



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	FEBRUARY 10, 2026
TITLE:	An Ordinance: (1) Approving the Recommended Construction Contractors; (2) Authorizing Agreements Between the City of Collinsville and the Construction Contractors: and (3) Authorizing Assignment of Trade Contract Agreements (Contractors and Assignments)
DEPARTMENT:	FIRE DEPARTMENT
PROJECT MANAGER:	JOHN BAILOT, FIRE CHIEF
REQUESTED ACTION:	APPROVAL
STRATEGIC PLAN GOAL(S):	#4: INVEST IN PUBLIC INFRASTRUCTURE #6: KEEP COLLINSVILLE SAFE #7: SUPPORT EXCELLENT MUNICIPAL SERVICES
ATTACHMENTS:	ORDINANCE, EXHIBIT A – CONTRACTOR RECOMMENDATIONS, EXHIBIT B – STANDARD FORM AGREEMENT AND INSURANCE AND BONDS AND GENERAL CONDITIONS, EXHIBIT C – ASSIGNMENT OF CONTRACTOR, CIP PROJECT SHEET

SUMMARY RECOMMENDATION

Staff recommends (1) approving the recommended construction contractors; (2) authorizing agreements between the City of Collinsville and the construction contractors, and (3) authorizing assignment of trade contract agreements.

EXECUTIVE SUMMARY

Holland Construction Services (HCS) was hired by the City as Construction Manager during the pre-construction phase for the new fire station #2 to be erected on city owned property at 400 Pine Lake Rd. HCS is concluding their contractual obligations under their phase-I agreement by assisting with competitive bids and presenting the recommended construction contractors. Holland provided the City with a guaranteed maximum price (GMP). The GMP includes the bids from the various contractors necessary to build the facility and the site work among the other fees listed.

If authorized by the City Council, HCS will serve as the City's Construction Manager at Risk (CMR). Under this form of construction agreement, in addition to entering into the agreement with HCS, the City must also approve the recommended construction contractors, enter into agreement with each, and assign the trade agreements to HCS. HCS will from that point forward manage and oversee the work of each contractor.

BACKGROUND

Holland Construction Services directed the competitive bid process for the fifteen (15) divisions (scope of work by specialty) for the construction of the new fire station #2. The City received a high number of bids for most of the division with a couple of exceptions, which provided for a very competitive bid process favorable to the City. Serving as the City's construction manager, the HCS pre-construction team vetted each of the lowest bids to ensure the scope of work is understood and contained within their bids. After the due diligence with the lowest bidders, HCS presents the lowest most responsive bidder for each division for the City to enter into agreement.

The agreements with each contractor, after full execution, are then assigned to HCS to manage as our construction manager for the actual construction of the building. The City's Corporate Attorney worked with HCS and the agreements in front of Council are the results of the collaborative work.

The bid package for each division are the contractors recommended by HCS for the City to approve. The City's Building Official reviewed the bidder list, the recommended contractors and the GMP documents and saw no issues with any of the contractors or the GMP documents.

Bid Package	Trade Contractor	Base Bid Amount
Bid Package No. 3	Next Level Construction	\$777,310
Concrete Package-3		
Bid Package No. 4	Cass Masonry	\$659,990
Masonry Package-4		
Bid Package No. 5	Titan Industries	\$195,000
Structural Steel Package-5		
Bid Package No.6	Waterhout Construction	\$582,700
General Trades/ Carpentry-6		
Bid Package No.7	D.E. Martin Roofing	\$215,601
Roofing/ Sheet Metal-7		
Bid Package No.8	AA Glass	\$98,916
Aluminum Storefront-8		
Bid Package No.9.1	T.J. Wies	\$669,000
Metal Stud/ Drywall/ ACT Ceiling-9.1		
Bid Package No.9.6	Richardet Flooring	\$39,860
Resilient Flooring-9.6		
Bid Package No.9.7	R.P. Coatings	\$68,535
Resinous Flooring-9.7		
Bid Package No.9.9	All American Painting	\$60,786
Painting-9.9		
Bid Package No.21	APEX Fire Protection	\$193,245
Fire Suppression-21		
Bid Package No.22	Litteken Plumbing	\$484,800
Plumbing / Ste Water / Ste Sanitary Sewer-22		
Bid Package No.23	Bel-O Sales and Service	\$621,470
HVAC-23		
Bid Package No.26	M.C Electric	\$1,011,750
Electrical-26		
Bid Package No.31	T.E.K. Construction	\$414,431
Earthwork / Exterior Improvements/Utilities-31		

The Council is being asked to approve, enter into agreement with, and assign each of the bid packages/vendors.

FUNDING SOURCE
Bond Funds

DEPARTMENT REVIEW
FIRE DEPARTMENT, ADMINISTRATION, FINANCE, CORPORATE COUNSEL

RECOMMENDATION
Staff recommends (1) approving the recommended construction contractors; (2) authorizing agreements between the City of Collinsville and the construction contractors, and (3) authorizing

the assignment of trade contract agreements for the construction of the new fire station #2 at 400 Pine Lake Rd.