



Real People. Real Solutions.

1501 South State Street
Suite 100
Fairmont, MN 56031-4467
Ph: (507) 238-4738
Fax: (507) 238-4732
Bolton-Menk.com

August 12, 2026

Honorable Mayor and City Council
City of Pipestone
119 2nd Avenue Southwest
Pipestone, MN 56164

RE: Pipestone Municipal Airport (PQN)
2026 Airport Fuel Systems Replacement Project
Bid Results & Award Recommendation

Dear Mayor and Council,

On August 3, 2026, one (1) bid was received for the 2026 Airport Fuel Systems Replacement project. The following is a summary of the bids received:

Bidders	Total Bid
Urban Companies	\$1,304,190.00
<i>Engineer's Estimate</i>	<i>\$873,195.00</i>

In discussions with the low bidder, the following factors were cited as contributing to the bid being significantly higher than the engineer's estimate:

- Urban Companies will only complete civil site work for the project.
- Urban Companies subcontracted construction of the fuel systems to O'Day Equipment.
- O'Day Equipment stated costs for fuel system equipment have risen sharply over the summer.
- O'Day Equipment specifically cited costs for fuel system appurtenances and cabinets.
- Other Contractors who did not submit a bid stated completing construction in 2027 would allow them to submit a bid.

Based on the bid received and the feedback from Contractors, I recommend rejecting the bid and re-advertising the project.

The proposed schedule for re-bidding the project is as follows:

- Council Rejects Low Bid – August 17, 2026
- Council Authorizes Re-Bidding - August 17, 2026
- Bid Opening - September 7, 2026
- Council Approves Low Bid - September 21, 2026

August 12, 2026
City of Pipestone
2 of 2

Please contact me at silas.parmar@bolton-menk.com or (612) 987-0138 with any questions or comments.

Sincerely,

Bolton & Menk, Inc.

A handwritten signature in black ink that reads "Silas Parmar". The signature is written in a cursive, flowing style.

Silas Parmar, P.E.
Project Manager

Cc: Stephanie LaBrune, City of Pipestone
Travis Winter, Bolton & Menk, Inc.

Enclosures (1)

