



Operations Committee Meeting
Tuesday, April 1, 2025
12:30 PM

AGENDA

1. Approve Minutes of the Operations Committee Meeting of March 4, 2025.

OPERATIONS COMMITTEE

Consent Items for Consideration

- | | | |
|------------------|------|--|
| Tammy Huddleston | O-1. | Approve to ratify contract no. PA1699, for Taxiway Alpha Bridges Expansion Joints Repairs, with Reyes TX, Inc. of Dallas, Texas, in an amount not to exceed \$200,000, for the seven calendar-day term of the contract with a start date of January 27, 2025; and that the Chief Executive Officer or designee be authorized to execute said contract. |
| Robert Gray | O-2. | Approve to ratify purchase order no. DFW8443, for Runway Centerline Lighting Fixtures with Airport Lighting Systems, Inc. of Grapevine, Texas, in an amount not to exceed \$106,009, with a purchase date of March 2025; and that the Chief Executive Officer or designee is authorized to execute said purchase order. |
| Jon Taylor | O-3. | Approve to issue purchase order DFW8373 for Hazmat Chemical Detection Equipment with Safeware, Inc. of Lanham, Maryland in an amount not to exceed \$109,164.45 with purchase date of April 2025; and that the Chief Executive Officer or designee is authorized to execute said purchase order. |

Action Items for Consideration

- | | | |
|------------------|------|---|
| Tammy Huddleston | O-4. | Approve to execute a deductive change order to contract no. 9500791 for 19th Street Cargo Redevelopment with J.E. Dunn Construction Company of Dallas, Texas, in a deductive amount not less than (\$134,111,324), for a revised not to exceed contract amount of \$33,230,822, and a revised contract completion date is August 4, 2025; and that the Chief Executive Officer or designee is authorized to execute said contract. |
| Tammy Huddleston | O-5. | Approve to increase contract no. 9500806 (PA1098), for International Parkway Bridges & High Mast Lighting Poles Replacement Phase 2 Projects with Archer Western Construction, LLC of Irving, Texas, in an amount not to exceed \$22,557,734, for a revised not to exceed contract amount of \$248,720,168.97, the current contract completion date of January 12, 2027, is not affected by this action; and that the Chief Executive Officer or designee is authorized to execute said contract. |
| Tammy Huddleston | O-6. | Approve to execute contract no. PA1339, for Code 3 Reimagined, with Real Construction Group LLC of Dallas, Texas, in an amount not to exceed \$2,556,576, for the 340 calendar-day term of the contract with a start date of April 2025; and execute change orders to such contract on an as-needed basis, in the aggregate amount not to exceed \$250,000, for a total action amount of \$2,806,576; and that the Chief Executive Officer or designee is authorized to execute said contract. |
| Tammy Huddleston | O-7. | Approve to execute contract no. PA1753, for FAA Reimbursement Agreement, West Airfield Projects, with the Federal Aviation Administration (FAA) |

Southwest Region in an amount not to exceed \$3,828,600.08, for the 978 calendar-day term of the contract with a start date of April 2025; and that the Chief Executive Officer or designee be authorized to execute said contract.

- | | | |
|------------------|-------|--|
| Tammy Huddleston | O-8. | Approve to execute contract no. PA1563 for Eastside Utility Plant Soil Erosion Rehabilitation to REAL Network Services, Inc. of Dallas, Texas, in an amount not to exceed \$994,620.38, for the 240 calendar-day term of the contract, with a start date of April 2025; and that the Chief Executive Officer or designee is authorized to execute said contract. |
| Jon Taylor | O-9. | Approve to issue purchase order no. DFW8525, for Mobile Bomb Squad Response Vehicle Replacement with LDV, Inc. of Burlington, Wisconsin, in an amount not to exceed \$963,000, with a purchase date of April 2025; and that the Chief Executive Officer or designee is authorized to execute said purchase order. |
| Jon Taylor | O-10. | Approve to execute contract no. PA1738 for Emergency Medical Services Equipment, with Stryker Emergency Care of Portage, Michigan, in an amount not to exceed \$5,761,550, for the ten-year lease of the contract, with a start date of April 2025; and that the Chief Executive Officer or designee be authorized to execute said contract. |
| Jon Taylor | O-11. | Approved to execute contract no. PA1608 for Forensic Testing Services, with National Medical Services, Inc. dba NMS Labs of Horsham, Pennsylvania, in an amount not to exceed \$2,631,122, for the five-year term of the contract, with a start date of April 2025; and that the Chief Executive Officer or designee be authorized to execute said contract. |

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Operations Committee

Resolution No.:

Subject: Taxiway Alpha Bridges Expansion Joints Repairs

Department: Design, Code and Construction

Amount: \$200,000

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to ratify contract no. PA1699, for Taxiway Alpha Bridges Expansion Joints Repairs, with Reyes TX, Inc. of Dallas, Texas, in an amount not to exceed \$200,000, for the seven calendar-day term of the contract with a start date of January 27, 2025; and that the Chief Executive Officer or designee be authorized to execute said contract.

BACKGROUND:

- Recent assessment of Taxiway Alpha bridges, which span International Parkway, revealed that critical expansion joints at the bridge abutments were failing. To support safe Airfield Operations, the expansion joints needed to be rehabilitated quickly.
- This contract included all work necessary to rehabilitate the failing bridge expansion joints.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%
- Not subject to a contract specific goal. (Contract Ratification).

ADDITIONAL INFORMATION:

- This contract is exempt from competitive bidding in accordance with Local Government Code 252.022, as it is necessary to protect the public health and safety of the Airport's traveling public, tenants and employees.

Fund	Project Number	External Funding Source
Operating Fund		

Attachments: None

Approvals

Tammy Huddleston, Vice President - Design, Code and Construction	Approved - 3/19/2025
Roland Duncan, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Operations Committee

Resolution No.:

Subject: Runway Centerline Lighting Fixtures

Department: Energy, Transportation, and Asset Management

Amount: \$106,009

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to ratify purchase order no. DFW8443, for Runway Centerline Lighting Fixtures with Airport Lighting Systems, Inc. of Grapevine, Texas, in an amount not to exceed \$106,009, with a purchase date of March 2025; and that the Chief Executive Officer or designee is authorized to execute said purchase order.

BACKGROUND:

- Due to obsolescence, the runway centerline light fixtures are in need of replacement.
- The manufacturer of the current fixtures has discontinued both the fixtures and the component parts.
- The initial scope is to replace the centerline fixtures on one runway.
- Fixtures that are removed and that are in good shape will be placed in inventory and will be used when needed on other runways.
- The plan is to replace all centerline light fixtures over the next several years.

D/S/M/WBE INFORMATION:

- Not subject to a contract-specific goal. (Contract Ratification)

ADDITIONAL INFORMATION:

- This contract is exempt from competitive bidding in accordance with Local Government Code 252.022, as it is necessary to protect the public health and safety of the Airport's traveling public, tenants and employees.

Fund	Project Number	External Funding Source
Operating Fund		

Attachments: None

Approvals

Robert Gray, Vice President - Energy, Transportation, and Asset Management	Approved - 3/19/2025
Ladonna Key, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Operations Committee

Resolution No.:

Subject: Hazmat Chemical Detection Equipment

Department: Department of Public Safety

Amount: \$109,164.45

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to issue purchase order DFW8373 for Hazmat Chemical Detection Equipment with Safeware, Inc. of Lanham, Maryland in an amount not to exceed \$109,164.45 with purchase date of April 2025; and that the Chief Executive Officer or designee is authorized to execute said purchase order.

BACKGROUND:

- The Urban Area Security Initiative, established through the Office of the Governor, is awarding the Airport Board for the fiscal year 2025 to carry out homeland security projects to significantly improve local and regional terrorism prevention, preparedness, and response capabilities.
- DFW approved acceptance of \$100,000, through Resolution No. 2024-12-310, to purchase Hazmat Chemical Detection Equipment.
- Board action is required to satisfy requirements set forth by the Office of the Governor.
- The purchase of the Hazmat Chemical Detection equipment allows DFW Department of Public Safety to further improve local and regional terrorism prevention, preparedness, and response capabilities.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%
- Not subject to a contract-specific goal. (Goods/Finished Products)

ADDITIONAL INFORMATION:

- This purchase will be made through Omnia Partners contract no. 4400008468, which is available to local Government agencies and was approved by Resolution No. 2003-01-22, dated January 9, 2003.

Fund	Project Number	External Funding Source
	2725201	2024 UASI Grant #5247801

Attachments: None

Approvals

Jon Taylor, Vice President and Director - Department of Public Safety	Approved - 3/18/2025
Ladonna Key, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Operations Committee

Resolution No.:

Subject: 19th Street Cargo Redevelopment

Department: Design, Code and Construction

Amount: -\$134,111,324

Revised Amount: \$33,230,822

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to execute a deductive change order to contract no. 9500791 for 19th Street Cargo Redevelopment with J.E. Dunn Construction Company of Dallas, Texas, in a deductive amount not less than (\$134,111,324), for a revised not to exceed contract amount of \$33,230,822, and a revised contract completion date is August 4, 2025; and that the Chief Executive Officer or designee is authorized to execute said contract.

