

RESOLUTION NO. 2022-05
OF THE
JACKSON HOLE AIRPORT BOARD
RE: CMAR Subcontractor Procurement Waiver
Hangar 3 & GSE Building
October 26, 2022

The Jackson Hole Airport Board (the "Board"), a body corporate, organized under the laws of Wyoming, finds that:

WHEREAS, the Board is the operator and proprietor of the Jackson Hole Airport (the "Airport") and is authorized to enter into contracts to construct facilities for the efficient operation of the Airport, pursuant to W.S. §10-5-101, *et seq*;

WHEREAS, the Board is undertaking a project to construct the Hangar 3 and GSE building as part of the Jackson Hole Airport Fixed Base Operator (FBO) Facilities Development Project (the "Project");

WHEREAS, in connection with the Project, the Board entered into a contract with Wadman Corporation as a construction manager at risk ("CMAR") as authorized by W.S. §16-6-707(a);

WHEREAS, W.S. §16-6-707(c) provides that a CMAR shall comply with the residency and preference requirements imposed by law, W.S. §16-6-1001(a)(1) provides that the CMAR shall award to responsible and responsive Wyoming resident contractors not less than 70% of the work covered in its contract, and if that cannot for permissible reasons be accomplished, the governing body shall approve a waiver based on one or more factors enumerated in such statute;

WHEREAS, invitations for subcontractor bids for the Project were issued and advertised under thirty-six (36) different subcontract schedules, and bids were opened on September 28, 2022, with certain long-lead-time schedules having been opened earlier;

WHEREAS, the low bidders for nine (9) of the subcontracting schedules were Wyoming residentsubcontractors and their bids collectively total \$3,774,185, which is approximately 12% of the total of low subcontractor bids of \$30,550,773 for the Project;

WHEREAS, of the remaining twenty-seven (27) subcontracting schedules, no Wyoming residents submitted bids for twenty-five (25) of the schedules and the bid of the Wyoming resident for the two (2) other schedules were 22% and 41% higher than the bid of the lowest responsible and responsive non-resident bidder;

WHEREAS, W.S. §16-6-1001(a)(1)(c)(iv) provides that a waiver may be granted when there were insufficient Wyoming subcontractors submitting bids to make the 70% requirement;

WHEREAS, W.S. §16-6-1001(a)(1)(c)(ii) provides that a waiver may be granted when

the bids submitted by responsible Wyoming subcontractors exceed 105% of the costs of out-of-state providers for equivalent quality of work or services.

NOW THEREFORE, in open meeting and on motion made, seconded and unanimously adopted, the Jackson Hole Airport Board hereby resolves as follows:

1. A copy of the subcontract bid tabulation for the Project, indicating the amount of the bids in each of the thirty-six (36) schedules, and the residence status of each subcontractor, is attached hereto and incorporated by reference as **Exhibit A**.
2. For twenty-five (25) of the subcontractor schedules, **Exhibit A** establishes that there were no Wyoming contractors submitting bids, and for two (2) of the schedules the bid amounts submitted by responsible Wyoming subcontractors exceed 105% of the costs of out-of-state bidders for equivalent quality of work or services.
3. The foregoing establishes that there were insufficient resident subcontractors submitting bids, and the bid submitted by the two responsive Wyoming subcontractors exceeded 105% of the cost of out-of-state providers, such that the 70% requirement cannot be achieved.
4. Pursuant to W.S. §16-6-1001(a)(i), the Airport Board therefore approves a waiver from the requirements of W.S. §16-6-1001 with respect to twenty-seven (27) subcontractor schedules for this Project, as described on the attached **Exhibit A**.

Upon motion duly made and seconded, the foregoing Resolution was adopted by the Jackson Hole Airport Board this 26th day of October 2022.

