



March 30th, 2026

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

**Re: Rock Island Academy Addition Award Recommendation**

Dear Mrs. Whiting,

Russell is pleased to submit the following award recommendations for the Rock Island Academy Addition. Competitive bid proposals were received from fifty-one (51) bidders with the lowest responsive and responsible bidders being selected for award recommendation. Alternates 1 is recommended for inclusion to provide synthetic surface in the courtyard. As such, Russell is requesting permission to award the subcontract for these scopes of work to the following contractors:

Bid Category		Apparent Low Bidder	Adjusted Bid with Recommended Alternates
Bid Category 03	Building & Site Concrete	Centennial Contractors	\$ 560,700.00
Bid Category 04	Masonry	Otto Baum	\$ 474,485.00
Bid Category 05A	Steel Fabrication	APG/Vegter Steel	\$ 347,500.00
Bid Category 05B	Steel Erection	Bevans Steel	\$ 109,875.00
Bid Category 06	General Trades	Russell	\$ 954,900.00
Bid Category 07	Roofing & Sheetmetal	Sterling Commercial Roofing	\$ 156,950.00
Bid Category 08	Entrances & Storefront	East Moline Glass	\$ 155,580.00
Bid Category 09A	Interiors Construction	River Valley Construction	\$ 416,000.00
Bid Category 09B	Flooring	Allied Construction	\$ 137,334.00
Bid Category 09C	Painting	Color Inc	\$ 44,975.00
Bid Category 21	Fire Protection	Continental Fire Sprinkler	\$ 79,125.00
Bid Category 22	Mechanical (Plumbing & HVAC)	JL Brady	\$ 1,158,000.00
Bid Category 26	Electrical	Tri-City Electric	\$ 437,280.00
Bid Category 27	Structured Cabling	Crawford Company	\$ 52,080.00
Bid Category 28	Access Control & Surveillance	Tri-City Electric	\$ 14,503.00
Bid Category 31	Sitework	Miller Trucking & Excavating	\$ 315,393.00
Bid Category 32A	Fences & Gates	Sampson Fence	\$ 13,815.00
Bid Category 32B	Synthetic Turf	Bush Turf	\$ 69,550.00

The overall construction cost including Russell markups will be \$7,956,256.00.