BACKGROUND:

- This 19th Street Cargo Redevelopment contract included the demolition of an existing structure at 19th Street and West Airfield Drive, and the design and construction of two new warehouse buildings, aircraft taxiway and hardstand, and associated infrastructure.
- During design development, the potential future tenants identified additional site and facility requirements that were well beyond what was originally estimated when the project budget was developed and the contract amount agreed to. Unforeseen site conditions were also encountered that were more than originally anticipated.
- It was determined that the best course of action is to terminate the contract and allow Airport staff the opportunity to reevaluate the overall project.
- As part of the termination agreement, the contractor will finish the remaining demolition work and provide the Airport with the design documents which could potentially be used in the future.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%.
- In accordance with the Board's M/WBE Program, the M/WBE goal for this contract is 20% for Design and 33% for Construction.
- J.E. Dunn Construction Company committed to achieving 21.5% M/WBE participation for Design and 33% M/WBE participation for construction on this contract and is currently achieving 17.71% for Design. No payments have been reported for Construction.
- J.E. Dunn Construction Company has committed to achieving the original 21.5% for Design and 33% for Construction M/WBE commitment inclusive of this Board Action.

ADDITIONAL INFORMATION:

- On February 1, 2024, by Resolution Number 2024-02-032, the Airport awarded contract no. 9500791 for 19th Street Cargo Redevelopment to J.E. Dunn Construction Company of Dallas, Texas.

Fund	Project Number	External Funding Source
Various	2694501	

Attachments: None

Approvals

Tammy Huddleston, Vice President - Design, Code and Construction
Roland Duncan, Assistant Vice President - Procurement and Materials Management

Approved - 3/19/2025
Approved - 3/19/2025

19th Street Cargo Redevelopment

Official Board Action - Action

Resolution No.:

Tamela Burks Lee, Vice President - Business Diversity and Development
Abel Palacios, Vice President - Finance
Elaine Rodriguez, General Counsel - Legal
Sean Donohue, Chief Executive Officer

Approved - 3/20/2025
Approved - 3/20/2025
Approved - 3/20/2025
New -

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Operations Committee

Resolution No.:

Subject: International Parkway Bridges & High Mast Lighting Poles Replacement Phase 2 Projects

Department: Design, Code and Construction

Amount: \$22,557,734

Revised Amount: \$248,720,168.97

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to increase contract no. 9500806 (PA1098), for International Parkway Bridges & High Mast Lighting Poles Replacement Phase 2 Projects with Archer Western Construction, LLC of Irving, Texas, in an amount not to exceed \$22,557,734, for a revised not to exceed contract amount of \$248,720,168.97, the current contract completion date of January 12, 2027, is not affected by this action; and that the Chief Executive Officer or designee is authorized to execute said contract.

BACKGROUND:

- The flyover bridges used to access Terminals A, B, and C from International Parkway are reaching the end of their service life. This design and construction contract will remove these left-hand exit bridges and replace with right-hand exit bridges utilizing more modern roadway design standards.
- Recent assessments of existing bridge abutments and retaining walls, which were planned to remain in place, revealed the remaining service life is less than originally anticipated. Reconstructing this infrastructure in the future would result in additional disruption to our passengers in accessing the Terminals. It was determined that the prudent approach is to complete this work at the same time as the right hand exits are being constructed, eliminating the need for future disruption.
- This action adds reconstruction of existing bridge abutments and retaining walls to this contract.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%.
- In accordance with the Board's M/WBE Program, the M/WBE goal for this contract is 22% for Design and 30% for Construction.
- Archer Western Construction, LLC committed to achieving 29% M/WBE participation for Design and 30% M/WBE participation for Construction on this contract and is currently achieving 27.95% for Design and 14.31% for Construction.
- Archer Western Construction, LLC has committed to achieving the original 29% for Design and 30% for Construction M/WBE commitment inclusive of this Board Action.

ADDITIONAL INFORMATION:

- On December 5, 2024, by Resolution No. 2024-12-320, the Airport increased the contact for this project.
- On August 10, 2023, by Resolution No. 2023-08-193, the Airport awarded the contract for this project.

Fund	Project Number	External Funding Source
Joint Capital Acct	2657902	

Attachments: None

Approvals

Tammy Huddleston, Vice President - Design, Code and Construction	Approved - 3/19/2025
Roland Duncan, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025

International Parkway Bridges & High Mast Lighting Poles Replacement Phase 2 Projects

Official Board Action - Action

Resolution No.:

Abel Palacios, Vice President - Finance
Elaine Rodriguez, General Counsel - Legal
Sean Donohue, Chief Executive Officer

Approved - 3/20/2025
Approved - 3/20/2025
New -

International Parkway Bridges & High Mast Lighting Poles Replacement Phase 2 Projects

Official Board Action - Action

Resolution No.:

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Operations Committee

Resolution No.:

Subject: Code 3 Reimagined

Department: Design, Code and Construction

Amount: \$2,806,576

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to execute contract no. PA1339, for Code 3 Reimagined, with Real Construction Group LLC of Dallas, Texas, in an amount not to exceed \$2,556,576, for the 340 calendar-day term of the contract with a start date of April 2025; and execute change orders to such contract on an as-needed basis, in the aggregate amount not to exceed \$250,000, for a total action amount of \$2,806,576; and that the Chief Executive Officer or designee is authorized to execute said contract.

BACKGROUND:

- Code 3 Emergency Room & Urgent Care facility located just south of Airport Headquarters (AHQ) reverted to the Board in 2020.
- An analysis was conducted to determine the highest and best use for the building. The analysis concluded that additional learning center space in support of AHQ and relocating LiveWell Clinic to the building would be the most appropriate use for the facility.
- This contract includes all renovation work needed for a dedicated area for the expanded LiveWell Clinic operations.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%.
- In accordance with the Board's M/WBE Program, the M/WBE goal for this contract is 18%.
- Real Construction Group, LLC (HM-C) has committed to achieving 41.39% M/WBE participation, including 35.53% self-performance and 5.86% subcontracting participation utilizing Trinity Elise Companies (BM-C:2.81%), Eureka Woodworks (BM-C:1.81%), 360 Concrete, LLC (BM-C:0.78%), and Division-X Solutions, LLC (HM-C:0.46%).

ADDITIONAL INFORMATION:

- Six bids, including three from M/WBE firms, were received on or before the due date of February 5, 2025.
- Bid tabulation attached.

Fund	Project Number	External Funding Source
DFW Capital Acct	2716101	

Attachments: PA1339 - Code 3 Reimagined Bid Tab

Approvals

Tammy Huddleston, Vice President - Design, Code and Construction	Approved - 3/19/2025
Roland Duncan, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

**Contract No. PA1339
Code 3 Reimagined
Bid Tabulation**

Bidders	Bid Amounts with Alternates
Real Construction Group LLC Dallas, Texas	\$2,556,576
GMA Construction Group of IL, LLC dba GMA Construction Group of Texas ^{N1} Dallas, Texas	\$3,118,657.17
CMC Development & Construction Dallas, Texas	\$3,114,800
Batson-Cook Texas, LLC Irving, Texas	\$3,677,814
Azteca Enterprises, LLC ^{N1} Dallas, Texas	\$3,743,030.68
Gilbert May Inc. dba Phillips/May Corporation ^{N1} Dallas, Texas	\$4,636,333
Note: 1. M/WBE certified through the North Central Texas Regional Certification Agency	

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Operations Committee

Resolution No.:

Subject: FAA Reimbursement Agreement West Airfield Projects

Department: Design, Code and Construction

Amount: \$3,828,600.08

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to execute contract no. PA1753, for FAA Reimbursement Agreement, West Airfield Projects, with the Federal Aviation Administration (FAA) Southwest Region in an amount not to exceed \$3,828,600.08, for the 978 calendar-day term of the contract with a start date of April 2025; and that the Chief Executive Officer or designee be authorized to execute said contract.

BACKGROUND:

- Federal Aviation Administration (FAA) coordination and support is needed on all construction projects that affect or are near FAA facilities and infrastructure.
- Reimbursement agreements are established with the FAA to provide the necessary coordination, technical support, oversight and inspection, from design through construction, to ensure projects are following all FAA rules and regulations.
- FAA support is needed for three ongoing or planned projects on the west airfield:
 - Southwest End Around Taxiway
 - Runway 18L-36R Rehabilitation
 - Optimize West Airfield Duct Bank
- This action will provide the necessary FAA coordination and support.

D/S/M/WBE INFORMATION:

- N/A – Not subject to the Board’s Business Diversity Program Policies. (Reimbursement to Federal Agency)

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source
Joint Capital Acct	2719101	

Attachments: None

Approvals

Tammy Huddleston, Vice President - Design, Code and Construction	Approved - 3/19/2025
Roland Duncan, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Operations Committee

Resolution No.:

Subject: Eastside Utility Plant Soil Erosion Rehabilitation

Department: Design, Code and Construction

Amount: \$994,620.38

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to execute contract no. PA1563 for Eastside Utility Plant Soil Erosion Rehabilitation to REAL Network Services, Inc. of Dallas, Texas, in an amount not to exceed \$994,620.38, for the 240 calendar-day term of the contract, with a start date of April 2025; and that the Chief Executive Officer or designee is authorized to execute said contract.

BACKGROUND:

- The Eastside Utility Plant (ESP) provides heating and cooling for Airport facilities on the east side of the Airport.
- Recent assessments noted significant soil erosion and pavement settling on the north and west sides of the ESP building due to stormwater drainage issues. The drainage issues need to be addressed to protect both the building structure and the underground heating and cooling piping adjacent to the building.
- This contract includes, but is not limited to, rehabilitating the underground stormwater drainage system around the perimeter of the north and west sides of the building, and replacing areas of the concrete driveway and walkway.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%.
- In accordance with the Board's M/WBE Program, the M/WBE goal for this contract is 22%.
- Real Network Services, Inc. (HM-C) has committed to achieving 73.9% M/WBE participation, including 69.84% self-performance and 4.06% subcontracting participation utilizing 360 Concrete, LLC (HM-C:4.06%).

