

MEMORANDUM



OCAT Agenda  
Item No. V. C  
3/28/2024

TO: Trustees, Oklahoma City Airport Trust

FROM: Jeff Mulder, Director of Airports

Ratifying the actions of the Director of Airports for the approval of Addenda Nos. 1 through 4; awarding and approving the Hangar 4 Construction Management at Risk Services Agreement to JE Dunn Construction Company, Project No. OCAT WRWA 2433, Hangar 4 Construction Management at Risk Services for Will Rogers World Airport, \$443,830.48 for preconstruction services and the total cost of the work plus 5.5% for construction services.

**Location:**

Will Rogers World Airport

**Background:**

AAR, an aircraft Maintenance, Repair, and Overhaul tenant at WRWA requires additional hangar space for their Alaska Airline maintenance operation. AAR engaged FSB, a local Architect firm, to prepare a design for the hangar. The State of Oklahoma, through the Oklahoma Department of Aeronautics and Aerospace, will provide a \$20,000,000 grant for the construction of the hangar and AAR will provide the remaining funding for the construction of the hangar through a previously approved Reimbursable Agreement with the Trust. AAR and the Director agreed that the hangar would be constructed through a Construction Manager at Risk delivery model as allowed in 61 O.S. §215 et seq. To assist with the Project, the Trust has previously approved Kirkpatrick Program Management, Inc. as the Project Manager.

On December 22, 2023, Trust solicited a Request for Qualifications (RFQ) for Project No. OCAT WRWA 2433, Hangar 4 at Will Rogers World Airport (Airport) for a Construction Manager at Risk to provide construction management services for all construction trades to construct the new Hangar 4.

On January 26, 2024, four Construction at Risk Management Firms were interviewed. The interview committee selected JE Dunn Construction Company as the most qualified firm. JE Dunn will work with Airport staff to procure the trade subcontractors. The Trust will eventually award the trade subcontracts, but JE Dunn will be responsible to enter into contracts with the individual trade subcontractors. Pursuant to Oklahoma statutes, JE Dunn will be allowed to bid on trade contracts but must be the lowest most responsible bidder in order to perform such work.

After subcontracts are awarded by OCAT, JE Dunn and OCAT will amend this Agreement to provide for a Guaranteed Maximum Price for the construction will be based on the Cost of Work plus the Construction Service Fee of 5.5%.

**RFQs Received:**

January 17, 2024 at 4:00:00 p.m. CST

**Notification:**

Addendum No. 1 was issued to prospective bidders on January 5, 2024. The addendum was issued to add a Microsoft Teams Meeting option to the pre-bid.

Addendum No. 2 was issued to prospective bidders on January 11, 2024. The addendum was issued to remove language from Article 7(F).

Addendum No. 3 was issued to prospective bidders on January 12, 2024. The addendum was issued to provide For Reference Only Plans.

Addendum No. 4 was issued to prospective bidders on January 12, 2024. The addendum was issued to remove General Instructions and Requirements – Section 5.

Addenda Nos. 1 through 4 modifications take precedence over the original RFQ.

**Estimated Pre – Construction Services Fees:**

\$443,830.48

**Construction Service Fees:**

Cost of Work plus 5.5%

**Recommendation:** Addenda Nos. 1 through 4 be ratified and approved, Agreement be awarded, and Agreement be approved.