



**REQUEST FOR STATEMENTS OF
QUALIFICATIONS FOR ARCHITECT/ENGINEERING
CONSULTANT
(Consolidated Rental Car Facility)**

The Tulsa Airports Improvement Trust (“TAIT”) is presently accepting Statements of Qualifications (“Qualifications”) from architectural and engineering consulting firms to contract with TAIT for assistance with the planning, design and construction administration for a Consolidated Rental Car (“CONRAC”) Facility. **A Pre-submittal Meeting will be held on Monday, November 4, 2024 at 3:00 p.m. (local time) at TAIT’s administrative offices, 7777 Airport Drive, Room A211, Tulsa, Oklahoma.** Attendance at the Pre-Submittal Meeting is not mandatory and will be either in-person or virtual via Microsoft Teams. Please contact Sheri Rider (sheririder@tulsaairports.com) for a link to the Teams meeting option.

Written Statements of Qualifications (“SOQs”) from consultants will be due by 5:00 p.m. (local time) on **Tuesday, December 3, 2024**. SOQs may be submitted in hard copy form by delivering to TAIT’s administrative offices, 7777 Airport Drive, Room A211, Tulsa, Oklahoma, 74115, or by electronic copy submitted to sheririder@tulsaairports.com. SOQs shall be no more than twenty (20) pages, plus a sample Certificate of Insurance.

The method of selection for consultants will meet Federal Aviation Administration (FAA) guidelines, be professionally acceptable, ensure maximum and free competition, and avoid any suggestion of unfair or unethical practices.

The SOQ evaluation process will include, but may not be limited to, the criteria listed below. The SOQs should specifically address each of the criteria and any other information the consultants wish to provide. Primary emphasis will be placed upon:

1. Capability to perform all aspects of the project as demonstrated by recent comparable experience.
2. Key personnel’s proposed roles and individual experience in similar capacities (include a list of personnel to be assigned to this project and comparable experience of each).
3. Understanding of the project’s potential challenges and TAIT’s special concerns: (a) planning ideas, (b) variances to standards and cost-effectiveness, and (c) investment risk.
4. Experience incorporating and blending aesthetic and architectural concepts with the project design while accomplishing the basic requirements that transportation facilities be flexible, functional and efficient.
5. Proximity to the geographic location of the project.

It is important to be specific in your written SOQ. Projects that are referred to as having been accomplished by your firm shall be projects that were accomplished by personnel still on the firm’s staff that are expected to work on this project. Projects that were accomplished by key personnel (that will be assigned to this project) while employed by other firms may be included in the SOQ.

Submissions should include references, as well as hourly fees.

All written SOQs submitted will be evaluated by a selection committee that may shortlist two or more consulting firms if it is deemed necessary. The selection committee may hold in-person presentations for the shortlisted firms if necessary. The highest qualified consultant will be presented to the TAIT Trustees for consideration.

Civil Rights.

TAIT, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, businesses and individuals will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award.

Insurance Requirements.

The selected Consultant must furnish to TAIT a valid certificate(s) of insurance with the following minimum coverages and limits:

1. Professional liability insurance with combined single limit coverage of not less than One Million and No/100 Dollars (\$1,000,000.00).
2. Commercial general liability insurance in the amount of \$1,000,000.
3. Automobile liability for owned, hired and non-owned vehicles, with limits of liability for personal injury or death to any one person of not less than Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) and not less than One Million and No/100 Dollars (\$1,000,000.00) for any one occurrence involving injury or death to more than one (1) person; and property damage insurance with limits of liability of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00).
4. Worker's compensation insurance as required by Oklahoma law.

The consultant's insurance should name TAIT, City and Authority and their appointed and elected officials, agents and employees as additional insureds on the Commercial General Liability and automobile liability policies. The limits described above set out the minimum limits that TAIT requires. The consultant should weigh its own risks and have adequate limits established which would cover Consultant's obligation to cover losses and indemnities.

General information about Tulsa International Airport.

Millions of people use Tulsa International Airport (TUL) every year to connect with loved ones, pursue business opportunities, and explore new destinations. The airport not only supports the traveling public, but also serves as an economic driver for the region. TUL is home to the largest commercial maintenance, repair, and overhaul facility in the world, American Tech Ops-Tulsa, as well as the Oklahoma Air National Guard's 138th Fighter Wing, Spirit AeroSystems, and over 75 other companies. Tulsa International Airport is a global hub for the aviation and aerospace industry, with a strong commercial, private, and military presence.

This past year was a banner year for air service growth in Tulsa. Passenger traffic at Tulsa International Airport is up 9% year-over-year for 2023, on a capacity (total seats) increase of 11%.

Despite the effects of the pandemic that are still impacting air travel in several parts of the country, TUL has exceeded our 2019 pre-pandemic passenger numbers every month since July 2022. Throughout the pandemic, TUL's passenger recovery numbers have been, on average, 10 percentage points stronger than the average U.S. airport. This recovery and rapid growth in passengers and capacity can be credited to a few factors: A strong local business community, airlines continuing to invest in new routes in Tulsa, and a strong leisure travel demand as COVID-

19 concerns have decreased. As a result of our continued focus on air service growth, additional nonstop flights have been added at TUL, bringing the total number of destinations served from the airport to 2.