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 Academy Addition  
 Construction Manager's  
 Project No.: 01-25-0220  
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Bid Category		Bids Received	Apparent Low Bidder	Base Bid	Alternate 1 - Courtyard	Adjusted Bid with Recommended Alternates	
Bid Category 03	Building & Site Concrete	4	Centennial	\$ 540,950	\$ 19,750.00	\$ 560,700.00	
Bid Category 04	Masonry	1	Otto Baum	\$ 448,285	\$ 26,200.00	\$ 474,485.00	
Bid Category 05A	Steel Fabrication	4	APG/Vegter Steel	\$ 347,500	\$ -	\$ 347,500.00	
Bid Category 05B	Steel Erection	2	Bevans Steel	\$ 109,875	\$ -	\$ 109,875.00	
Bid Category 06	General Trades	1	Russell	\$ 939,900	\$ 15,000.00	\$ 954,900.00	
Bid Category 07	Roofing & Sheetmetal	3	Sterling	\$ 156,950	\$ -	\$ 156,950.00	
Bid Category 08	Entrances & Storefront	2	East Moline Glass	\$ 145,330	\$ 10,250.00	\$ 155,580.00	
Bid Category 09A	Interiors Construction	4	River Valley	\$ 416,000	\$ -	\$ 416,000.00	
Bid Category 09B	Flooring	3	Allied	\$ 137,334	\$ -	\$ 137,334.00	
Bid Category 09C	Painting	5	Color Inc	\$ 44,975	\$ -	\$ 44,975.00	
Bid Category 21	Fire Protection	3	Continental	\$ 79,125	\$ -	\$ 79,125.00	
Bid Category 22	Mechanical (Plumbing & HVAC)	6	JL Brady	\$ 1,158,000	\$ -	\$ 1,158,000.00	
Bid Category 26	Electrical	3	Tri-City Electric	\$ 436,780	\$ 500.00	\$ 437,280.00	
Bid Category 27	Structured Cabling	3	Crawford Company	\$ 52,080	\$ -	\$ 52,080.00	
Bid Category 28	Access Control & Surveillance	1	Tri-City Electric	\$ 14,503	\$ -	\$ 14,503.00	
Bid Category 31	Sitework	3	Miller Trucking	\$ 297,893	\$ 17,500.00	\$ 315,393.00	
Bid Category 32A	Fences & Gates	2	Sampson Fence	\$ 13,815	\$ -	\$ 13,815.00	
Bid Category 32B	Synthetic Turf	1	Bush Turf	\$ -	\$ 69,550.00	\$ 69,550.00	
Total Bids Received		51					
<b>SUBCONTRACTS SUBTOTAL</b>				<b>Subtotal</b>	<b>\$ 5,339,295</b>	<b>\$ 158,750</b>	<b>\$ 5,498,045</b>
Construction Testing Allowance				\$ 15,000		\$ 15,000	
Commissioning Allowance				\$ 25,000		\$ 25,000	
Final Cleaning Allowance				\$ 6,000		\$ 6,000	
Layout Allowance				\$ 10,000		\$ 10,000	
Intercom - Hughes				\$ 46,324		\$ 46,324	
General Conditions				\$ 1,102,174		\$ 1,102,174	
General Requirements				\$ 225,996		\$ 225,996	
<b>CONSTRUCTION SUBTOTAL</b>				<b>Subtotal</b>	<b>\$ 6,769,789</b>	<b>\$ 158,750</b>	<b>\$ 6,928,539</b>
Construction Contingency		5.00%		\$ 371,599	\$ 8,714	\$ 380,313	
Technology Fee		0.30%		\$ 22,296	\$ 523	\$ 22,819	
GL Insurance		1.03%		\$ 76,549	\$ 1,795	\$ 78,344	
Construction Managers Fee		2.00%		\$ 148,640	\$ 3,486	\$ 152,125	
P&P Bond		0.58%		\$ 43,105	\$ 1,011	\$ 44,116	
<b>RUSSELL PLUS CONSTRUCTION TOTAL</b>				<b>Subtotal</b>	<b>\$ 7,431,978</b>	<b>\$ 174,278</b>	<b>\$ 7,606,256</b>
Owner FF&E				\$ 350,000	\$ -	\$ 350,000	
<b>GRAND TOTAL PROJECT COST</b>				<b>Grand Total</b>	<b>\$ 7,781,978</b>	<b>\$ 174,278</b>	<b>\$ 7,956,256</b>

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<b>Bid Category 03</b>		RCVD	<b>Recommendation</b>	<b>Bidders</b>						
Building & Site Concrete		4	<b>Centennial</b>	<b>Centennial</b>	<b>Goetz</b>	<b>Treiber</b>	<b>Anderson</b>			
Bid Bond			Y	Y	Y	Y	Y			
Addenda (1, 2, 3)			3	3	3	3	3			
<b>Base Bid</b>			\$ 540,950.00	\$ 540,950.00	\$ 623,500.00	\$ 809,775.00	\$ 833,155.00			
Alternate 1 - Courtyard			\$ 19,750.00	\$ 19,750.00	\$ 20,200.00	\$ 19,143.00	\$ -			
Alternate 2 - Playground			\$ 16,300.00	\$ 16,300.00	\$ 17,900.00	\$ 19,636.00	\$ -			
<b>TOTAL BID WITH ALTERNATES</b>			\$ 577,000.00	\$ 577,000.00	\$ 661,600.00	\$ 848,554.00	\$ 833,155.00	\$ -	\$ -	
<b>Bid Category 04</b>		RCVD	<b>Recommendation</b>	<b>Bidders</b>						
Masonry		1	<b>Otto Baum</b>	<b>Otto Baum</b>						
Bid Bond			Y	Y						
Addenda (1, 2, 3)			3	3						
<b>Base Bid</b>			\$ 448,285.00	\$ 448,285.00						
Alternate 1 - Courtyard			\$ 26,200.00	\$ 26,200.00						
Alternate 2 - Playground			\$ -	\$ -						
<b>TOTAL BID WITH ALTERNATES</b>			\$ 474,485.00	\$ 474,485.00	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Bid Category 05A</b>		RCVD	<b>Recommendation</b>	<b>Bidders</b>						
Steel Fabrication		4	<b>APG/Vegter Steel</b>	<b>APG/Vegter Steel</b>	<b>Bradley Ironworks</b>	<b>TSF Structures</b>	<b>Hanley</b>			
Bid Bond			Y	Y	Y	Y	Y			
Addenda (1, 2, 3)			3	3	3	3	3			
<b>Base Bid</b>			\$ 347,500.00	\$ 347,500.00	\$ 377,820.00	\$ 463,350.00	\$ 464,000.00			
Alternate 1 - Courtyard			\$ -	\$ -	\$ -	\$ -	\$ -			
Alternate 2 - Playground			\$ -	\$ -	\$ -	\$ -	\$ -			
<b>TOTAL BID WITH ALTERNATES</b>			\$ 347,500.00	\$ 347,500.00	\$ 377,820.00	\$ 463,350.00	\$ 464,000.00	\$ -	\$ -	
<b>Bid Category 05B</b>		RCVD	<b>Recommendation</b>	<b>Bidders</b>						
Steel Erection		2	<b>Bevans Steel</b>	<b>Bevans Steel</b>	<b>Tri-City Ironwork</b>					
Bid Bond			Y	Y	Y					
Addenda (1, 2, 3)			3	3	3					
<b>Base Bid</b>			\$ 109,875.00	\$ 109,875.00	\$ 155,000.00					
Alternate 1 - Courtyard			\$ -	\$ -	\$ -					
Alternate 2 - Playground			\$ -	\$ -	\$ -					
<b>TOTAL BID WITH ALTERNATES</b>			\$ 109,875.00	\$ 109,875.00	\$ 155,000.00	\$ -	\$ -	\$ -	\$ -	

