Lump-sum, Fixed Price Airport Hangar Design-Build Project

FOR

CITY OF NEWTON

October 2026

CITY OF NEWTON
DEPARTMENT OF PUBLIC WORKS

ADVERTISEMENT FOR PROPOSALS

CITY OF NEWTON, KANSAS
201 E 6th Street, PO Box 426
Newton, Kansas 67114

Sealed BIDS for Lump-sum, Fixed Price design-build proposals for the complete design and construction of a new aircraft hangar and associated site improvements at the Newton City-County Airport. Bid proposals will be received by the City of Newton, Kansas at the office of the City Engineer, 201 E 6th Street – 3rd Floor, Newton, Kansas 67114 until **10:00 AM**, **Tuesday, November 10th, 2026.**

Enclosed are specifications and other pertinent documents necessary to respond to this invitation. Proposals must be submitted in a sealed envelope using the Bid Form provided. Each sealed envelope containing a BID must be plainly marked on the outside as "**Lump-sum, Fixed Price Airport Hangar Design-Build"** and the envelope should bear on the outside the name of the Bidder and their address. If forwarded by mail, the sealed envelope containing the BID must be enclosed in another envelope addressed to City of Newton Engineering, PO Box 426, Newton, Kansas 67114. Bids for lease or rental programs will not be considered.

The City seeks a single Design-Builder with full single-point responsibility for the Project, including all surveying, geotechnical investigation, architectural and engineering design, permitting, utility coordination, construction, commissioning, and closeout. The City does not intend to retain a separate design consultant. The Design-Builder will serve as the architect and engineer of record for all disciplines.

Cost and speed are the City's highest priorities. Proposals must include a comprehensive, fixed, and binding Lump-sum, Fixed Price based on the program and performance requirements in this RFP. There is no preliminary pricing phase and no separate preconstruction or design-fee phase. The Lump-sum, Fixed Price submitted with the proposal is the price the Design-Builder will be held to for the complete design and construction of the Project, and will be incorporated into the agreement at award without renegotiation. Proposals must also include a schedule that achieves Substantial Completion no later than July 1, 2027, with a June 2027 completion preferred. The City intends to select a Design-Builder on or around November 25, 2026, and issue Notice to Proceed on December 2, 2026. Bidders should assume that PEMB and hangar door procurement must be released immediately upon Notice to Proceed and should structure their design, permitting, and procurement plan accordingly.

Single point of contact: Edward Bonham, Director of Public Works, City of Newton, 201 E. 6th Street, P.O. Box 426, Newton, Kansas 67114; ebonham@newtonkansas.com; (316) 284-6020. Bidders shall not contact other City staff, City Commissioners, Airport staff, or Hangar End-user regarding this RFP during the procurement period. Violation of this provision may result in disqualification.

The City of Newton reserves the right to reject any and all bids and to waive any technicality, informality, or irregularity in the bids received. The City further reserves the right to award a contract to the bidder whose offer best meets the requirements herein set forth, in the best interests of the City.

The intent of these specifications is to provide defined services, engineering, design, and construction of a pre-engineered hangar building, utilizing a Lump-sum, Fixed Price Design – Build process

This Request for Proposals sets forth a Lump-sum, Fixed Price for all work to be provided (the "Contract Price") (the "Design-Build Agreement"), as required by City of Newton, Kansas Charter Ordinance No. 48. The intent of this narrative is to define programmatic, performance, and technical requirements on which each proposer shall base its Contract Price. Final design details will be developed by the selected design-builder, consistent with these requirements, and the development of design shall not be a basis for any increase in the Contract Price. Except where otherwise noted, items specified are considered minimum acceptable.

Cost and Schedule. Provide a Lump-sum, Fixed Contract Price inclusive of all design, construction, general conditions, fees, insurance, bonds, allowances, and contingency, together with a construction schedule.

No Price Increases. The Contract Price is a Lump-sum, Fixed Price and shall not be increased for any reason, including escalation in material, equipment, or labor costs, tariffs, supply-chain delays, subcontractor pricing, design development, errors or omissions in the design-builder's design, or site conditions. Each bidder shall factor this limitation into its proposal.

Contingency and Allowances. Each bidder shall include within its Contract Price contingency and allowance amounts sufficient to cover all risks of cost increase. The design-builder bears all such risks.

Change Orders. The Contract Price may be adjusted only by a written change order signed by the City for an Owner-directed change in project scope. No change order shall be issued for any item listed above, and no work performed without a signed change order shall be compensated.

Award Conditions. Selection of a design-builder and execution of the Design-Build Agreement are contingent on City Commission approval and full execution of a lease and development agreement. The City Commission reserves the right to reject all proposals submitted.

The building shall be new, unused, and the same as the manufacturer's current production model. Accessories not specifically mentioned herein, but necessary to furnish a complete unit, shall be included. Construction must conform to the best practice known to the trade in design, quality of materials, and workmanship.

The successful bidder must furnish proof that they can provide architectural, engineering, construction and project management services specified. Bidder shall furnish in writing, the manufacturer's standard warranty terms and conditions

It is the intent of these specifications to obtain services suitable to the demands of the Airport and End-user. All installations and construction shall be done and completed in a neat and workmanlike manner and shall be subject to the approval of the City Engineer.

The City of Newton reserves the right to accept or reject any bid submitted.