

Special Meeting

Monday, March 9, 2026 5:45 PM

Unit #10 Administrative Annex, 123 W. Clay, Collinsville, IL 62234

1. **Call to Order - President Peccola**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Public Forum**

4.1. Audience Input

5. **New Business**

5.1. Consider CHS/CAVC Tunnel Bid

MARCH 9, 2026



COLLINSVILLE CUSD #10

COLLINSVILLE HS PEDESTRIAN TUNNEL



GMP PROPOSAL

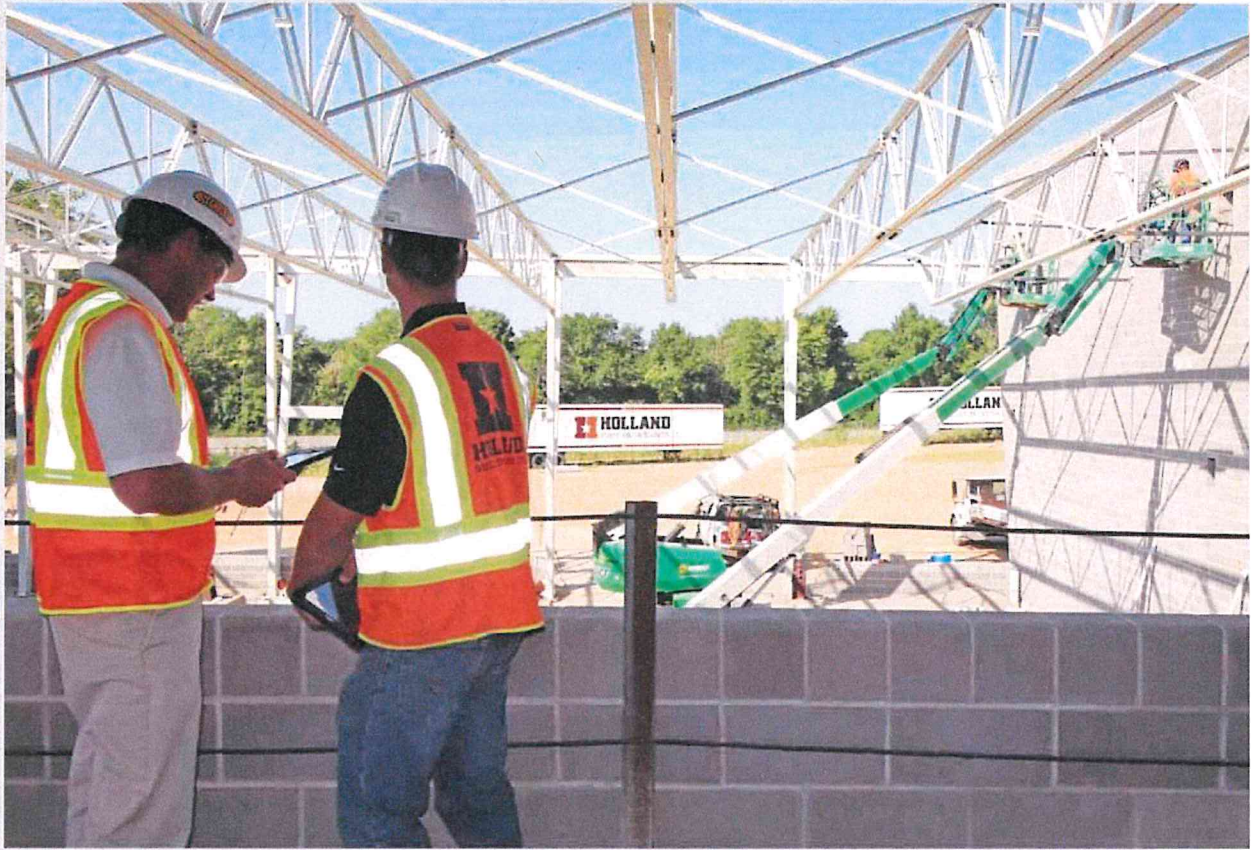
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4. Assumptions & Clarifications
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SECTION ONE



LETTER OF RECOMMENDATION



A Better Way
• TO BUILD •

March 9, 2026

Board of Education
Collinsville Community Unit School District #10
201 West Clay Street
Collinsville, IL 62234

Re: Collinsville HS Pedestrian Tunnel
Bid Package: 32
HCS Project No. 25-070

Dear School Board Members:

Holland Construction Services, Inc. has reviewed the bids that opened publicly on February 26, 2026 for the Collinsville High School Pedestrian Tunnel project.

