October 16th, 2026

Mrs. Annaka Whiting – Chief Financial Officer
Rock Island – Milan School District #41
2700 7th Avenue
Rock Island, IL 61201

Re: Rock Island High School Mechanical Replacements

Dear Mrs. Whiting,

Russell is pleased to submit the following award recommendations for the High School Mechanical Replacements project. This project includes refurbishing major mechanical equipment, replacing all unit vents throughout the school, adding building automation system controls to the mechanical systems, exterior louver replacement, and replacing insulation on the building hydronic system. Competitive bid proposals were received from thirteen (13) bidders with the lowest responsive and responsible bidders being selected for award recommendation. As such, Russell is requesting permission to award the subcontract for these scopes of work to the following contractors:

Bid Category		Apparent Low Bidder	Bid with Recommended Alternates
Bid Category 06	General Trades	**Russell**	$ 1,798,000.00
Bid Category 09A	Flooring	**Russell**	$ 239,000.00
Bid Category 09B	Painting	**Prime Construction**	$ 112,895.00
Bid Category 23	Mechanical (Plumbing & HVAC)	**Loescher Heating & Air**	$ 5,671,424.00
Bid Category 25	Temperature Controls	**BASe2**	$ 2,291,389.00
Bid Category 26	Electrical	**Rock River Electric**	$ 167,245.00

The overall construction cost including Russell markups will be $14,907,052.00. Enclosed are the final bid tabulation and the construction cost total for the project. If you have any questions regarding this recommendation, please don't hesitate to contact us for clarification.

Thank you again for the opportunity to support the Rock Island community and District #41.

Sincerely,

Jesse Smith
Senior Estimator

Cc: Jason Fahrenkrog
Wendy Rouse

Owner: Rock Island-Milan School District 41
Project Title: RIMSD HS Mechanical Replacements
Construction Manager's Project No.: 01-25-0303
Bid Date / Time: 10/15/2026 2:00:00 PM

Bid Category 06	RCVD	Recommendation	Bidders				
General Trades	1	Russell	Russell				
Bid Bond		Yes	Yes				
Addenda (2)		2	2				
Base Bid		$ 1,495,000.00	$ 1,495,000.00				
Alt 1 - Fieldhouse Cooling		$ 718,000.00	$ 718,000.00				
Alt 2 - Small Gym Cooling		$ 266,000.00	$ 266,000.00				
Alt 3 - Louver Replacement		$ -	$ -				
Alt 4 - Insulation - Elastomeric		$ 303,000.00	$ 303,000.00				
Alt 5 - Insulation - Fiberglass		$ 303,000.00	$ 303,000.00				
TOTAL BID WITH ALTERNATES		$ 3,085,000.00	$ 3,085,000.00	$ -	$ -	$ -	$ -

Bid Category 09A	RCVD	Recommendation	Bidders				
Flooring	1	Russell	Russell				
Bid Bond		Yes	Yes				
Addenda (2)		2	2				
Base Bid		$ 239,000.00	$ 239,000.00				
Alt 1 - Fieldhouse Cooling		$ -	$ -				
Alt 2 - Small Gym Cooling		$ -	$ -				
Alt 3 - Louver Replacement		$ -	$ -				
Alt 4 - Insulation - Elastomeric		$ -	$ -				
Alt 5 - Insulation - Fiberglass		$ -	$ -				
TOTAL BID WITH ALTERNATES		$ 239,000.00	$ 239,000.00	$ -	$ -	$ -	$ -

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Project Title: RIMSD HS Mechanical Replacements
Construction Manager's Project No.: 01-25-0303
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Bid Category 09B	RCVD	Recommendation	Bidders				
Painting	3	Prime Construction	Prime Construction	Builders Sales & Service	WF Scott		
Bid Bond		Yes	Yes	Yes	Yes		
Addenda (2)		2	2	2	2		
Base Bid		$ 97,720.00	$ 97,720.00	$ 221,300.00	$ 227,300.00		
Alt 1 - Fieldhouse Cooling		$ 12,375.00	$ 12,375.00	$ 20,300.00	$ -		
Alt 2 - Small Gym Cooling		$ 15,415.00	$ 15,415.00	$ 16,500.00	$ -		
Alt 3 - Louver Replacement		$ -	$ -	$ -	$ -		
Alt 4 - Insulation - Elastomeric		$ 15,175.00	$ 15,175.00	$ -	$ -		
Alt 5 - Insulation - Fiberglass		$ 15,175.00	$ 15,175.00	$ -	$ -		
TOTAL BID WITH ALTERNATES		$ 155,860.00	$ 155,860.00	$ 258,100.00	$ 227,300.00	$ -	$ -

