

Request for Proposals

Purchase and Sale of Hangar B-68 at Tulsa Riverside
Airport, Tulsa Airports Improvement Trust, Tulsa,
Oklahoma

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Tulsa Airports Improvement Trust

Tulsa Riverside Airport

Request for Proposals for Purchase and Sale of Hangar B-68

Section 1: Objective

Tulsa Airports Improvement Trust (TAIT) is soliciting proposals for the purchase and sale of improvements located at Hangar B-68 (Lot 9, Block 10) at Tulsa Riverside Airport. The successful proposer will be required to enter into a ground lease agreement with TAIT at the standard lease rate and term in accordance with TAIT's leasing policies.

Section 2: Airport

Tulsa Riverside Airport is owned by the City of Tulsa and operated by the Tulsa Airports Improvement Trust. It is located in the southern portion of the City of Tulsa, adjacent to the Arkansas River (on the east) and the City of Jenks (on the south). The Airport was established in 1958 in order to help alleviate congestion and overcrowding that was beginning to occur at Tulsa International Airport (the primary commercial airport in the region). The Airport is now an important element of the national airport system and an integral component of the transportation infrastructure for the region.

The Airport is an excellent aviation facility and represents a significant economic asset to the region. Additionally, the Airport provides benefits to local businesses and industry, promotes tourism, and encourages additional economic development and expansion throughout the region.

The Airport is the busiest in the state in terms of aircraft operations, with roughly 271,000 operations for the calendar year 2024 with 1.2% forecasted growth over the next 20 years.

Currently there are two Fixed Base Operators ("FBOs") on the field that provide full-service fuel to users. There are 248 based aircraft at the Airport, of which there are 189 single engine aircraft, 25 multi engine aircraft, 21 jets, and 6 helicopters.

The airport has three runways, the largest being Runway 1L/19R, which is 5,101 feet long and 100 feet wide. There are plans in place to extend this runway an additional 600 feet off of each end, bringing the total length to 6,300 feet.

The primary user of the Airport is student/training traffic, with 5 flight schools based at Tulsa Riverside. There are also numerous business charter aircraft utilizing the airport.

Section 3: Hangar Details

Hangar B-68 (Lot 9, Block 10) is an aircraft hangar owned by TAIT, located on TAIT-managed property at Tulsa Riverside Airport. The sale includes the hangar improvements only. The land is not for sale and will remain under TAIT ownership, subject to lease. Additional details about the hangar (e.g., square footage, door sizes, amenities) are available upon request.

Section 4: Proposal Requirements

Proposals must include the following four (4) items:

1. Bid Price for Improvements – The amount the proposer is offering to pay for the hangar improvements.
2. Confirmation of Funding – Documentation or statement verifying the proposer’s ability to fund the purchase.
3. Proposed Closing Date – The anticipated date for closing the sale transaction.
4. Acknowledgment of Lease Requirement – A signed statement acknowledging that purchase of the hangar is contingent upon entering into TAIT’s standard ground lease for the underlying land.

Section 5: Reservation of Rights

TAIT reserves the right to reject any or all proposals, in whole or in part, and to waive informalities in the selection process.

Section 6: Pre-Proposal Conference

TAIT will not hold a pre-proposal conference. Any questions or inquiries concerning this RFP should be submitted to the Airport Manager by e-mail to RVS@flytulsa.com at least one (1) week prior to the Proposal Due Date (July 16,2025).

Section 7: Proposal Deadline

Proposals must be received by TAIT no later than 3:00 PM on July 16, 2025 (“Proposal Due Date”).

Proposals may be mailed to or personally delivered to:

Tulsa Airports Improvement Trust

Re: Proposal for Hangar B-68

7777 Airport Drive

Room A-211, Passenger Terminal Building

Tulsa, OK, 74115

OR

P.O. BOX 581838

Tulsa, Oklahoma 74158

Alternatively, proposals may be sent via email to: RVS@flytulsa.com

Costs for developing proposals in response to this RFP are entirely the obligation of the proposer and shall not be charged in any manner to TAIT.

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