

12/08/2025 03:40 PM

Office of the
City Clerk

NOTICE AND AGENDA
Combined Meetings of Tulsa Airports Improvement Trust
and Tulsa Airport Authority
Thursday, December 11, 2025, 8:30 a.m.
Airport Conference Room A-211
Tulsa International Airport
7777 Airport Drive
Tulsa, Oklahoma, 74115

1. Call the combined meetings of Tulsa Airports Improvement Trust and Tulsa Airport Authority to order.
2. Approve the minutes of the combined November 13, 2025 meetings of TAIT and TAA.
3. Operating and Financial Reports.

Administrative, Finance, IT, and Operations Contract Action.

4. Receive Tulsa Airports Improvement Trust Audited Financial Reports for the fiscal year ended June 30, 2025, along with other related reports prepared by RSM US, LLP.
5. Approve amendment to TAIT Schedule of Rates, Fees & Charges effective January 1, 2026, for security badge and fingerprinting. TUL.
6. Accept donation from the Cherokee Nation to the Tulsa International Airport Police Department in the amount of \$10,000.00 for airport security upgrades. TUL.
7. Approve revisions to the TAIT Employee Handbook effective January 1, 2026. The proposed revisions were provided in advance to the Trustees prior to consideration.
8. Approve 2026 medical insurance policy with Blue Cross Blue Shield of Oklahoma (BCBSOK) at the annual premium estimated to be \$2,205,410.

This amount represents a 17.96% increase over the previous year. The total premium amount may vary depending on enrollment and plan selection.

9. Approve Air Service Agreement with Alaska Airlines, Inc., formalizing the allocation Small Community Air Service Development ("SCASD") grant funds. TUL contract number F26-047.

10. Approve Amendment to Professional Services Agreement to Pavlov Advertising, LLC to add \$333,000.00 to the contract for additional services. These additional costs are budgeted. TUL contract F24-044.

11. Approve Five-Year Airport Capital Improvement Plans (CIP) for Fiscal Years 2027-2031 for Tulsa International Airport (TUL) and Tulsa Riverside Airport (RVS).

The proposed CIP for TUL identifies twenty-four (24) projects totaling \$230,528,000.

Anticipated FY 2027 Projects include R\W 8-26 Rehabilitation Phase 1, R\W 18R Preservation, Improve Airport Terminal (Air Handling Units), Rental Car & Public Parking Expansion, Roof Replacement on the electric vault and the ARFF building, Wayfinding Sign Upgrade Phase 4, and construction of a new hangar for sublease.

The proposed CIP for RVS identifies five (5) projects totaling \$41,324,000.

Anticipated FY 2027 projects include Rehabilitation of T\W Lighting; R\W 1L-19R Improvements to Runway Safety (Design Phase 1), and Perimeter Road Rehabilitation.

Engineering Capital Improvement Contract Action.

Contracts.

Agenda Items 12 and 13 may be considered together.

12. Accept bids and approve award of contract, to Bronze Oak, LLC in the amount of \$2,178,305.45 for the Taxilane LE Development Project. TUL contract F26-044.

This contract provides funding to build a new Taxilane providing airfield access to two new apron locations. TAIT received two bids, the second bid was \$2,340,000.00. The engineer's estimate was \$2,369,299.64 which is 8% above the lowest responsible bidder.

13. Approve award of Professional Design Services Agreement with One Architecture, LLC in an amount not to exceed \$855,883.00 for the TUL Terminal Building Window Replacement Project. TUL contract F26- 056.

Contract Amendments.

14. Approve Amendment Number One to Professional Services Agreement with Leo A. Daly Company in an amount not to exceed \$723,407.00 for the Air Traffic Control Tower & Base Building Project. TUL contract F24-100.

This amendment compensates the consultant for additional design to reroute FAA cabling, Demolition overview, additional expenses due to extending construction time and participating in building and equipment commissioning.

Change Orders.

15. Approve Change Order Number Thirteen with Flintco, LLC, in the amount of \$33,914.11 for the Air Traffic Control Tower and Base Building Project. TUL contract F24-096.

This change compensates the contractor for adding domestic water and condensate lines to air coil units and modifying security devices to comply with the FAA requirements.

	Amount	Percent Change
Original contract amount:	\$76,900,000.00	
Previous change orders:	\$1,393,073.33	1.8%
Current change orders:	\$33,914.11	0.0%
Total cost:	\$78,326,987.44	1.9%

16. Approve Change Order Number Three with Acura Neon, Inc., in the amount of \$1,094.39 for the Wayfinding Phase II Implementation Pre-Security Sign Project. TUL contract F25-095.

This change compensates the contractor for adjusting four signs mounted to the ceiling.

	Amount	Percent Change
Original contract amount:	\$619,830.00	
Previous change orders:	\$4,494.92	0.7%
Current change orders:	\$1,094.39	0.2%
Total cost:	\$625,419.31	0.9%

17. Approve Change Order Number Two with Delta Specialty Contractors, LLC, in the amount of \$32,437.75 for the Security Fencing Project. RVS contract F25-077.

This change compensates the contractor for increasing cable and breaker sizes. This

change order will also add 30 calendar days.

	Amount	Percent Change
Original contract amount:	\$1,303,595.00	
Previous change orders:	\$0.00	0.0%
Current change orders:	\$32,437.75	2.5%
Total cost:	\$1,336,032.75	2.5%

Change of Quantities.

18. Approve Change of Quantities with Delta Specialty Contractors, LLC, in the amount of -\$24.58 for the Security Fencing Project. RVS contract F25-077.

This change of quantities brings plan quantities to actual installed quantities.

	Amount	Percent Change
Original contract amount:	\$1,303,595.00	
Previous change orders:	\$0.00	0.0%
Current change orders:	\$32,437.75	2.5%
Change of quantities	-\$24.58	0.0%
Total cost:	\$1,336,008.17	2.5%

Airport Property Action.

Contracts and Concessions.

Tulsa International Airport.

19. Approve Sublease Agreement with ABM Aviation, Inc., effective January 1, 2026. TUL contract F21-055.

20. Rescind Approval of Option to Sublease with Spartan Education, LLC. TUL contract F25-106.

Tulsa Riverside Airport

21. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from Nancy Campbell, Trustee of the Nancy E. Campbell Trust Dated February 9, 2017, to Robert Prater, effective upon closing but no later than December 31, 2025. Lot 8, Block 12, Hangar B-99. Northeast Hangar Development. RVS contract F19-050.

22. Approve Acknowledgement and Consent to Subtenants with Lucas Controls Company dba 4-J Aviation for two subtenants, effective upon approval. RVS contracts F99-070, F99-071.
23. Approve Acknowledgement and Consent to Subtenants with CAVU Aviation, LLC for three subtenants, effective upon approval. RVS contract F12-004.
24. Approve Acknowledgement and Consent to Subtenants with RVESCo, LLC for two subtenants, effective upon approval. RVS contract F20-042.
25. Executive Session. None.
26. New TAIT Business No Items.
27. TAA Business No Items.
28. Motion to Adjourn.

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify Jeff Shaw at (918) 838-5000 by December 10, 2025.