



July 14th, 2025

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

Re: Rock Island High School Aquatic Center Award Recommendation

Dear Mrs. Whiting,

Russell is pleased to submit the following award recommendations for the Rock Island High School Aquatic Center. Competitive bid proposals were received from twenty-seven (27) bidders with the lowest responsive and responsible bidders being selected for award recommendation. Alternate 1 included additional acoustic baffles for noise reduction at the corridor areas. This alternate cost adds \$58,999 to the construction cost and we recommend accepting this option.

As such, Russell is requesting permission to award the subcontracts for these scopes of work to the following contractors:

1. Centennial Contractors of the Quad Cities - \$842,375.00
2. B&B Masonry & Restoration - \$942,000.00
3. American Piping Group/Vegter Steel Fabrication - \$388,000.00
4. Industrial Steel Erectors - \$369,140.00
5. T&K Roofing Company - \$499,000.00
6. East Moline Glass - \$315,530.00
7. River Valley Construction - \$267,592.00
8. Koesters Flooring - \$238,284.00
9. W. F. Scott Decorating - \$170,500.00
10. Helm Mechanical - \$3,422,000.00
11. Ahern Fire Protection - \$79,960.00
12. Crawford Company - \$1,952,900.00
13. Rock River Electric - \$1,016,501.00
14. Substruct - \$114,500.00
15. Sampson Fence Company - \$18,840.00

The overall construction cost including Russell markups will be \$16,035,436, including previously approved subcontracts and alternate 1.

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, cursive script.

Jesse Smith
Senior Estimator

Cc: Tony Latoria
Wendy Rouse

Owner: Rock Island-Milan School District 41
Project Title: Rock Island High School - New Aquatic Center
Construction Manager's
Project No.: 01-24-0101
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Bid Category		Bids Received	Apparent Low Bidder	Base Bid	Alternate 1	Adjusted Bid with Recommended Alternates
Bid Category 03A	Building & Site Concrete	3	Centennial	\$ 842,375	\$ -	\$ 842,375.00
Bid Category 03B	Precast Architectural Concrete	6	MPC Enterprises	\$ 605,000	\$ -	\$ 605,000.00
Bid Category 04	Masonry	3	B&B Masonry	\$ 942,000	\$ -	\$ 942,000.00
Bid Category 05A	Steel Fabrication	3	Vegter Steel	\$ 388,000	\$ -	\$ 388,000.00
Bid Category 05B	Steel & Precast Erection	3	Industrial Steel	\$ 369,140	\$ -	\$ 369,140.00
Bid Category 06	General Trades	2	Russell	\$ 849,400	\$ -	\$ 849,400.00
Bid Category 07	Roofing & Sheetmetal	5	T&K Roofing	\$ 499,000	\$ -	\$ 499,000.00
Bid Category 08A	Entrances & Storefront	2	East Moline Glass	\$ 315,530	\$ -	\$ 315,530.00
Bid Category 09A	Interiors Construction	1	River Valley	\$ 217,868	\$ 49,724.00	\$ 267,592.00
Bid Category 09B	Tiling	2	Koesters	\$ 238,284	\$ -	\$ 238,284.10
Bid Category 09D	Painting	3	W.F. Scott Decorating	\$ 170,500	\$ -	\$ 170,500.00
Bid Category 13	Swimming Pools	2	Helm Mechanical	\$ 3,422,000	\$ -	\$ 3,422,000.00
Bid Category 21	Fire Protection	4	J.F. Ahern	\$ 79,960	\$ -	\$ 79,960.00
Bid Category 22	Plumbing	5	Crawford Co.	\$ 613,900	\$ -	\$ 613,900.00
Bid Category 23	HVAC	6	Crawford Co.	\$ 1,339,000	\$ -	\$ 1,339,000.00
Bid Category 26	Electrical	3	Rock River Electric	\$ 1,016,501	\$ -	\$ 1,016,501.00
Bid Category 31A	Sitework	4	Central Excavating	\$ 518,069	\$ -	\$ 518,069.00
Bid Category 31B	Aggregate Piers	5	Substruct	\$ 114,500	\$ -	\$ 114,500.00
Bid Category 32	Fences & Gates	2	Sampson Fence	\$ 18,840	\$ -	\$ 18,839.50
	Total Bids Received	33				
PRIME CONTRACTS SUBTOTAL			Subtotal	\$ 12,559,867	\$ 49,724	\$ 12,609,591
Preconstruction				\$ 38,000	\$ -	\$ 38,000
Construction Testing Allowance				\$ 75,000	\$ -	\$ 75,000
Commissioning Allowance				\$ 32,000	\$ -	\$ 32,000
Final Cleaning Allowance				\$ 15,000	\$ -	\$ 15,000
Layout Allowance				\$ 15,000	\$ -	\$ 15,000
General Requirements				\$ 480,088	\$ -	\$ 480,088
Owner FF&E Allowance				\$ 250,000	\$ -	\$ 250,000
CONSTRUCTION SUBTOTAL			Subtotal	\$ 13,464,955	\$ 49,724	\$ 13,514,679
Construction Contingency		5.00%	Russell	\$ 673,248	\$ 2,486	\$ 675,734
Technology Fee		0.25%	Russell	\$ 35,346	\$ 131	\$ 35,476
General Conditions		7.50%		\$ 1,063,016	\$ 3,926	\$ 1,066,942
GL Insurance		1.03%		\$ 156,937	\$ 580	\$ 157,516
Construction Managers Fee		3.25%		\$ 500,289	\$ 1,847	\$ 502,136
P&P Bond		0.52%		\$ 82,648	\$ 305	\$ 82,953
RUSSELL PLUS CONSTRUCTION SUBTOTAL			Subtotal	\$ 15,976,437	\$ 58,999	\$ 16,035,436

