



SIoux FALLS REGIONAL AIRPORT CONCOURSE EXPANSION

CLOSURE DOCUMENT #6
Bid Package #6 - GMP Amendment #5

July 22, 2026





/// BUILD A BETTER WAY.™



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01 // Executive Summary

01 // Executive Summary

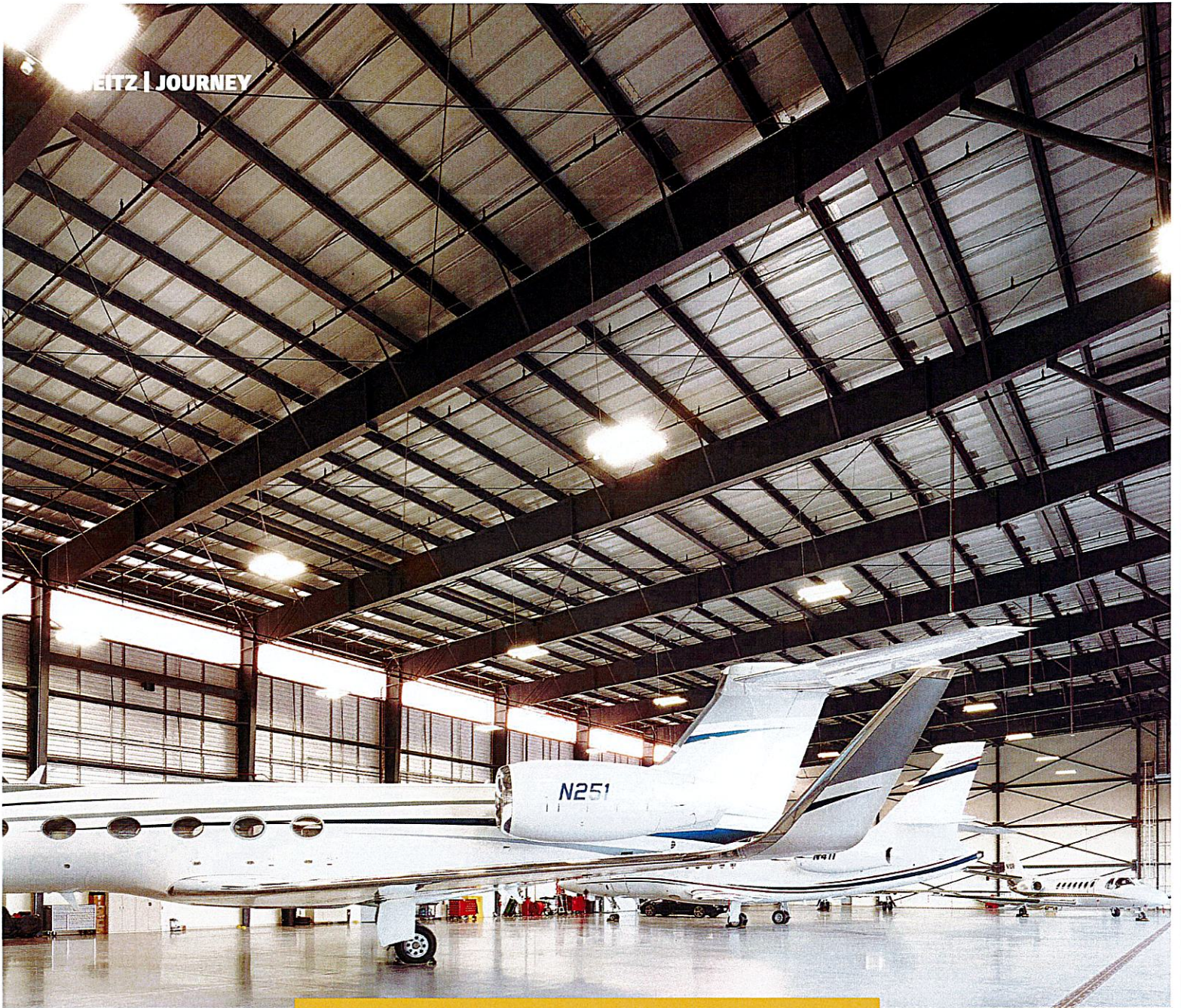
Scope	Bid Summary	Budget Summary	Variance	Notes
BP #1	\$23,795,413	\$27,379,800	(\$3,584,387)	P-01/GMP-01
Subtotal	\$23,795,413			
BP #1 Phase II MEP	\$4,154,463	\$7,940,462	(\$3,785,999)	GMP-02
BP #2	\$10,150,130	\$9,578,672	\$571,458	GMP-02
BP #1A Geotextile, P-154, & P209 Under Concrete Paving	\$431,827	\$452,020	(\$20,193)	GMP-02
Existing Gas Line Relocation	\$116,178	\$0	\$116,178	GMP-02
Subtotal	\$14,852,598			
BP #3 (Budget to remove alternate PBB's procured by Owner)	\$7,646,378	\$8,193,417	(\$547,039)	GMP-03
BP #4 (PR7 - Kitchen and Coffee Kiosk)	\$570,679	\$0	\$570,679	GMP-03
Subtotal	\$8,217,057			
BP #5 ABI #3 (Earthwork, Structure, Glazing, PBB, and Elevator)	\$3,336,232	\$3,022,659	\$313,573	GMP-04
Subtotal	\$3,336,232			
BP #6 Phase 2 including ABI #2 and ABI #3 Balance	\$19,694,412	\$25,169,103	(\$5,474,691)	GMP-05
Subtotal	\$19,694,412			
TOTAL	\$69,895,712	\$81,736,133	(\$11,840,421)	