ADDITIONAL INFORMATION:

- Three bids, all from M/WBE firms, were received on or before the due date of January 2, 2025.
- The bids submitted by BOWA Construction of Dallas, Texas and GRod Construction, LLC of Boyd, Texas, were determined non-responsive as the submissions did not meet the specifications outlined in the Airport's solicitation.

Fund	Project Number	External Funding Source
DFW Capital Acct	2716501	

Attachments: None

Approvals

Tammy Huddleston, Vice President - Design, Code and Construction	Approved - 3/19/2025
Roland Duncan, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Operations Committee

Resolution No.:

Subject: Mobile Bomb Squad Response Vehicle Replacement

Department: Department of Public Safety

Amount: \$963,000

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to issue purchase order no. DFW8525, for Mobile Bomb Squad Response Vehicle Replacement with LDV, Inc. of Burlington, Wisconsin, in an amount not to exceed \$963,000, with a purchase date of April 2025; and that the Chief Executive Officer or designee is authorized to execute said purchase order.

BACKGROUND:

- The FY24 COPS Technology and Equipment Program, established by the Department of Justice, is awarding the Airport for the FY25 to acquire Technology and Equipment to ensure the safety and security of residents, participants, and visitors of the Dallas-Fort Worth International Airport and DFW Metroplex.
- DFW approved acceptance of \$963,000 through Resolution No. 2024-12-312 to purchase the replacement vehicle.
- The purchase of the Bomb Squad Response Truck allows DFW DPS EOD to improve bomb squad response time, mobility, and communication during emergencies, major public events, and disaster response situations.
- Board action is required to satisfy requirements set forth by the U.S. Department of Justice, Office of Community Oriented Policing Services.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%
- Not subject to a contract-specific goal. (Goods/Finished Products)

ADDITIONAL INFORMATION:

- This purchase will be made through HGAC contract no. AM10-23, which is available to local Government agencies and was approved by Resolution No. 97-07-181, dated July 3, 1997.

Fund	Project Number	External Funding Source
	2725201	FY24 COPS Technology and Equipment Program

Attachments: None

Approvals

Jon Taylor, Vice President and Director - Department of Public Safety	Approved - 3/18/2025
Ladonna Key, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Operations Committee

Resolution No.:

Subject: Emergency Medical Services Equipment

Department: Department of Public Safety

Amount: \$5,761,550

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to execute contract no. PA1738 for Emergency Medical Services Equipment, with Stryker Emergency Care of Portage, Michigan, in an amount not to exceed \$5,761,550, for the ten-year lease of the contract, with a start date of April 2025; and that the Chief Executive Officer or designee be authorized to execute said contract.

BACKGROUND:

- The contract provides leased Emergency Medical Services (EMS) equipment (16 cardiac monitors, 14 Lucas devices, seven EMS stretchers and power load systems, and seven stair chairs). This equipment is used by the department to provide EMS services to DFW Airport customers, employees, and the surrounding communities.
- The contractor will provide comprehensive EMS equipment lease, delivery, replacement, repair and maintenance services.
- The average service life of the equipment is five years. At the midpoint of the lease, all equipment will be upgraded to ensure the latest technology is being used.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%
- Not subject to a contract-specific goal. (Equipment Lease)

ADDITIONAL INFORMATION:

- This contract is a Specified Source.

Fund	Project Number	External Funding Source
Operating Fund		

Attachments: None

Approvals

Jon Taylor, Vice President and Director - Department of Public Safety	Approved - 3/18/2025
Ladonna Key, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Operations Committee

Resolution No.:

Subject: Forensic Testing Services

Department: Department of Public Safety

Amount: \$2,631,122.00

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approved to execute contract no. PA1608 for Forensic Testing Services, with National Medical Services, Inc. dba NMS Labs of Horsham, Pennsylvania, in an amount not to exceed \$2,631,122, for the five-year term of the contract, with a start date of April 2025; and that the Chief Executive Officer or designee be authorized to execute said contract.

BACKGROUND:

- The contract provides for forensic drug chemistry, DNA testing, hemp/marijuana/THC quantitation testing, and human performance toxicology testing within legally required timelines.
- This is a replacement contract.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%
- No M/WBE goal determined. (Limited Availability)

ADDITIONAL INFORMATION:

- Two proposals, including one from a M/WBE firm, were received on or before the due date of January 31, 2024.
 - Agile Private Enterprise LLC of DeSoto, Texas, M/WBE certified through the North Central Texas Regional Certification Agency
 - National Medical Services, Inc. dba NMS Labs of Horsham, Pennsylvania

Fund	Project Number	External Funding Source
Operating Fund		

Attachments: None

Approvals

Jon Taylor, Vice President and Director - Department of Public Safety	Approved - 3/18/2025
Ladonna Key, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -



Finance, Audit, and IT Committee Meeting
Tuesday, April 1, 2025
12:35 PM

AGENDA

1. Approve Minutes of the Finance, Audit & IT Committee Meeting of March 4, 2025.
2. Financial Report

FINANCE, AUDIT, and IT COMMITTEE

Consent Items for Consideration

- | | | |
|----------------------|------|--|
| Michael Youngs | F-1. | Approve to execute contract no. PA1698, for Survey Data Storage, with Carahsoft Technology Corp. of Reston, Virginia, in an amount not to exceed \$335,055 for the five-year term of the contract, with a start date of April 2025; and that the Chief Executive Officer or designee is authorized to execute said contract. |
| Christopher Poinatte | F-2. | Approve to enter into an interlocal agreement on behalf of the DFW International Airport and the University of Central Florida Board of Trustees (UFC) in Orlando, Florida, for cooperative purchase of goods and services; and that the Chief Executive Officer or designee is authorized to execute said contracts. |

Action Items for Consideration

- | | | |
|----------------------|------|--|
| Christopher Poinatte | F-3. | Approve to execute contract increases and extensions shown on the attachment; and that the Chief Executive Officer or designee is authorized to execute said contracts. |
| Donnell Harvey | F-4. | Approve to authorize and execute a reimbursement agreement with American Airlines for Construction Support Services for the Terminal C Phase 1 Fit Out and A and C Ramp Level Space as part of the CTA Redevelopment Program in an amount not to exceed \$5,867,150.26. |
| Donnell Harvey | F-5. | Approve to authorize and execute a reimbursement agreement with American Airlines for the Construction Services for the Terminal C Phase 1 Fit Out and A and C Piers Ramp Level Space in an amount not to exceed \$91,775,392.58 |
| Cyril Puthoff | F-6. | Approve to execute five contracts for Professional Direct Hire Recruitment Services: PA1476 with COGENT Infotech Corporation of Pittsburgh, Pennsylvania in an amount not to exceed \$500,000; PA1745 with FedTech LLC of Reston, Virginia in an amount not to exceed \$200,000; PA1746 with PROLIM Global Corporation of Plano, Texas in an amount not to exceed \$200,000; PA1747 with Genius Road, LLC of Dallas, Texas in an amount not to exceed \$500,000; and PA1748 with Smith Temporaries, Inc. dba CornerStone Staffing of Southlake, Texas in an amount not to exceed \$500,000; each for the initial one-year contract term, and four, one-year renewal options, for total action amount of \$1,900,000, with a start date of April 2025; and that the Chief Executive Officer or designee is authorized to exercise options years at the Airport's discretion and execute said contracts. |
| Michael Youngs | F-7. | Approve to execute contract no. PA1675, for Building Automation System |



Programming Support Services, with Climatec LLC of Irving, Texas, in an amount not to exceed \$1,592,405.50, for the five-year term of the contract with a start date of April 2025; and that the Chief Executive Officer or designee is authorized to execute said contract.

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Finance, Audit, and IT
Committee**

Resolution No.:

Subject: Survey Data Storage

Department: Information Technology Services

Amount: \$335,055

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to execute contract no. PA1698, for Survey Data Storage, with Carahsoft Technology Corp. of Reston, Virginia, in an amount not to exceed \$335,055 for the five-year term of the contract, with a start date of April 2025; and that the Chief Executive Officer or designee is authorized to execute said contract.

BACKGROUND:

- This action will allow for secure access, management, and storage of data produced by the 3D scanning of DFW assets and infrastructure.
- Data will be available in a secure role-based delivery environment.
- Enables secure roles-based delivery to various stakeholders and contractors while integrating into our GIS, Digital Twin, and other platforms.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%.
- In accordance with the Board's M/WBE Program, no M/WBE goal was determined for this contract due to (Limited Availability).

ADDITIONAL INFORMATION:

- This contract will be through Omnia Partners contract no. R191902, which is available to local Government agencies and was approved by Resolution No. 2003-01-22, dated January 9, 2003.

Fund	Project Number	External Funding Source
Operating Fund		

Attachments: None

Approvals

Michael Youngs, Vice President - Information Technology Services	Approved - 3/19/2025
Ladonna Key, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

Survey Data Storage

Official Board Action - Consent

Resolution No.:

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Finance, Audit, and IT
Committee**

Resolution No.:

Subject: Interlocal Purchasing Agreement with University of Central Florida

Department: Procurement and Materials Management

Amount:

Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to enter into an interlocal agreement on behalf of the DFW International Airport and the University of Central Florida Board of Trustees (UFC) in Orlando, Florida, for cooperative purchase of goods and services; and that the Chief Executive Officer or designee is authorized to execute said contracts.

BACKGROUND:

- The University of Central Florida has expressed an interest in purchasing goods and services under the same terms, conditions, and pricing provided under established DFW Airport contracts.
- This action will authorize the Board and the University to establish an interlocal arrangement to permit the University of Central Florida to execute the purchase of the Digital Infrastructure Platform using the Airport's contract offered by Willow Technologies, LLC.

