

City Council Agenda Memo

From: John R. Thompson, Public Works Director

Council Meeting: March 24, 2026

Subject: Resolution 26-022: Construction Manager at Risk Services

Presenter(s): John R. Thompson, Public Works Director

Summary and Recommended Action:

Staff recommends the approval of the proposed resolution authorizing the City Manager to negotiate and execute a Construction Manager at Risk (CMAR) services contract with Hausmann Construction, Inc. for the replacement of the Brookings Police Station.

Item Details:

The City issued a Request for Proposals (RFP) to solicit qualified firms to provide Construction Manager at Risk (CMAR) services for the replacement of the Brookings Police Station. The selected CMAR will provide schematic design support, preconstruction services, and construction services for the replacement of the current facility.

The City received 14 proposals. All proposals were reviewed and evaluated by the City's CMAR selection committee, in accordance with the evaluation criteria established in the City's CMAR procedures. The criteria included company background, relevant project experience, education, and experience of the proposed team, project approach, CMAR experience, and demonstrated knowledge of the local and regional subcontractor market.

Based on this evaluation, the committee shortlisted the top 3 firms. The shortlisted firms were invited to provide formal presentations to the selection committee. Following the presentations and interviews, the committee ranked the firms based on the criteria outlined in the City's CMAR procedures, which include firm experience and qualifications, availability of key team members, team structure and history of working together, technical work process, proposal quality, interview responses, and price proposal.

Approval of the proposed resolution will authorize the City Manager to negotiate and execute a CMAR services contract with the top-ranked firm, Hausmann Construction, Inc. If an agreement cannot be reached, the City Manager will retain authorization to negotiate an agreement with the second-ranked firm, Henry Carlson Construction, LLC. On February 10, 2026, the City adopted Resolution 26-017, which amended the City's previously established CMAR procedures to ensure compliance with State law.

Legal Consideration:

None.

Strategic Plan Consideration:

Fiscal Responsibility – The City of Brookings will responsibly manage resources through transparency, efficiency, equity, and exceptional customer service.

Safe, Inclusive, Connected Community – The City of Brookings will create an environment for inclusive programs, gathering places, and events where the community can safely live, work and come together to participate in opportunities for learning, recreation and enjoyment.

Service and Innovation Excellence – The City of Brookings will provide an accessible environment committed to ongoing innovation and outstanding service through listening and engagement.

Sustainability – The City of Brookings will meet environmental, community and economic desires and needs without compromising future generations' quality of life by strategically planning, implementing and maintaining infrastructure and facilities.

Financial Consideration:

Sufficient appropriations exist in the Fiscal Year 2026 adopted budget, Fund 531 – Police Department Consulting/Engineering. The proposed cost to establish a Guaranteed Maximum Price (GMP) is \$10,000.

Supporting Documentation:

Resolution

Resolution 26-017