BP #6 Budget Summary	
BP #6 Phase 2 Base	\$20,819,183
BP #6 Phase ABI 2	\$2,428,952
BP #6 Phase ABI 3	\$1,920,968
BP #6 Bid Budget	\$25,169,103

GMP 05 (BP #6) Bid Summary Total	
BP #6 Phase 2 including ABI #2 and ABI #3 Balance	\$19,694,412
GMP 05 Total	\$19,694,412

Base Bid (post bid)					
	GMP 5	GMP 5	GMP 4	GMP 5	
	Phase II Base (ABI #1) - BP#6	ABI #2 - BP#6	ABI #3 - BP#5 Limited Scope	ABI #3 - BP#6 Balance of Scopes	Total
General Conditions	\$ 2,291,222	\$ 540,980	\$ -	\$ 261,759	\$ 3,093,961
Foundations & Walls	\$ 220,975	\$ 26,990	\$ 135,722	\$ -	\$ 383,687
Deep Foundations - Auger Cast / Helical w/ Tckt #3	\$ 121,750	\$ 29,500	\$ -	\$ -	\$ 151,250
Building Flatwork w/ Tckt #2	\$ -	\$ -	\$ -	\$ -	\$ -
Rebar - mtrl w/ Tckt #2	\$ -	\$ -	\$ -	\$ -	\$ -
Structural & Misc Steel - fabrication	\$ 443,751	\$ 113,373	\$ 140,622	\$ -	\$ 697,746
Cross Laminated Timber & Wood Decking - fabrication	\$ 365,418	\$ -	\$ -	\$ -	\$ 365,418
Precast - fabrication	\$ 557,896	\$ -	\$ 300,638	\$ -	\$ 858,534
Structural Steel & Precast - erection	\$ 470,700	\$ 86,000	\$ 232,843	\$ -	\$ 789,543
Cross Laminated Timber & Wood Decking - erection w/ Tckt #9	\$ -	\$ -	\$ -	\$ -	\$ -
Curtain Wall, Aluminum Storefront, Glass & Glazing, Sunshades & Skylights	\$ 1,577,095	\$ 33,345	\$ 145,090	\$ -	\$ 1,755,530
Plumbing	\$ 185,265	\$ 30,541	\$ -	\$ 42,766	\$ 258,572
HVAC	\$ 569,640	\$ 62,600	\$ -	\$ 92,300	\$ 724,540
Electrical - Building & Site	\$ 1,050,493	\$ 138,315	\$ -	\$ 286,593	\$ 1,475,401
Low Voltage - w/ Tckt #14	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm - w/ Tckt #14	\$ -	\$ -	\$ -	\$ -	\$ -
Elevators	\$ -	\$ -	\$ 333,744	\$ -	\$ 333,744
Roofing	\$ 585,063	\$ 102,450	\$ -	\$ 106,165	\$ 793,678
Earthwork & Foundation Excavation/Backfill	\$ 414,100	\$ 14,850	\$ 94,974	\$ -	\$ 523,924
SWPPP - Storm Water Pollution Prevention Plan - w/ Tckt #19	\$ -	\$ -	\$ -	\$ -	\$ -
Site Demolition - w/ Tckt #19	\$ -	\$ -	\$ -	\$ -	\$ -
Site Utilities - w/ Tckt #19	\$ -	\$ -	\$ -	\$ -	\$ -
Temp Fence - Install and Removal	\$ 243,885	\$ 83,542	\$ -	\$ -	\$ 327,427
Surveying	\$ 28,700	\$ 9,300	\$ -	\$ -	\$ 38,000
Passenger Boarding Bridges	\$ -	\$ -	\$ 1,500,922	\$ -	\$ 1,500,922
Site Concrete	\$ 398,663	\$ 24,479	\$ -	\$ -	\$ 423,142
Pavement Markings- w/ Tckt #26	\$ -	\$ -	\$ -	\$ -	\$ -
Joint Sealants - Site - w/ Tckt #26	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Signage - N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Equipment - N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Panels	\$ 261,101	\$ 41,318	\$ -	\$ 135,576	\$ 437,995
Building Demolition	\$ 179,593	\$ 31,015	\$ -	\$ 14,745	\$ 225,353
Fire Protection	\$ 304,400	\$ 42,700	\$ -	\$ 53,600	\$ 400,700
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape & Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -
