

**RESOLUTION AUTHORIZING THE CITY MANAGER REQUEST GRANT AGREEMENTS
FOR STATE AND FEDERAL FUNDING OF THE PERIMETER ROAD CONSTRUCTION
PROJECT – PHASE 1 AT THE MANKATO AIRPORT**

WHEREAS; the City of Mankato is the sponsor of the Mankato Regional Airport; and

WHEREAS; the USDA Wildlife Management Plan and Part 139 Certification require construction of a Perimeter Road, and the project is included in the 2025 Mankato Budget and Capital Improvement Plan; and

WHEREAS; the City opened bids on the Project, at which time, six bids were received complying with the advertisement, the two lowest are indicated below, with Borneke Construction Inc, being the apparent lowest responsible bidder; and

Company Name	Base Bid	Bid Alternate	Total Construction
Borneke Construction Inc.	\$307,534.40	\$105,096.75	\$412,631.15
BCM Construction Inc.	\$349,786.00	\$117,504.00	\$467,290.00

WHEREAS; total Construction with Base Bid and Bid Alternate of \$412,631.15 and Engineering \$88,600.00 and Administration \$2,000 for a total project cost of \$503,231.15; and

WHEREAS; FAA provides 95% of the federally eligible project expenses, Minnesota Department of Transportation provides 2.5% and local funds provides 2.5%.

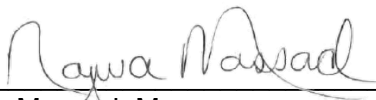
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANKATO, MINNESOTA that the City Manager is authorized to conditionally award the project to Borneke Construction Inc. and apply for the FAA Airport Infrastructure Grant and MnDOT funding for the construction of the Perimeter Road Phase 1 Project.

This resolution shall become effective upon passage without further publication.

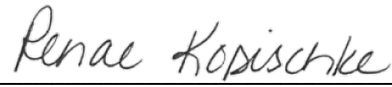
CERTIFICATION

I hereby certify that the foregoing resolution is a true and correct copy of the resolution presented to and adopted by the City Council of the City of Mankato at a duly authorized meeting held on June 9, 2025.

Adopted this 9th day of June 2025.



Najwa Massad, Mayor

ATTEST: 

Renae Kopischke, MMC
City Clerk



AGENDA RECOMMENDATION

Consent Calendar 6. G.

City Council Regular Meeting

Meeting Date: 06/09/2025

Agenda Item:

Resolution authorizing the City Manager request grant agreements for State and Federal funding of the Perimeter Road Construction Project – Phase 1 at the Mankato Regional Airport.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

The 2025 Mankato Budget and Capital Improvement Plan includes construction of Perimeter Road at the Mankato Regional Airport. The USDA Wildlife Management Plan and Part 139 Certification require the project which provides for the construction of a gravel perimeter service road in the southwestern and southeastern quadrants of the Mankato Regional Airport. Phase 1 of the work will include excavation and embankment and aggregate roadway construction. The bid alternate provides for an extension of the access road in the southeastern quadrant.

The City of Mankato authorized a Professional Services Agreement with TKDA on April 25, 2025, for the project formulation, design phase, construction phase, and post-construction phase engineering services associated with the project in the amount of \$88,600. The City of Mankato has also included \$2,000 for administration expenses, which includes advertising for bids.

On May 29, 2025, the city opened bids on the project, at which time, six bids were received, resulting in Borneke Construction Inc. being the apparent low bidder, which is 10% below the Engineer's Estimate of \$460,499.

ITEM	COST
Construction Base Bid	\$307,534.40
Construction Bid Alternate	\$105,096.75
TOTAL CONSTRUCTION	\$412,631.15
Engineering	\$88,600.00
Administration	\$2,000.00
TOTAL	\$503,231.15

SOURCE	FUNDING	PERCENT
Federal Share, Airport Infrastructure Grant (AIG)	\$478,069.00	95%
State Share	\$12,580.78	2.50%
Local Share	\$12,581.37	2.50%
TOTAL	\$503,231.15	100%

Staff recommend conditionally awarding the base bid and bid alternate quote to Borneke Construction, Inc. of Janesville, MN in the amount of \$412,631.15.

If the grant request is awarded by the FAA and MnDOT Aeronautics, Council approval for grant execution will be requested.

This award is conditionally based upon the receipt of funding.

Attachments

Resolution
Bid Selection



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