Airport modernization continues, with a focus on supporting passengers with disabilities along their travel journey. A new Guest Services area has opened on each concourse that includes a mother's room, sensory room, family restrooms, and service animal relief area. These additional facilities will make our terminal a more welcoming and inclusive environment for our customers, which is aligned with one of the airport's main business goals to advance inclusive initiatives for our users.

A new customs facility is being constructed, that will open the opportunity for international arrivals in 2026. The new gate and concourse will be connected to Concourse A where American, Delta, and Allegiant currently operate. A long hallway will connect the current terminal to the new addition that will have a new jet bridge, passenger waiting area, and the facilities for both passengers and luggage to get properly screened when coming in on an international flight.

Construction is also underway on the Senator James M. Inhofe Air Traffic Control Tower Complex. The new, two-hundred fifty-five-foot tower and base building with TRACON operations will replace the existing tower, which was commissioned in 1958.

Projected Passenger activity at TUL:

Year	2024	2025	2026	2027	2028
Passengers	3,249,725	3,314,719	3,381,014	3,448,634	3,517,607

Rental Car Information

Rental Car transaction days for 2022 totaled 732,896; for 2023, transaction days totaled 806,710. A breakdown of transaction days by brand is attached as Exhibit A.

A CONRAC has been in the long-range plan for the rental car concessions at TUL for several years, with the intent to relocate the rental car operations to a CONRAC and meet the long-term need for covered parking.

Please submit your Statement of Qualifications to:
Sheri Rider, Contracts & Concessions Manager
Tulsa Airports Improvement Trust
7777 Airport Drive, Room A211
Tulsa, Oklahoma, 74115
sheririder@tulsaairports.com.

Dated at Tulsa, Oklahoma, this 15th day of October 2024.


[Alexis Higgins \(Oct 15, 2024 12:06 CDT\)](#)

Alexis Higgins, AAE
Chief Executive Officer
Tulsa Airports Improvement Trust

Row Labels	January, 2022	February, 2022	March, 2022	April, 2022	May, 2022	June, 2022	July, 2022	August, 2022	September, 2022	October, 2022	November, 2022
2022	43978	40842	53776	58628	78099	65468	67049	64501	67194	75104	64315
Alamo	2630	1731	1886	2095	2883	3240	4427	3859	3358	4545	3660
Avis	7910	7811	10694	12287	20269	13079	12989	13408	12990	13416	12153
Budget	5888	5710	7951	9082	11514	10825	9628	8274	8469	10851	8604
Dollar	1337	1432	2189	2106	2664	2608	3298	2274	2259	2831	2621
Enterprise	6933	5563	7674	8438	10340	10341	10078	9123	9721	11858	9920
Hertz	6795	6518	8377	9294	12201	9687	11278	11283	11587	11302	9798
National	8403	8677	11615	12312	14851	11957	11544	11798	13839	14888	12733
Payless	894	1795	1540	1296	1282	1057	835	480	661	1077	970
Thrifty	3188	1605	1850	1718	2095	2674	2972	4002	4310	4336	3856
2023											
Alamo											
Avis											
Budget											
Dollar											
Enterprise											
Hertz											
National											
Payless											
Thrifty											
Grand Total	43978	40842	53776	58628	78099	65468	67049	64501	67194	75104	64315

December, 2022	January, 2023	February, 2023	March, 2023	April, 2023	May, 2023	June, 2023	July, 2023	August, 2023	September, 2023	October, 2023	November, 2023	December, 2023
53942												
3146												
10160												
6585												
2727												
8320												
7497												
11419												
431												
3657												
	52707	52251	65391	65611	73402	74366	71698	70425	70443	83766	70858	55792
3515	3032	2710	2811	3896	3481	4179	3162	3140	4389	4189	2953	
8564	9466	12303	12865	13148	15630	14102	14429	13859	16755	12455	10367	
5632	5443	9157	8280	10922	11114	9785	8944	9976	12425	11010	7009	
3094	2889	2893	2727	3779	3910	4912	4096	2843	2251	2613	2812	
8413	7547	8958	9157	9457	9527	9289	9489	9087	11582	10594	8240	
7484	7749	10503	11350	12295	11995	11840	10983	11562	12654	10799	8393	
10934	11627	14149	13189	14445	13578	12181	14767	14008	16654	12786	11322	
418	462	948	1414	1679	1509	1366	1354	1540	1992	1608	1320	
4653	4036	3770	3818	3781	3622	4044	3201	4428	5064	4804	3376	
53942	52707	52251	65391	65611	73402	74366	71698	70425	70443	83766	70858	55792






2024_10_15_TUL CONRAC Consultant

Final Audit Report

2024-10-15

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