D/S/M/WBE INFORMATION:

- N/A

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source
------	----------------	-------------------------

Attachments: None

Approvals

Ladonna Key, Assistant Vice President - Procurement and Materials Management
Tamela Burks Lee, Vice President - Business Diversity and Development
Abel Palacios, Vice President - Finance
Elaine Rodriguez, General Counsel - Legal
Sean Donohue, Chief Executive Officer

Approved - 3/19/2025
Approved - 3/20/2025
Approved - 3/20/2025
Approved - 3/20/2025
New -

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Finance, Audit, and IT
Committee**

Resolution No.:

Subject: Contract Increases and Extensions

Department: Procurement and Materials Management

Amount: \$0.00

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to execute contract increases and extensions shown on the attachment; and that the Chief Executive Officer or designee is authorized to execute said contracts.

BACKGROUND:

- The request allows for timely contract increases and extensions, when applicable, for continuity of Airport operational needs.
- Additionally, new packaged solicitations will be issued for contract replacements as needed.

D/S/M/WBE INFORMATION:

- Contract increases and extensions options are subject to D/S/M/WBE contract compliance.

ADDITIONAL INFORMATION:

- Individual contract information attached.

Fund	Project Number	External Funding Source
Various		

Attachments: Contract Increase and Extensions April 2025

Approvals

Ladonna Key, Assistant Vice President - Procurement and Materials Management
Tamela Burks Lee, Vice President - Business Diversity and Development
Abel Palacios, Vice President - Finance
Elaine Rodriguez, General Counsel - Legal
Sean Donohue, Chief Executive Officer

Approved - 3/20/2025
Approved - 3/20/2025
Approved - 3/20/2025
Approved - 3/20/2025
New -

Contract No.	Contract Title	Current Contract Completion Date	TIME	Revised Contract Complete Date	Increase Amount	Revised Contract Amount	Sponsoring Dept.
706857000	Fuel Storage System Repair Services	12/22/2024	9 Months	09/22/25	\$ 38,021.00	\$ 190,106.95	Environmental Affairs Department
7006852	Nallian Nv	1/7/2025	12 Months	01/07/26	\$ 258,507.50	\$ 1,292,537.50	Airline Relations
707282000	Supply Of Auto Parts	1/12/2025	7 Months	07/07/25	\$ 99,927.56	\$ 499,637.78	ETAM - Energy,Transportation & Asset Management
706610000	Collaboration Agreement: X-Band Radar	1/20/2025	12 Months	01/20/26	\$ 90,000.00	\$ 322,100.00	Environmental Affairs Department
PA1593	Chilled Water Systems Chemicals	1/24/2025	6 Months	07/24/25	\$ 58,025.00	\$ 290,125.00	ETAM - Energy,Transportation & Asset Management
PA1396	Flight Identification And Tracking System	1/31/2025	12 Months	01/31/25	\$ 90,000.00	\$ 568,818.78	Environmental Affairs Department
707292000	Supply Of Lamps And Ballasts	2/2/2025	3 Months	05/02/25	\$ 426,749.83	\$ 2,133,749.15	ETAM - Energy,Transportation & Asset Management
707330000	Sulfuric Acid	2/15/2025	3 Months	05/15/25	\$ 23,199.75	\$ 115,998.75	ETAM - Energy,Transportation & Asset Management
7005885	Internet Service	2/28/2025	12 Months	02/28/26	\$ 1,326,506.18	\$ 6,632,530.89	Information Technology Services Department
PA1289	Staples	3/5/2025	12 Months	03/25/26	\$ 200,000.00	\$ 200,000.00	PMM
7006647	Parking Guidance System Extension: Terminal B, C & E	3/5/2025	12 Months	03/05/26	\$ 218,351.76	\$ 1,139,611.76	Information Technology Services Department
PA1183	Matterport Enterprise Cloud Subscription	3/6/2025	2 Months	05/06/25	\$ 36,391.96	\$ 236,547.75	Information Technology Services Department
8005323	Permit And Inspection Management System	3/10/2025	12 months	03/10/26	\$ 285,312.00	\$ 1,688,120.84	Information Technology Services Department
8005528	Cellular / Distributed Antenna System Industry And Technical Consulting Serv	3/10/2025	6 Months	09/10/25	\$ 374,009.20	\$ 2,119,386.00	Information Technology Services Department
707334000	Hypochlorite	3/14/2025	3 Months	06/14/25	\$ 42,150.00	\$ 210,750.00	ETAM - Energy,Transportation & Asset Management
8005280	Global Investment Trend & Data Analysis	3/27/2025	12 Months	03/27/26	\$ 275,932.31	\$ 1,379,661.53	Innovation and Transformation
8005207	Qless Inc	3/31/2025	12 Months	03/31/26	\$ 29,771.23	\$ 148,856.13	Department of Public Safety
707115000	Reflectie Sheet Material And Supply	4/2/2025	3 Months	07/02/25	\$ 41,253.94	\$ 206,269.25	ETAM - Energy,Transportation & Asset Management
7006925	Central Texas College	4/7/2025	12 Months	04/07/26	\$ 30,000.00	\$ 150,000.00	Department of Public Safety
8001999	Amadeus Airport It Americas Inc	4/30/2025	12 Months	04/30/26	\$ 302,963.13	\$ 1,514,815.63	Information Technology Services Department
7006144	Thomson Reuters	5/29/2025	12 Months	05/31/26	\$ 78,320.34	\$ 391,601.71	Department of Public Safety
706113000	Casper Bv	5/31/2025	12 Months	05/31/26	\$ 359,069.00	\$ 1,795,345.00	Environmental Affairs Department
706938000	Compactor Container Repair Services	6/14/2025	12 Months	06/14/26	\$ 71,031.25	\$ 355,156.25	Environmental Affairs Department
7006368	Veoci Inc	6/29/2025	12 Months	06/29/26	\$ 254,092.56	\$ 1,270,462.79	Information Technology Services Department
8004991	Dfw Mobile Application	6/30/2025	12 Months	06/30/26	\$ 1,689,299.45	\$ 8,446,497.23	Information Technology Services Department
8005345	Real Estate Appraisal Services	6/30/2025	12 Months	06/30/26	\$ 62,500.00	\$ 312,500.00	Aviation Real Estate
8005359	Real Estate Appraisal Services	6/30/2025	12 Months	06/30/26	\$ 25,000.00	\$ 125,000.00	Aviation Real Estate
8005360	Real Estate Appraisal Services	6/30/2025	12 Months	06/30/26	\$ 62,500.00	\$ 312,500.00	Aviation Real Estate
8005365	Edison365 Software Subscription	7/12/2025	6 Months	01/12/26	\$ 80,995.43	\$ 404,977.13	Innovation and Transformation
7007226	Stryker Sales Corporation	7/14/2025	12 Months	04/14/26	\$ 11,971.00	\$ 59,855.00	Department of Public Safety
706865000	Casper Bv	7/15/2025	12 Months	07/15/26	\$ 298,127.00	\$ 1,490,638.00	Environmental Affairs Department
8005506	Telos Identity Management Solutions, Llc	7/16/2025	12 Months	07/16/26	\$ 375,000.00	\$ 1,875,000.00	Department of Public Safety
707021000	Pest Management	7/31/2025	12 Months	07/31/26	\$ 303,330.00	\$ 2,247,452.00	ETAM - Energy,Transportation & Asset Management
7007035	Carahsoft Technology Corp	7/31/2025	12 Months	07/31/26	\$ 69,248.73	\$ 346,243.66	Information Technology Services Department
707234000	Baggage Handling System Parts	8/11/2025	11 Months	07/11/26	\$ 572,263.37	\$ 2,861,316.85	ETAM - Energy,Transportation & Asset Management
707074000	Airfield Marking Services	8/30/2025	4 Months	12/30/25	\$ 615,635.25	\$ 5,808,384.65	ETAM - Energy,Transportation & Asset Management
8005336	Pension Fund Consulting Services	08/30/2025	12 Months	08/31/26	\$ 108,000.00	\$ 1,038,000.00	Treasury
707238000	Reflective Glass Beads	8/31/2025	12 Months	08/31/26	\$ 236,700.00	\$ 1,183,500.00	ETAM - Energy,Transportation & Asset Management
707243000	Vehicle Graphics & Wraps	8/31/2025	12 Months	08/31/26	\$ 448,734.75	\$ 2,243,673.75	ETAM - Energy,Transportation & Asset Management
7003856	Bentley Systems Incorporated	9/23/2025	12 Months	09/23/26	\$ 362,111.36	\$ 1,810,556.78	Information Technology Services Department
707267000	Airfield Light Conisters Bolt Torqueing	9/30/2025	11 Months	08/30/26	\$ 593,798.79	\$ 2,968,993.95	ETAM - Energy,Transportation & Asset Management
707303000	Inland Technologies International Limited	10/30/2025	12 Months	10/30/26	\$ 203,179.00	\$ 1,015,895.00	Environmental Affairs Department
707257000	Street Light Maintenance Services	10/31/2025	12 Months	10/31/26	\$ 225,061.29	\$ 1,125,306.44	ETAM - Energy,Transportation & Asset Management
8004215	Adb Safegate Llc	11/10/2025	12 Months	06/10/26	\$ 67,681.18	\$ 338,405.88	Information Technology Services Department
707248000	Art Maintenance And Conservation Services	12/1/2025	12 Months	12/01/26	\$ 142,561.69	\$ 712,808.43	ETAM - Energy,Transportation & Asset Management
7006084	E F Johnson Company	12/31/2025	12 Months	12/31/26	\$ 4,007,109.66	\$ 20,035,548.30	Information Technology Services Department
8005364	American Association Of Airport Executives (Aaae)	12/31/2025	12 Months	12/31/26	\$ 254,625.00	\$ 1,273,125.00	Department of Public Safety
8005498	Best Ems	12/31/2025	12 Months	12/31/26	\$ 71,918.66	\$ 359,593.30	Department of Public Safety

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Finance, Audit and IT
Committee**

Resolution No.:

Subject: American Airlines Reimbursement Agreement for the Construction Support Services for the Terminal C Phase 1 Fit Out and A and C Piers Ramp Level Space

Department: Aviation Real Estate

Amount: \$5,867,150.26

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to authorize and execute a reimbursement agreement with American Airlines for Construction Support Services for the Terminal C Phase 1 Fit Out and A and C Ramp Level Space as part of the CTA Redevelopment Program in an amount not to exceed \$5,867,150.26.

