

<p style="text-align: center;">Request for Proposal</p> <p style="text-align: center;">Airport Parking Operations</p> <p style="text-align: center;">Lawton-Fort Sill Regional Airport</p>

1. Introduction

The Lawton Metropolitan Area Airport Authority (“Authority”) is requesting proposals from qualified firms to operate Airport Parking Facilities at the Lawton-Fort Sill Regional Airport. Proposals will be accepted in the Airport Manager’s Office until 2:00 p.m. on November 12, 2009. Proposals received after that time will be returned unopened.

If a proposal is accepted by the Authority, the successful proposer (“Operator”) will lease the existing parking facilities at the airport and conduct parking services according to the Authority’s standards.

2. Subject Property

The property for lease is the existing public park lot in front of the main terminal building. The lot consists of 200 slots and a small building at the exit. see yellow highlighted area on Exhibit 1.

3. Anticipated Lease Term

The lease will be for a five-year term with an additional five-year option period. The Authority would expect the Operator to make capital improvements to the leased premises. Proposers should submit development plans identifying and describing the proposed improvements, the cost of improvements, and the schedule to complete them.

4. Anticipated Commission and Fees

The Authority expects that rent be proposed in terms of a percentage of gross revenue and a Minimum Annual Guarantee.

The Operator will be required to charge parking fees that are no higher than the maximum fees shown on Exhibit 2.

The Authority expects that the successful proposer will be responsible for all maintenance and repair, insurance, utilities, and taxes associated with the use and occupancy of the subject property and relating to the proposed activity at the Airport.

5. Schedule for RFP Process

The schedule for this RFP process (which is subject to change) follows:

Issue Date of RFP	September 11, 2009
Pre Proposal Conference (Mandatory)	October 13, 2009 - 2:00 p.m.
Proposer Question Submission Deadline	October 16, 2009
Response Deadline for answering questions	October 23, 2009
Proposal Submission Deadline (Due Date)	November 12, 2009 – 2:00 p.m.
Selection of Proposers to interview (if necessary)	TBD
Proposer Interview (if necessary)	TBD
Selection of Proposer to negotiate agreement	TBD
Successful proposer execution of Agreement	TBD
Execution of Agreement	TBD
Commencement of Agreement	TBD

6. Proposer’s Instructions

The Authority is soliciting competitive proposals because it has determined that this process best serves the interest of the airport and the public. All proposers will be afforded full opportunity to submit proposals in response to this RFP and no person shall be discriminated against on the grounds of race, color, age, sex or national origin.

The Leasing Committee of the Authority will evaluate all proposals based on what is most advantageous to the airport and its patrons. The Leasing Committee may select the proposal that best meets the evaluation criteria and make a recommendation to the Authority. Under no circumstances will the Leasing Committee or the Authority be obligated to accept any proposal. We reserve the right to reject any or all proposals for any or no reason; to modify, supplement, or amend this RFP, the process or the schedule; to waive any informality; to negotiate any portion of any proposal; to postpone, reissue or cancel the RFP; or to advertise for new proposals.

Proposals will be received and publicly acknowledged at the location, date and time as stated. Proposers, their representatives and interested persons may be present. The proposal shall be received and acknowledged only so as to avoid disclosure of the contents to competing offers and kept secret during evaluations and negotiations. However, proposals will be open for public inspection after the contract is awarded, except for trade secrets and confidential information contained in the proposal and identified by proposers as such.

The proposer shall not lobby, either on an individual or collective basis, the Authority (its board, employees or outside advisors) or any federal, state or local elected or public officials or support staff personnel regarding this RFP or its proposal. Proposers or their acquaintances, friends, family, outside advisors, agents, or other representatives shall not contact the Authority, (its board, employees, or outside advisors) or any federal, state or local elected or public official or support personnel to arrange meeting, visits or presentations (beyond those contemplated in this RFP) to influence the outcome of the selection process. Violation of the provision, by or on behalf of a proposer, intentionally or unintentionally, will result in disqualification of the proposer and/or rejection of its proposal.

All proposers must submit evidence that they have the necessary qualifications, experience, capabilities and financial resources to fulfill the terms and conditions of the lease agreement. As such, proposers must complete and submit all of the information, data, documentation and material stipulated in the RFP. Failure to do so will be grounds for disqualification of the proposer or rejection of its proposal. The proposal and any other information, data, documentation and material submitted by the proposer will be relied upon by the Authority in making the decision to lease the subject property and must be warranted by the proposer as true, accurate and complete.