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Bid Category 03A Building & Site Concrete		RCVD 3	Recommendation	Bidders					
			Centennial	Centennial	Treiber	Anderson			
Addenda (3)			3	3	3	2			
Bid Bond			Y	Y	Y	Y			
Base Bid			\$ 842,375.00	\$ 842,375.00	\$ 897,000.00	Disqualified			
Alternate 1			\$ -	\$ -	\$ -	\$ -			
TOTAL BID WITH ALTERNATES			\$ 842,375.00	\$ 842,375.00	\$ 897,000.00	\$ -	\$ -	\$ -	\$ -
Bid Category 03B Precast Architectural Concrete		RCVD 6	Recommendation	Bidders					
			MPC Enterprises	Dukane Precast Inc. - WITHDRAWN	MPC Enterprises	Mid-States Concrete	Advanced Precast Co.	Lombard Architectural Precast	Mid America Precast
Addenda (3)			Y	Y	Y	Y	Y	Y	Y
Bid Bond			Y	Y	Y	Y	Y	Y	Y
Base Bid			\$ 605,000.00	\$ 550,000.00	\$ 605,000.00	\$ 617,119.00	\$ 642,979.00	\$ 737,000.00	\$ 878,294.00
Alternate 1			\$ -						
TOTAL BID WITH ALTERNATES			\$ 605,000.00	\$ 550,000.00	\$ 605,000.00	\$ 617,119.00	\$ 642,979.00	\$ 737,000.00	\$ 878,294.00
Bid Category 04 Masonry		RCVD 3	Recommendation	Bidders					
			B&B Masonry	B&B Masonry	Jimmy'Z Masonry	Otto Baum			
Addenda (3)			3	3	3	3			
Bid Bond			Y	Y	Y	Y			
Base Bid			\$ 942,000.00	\$ 942,000.00	\$ 1,082,000.00	\$ 1,142,700.00			
Alternate 1			\$ -	\$ -	\$ -	\$ -			
TOTAL BID WITH ALTERNATES			\$ 942,000.00	\$ 942,000.00	\$ 1,082,000.00	\$ 1,142,700.00	\$ -	\$ -	\$ -
Bid Category 05A Steel Fabrication		RCVD 3	Recommendation	Bidders					
			Vegter Steel	Vegter Steel	TSF Structures	Hanley Steel			
Addenda (3)			3	3	3	3			
Bid Bond			Y	Y	Y	Y			
Base Bid			\$ 388,000.00	\$ 388,000.00	\$ 429,950.00	\$ 468,000.00			
Alternate 1			\$ -	\$ -	\$ -	\$ -			
TOTAL BID WITH ALTERNATES			\$ 388,000.00	\$ 388,000.00	\$ 429,950.00	\$ 468,000.00	\$ -	\$ -	\$ -
Bid Category 05B Steel & Precast Erection		RCVD 3	Recommendation	Bidders					
			Industrial Steel	Industrial Steel	Tri-City Ironworks	Cedar Valley			
Addenda (3)			3	3	3	2			
Bid Bond			Y	Y	Y	Y			
Base Bid			\$ 369,140.00	\$ 369,140.00	\$ 424,450.00	Disqualified			
Alternate 1			\$ -	\$ -	\$ -	\$ -			
TOTAL BID WITH ALTERNATES			\$ 369,140.00	\$ 369,140.00	\$ 424,450.00	\$ -	\$ -	\$ -	\$ -

