

12/09/2024 04:06 PM

**Office of the  
City Clerk**

**NOTICE AND AGENDA  
Combined Special and Regular Meetings  
Tulsa Airports Improvement Trust and Tulsa Airport Authority  
Thursday, December 12, 2024, 8:30 a.m.  
Airport Conference Room A-211  
Tulsa International Airport  
7777 Airport Drive  
Tulsa, Oklahoma, 74115**

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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 November 14, 2024, combined meetings of TAIT and TAA.
3. Operating and Financial Reports.
4. TUL Air Traffic Control Tower presentation – Flintco.

**Administrative, Finance, IT, and Operations Contract Action.**

5. Receive and file the Tulsa Airports Improvement Trust Audited Financial Reports for the fiscal year ended June 30, 2024, along with other related reports prepared by RSM US, LLP.
6. Approve 2025 medical insurance policy with Blue Cross Blue Shield of Oklahoma (BCBSOK) at the annual premium estimated to be \$1,852,724. This amount represents a 13.85% increase over the previous year. The total premium amount may vary depending on enrollment and plan selection.
7. Approve revisions to the TAIT Employee Handbook effective December 12, 2024. The proposed revisions were provided in advance to the Trustees prior to consideration.
8. Accept Bid and award contract for mowing services to SourceOne Facility Maintenance, Inc., the lowest responsible bidder, in an amount of \$154,073.24 for one year with four one-year options, with a 2% annual escalation, effective January 1, 2025. Three bids were received ranging from \$260,151.52 to \$154,073.24.
9. Accept Proposal and award contract to Graybar Electric Company, Inc. in the amount of \$62,818.94 for network cable replacement, removal and consolidation within the main terminal building effective December 13, 2024. TUL Contract F25-046.
10. Amend and accept donation from Alclear, LLC ("CLEAR") in the amount of \$379,582.00.

This donation will be used to fund the acquisition, installation, and operation of advanced security screening technology at the airport. The donation specifically covers the costs associated with a new AIT screening machine and an ETD machine, as well as the necessary materials, installation, training, and a four-year warranty for all equipment. TAIT identified additional costs and CLEAR agreed to add those additional costs to the donation.

11. Approve Purchase with SHI International Corp., for the purchase of a PureStorage FlashArray storage system in an amount not to exceed \$280,838.40. This five-year contract is for the purchase of two storage arrays at a cost of \$66,950.40 for the first year of the Agreement and \$53,472.00 for the following four years of the Agreement. TUL Contract F25-047.

This purchase replaces the airport's storage with a more stable solid state storage solution.

12. Approve Purchase with Softchoice Corporation for the purchase of Darktrace in an amount not to exceed \$134,916.00. This three-year contract is for the purchase of Darktrace at a cost of \$44,972.03 per year. Oklahoma State Contract SW1041S.

Darktrace is a cybersecurity solution that uses artificial intelligence machine learning to monitor and protect our organization's digital assets and people.

13. Approve Five-Year airport Capital Improvement Plans (CIP) for Fiscal Years 2026-2030 for Tulsa International Airport (TUL) and Tulsa Riverside Airport (RVS).

The proposed CIP for TUL identifies twenty-eight (28) projects totaling \$180,338,000.

Anticipated FY 2026 projects are: Taxiway K M rehabilitation, Runway 8-26 design, Cargo landside pavement replacement, security fencing improvements, CONRAC design, Restroom Improvements in the lower-level terminal and bag claim area, Land Side Cargo Pavement Rehabilitation, Pre-security Wayfinding Sign Upgrade.

The proposed CIP for RVS identifies eight (8) projects totaling \$14,321,000.

Anticipated FY 2026 projects are: Rehabilitation and Widening of Runway 13-31, Realignment of Taxilane GG and the associated perimeter road, designs for a drainage project near the entrance of the airport, and design electrical upgrade for several Taxiways.

### **Engineering Capital Improvement Contract Action.**

#### **Contracts.**

14. Approve Right of Entry to Federal Aviation Administration for their participation in the construction of the Air Traffic Control Tower Project.

15. Accept selection and approve award of Professional Services Agreement to Garver LLC, in

an amount not to exceed \$374,550.00 for the Northeast Infrastructure Airport Equipment and Office Building Project. RVS contract F25-049.

This contract provides funding to design a new equipment and office building for TAIT staff.

16. Accept selection and approve award of Professional Services Agreement to FSB Architects and Engineers, PC, in an amount not to exceed \$119,803.00 for the Lower-Level Restrooms Upgrade Project. TUL contract F25-050.

This contract provides funding to design upgrades to the lower-level restrooms in Bag-Clain A and B as well as the restrooms in ticketing. This will be a federally funded project with a DBE goal of 4.33 % and the consultant has committed to utilizing 4.34%.

#### **Contract Amendments.**

17. Approve Amendment Number One to Professional Construction Management Services Agreement with Olsson Inc., for the RVS Taxiway Connectors to Runway 19R-1L Phase 2 Project. TUL contract F24-012

This amendment extends the performance time by six months.