7. Pre-Proposal conference (Mandatory)

A mandatory pre-proposal conference will be held on October 13, 2009 at 2:00 p.m. CDT in the Airport Conference Room in the main terminal building at the Lawton Ft. Sill Regional Airport. This building is located at 3401 S. 11th Street, Lawton, Oklahoma 73501. A tour of the airport and the subject property will be provided immediately following the pre-proposal conference. Failure of a proposer to send a representative to this mandatory meeting will automatically disqualify the proposer. Additional tours of the subject property may be arranged by contacting the Airport Manager, Barbara McNally, at 580-353-4869 ext 100.

8. Investigation of Conditions and Circumstances

The submission of the proposal shall be considered conclusive evidence that the proposer: (1) has read, is thoroughly familiar with and fully understands the RFP and all related documentation and material; (2) considers itself fully qualified, experienced, capable and competent to occupy and use the subject property and successfully engage in the proposed activities at the airport and understands all the requirements associated with doing so; (3) has thoroughly, conscientiously, and independently investigated all aspects of the opportunity and all related documentation, or material conveyed in this RFP or otherwise provided by the Authority; (4) is fully aware of and understands the conditions or circumstances that exist in the aviation industry, the community, at the airport and in the marketplace; and (5) has reviewed and fully understands the lease agreement to be executed.

No claim for adjustment of any provision of the lease agreement to be executed shall be honored after the proposal has been submitted on the grounds that the proposer was not fully informed as to the existing conditions or circumstances or other related matter.

The Authority makes no representation or warranty with regard to the information, data, documentation, and material conveyed in the RFP or otherwise provided by the Authority. The successful proposer will be leasing the subject properties in an "as is", "where is" condition without representations or warranties from

the Authority as to the condition or suitability of the land and improvements for engaging in any particular activity. As such, proposers shall conduct their own independent investigation and analysis and make their own assessments, judgments and decisions regarding this opportunity.

9. Preparation of Proposals

Proposal must be complete, accurate and free of ambiguity, obscurity, alterations or irregularities of any kind. Upon completion, the proposal must be signed by an authorized representative of the proposer.

In the case of conflict between words and numerals, the words unless obviously incorrect shall control or prevail. Proposers are cautioned to verify and confirm all aspects of the proposal prior to submittal. Negligence or omission on the part of the proposer or any party preparing and portion of the proposal confers no right to withdraw or make changes, additions or deletions to the proposal after the proposal submission deadline (due date).

The Authority shall not under any circumstances, be responsible for any costs or expenses associated with the proposal submitted, including but not limited to a proposer’s research, investigation, development, preparation, duplication, production, collation, packaging, delivery, transmittal or presentation of the proposal or any other related information, data, documentation and material. All Costs and expenses incurred by the proposer in connection with the proposal submitted shall be the sole responsibility of and born solely by the proposer.

10. Scope of Operations

A. The Operator will be required to provide management services and personnel necessary to efficiently operate public parking facilities at the Lawton Ft Sill Regional Airport on a 24-hour basis. Subject to provisions of the final agreement, the selected Proposer shall be required to provide the following services: vehicle emergency starting services, and coordination of the towing and impound of illegally parked vehicles.

B. The Operator will be responsible for the cleaning and maintenance of the parking facilities and equipment, costs of maintenance, cleaning and repairs, including the costs of personnel, equipment, and supplies. The selected Proposer shall provide response and repair to any mechanical problems that occur with the parking system.

C. The Operator will assist in snow and ice control and removal operations using equipment and supplies provided by Operator to keep the premises reasonably safe for Airport users. Specific responsibilities include the spreading of sand and snow and ice control chemicals on the entrance and exit lanes.

11. Financial Accounting Responsibilities

The Proposer will include a detailed description of the type of system, controls and accounting procedures used to account for all revenue. Management practices of Proposer shall allow for effective use of personnel and resources. All formal reports presented to the Authority shall be concise, complete and accurate. The Authority reserves the right to audit records and transactions at any time.