BACKGROUND:

- This agreement will allow American and its agent to provide Architectural management support for the Construction Services on the Terminal C Phase 1 Fit Out and the Ramp Level of the A and C Piers as part of the CTA Redevelopment Program.
- The CTA project has multiple components, and some will be managed by DFW and some by AA.
- DFW and AA agree that sharing the management of the work will allow for the fastest delivery of the new gates, which are critical for the AA operation.
- Terminal C is well beyond its useful life, and DFW and the airline acknowledge the need for significant improvements and have moved ahead with the CTA Redevelopment Program.
- Terminal C was the only legacy terminal not renovated in the last ten years, and based on a condition assessment, it has far exceeded its useful life and must be fully renovated to avoid operational disruption.
- This project will require close coordination with affected stakeholders to minimize conflicts and improve project delivery, which AA can more efficiently plan and implement.

D/S/M/WBE INFORMATION:

- American Airlines has set a 31% M/WBE goal on reimbursable agreement projects.
- American Airlines has awarded this contract to Corgan Associates, Inc.
- Corgan Associates, Inc. has committed to achieving 34% M/WBE participation; see attached list of subcontractors.
- The 34% M/WBE committed participation excludes \$628,623 in Owner's (American Airlines) contingency. Any M/WBE participation achieved on the contingency amount will be credited toward the M/WBE commitment.

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source
Joint Capital Account	2690892	

Attachments: AA List of Subs_Term C Phase 1 and 1A ConstrSupSrv

Approvals

Donnell Harvey, Vice President - Aviation Real Estate	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

American Airlines Reimbursement Agreement for the Construction Support Services for the Terminal C Phase 1 Fit Out and A and C Piers Ramp Level Space

American Airlines Reimbursement Agreement
Terminal C Phase 1 and 1A Construction Support Services
Minority Subcontractor List

PRIME: Corgan Associates, Inc.
M/WBE Subcontractors

MEP Consulting Engineers, Inc.	WBE	WF-C	7.00%
Focus EGD	WBE	WF-C	1.00%
TransSolutions, LLC	WBE	WF-C	1.00%
		Subtotal	9.00%
Aguirre Project Resources LLC	MBE	HM-C	1.00%
		Subtotal	1.00%
R. M. Chin & Associates, Inc.	MBE	PF-C	23.00%
		Subtotal	23.00%
Pure Construction Contracting, LLC	MBE	BM-C	1.00%
		Subtotal	1.00%
		Total	34.00%
		Overall M/WBE Total	34%

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Finance, Audit and IT
Committee**

Resolution No.:

Subject: American Airlines Reimbursement Agreement for the Construction Services for the Terminal C Phase 1 Fit Out and A and C Piers Ramp Level Space

Department: Aviation Real Estate

Amount: \$91,775,392.58

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to authorize and execute a reimbursement agreement with American Airlines for the Construction Services for the Terminal C Phase 1 Fit Out and A and C Piers Ramp Level Space in an amount not to exceed \$91,775,392.58

BACKGROUND:

- This agreement will allow American to proceed with Construction Services for the Terminal C Phase 1 Fit Out and the Ramp Level of the A and C Piers as part of the CTA Redevelopment Program.
- The CTA project has multiple components, and some will be managed by DFW and some by AA.
- DFW and AA agree that sharing the management of the work will allow for the fastest delivery of the new gates, which are critical for the AA operation.
- Terminal C is well beyond its useful life, and DFW and the airline acknowledge the need for significant improvements and have moved ahead with the CTA Redevelopment Program.
- Terminal C was the only legacy terminal not renovated in the last ten years, and based on a condition assessment, it has far exceeded its useful life and must be fully renovated to avoid operational disruption.
- This project will require close coordination with affected stakeholders to minimize conflicts and improve project delivery, which AA can more efficiently plan and implement.

D/S/M/WBE INFORMATION:

- American Airlines has set a 31% M/WBE goal on reimbursable agreement projects.
- American Airlines has awarded this contract to Archer Western Construction, LLC.
- Archer Western Construction, LLC has committed to achieving 34% M/WBE participation; see attached list of subcontractors.
- The 34% M/WBE committed participation excludes \$3.7M in Prime (Archer Western) contingency, \$11.9M in Owner's (American Airlines) contingency and \$353,600 in exempt specified services. Any M/WBE participation achieved on the contingency amount will be credited toward the M/WBE commitment.

ADDITIONAL INFORMATION:

- Future Board Actions to add construction support services to the Reimbursement Agreement will be brought forth for approval upon establishing a not to exceed amount for the total project.

Fund	Project Number	External Funding Source
Joint Capital Account	2690892	

Attachments: AA List of Subs_Term C Phase 1 and 1A Construction

Approvals

Donnell Harvey, Vice President - Aviation Real Estate

Approved - 3/19/2025

American Airlines Reimbursement Agreement for the Construction Services for the Terminal C Phase 1 Fit Out and A and C Piers Ramp Level Space

Official Board Action - Action

Resolution No.:

Tamela Burks Lee, Vice President - Business Diversity and Development
Abel Palacios, Vice President - Finance
Elaine Rodriguez, General Counsel - Legal
Sean Donohue, Chief Executive Officer

Approved - 3/20/2025
Approved - 3/20/2025
Approved - 3/20/2025
New -

American Airlines Reimbursement Agreement for the Construction Services for the Terminal C Phase 1 Fit Out and A and C Piers Ramp
Level Space

Official Board Action - Action

Resolution No.:

American Airlines Reimbursement Agreement
Terminal C Phase 1 and 1A Construction
Minority Subcontractor List

PRIME: Archer Western Construction, LLC
M/WBE Subcontractors

Ford Audio-Video Systems LLC dba Ford AV	WBE	WF-C	9.00%
Grizzley Glass and Mirror, LLC	WBE	WF-C	4.00%
3G Fire Protection, LLC	WBE	WF-C	1.00%
		Subtotal	14.00%
Critical Electric Systems Group dba CESG	MBE	HM-C	17.00%
Carrco Painting Contractors, Inc.	MBE	HM-C	2.00%
		Subtotal	19.00%
DMCA, Inc.	WBE	HF-C	1.00%
		Subtotal	1.00%
			Total
			34.00%
			Overall M/WBE Total
			34%

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Finance, Audit, and IT
Committee**

Resolution No.:

Subject: Professional Direct Hire Recruitment Service

Department: Human Resources

Amount: \$1,900,000

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to execute five contracts for Professional Direct Hire Recruitment Services: PA1476 with COGENT Infotech Corporation of Pittsburgh, Pennsylvania in an amount not to exceed \$500,000; PA1745 with FedTech LLC of Reston, Virginia in an amount not to exceed \$200,000; PA1746 with PROLIM Global Corporation of Plano, Texas in an amount not to exceed \$200,000; PA1747 with Genius Road, LLC of Dallas, Texas in an amount not to exceed \$500,000; and PA1748 with Smith Temporaries, Inc. dba CornerStone Staffing of Southlake, Texas in an amount not to exceed \$500,000; each for the initial one-year contract term, and four, one-year renewal options, for total action amount of \$1,900,000, with a start date of April 2025; and that the Chief Executive Officer or designee is authorized to exercise options years at the Airport's discretion and execute said contracts.

BACKGROUND:

- The Airport maintains a professional talent acquisition (TA) team. However, there are unique, professional roles where the TA team does not have the network of contacts required to fill the role in a timely manner.
- These contracts will provide additional support to the TA team in those situations. The Airport will only use these external services when the role cannot be filled with the internal TA team.
- Services will be ordered on an as-needed basis and the Airport will have no obligation to purchase a specific quantity under the contracts.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%.
- In accordance with the Board's M/WBE Program, the M/WBE goal for this contract is 17%.
- COGENT Infotech (IM-C) has committed to achieving 100% M/WBE participation through self-performance.
- FedTech LLC has committed to 17% M/WBE participation utilizing REETECH (IM-C).
- PROLIM Global Corporation (IM-C) has committed to achieving 100% M/WBE participation, including 83% self-performance and 17% subcontracting participation utilizing Placing IT (NF-C)
- Genius Road, LLC (WF-C) has committed to achieving 100% M/WBE participation through self-performance.
- Smith Temporaries, Inc. dba CornerStone Staffing (PF-C) has committed to achieving 100% M/WBE participation through self-performance.

