



May 1st, 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 Pool Infill Award Recommendation

Dear Mrs. Whiting,

Russell is pleased to submit the following award recommendations for the Rock Island High School Pool Infill project. Competitive bid proposals were received from thirty-three (33) bidders with the lowest responsive and responsible bidders being selected for award recommendation. Alternates 1 is recommended for inclusion to provide additional classroom space to accommodate ongoing and upcoming renovation projects. As such, Russell is requesting permission to award the subcontract for these scopes of work to the following contractors:

Bid Category		Bids Received	Apparent Low Bidder	Adjusted Bid with Recommended Alternates
Bid Category 03	Building & Site Concrete	3	Goetz Concrete	\$ 219,000.00
Bid Category 04	Masonry	2	Bi-State Masonry	\$ 148,732.00
Bid Category 05A	Steel Fabrication	2	Hanley Steel	\$ 105,700.00
Bid Category 05B	Steel Erection	1	Tri-City Ironworks	\$ 57,100.00
Bid Category 06	General Trades	1	Russell	\$ 674,900.00
Bid Category 08	Entrances & Storefront	2	East Moline Glass	\$ 74,880.00
Bid Category 09A	Interiors Construction	4	Builder's Sales & Service	\$ 297,530.00
Bid Category 09B	Flooring	3	L&L	\$ 103,000.00
Bid Category 09C	Painting	4	River Valley Construction	\$ 23,354.00
Bid Category 22	Mechanical (Plumbing & HVAC)	6	Loescher	\$ 483,400.00
Bid Category 26	Electrical	2	Rock River Electric	\$ 297,499.00
Bid Category 27	Structured Cabling	1	Tri-City Electric	\$ 75,714.15
Bid Category 31	Sitework	1	Miller Trucking & Excavating	\$ 150,970.00
Bid Category 32A	Fences & Gates	1	Sampson Fence	\$ 10,980.00

The overall construction cost including Russell markups will be \$3,891,469.00.

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 Rock Island Community and District #41.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jesse Smith', with a stylized flourish at the end.

Jesse Smith
Senior Estimator

Cc: Tony Latoria
Wendy Rouse

Owner: Rock Island-Milan School District 41
 Project Title: Rock Island High School Pool Infill
 Construction Manager's
 Project No.: 01-26-0030
 Bid Date / Time: 04/30/2026 2:00:00 PM



Bid Category		Bids Received	Apparent Low Bidder	Adjusted Bid with Recommended Alternates
Bid Category 03	Building & Site Concrete	3	Goetz Concrete	\$ 219,000.00
Bid Category 04	Masonry	2	Bi-State Masonry	\$ 148,732.00
Bid Category 05A	Steel Fabrication	2	Hanley Steel	\$ 105,700.00
Bid Category 05B	Steel Erection	1	Tri-City Ironworks	\$ 57,100.00
Bid Category 06	General Trades	1	Russell	\$ 674,900.00
Bid Category 08	Entrances & Storefront	2	East Moline Glass	\$ 74,880.00
Bid Category 09A	Interiors Construction	4	Builder's Sales & Service	\$ 297,530.00
Bid Category 09B	Flooring	3	L&L	\$ 103,000.00
Bid Category 09C	Painting	4	River Valley Construction	\$ 23,354.00
Bid Category 22	Mechanical (Plumbing & HVAC)	6	Loescher	\$ 483,400.00
Bid Category 26	Electrical	2	Rock River Electric	\$ 297,499.00
Bid Category 27	Structured Cabling	1	Tri-City Electric	\$ 75,714.15
Bid Category 31	Sitework	1	Miller Trucking & Excavating	\$ 150,970.00
Bid Category 32A	Fences & Gates	1	Sampson Fence	\$ 10,980.00
	Total Bids Received	33		
SUBCONTRACTS SUBTOTAL			Subtotal	\$ 2,722,759
Construction Testing Allowance				\$ 15,000
Commissioning Allowance				\$ 17,000
Final Cleaning Allowance				\$ 10,000
HVAC Controls Scope Adjustment (BASE2)				\$ 33,710
Hall Graphic Allowance				\$ 5,000
General Conditions				\$ 424,260
General Requirements				\$ 87,100
CONSTRUCTION SUBTOTAL			Subtotal	\$ 3,314,829
Construction Contingency		5.00%		\$ 182,073
Technology Fee		0.30%		\$ 10,924
GL Insurance		1.03%		\$ 37,507
Construction Managers Fee		2.00%		\$ 72,829
P&P Bond		0.64%		\$ 23,305
RUSSELL PLUS CONSTRUCTION TOTAL			Subtotal	\$ 3,641,469
Owner FF&E				\$ 250,000
GRAND TOTAL PROJECT COST			Grand Total	\$ 3,891,469