Site Amenities	\$ -	\$ -	\$ -	\$ -	\$ -
Fireproofing	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Studs, Insulation, Drywall, Fluid Applied Air Barrier, FRP & Column Covers	\$ 1,136,580	\$ 143,320	\$ -	\$ 203,920	\$ 1,483,820
Acoustic Ceiling Tile & Wood Clg System	\$ 380,288	\$ 8,390	\$ -	\$ 11,530	\$ 400,208
Rough Carpentry	\$ 267,480	\$ 69,925	\$ -	\$ 32,345	\$ 369,750
Joint Sealants - Building	\$ -	\$ -	\$ -	\$ -	\$ -
Doors, Frames & Hardware - ALLOWANCE	\$ 55,000	\$ 24,000	\$ -	\$ 24,000	\$ 103,000
Access Doors, Grilles and Perforated Metal Panels	\$ -	\$ -	\$ -	\$ -	\$ -
Overhead Doors - w/ Tckt #43	\$ -	\$ -	\$ -	\$ -	\$ -
Specialties	\$ -	\$ -	\$ -	\$ -	\$ -
Casework, Running Trim & Wood Paneling - ALLOWANCE	\$ 40,000	\$ -	\$ -	\$ 40,000	\$ 80,000
Solid Surface Tops w/ Tckt #47	\$ -	\$ -	\$ -	\$ -	\$ -
Finish Carpentry w/Tckt #41 - Install (doors, frames, hw, specialties, casework, running trim)	\$ -	\$ -	\$ -	\$ -	\$ -
Painting & Wallcoverings	\$ 85,325	\$ 3,900	\$ -	\$ 12,900	\$ 102,125
Ceramic Tile	\$ 120,925	\$ -	\$ -	\$ 33,950	\$ 154,875
Terrazzo	\$ 474,953	\$ 13,888	\$ -	\$ -	\$ 488,841
Flooring - ALLOWANCE	\$ 55,000	\$ 60,000	\$ -	\$ 65,000	\$ 180,000
Masonry	\$ 169,145	\$ 72,880	\$ -	\$ 85,910	\$ 327,935
Stucco, Plaster, GFRC - N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Install Owner Provided Furniture - By Other	\$ -	\$ -	\$ -	\$ -	\$ -
Existing Gas Line Relocation - N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Kitchen Work / Equipment - N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Signage - mtrl and install - ALLOWANCE	\$ 5,000	\$ 5,000	\$ -	\$ 10,000	\$ 20,000
Metal Panels Feature Wall - Interior	\$ -	\$ -	\$ -	\$ -	\$ -
Fireplace	\$ 80,440	\$ -	\$ -	\$ -	\$ 80,440
Planter - ALLOWANCE	\$ 590,000	\$ -	\$ -	\$ -	\$ 590,000
SUBTOTAL	\$ 13,729,846	\$ 1,812,601	\$ 2,884,555	\$ 1,513,059	\$ 19,940,061
Construction Contingency	\$ 457,545	\$ 50,865	\$ 115,382	\$ 50,052	\$ 673,844
Escalation - Contractor	N/A	N/A	N/A	N/A	\$ -
Building Permit	By Owner	By Owner	By Owner	By Owner	\$ -
Excise Tax	\$ 322,114	\$ 42,318	\$ 68,092	\$ 35,490	\$ 468,014
General Liability	\$ 280,923	\$ 36,906	\$ 59,385	\$ 30,951	\$ 408,165
Builder's Risk	\$ 151,509	\$ 19,905	\$ 32,028	\$ 16,693	\$ 220,134
Performance & Payment Bond	\$ 200,434	\$ 26,332	\$ 42,370	\$ 22,083	\$ 291,219
Bond - Included on Tickets	\$ -	\$ -	\$ -	\$ -	\$ -
Tariff - 2026	N/A	N/A	N/A	N/A	\$ -
Construction Fee	\$ 639,811	\$ 84,467	\$ 134,419	\$ 70,509	\$ 929,206
TOTAL PROJECT	\$ 15,782,181	\$ 2,073,394	\$ 3,336,231	\$ 1,738,837	\$ 22,930,643
Preconstruction Services	\$ 75,347	\$ 14,158	\$ -	\$ 10,495	\$ 100,000
Amendment Total	\$ 15,857,528	\$ 2,087,552	\$ 3,336,231	\$ 1,749,332	\$ 23,030,643