After conversations with Brad Skertich and based on our review and analysis of the bids, we are pleased to make the following recommendations at this time. We have listed the pricing for addendum number one for the new concession stand as part of our recommendation.

As the Construction Manager for the project, Holland Construction Services, Inc. recommends that Collinsville CUSD #10, Board of Education award a contract for the work of Bid Package No. 32 as follows:

<u>Bid Package</u>	<u>Trade Contractor</u>	<u>Base Bid Amount</u>
Bid Package No. 32 Pedestrian Tunnel	Kamex, Inc.	\$1,783,656.95

A bid tabulation which lists the results of all contractors in each respective bid category is attached.

The above recommendations are hereby submitted to the Board of Education for review, discussion, and approval. Upon approval by the Board of Education, Holland Construction Services, Inc. shall initiate Letters of Intent and Contracts immediately with each approved contractor.

Also included within this Letter of Recommendation Package is the Guaranteed Maximum Price Estimate, Assumptions & Clarifications and Construction Bid Schedule.

We look forward to working with you on this project and making your building program a complete success.

Sincerely,
HOLLAND CONSTRUCTION SERVICES, INC.

Brian Dayton
Sr. Project Manager

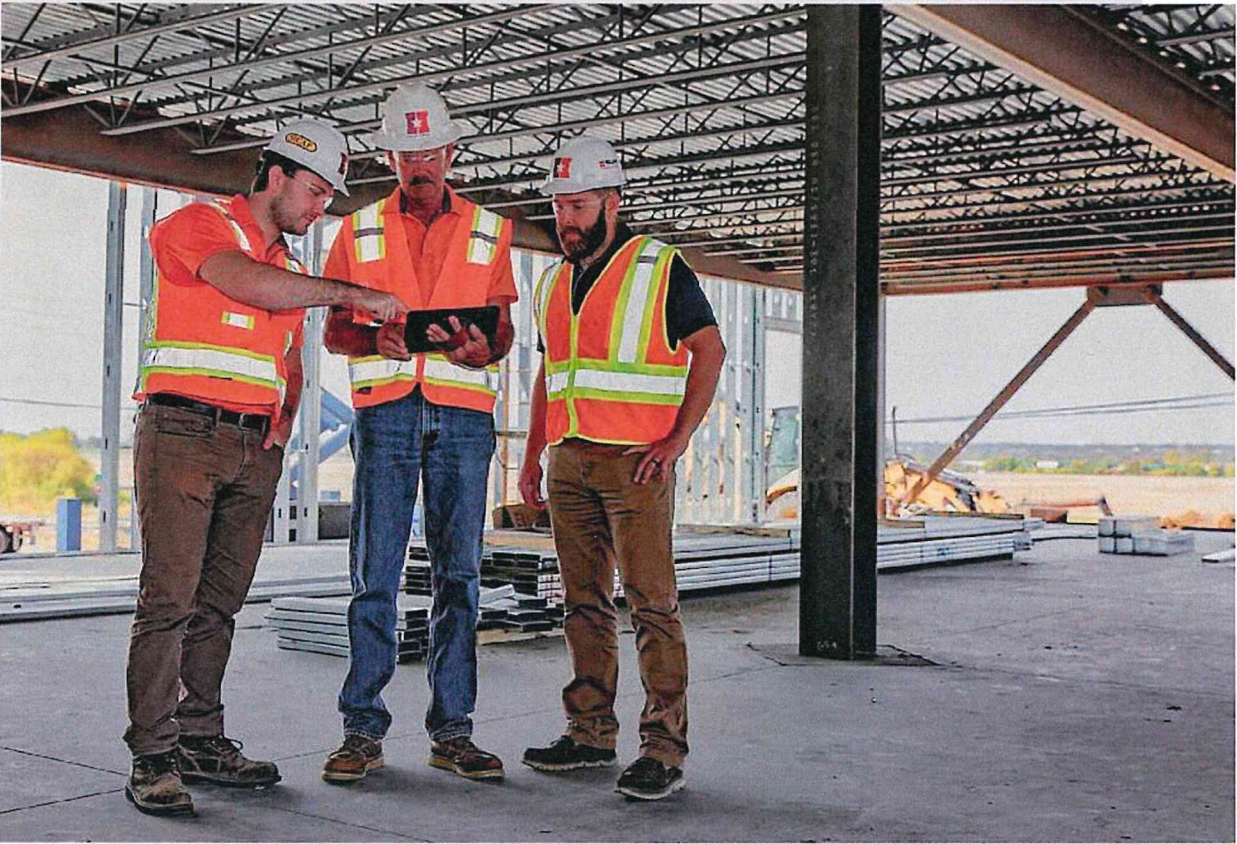


SECTION TWO



BID TABULATION

SECTION THREE



GMP PROPOSAL

BP No. 31

CAVC Pedestrian Tunnel 3/9/2026	
BID PACKAGE	CMR GMP
Pedestrian Tunnel	\$ 1,783,657
Temporary protection, Cleanup and GPRS Scanning	\$ 55,750
General Conditions	\$ 161,150
Performance Bond	WITH TRADE PARTNER
Builder's Risk	BY SCHOOL DISTRICT
General Liability Insurance	\$ 22,606
SUBTOTAL	\$ 2,023,163
Construction Contingency	\$ 60,695
IDOT Plan Review Contingency	\$ 202,316
SUBTOTAL W/ CONTINGENCY	\$ 2,286,174
CM FEE	\$ 91,447
CONSTRUCTION COST OF WORK	\$ 2,377,621
Preconstruction	\$ 34,000
CONSTRUCTION TOTAL WITH PRECON	\$ 2,411,621