ADDITIONAL INFORMATION:

- 23 proposals, including 13 from M/WBE firms, were received on or before the due date to August 30, 2024.
- Proposing firms attached.
- Proposals were submitted in the following categories:
 - Engineering
 - Executive
 - IT Infrastructure and Security
 - IT Software and Data
 - Professional Services

- PA1476 with COGENT Infotech Corporation of Pittsburgh, Pennsylvania, initial one-year amount of \$100,000, with four, one-year options in the amount of \$400,000
- PA1745 with FedTech LLC of Reston, Virginia, initial one-year amount of \$40,000, with four, one-year options in the amount of \$160,000
- PA1747 with Genius Road, LLC of Dallas, Texas, initial one-year amount of \$100,000, with four, one-year options in the amount of \$400,000
- PA1748 with Smith Temporaries, Inc. dba CornerStone Staffing of Southlake, Texas, initial one-year amount of \$100,000, with four, one-year options in the amount of \$400,000
- PA1746 with PROLIM Global Corporation of Plano, Texas initial one-year amount of \$40,000, with four, one-year options in the amount of \$160,000.

Fund	Project Number	External Funding Source
Operating Fund		

Attachments: Professional Direct Hire Recruitment Services Proposing Firms

Approvals

Cyril Puthoff, Vice President - Human Resources	Approved - 3/19/2025
Ladonna Key, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

**Professional Direct Hire Recruitment Services
Proposing Firms**

- 22nd Century Technologies, Inc, of Dallas, Texas^{N1}
- BridgeWork Partners LLC of Carrollton, Texas^{N1}
- COGENT Infotech Corporation of Pittsburgh, Pennsylvania^{N2}
- Compunnel Software Group, Inc. DBA Compunnel, Inc. of Plainsboro, New Jersey
- ConsultNet L.L.C. of South Jordan, Utah
- Cynet Systems Inc. of Sterling, Virginia
- FedTech LLC of Reston, Virginia.
- Genius Road, LLC of Dallas, Texas^{N3}
- Innova Solutions, Inc. of Atlanta, Georgia
- Innovate Consulting LLC Dallas, Texas^{N3}
- Instant Technology, LLC dba Instant Alliance of Chicago, Illinois
- Management Recruiters of Fort Worth-SW, L.P. dba Siter-Neubauer and Associates of Arlington, Texas^{N1}
- MDMartin LLC of Dallas, Texas^{N2}
- MNK INFOTECH INC of Coppell, Texas^{N2}
- Pinnacle Project Partners of Allen, Texas
- PROLIM Global Corporation of Plano, Texas^{N1}
- Recruiting Source International, LLC of Katy, Texas^{N2}
- Smith Temporaries, Inc. dba CornerStone Staffing of Southlake, Texas
- Strand TwoG LLC d/b/a Spot On Talent of Dallas, Texas^{N3}
- TPS Talent of Dallas, Texas^{N3}
- Tryfacta, Inc. of Dallas, Texas
- WAVE CONSULTING SOLUTIONS, LLC of New Braunfels, Texas^{N2}
- ZERO1 AGENCY of Long Beach, California

NOTE:

1. M/WBE certified through the North Central Texas Regional Certification Agency
2. MWBE certified through the Dallas/Fort Worth Minority Supplier Development Council
3. M/WBE certified through the Women's Business Council-Southwest

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Finance, Audit, and IT
Committee**

Resolution No.:

Subject: Building Automation System Programming Support Services

Department: Information Technology Services

Amount: \$1,592,405.50

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to execute contract no. PA1675, for Building Automation System Programming Support Services, with Climatec LLC of Irving, Texas, in an amount not to exceed \$1,592,405.50, for the five-year term of the contract with a start date of April 2025; and that the Chief Executive Officer or designee is authorized to execute said contract.

BACKGROUND:

- Supports program services for DFW's building automation systems. Specifically for onboarding new sensor data, data standardization, and transporting this data with DFW's existing enterprise tools.
- Will support the digitization of Terminal E, 29 non-terminal buildings, and new construction projects.
- The vendor has performed this same scope of work for Terminals A, B, D, C High Gates, AHQ, DPS HQ, IOC, and RAC.
- Supports Strategic Plan goal to reduce maintenance costs by 20%.
- Services will be ordered on an as-needed basis and the Airport will have no obligation to purchase any quantity under the contract.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%.
- In accordance with the Board's M/WBE Program, the M/WBE goal for this contract is 5%.
- Climatec LLC has committed to achieving 5% M/WBE participation utilizing Cognitive Technology Innovations, LLC.

ADDITIONAL INFORMATION:

- This contract will be made through BuyBoard contract no. 733-24, which is available to local Government agencies and was approved by Resolution No. 2006-08-246, dated August 3, 2006.

Fund	Project Number	External Funding Source
Various		

Attachments: None

Approvals

Michael Youngs, Vice President - Information Technology Services	Approved - 3/19/2025
Ladonna Key, Assistant Vice President - Procurement and Materials Management	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -



Concessions and Commercial Development Committee Meeting
Tuesday, April 1, 2025
12:45 PM

AGENDA

1. Approve Minutes of the Concessions and Commercial Development Committee of March 4, 2025.

CONCESSIONS AND COMMERCIAL DEVELOPMENT COMMITTEE

Consent Items for Consideration

- | | | |
|-----------------|------|---|
| Zenola Campbell | C-1. | Consent to re-concept Lease 009394 Duty Free Americas Dallas, LLC Terminal D dba Michael Kors and Kate Spade to Fashion Runway Terminal D, at Gate D27. |
| Zenola Campbell | C-2. | Assignment and Assumption of Lease Agreement 011801 to Paradies-Southwest, LLC at Gate A18. |

Action Items for Consideration

- | | | |
|------------------|-------|---|
| Zenola Campbell | C-3. | Approval to enter into Lease Agreement 011857 with Treasures of DFW, LLC, dba Art-K-Texture at Gate D17. |
| Zenola Campbell | C-4. | Approval to enter into Lease Agreement 011856 with Regali, Inc, dba Freeflight Sweets at Terminal B, Gate B41. |
| Zenola Campbell | C-5. | Approval to enter into Lease Agreement 011832 with Gate Escape DFW, LLC, dba Gate Escape at Terminal A, A Pier. |
| Zenola Campbell | C-6. | Approval to enter into Lease Agreement 011858 with AP Dogs, LLC, dba Portillo's at Terminal B, Gate B19. |
| Zenola Campbell | C-7. | Approval to amend Lease Number 009750 with HG DFW Retailers JV dba DFW Sports at Terminal B, Gate B19. |
| Zenola Campbell | C-8. | Approval to Extend Lease Number 009682 with OdehMickens DFW Concessions JV dba Chick-fil-A at Terminal E, Gate E05. |
| John Brookby | C-9. | Approve the execution of a Fifth Amendment to the Special Facilities Lease Agreement with Woodlake HRDFW Hotel Owner, LLC to establish the Market Rent for the initial ten years of the first renewal term beginning October 24, 2026; and that the Chief Executive Officer or designee is authorized to execute said amendment. |
| Sharon McCloskey | C-10. | Approve to execute contract no. PA1322 for Rental Car Center Custodial Services with UNICA Enterprises, LLC of Dallas, Texas for the initial two-year contract amount of \$4,155,492.30, with three, one-year options in the amount of \$6,740,813.04, for a total estimated contract amount of \$10,896,305.34, with a start date of May 2025; and that the Chief Executive Officer or designee is authorized to execute said contract. Renewal options will be brought back for approval upon the contract value reaching more than \$10 million. |

Discussion Items



- C-11. No Action Required. Discussion Item Only - Permit Number 011828 for the operation of a TGI Fridays On The Fly Kiosk.
- C-12. No Action Required. Discussion Item Only - Permit Number 011845 with AVIS Budget Car Rental, LLC for office space at the Rental Car Center (RAC).
- C-13. No Action Required. Discussion Item Only - Permit Number 011846 with The Hertz Corporation for office space at the Rental Car Center (RAC).

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Approval to re-concept Lease Number 009394 Duty Free Americas Dallas, LLC Terminal D dba Michael Kors and Kate Spade to Fashion Runway Terminal D, at Gate D27.

Department: Concessions

Amount:

Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Consent to re-concept Lease 009394 Duty Free Americas Dallas, LLC Terminal D dba Michael Kors and Kate Spade to Fashion Runway Terminal D, at Gate D27.

BACKGROUND:

- Lease 009394 Duty Free Americas Dallas, LLC Terminal D dba Michael Kors and Kate Spade to combine locations to Fashion Runway Terminal D, at Gate D27 ID No. D-2-NC104
- This action supports the Board's Concession Policy, 2.1 Selection Criteria and the criteria within the Request for Proposal.

D/S/M/WBE INFORMATION:

- The existing ACDBE and M/WBE commitments will continue to apply to the lease term.

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source
------	----------------	-------------------------

Attachments: None

Approvals

Zenola Campbell, Vice President - Concessions	Approved - 3/18/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

Approval to re-concept Lease Number 009394 Duty Free Americas Dallas, LLC Terminal D dba Michael Kors and Kate Spade to Fashion Runway Terminal D, at Gate D27.

Official Board Action - Consent

Resolution No.:

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Assignment and Assumption of Lease Agreement 011801 to Paradies-Southwest, LLC at Gate A18.

Department: Concessions

Amount: **Revised Amount:**

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Assignment and Assumption of Lease Agreement 011801 to Paradies-Southwest, LLC at Gate A18.

BACKGROUND:

- Resolution No. 2024-12-341 approved Lease Agreement 011801 between HDS & Partners at DFW, LLC and the Dallas Fort Worth International Airport.
- Lease No. 011801 will be assigned to Paradies-Southwest, LLC.
- All terms and conditions of said Lease will remain in effect.
- The Minority Partner, Quintanilla Technologies, Inc., will be released from the Joint Venture and removed from all future liabilities of the Lease.