Bid Budget (pre bid)					
	GMP 5	GMP 5	GMP 4	GMP 5	
	Phase II Base (ABI #1) - BP#6 6/22/26	ABI #2 - BP#6 6/22/26	ABI #3 - BP#5 Limited Scope 2/18/26	ABI #3 - BP#6 Balance of Scopes 6/22/26	Total
General Conditions	\$ 2,207,963	\$ 486,969	\$ -	\$ 269,597	\$ 2,964,529
Foundations & Walls	\$ 259,296	\$ 30,962	\$ 186,997	\$ 2,756	\$ 480,011
Deep Foundations - Auger Cast / Helical w/ Tckt #3	\$ 85,286	\$ -	\$ -	\$ -	\$ 85,286
Building Flatwork w/ Tckt #2	\$ -	\$ -	\$ -	\$ -	\$ -
Rebar - mtrl w/ Tckt #2	\$ -	\$ -	\$ 11,156	\$ -	\$ 11,156
Structural & Misc Steel - fabrication	\$ 521,086	\$ 98,280	\$ 142,745	\$ -	\$ 762,111
Cross Laminated Timber & Wood Decking - fabrication	\$ 360,235	\$ -	\$ (11,437)	\$ -	\$ 348,798
Precast - fabrication	\$ 527,255	\$ 50,456	\$ 209,142	\$ -	\$ 786,853
Structural Steel & Precast - erection	\$ 723,858	\$ 251,991	\$ 182,094	\$ -	\$ 1,157,943
Cross Laminated Timber & Wood Decking - erection w/ Tckt #9	\$ -	\$ -	\$ -	\$ -	\$ -
Curtain Wall, Aluminum Storefront, Glass & Glazing, Sunshades & Skylights	\$ 1,736,350	\$ 58,990	\$ 195,059	\$ -	\$ 1,990,399
Plumbing	\$ 108,871	\$ 15,792	\$ -	\$ 14,665	\$ 139,328
HVAC	\$ 2,626,849	\$ 33,600	\$ -	\$ 192,780	\$ 2,853,229
Electrical - Building & Site	\$ 1,826,351	\$ 129,108	\$ -	\$ 361,578	\$ 2,317,037
Low Voltage - w/ Tckt #14	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm - w/ Tckt #14	\$ -	\$ -	\$ -	\$ -	\$ -
Elevators	\$ -	\$ -	\$ 256,254	\$ -	\$ 256,254
Roofing	\$ 766,629	\$ 223,407	\$ -	\$ 86,683	\$ 1,076,719
Earthwork & Foundation Excavation/Backfill	\$ 337,271	\$ 36,750	\$ 45,804	\$ -	\$ 419,825
SWPPP - Storm Water Pollution Prevention Plan - w/ Tckt #19	\$ -	\$ -	\$ -	\$ -	\$ -
Site Demolition - w/ Tckt #19	\$ -	\$ -	\$ -	\$ -	\$ -
Site Utilities - w/ Tckt #19	\$ -	\$ -	\$ -	\$ -	\$ -
Temp Fence - Install and Removal	\$ 179,970	\$ 88,410	\$ -	\$ -	\$ 268,380
Surveying	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 15,750
Passenger Boarding Bridges	\$ -	\$ -	\$ 1,348,200	\$ -	\$ 1,348,200
Site Concrete	\$ 456,671	\$ -	\$ -	\$ -	\$ 456,671
Pavement Markings- w/ Tckt #26	\$ -	\$ -	\$ -	\$ -	\$ -
Joint Sealants - Site - w/ Tckt #26	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Signage - N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Equipment - N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Panels	\$ 587,046	\$ 33,467	\$ -	\$ 145,291	\$ 765,804
Building Demolition	\$ 42,814	\$ 17,922	\$ -	\$ -	\$ 60,736
Fire Protection	\$ 254,189	\$ 39,690	\$ -	\$ 52,451	\$ 346,330
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape & Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -
Site Amenities	\$ -	\$ -	\$ -	\$ -	\$ -
