



June 2, 2025

Shawn Schloesser
Associate Director – Transportation Planning Services
Intergovernmental Center
10 Civic Center Plaza
Mankato, Minnesota 56001

Re: Mankato Regional Airport
Perimeter Road Construction – Phase 1
Contract Award Recommendation
State Project No. A0701-128
TKDA Project No. 22273

Dear Mr. Schloesser:

Bids on the above-referenced project were received and opened at 2:00 PM on May 29, 2025. Six bidders submitted a bid as follows for the Base Bid, which was the basis of award:

Borneke Construction, Inc	\$ 307,534.40
BCM Construction, Inc	\$ 349,786.00
OMG Midwest, Inc	\$ 358,900.50
W W Black Topping, Inc	\$ 362,230.80
W. Lorentz Construction	\$ 412,949.15
Dirt Merchant, Inc	\$ 434,691.90

The same six bidders submitted bids for the Bid Alternate. The totals for Base Bid and Bid Alternate are as follows:

Borneke Construction, Inc	\$ 412,631.15
BCM Construction, Inc	\$ 467,290.00
OMG Midwest, Inc	\$ 480,883.35
W W Black Topping, Inc	\$ 473,806.70
W. Lorentz Construction	\$ 550,348.30
Dirt Merchant, Inc	\$ 591,090.95

The Engineer's Estimate for this construction was \$337,644.00 for the Base Bid, and \$460,499.00 for the Base Bid and Bid Alternate, as shown on the attached bid tabulation. We have reviewed the bids and found no improprieties in the bid proposal from the low bidder, Borneke Construction, Inc. The low bid is 10% below the Engineer's Estimate. The City of Mankato also has the option to award the Bid Alternate that was included in the bid, to be awarded based on availability of funds. The Bid Alternate was \$105,096.75 and provides for an extension of the access road in the southeastern quadrant.

The City of Mankato submitted a Grant Initiation Request to the FAA for federal assistance on October 2, 2024. The project will be funded utilizing FAA Airport Infrastructure Grant (AIG) funds at a 95% funding rate, in addition to a State Airport Funds (SAF) match at 2.5%. The City's local share of the project construction costs would be \$10,315.78.

We therefore recommend that a contract be awarded to Borneke Construction Inc, the lowest responsible bidder, for the Base Bid and Bid Alternate. The resulting contract value for the Perimeter Road Construction – Phase 1 would total \$412,631.15. A grant is anticipated in summer 2025; therefore, the resolution for award should be subject to receipt of federal and state funding.

Please contact us at your convenience with any related questions or comments.