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<b>Bid Category 06</b>		RCVD	<b>Recommendation</b>	<b>Bidders</b>					
General Trades		1	Russell	Russell					
Bid Bond			Y	Y					
Addenda (1, 2, 3)			3	3					
<b>Base Bid</b>			\$ 939,900.00	\$ 939,900.00					
Alternate 1 - Courtyard			\$ 15,000.00	\$ 15,000.00					
Alternate 2 - Playground			\$ 230,000.00	\$ 230,000.00					
<b>TOTAL BID WITH ALTERNATES</b>			\$ 1,184,900.00	\$ 1,184,900.00	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Bid Category 07</b>		RCVD	<b>Recommendation</b>	<b>Bidders</b>					
Roofing & Sheetmetal		3	Sterling	Sterling	Economy Roofing	T&K Roofing			
Bid Bond			Y	Y	Y	Y			
Addenda (1, 2, 3)			3	3	3	3			
<b>Base Bid</b>			\$ 156,950.00	\$ 156,950.00	\$ 184,400.00	\$ 186,220.00			
Alternate 1 - Courtyard			\$ -	\$ -	\$ -	\$ -			
Alternate 2 - Playground			\$ -	\$ -	\$ -	\$ -			
<b>TOTAL BID WITH ALTERNATES</b>			\$ 156,950.00	\$ 156,950.00	\$ 184,400.00	\$ 186,220.00	\$ -	\$ -	\$ -
<b>Bid Category 08</b>		RCVD	<b>Recommendation</b>	<b>Bidders</b>					
Entrances & Storefront		2	East Moline Glass	East Moline Glass	MAGS				
Bid Bond			Y	Y	Y				
Addenda (1, 2, 3)			3	3	3				
<b>Base Bid</b>			\$ 145,330.00	\$ 145,330.00	\$ 199,984.00				
Alternate 1 - Courtyard			\$ 10,250.00	\$ 10,250.00	\$ -				
Alternate 2 - Playground			\$ -	\$ -	\$ -				
<b>TOTAL BID WITH ALTERNATES</b>			\$ 155,580.00	\$ 155,580.00	\$ 199,984.00	\$ -	\$ -	\$ -	\$ -
<b>Bid Category 09A</b>		RCVD	<b>Recommendation</b>	<b>Bidders</b>					
Interiors Construction		4	River Valley	River Valley	Prime	Builders Sales	Allied		
Bid Bond			Y	Y	Y	Y	Y		
Addenda (1, 2, 3)			3	3	3	3	3		
<b>Base Bid</b>			\$ 416,000.00	\$ 416,000.00	\$ 469,852.00	\$ 528,250.00	\$ 564,510.00		
Alternate 1 - Courtyard			\$ -	\$ -	\$ -	\$ -	\$ -		
Alternate 2 - Playground			\$ -	\$ -	\$ -	\$ -	\$ -		
<b>TOTAL BID WITH ALTERNATES</b>			\$ 416,000.00	\$ 416,000.00	\$ 469,852.00	\$ 528,250.00	\$ 564,510.00	\$ -	\$ -