Fireproofing	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Studs, Insulation, Drywall, Fluid Applied Air Barrier, FRP & Column Covers	\$ 1,560,755	\$ 231,192	\$ -	\$ 185,645	\$ 1,977,592
Acoustic Ceiling Tile & Wood Clg System	\$ 402,955	\$ 19,010	\$ -	\$ 20,677	\$ 442,642
Rough Carpentry	\$ 208,003	\$ 21,225	\$ -	\$ 15,694	\$ 244,922
Joint Sealants - Building	\$ -	\$ -	\$ -	\$ -	\$ -
Doors, Frames & Hardware - ALLOWANCE	\$ 25,326	\$ -	\$ -	\$ 30,350	\$ 55,676
Access Doors, Grilles and Perforated Metal Panels	\$ -	\$ -	\$ -	\$ -	\$ -
Overhead Doors - w/ Tckt #43	\$ -	\$ -	\$ -	\$ -	\$ -
Specialties	\$ -	\$ -	\$ -	\$ -	\$ -
Casework, Running Trim & Wood Paneling - ALLOWANCE	\$ 41,213	\$ -	\$ -	\$ 40,181	\$ 81,394
Solid Surface Tops w/ Tckt #47	\$ -	\$ -	\$ -	\$ -	\$ -
Finish Carpentry w/ Tckt #41 - install (doors, frames, hw, specialties, casework, running trim)	\$ -	\$ -	\$ -	\$ -	\$ -
Painting & Wallcoverings	\$ 45,314	\$ 21,420	\$ -	\$ 5,825	\$ 72,559
Ceramic Tile	\$ 127,563	\$ -	\$ -	\$ 44,762	\$ 172,325
Terrazzo	\$ 885,126	\$ 24,334	\$ -	\$ -	\$ 909,460
Flooring - ALLOWANCE	\$ 9,972	\$ 73,553	\$ -	\$ 61,026	\$ 144,551
Masonry	\$ 154,988	\$ 40,951	\$ -	\$ 55,757	\$ 251,696
Stucco, Plaster, GFRC - N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Install Owner Provided Furniture - By Other	\$ -	\$ -	\$ -	\$ -	\$ -
Existing Gas Line Relocation - N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Kitchen Work / Equipment - N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Signage - mtrl and install - ALLOWANCE	\$ 81,342	\$ 57,540	\$ -	\$ 57,520	\$ 196,402
Metal Panels Feature Wall - Interior	\$ -	\$ -	\$ -	\$ -	\$ -
Fireplace	\$ 126,000	\$ -	\$ -	\$ -	\$ 126,000
Planter - ALLOWANCE	\$ 586,753	\$ -	\$ -	\$ -	\$ 586,753
SUBTOTAL	\$ 17,868,550	\$ 2,090,269	\$ 2,566,014	\$ 1,648,488	\$ 24,173,321
Construction Contingency	\$ 626,424	\$ 64,132	\$ 102,641	\$ 55,156	\$ 848,353
Escalation - Contractor	\$ -	\$ -	\$ 0	\$ -	\$ 0
Building Permit (By Owner)	\$ -	\$ -	\$ (0)	\$ -	\$ (0)
Excise Tax	\$ 424,732	\$ 49,553	\$ 61,692	\$ 39,190	\$ 575,167
General Liability	\$ 370,581	\$ 43,235	\$ 53,803	\$ 34,193	\$ 501,812
Builder's Risk	\$ 199,864	\$ 23,318	\$ 29,018	\$ 18,441	\$ 270,641
Performance & Payment Bond	\$ 264,404	\$ 30,848	\$ 38,388	\$ 24,396	\$ 358,036
Bond - Included on Tickets	\$ 156,606	\$ 16,033	\$ 25,660	\$ 13,789	\$ 212,088
Tariff - 2026	\$ -	\$ -	\$ (51,942)	\$ -	\$ (51,942)
Construction Fee	\$ 832,675	\$ 97,406	\$ 145,443	\$ 76,820	\$ 1,152,344
TOTAL PROJECT	\$ 20,743,836	\$ 2,414,794	\$ 2,970,717	\$ 1,910,473	\$ 28,039,820
Preconstruction Services	\$ 75,347	\$ 14,158	\$ -	\$ 10,495	\$ 100,000
Amendment Total	\$ 20,819,183	\$ 2,428,952	\$ 2,970,717	\$ 1,920,968	\$ 28,139,820



