

City of Sedgwick City
Council Meeting
October 15, 2025

TO: Mayor and City Council

SUBJECT: Station 31

INITIATED BY: Administration

AGENDA: New Business

Background: The City held a bid opening for the Station 31 project at 10:00 am on Tuesday, September 30, 2025, in council chambers. Upon confirmation of bid documents and references, BG Consultants recommends awarding the contract to NF Construction for a total amount of \$2,090,000.

Analysis: There were a total of six firms who submitted on the solicitation. NF Construction acknowledges the Notice to Proceed date of November 4, 2025, with mobilization of crews taking place in March 2026 for a completion date of November 4, 2026. The alternates that are added to the project include a) contractor install liner panel at all apparatus bays ceilings, b) contractor install additional wall framing for whiteboard inlay for Training Room, c) contractor install compressed air loop and compressed air hose reels in apparatus bays. These alternates are essential to the project and within the engineer's original estimate for the project.

Recommended Action: It is recommended that council award the base bid + add alternates for a price of \$2,090,000.

Attachments: Official Bid Tabulation

Kyle Nordick
City Administrator
City of Sedgwick, KS
520 N Commercial Ave.
Sedgwick, KS 67135

October 9, 2025

Re: Evaluation of Bids & Notice of Award Recommendation | *Sedgwick Fire-EMS Station #31*

Dear Kyle,

On Tuesday, September 30, 2025, bids were received, opened and recorded at the City of Sedgwick, KS City Hall for the Sedgwick Fire-EMS Station #31 project. A total of six qualified bids by general contractors were submitted for the project. The lowest base bid was submitted by *NF Construction* in the amount of \$2,018,000.00. The second lowest base bid was by *Multicon, Inc.* in the amount of \$2,075,595.00. The third lowest base bid was by *Key Construction* in the amount of \$2,147,000.00. The fourth lowest base bid was by *Vogts Construction Co* in the amount of \$2,194,000.00. The fifth lowest base bid was by *Wiens & Company Construction Co.* in the amount of \$2,250,000.00. The sixth and highest base bid was by *Arning Companies* in the amount of \$3,322,000.00. The Architect's estimate of the probable cost of construction for the base bid work was \$2,288,783.00.

Alternates #1, #2, and #3 values were submitted by all qualified bidders for the various Alternate work. All bidders submitted an Alternate #1 price ranging between \$19,200.00 and \$69,000.00. The Architect's estimate of the probable cost of construction for the Alternate #1 work was \$20,000.00. All bidders submitted an Alternate #2 price between \$4,925.00 and \$10,000.00. The Architect's estimate of the probable cost of construction for the Alternate #2 work was \$6,250.00. All bidders submitted an Alternate #3 price between \$14,500.00 and \$27,500.00. The Architect's estimate of the probable cost of construction for the Alternate #3 work was \$17,375.00.

All qualified bidders have furnished a required Bid Bond, and have acknowledged receipt of Addenda 1, 2 and 3. Bids have been evaluated by the Architect to identify the lowest bid by a qualified and responsible bidder. BG Consultants has contacted references for the two (2) lowest bidders, *NF Construction* and *Multicon, Inc.*, and has provided the attached Contractor Qualification/Evaluation Form for your reference.

The Architect has reviewed all Bidders and their Bid Amounts to determine the lowest bid:

The lowest, fixed, base bid value appears to be met by *NF Construction*. *NF Construction* has proposed to begin construction in Fall 2025/Spring 2026, completing the work within 365 calendar days.

NF Construction proposes to complete the Alternate #1 work in the amount of \$37,000 with Zero (0) additional days added to the contract timeline. *NF Construction* proposes to complete the Alternate #2 work in the amount of \$7,500 with Zero (0) additional days added to the contract timeline. *NF Construction* proposes to complete the Alternate #3 work in the amount of \$27,500 with Zero (0) additional days added to the contract timeline. The total price of the base bid+alternates amounts to \$2,090,000.

Based on the Contractor Qualification/Evaluation results evaluated by BG Consultants, *NF Construction Co.* has received a Contractor Rating of 4.0 / 4.0.

At the recommendation of the Architect, the City of Sedgwick initially indicated a desired construction start date of November 3rd, 2025, and requested project completion within 330 calendar days. *NF Construction* has not clearly identified a proposed construction start date in their Bid, and has proposed a timeline of 365 calendar days to complete the work. Therefore, BG Consultants recommends that the City of Sedgwick request further clarification

from NF Construction on a proposed construction start date (or) negotiate an agreed upon Notice to Proceed Date, prior to making a final decision to award the project, to confirm that their proposed construction schedule aligns with the City's best interests.