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<b>Bid Category 09B</b>		RCVD	<b>Recommendation</b>		<b>Bidders</b>				
Flooring			3	Allied	Allied	L&L Floorcovering	Tiles in Style		
Bid Bond			Y	Y	Y	Y			
Addenda (1, 2, 3)			3	3	3	3			
<b>Base Bid</b>			\$ 137,334.00	\$ 137,334.00	\$ 138,500.00	\$ 179,985.00			
Alternate 1 - Courtyard			\$ -	\$ -	\$ -	\$ -			
Alternate 2 - Playground			\$ -	\$ -	\$ -	\$ -			
<b>TOTAL BID WITH ALTERNATES</b>			\$ 137,334.00	\$ 137,334.00	\$ 138,500.00	\$ 179,985.00	\$ -	\$ -	\$ -
<b>Bid Category 09C</b>									
<b>Bid Category 09C</b>		RCVD	<b>Recommendation</b>		<b>Bidders</b>				
Painting			5	Color Inc	Color Inc	River Valley	WF Scott	BSSC	Prime
Bid Bond			Y	Y	Y	Y	Y	Y	
Addenda (1, 2, 3)			3	3	3	3	3	3	
<b>Base Bid</b>			\$ 44,975.00	\$ 44,975.00	\$ 47,900.00	\$ 62,000.00	\$ 78,615.00	\$ 82,800.00	
Alternate 1 - Courtyard			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Alternate 2 - Playground			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL BID WITH ALTERNATES</b>			\$ 44,975.00	\$ 44,975.00	\$ 47,900.00	\$ 62,000.00	\$ 78,615.00	\$ 82,800.00	\$ -
<b>Bid Category 21</b>									
<b>Bid Category 21</b>		RCVD	<b>Recommendation</b>		<b>Bidders</b>				
Fire Protection			3	Continental	Continental	Pipco	Midwest Automatic		
Bid Bond			Y	Y	Y	Y			
Addenda (1, 2, 3)			3	3	3	3			
<b>Base Bid</b>			\$ 79,125.00	\$ 79,125.00	\$ 92,500.00	\$ 94,420.00			
Alternate 1 - Courtyard			\$ -	\$ -	\$ -	\$ -			
Alternate 2 - Playground			\$ -	\$ -	\$ -	\$ -			
<b>TOTAL BID WITH ALTERNATES</b>			\$ 79,125.00	\$ 79,125.00	\$ 92,500.00	\$ 94,420.00	\$ -	\$ -	\$ -
<b>Bid Category 22</b>									
<b>Bid Category 22</b>		RCVD	<b>Recommendation</b>		<b>Bidders</b>				
Mechanical (Plumbing & HVAC)			6	JL Brady	JL Brady	Schebler	Crawford	MSI	Ryan & Assoc.
Bid Bond			Y	Y	Y	Y	Y	Y	Y
Addenda (1, 2, 3)			3	3	3	3	3	3	3
<b>Base Bid</b>			\$ 1,158,000.00	\$ 1,158,000.00	\$ 1,174,650.00	\$ 1,201,900.00	\$ 1,247,495.00	\$ 1,291,400.00	\$ 1,304,050.00
Alternate 1 - Courtyard			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 2 - Playground			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL BID WITH ALTERNATES</b>			\$ 1,158,000.00	\$ 1,158,000.00	\$ 1,174,650.00	\$ 1,201,900.00	\$ 1,247,495.00	\$ 1,291,400.00	\$ 1,304,050.00

