

**Office of the
City Clerk**

**-AMENDED-
NOTICE AND AGENDA
Combined Special and Regular Meetings
Tulsa Airports Improvement Trust and Tulsa Airport Authority
Thursday, April 10, 2025, 8:30 a.m.
Airport Conference Room A-211
Tulsa International Airport
7777 Airport Drive
Tulsa, Oklahoma, 74115**

1. Call the combined special meeting of the Trustees of the Tulsa Airports Improvement Trust (“TAIT”) and regular meeting of the Members of the Tulsa Airport Authority (“TAA”) to order.
2. Approve the minutes of the March 13, 2025, combined meetings of TAIT and TAA.
3. Operating and Financial Reports.

Administrative, Finance, IT, and Operations Contract Action.

4. Approve termination of the 1983 Sublease Agreement between TAIT and TMAAT for the Old Cargo Building Sky Chefs facility, effective retroactively to June 9, 2015.

This is an administrative housekeeping issue. Sky Chefs no longer operates at the Airport, but the sublease is technically effective until 2038. TMAAT and American Airlines removed this area from the Leased Premises when Amended and Restated the Sublease in March, 2022.

Engineering Capital Improvement Contract Action.

Contracts.

5. Reject bids for the Airfield Lighting Rehabilitation Project pursuant to the Oklahoma Public Competitive Bidding Act, Title 61 O.S. §119. The bidding documents have been repackaged, and advertisement has begun.
6. Approve award of Professional Services Agreement to KSA Engineers, Inc., in an amount not to exceed \$69,994.00 for the Security Improvement Project. RVS contract F25-086.

This contract provides funding to perform Construction Administration Services for the Security Improvement Project at RVS. The Disadvantaged Business Enterprise (“DBE”) goal

was 2.63% and the consultant has committed to utilizing 2.63%.

7. Accept selection and approve award of Professional Services Agreement to RDM International, Inc., in an amount not to exceed \$118,399.00 for the Taxilane TB and Perimeter Road Project. RVS contract F25-087.

This contract provides funding to prepare plans and specifications to construct a new Taxilane from KK north providing access for new hangars. This project will also relocate a portion of perimeter road, creating a safer environment for both aircraft and vehicular traffic. The DBE goal was 5.26% and the consultant has committed to utilizing 5.26%

Contract Amendments. None.

Change Orders.

8. Approve Change Order Number Five with Flintco, LLC, in the amount of \$66,249.19 for the Air Traffic Control Tower and Base Building Project. TUL contract F24-096.

This change compensates the contractor for manufacturing and installing an Antenna Array, increasing tower cab glass thickness, and structural steel and louver modification in the generator room. There is no additional time being added to extend the contract for these changes.

	Amount	Percent Change
Original contract amount:	\$76,900,000.00	
Previous change orders:	\$1,027,624.75	1.3%
Current change orders:	\$66,249.19	0.1%
Total change of quantities:	\$0.00	
Total cost:	\$77,993,893.75	1.4%

9. Approve Change Order Number Seven with Flintco, LLC, in the amount of \$30,716.39 for the General Aviation / Federal Inspection Services Facility Project. TUL contract F24-043.

This change compensates the contractor for electrical and electrical boxes for the BIDS monitors and electrical power signage. There is no additional time being added to extend the contract for these changes.

	Amount	Percent Change
Original contract amount:	\$34,888,000.00	
Previous change orders:	\$347,132.96	1.0%
Current change orders:	\$30,716.39	0.1%
Total change of quantities:	\$0.00	
Total cost:	\$35,265,849.35	1.1%

10. Approve Change Order Number Six with Myers-Cherry Construction, LLC, in an amount not to exceed \$31,251.95 for the Airport Terminal Vestibules Improvement Project. TUL contract F23-045.

This change compensates the contactor for modifying existing supply duct and diffusers located above the ceiling in the bag claim areas and adds 36 days of General Conditions.

	Amount	Percent Change
Original contract amount:	\$2,447,000.00	
Previous change orders:	\$176,677.49	7.2%
Current change orders:	\$31,251.95	1.3%
Total change of quantities:	\$0.00	0.0%
Total cost:	\$2,654,929.44	8.5%

11. Approve Change Order Number One with American Elevator Company, Inc., to increase contract time by 25 working days for the Elevator Modernization Project. TUL Contract F23-003.

This change compensates the Contactor for time delays beyond his control without additional costs to TAIT.

	Amount	Percent Change
Original contract amount:	\$882,000.00	
Previous change orders:	\$0.00	0.0%
Current change orders:	\$0.00	0.0%
Total change of quantities:	\$0.00	0.0%
Total cost:	\$882,000.00	0.0%

Change of Quantities. None.

Contract Close Out / Other Contract Action. None.

Airport Property Action.

Real Estate and Business Development.

12. Approve Option to Sublease Airport Land with Hangar Club, LLC, for one year for approximately five acres located south of Tulsa Air and Space Museum. TUL contract F25-084.
13. Approve Consent and Lease Recognition Agreement between Tulsa Airport Authority, Tulsa Airports Improvement Trust, Salina Economic Development Authority and UMB Bank, N.A., effective April 10, 2025. TUL contract F25-051.

Contracts and Concessions.

Tulsa International Airport.

None.

Tulsa Riverside Airport.

Any Subleases below are for the standard published Term and at the standard published rental rate unless otherwise indicated. Any Assignments are given for the remaining Term of the current Sublease, and all inspections have been conducted prior to a request for approval.

14. Approve Sublease Agreement with Sandbur Aviation, LLC effective May 1, 2025. Lot 15, Block 9, Northeast Hangar Development. RVS contract F05-056.
15. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from Ross Thomas Wright, III and Susan B. Wright to AvHome Realty, LLC, effective upon closing but no later than April 30, 2025. Lot 3, Block 12, Northeast Hangar Development, Hangar B-104. RVS contract F15-003.
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| 16. | Executive Session | None. |
| 17. | New TAIT Business | No Items. |
| 18. | TAA Business | No Items. |
| 19. | Motion to Adjourn. | |

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify Jeff Shaw at (918) 838-5000 by April 9, 2025.