ABSTRACT

100LL & JET A FUEL SYSTEM REPLACEMENT

SP NO. A5901-61

PIPESTONE MUNICIPAL AIRPORT

PIPESTONE, MINNESOTA

BMI PROJECT NO. 26X.142130

BID DATE: 8/3/2026

					Engineer's Estimate		Urban Companies	
Item No.	Spec. No.	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total
BASE BID - 100LL AND JET A FUEL SYSTEMS								
1	2021.501	MOBILIZATION	LUMP SUM	1	\$30,000.00	\$30,000.00	\$133,000.00	\$133,000.00
2	2105.607	COMMON EXCAVATION	CU YD	425	\$30.00	\$12,750.00	\$50.00	\$21,250.00
3	2105.607	SUBGRADE EXCAVATION	CU YD	15	\$30.00	\$450.00	\$50.00	\$750.00
4	2105.607	SELECT GRANULAR BORROW	CU YD	75	\$40.00	\$3,000.00	\$75.00	\$5,625.00
5	2211.507	AGGREGATE BASE, CL 5	CU YD	150	\$50.00	\$7,500.00	\$75.00	\$11,250.00
6	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
7	2573.503	SILT FENCE, TYPE MS	LIN FT	360	\$10.00	\$3,600.00	\$7.00	\$2,520.00
8	2573.503	SEDIMENT CONTROL LOGS	LIN FT	50	\$15.00	\$750.00	\$7.00	\$350.00
9	2574.507	COMMON TOPSOIL BORROW (OBTAINED ON-SITE)	CU YD	75	\$20.00	\$1,500.00	\$50.00	\$3,750.00
10	2575.605	TURF RESTORATION	ACRE	0	\$10,000.00	\$2,500.00	\$20,000.00	\$5,000.00
11	2582.503	6" PAVEMENT MARKINGS, YELLOW	SQ FT	50	\$10.00	\$500.00	\$14.50	\$725.00
12	SEC 26	SITE ELECTRICAL	LUMP SUM	1	\$100,000.00	\$100,000.00	\$125,550.00	\$125,550.00
13	SPEC PROV.	REINFORCED CONCRETE SLAB - 10 INCHES	SQ YD	75	\$300.00	\$22,500.00	\$666.00	\$49,950.00
14	SPEC PROV.	COLLISION BOLLARDS	EACH	23	\$600.00	\$13,800.00	\$1,500.00	\$34,500.00
15	SPEC PROV.	INSTALL 5,000 GAL JET-A AST, APPURTENANCES AND PIPING	LUMP SUM	1	\$130,000.00	\$130,000.00	\$192,000.00	\$192,000.00
16	SPEC PROV.	INSTALL 10,000 GAL AVGAS AST, APPURTENANCES AND PIPING	LUMP SUM	1	\$140,000.00	\$140,000.00	\$173,000.00	\$173,000.00
17	SPEC PROV.	PORTABLE SUPPLIES	LUMP SUM	1	\$7,000.00	\$7,000.00	\$11,000.00	\$11,000.00
18	SPEC PROV.	100LL AVGAS DISPENSER	LUMP SUM	1	\$85,000.00	\$85,000.00	\$122,000.00	\$122,000.00
19	SPEC PROV.	JET-A OFFLOAD & DISPENSER CABINET	LUMP SUM	1	\$210,000.00	\$210,000.00	\$274,500.00	\$274,500.00
20	SPEC PROV.	FUEL SYSTEM SIGNAGE	LUMP SUM	1	\$3,000.00	\$3,000.00	\$9,750.00	\$9,750.00
21	SPEC PROV.	RELOCATE & UPDATE CARD READER	LUMP SUM	1	\$7,000.00	\$7,000.00	\$10,750.00	\$10,750.00
22	SPEC PROV.	REMOVE EXISTING USTS	LUMP SUM	1	\$25,000.00	\$25,000.00	\$40,000.00	\$40,000.00
23	SPEC PROV.	REMOVE EXISTING DISPENSERS	LUMP SUM	1	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
24	SPEC PROV.	FUEL PRODUCT AND SLUDGE DISPOSAL	DRUM	4	\$600.00	\$2,400.00	\$1,000.00	\$4,000.00
25	SPEC PROV.	TRANSFER REMAINING FUEL TO NEW ASTS	GAL	2,500	\$2.00	\$5,000.00	\$4.10	\$10,250.00
26	SPEC PROV.	REMOVE CONCRETE PAVEMENT (FULL DEPTH)	SQ YD	105	\$9.00	\$945.00	\$100.00	\$10,500.00
TOTAL BASE BID						\$824,195.00		\$1,271,970.00

					Engineer's Estimate		Urban Companies	
Item No.	Spec. No.	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total
BID ALTERNATE 1 - INCREASE TANK SIZE FOR JET A								
27	SPEC PROV.	INCREASE TO 10,000 GAL JET-A AST	LUMP SUM	1	\$40,000.00	\$40,000.00	\$20,270.00	\$20,270.00
TOTAL BID ALTERNATE 1						\$40,000.00		\$20,270.00

					Engineer's Estimate		Urban Companies	
Item No.	Spec. No.	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total
BID ALTERNATE 2 - CARD READER SHELTER								
28	SPEC PROV.	CARD READER SHELTER	LUMP SUM	1	\$9,000.00	\$9,000.00	\$11,950.00	\$11,950.00
TOTAL BID ALTERNATE 2						\$9,000.00		\$11,950.00

					Engineer's Estimate		Urban Companies	
TOTAL BASE BID + BID ALT. 1 + BID ALT. 2						\$873,195.00		\$1,304,190.00
						% OVER ENGINEER'S ESTIMATE		49.36%