

**NOTICE AND AGENDA  
Combined Meetings of  
Tulsa Airports Improvement Trust – Special Meeting  
Tulsa Airport Authority – Regular Meeting  
Thursday, August 10, 2023, 8:30 a.m.  
Airport Conference Room A-211  
Tulsa International Airport  
7777 Airport Drive  
Tulsa, Oklahoma 74115**

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Call the combined Special and Regular Meetings of the Trustees of the Tulsa Airports Improvement Trust and the Members of the Tulsa Airport Authority to order.

1. Approve the Minutes of the combined July 13, 2023, meetings of TAIT and TAA.
2. Operating and Financial Reports.

**Administrative, Finance, IT, and Operations Contract Action.**

3. Approve Commission and Installation of Artwork with Shane Darwent in the amount of \$225,000.00 for the Terminal Area Suspended Artwork Project. TUL Contract F24-015.
4. Approve Master Services Agreement with AskReply, Inc., d/b/a B2Gnow in the amount of \$36,291.00 for software and implementation to support the administrative and reporting requirements of TAIT's disadvantaged business enterprise programs. B2Gnow is a sole source provider. TUL contract F24-022.
5. Accept Bid and Award Contract for Professional Services to Loomacres Wildlife Management, LLC, in the amount of \$61,777.78 for one year with four one year options, effective October 1, 2023. TUL Contract F24-014.

This contract provides wildlife services to both TUL and RVS.

6. Approve purchase of four passenger boarding bridge canopies from Hubner Component Solutions LLC, a sole source provider, for \$68,769.68. This is \$2,544.68 above the FY24 budgeted amount. TUL Contract F24-019.
7. Approve Gas Sales Agreement with Symmetry Energy Solutions, LLC, effective August 1, 2023 for one year, for purchase of natural gas for Tulsa International Airport. The price is equivalent to the current Inside Federal Energy Regulatory Commission's (FERC) Gas Market Report for ONEOK, plus \$.2450/MMBtu. TUL Contract F24-016.

8. Approve purchase of new Juniper network switching equipment from CDW-Government, LLC in an amount not to exceed \$172,724.10. TUL Contract F24-023.

This purchase is for 30 network switches at a unit cost of \$5,757.47 to be deployed throughout the terminal. This is a budgeted operating capital purchase; the budgeted amount is \$175,000.

Agenda Items 9 and 10 may be considered together.

9. Approve purchase of Premium Cityworks Enterprise License and Service Support Agreement with Azteca Systems, LLC – Cityworks, a sole source provider, in the amount of \$85,000 for one-year, with two one-year renewals. TUL Contract F24-017.

Year one license and support	\$85,000.00
Year two license and support	\$105,000.00
Year three license and support	\$125,000.00

This agreement is for a comprehensive airport work order system that will replace the current ASOCS and TME work order management system.

10. Accept selection and approve award of contract for Professional Consulting Services to Woolpert in an amount not to exceed \$100,000 for the implementation of Azteca Systems, LLC – Cityworks software. TUL Contract F24-018.

This contract provides testing, training, pre and post deployment support, ArcGIS integration, mobility and dashboards, tracking and tenant chargebacks, common facility and grounds work orders and request, ARFF vehicle inspections, logbook tracking, Part 139 inspections, Part 139 work orders, and Part 139 day, night, and special inspections.

### **Engineering Capital Improvement Contract Action.**

#### **Contracts.**

11. Reject bids for Airport Terminal Vestibules Improvement Project Phase One. The bidding documents will be repackaged and the project will be rebid later this year.

12. Accept selection and approve award of contract for Construction Observation Services to Poe & Associates Inc., in an amount not to exceed \$141,235.00, and contingent upon FAA grant funding, for the Terminal Entrance Roadway Pavement Rehabilitation Project. TUL contract F24-019.

13. Accept selection and approve award of contract for Construction Observation Services to Parkhill, Smith & Cooper, Inc., in an amount not to exceed \$493,989.00, and contingent upon FAA grant funding, for the Perimeter Road Rehabilitation Project. TUL contract F24-020.

14. Accept selection and approve award of contract for Construction Observation Services to Olsson, Inc., in an amount not to exceed \$271,200.00, and contingent upon FAA grant funding, for the Taxiway Connectors to Runway 19R-1L – Phase 2 Project. RVS contract F24-012.

15. Approve Purchase Agreement with ADB Safegate Americas, LLC, a sole source provider, in an amount not to exceed \$64,000.00, contingent upon FAA grant funding. RVS Contract F24-021.

This Purchase Agreement provides for the purchase and installation of updated software/connections and new hardware (circuit monitoring devices, beacon control, and roaming in-field laptop to control ALCMS) and consolidating the communication of the ALCMS from the abandoned west vault to the newer east vault. This will also upgrade the graphics on the Airfield Lighting Control and Monitoring System to reflect the changing Taxiway configuration.