CM Supplemental	Description	Takeoff Quantity	Total Amount
Holland Total Project Costs			
Bid Package 31 Sitework and Utilities			
01 Trade Partner			
	Earthwork Sub-Quote - Kamadulski	1.00 Isum	1,783,657
	01 Trade Partner		1,783,657
02 Supplemental			
	Temporary Power Usage	3.00 mnth	1,200
	Temporary Water Usage	3.00 mnth	165
	Tape Barricades	1.00 Isum	435
	Temp Fence - Union Install	1,000.00 Inft	12,000
	Temp. Pedestrian Control Signage	6.00 each	1,470
	Project Signs (HCS)	2.00 each	6,620
	Temp Construction Signage	20.00 each	5,100
	Small Tools	3.00 mnth	5,400
	Engineered Layout Sub-Quote - GPRS Scanning	1.00 Isum	6,240
	Cleanup to Dumpsters	190.00 hour	17,120
	02 Supplemental		55,750
Bid Package 31 Sitework and Utilities			1,839,407
Reimbursable			
03 General Conditions			
	Project Executive-2026	14.00 week	5,600
	General Superintendent-2026	14.00 week	4,900
	Carpenter Foreman Assistant Super - 2026	14.00 week	60,200
	Senior Project Manager-2026	14.00 week	21,700
	Senior Project Manager Procurement and Closeout - 2026	2.00 week	3,100
	Assistant Project Manager - 2026	14.00 week	22,050
	Assistant Project Manager - Procurement and Closeout - 2026	2.00 week	3,150
	Project Financial Coordinator-2026	14.00 week	7,840
	Superintendent Mileage	5,856.00 mile	1,464
	Project Manager Mileage	2,928.00 mile	732
	Project Engineer Mileage	2,928.00 mile	2,196
	Construction Document Expense - Plan & Spec	1.00 sets	1,000
	Drone Photography	3.00 mnth	7,440
	Quality Control Director-2026	14.00 week	3,640
	Hard Hats / PPE	14.00 week	1,820
	Safety Director-2026	14.00 week	3,640
	Job Trailer Drinking Water	90.00 days	248
	Summer Ice	90.00 days	810
	Chemical Toilets - 2 Cleans/Week with Trailer Water	6.00 mnth	1,050
	Storage Trailer	3.00 mnth	1,170
	Storage Trailer Towing	2.00 each	2,400
	Dumpster Pickup - 30 yard - each	1.00 each	500
	Warranty/Closed Job Expense	3,000,000.00 dols	4,500
	03 General Conditions		161,150
Reimbursable			161,150
Insurance			
04 Insurance			