Sincerely,

John N. Peterson, PE
Project Manager

Enclosures

BIDS OPENED: MAY 29, 2025
TABULATION BY: JNP

TABULATION OF BIDS
PERIMETER ROAD CONSTRUCTION - PHASE 1
MANKATO REGIONAL AIRPORT

FAA AIP NO. 3-27-0055-039-2025
STATE PROJECT NO. A0701-128
TKDA PROJECT NO. 22273

ITEM NO.		DESCRIPTION	ENGINEER'S ESTIMATE			BORNEKE CONSTRUCTION INC.		BCM CONSTRUCTION INC.		OMG MIDWEST INC. dba MN PAVING & MATERIALS	
			QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
BASE BID -SOUTH ROAD, TAXIWAY ACCESS ROAD											
01 55 26-1	TRAFFIC CONTROL	1	LS	3,000.00	3,000.00	5,460.00	5,460.00	2,500.00	2,500.00	11,200.00	11,200.00
01 71 13-1	MOBILIZATION	1	LS	25,000.00	25,000.00	13,100.00	13,100.00	25,000.00	25,000.00	19,600.00	19,600.00
10 14 53-1	TRAFFIC SIGNAGE (MUTCD R1-1 STOP SIGN)	1	Ea	300.00	300.00	910.00	910.00	1,000.00	1,000.00	875.00	875.00
31 23 00-1	COMMON EXCAVATION	15,600	Cu Yd	8.00	124,800.00	4.00	62,400.00	6.50	101,400.00	5.50	85,800.00
31 23 00-7	WATER	135	MGAL	50.00	6,750.00	67.50	9,112.50	55.00	7,425.00	45.00	6,075.00
31 23 00-9	TOPSOIL PLACEMENT	3,450	Cu Yd	3.00	10,350.00	3.50	12,075.00	4.00	13,800.00	9.80	33,810.00
31 25 00-1	SILT FENCE	6,700	Ln Ft	2.00	13,400.00	2.50	16,750.00	2.25	15,075.00	1.90	12,730.00
31 25 00-2	SEDIMENT LOG	260	Ln Ft	4.00	1,040.00	3.00	780.00	3.50	910.00	3.50	910.00
31 25 00-3	APRON INLET PROTECTION	2	Ea	300.00	600.00	200.00	400.00	100.00	200.00	208.00	416.00
31 25 00-4	STORM DRAIN PROTECTION	2	Ea	300.00	600.00	200.00	400.00	100.00	200.00	185.00	370.00
31 32 19-1	GEOTEXTILE FILTER FABRIC	196	Sq Yd	8.00	1,568.00	3.50	686.00	2.00	392.00	3.50	686.00
31 37 00-1	RIPRAP, CLASS II	38	Cu Yd	20.00	760.00	93.50	3,553.00	105.00	3,990.00	119.00	4,522.00
31 37 00-2	GRANULAR FILTER MATERIAL	4	Cu Yd	20.00	80.00	78.50	314.00	111.00	444.00	64.00	256.00
32 02 00-1	AGGREGATE SURFACING (CV), CLASS 5	1,975	Cu Yd	50.00	98,750.00	47.50	93,812.50	41.00	80,975.00	40.50	79,987.50
32 02 00-2	BITUMINOUS TACK COAT	50	GAL	3.00	150.00	2.50	125.00	7.50	375.00	4.00	200.00
32 02 00-3	PLANT MIXED ASPHALT PAVEMENT, TYPE SP 9.5 - WE	30	TN	100.00	3,000.00	130.00	3,900.00	160.00	4,800.00	215.00	6,450.00
32 02 00-4	PLANT MIXED ASPHALT PAVEMENT, TYPE SP 9.5 - BA	30	TN	100.00	3,000.00	130.00	3,900.00	160.00	4,800.00	215.00	6,450.00
32 17 23-1	PAVEMENT MARKING	1	LS	1,000.00	1,000.00	1,014.00	1,014.00	1,100.00	1,100.00	975.00	975.00