12. Activity Summary and Rates

a) The Lawton Ft Sill Regional airport is a commercial service airport located on the south edge of the city of Lawton, Oklahoma. Airport facilities accommodate all phases of air transportation including scheduled air service, general aviation, and military activities.

b) A summary of selected activity related to public parking at the Lawton Ft .Sill Regional Airport under the current management agreement is as follows:

Year	- Calendar Enplanements/Deplanements		- Reported Gross Parking Income
2005	46,309	44,042	\$ 155,216.64
2006	47,544	48,132	152,696.09
2007	51,784	49,890	175,788.92

2008	70,809	65,420	227,353.47
2009 to July	36,803	34,142	124,991.48

d) Airline Schedules and Equipment– American Eagle has 5 to 6 flights per day and flies the ATR72 and 44 seat RJ.

We also have periodic gambling charters that depart and return.

e) Future Development

The Authority has approved a new Master Plan. Short term projects include terminal renovations and expansion and pavement replacement on the airside.

In addition, the Authority expects the following positive influences on business at the airport in the near future:

- New missions are expected at Fort Sill, which should bring thousands of new personnel and increased military contract activity.
- Lawton's economy continues to be strong and healthy.

13. Expectations

In recognition of the airport's role as a gateway to the Lawton-Fort Sill community, a successful operator must demonstrate the ability to exceed customers' expectations.

14. Proposal Content

Proposals must be organized so that each element (identified below) is addressed in the order indicated herein. Proposers must answer all questions completely and accurately and furnish all required information, data and documentation and material. Tabs must be utilized to separate each section of the proposal.

A. Cover Letter – Each proposer must submit a cover letter identifying the name of the proposing entity. The original proposal must be signed in ink by an authorized representative of the proposing entity who can make contractual agreements and/or commitments on the behalf of the proposer

B. Qualifications and Experience- Each proposal must provide a description of the proposers experience, qualifications and capabilities to engage in the proposed activities at the airport. The proposer must also include three references of similar operations with contact information.

C. Operational Plan -A description of procedures used to control and secure the receipt of daily cash receipts, including integration with the Proposer's financial reporting system, is to be included with the proposal, this may be presented in the form of a diagram or other such descriptive techniques.

1. A description of the cash receipt cycle, and on the ability to integrate data from the computerized revenue control system into its revenue control and reporting processes.

2. A description of the proposed equipment to be used for both vehicle access and financial reporting system. Proposer should demonstrate familiarity in the operation with the revenue-control equipment:

3. Hours of operations

4. A description of (and cost estimate for) the proposed improvements

5. A description of the manner in which the premise and facilities will be maintained.

6. A description of the policies and procedures that will be followed to provide customer services, safety and environmental incident and accident prevention and reporting, emergency procedures, security and communications.

7. Evidence of the ability to obtain the insurance coverage in the amounts required in the lease agreement

D. Management Plan

1. A statement of the proposers, mission, vision and values.
2. A chart depicting the proposer's organizational structure (to include the name and title or position of all key personnel).
3. Resumes of proposers principals, managers, supervisors and other key personnel including qualifications, background, references and experience of the each individual.
4. Proposed staffing levels and work schedules.

E. Financial Plan

1. A statement of financial capability from a qualified financial institution or other reputable source (that can be readily verified through normal channels) that identifies the source and the amount of funds available to provide working capital to initiate the proposed operation.
2. A five (5) year projected income (profit and loss) statement that addresses the proposer's ability to initiate and sustain the proposed operation.
3. Compensation proposed to be paid to the Authority annually over the initial five year period, both the percentage of gross and the minimum annual guarantee.

15. Questions and Addendums

Any questions, comments, or requests concerning the RFP must be submitted in writing to Barbara McNally, Airport Manager, at the address provided or via email barbara@flylawton.org submitted at any time prior to the question submission deadline.

The Authority's responses to questions, comments, or requests will be provided in the form of a written addendum to the RFP and be posted on our website www.flylawton.org under Business Opportunities.

Oral communications from the Authority (its board, employees or outside advisors, or any other person associated with this RFP) shall not be binding on the Authority and shall in no way modify any provision of the RFP document. Only written responses (in the form of a formal addendum issued by the Authority, shall be binding on the Authority.

Each proposal will be placed in a sealed envelope, and signed by a person having authority to bind the firm in a contract and clearly marked "Airport Parking Service RFP" .

