



MEMORANDUM

OCAT Agenda  
Item No. IV. B  
2/24/2022

TO: Trustees, Oklahoma City Airport Trust

FROM: Jeff Mulder, Director of Airports

Recommendation be received regarding bids for Project No. OCAT WRWA 1802, "Elevator Replacement for Multiple Buildings," Mike Monroney Aeronautical Center; award the construction contract to W.L. McNatt & Company in the amount of \$9,768,800; and approve the Contract and bonds.

**Background:**

This project is for the replacement of eight (8) elevators and the modernization of six (6) elevators at the Federal Aviation Administration's (FAA) Mike Monroney Aeronautical Center. The lease agreement between the Trust and the FAA provides that the Trust is responsible for replacement of the buildings elevator systems and subsystems when they are beyond reasonable repair limits. Trust authorized advertisement for bids on December 16, 2021.

**Justification:**

Bids were opened on January 26, 2022, and two firms submitted bids. W.L. McNatt & Company is the low bidder with a bid of \$9,768,800, which is 7.03% above the engineer's estimated construction cost of \$9,127,393. ADG P.C., the architect-engineer, has analyzed the bid results and attributes the difference from the estimate to recent increases in costs of materials and labor in elevator industry, as the lingering pandemic continues to affect supply chains and construction costs. These impacts are also felt in procurement of other items such as panel boards, controllers, wiring and door operating systems. ADG P.C. and Airport Staff both feel that the bid price is within an acceptable range of the engineer's estimate, and recommend award to W.L. McNatt & Company.

**Recommendation:** Recommendation be received; Contract be awarded; and Contract and bonds be approved.