**Contract Amendments** None.

**Change Orders** None.

**Contract Close Out / Other Contract Action** None.

**Property Development Contract Action.**

**Tulsa International Airport**

16. Approve Concession Agreement with Prepango, LLC, for Automated Retail Concessions effective October 1, 2023. TUL contract F24-024.

17. Approve Amendment Number One to Concessions Sublease and License Agreement with AIClear, LLC, to increase square footage, effective August 1, 2023. TUL Terminal Building. TUL contract F23-064.

18. Approve Consent Agreement among TAIT, TUL Hospitality, LLC, and Security Bank, acknowledging a second collateral assignment of Sublease Agreement and estoppel for financing of construction of Home2Suites hotel. TUL contract P-157.

19. Approve Non-Signatory Cargo Carrier License Agreement with DHL Network Operations (USA), Inc., effective September 1, 2023. TUL contract F23-025.

20. Approve Peer-to-Peer Car-Sharing Concessions Agreement and Permit with Turo, Inc., effective September 1, 2023. TUL contract F23-027.

Agenda Items 21 through 24 may be considered together.

21. Rescind Approval of Mutual Termination of Sublease Agreement with United States Aviation. TUL contract F99-059.

22. Rescind Approval of Option to Sublease Land with United States Aviation for a one year term, effective July 1, 2023. TUL contract F99-059.

23. Rescind Approval of Rent Credits with United States Aviation in the amount of \$250,000.00 for site preparation dirt work at new hangar site. TUL Contract F99-059.

24. Approve Sublease Agreement with United States Aviation effective October 1, 2023. Hangar 99.

This Sublease Agreement was previously approved May 11, 2023 but with a different effective date to coincide with the Mutual Termination (now rescinded, see Agenda Item 21 above). The existing Sublease expires on its own terms September 30, 2023. TUL contract F99-059.

### **Tulsa Riverside Airport**

All Subleases for the agenda items below are for the standard published Term and at the standard published Rental rate, and all inspections have been conducted prior to approval.

Agenda items 25 through 34 may be taken together, and without objection from any of the Trustees, the Chair may waive the reading of these agenda items. Questions regarding any one of the agenda items may still be heard.

25. Approve Sublease Agreement with Rolrice Family Limited Partnership, effective September 1, 2023. Lot 5, Block 7B, Northeast Hangar Development Area, Hangar B-7. RVS contract F04-008.

26. Approve Sublease Agreement with Frank Sommer, Eric Sommer, and Mark Sommer effective September 1, 2023. Lot 2, Block 10, Northeast Hangar Development Area, Hangar B-64. RVS contract F04-010.

27. Approve Sublease Agreement with Tom M. Taylor, effective October 1, 2023. Lot 3, Block 7B, Northeast Hangar Development Area, Hangar B-9. RVS contract F04-015.

28. Approve Sublease Agreement with Barron & Thomas, LLC, effective September 1, 2023. Lot 3, Block 10, Northeast Hangar Development Area, Hangar B-81. RVS contract F04-002.

29. Approve Sublease Agreement with Barron & Thomas, LLC, effective September 1, 2023. Lot 5, Block 10, Northeast Hangar Development Area, Hangar B-82. RVS contract F04-006.

30. Approve Sublease Agreement with Barron & Thomas, LLC, effective October 1, 2023. Lot 1, Block 8, Northeast Hangar Development Area, Hangar B-32. RVS contract F04-018.
31. Approve Sublease Agreement with RedRiver Aviation, LLC, effective September 1, 2023. Lot 16, Block 9, Northeast Hangar Development Area, Hangar B-48. RVS contract F04-025.
32. Approve Sublease Agreement with Mandarin Moonfish, LLC, effective October 1, 2023. Lot 10, Block 9, Northeast Hangar Development Area, Hangar B-54. RVS contract F04-019.
33. Approve Assignment of Sublease and Acknowledgement and Consent to Assignment from Doug and Teresa Redding Trust to TruckGuy, Inc., effective upon approval. Lot 1, Block 1F, Northwest Hangar Area, Hangar A-52. RVS contract F17-005.
34. Approve Assignment of Sublease and Acknowledgement and Consent to Assignment from TruckGuy, Inc., to Doug and Teresa Redding Trust, effective upon approval. Lot 1, Block 1C, Northwest Hangar Area, Hangar A-21. RVS contract F20-066.
35. New TAIT Business No Items.
36. TAA Business No Items.
37. Motion to Adjourn.

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If you require special accommodations pursuant to the Americans with Disabilities Act, please notify Jeff Shaw at (918) 838-5000 by August 9, 2023.