

MEMORANDUM



OCAT Agenda  
Item No. IV. Z  
5/23/2024

TO: Trustees, Oklahoma City Airport Trust

FROM: Jeff Mulder, Director of Airports

Resolution relieving JE Dunn Construction Company from competitive bid compliance for Bid Package 08F, Specialty Hangar Doors, and authorizing a direct sole source purchase and installation of a hangar door system from Assa Abloy Entrance Systems Inc. for the Hangar 4 Project.

**Location:**

Will Rogers World Airport

**Background:**

The Trust's tenant, AAR, is expanding its maintenance, repair and overhaul services for its customers and requested an additional large hangar be constructed on its leased premises for these additional operations. The Trust agreed to construct a new Hangar 4 and the State of Oklahoma's Oklahoma Department of Aerospace and Aeronautics (ODAA) will provide a \$19,600,000 grant for the construction.

On March 28, 2024, the Trust approved the Hangar 4 Construction Management at Risk Services Agreement to JE Dunn Construction Company (CM) for Project No. OCAT WRWA 2433, Hangar 4 Construction Management at Risk Services (Project). The CM is required by the Public Construction Management Act for Political Subdivisions, 61 O.S. §215 et seq., to solicit subcontracts in compliance the Public Competitive Bidding Act of 1974. The CM received no bids for the Project's Specialty Hangar Doors package.

The Project's Final Plans and Specifications are based upon the design of the Megadoor system 1500 to best accommodate the large size of the hangar but is a sole source installation and manufacture of the overhead hoist-up fabric hangar door by Assa Abloy Entrance Systems Inc. The Public Competitive Bidding Act of 1974, 61 O.S. 102(7), excludes out of a public improvement the direct purchase of materials, equipment or supplies by a public agency. As the hangar door is a sole source and cannot be competitively bid, the CM should be relieved of the requirements to competitively bid Package 08F.

To avoid the competitive bidding requirement for the CM that conflicts with a sole source item, the Trust needs to directly procure the specialty hangar door and installation. The CM has agreed that it will still provide the management, storage, oversight, and coordination of the Trust's direct purchase and installation of the Megadoor from Assa Abloy Entrance Systems Inc. into the Project. Any agreement reached with Assa Abloy Entrance Systems Inc. for the hangar door and installation will be approved by the Trust.

**Recommendation:** Resolution be adopted.