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April 1, 2026

Ms. Amanda Knoll
City Manager
City of St. James
1205 6th Avenue South
St. James, MN 56081

RE: Bid Results and Award Recommendation
2026 Airport 6 Unit T-Hangar Construction Project

Dear Ms. Knoll:

On April 1, 2026, one bid was received for the 2026 Airport 6 Unit T- Construction project. We recommend the city award the project to the lowest responsible bidder, Everstrong Construction Inc., in the amount of \$1,043,353.00. The anticipated funding participation rates are 95% Federal, 2.5% State, and 2.5% Local

Below is the bid summary:

	BIDDERS	TOTAL BASE BID
1	Everstrong Construction Inc.	\$1,043,353.00
	Engineer's Estimate	\$1,020,708.98

The total amount of the low bid is 2.2% above the engineer's estimate. In further review of the low bid, all necessary documentation was included to consider the bid as responsive. In addition, Everstrong Construction, Inc. is qualified to complete the construction for this project.

Currently the city has \$600,000 of FAA Nonprimary Entitlement (AIP) funds and \$439,950 of FAA Airport Infrastructure Grant funds (AIG) for a total available FAA fund balance of \$1,039,950. The total amount of FAA funding required for the project is \$1,039,927.00.

Based on the above information, we would recommend awarding the contract to Everstrong Construction, Inc. for the 2026 Airport 6 Unit T-Hangar project in the amount of \$1,043,353.00.

The following is a funding breakdown for the project:

Description	Cost	FAA 95%	State 2.5%	Local 2.5%
Construction	\$1,043,353.00	\$991,185.35	\$26,083.83	\$26,083.83
Engineering	\$51,000.00	\$48,450.00	\$1,275.00	\$1,275.00
Administration	\$307.00	\$291.65	\$7.68	\$7.68
TOTAL	\$1,094,660.00	\$1,039,927.00	\$27,366.50	\$27,366.50

JYG 6 Unit T-Hangar Bid Recommendation

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If you have any questions about the 2026 Airport 6 Unit T-Hangar Construction project, please feel welcome to contact me at 612-987-0138 or silas.parmar@bolton-menk.com

Sincerely,



Silas Parmar, P.E.

Aviation Project Manager

Enclosures: (2)

Cc: Chad Stradtman, City of St. James
Adam Jacobs, Bolton & Menk, Inc.

ABSTRACT

6 Unit T-Hangar

City of St. James, MN

BMI Project No. 25X.139514

Bid: 04/01/2026 10:00 AM CDT

Item Description	UofM	Quantity	Engineer Estimate		Everstrong Constrution	
			Unit Price	Extension	Unit Price	Extension
6 UNIT T- HANGAR (147' X 54'); COMPLETE DESIGN BUILD	LUMP SUM	1	\$1,020,708.98	\$1,020,708.98	\$1,043,353.00	\$1,043,353.00
				<u>\$1,020,708.98</u>		<u>\$1,043,353.00</u>

147' x 54' 6-UNIT T-HANGAR COST BREAKDOWN				
PROFESSIONAL SERVICES	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
CONSTRUCTION ENGINEERING - BMI	\$51,000.00	\$48,450.00	\$1,275.00	\$1,275.00
TOTAL ENGINEERING:	\$51,000.00	\$48,450.00	\$1,275.00	\$1,275.00
CONSTRUCTION				
CONSTRUCTION	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
EVERSTRONG CONSTRUCTION INC.	\$1,043,353.00	\$991,185.35	\$26,083.83	\$26,083.83
TOTAL CONSTRUCTION:	\$1,043,353.00	\$991,185.35	\$26,083.83	\$26,083.83
ADMINISTRATION				
ADMINISTRATION	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
CITY OF ST. JAMES	\$307.00	\$291.65	\$7.68	\$7.68
TOTAL CITY ADMINISTRATION:	\$307.00	\$291.65	\$7.68	\$7.68
TOTAL PROJECT:				
	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
TOTAL PROJECT:	\$1,094,660.00	\$1,039,927.00	\$27,366.50	\$27,366.50
AIG FUNDING SHARE				
	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
AIG FUNDING SHARE	\$463,105.26	\$439,950.00	\$11,577.63	\$11,577.63
AIP FUNDING SHARE				
	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
AIP FUNDING SHARE	\$631,554.74	\$599,977.00	\$15,788.87	\$15,788.87
AIG FUNDING PARTICIPATION RATE				
	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
AIG FUNDING PARTICIPATION RATE	42.3059%	3358.24 SF		
AIP FUNDING PARTICIPATION RATE				
	TOTAL	FAA (95%)	STATE (2.5%)	LOCAL (2.5%)
AIP FUNDING PARTICIPATION RATE	57.6941%	4579.76 SF		