

City Council Agenda Item Memo

From: John R. Thompson, Public Works Director

Council Meeting: July 14, 2026

Subject: Resolution 26-045: Contract Award – Bid #2026-018
Construction Services Brookings Fire Station and
authorization to amend professional services agreements

Presenter: John R. Thompson, Public Works Director

Summary and Recommended Action:

Staff recommends approval of the proposed Resolution awarding the contract for construction of the Main Fire Station to the lowest responsive and responsible bidder. The Resolution also authorizes the City Manager to amend, as necessary, the professional services agreements with the Architect and the Owner's Representative for construction-phase services, as the original agreements were developed based on the City's anticipated use of the Construction Manager at Risk (CMAR) project delivery method. Sufficient appropriations are included in the adopted FY2026 budget to fund these expenditures.

Item Details:

The City solicited bids for construction of the Main Fire Station on June 12, 2026. The invitation to bid was advertised in the local newspaper in accordance with South Dakota law, with bids due by 1:30 p.m. on June 30, 2026. Four addenda were issued during the bidding period on June 19, 24, 25, and 29, 2026.

The bid package included a base bid and four additive alternates:

- Alternative #1 (Add) - Fire Pole
- Alternative #2 (Add or Deduct) - Fiberglass Windows
- Alternative #3 (Deduct) - Cover Board at Roof Assembly
- Alternative #4 (Add) - Commissioning

The City opened bids on June 30, 2026, and received nine responsive and responsible bids. Following a review for compliance, City staff evaluated the bid alternates with the project design team. Staff recommends awarding the base bid and Alternative #1 - Fire Pole. Alternatives #2 and #4 were determined to provide insufficient value relative to their additional cost, while Alternative #3 did not result in a meaningful cost savings. Lloyd Construction LLC of Sioux Falls, South Dakota, submitted the lowest responsive and responsible bid overall and for the recommended scope of work, consisting of the base bid and Alternative #1. The bid tabulation is attached to this agenda item.

The proposed Resolution authorizes the City Manager to enter into a construction contract with Lloyd Construction LLC in the amount of \$3,990,300 and to amend, as necessary, the Architect's and Owner's Representative professional services

agreements for construction-phase services. The original agreements were developed based on the City's anticipated use of the Construction Manager at Risk (CMAR) delivery method. Amendments are necessary to align the scope of services with the City's selected design-bid-build delivery method.

Legal Consideration:

The City's bidding process complied with South Dakota procurement requirements and the City's procurement manual. In accordance with state law, staff recommends awarding the contract to the lowest responsive and responsible bidder.

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.
- Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

Financial Consideration:

Sufficient appropriations of \$6,302,220.00 are included in the FY2026 adopted budget, Fund 535 - Capital Projects - Main Fire Station - Construction, to support this contract. The contract with Lloyd Construction LLC of Sioux Falls, South Dakota, will be in the amount of \$3,990,300.00.

The total projected cost of the project, including all soft costs and contingencies (such as architectural fees, site utilities, professional services, owner-furnished equipment, and furnishings), is estimated at approximately \$5,556,000.00. This is approximately \$667,000.00 less than the \$6,222,623.00 project estimate prepared at the time of bid solicitation.

Amendments to the Architect's and Owner's Representative agreements are expected to be minimal and will be absorbed within the FY2026 adopted budget, Fund 535 - Capital Projects - Main Fire Station - Consulting/Engineering.

Supporting Documentation:

Resolution

Bid Tab with Alternative 1

Map