JACKSON HOLE AIRPORT BOARD

By: DocuSigned by:
Robert McLaurin
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Bob McLaurin, President

Attest:

By: DocuSigned by:
George Robert Wallace
15637047AE36468...
Rob Wallace, Secretary



Jackson Hole Aiport - Hangar 3/GSE		Bid Opening - 09.28.2022				
Bid Scope	Bidder Name	Bid Amount	Wyoming Resident	Apparent Low Bidder	Resident Subcontractor	Non-Resident Subcontractor
Survey / Construction Staking	Enclosure Surveying	\$ 55,000.00	YES	YES	\$ 55,000.00	
Survey / Construction Staking	Nelson Engineering	declined to bid	YES			
Survey / Construction Staking	On Sight Survey	declined to bid	YES			
Permanent AOA Fence Tie-In	Arrow Fence	\$ 6,800.00	NO	YES		\$ 6,800.00
Permanent AOA Fence Tie-In	SWI	declined to bid	YES			
Permanent AOA Fence Tie-In	TNC Construction	declined to bid	NO			
Geothermal Wells	Weber Water & Well	\$ 114,918.00	YES	YES	\$ 114,918.00	
Geothermal Wells	Dover Drilling	Non-Responsive	YES			
Geothermal Wells	Atnip	Non-Responsive	YES			
Asphalt Paving & Striping	Evans Construction	\$ 322,950.00	YES	YES	\$ 322,950.00	
Asphalt Paving & Striping	Avail Valley	\$ 365,883.00	YES			
Cast-In-Place Concrete	JM Concrete	\$ 1,702,113.00	NO			
Cast-In-Place Concrete	Phaze Concrete	\$ 2,188,343.00	NO	YES		\$ 2,188,343.00
Cast-In-Place Concrete	Ralph Wadsworth	\$ 3,060,335.00	NO			
Cast-In-Place Concrete	Excel Concrete	declined to bid	NO			
Cast-In-Place Concrete	Four Corners Concrete	declined to bid	YES			
Unit Masonry / Precast Stone Base	JH Masonry	\$ 491,000.00	NO	YES		\$ 491,000.00
Unit Masonry / Precast Stone Base	IMS	\$ 893,835.00	NO			
Unit Masonry / Precast Stone Base	Allen's Masonry	declined to bid	NO			
Sheathing / Wood Blocking	RJP	\$ 88,815.00	NO	YES		\$ 88,815.00
Sheathing / Wood Blocking	71 Construction	declined to bid	YES			
Sheathing / Wood Blocking	Westfork Construction	Non-Responsive	YES			
Sheathing / Wood Blocking	Bluestream Construction	Non-Responsive	NO			
Millwork / Solid Surface Tops	Capital Construction	\$ 9,985.00	NO	YES		\$ 9,985.00
Millwork / Solid Surface Tops	Johnson Brothers	\$ 15,500.00	NO			
Millwork / Solid Surface Tops	Cheney Brothers	\$ 15,562.00	NO			
Millwork / Solid Surface Tops	WKI	\$ 16,856.00	NO			
Thermal / Foamed-In-Place Insulation	USI	\$ 43,145.00	NO	YES		\$ 43,145.00
Thermal / Foamed-In-Place Insulation	Penguin Insulation	\$ 50,500.00	NO			
Thermal / Foamed-In-Place Insulation	Tru Team	declined to bid				
Rigid Insulation Below Slab / Dampproofing	Rocky Mountain Waterpro	\$ 217,135.00	NO	YES		\$ 217,135.00
Rigid Insulation Below Slab / Dampproofing	Phaze	\$ 222,000.00	NO			
Rigid Insulation Below Slab / Dampproofing	USI	\$ 242,470.00	NO			
Full Exterior Package						
Panelized Facade Screen / Metal Wall Panels / Transluc	SGH Concepts	\$ 4,098,515.00	NO	YES		\$ 4,098,515.00
Panelized Facade Screen / Metal Wall Panels / Transluc	GEN3	\$ 4,111,373.00	NO			
Panelized Facade Screen / Metal Wall Panels / Transluc	MG Mcgrath	\$ 4,647,809.00	NO			
Panelized Facade Screen / Metal Wall Panels / Transluc	Rodac	late bid	NO			
PVC Roofing / Accessories	Rodac	\$ 1,183,605.00	NO	YES		\$ 1,183,605.00
PVC Roofing / Accessories	Douglass Colony	\$ 1,199,675.00	NO			
PVC Roofing / Accessories	All Weather Waterproofing	\$ 1,523,595.00	NO			
Roof Hatches, Safety Railing System, Safety Posts	Architectural Components	\$ 4,416.00	NO	YES		\$ 4,416.00
Roof Hatches, Safety Railing System, Safety Posts	Cannon Sales	\$ 4,715.00	NO			
Roof Hatches, Safety Railing System, Safety Posts	Douglass Colony	\$ 7,850.00	NO			
Doors / Frames / Hardware / Install	Doorways of Wyoming	\$ 125,673.00	YES	YES	\$ 125,673.00	
Doors / Frames / Hardware / Install	Beacon	\$ 130,724.00	NO			