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 Bid Date / Time:

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Bid Category 03		RCVD	Recommendation	Bidders					
Building & Site Concrete		3		Goetz Concrete	Goetz Concrete	Anderson Commercial Concrete	Centennial Contractors		
Bid Bond			Y	Y	Y	Y			
Addenda (1, 2, 3)			3	3	3	3			
Base Bid			\$ 219,000.00	\$ 219,000.00	\$ 251,160.00	\$ 305,000.00			
Alternate 1 - Ground Floor Fit-out			\$ -	\$ -	\$ -	\$ -			
TOTAL BID WITH ALTERNATES			\$ 219,000.00	\$ 219,000.00	\$ 251,160.00	\$ 305,000.00	\$ -	\$ -	\$ -
Bid Category 04		RCVD	Recommendation	Bidders					
Masonry		2		Bi-State Masonry	Bi-State Masonry	JimmyZ Masonry			
Bid Bond			Y	Y	Y				
Addenda (1, 2, 3)			3	3	3				
Base Bid			\$ 148,732.00	\$ 148,732.00	\$ 218,600.00				
Alternate 1 - Ground Floor Fit-out			\$ -	\$ -	\$ -				
TOTAL BID WITH ALTERNATES			\$ 148,732.00	\$ 148,732.00	\$ 218,600.00	\$ -	\$ -	\$ -	\$ -
Bid Category 05A		RCVD	Recommendation	Bidders					
Steel Fabrication		2		Hanley Steel	Hanley Steel	Vegter/APG			
Bid Bond			Y	Y	Y				
Addenda (1, 2, 3)			3	3	3				
Base Bid			\$ 105,700.00	\$ 105,700.00	\$ 112,000.00				
Alternate 1 - Ground Floor Fit-out			\$ -	\$ -	\$ -				
TOTAL BID WITH ALTERNATES			\$ 105,700.00	\$ 105,700.00	\$ 112,000.00	\$ -	\$ -	\$ -	\$ -
Bid Category 05B		RCVD	Recommendation	Bidders					
Steel Erection		1		Tri-City Ironworks	Tri-City Ironworks				
Bid Bond			Y	Y					
Addenda (1, 2, 3)			3	3					
Base Bid			\$ 57,100.00	\$ 57,100.00					
Alternate 1 - Ground Floor Fit-out			\$ -	\$ -					
TOTAL BID WITH ALTERNATES			\$ 57,100.00	\$ 57,100.00	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Category 06		RCVD	Recommendation	Bidders					
General Trades		1		Russell	Russell				
Bid Bond			Y	Y					
Addenda (1, 2, 3)			3	3					
Base Bid			\$ 629,900.00	\$ 629,900.00					
Alternate 1 - Ground Floor Fit-out			\$ 45,000.00	\$ 45,000.00					
TOTAL BID WITH ALTERNATES			\$ 674,900.00	\$ 674,900.00	\$ -	\$ -	\$ -	\$ -	\$ -