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Bid Category 06 General Trades		RCVD 2	Recommendation	Bidders					
			Russell	Russell	Valley				
Addenda (3)			3	3	3				
Bid Bond			Y	Y	Y				
Base Bid			\$ 849,400.00	\$ 849,400.00	\$ 1,135,032.00				
Alternate 1			\$ -	\$ -	\$ -				
TOTAL BID WITH ALTERNATES			\$ 849,400.00	\$ 849,400.00	\$ 1,135,032.00	\$ -	\$ -	\$ -	\$ -
Bid Category 07 Roofing & Sheetmetal		RCVD 5	Recommendation	Bidders					
			T&K Roofing	T&K Roofing	Economy Roofing	Sterling Commercial	Kreiling Roofing	Black Hawk	
Addenda (3)			3	3	3	3	3	3	
Bid Bond			Y	Y	Y	Y	Y	Y	
Base Bid			\$ 499,000.00	\$ 499,000.00	\$ 558,800.00	\$ 574,600.00	\$ 673,495.00	\$ 785,240.00	
Alternate 1			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL BID WITH ALTERNATES			\$ 499,000.00	\$ 499,000.00	\$ 558,800.00	\$ 574,600.00	\$ 673,495.00	\$ 785,240.00	\$ -
Bid Category 08A Entrances & Storefront		RCVD 2	Recommendation	Bidders					
			East Moline Glass	East Moline Glass	MidAmerican Glazing				
Addenda (3)			3	3	3				
Bid Bond			Y	Y	Y				
Base Bid			\$ 315,530.00	\$ 315,530.00	\$ 331,739.00				
Alternate 1			\$ -	\$ -	\$ -				
TOTAL BID WITH ALTERNATES			\$ 315,530.00	\$ 315,530.00	\$ 331,739.00	\$ -	\$ -	\$ -	\$ -
Bid Category 09A Interiors Construction		RCVD 1	Recommendation	Bidders					
			River Valley	River Valley					
Addenda (3)			3	3					
Bid Bond			Y	Y					
Base Bid			\$ 217,868.00	\$ 217,868.00					
Alternate 1			\$ 49,724.00	\$ 49,724.00					
TOTAL BID WITH ALTERNATES			\$ 267,592.00	\$ 267,592.00	\$ -	\$ -	\$ -	\$ -	\$ -
Bid Category 09B Tiling		RCVD 2	Recommendation	Bidders					
			Koesters	Koesters	Mid-State Terrazzo				
Addenda (3)			3	3	3				
Bid Bond			Cashiers Check	Cashiers Check	Cashiers Check				
Base Bid			\$ 238,284.10	\$ 238,284.10	\$ 468,000.00				
Alternate 1			\$ -	\$ -	\$ -				
TOTAL BID WITH ALTERNATES			\$ 238,284.10	\$ 238,284.10	\$ 468,000.00	\$ -	\$ -	\$ -	\$ -