D/S/M/WBE INFORMATION:

- The existing ACDBE and M/WBE commitments will continue to apply to the lease term.
- Paradies-Southwest, LLC Joint Venture is comprised of The Paradise Shops, LLC (65%) and Southwest Concessions, Inc. (ACDBE: HM-C, 35%).

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source
------	----------------	-------------------------

Attachments: None

Approvals

Zenola Campbell, Vice President - Concessions	Approved - 3/18/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

Assignment and Assumption of Lease Agreement 011801 to Paradies-Southwest, LLC at Gate A18.

Official Board Action - Consent

Resolution No.:

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Concessions RFP Award – Lease Agreement 011857 with Treasures of DFW, LLC, dba Art-K-Texture At Gate D17

Department: Concessions

Amount:

Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approval to enter into Lease Agreement 011857 with Treasures of DFW, LLC, dba Art-K-Texture at Gate D17.

BACKGROUND:

- As a result of an RFP, Treasures of DFW, LLC was awarded a specialty retail location.
- Treasures of DFW, LLC will operate Art-K-Texture, a specialty retail location in Terminal D, location D-SV107.
- The minimum annual guarantee shall be \$89,274 for a term of 7 years.
- Percent rent is set at 18.5% for the sale of specialty retail, all other percent rent is set at 14%.
- This action supports the Board's Concessions Policy, 2.1 Selection Criteria and the criteria within the Request for Proposal.

D/S/M/WBE INFORMATION:

- The annual goal for the ACDBE Program is 31%.
- In accordance with the Board's ACDBE Program, the ACDBE goal for this lease is 30% and the M/WBE goal for design and construction is 30%.
- Treasures of DFW, LLC joint venture partnership is comprised of Love From USA Group, Inc. (ACDBE: WF-C, 90%) and RH Concessions, LLC (ACDBE: BM-C, 10%) and the 100% ACDBE self-performance will count toward the 30% goal.
- Treasures of DFW, LLC has committed to 30% M/WBE participation in the design and construction of the lease space.

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source
------	----------------	-------------------------

Attachments: None

Approvals

Zenola Campbell, Vice President - Concessions	Approved - 3/18/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Concessions RFP Award – Lease Agreement 011856 with Regali, Inc, dba Freeflight Sweets at Terminal B, Gate B41.

Department: Concessions

Amount:

Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approval to enter into Lease Agreement 011856 with Regali, Inc, dba Freeflight Sweets at Terminal B, Gate B41.

BACKGROUND:

- As a result of this RFP award, Regali, Inc was awarded a specialty retail location.
- Regali, Inc will operate Freeflight Sweets, a specialty retail location in Terminal B, location B-2-105C-A01.
- The minimum annual guarantee shall be \$159,643 for a term of 7 years.
- Percent rent is set at 18% for the sale of specialty retail, all other percent rent is set at 14%.
- This action supports the Board's Concessions Policy, 2.1 Selection Criteria and the criteria within the Request for Proposal.

D/S/M/WBE INFORMATION:

- The annual goal for the ACDBE Program is 31%.
- In accordance with the Board's ACDBE Program, the ACDBE goal for this lease is 40% and the M/WBE goal for design and construction is 30%.
- Regali, Inc. is a certified Airport Concession Disadvantaged Business Enterprise (ACDBE: IF-C, 100%) firm and its self-performance counts toward the 40% ACDBE goal.
- Regali, Inc. has committed to 30% M/WBE participation in the design and construction of the lease space.

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source

Attachments: None

Approvals

Zenola Campbell, Vice President - Concessions	Approved - 3/18/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

Concessions RFP Award – Lease Agreement 011856 with Regali, Inc, dba Freeflight Sweets at Terminal B, Gate B41.

Official Board Action - Action

Resolution No.:

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Concessions RFP Award – Lease Agreement 011832 with Gate Escape, LLC, dba Gate Escape at Terminal A, A Pier.

Department: Concessions

Amount:

Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approval to enter into Lease Agreement 011832 with Gate Escape DFW, LLC, dba Gate Escape at Terminal A, A Pier.

BACKGROUND:

- As the result of a Request for Proposal, Gate Escape DFW, LLC was awarded a service/entertainment location.
- Gate Escape DFW, LLC will operate Gate Escape, a service/entertainment location in Terminal A Pier, location A-2-040J-A01.
- The minimum annual guarantee shall be \$26,121 for a term of 7 years.
- Percent rent is set at 19% for the sell of alcohol. All other percent rent is set at 17%.
- This action supports the Board’s Concessions Policy, 2.1 Selection Criteria and the criteria within the Request for Proposal.

D/S/M/WBE INFORMATION:

- The annual goal for the ACDBE Program is 31%.
- In accordance with the Board's ACDBE Program, the ACDBE goal for this lease is 30% and the M/WBE goal for design and construction is 30%.
- Gate Escape DFW, LLC joint venture is comprised of Gate Escape, LLC (70%) and FAD Marketing & Concessions, LLC (ACDBE: HM-C, 30%).
- Gate Escape DFW, LLC has committed to 30% M/WBE participation in the design and construction of the lease space.

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source
-------------	-----------------------	--------------------------------

Attachments: None

Approvals

Zenola Campbell, Vice President - Concessions	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

Concessions RFP Award – Lease Agreement 011832 with Gate Escape, LLC, dba Gate Escape at Terminal A, A Pier.

Official Board Action - Action

Resolution No.:

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Concessions RFP Award – Lease Agreement 011858 with AP Dogs, LLC, dba Portillo’s at Terminal B, Gate B19.

Department: Concessions

Amount: **Revised Amount:**

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approval to enter into Lease Agreement 011858 with AP Dogs, LLC, dba Portillo's at Terminal B, Gate B19.

BACKGROUND:

- As a result of an RFP, AP Dogs, LLC was awarded a food and beverage location.
- AP Dogs, LLC will operate Portillo's, a food and beverage location in Terminal B, Gate B19.
- The minimum annual guarantee shall be \$416,000 for a term of 10 years.
- Percent rent is set at 17% for the sale of food and beverages, 19% for the sale of alcoholic beverages, all other percent rent is set at 11%.
- This action supports the Board’s Concessions Policy, 2.1 Selection Criteria and the criteria within the Request for Proposal.

D/S/M/WBE INFORMATION:

- The annual goal for the ACDBE Program is 31%.
- In accordance with the Board's ACDBE Program, the ACDBE goal for this lease is 35% and the M/WBE goal for design and construction is 30%.
- AP Dogs, LLC joint venture is comprised of Portillo's JV Holdings, LLC (65%) and PhaseNext Hospitality, LLC (ACDBE: BF-C, 35%).
- AP Dogs, LLC has committed to 30% M/WBE participation in the design and construction of the lease space.

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source

Attachments: None

Approvals

Zenola Campbell, Vice President - Concessions	Approved - 3/18/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

Concessions RFP Award – Lease Agreement 011858 with AP Dogs, LLC, dba Portillo’s at Terminal B, Gate B19.

Official Board Action - Action

Resolution No.:

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Authorize re-concept of Lease Number 009750 with HG DFW Retailers JV dba DFW Sports at Terminal B, Gate B19.

Department: Concessions

Amount:

Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approval to amend Lease Number 009750 with HG DFW Retailers JV dba DFW Sports at Terminal B, Gate B19.

BACKGROUND:

- Concessionaire shall re-concept DFW Sports location in Terminal B, Gate B19, to Texas Life Bar with grab & go.
- This change in concept will update the Minimum Annual Guarantee to \$136,113, as well as add a Percent Rent category for Alcoholic Beverages (18%).
- This location will offer a variety of mixed alcoholic beverages, hot food items and cold grab and go with accompanied snacks.
- All other terms and conditions, including but not limited to the term and expiration date of said Lease remain in effect based on prior resolution.
- The Concessionaire will be revitalizing this location to provide relevant services to meet passenger needs.
- This action supports the Board's Concession Policy, 1.3.2 of providing and improving the shopping, dining, and service experience at DFW International Airport.

D/S/M/WBE INFORMATION:

- The existing ACDBE and M/WBE commitments will continue to apply to the lease term.

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source
------	----------------	-------------------------

Attachments: None

Approvals

Zenola Campbell, Vice President - Concessions	Approved - 3/18/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

Authorize re-concept of Lease Number 009750 with HG DFW Retailers JV dba DFW Sports at Terminal B, Gate B19.

Official Board Action - Action

Resolution No.:

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Extend the term of Lease Number 009682 with OdehMickens DFW Concessions JV dba Chick-fil-A at Terminal E, Gate E05.

Department: Concessions

Amount:

Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approval to Extend Lease Number 009682 with OdehMickens DFW Concessions JV dba Chick-fil-A at Terminal E, Gate E05.

BACKGROUND:

- Lease Number 009682 d/b/a Chick-fil-A, located in Terminal E, Gate 05 shall be amended to extend the term from August 15, 2029, to August 15, 2032, for a period of 3 years.
- The square footage shall increase from 1,393 square feet to 1,852 square feet.
- All other terms and conditions of said Lease shall remain the same.
- These enhancements include expanding both the back-of-house and front-of-house areas of the operation.
- This action requires an approval to exceed Concessions Policy 1.5 Term Limitation; the extended lease term will exceed the ten-year contract limit.

D/S/M/WBE INFORMATION:

- The existing ACDBE and M/WBE commitments will continue to apply to the lease term extension.

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source

Attachments: None

Approvals

Zenola Campbell, Vice President - Concessions	Approved - 3/18/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

Extend the term of Lease Number 009682 with OdehMickens DFW Concessions JV dba Chick-fil-A at Terminal E, Gate E05.