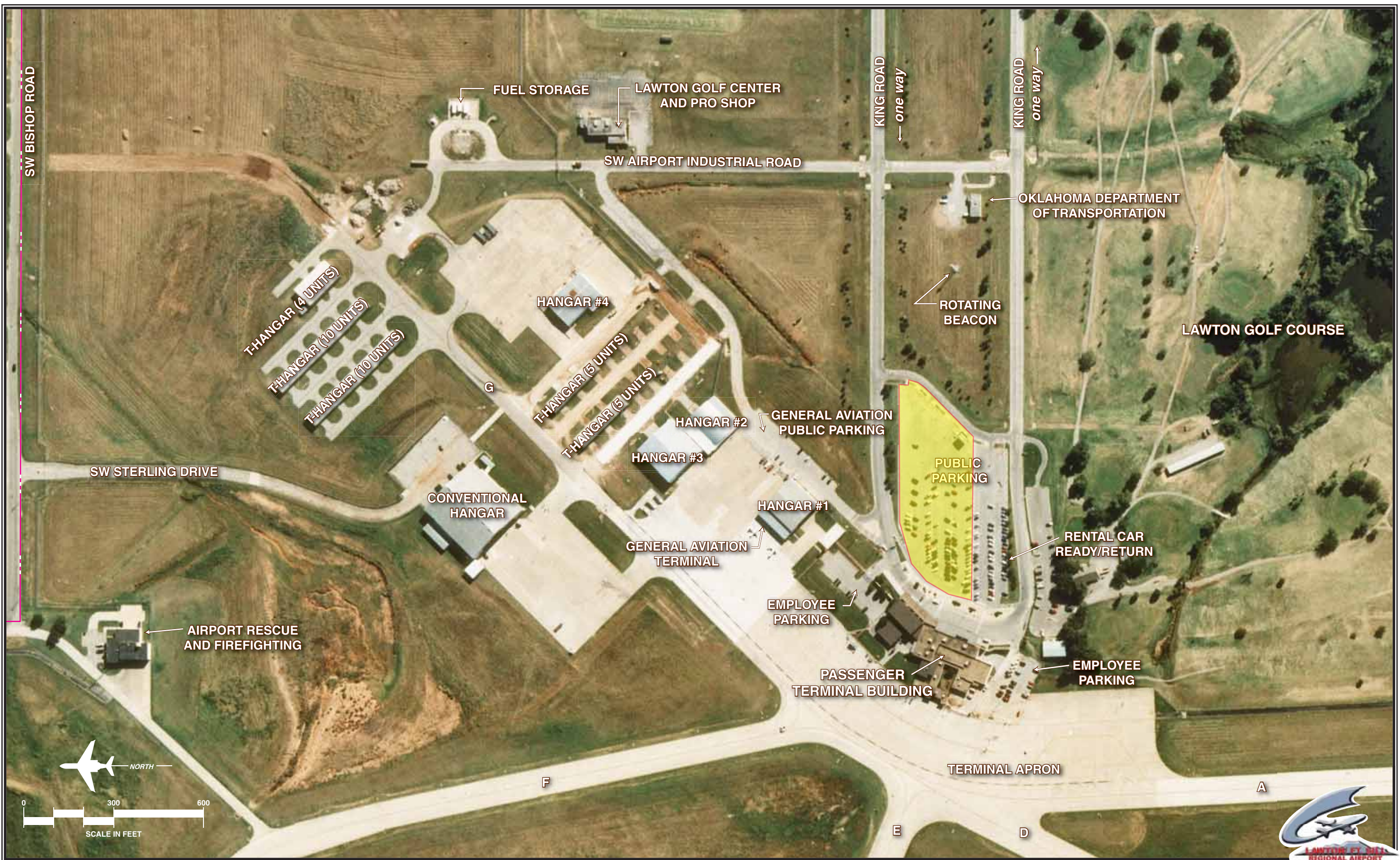


Exhibit 2 - Proposed Fee Structure

Maximum Allowable Parking Fees
0- 30 minutes FREE
31- 1 hour \$1.00
1-2 hours 2.00
3-4 hours 3.00
4-6 hours 4.00
6 to 24 hours 5.00
1 week 30.00