



Request for Proposals (RFP) – T-Hangar #2 Bi-Fold Door Repair and Operator Replacement

The County of Marquette (County), Marquette Sawyer Regional Airport (KSAW), seeks proposals from qualified contractors to provide all labor, supervision, tools, equipment, lifts, rigging, incidental materials, and services necessary to repair and restore the T-Hangar #2 bi-fold aircraft hangar door to safe and proper operating condition. Replacement parts and components required for the repair will be sourced through FulFab, Inc., the original equipment manufacturer. Proposals must be received no later than September 30, 2026 at 10:00am EDT.

Contractors shall submit the Proposal Form contained in this Request for Proposal (RFP) by mail or in person in a sealed envelope that identifies the proponent and states “Marquette Sawyer Regional Airport – T-Hangar #2 Door Repair” on the outside of the envelope. Proposals must be delivered to: Airport Services Center, 125 G Avenue, Gwinn, Michigan 49841. Proposals will be publicly opened and read aloud at 125 G Avenue, Gwinn, Michigan 49841 at the date and time specified below.

PRE-PROPOSAL SITE INSPECTION

Prospective bidders are strongly encouraged to inspect T-Hangar #2 prior to submitting a proposal in order to verify existing conditions, access requirements, equipment needs, dimensions, and the extent of work. Site visits shall be coordinated with Airport staff. Failure to inspect the site shall not relieve the successful Contractor of responsibility for completing the work described in this RFP and the accompanying reference documents.

SCHEDULE OF EVENTS

September 11, 2026– RFP issued to Contractors

September 17, 2026– Pre-bid Meeting @ 2pm, location: 125 G Avenue, Gwinn, MI 49841.

September 22, 2026 – Questions from Contractors due (written only)

September 24, 2026 – Addendum issued (if required)

*All addenda and RFP documents will be posted on the County of Marquette and Marquette Sawyer Regional Airport websites.

September 30, 2026 – DUE DATE FOR RFP – (Bid Opening Immediately After)

10:00am EDT – Responses received after the deadline cannot be considered and, if mailed, will be returned unopened.

METHOD OF SUBMITTAL: By mail or delivered in person.

September 30, 2026 – Opening of Bids @ 10:00am EDT

Although every effort will be made to follow this schedule, the County reserves the right to modify the dates as necessary and to accommodate special circumstances. All RFPs are due by the time specified. Any RFP received at the designated location after the required time and date specified for receipt shall be considered late and non-responsive. The County is not responsible for delays occasioned by the U.S. Postal Service, the internal mail delivery system of the County, or any other delivery method employed by the Contractor.

PROJECT BACKGROUND

The existing T-Hangar #2 bi-fold door experienced a mechanical failure during maintenance activities, resulting in damage and misalignment of the door assembly. The door was subsequently secured in the closed position. An evaluation of the existing condition was conducted and a repair scope was developed identifying the components and work necessary to restore the door system.

SCOPE OF WORK

The successful Contractor shall perform the complete repair, installation, alignment, adjustment, testing, and commissioning necessary to return the T-Hangar #2 bi-fold door to safe, reliable, and fully operational condition. Work shall be performed in accordance with the FulFab manufacturer drawings and information furnished with this RFP, applicable codes and safety requirements, and accepted industry practices.

- Remove damaged or failed door components as required to complete the repair.
- Install a new 1 HP Leeson door opener unit.
- Install a new Perfection gear reducer unit.
- Install new limit switches and limit switch box.
- Install new Morse chains.
- Install new lift cabling and roller assemblies.
- Remove and replace the entire damaged lower door panel assembly, including lower panels, frame, and trims. Exterior panel color shall be Fern Green.
- Install new lower-panel hardware, including, as applicable, hinges, lifting lugs, door-lock floor pins, 4-1/2 inch tension springs, door-lock assemblies, cane-bolt assembly, breaker assemblies, and automatic door unlocks.
- Install new bottom-of-door weather stripping.
- Install a new man-door and associated framing.
- Reuse existing man-door hardware where serviceable and compatible with the replacement assembly.
- Reuse existing wiring and wall switch where serviceable and compatible with the replacement operator system.
- Square, align, adjust, tension, and secure the complete bi-fold door assembly in accordance with manufacturer requirements.

- Adjust lifting cables, chains, rollers, locks, limit switches, and related components to ensure synchronized and proper door operation.
- Perform all incidental fastening, connection, fitting, trimming, and installation work required for a complete and functional repair.
- Test the completed door through multiple full open-and-close cycles and verify proper operation of the operator, limits, lifting system, locking system, man-door, and related components.
- Remove construction debris and leave the work area clean and ready for Airport use.

FULFAB MANUFACTURER PARTS AND COMPONENTS

Replacement parts and components required for the T-Hangar #2 bi-fold door repair will be sourced through FulFab, Inc., the original equipment manufacturer. The successful Contractor shall be responsible for purchasing the required replacement parts and components directly from FulFab, Inc., the original equipment manufacturer. The Contractor's lump-sum bid shall include the cost of all required FulFab parts and components, freight/shipping, labor, supervision, tools, equipment, lifts, rigging, mobilization, incidental materials, installation, adjustment, testing, and all other costs necessary to complete the work.