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Lease amendment – Woodlake HRDFW Hotel Owner, LLC (Hyatt Regency DFW Hotel)

Department: Commercial Development

Amount:

Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve the execution of a Fifth Amendment to the Special Facilities Lease Agreement with Woodlake HRDFW Hotel Owner, LLC to establish the Market Rent for the initial ten years of the first renewal term beginning October 24, 2026; and that the Chief Executive Officer or designee is authorized to execute said amendment.

BACKGROUND:

- The Special Facilities Lease Agreement (“Lease”) was executed on October 23, 1986 to operate a hotel on Airport property.
- The initial forty-year term expires October 23, 2026.
- The Lease contains three renewal terms of twenty, twenty and nineteen years at the option of Woodlake HRDFW Hotel Owner, LLC (“Woodlake”).
- The Lease establishes the methodology to determine Market Rent for each ten year period of each renewal term.
- Per the appraisal process outlined in the Lease, Market Rent will be 6.46% of Gross Revenue, with a minimum rent based on Airport Service Costs Rental Rate for 6.610 acres.
- Woodlake will also pay for 180 staff parking spaces at the published rate in the Schedule of Charges effective October 24, 2026.

D/S/M/WBE INFORMATION:

- Not Applicable

ADDITIONAL INFORMATION:

- Woodlake is the Tenant and operator of the Hyatt Regency DFW Hotel

Fund	Project Number	External Funding Source
-------------	-----------------------	--------------------------------

Attachments: None

Approvals

John Brookby, Vice President - Commercial Development	Approved - 3/19/2025
Tamela Burks Lee, Vice President - Business Diversity and Development	Approved - 3/20/2025
Abel Palacios, Vice President - Finance	Approved - 3/20/2025
Elaine Rodriguez, General Counsel - Legal	Approved - 3/20/2025
Sean Donohue, Chief Executive Officer	New -

Lease amendment – Woodlake HRDFW Hotel Owner, LLC (Hyatt Regency DFW Hotel)

Official Board Action - Action

Resolution No.:

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Rental Car Center Custodial Services

Department: Customer Experience

Amount: \$10,896,305.34

Revised Amount: \$0.00

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

Approve to execute contract no. PA1322 for Rental Car Center Custodial Services with UNICA Enterprises, LLC of Dallas, Texas for the initial two-year contract amount of \$4,155,492.30, with three, one-year options in the amount of \$6,740,813.04, for a total estimated contract amount of \$10,896,305.34, with a start date of May 2025; and that the Chief Executive Officer or designee is authorized to execute said contract. Renewal options will be brought back for approval upon the contract value reaching more than \$10 million.

BACKGROUND:

- Replaces an existing contract that has been in place for five years.
- This contract will provide comprehensive custodial services throughout the Rental Car facility and its 13 service facilities, including the garage.
- Custodial services will be available 24/7 to ensure the enhanced level of cleanliness required to meet the Airport's standards.

D/S/M/WBE INFORMATION:

- The annual goal for the M/WBE Program is 31%.
- In accordance with the Board's M/WBE Program, the M/WBE goal for this contract is 20%.
- UNICA Enterprise (HF-C) has committed to achieving 100% M/WBE participation, including 79% self-performance and 21% subcontracting participation utilizing Gideon Toal Management Services (BM-C).

ADDITIONAL INFORMATION:

- 25 proposals, including 11 from M/WBE firms, were received on or before the due date of December 20, 2024.
- The proposals submitted by 21CJS Janitorial Services, Inc., of Dallas, Texas; Interstate Commercial Maintenance Services Corporation of Horsham, Pennsylvania; Service Management Systems, Inc. of Nashville, Tennessee; and SKB Facilities & Maintenance of Memphis, Tennessee were determined non-responsive as the submissions did not meet the specifications outlined in the Airport's solicitation.
- UNICA is committed to partnering with a North Texas community organization to hire 8% of its staff through second-chance employment initiatives.
- Proposing firms attached.

Fund	Project Number	External Funding Source
RAC Reimbursable Fund		

Attachments: Rental Car Center Custodial Services Proposing Firms

Approvals

Sharon McCloskey, Vice President - Customer Experience

Approved - 3/18/2025

Ladonna Key, Assistant Vice President - Procurement and Materials Management

Approved - 3/19/2025

Rental Car Center Custodial Services

Tamela Burks Lee, Vice President - Business Diversity and Development
Abel Palacios, Vice President - Finance
Elaine Rodriguez, General Counsel - Legal
Sean Donohue, Chief Executive Officer

Approved - 3/20/2025
Approved - 3/20/2025
Approved - 3/20/2025
New -

Rental Car Center Custodial Services

Official Board Action - Action

Resolution No.:

**Rental Car Center Custodial Services
Proposing Firms**

21 CJS Janitorial Services, Inc. of Dallas, Texas
3H & 3H, Inc. of Buford, Georgia
All Janitorial Professional Services, Inc. of Plano, Texas^{N1}
Ambassador Services, LLC of Houston, Texas^{N1}
Andrews Building Service, Inc. of Dallas, Texas^{N1}
Caring Commercial Cleaning of Sugar Land, Texas
Cleaners of America, Inc. of Carrollton, Texas
Cleaning Masters LLC of Fort Worth, Texas^{N2}
Dexterra Services LLC of Dallas, Texas
International Commercial Services, Inc. dba ICS, Inc.
Interstate Commercial Maintenance Services Corporation of Horsham, Pennsylvania
Kleen-Tech Services, LLC of Houston, Texas
LGC Global Energy FM, LLC of Dallas, Texas
MDMartin LLC of Dallas, Texas^{N2}
Member's Building Maintenance LLC of Dallas, Texas^{N1}
Midwest Maintenance, Inc. of Omaha, Nebraska
National Aviation Services of Mooresville, North Carolina
Oriental Building Services, Inc. of Dallas, Texas^{N1}
RAS Services, Inc. of Dallas, Texas^{N1}
Service Management Systems, Inc. of Nashville, Tennessee
SKB Facilities & Maintenance of Memphis, Tennessee
Superior Commercial Cleaning LLC of DeSoto, Texas^{N1}
UNICA Enterprises, LLC of Dallas, Texas
UNISERVE Facilities Services Corporation of Commerce, Georgia
Whitlock Building Services, LLC of Grapevine, Texas^{N2}

NOTE:

1. M/WBE certified through the North Central Texas Regional Certification Agency
2. MWBE certified through the Dallas/Fort Worth Minority Supplier Development Council

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Report to the Board - Permit Number 011828 with TGIF/DFW Terminals B, C, and E Restaurant Joint Venture dba TGI Fridays On The Fly Kiosk at Terminal B, Gate B21.

Department: Concessions

Amount:

Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

No Action Required. Discussion Item Only - Permit Number 011828 for the operation of a TGI Fridays On The Fly Kiosk.

BACKGROUND:

- TGI Fridays On The Fly Kiosk in Terminal B, Gate B21.
- The Permit term is two (2) years.
- The Kiosk will sell popular hot and cold menu items, pre-packaged for grab & go, select snacks, and bottled beverages.
- Alcohol sales and cooking on site are prohibited at this location.
- Percent rent is set at 14% for non-alcoholic food and beverage.
- The Concessionaire will be revitalizing this location to provide relevant services to meet passenger needs.
- This action supports the Board's Concession Policy, 1.3.2 of providing and improving the shopping, dining, and service experience at DFW International Airport.

D/S/M/WBE INFORMATION:

- The existing lease ACDBE and M/WBE commitments will apply to the permit term.

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source

Attachments: None

Approvals

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

**Concessions and
Commercial Development
Committee**

Resolution No.:

Subject: Report to the Board - Permit Number 011845 with AVIS Budget Car Rental, LLC for office space at the Rental Car Center (RAC).

Department: Concessions

Amount:

Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

No Action Required. Discussion Item Only - Permit Number 011845 with AVIS Budget Car Rental, LLC for office space at the Rental Car Center (RAC).

BACKGROUND:

- Avis Budget Car Rental, LLC was issued Permit Number 011845 to occupy 2,650 square feet of office space on the second floor of the Rental Car Center.
- This space will be utilized for providing administrative support for the car rental operation.
- Permittee shall pay rents of \$25.00 per square foot of office space per year for a total of \$66,250 per year.

D/S/M/WBE INFORMATION:

- The existing ACDBE and M/WBE commitments will continue to apply to the lease term.

ADDITIONAL INFORMATION:

Fund	Project Number	External Funding Source
------	----------------	-------------------------

Attachments: None

Approvals

**Dallas Fort Worth International Airport Board
Official Board Action / Resolution**

Date: April 3, 2025

Concessions

Resolution No.:

Subject: Report to the Board - Permit Number 011846 with The Hertz Corporation for office space at the Rental Car Center (RAC).

Department: Concessions

Amount:

Revised Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

No Action Required. Discussion Item Only - Permit Number 011846 with The Hertz Corporation for office space at the Rental Car Center (RAC).

BACKGROUND:

- The Hertz Corporation was issued Permit Number 011846 to occupy 3,400 square feet of office space on the second floor of the Rental Car Center.
- This space will be utilized for providing administrative support for the car rental operation.
- Permittee shall pay rents of \$25.00 per square foot of office space per year for a total of \$85,000 per year.

D/S/M/WBE INFORMATION:

- The existing ACDBE and M/WBE commitments will continue to apply to the lease term.

ADDITIONAL INFORMATION:

Fund

Project Number

External Funding Source

Attachments: None

Approvals