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Bid Category 08		RCVD	Recommendation	Bidders						
Entrances & Storefront		2	East Moline Glass	East Moline Glass	Mid-American Glazing					
Bid Bond			Y	Y	Y					
Addenda (1, 2, 3)			3	3	3					
Base Bid			\$ 74,380.00	\$ 74,380.00	\$ 86,464.00					
Alternate 1 - Ground Floor Fit-out			\$ 500.00	\$ 500.00	\$ -					
TOTAL BID WITH ALTERNATES			\$ 74,880.00	\$ 74,880.00	\$ 86,464.00	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Category 09A		RCVD	Recommendation	Bidders						
Interiors Construction		4	Builder's Sales & Service	Builder's Sales & Service	Allied Construction	River Valley Construction	Prime Construction			
Bid Bond			Y	Y	Y	Y	Y			
Addenda (1, 2, 3)			3	3	3	3	3			
Base Bid			\$ 201,780.00	\$ 201,780.00	\$ 239,996.00	\$ 224,314.00	Withdrawn			
Alternate 1 - Ground Floor Fit-out			\$ 95,750.00	\$ 95,750.00	\$ 97,520.00	\$ 115,050.00	Withdrawn			
TOTAL BID WITH ALTERNATES			\$ 297,530.00	\$ 297,530.00	\$ 337,516.00	\$ 339,364.00	\$ -	\$ -	\$ -	\$ -
Bid Category 09B		RCVD	Recommendation	Bidders						
Flooring		3	L&L	L&L	Allied Construction	Taza Construction				
Bid Bond			Y	Y	Y	Y				
Addenda (1, 2, 3)			3	3	3	3				
Base Bid			\$ 62,000.00	\$ 62,000.00	\$ 110,225.00	Withdrawn				
Alternate 1 - Ground Floor Fit-out			\$ 41,000.00	\$ 41,000.00	\$ 39,750.00	Withdrawn				
TOTAL BID WITH ALTERNATES			\$ 103,000.00	\$ 103,000.00	\$ 149,975.00	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Category 09C		RCVD	Recommendation	Bidders						
Painting		4	River Valley Construction	River Valley Construction	WF Scott	Prime Construction	Builder's Sales & Service			
Bid Bond			Y	Y	Y	Y	Y			
Addenda (1, 2, 3)			3	3	3	3	3			
Base Bid			\$ 17,158.00	\$ 17,158.00	\$ 20,000.00	\$ 22,695.00	\$ 32,450.00			
Alternate 1 - Ground Floor Fit-out			\$ 6,196.00	\$ 6,196.00	\$ 12,500.00	\$ 10,300.00	\$ 12,330.00			
TOTAL BID WITH ALTERNATES			\$ 23,354.00	\$ 23,354.00	\$ 32,500.00	\$ 32,995.00	\$ 44,780.00	\$ -	\$ -	\$ -
Bid Category 22		RCVD	Recommendation	Bidders						
Mechanical (Plumbing & HVAC)		6	Loescher	Loescher	Crawford Co	JL Brady	Schebler	Climate Engineers	Modern Piping	
Bid Bond			Y	Y	Y	Y	Y	Y	Y	
Addenda (1, 2, 3)			3	3	3	3	3	3	3	
Base Bid			\$ 389,000.00	\$ 389,000.00	\$ 411,000.00	\$ 445,000.00	\$ 446,390.00	\$ 540,100.00	\$ 660,560.00	
Alternate 1 - Ground Floor Fit-out			\$ 94,400.00	\$ 94,400.00	\$ 78,639.00	\$ 70,000.00	\$ 90,620.00	\$ 134,930.00	\$ 104,540.00	
TOTAL BID WITH ALTERNATES			\$ 483,400.00	\$ 483,400.00	\$ 489,639.00	\$ 515,000.00	\$ 537,010.00	\$ 675,030.00	\$ 765,100.00	

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Bid Category 26		RCVD	Recommendation	Bidders					
Electrical			2	Rock River Electric	Rock River Electric	Tri-City Electric			
Bid Bond			Y	Y	Y				
Addenda (1, 2, 3)			3	3	3				
Base Bid			\$ 219,853.00	\$ 219,853.00	\$ 237,950.00				
Alternate 1 - Ground Floor Fit-out			\$ 77,646.00	\$ 77,646.00	\$ 111,850.00				
TOTAL BID WITH ALTERNATES			\$ 297,499.00	\$ 297,499.00	\$ 349,800.00	\$ -	\$ -	\$ -	\$ -
Bid Category 27									
Bid Category 27		RCVD	Recommendation	Bidders					
Structured Cabling			1	Tri-City Electric	Tri-City Electric				
Bid Bond			Y	Y					
Addenda (1, 2, 3)			3	3					
Base Bid			\$ 42,171.39	\$ 42,171.39					
Alternate 1 - Ground Floor Fit-out			\$ 33,542.76	\$ 33,542.76					
TOTAL BID WITH ALTERNATES			\$ 75,714.15	\$ 75,714.15	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Category 31									
Bid Category 31		RCVD	Recommendation	Bidders					
Sitework			1	Miller Trucking & Excavating	Miller Trucking & Excavating				
Bid Bond			Y	Y					
Addenda (1, 2, 3)			3	3					
Base Bid			\$ 150,970.00	\$ 150,970.00					
Alternate 1 - Ground Floor Fit-out			\$ -	\$ -					
TOTAL BID WITH ALTERNATES			\$ 150,970.00	\$ 150,970.00	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Category 32A									
Bid Category 32A		RCVD	Recommendation	Bidders					
Fences & Gates			1	Sampson Fence	Sampson Fence				
Bid Bond			Y	Y					
Addenda (1, 2, 3)			3	3					
Base Bid			\$ 10,980.00	\$ 10,980.00					
Alternate 1 - Ground Floor Fit-out			\$ -	\$ -					
TOTAL BID WITH ALTERNATES			\$ 10,980.00	\$ 10,980.00	\$ -	\$ -	\$ -	\$ -	\$ -