



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	FEBRUARY 10, 2026
TITLE:	An Ordinance Authorizing the Mayor to Execute a Standard Form of Agreement for a Guaranteed Maximum Price Amendment (Exhibit A, AIA Document A133-2019) Between the City of Collinsville and Holland Construction Services, Inc, in Relation to the Construction of Fire Station No. 2. (Guaranteed Maximum Price Amendment)
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, AGREEMENT, HOLLAND DOCUMENT INCLUDING RECOMMENDATION LETTER, GMP SUMMARY, BID TABULATION SHEET, ASSUMPTIONS AND CLARIFICATIONS, AND CONSTRUCTION SCHEDULE, CIP PROJECT PAGE

SUMMARY RECOMMENDATION

Staff recommends the approval of the ordinance authorizing the Mayor to execute the agreement with Holland Construction Services for a guaranteed maximum price (GMP) of \$8,247,361 in relation to the construction of fire station #2 at 400 Pine Lake Rd.

EXECUTIVE SUMMARY

The City engaged the services of Archimages for design and engineering services for the new fire station #2 to replace the current station on Belt Line. The City also engaged the services of Holland Construction Services to serve as Construction Manager during the design phases and to provide support, cost reduction options, cost estimates at specific points in the project, and to assist with the competitive bidding process.

The design phase is complete; Holland has provided several cost estimates along the way and put the construction documents out for competitive bid. The various bids were received on January 27, 2026. Bids were received for every portion (division) of the construction project with at least two bids for every division, with many bids for several divisions. The number of bids received provided for very competitive process with pricing favorable to the City. Holland Construction Services vetted the lowest responsible bidders and has assembled the final anticipated cost for this building and grounds. Holland will serve as Construction Manager at Risk and has provided the city with a list of contractors, and a guaranteed maximum price for the site-work and construction of the new fire station. Holland Construction Services will serve as Construction Manager and will provide site supervision and overall management of the project to completion.

BACKGROUND

Two independent studies and subsequent reports were conducted and both referenced as the Fire Department Master Plan. The first was delivered to the City Council at an early 2020 Council meeting. After that report, as many of the firefighters did not support the findings of McGrath Consulting Group, the fire department created a new “fire master plan committee”. The fire department master plan committee included a wide group of participants including firefighters, elected officials, city management, business owner, citizen, and other city departments at various time throughout this independent process. The second master plan report was unanimously approved by the full committee and presented to the City Council on February 28, 2023. The Resolution (23-7R) adopting the plan was approved without dissent at the March 14, 2023, City Council meeting.

The findings of both the McGrath plan and the fire department master plan committee, using current data, building locations, response time, and coverage, came to very similar results. Both reports discussed many topics, but specifically, both recommended that if the City was to move to a three-station model, a new fire station #2 should be built in the general area of Vandalia/Belt Line.

We are now seven (7) years from the time McGrath was commissioned for the first report and we are ready to construct the new fire station #2 to replace the existing building at 1160 Belt Line. This building was designed to serve and meet the needs of the citizens of Collinsville for 40+ years and is ideally located for a 4-minute response. Once fire station #3 is built on the acquired property on United drive, the fire department will be positioned to meet the NFPA standard of 4 minutes throughout the city.

In August 2024 Archimages presented the schematic plan for the new fire station #2, and cost estimates based on square footage. At that time the cost opinion for the building and site work ranged between \$6,818,625 and \$8,110,575. The cost opinion at that time did not consider construction management fees, nor did it include the costs associated with purchasing property or design fees. Construction Management services were added after this presentation. The estimated cost opinion at that time for the construction project ranged from \$8,864,212 and \$10,543,747. Again, as we did not have a construction manager at that time those fees along with the property acquisition fees were not included in the opinion.

The actual bid costs for the building and site came in within the initial range provided by Archimages at \$7,655,548. There is \$229,666 within the GMP agreement with HCS as contingency funds, which is 3% of the cost of construction, and important to hold for unforeseen conditions/situations. The amount of contingency funds not expended are credited back to the City. The Construction Management fees included in the GMP are \$389,147. The operational owner provided items that will come before the Council at a future meeting are estimated at \$781,607.

Cost Comparison


August 2024 Cost Opinion

Construction Budget Opinion
Total Building Area 14,355 s.f.

Average Cost Current Market
High \$565 / s.f.
Medium \$525 / s.f.
Low \$475 / s.f.