Doors / Frames / Hardware / Install	ABS	\$ 131,076.00	NO			
Doors / Frames / Hardware / Install	American Direct	\$ 182,433.00	NO			
Access Doors & Panels	Architectural Components	\$ 3,881.00	NO	YES		\$ 3,881.00
Access Doors & Panels	Cannon Sales	declined to bid	NO			
Access Doors & Panels	SBI	declined to bid	NO			
Overhead Coiling Doors	Rytec - Spec'd	\$ 83,975.00	NO	YES		\$ 83,975.00
Hangar Doors	Norco (Bases of Design)	\$ 570,810.00	NO	YES		\$ 570,810.00
Hangar Doors	Jewers Doors	\$ 685,770.00	NO			
Hangar Doors	Hangar Door Solutions	\$278,975 - incomplete	NO			
Glazing / Interior Glass	Mollerup Glass	\$ 24,800.00	NO	YES		\$ 24,800.00
Glazing / Interior Glass	Noorda	\$ 50,906.00	NO			
Glazing / Interior Glass	American Direct (SUPPLY O	\$20,972 - no install	NO			
Fixed Louvers	Architectural Components	\$ 48,614.00	NO	YES		\$ 48,614.00
Fixed Louvers	Cannon Sales	declined to bid	NO			
Fixed Louvers	SBI	declined to bid	NO			
Framing / Drywall / Acoustical Ceiling	Blacktail Drywall	\$ 182,744.00	YES	YES	\$ 182,744.00	
Framing / Drywall / Acoustical Ceiling	Standard Drywall	\$ 217,870.00	YES			
Framing / Drywall / Acoustical Ceiling	K&K Drywall	\$ 253,000.00	NO			
Tile Carpeting / VB-1 Base	Carpets Plus	\$ 4,280.00	YES	YES	\$ 4,280.00	
Tile Carpeting / VB-1 Base	Dreamcraft	\$ 7,500.00	NO			
Tile Carpeting / VB-1 Base	Grand Teton Flooring	declined to bid	YES			
Epoxy Flooring	Hardrock Builders	\$ 211,646.00	NO	YES		\$ 211,646.00
Epoxy Flooring	Phaze Concrete	\$ 259,700.00	NO			
Epoxy Flooring	Consurco	\$ 295,650.00	NO			
Epoxy Flooring	Arizona Epoxy Systems	\$ 323,888.00	NO			
Interior / Exterior Painting	Nicholls Brothers	\$ 332,881.00	NO	YES		\$ 332,881.00
Interior / Exterior Painting	Greenway Painting	declined to bid	YES			
Interior / Exterior Painting	Sharp's Professional Paintin	declined to bid	NO			
Signage	DaVinci	\$ 22,501.00	YES	YES	\$ 22,501.00	
Signage	YESCO	\$ 27,869.00	NO			
Signage	Star Sign	\$ 30,500.00	NO			
Toilet Accessories / Fire Extinguishers / Lockers / Wash	Architectural Components	\$ 38,512.00	NO	YES		\$ 38,512.00
Toilet Accessories / Fire Extinguishers / Lockers / Wash	Cannon Sales	\$ 42,500.00	NO			
Toilet Accessories / Fire Extinguishers / Lockers / Wash	SBI	declined to bid	NO			
Vehicle Lifts	Mohawk Lifts	\$ 45,910.00	NO	YES		\$ 45,910.00
Vehicle Lifts	Stertil-Koni	non-responsive	NO			
Vehicle Lifts	Rotary Lift	non-responsive	NO			
Crane and Hoists (2 Trolley Hoists) - SUPPLY	Flexible Assembly Systems	\$ 24,792.00	NO	YES		\$ 24,792.00
Fire Sprinkler	Western States Fire	\$ 592,550.00	YES	YES	\$ 592,550.00	
Fire Sprinkler	Preferred Fire	\$ 635,000.00	NO			
Fire Sprinkler	Frontier Fire	declined to bid	NO			
Fire Sprinkler	FSI	declined to bid	NO			
ILDFA System (Sole Source)	Safespill	\$ 1,560,048.00	NO	YES		\$ 1,560,048.00
Mechanical	Team Mech + Envision	\$ 5,595,305.00	NO	YES		\$ 5,595,305.00
Mechanical	Carson Plumbing	withdrew	NO			
Mechanical	Snake River	declined to bid	YES			
Mechanical	Mathews Plumbing	declined to bid	NO			
Mechanical	Wyoming Mechanical	declined to bid	YES			
Mechanical	KK Mechanical	possible bid pending	NO			