GMP Cost Opinion
CAVC Pedestrian Tunnel 3/9/2026

CM Supplemental	Description	Takeoff Quantity	Total Amount
04 Insurance			
	Combined Insurance GL - Prof - Pol	2,000,557.00 dols	<u>22,606</u>
	04 Insurance		22,606
<hr/>			
	Insurance		22,606
	Contingency		
05 Contingency			
	Contingency - CM Contingency	2,023,163.00 dols	60,695
	Contingency - IDOT Review Contingency	2,023,163.00 dols	<u>202,316</u>
	05 Contingency		263,011
<hr/>			
	Contingency		263,011
	CM Fee		
06 Fee			
	CM Fee - 4%	1.00 lsum	<u>91,447</u>
	06 Fee		91,447
<hr/>			
	CM Fee		91,447
	Owner Soft Costs		
02 Supplemental			
	Preconstruction Services	1.00 lsum	<u>34,000</u>
	02 Supplemental		34,000
<hr/>			
	Owner Soft Costs		34,000
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	Holland Total Project Costs		2,411,621

SECTION FOUR



ASSUMPTIONS & CLARIFICATIONS



CAVC PEDESTRIAN TUNNEL
COLLINSVILLE, IL

Assumptions & Clarifications

GMP 3/9/2026

Please find attached Assumptions and Clarifications for our GMP cost opinion for the CAVC Pedestrian Tunnel for CUSD #10. Please review the attached detailed scope breakdown for further clarification.

General Requirements:

- Standard Insurance coverages are included.
- The IDOT Surety bond is to be provided by the low-awarded bid package contractor.
- Builders Risk is by the owner. All builder's risk deductibles are considered a cost of work and not included in this proposal. Any deductibles will be considered a change order.
- Performance and Payment Bonds on trade partner bid packages are included.
- Sales Tax is not included.
- A 3% contingency is included and will remain in the final GMP.
- A 10% IDOT Comments Contingency is included and will remain in the final GMP.
- Temporary power and water consumption is included.
- We have included temporary fencing around the site.
- We have not included handling or disposing of any hazardous materials, nor are they anticipated.
- Cost Opinion is based on Construction Start in Summer of 2026 and Completed by end of Summer 2026.
- BEP utilization is not included.
- Costs for Construction testing are included with the low awarded trade contractor.
- Costs for Building Permits are included with the low-awarded trade contractor.
- Costs for construction staking and layout is included with the low-awarded trade contractor.
- All design and engineering are not included and are separate from the cost of work and not included.
- A one-year warranty is included.
- We have not included an onsite job trailer and planned to use the existing trailer at the CAVC building for the onsite office.
- In the event a new or increased tariff, tax, or assessment, whether adopted by a foreign, federal, state, or local government, occurs or arises subsequent to the development or establishment of the contract price, whichever occurs first, the contract price shall be adjusted accordingly by change order. Similarly, should any such new or increased tariff, tax, or assessment have an impact on the cost of labor, materials, equipment, or work covered by a change order after the change order price had been developed or agreed upon, whichever occurs first, the change order price shall be correspondingly adjusted. This provision applies whether the new or increased tariff, tax, or assessment is imposed on Contractor or on any subcontractor or supplier at any tier.
- Preconstruction costs have been included in our guaranteed maximum price.

Bid Package 31: Pedestrian Tunnel

- We have not included any allowances for soil remediation. Soil remediation is to be priced as shown by the quantities shown.
- Relocation of any existing buried cabling or utilities are not included.
- Any seeding or work outside of the limits of construction shown per the drawings is not included.
- Any relocation of overhead or underground power lines along Caseyville Road is not included and will be an owner cost.
- We have assumed that based on the schedule, adverse weather concrete is not included in this pricing.