Replacement components shall be obtained from FulFab, Inc. and shall conform to the applicable FulFab drawings and specifications included with this RFP. No substitutions or modifications to the specified manufacturer components shall be made without prior written authorization from the County.

The Contractor shall be responsible for coordinating with FulFab to obtain all parts and components necessary to complete the repair. Prior to ordering, the Contractor shall review the Cross Engineering repair scope, FulFab drawings, and existing field conditions to verify the components required for the work.

CONTRACTOR-FURNISHED ITEMS

- All labor and supervision required for the work.
- Lifts, cranes, rigging, scaffolding, fall-protection equipment, and other access equipment necessary for the work.
- Hand tools, power tools, welding equipment, and specialty installation equipment as required.
- Fasteners, consumables, sealants, lubricants, electrical incidentals, and other minor materials not supplied through FulFab but necessary for a complete installation.
- Temporary supports, bracing, barricades, and safeguards necessary to perform the work safely.
- Transportation, mobilization, demobilization, cleanup, and disposal of removed materials unless otherwise directed by the Airport.

MANUFACTURER DRAWINGS AND REFERENCE DOCUMENTS

FulFab drawings and supporting manufacturer documents furnished with this RFP shall be considered project reference information and shall be reviewed by the Contractor before and during performance of the work. The drawings address the bi-fold door assembly, lifting system, door locks, cable and drum arrangements, motor platform, gear reducer, limit switch box, and related hardware.

SAFETY AND AIRPORT COORDINATION

The Contractor shall be responsible for the safety of its employees, subcontractors, equipment, and work methods. All work shall comply with applicable OSHA requirements and other applicable laws, codes, and regulations. Contractor vehicles, personnel, lifts, cranes, materials, and work activities shall be coordinated with Airport staff and shall not interfere with airport operations. The Contractor shall comply with all Airport access, security, and operational requirements while on Airport property.

CONTRACTOR QUALIFICATIONS

Bidders shall demonstrate experience performing commercial or industrial overhead, bi-fold, or similarly large specialty door installation and repair work. The County may request references, examples of comparable projects, licenses, certifications, or other information necessary to determine bidder responsibility.

COMPLETION AND ACCEPTANCE

The work will not be considered complete until the door is properly aligned and secured; all required components are installed and adjusted; the door has been successfully tested through multiple operating cycles; and the Airport has accepted the completed work. Any deficiencies identified during final testing shall be corrected by the Contractor prior to final acceptance.

WARRANTY

The proposal shall identify the Contractor's warranty on workmanship and any contractor-furnished materials. Manufacturer warranties applicable to components sourced through FulFab shall remain separate from the Contractor's workmanship warranty.

PROPOSAL REQUIREMENTS

- Provide firm lump-sum pricing for sixty (60) days.
- Include estimated start date and project duration.
- Include workmanship warranty terms.
- Identify any exclusions, assumptions, or items the bidder believes are not included among the FulFab-sourced components.
- Provide contractor qualifications and relevant experience.
- Include all mobilization, equipment, labor, incidental materials, and other costs necessary to complete the work.

RFP POINT OF CONTACT

Anania Tekurio, Assistant Airport Manager

Telephone: 906.346.3308 Ext. 3131

Facsimile: 906.346.3309

Email: atekurio@mqtco.org

Marquette Sawyer Regional Airport

Airport Services Center

125 G Avenue

Gwinn, Michigan 49841

FORM OF RESPONSE

1. Proposal response form
2. Price must be firm for sixty (60) days.

PAYMENT TO CONTRACTOR

Payment will be made in accordance with County payment procedures following satisfactory completion and acceptance of the work. The lump-sum bid shall include all costs necessary to complete the Contractor's portion of the project.

The County will award the bid to the lowest responsive and responsible bidder. A responsive bidder is one that does not vary from the specifications and terms required. The County reserves the right to waive minor irregularities in bid proposals where permitted.

PROPOSAL FORM
Marquette Sawyer Regional Airport
T-Hangar #2 Bi-Fold Door Repair and Operator Replacement

Description	Qty	Lump Sum Cost	Estimated Duration
T-Hangar #2 Door Repair and Installation	1		

Proponent Name: _____

Company Name: _____

Address: _____

City: _____ State: _____ Postal Code: _____

Telephone: _____ Fax: _____

Email: _____

Date of Bid: _____

AUTHORIZED SIGNATURE: _____

TITLE: _____

LUMP SUM AMOUNT FOR BID:

\$ _____

WRITTEN AMOUNT: _____
dollars

ADDENDUM ACKNOWLEDGEMENT FORM

Proponent Name:

Proponents must acknowledge by signature receipt of addenda, if issued.

(ADDENDUM TO CONTRACT: CONTRACTORS, listing County of Marquette insurance requirements, are part of the RFP and do not need to be recorded on the proposal form.)

Addendum No. 1:

Addendum No. 2:

ATTACHMENTS / REFERENCE DOCUMENTS

- Cross Engineering – Sawyer Airport Hangar 2 Door Repair Scope.
- FulFab manufacturer drawings: EK1856, EK1871, EK1878, EK1880, and EK1881.
- FulFab original building / bill-of-material information.
- Any addenda subsequently issued by the County.