02 // Clarifications

02 // Clarifications

General / Overall

- Clarifications are based on BP #6 Phase 2 Scope only. Bid Package #6 includes:
 - Foundations and Flatwork
 - Deep Foundations
 - Structural Steel - Vendor
 - Mass Timber - Vendor
 - Precast - Vendor
 - Structural Steel, Precast, Mass Timber - Erection
 - Curtain Wall and Glazing
 - Plumbing
 - HVAC
 - Electrical
 - Roofing
 - Earthwork
 - Temp Fencing
 - Surveying
 - Site Concrete
 - Metal Panels
 - Building Demolition
 - Fire Protection
 - Metal Framing and Drywall
 - Ceilings
 - Rough and Finish Carpentry
 - Doors, Frames, Hardware
 - Casework
 - Painting and Wallcoverings
 - Ceramic Tile
 - Terrazzo
 - Flooring
 - Masonry
 - Signage
 - Fireplaces
- Phase 2, including ABI #2 and ABI #3, is anticipated to be landside construction per the CSPP plans, except for some components of the existing terminal renovation and installation of new site lighting.
- Schedule:
 - Date of commencement of the work = July 24, 2026
 - Substantial Completion = January 2, 2029

Alternates

- Phase 2 Accepted Alternates Included in GMP-05
 - CM 001 Payment and Performance Bond for each Package
 - CM 002 ABI #2
 - CM 003 ABI #3

Allowances

- Phase 2 Allowances Included in GMP-05
 - Doors, Frames, and Hardware \$103,000
 - Casework \$80,000
 - Flooring \$180,000
 - Signage \$20,000
 - Planters \$590,000

A - Substructure

- Foundations and Concrete Building Slabs
 - Excavation and compacted fill
 - Concrete foundations, slabs, and pads
 - Foundation waterproofing for foundation walls
 - Concrete reinforcing
 - Helical piles

B - Shell

- Structural Steel
 - Steel Beams and Columns
 - Metal Stairs, Railings, and Guards
 - Joist Framing and Metal Decking
 - Miscellaneous Metals
 - Structural steel includes standard gray shop primer
 - Steel Erection
- Mass Timber
 - Cross-Laminated Timber
 - Glued-Laminated Timber
 - Air And Water Barrier
 - Mass Timber Erection
- Precast
 - Wall Panels
 - Beams And Columns
 - Corefloor
 - Double Tees
 - Precast Erection
- Exterior Enclosure
 - Unit Masonry Assemblies
 - Metal Stud Framing and Sheathing
 - Fluid Applied Air Barrier
 - Spray Applied Foam
 - Direct Applied Exterior Finish Systems
 - Roofing
 - Curtain Wall and Interior Glazing
 - Skylights

- Metal Panels

C - Interiors

- Interior Construction
 - Framing and Drywall
 - Rough and Finish Carpentry
 - Interior and Exterior Wood Blocking
- Interior Finishes
 - Acoustic and Wood Ceilings
 - Casework
 - Doors, Frames, and Hardware
 - Interior and Exterior Painting
 - Wall Coverings
 - Column Covers
 - Ceramic Tile
 - Terrazzo
 - Flooring
 - Carpet
 - LVT
 - Resilient Base
 - Metal Base
 - Resinous Flooring
 - Static-Control Resistant Flooring
 - Sealed Concrete
 - Planters and Artificial Plants
- Interior Specialties
 - Interior Building Signage
 - Building Specialties
- Fireplace

D - Services

- Plumbing Complete
- HVAC Complete
- Electrical Complete
 - Communications
 - Electronic Safety and Security

E - Equipment

- None

F – Special Construction & Demolition

- Selective Building Demolition
- Structural Demolition

G – Building Sitework

- Earthwork
- Site Paving
- Temporary Fencing