- Award to the low bidder is based on their Certificate of Eligibility and Affidavit of Availability.
- The project has been bid as a lump sum project based on the documents by the low-awarded trade contractor. Any changes to the scope would be added based on the unit prices listed in the schedule of values document.

SECTION FIVE



PROJECT SCHEDULE

ID	Task Name	Duration	Start	Finish	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26	Sep '26	Oct '26	Nov '26	Dec '26
1	Collinsville HS Pedestrian Tunnel	155 days	Fri 1/16/26	Thu 8/20/26	Collinsville HS Pedestrian Tunnel															
2	Preconstruction Phase	117 days	Fri 1/16/26	Mon 6/29/26	Preconstruction Phase															
10	Construction Bid Documents	1 day	Fri 1/16/26	Fri 1/16/26	Construction Bid Documents															
3	HCS Finalize Bid Documents	13 days	Mon 1/19/26	Wed 2/4/26	HCS Finalize Bid Documents															
4	Project Bidding	16 days	Thu 2/5/26	Thu 2/26/26	Project Bidding															
5	Pre-Bid Walkthrough	1 day	Thu 2/12/26	Thu 2/12/26	Pre-Bid Walkthrough															
6	Bid Date	0 days	Thu 2/26/26	Thu 2/26/26	2/26 ♦ Bid Date															
7	Scope Review Meetings / HCS GMP Assembly	5 days	Fri 2/27/26	Thu 3/5/26	Scope Review Meetings / HCS GMP Assembly															
8	Owner GMP Approval (Special Board Meeting)	1 day	Mon 3/9/26	Mon 3/9/26	Owner GMP Approval (Special Board Meeting)															
9	Precast Tunnel Procurement/Lead Time	80 days	Tue 3/10/26	Mon 6/29/26	Precast Tunnel Procurement/Lead Time															
11	Construction Phase	62 days	Wed 5/27/26	Thu 8/20/26	Construction Phase															
12	Site Work	59 days	Wed 5/27/26	Mon 8/17/26	Site Work															
13	Last Day of School	0 days	Wed 5/27/26	Wed 5/27/26	5/27 ♦ Last Day of School															
14	Mobilization/SWPPP	2 days	Thu 5/28/26	Fri 5/29/26	Mobilization/SWPPP															
16	Tree Clearing/Grading	10 days	Mon 6/1/26	Fri 6/12/26	Tree Clearing/Grading															
15	Road Closure/Detour Route	1 day	Mon 6/15/26	Mon 6/15/26	Road Closure/Detour Route															
17	Roadway Demolition	2 days	Tue 6/16/26	Thu 6/18/26	Roadway Demolition															
18	Storm Sewer/Site Utilities	12 days	Fri 6/19/26	Tue 7/7/26	Storm Sewer/Site Utilities															
20	Precast Tunnel	10 days	Thu 7/9/26	Wed 7/22/26	Precast Tunnel															
19	Backfill/Re-Pave Caseyville Rd	3 days	Thu 7/23/26	Mon 7/27/26	Backfill/Re-Pave Caseyville Rd															
21	Site Lighting	10 days	Tue 7/28/26	Mon 8/10/26	Site Lighting															
22	Sidewalks/Curbs	12 days	Tue 7/28/26	Thu 8/13/26	Sidewalks/Curbs															
24	Final Grading/Seed/Straw	2 days	Fri 8/14/26	Mon 8/17/26	Final Grading/Seed/Straw															
23	Start of School August 2026	0 days	Mon 8/17/26	Mon 8/17/26	8/17 ♦ Start of School August 2026															
25	Substantial Completion	0 days	Mon 8/17/26	Mon 8/17/26	8/17 ♦ Substantial Completion															
26	Punchlist	3 days	Tue 8/18/26	Thu 8/20/26	Punchlist															
27	Construction Complete	0 days	Thu 8/20/26	Thu 8/20/26	8/20 ♦ Construction Complete															

Collinsville HS Pedestrian Tunnel - Bid Schedule 2.5.26



6. **Closed Session**

7. **Adjourn**