32 92 00-1	SEEDING, CLASS 1	4	Acre	3,000.00	13,200.00	5,033.50	22,147.40	5,500.00	24,200.00	5,000.00	22,000.00
32 92 00-4	EROSION CONTROL BLANKET	10,600	Sq Yd	2.00	21,200.00	2.00	21,200.00	2.00	21,200.00	1.95	20,670.00
33 41 00-1	12" CLASS 5 RC PIPE	242	Ln Ft	20.00	4,840.00	79.50	19,239.00	95.00	22,990.00	88.00	21,296.00
33 41 00-2	24" CLASS 5 RC PIPE	58	Ln Ft	32.00	1,856.00	120.50	6,989.00	145.00	8,410.00	148.00	8,584.00
33 41 00-3	12" RC PIPE APRON	8	Ea	200.00	1,600.00	877.00	7,016.00	800.00	6,400.00	1,461.00	11,688.00
33 41 00-4	24" RC PIPE APRON	2	Ea	400.00	800.00	1,125.50	2,251.00	1,100.00	2,200.00	1,675.00	3,350.00
TOTAL BASE BID				\$	337,644.00	\$	307,534.40	\$	349,786.00	\$	358,900.50
ALTERNATE BID - EAST ROAD											
01 71 13-1	MOBILIZATION	1	LS	12,000.00	12,000.00	5,540.00	5,540.00	5,000.00	5,000.00	6,000.00	6,000.00
31 23 00-2	COMMON EXCAVATION	6,250	Cu Yd	8.00	50,000.00	4.00	25,000.00	6.50	40,625.00	5.50	34,375.00
31 23 00-7	WATER	53	MGAL	50.00	2,650.00	67.50	3,577.50	55.00	2,915.00	45.00	2,385.00
31 23 00-9	TOPSOIL PLACEMENT	1,213	Cu Yd	3.00	3,639.00	3.50	4,245.50	3.00	3,639.00	9.80	11,887.40
31 25 00-1	SILT FENCE	867	Ln Ft	2.00	1,734.00	2.50	2,167.50	3.00	2,601.00	1.85	1,603.95
31 25 00-2	SEDIMENT LOG	120	Ln Ft	4.00	480.00	3.00	360.00	3.00	360.00	3.50	420.00
31 25 00-3	APRON INLET PROTECTION	1	Ea	300.00	300.00	200.00	200.00	100.00	100.00	260.00	260.00
31 32 19-1	GEOTEXTILE FILTER FABRIC	34	Sq Yd	8.00	272.00	3.50	119.00	2.00	68.00	5.00	170.00
31 37 00-1	RIPRAP, CLASS II	6	Cu Yd	20.00	120.00	93.50	561.00	117.00	702.00	145.00	870.00
31 37 00-2	GRANULAR FILTER MATERIAL	2	Cu Yd	20.00	40.00	78.50	157.00	68.00	136.00	64.00	128.00
32 02 00-1	AGGREGATE SURFACING (CV), CLASS 5	730	Cu Yd	50.00	36,500.00	47.50	34,675.00	41.00	29,930.00	40.50	29,565.00
32 92 00-1	SEEDING, CLASS 1	2	Acre	3,000.00	4,500.00	5,033.50	7,550.25	5,400.00	8,100.00	5,000.00	7,500.00
32 92 00-4	EROSION CONTROL BLANKET	3,630	Sq Yd	2.00	7,260.00	2.00	7,260.00	2.00	7,260.00	1.95	7,078.50
33 41 00-1	12" CLASS 5 RC PIPE	128	Ln Ft	20.00	2,560.00	79.50	10,176.00	106.00	13,568.00	110.00	14,080.00
33 41 00-3	12" RC PIPE APRON	4	Ea	200.00	800.00	877.00	3,508.00	625.00	2,500.00	1,415.00	5,660.00
TOTAL ALTERNATE BID				\$	122,855.00	\$	105,096.75	\$	117,504.00	\$	121,982.85
TOTAL BASE + ALTERNATE BID				\$	460,499.00	\$	412,631.15	\$	467,290.00	\$	480,883.35