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Bid Category 09D Painting		RCVD 3	Recommendation	Bidders					
			W.F. Scott Decorating	W.F. Scott Decorating	Oosterbaan & Sons	BSSC			
Addenda (3)			3	3	3	3			
Bid Bond			Y	Y	Y	Y			
Base Bid			\$ 170,500.00	\$ 170,500.00	\$ 237,000.00	\$ 283,100.00			
Alternate 1			\$ -	\$ -	\$ -	\$ -			
TOTAL BID WITH ALTERNATES			\$ 170,500.00	\$ 170,500.00	\$ 237,000.00	\$ 283,100.00	\$ -	\$ -	\$ -
Bid Category 13 Swimming Pools		RCVD 2	Recommendation	Bidders					
			Helm Mechanical	Helm Mechanical	Capri Pools				
Addenda (3)			3	3	3				
Bid Bond			Y	Y	Y				
Base Bid			\$ 3,422,000.00	\$ 3,422,000.00	\$ 3,788,071.00				
Alternate 1			\$ -	\$ -	\$ -				
TOTAL BID WITH ALTERNATES			\$ 3,422,000.00	\$ 3,422,000.00	\$ 3,788,071.00	\$ -	\$ -	\$ -	\$ -
Bid Category 21 Fire Protection		RCVD 4	Recommendation	Bidders					
			J.F. Ahern	J.F. Ahern	Tri-City Fire	Continental	Midwest Automatic		
Addenda (3)			3	3	3	3	3		
Bid Bond			Y	Y	Y	Y	Y		
Base Bid			\$ 79,960.00	\$ 79,960.00	\$ 104,797.00	\$ 108,320.00	\$ 199,300.00		
Alternate 1			\$ -	\$ -	\$ -	\$ -	\$ -		
TOTAL BID WITH ALTERNATES			\$ 79,960.00	\$ 79,960.00	\$ 104,797.00	\$ 108,320.00	\$ 199,300.00	\$ -	\$ -
Bid Category 22 Plumbing		RCVD 5	Recommendation	Bidders					
			Crawford Co.	Crawford Co.	Loescher	Northwest	Ryan & Associates	Modern Piping	
Addenda (3)			3	3	3	3	3	3	
Bid Bond			Y	Y	Y	Y	Y	Y	
Base Bid			\$ 613,900.00	\$ 613,900.00	\$ 732,400.00	\$ 757,000.00	\$ 778,600.00	\$ 995,600.00	
Alternate 1			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL BID WITH ALTERNATES			\$ 613,900.00	\$ 613,900.00	\$ 732,400.00	\$ 757,000.00	\$ 778,600.00	\$ 995,600.00	\$ -
Bid Category 23 HVAC		RCVD 6	Recommendation	Bidders					
			Crawford Co.	Crawford Co.	Schebler	Climate Engineers	Loescher	Northwest	Modern Piping
Addenda (3)			3	3	3	3	3	3	3
Bid Bond			Y	Y	Y	Y	Y	Y	Y
Base Bid			\$ 1,339,000.00	\$ 1,339,000.00	\$ 1,339,295.00	\$ 1,430,300.00	\$ 1,454,000.00	\$ 1,499,000.00	\$ 1,620,250.00
Alternate 1			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL BID WITH ALTERNATES			\$ 1,339,000.00	\$ 1,339,000.00	\$ 1,339,295.00	\$ 1,430,300.00	\$ 1,454,000.00	\$ 1,499,000.00	\$ 1,620,250.00

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Bid Category 26 Electrical		RCVD 3	Recommendation	Bidders					
			Rock River Electric	Rock River Electric	Tri-City Electric	Shaw Electric			
Addenda (3)			3	3	3	3			
Bid Bond			Y	Y	Y	Y			
Base Bid			\$ 1,016,501.00	\$ 1,016,501.00	\$ 1,197,575.00	\$ 1,371,560.00			
Alternate 1			\$ -	\$ -	\$ -	\$ -			
TOTAL BID WITH ALTERNATES			\$ 1,016,501.00	\$ 1,016,501.00	\$ 1,197,575.00	\$ 1,371,560.00	\$ -	\$ -	\$ -
Bid Category 31A Sitework		RCVD 4	Recommendation	Bidders					
			Central Excavating	Central Excavating	Miller Trucking	Valley Const.	Needham Excavating		
Addenda (3)			3	3	3	3	3		
Bid Bond			Y	Y	Y	Y	Y		
Base Bid			\$ 518,069.00	\$ 518,069.00	\$ 583,285.00	\$ 715,000.00	\$ 802,500.00		
Alternate 1			\$ -	\$ -	\$ -	\$ -	\$ -		
TOTAL BID WITH ALTERNATES			\$ 518,069.00	\$ 518,069.00	\$ 583,285.00	\$ 715,000.00	\$ 802,500.00	\$ -	\$ -
Bid Category 31B Aggregate Piers		RCVD 5	Recommendation	Bidders					
			Substruct	Substruct	Menard	Foundation Service	Keller	CNC Foundation	
Addenda (3)			3	3	3	3	3	3	
Bid Bond			Y	Y	Y	Y	Y	Y	
Base Bid			\$ 114,500.00	\$ 114,500.00	\$ 284,500.00	\$ 320,000.00	\$ 427,400.00	Disqualified	
Alternate 1			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL BID WITH ALTERNATES			\$ 114,500.00	\$ 114,500.00	\$ 284,500.00	\$ 320,000.00	\$ 427,400.00	\$ -	\$ -
Bid Category 32 Fences & Gates		RCVD 2	Recommendation	Bidders					
			Sampson Fence	Sampson Fence	Lovewell				
Addenda (3)			3	3	3				
Bid Bond			Y	Y	Y				
Base Bid			\$ 18,839.50	\$ 18,839.50	\$ 60,000.00				
Alternate 1			\$ -	\$ -	\$ -				
TOTAL BID WITH ALTERNATES			\$ 18,839.50	\$ 18,839.50	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -