



**BOLTON  
& MENK**

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April 28, 2025

Honorable Mayor and City Council  
City of Pipestone, MN  
119 2<sup>nd</sup> Avenue Southwest  
Pipestone, MN 56164

RE: Bid Results and Award Recommendation  
2025 Airport 80' x 80' Hangar Construction Project

Dear Mayor and Council:

On April 21, 2025, two bids were received for the 2025 Airport 80' x 80' Hangar Construction project. We recommend the city award the project to the lowest responsible bidder, Everstrong Construction Inc., in the amount of \$803,732.46. The anticipated funding participation rates for the project are 95% Federal, 2.5% State, and 2.5% Local

Below is the bid summary:

	BIDDERS	BASE BID
1	Everstrong Construction Inc.	\$803,732.46
2	APX Construction Group	\$875,000.00
	Engineer's Estimate	\$800,000.00

Currently the city has \$251,489 of FAA Nonprimary Entitlement (AIP) funds and \$536,000 of FAA Bipartisan Infrastructure Law funds (BIL) for a total available FAA fund balance of \$787,489.00. The total amount of FAA funding required for the project is \$906,995.00. To achieve the required amount of FAA funding for the project, the city can utilize the BIL fund appropriation from 2026 to complete the project. This will require a separate grant application in 2026.

If you have any questions about the 2025 Airport 80' x 80' Hangar Construction project, please feel welcome to contact me at 612-987-0138 or [silas.parmar@bolton-menk.com](mailto:silas.parmar@bolton-menk.com)

Sincerely,

Silas Parmar, P.E.  
Aviation Project Manager

Enclosures: (2)

**ABSTRACT**

80' X 80' Hangar  
City of Pipestone, MN  
BMI Project #: 24X.136402  
Bid: 04/21/2025 06:30 PM CDT

						Engineer Estimate		1 Everstrong Construction Inc		2 APX Construction Group	
Section Title	Line Item	Item Code	Item Description	UoM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
BASE BID											
	1	-	80' X 80' HANGAR, COMPLETE DESIGN-BUILD PER RFLUMP SUM		1	\$800,000.00	\$800,000.00	\$803,732.46	\$803,732.46	\$875,000.00	\$875,000.00
Base Bid Total:							\$800,000.00		\$803,732.46		\$875,000.00

80' x 80' HANGAR COST BREAKDOWN				
PROFESSIONAL SERVICES	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
DESIGN ENGINEERING - BMI	\$70,000.00	\$66,500.00	\$1,750.00	\$1,750.00
CONSTRUCTION ENGINEERING - BMI	\$80,000.00	\$76,000.00	\$2,000.00	\$2,000.00
<b>TOTAL ENGINEERING:</b>	<b>\$150,000.00</b>	<b>\$142,500.00</b>	<b>\$3,750.00</b>	<b>\$3,750.00</b>
CONSTRUCTION	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
EVERSTRONG CONSTRUCTION, INC.	\$803,732.46	\$763,545.84	\$20,093.31	\$20,093.31
<b>TOTAL CONSTRUCTION:</b>	<b>\$803,732.46</b>	<b>\$763,545.84</b>	<b>\$20,093.31</b>	<b>\$20,093.31</b>
ADMINISTRATION	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
CITY OF PIPESTONE	\$1,000.00	\$950.00	\$25.00	\$25.00
<b>TOTAL CITY ADMINISTRATION:</b>	<b>\$1,000.00</b>	<b>\$950.00</b>	<b>\$25.00</b>	<b>\$25.00</b>
	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
<b>TOTAL PROJECT:</b>	<b>\$954,732.46</b>	<b>\$906,995.84</b>	<b>\$23,868.31</b>	<b>\$23,868.31</b>
	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
<b>AIG FUNDING SHARE</b>	<b>\$564,210.53</b>	<b>\$536,000.00</b>	<b>\$14,105.26</b>	<b>\$14,105.26</b>
<b>AIP FUNDING SHARE</b>	<b>\$264,725.26</b>	<b>\$251,489.00</b>	<b>\$6,618.13</b>	<b>\$6,618.13</b>
<b>FAA 2026 AIG FUND PRORATION \$119,506.84</b>				
<b>AIG FUNDING PARTICIPATION RATE</b>	<b>59.0962%</b>			
<b>AIP FUNDING PARTICIPATION RATE</b>	<b>27.7277%</b>			