Maintenance, Repair & Overhaul Technology Center (MROTC)
Oklahoma City, Oklahoma

CASE STUDY

CHALLENGE

The MROTC is a commercial aerospace development worked in partnership with Tinker Air Force Base, Boeing, TCC, Batelle OK, the community and related industry.

Under the first phase of development, three hangars have been completed. Located across from Tinker AFB, the MROTC is planned as a major military and commercial aircraft facility with 17 hangars and more than one million SF of related industrial space and education and training facilities. Boeing will use the first three hangars to perform contract modifications on the Air Force AWACS aircraft based at Tinker.

STRATEGY

Create the facility to allow multiple, diverse tenants to engage in military or commercial aircraft maintenance, repair, overhaul, and modification work. The facility is designed to meet the specific needs of the tenants. The facility is master planned for 1.3 million SF of hangar and backshop space; 500,000 SF of engine shop, industrial and logistical support space; and 100,000 SF of classroom and research space. A joint use towway allows aircraft to have access to the MROTC via the Tinker runway.

RESULTS

Boeing is leasing the first three hangars until 2023. The next phase of the master plan will be constructed once a tenant has been secured.

Quick Facts

Location:	Oklahoma City, OK
Type:	Commercial Aerospace Development
Size:	53 acres / 153,254 SF
Budget:	$27,600,000
Project Start:	April 2006
Const Comp:	July 2008
Stabilization:	August 2008
Equity Partner:	MROTC Development Partners, LLC
Lender:	Bank of Oklahoma / CTL Capital
Architect:	Frankfurt, Short, Bruza
Contractor:	Lippert Brothers, Inc.