for professional services in designing, bidding and construction administration of Additive Manufacturing scope of the Maker Space, Incubator and STEM Lab at FISTA, and authorize the Chair and Secretary to execute the Agreement (Copies of the Agreement are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve the agreement with TRADESMAN Architectural Studios for the Additive Manufacturing scope of the Maker Space, Incubator and STEM Lab at FISTA and authorize the Chair and Secretary to execute the Agreement.

K. Consider approval of an Agreement with TRADESMAN Architectural Studios for professional services associated with specifying, bidding, and installation of the Maker Space, Incubator and STEM Lab Furniture, Fixtures and Equipment at FISTA and authorize the Chair and Secretary to execute the Agreement (Copies of the Agreement are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve the agreement with TRADESMAN Architectural Studios for the FF&E Scope of the Maker Space, Incubator and STEM Lab at FISTA and authorize the Chair and Secretary to execute the Agreement.

IV. Reports

Chairman's Update
President/CEO Update
InTouch/Insight Property Manager
Trustees/Committees
Construction

V. Adjourn

This Notice of Meeting and Agenda was sent via email on August 16th, 2024 at 9:35 a.m. to the following locations:

Lawton City Hall
Agenda Email Distribution List
thefista.com
FISTA, 200 SW C Ave, Lawton, OK 73501

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.