It is the Architect's recommendation that the Owner give Notice of Award to the Contractor and their associated Bid which meets the following qualifications: lowest combined price of base bid and accepted alternates, highest contractor evaluation score, and favorable project schedule.

The information contained herein is provided for your reference and as a resource in determining Award of Contract. We look forward to working with you, and the successful bidder, through the next phase of this project as it commences into construction.

Sincerely,



Grant Urban, AIA
Architect

Attachments: Scanned Bids (.ZIP), Bid Tabulation Form (PDF), Architect's Opinion of Probable Cost (PDF)

Sedgwick Fire-EMS Station #31

30-Sep-25



 BG CONSULTANTS ENGINEERS · ARCHITECTS · SURVEYORS										General Contractor				Bid Bond Addendum #1 Addendum #2 Addendum #3				Base Bid				Alternate No. 1: Contractor install liner panel (LP-1) at all Apparatus Bays ceilings.				Alternate No. 2: Contractor install additional wall framing for custom whiteboard inlay and countertop at Training Room per 12/A401 and 13/A401.				Alternate No. 3: Contractor install compressed air loop and compressed air hose reels in Apparatus Bays per P102.				Accepted Alternates (Mark)				Base Bid, plus Alternates			
Architect's Opinion of Probable Cost														\$ 2,288,783.00				\$ 20,000.00				\$ 6,250.00				\$ 17,375.00												\$ 2,326,158.00			
Proposed Construction Timeline														Start Nov 1, 2025; Complete in 330 calendar days				Add X days				Add X days				Add X days															
1 Arning Companies										Y	Y	Y	Y	\$ 3,322,000.00	\$ 69,000.00	\$ 8,500.00	\$ 14,500.00	1	2	3	\$ 3,414,000.00																				
										N	N	N	N	Start Oct. 30, 2025; Complete Aug. 26, 2026 (300 days)	Add 10 days	N/A	N/A																								
2 Multicon, Inc.										Y	Y	Y	Y	\$ 2,075,595.00	\$ 19,200.00	\$ 4,925.00	\$ 19,800.00	1	2	3	\$ 2,119,520.00																				
										N	N	N	N	Start Nov. 1, 2025; Complete in 300 calendar days	N/A	N/A	N/A																								
3 Vogts Construction Company										Y	Y	Y	Y	\$ 2,194,000.00	\$ 34,000.00	\$ 10,000.00	\$ 21,000.00	1	2	3	\$ 2,259,000.00																				
										N	N	N	N	Start 45 days from NTP; Complete In 300 calendar days	Add 14 days	Add 3 days	Add 5 days																								
4 Wiens & Company Construction Co., Inc.										Y	Y	Y	Y	\$ 2,250,000.00	\$ 43,000.00	\$ 7,000.00	\$ 20,000.00	1	2	3	\$ 2,320,000.00																				
										N	N	N	N	Start February 1, 2026; Complete in 300 calendar days	N/A	N/A	N/A																								
5 Key Construction										Y	Y	Y	Y	\$ 2,147,000.00	\$ 28,000.00	\$ 6,000.00	\$ 19,000.00	1	2	3	\$ 2,200,000.00																				
										N	N	N	N	Start Nov. 3, 2025; Complete Aug. 31, 2026	N/A	N/A	N/A																								
6 NF Construction										Y	Y	Y	Y	\$ 2,018,000.00	\$ 37,000.00	\$ 7,500.00	\$ 27,500.00	1	2	3	\$ 2,090,000.00																				
										N	N	N	N	Start Fall/Spring 2025; Complete in 365 calendar days	N/A	N/A	N/A																								
7										Y	Y	Y	Y					1	2	3																					
										N	N	N	N																												
8										Y	Y	Y	Y					1	2	3																					
										N	N	N	N																												
9										Y	Y	Y	Y					1	2	3																					
										N	N	N	N																												
10										Y	Y	Y	Y					1	2	3																					
										N	N	N	N																												
11										Y	Y	Y	Y					1	2	3																					
										N	N	N	N																												
12										Y	Y	Y	Y					1	2	3																					
										N	N	N	N																												
13										Y	Y	Y	Y					1	2	3																					
										N	N	N	N																												