#### **Change Orders.**

18. Approve Change Order Number One with Rick Scott Construction Inc., in the amount of \$1,894.64 for the Airfield Maintenance Facility Improvement Project. TUL contract F24-096.

This change compensates the contractor for additional work uncovered when the external sheeting on the electric shop was removed.

	Amount	Percent Change
Original contract amount:	\$354,967.00	
Previous change orders:	\$0.00	0.0%
Current change orders:	\$1,894.64	0.5%
Total change of quantities:	\$0.00	
Total cost:	\$356,861.64	0.5%

19. Approve Change Order Number Two with Flintco, LLC, in the amount of \$585,024.08 for the Air Traffic Control Tower and Base Building Project. TUL contract F24-096.

This change compensates the contractor for additional steel needed below the elevator pits, additional grounding requirements, relocation of overhead electrical to below grade, additional boring for electrical duct banks, modifications to the height of the elevator cab and other miscellaneous changes.

	Amount	Percent Change
Original contract amount:	\$76,900,000.00	
Previous change orders:	\$234,930.57	0.3%
Current change orders:	\$585,024.08	0.8%
Total change of quantities:	\$0.00	
Total cost:	\$77,719,954.65	1.1%

20. Approve Change Order Number One with APAC – Central, Inc., to extend the contract time by 79 calendar days due to weather delays for the Airport Perimeter Road Project. TUL Contract F24-005.

This change extends contract time from 240 calendar days to 319 calendar days.

	Amount	Percent Change
Original contract amount:	\$5,895,000.00	
Previous change orders:	\$0.00	0.0%
Current change orders:	\$0.00	0.0%
Total change of quantities:	-\$289,224.67	-4.9%
Total cost:	\$5,605,775.33	-4.9%

21. Approve Change Order Number One with Oshkosh Airport Products, a Division of Pierce Manufacturing, Inc., in the amount of \$3,900.79 for the ARFF Vehicle Replacement Project. TUL Contract F25-004.

This change compensates the contractor for manufacturing and installing a ladder bracket and providing a Little Giant Ladder.

	Amount	Percent Change
Original contract amount:	\$979,115.00	
Previous change orders:	\$0.00	0.0%
Current change orders:	\$3,900.79	0.4%
Total change of quantities:	0.0	0.0%
Total cost:	\$983,015.79	0.4%

**Change of Quantities.           None.**

**Contract Close Out / Other Contract Action.**

22. Accept project and approve final payment to Ellsworth Construction, LLC, in the amount

of \$28,642.50 for the Employee Parking Lot “A” Expansion Project. TUL Contract F24-059.

	Amount	Percent Change
Original contract amount:	\$565,161.90	
Previous change orders:	-3,574.80	-0.6%
Current change orders:	\$0.00	0.0%
Total change of quantities:	\$11,262.46	2.0%
Total cost:	\$544,206.96	1.4%

23. Accept project and approve final payment with APAC – Central, Inc., in the amount of \$280,288.77 for the Airport Perimeter Road Project. TUL Contract F24-005.

This project was federally funded with a DBE goal of 6.78%. The contractor elected goal at the time of bid was 6.78% and the completion and the project utilization goal was met.

	Amount	Percent Change
Original contract amount:	\$5,895,000.00	
Previous change orders:	\$0.00	0.0%
Current change orders:	\$0.00	0.0%
Total change of quantities:	-\$289,224.67	-4.09%
Total cost:	\$5,605,775.33	-4.09%

#### **Airport Property Action.**

##### **Real Estate and Business Development.**

24. Approve sale of Hangar B-68 to Steele Aerospace Services, LLC, effective upon closing, but no later than December 31, 2024.

#### **Contracts and Concessions.**

##### **Tulsa International Airport.**

No Action.

##### **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.

25. Approve Sublease Agreement with Patrick Kenneth Hagar, effective January 1, 2025. Lot 10, Block 1B, Northwest Hangar Development, Hangar A-28. RVS Contract F25-040.

Agenda items 26 through 29 may be considered together, and without objection from any of the Trustees, the Chair may waive the reading of these agenda items. Questions regarding any one of the agenda items may still be heard.

26. Approve Sublease Agreement with Spartan Education, LLC effective January 1, 2025. Tie Down Blocks 5 & 6, Southwest Commercial Area. RVS Contract F24-077.

27. Approve Sublease Agreement with Destinations EFC, LLC effective January 1, 2025. Tie Down Block 3, Southwest Commercial Area. RVS Contract F25-044.

28. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from 71 WG, LLC to Joshua Mitchell, effective upon closing, but no later than December 31, 2024. Lot 7, Block 9, Northeast Hangar Development, Hangar B-57. RVS contract F21-053.

29. Acknowledge and Consent to extension of time to close on the Assignment of Lot 1, Block 10 from Planenutts, LLC to Tulsa Aircraft Management, LLC to December 31, 2024. RVS contract F13-045.

30. Executive Session      None.

31. New TAIT Business      No Items.

32. TAA Business              No Items.

33. Motion to Adjourn.

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If you require special accommodations pursuant to the Americans with Disabilities Act, please notify Jeff Shaw at (918) 838-5000 by December 11, 2024.