Mechanical	Comfort Systems	possible bid pending	NO			
Early Package - Updates from 50% Set						
Civil PKG	Evans Construction	\$ 2,460,566.00	YES	YES	\$ 2,460,566.00	
Civil PKG	Avail Valley	\$ 2,612,512.00	YES			
Civil PKG	Phaze Concrete	\$ 3,410,017.00	NO			
Addendum 1 Deduct	Evans Construction	\$ (231,397.00)	YES		\$ (231,397.00)	
Triturator Waste Station	Evans Construction	\$ 124,400.00	YES	YES	\$ 124,400.00	
Steel PKG	HA Fabrication	\$ 3,162,252.00	NO	YES		\$ 3,162,252.00
Steel PKG	IEI/TRC	\$ 3,163,023.00	NO			
Steel PKG	Montana Steel	\$ 3,273,600.00	NO			
Addendum 1	HA Fabrication	\$ 60,371.00	NO			\$ 60,371.00
Electrical PKG	Bear River Electric	\$ 2,060,641.00	NO	YES		\$ 2,060,641.00
Electrical PKG	Turner Electric	\$ 2,158,000.00	NO			
Electrical PKG	Mountain West	\$ 2,900,000.00	YES			
Generator PKG	Bear River Electric	\$ 1,421,756.00	NO	YES		\$ 1,421,756.00
Addendum 1	Bear River Electric	\$ 764,216.00	NO			\$ 764,216.00
Temporary Fencing	Arrow Fence	\$ 79,900.00	NO	YES		\$ 79,900.00
Temporary Fencing	TNC Construction	\$ 81,100.00	NO			
Temporary Fencing	SWI	\$ 97,680.00	Yes			
Pre-Cast Concrete Package	Contech (Forterra)	\$ 2,205,700.00	NO	YES		\$ 2,205,700.00
Pre-Cast Concrete Package	Missoula Concrete	\$ 2,257,287.00	NO			
Pre-Cast Concrete Package	Wells Concrete	\$ 2,667,000.00	NO			
Micropiles	Ralph Wadsworth	\$ 148,779.00	NO	YES		\$ 148,779.00
Micropiles	Geocraft	\$ 185,000.00	NO			
Micropiles	Straightline	\$ 188,195.00	NO			
Micropiles	Hark Drilling	clarifying scope	NO			
TOTALS	\$ 30,550,733.00				\$ 3,774,185.00	\$ 26,776,548.00
					12%	88%