BIDS OPENED: MAY 29, 2025
TABULATION BY: JNP

TABULATION OF BIDS
PERIMETER ROAD CONSTRUCTION - PHASE 1
MANKATO REGIONAL AIRPORT

FAA AIP NO. 3-27-0055-039-2025
STATE PROJECT NO. A0701-128
TKDA PROJECT NO. 22273

ITEM NO.	DESCRIPTION	QUANTITY	ENGINEER'S ESTIMATE		W W BLACKTOPPING INC.		W. LORENTZ CONSTRUCTION		DIRT MERCHANT INC.		
			UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	
BASE BID -SOUTH ROAD, TAXIWAY ACCESS ROAD											
01 55 26-1	TRAFFIC CONTROL	1	LS	3,000.00	3,000.00	3,350.00	3,350.00	2,250.00	2,250.00	4,750.00	4,750.00
01 71 13-1	MOBILIZATION	1	LS	25,000.00	25,000.00	39,200.00	39,200.00	33,500.00	33,500.00	43,993.00	43,993.00
10 14 53-1	TRAFFIC SIGNAGE (MUTCD R1-1 STOP SIGN)	1	Ea	300.00	300.00	1,000.00	1,000.00	875.00	875.00	875.00	875.00
31 23 00-1	COMMON EXCAVATION	15,600	Cu Yd	8.00	124,800.00	7.40	115,440.00	10.64	165,984.00	10.00	156,000.00
31 23 00-7	WATER	135	MGAL	50.00	6,750.00	50.00	6,750.00	50.00	6,750.00	60.00	8,100.00
31 23 00-9	TOPSOIL PLACEMENT	3,450	Cu Yd	3.00	10,350.00	5.50	18,975.00	5.65	19,492.50	5.00	17,250.00
31 25 00-1	SILT FENCE	6,700	Ln Ft	2.00	13,400.00	2.00	13,400.00	2.10	14,070.00	2.25	15,075.00
31 25 00-2	SEDIMENT LOG	260	Ln Ft	4.00	1,040.00	3.30	858.00	2.95	767.00	6.00	1,560.00
31 25 00-3	APRON INLET PROTECTION	2	Ea	300.00	600.00	204.00	408.00	350.00	700.00	200.00	400.00
31 25 00-4	STORM DRAIN PROTECTION	2	Ea	300.00	600.00	204.00	408.00	250.00	500.00	200.00	400.00
31 32 19-1	GEOTEXTILE FILTER FABRIC	196	Sq Yd	8.00	1,568.00	2.80	548.80	2.50	490.00	5.00	980.00
31 37 00-1	RIPRAP, CLASS II	38	Cu Yd	20.00	760.00	113.00	4,294.00	56.20	2,135.60	203.70	7,740.60
31 37 00-2	GRANULAR FILTER MATERIAL	4	Cu Yd	20.00	80.00	122.00	488.00	56.20	224.80	84.20	336.80
32 02 00-1	AGGREGATE SURFACING (CV), CLASS 5	1,975	Cu Yd	50.00	98,750.00	37.60	74,260.00	32.91	64,997.25	39.50	78,012.50
32 02 00-2	BITUMINOUS TACK COAT	50	GAL	3.00	150.00	2.50	125.00	250.00	12,500.00	2.50	125.00
32 02 00-3	PLANT MIXED ASPHALT PAVEMENT, TYPE SP 9.5 - WE	30	TN	100.00	3,000.00	130.00	3,900.00	200.00	6,000.00	130.00	3,900.00
32 02 00-4	PLANT MIXED ASPHALT PAVEMENT, TYPE SP 9.5 - BA:	30	TN	100.00	3,000.00	130.00	3,900.00	200.00	6,000.00	130.00	3,900.00
32 17 23-1	PAVEMENT MARKING	1	LS	1,000.00	1,000.00	1,000.00	1,000.00	975.00	975.00	975.00	975.00
32 92 00-1	SEEDING, CLASS 1	4	Acre	3,000.00	13,200.00	4,500.00	19,800.00	1,650.00	7,260.00	6,000.00	26,400.00
32 92 00-4	EROSION CONTROL BLANKET	10,600	Sq Yd	2.00	21,200.00	2.00	21,200.00	1.75	18,550.00	2.75	29,150.00
33 41 00-1	12" CLASS 5 RC PIPE	242	Ln Ft	20.00	4,840.00	72.00	17,424.00	64.00	15,488.00	50.55	12,233.10
33 41 00-2	24" CLASS 5 RC PIPE	58	Ln Ft	32.00	1,856.00	120.00	6,960.00	170.00	9,860.00	114.55	6,643.90
33 41 00-3	12" RC PIPE APRON	8	Ea	200.00	1,600.00	800.00	6,400.00	2,298.00	18,384.00	1,502.00	12,016.00
33 41 00-4	24" RC PIPE APRON	2	Ea	400.00	800.00	1,071.00	2,142.00	2,598.00	5,196.00	1,938.00	3,876.00
TOTAL BASE BID				\$	337,644.00	\$	362,230.80	\$	412,949.15	\$	434,691.90
ALTERNATE BID - EAST ROAD											
01 71 13-1	MOBILIZATION	1	LS	12,000.00	12,000.00	4,109.00	4,109.00	15,400.00	15,400.00	7,400.00	7,400.00
31 23 00-2	COMMON EXCAVATION	6,250	Cu Yd	8.00	50,000.00	6.00	37,500.00	10.64	66,500.00	12.00	75,000.00
31 23 00-7	WATER	53	MGAL	50.00	2,650.00	93.00	4,929.00	50.00	2,650.00	60.00	3,180.00
31 23 00-9	TOPSOIL PLACEMENT	1,213	Cu Yd	3.00	3,639.00	6.30	7,641.90	5.65	6,853.45	5.00	6,065.00
31 25 00-1	SILT FENCE	867	Ln Ft	2.00	1,734.00	2.00	1,734.00	2.10	1,820.70	2.25	1,950.75
31 25 00-2	SEDIMENT LOG	120	Ln Ft	4.00	480.00	2.90	348.00	2.95	354.00	6.00	720.00
31 25 00-3	APRON INLET PROTECTION	1	Ea	300.00	300.00	204.00	204.00	350.00	350.00	200.00	200.00
31 32 19-1	GEOTEXTILE FILTER FABRIC	34	Sq Yd	8.00	272.00	6.00	204.00	2.50	85.00	5.00	170.00
31 37 00-1	RIPRAP, CLASS II	6	Cu Yd	20.00	120.00	150.00	900.00	56.20	337.20	207.05	1,242.30
31 37 00-2	GRANULAR FILTER MATERIAL	2	Cu Yd	20.00	40.00	120.00	240.00	56.50	113.00	87.55	175.10
32 02 00-1	AGGREGATE SURFACING (CV), CLASS 5	730	Cu Yd	50.00	36,500.00	37.60	27,448.00	22.91	16,724.30	39.50	28,835.00
32 92 00-1	SEEDING, CLASS 1	2	Acre	3,000.00	4,500.00	4,500.00	6,750.00	1,650.00	2,475.00	6,000.00	9,000.00
32 92 00-4	EROSION CONTROL BLANKET	3,630	Sq Yd	2.00	7,260.00	2.00	7,260.00	1.75	6,352.50	2.75	9,982.50
33 41 00-1	12" CLASS 5 RC PIPE	128	Ln Ft	20.00	2,560.00	71.00	9,088.00	64.00	8,192.00	50.55	6,470.40
33 41 00-3	12" RC PIPE APRON	4	Ea	200.00	800.00	805.00	3,220.00	2,298.00	9,192.00	1,502.00	6,008.00
TOTAL ALTERNATE BID				\$	122,855.00	\$	111,575.90	\$	137,399.15	\$	156,399.05
TOTAL BASE + ALTERNATE BID				\$	460,499.00	\$	473,806.70	\$	550,348.30	\$	591,090.95