Bid Category 23	RCVD	Recommendation	Bidders				
Mechanical (Plumbing & HVAC)	5	Loescher Heating & Air Conditioning	Loescher Heating & Air Conditioning	JL Brady	Crawford Company	O'Brien Brothers	Ruyle Mechanical
Bid Bond		Yes	Yes	Yes	Yes	Yes	Yes
Addenda (2)		2	2	2	2	2	2
Base Bid		$ 3,745,000.00	$ 3,745,000.00	$ 3,933,000.00	$ 4,598,900.00	$ 4,750,000.00	$ 4,665,992.00
Alt 1 - Fieldhouse Cooling		$ 1,015,029.00	$ 1,015,029.00	$ 1,095,000.00	$ 1,364,500.00	$ 1,250,000.00	$ 1,685,182.00
Alt 2 - Small Gym Cooling		$ 566,877.00	$ 566,877.00	$ 582,369.00	$ 650,200.00	$ 810,000.00	$ 940,896.00
Alt 3 - Louver Replacement		$ 172,511.00	$ 172,511.00	$ 128,192.00	$ 275,000.00	$ 400,000.00	$ 295,116.00
Alt 4 - Insulation - Elastomeric		$ 2,895,967.00	$ 2,895,967.00	$ 2,779,939.00	$ 5,283,300.00	$ 4,855,000.00	$ 5,513,937.00
Alt 5 - Insulation - Fiberglass		$ 1,753,913.00	$ 1,753,913.00	$ 1,671,615.00	$ 1,608,600.00	$ 2,850,000.00	$ 3,233,312.00
TOTAL BID WITH ALTERNATES		$ 10,149,297.00	$ 10,149,297.00	$ 10,190,115.00	$ 13,780,500.00	$ 14,915,000.00	$ 16,334,435.00

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Project Title: RIMSD HS Mechanical Replacements
Construction Manager's Project No.: 01-25-0303
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Bid Category 25	**RCVD**	**Recommendation**	**Bidders**				
Temperature Controls	1	**BASe2**	**BASe2**				
Bid Bond		**Yes**	**Yes**				
Addenda (2)		**2**	**2**				
Base Bid		**$ 2,291,389.00**	**$ 2,291,389.00**				
Alt 1 - Fieldhouse Cooling		**$ 65,385.00**	**$ 65,385.00**				
Alt 2 - Small Gym Cooling		**$ 109,623.00**	**$ 109,623.00**				
Alt 3 - Louver Replacement		**$ -**	**$ -**				
Alt 4 - Insulation - Elastomeric		**$ -**	**$ -**				
Alt 5 - Insulation - Fiberglass		**$ -**	**$ -**				
TOTAL BID WITH ALTERNATES		**$ 2,466,397.00**	**$ 2,466,397.00**	**$ -**	**$ -**	**$ -**	**$ -**
Bid Category 26	**RCVD**	**Recommendation**	**Bidders**				
Electrical	2	**Rock River Electric**	**Rock River Electric**	**Tri-City Electric**			
Bid Bond		**Yes**	**Yes**	**Yes**			
Addenda (2)		**2**	**2**	**2**			
Base Bid		**$ 167,245.00**	**$ 167,245.00**	**$ 217,305.00**			
Alt 1 - Fieldhouse Cooling		**$ 397,849.00**	**$ 397,849.00**	**$ 367,965.00**			
Alt 2 - Small Gym Cooling		**$ 47,914.00**	**$ 47,914.00**	**$ 60,410.00**			
Alt 3 - Louver Replacement		**$ -**	**$ -**	**$ -**			
Alt 4 - Insulation - Elastomeric		**$ -**	**$ -**	**$ -**			
Alt 5 - Insulation - Fiberglass		**$ -**	**$ -**	**$ -**			
TOTAL BID WITH ALTERNATES		**$ 613,008.00**	**$ 613,008.00**	**$ 645,680.00**	**$ -**	**$ -**	**$ -**

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Construction Manager's
Project No.: 01-25-0303
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Bid Category		Bids Received	Apparent Low Bidder	Adjusted Bid with Recommended Alternates
Bid Category 06	General Trades	1	**Russell**	$ 1,798,000.00
Bid Category 09A	Flooring	1	**Russell**	$ 239,000.00
Bid Category 09B	Painting	3	**Prime Construction**	$ 112,895.00
Bid Category 23	Mechanical (Plumbing & HVAC)	5	**Loescher Heating & Air Conditioning**	$ 5,671,424.00
Bid Category 25	Temperature Controls	1	**BASe2**	$ 2,291,389.00
Bid Category 26	Electrical	2	**Rock River Electric**	$ 167,245.00
	Total Bids Received	**13**		
SUBCONTRACTS SUBTOTAL			**Subtotal**	**$ 10,279,953**
Construction Testing Allowance				$ 10,000
Commissioning Allowance				$ 100,000
Premium Time Allowance				$ 300,000
General Conditions				$ 1,949,274
General Requirements				$ 625,068
CONSTRUCTION SUBTOTAL			**Subtotal**	**$ 13,264,295**
Construction Contingency		7.50%		$ 1,118,029
Technology Fee		0.30%		$ 44,721
GL Insurance		1.03%		$ 153,543
Construction Managers Fee		1.50%		$ 223,606
P&P Bond		0.69%		$ 102,859
RUSSELL PLUS CONSTRUCTION TOTAL			**Total**	**$ 14,907,052**