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<b>Bid Category 26</b>		RCVD	<b>Recommendation</b>		<b>Bidders</b>					
Electrical			3	Tri-City Electric	Tri-City Electric	Crawford	Rock River			
Bid Bond			Y	Y	Y	Y				
Addenda (1, 2, 3)			3	3	3	3				
<b>Base Bid</b>			\$ 436,780.00	\$ 436,780.00	\$ 449,960.00	\$ 527,326.00				
Alternate 1 - Courtyard			\$ 500.00	\$ 500.00	\$ 3,000.00	\$ 1,200.00				
Alternate 2 - Playground			\$ -	\$ -	\$ -	\$ -				
<b>TOTAL BID WITH ALTERNATES</b>			\$ 437,280.00	\$ 437,280.00	\$ 452,960.00	\$ 528,526.00	\$ -	\$ -	\$ -	\$ -
<b>Bid Category 27</b>										
<b>Bid Category 27</b>		RCVD	<b>Recommendation</b>		<b>Bidders</b>					
Structured Cabling			3	Crawford Company	Crawford Company	Rock River Electric	Tri-City Electric			
Bid Bond			Y	Y	Y	Y				
Addenda (1, 2, 3)			3	3	3	3				
<b>Base Bid</b>			\$ 52,080.00	\$ 52,080.00	\$ 52,937.00	\$ 61,680.00				
Alternate 1 - Courtyard			\$ -	\$ -	\$ -	\$ -				
Alternate 2 - Playground			\$ -	\$ -	\$ -	\$ -				
<b>TOTAL BID WITH ALTERNATES</b>			\$ 52,080.00	\$ 52,080.00	\$ 52,937.00	\$ 61,680.00	\$ -	\$ -	\$ -	\$ -
<b>Bid Category 28</b>										
<b>Bid Category 28</b>		RCVD	<b>Recommendation</b>		<b>Bidders</b>					
Access Control & Surveillance			1	Tri-City Electric	Tri-City Electric					
Bid Bond			Y	Y						
Addenda (1, 2, 3)			3	3						
<b>Base Bid</b>			\$ 14,503.00	\$ 14,503.00						
Alternate 1 - Courtyard			\$ -	\$ -						
Alternate 2 - Playground			\$ -	\$ -						
<b>TOTAL BID WITH ALTERNATES</b>			\$ 14,503.00	\$ 14,503.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Bid Category 31</b>										
<b>Bid Category 31</b>		RCVD	<b>Recommendation</b>		<b>Bidders</b>					
Sitework			3	Miller Trucking	Miller Trucking	Apollo Excavating	Stichter			
Bid Bond			Y	Y	Y	Y				
Addenda (1, 2, 3)			3	3	3	3				
<b>Base Bid</b>			\$ 297,893.00	\$ 297,893.00	\$ 310,220.00	\$ 386,410.00				
Alternate 1 - Courtyard			\$ 17,500.00	\$ 17,500.00	\$ 31,900.00	\$ 37,495.00				
Alternate 2 - Playground			\$ 38,788.00	\$ 38,788.00	\$ 31,275.00	\$ 40,750.00				
<b>TOTAL BID WITH ALTERNATES</b>			\$ 354,181.00	\$ 354,181.00	\$ 373,395.00	\$ 464,655.00	\$ -	\$ -	\$ -	\$ -

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<b>Bid Category 32A</b>		RCVD	<b>Recommendation</b>	<b>Bidders</b>					
Fences & Gates		2	<b>Sampson Fence</b>	<b>Sampson Fence</b>	<b>Lovewell</b>				
Bid Bond			Y	Y	Y				
Addenda (1, 2, 3)			3	3	3				
<b>Base Bid</b>			\$ 13,815.00	\$ 13,815.00	\$ 19,600.00				
Alternate 1 - Courtyard			\$ -	\$ -	\$ -				
Alternate 2 - Playground			\$ -	\$ -	\$ -				
<b>TOTAL BID WITH ALTERNATES</b>			\$ 13,815.00	\$ 13,815.00	\$ 19,600.00	\$ -	\$ -	\$ -	\$ -
<b>Bid Category 32B</b>		RCVD	<b>Recommendation</b>	<b>Bidders</b>					
Synthetic Turf		1	<b>Bush Turf</b>	<b>Bush Turf</b>					
Bid Bond			Y	Y					
Addenda (1, 2, 3)			3	3					
<b>Base Bid</b>			\$ -	\$ -					
Alternate 1 - Courtyard			\$ 69,550.00	\$ 69,550.00					
Alternate 2 - Playground			\$ -	\$ -					
<b>TOTAL BID WITH ALTERNATES</b>			\$ 69,550.00	\$ 69,550.00	\$ -	\$ -	\$ -	\$ -	\$ -