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CITY OF TULSA
STATE OF OKLAHOMA
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Office of the
City Clerk

NOTICE AND AGENDA
Combined Meetings of Tulsa Airports Improvement Trust
and Tulsa Airport Authority
Thursday, November 12, 2026 - 8:30 a.m.
Tulsa International Airport
7777 Airport Drive - Tulsa, Oklahoma 74115

1. Call the combined meetings of Tulsa Airports Improvement Trust ("TAIT") and Tulsa Airport Authority ("TAA") to order.

2. Approve the minutes of the combined October 8, 2026, meeting of TAIT and TAA.

3. Operating and Financial Reports.

Administrative, Finance, IT, and Operations Contract Action.

4. Approve the purchase of equipment, installation services, and training with Daikin Applied Americas, Inc., d/b/a Daikin Applied, in the amount of $262,789.00, for the Tridium Niagara 4 Building Automation HVAC System. OMNIA Partners Contract R240901; TUL contract F27-034.

This is a Cooperative Agreement through OMNIA Partners, which meets the qualifications of our Purchasing Policy.

5. Accept bids and approve agreement with GovHost, LLC, for a term of five years, in the amount of $120,000.00 for the first year, for software subscriptions and implementation services for the Public Safety Records Management System and Computer Aided Dispatch Project. TUL contract F27-037.

The first annual renewal is $47,000.00, with 5% annual increases beginning with the second renewal.

Engineering Capital Improvement Contract Action.

Contracts.

6. Accept bids and approve award of contract to Regional Groundwork LLC, in the amount of $310,980.17 for the Cell Phone Parking Lot Expansion Project. TUL contract F27-033.

This contract provides for expansion of the existing cell phone parking lot by approximately 40%. TAIT received six bids, with a high bid of $514,805.33. The engineer's estimate was $502,079.00.

7. Accept bids and approve award of contract to Timberlake Construction Co., Inc., in the amount of $3,711,000.00 for the Window Replacement Project. TUL contract F27-035.

This contract provides for replacement of windows and window structures in Baggage Claim A and B, Schwab Hall, and the bridges leading from the baggage claim areas to the terminal building. TAIT received three bids, with a high bid of $6,053,560.00. The engineer's estimate was $7,329,626.00.

Contract Amendments.

8. Approve Amendment Number One to the Agreement for Professional Services with TranSystems Corporation of Oklahoma, in an amount not to exceed $689,607.00 and extend the contract time to April 30, 2029, for the Rental Car Parking Garage Project. TUL contract F26-098.

Change Orders.

9. Approve Change Order Number Twenty-One with Flintco, LLC, in the amount of $59,940.65 for the Air Traffic Control Tower and Base Building Project. TUL contract F24-096.

This change compensates the contractor for modifying shade pockets, running electric circuitry for smoke and fire dampers and hydro-excavation for utilities at the monument sign location.

	Amount	Percent Change
Original contract amount:	$76,900,000.00	
Previous change orders:	$1,568,963.76	2.0%
Current change order:	$59,940.65	0.1%
Total cost:	$78,528,904.41	2.1%

10. Approve Change Order Number One with APAC-Central, Inc., in the amount of $51,502.57, and extend the contract time by 22 calendar days for the Taxilane TB and Perimeter Road Project. RVS contract F26-087.

This change compensates the contractor for adding sod, constructing a storm sewer structure, and modifying two existing manholes.

	Amount	Percent Change
Original contract amount:	$1,075,000.00	
Previous change orders:	$0.00	0.0%
Current change order:	$51,502.57	4.8%
Total cost:	$1,126,502.57	4.8%

Agenda Items 11 and 12 may be considered together.

11. Approve Change Order Number Three with Acura Neon, Inc., reducing the contract amount by $19,158.25 for the Wayfinding Phase III Implementation Post-Security Signs Project. TUL contract F26-060.

This change reflects a reduction in the unit price because less electrical circuitry was required than shown in the plans.

Changes of Quantities.

12. Approve Change of Quantities Number One with Acura Neon, Inc., reducing the contract amount by $72,726.11 for the Wayfinding Phase III Implementation Post-Security Signs Project. TUL contract F26-060.

This change of quantities reflects the quantities actually used in the project.

	Amount	Percent Change
Original contract amount:	$428,456.82	
Previous change orders:	$45,086.91	10.5%
Total change of quantities:	($72,726.11)	(17.0%)
Total cost:	$400,817.62	(6.5%)

Contract Close-Out.

13. Accept the completed De-icing Liquid Spreader Vehicle Project and approve final payment to Smart Manufacturing, Inc., in the amount of $357,915.00. TUL contract F25-096.

	Amount	Percent Change
Original contract amount:	$357,915.00	
Previous change orders:	$0.00	0.0%
Current change of quantities:	$0.00	0.0%
Total cost:	$357,915.00	0.0%

Airport Property Contract Action.

Tulsa International Airport.

14. Consider authorization to write off outstanding rental receivables owed by Hangar Club, LLC, in the amount of $23,520.58. TUL contract F25-070.

15. Consider default and termination of the Sublease Agreement with Fused Logistics Services, LLC, for nonpayment of rentals. Cargo Building 1A. TUL contract F26-068.

The outstanding balance is $44,418.41, with no payment made since August, 2026.

16. Approve Acknowledgment and Consent to Acquisition of Omni Air International, LLC, by OAI Holdings, LLC, effective upon closing. TUL contract F19-045.

17. Approve Sublease Agreement with the United States of America, acting through the General Services Administration on behalf of the Transportation Security Administration, effective December 1, 2026. TUL contract F22-026.

18. Approve Concession Agreement with Badaboom, LLC, d/b/a Mythic Press, effective December 1, 2026. TUL contract F22-001.

19. Approve Acknowledgment and Consent to Collateral Assignment of Sublease from Whistler Outdoor Advertising, Inc., to Valliance Bank, effective upon closing, but no later than November 30, 2026. TUL contract F05-007.

Tulsa Riverside Airport.

20. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from Doug Harris Aviation, LLC, to Earley Bird Aviation, LLC, effective upon closing, but no later than November 30, 2026. Lot 6, Block 1C, Northwest Hangar Development. Hangar A-26. RVS contract F08-023.

21. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from TruckGuy, Inc., to Skippy Sky Scooter, LLC, effective upon closing, but no later than November 30, 2026. Lot 1, Block 1F, Northwest Hangar Development. Hangar A-52. RVS contract F17-005.

22. Approve Acknowledgment and Consent to Collateral Assignment from Spectrum Energy Services, LLC to Prosperity Bank effective upon closing, but no later than November 30, 2026. Lot 2, Block 14, Northeast Hangar Development, Hangar B-123. RVS contract F20-007.

23. Consider Executive Session. [None]
24. Consider New TAIT Business. [None]
25. Consider TAA Business. [None]
26. Motion to Adjourn.

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify TAIT at (918) 838-5000 by November 11, 2026.