Construction Cost Opinion
High \$8,110,575.00
Medium \$7,536,375.00
Low \$6,818,625.00

Project Cost Opinion
(20% - 30% additional)
High \$10,543,747.00
Medium \$ 9,797,288.00
Low \$ 8,864,212.00



Potential Project Cost

- Design/Construction Contingency
- Site Abatement/Remediation
- Permits
- Insurance
- Signage
- Furniture /Fixture/Equipment
- Professional Services
- Geotechnical Borings
- Materials Testing
- Phone/Hardware/Services
- Computers
- Utilities
- Cameras
- Financing
- Moving Expenses

Feb 10, 2026, Actuals

Construction Budget after bids received		
Total Building Area		14,000 sq. ft.
Building and Site Construction Costs		\$7,655,548
Construction Contingency		\$229,666
Construction Mgmnt Fees		\$389,147
Operational - Owner provided costs		\$781,607
Funds necessary to complete this project		\$9,055,968

Total Project Costs

The City Council previously approved the phase I design, due diligence expenses and property acquisition, and phase I of construction management service. To get this project to completion we estimate the total project cost for construction and owner provide items to be \$9,055,968. We will come back to the Council with an Ordinance approving the budget for the owner provide items.

Funds needed for construction	
Building and site work (includes construction Mgr. services)	\$827,4361
"Owner provided" items (not including pre-construction costs)	\$781,607
	\$9,055,968

Inclusive project with previously approved and expended/encumbered pre-construction items.

Guaranteed Maximum Price

The GMP is determined as per the following:

Collinsville Fire Department 2/10/2026			
	BID PACKAGE	CMR GMP	Alt. 1 Irrigation
BP No. 3	Concrete	\$ 777,310	\$ -
	Concrete adverse weather admixtures and cleanup	\$ 36,600	
BP No. 4	Masonry	\$ 659,990	\$ -
			\$ -
BP No. 5	Structural & Miscellaneous Steel	\$ 195,000	\$ -
	Decorative Exterior Brackets	\$ 20,000	
BP No. 6	General Trades/Carpentry	\$ 582,700	\$ -
	Safety protection and signage, mechanical room door, overhead door paint, arched window template, exterior and monument sign allowance	\$ 87,030	
BP No. 7	Roofing/Sheet Metal/Metal Panels	\$ 215,601	\$ -
	Shingle Roof cleanup	\$ 10,800	
BP No. 8	Aluminum Storefront	\$ 98,916	\$ -
BP No. 9.1	Metal Studs/Drywall/ACT	\$ 669,000	\$ -
	Drywall patching and drywall and metal stud cleanup	\$ 81,600	
BP No. 9.6	Flooring & Ceramic Tile	\$ 39,860	\$ -
	Rubber floor moisture mitigation	\$ 5,827	
BP No. 9.7	Resinous Flooring	\$ 68,535	\$ -
	Flooring protection for resinous flooring	\$ 14,313	
BP No. 9.9	Painting	\$ 60,786	\$ -
	Touch up painting	\$ 5,000	
BP No. 21	Fire Suppression	\$ 193,245	\$ -
BP No. 22	Plumbing	\$ 484,800	\$ -
	Temporary water service and usage and building information modeling	\$ 20,192	
BP No. 23	HVAC	\$ 621,470	\$ -
	Temp heat and cooling and building information modeling	\$ 87,087	
BP No. 26	Electrical	\$ 1,011,750	\$ -
	Temp electrical service and usage and building information modeling	\$ 36,487	
BP No. 31	Earthwork/Storm Sewer	\$ 414,431	\$ 33,868
	Parking Rental, Temp Parking, Surveying, temp fencing, site cleanup and street cleaning, traffic control, and unsuitable soils allowance	\$ 197,048	
	General Conditions	\$ 884,729	\$ -
	Performance Bond		
	Builder's Risk	\$ 10,000	
	General Liability Insurance	\$ 85,541	\$ 383
	SUBTOTAL	\$ 7,655,548	\$ 34,251
	Construction Contingency	\$ 229,666	\$ 1,028
	SUBTOTAL W/ CONTINGENCY	\$ 7,885,215	\$ 35,278
	CM FEE	\$ 315,409	\$ 1,411
	CONSTRUCTION COST OF WORK	\$ 8,200,623	\$ 36,689
	Preconstruction	\$ 73,738	
	CONSTRUCTION TOTAL WITH PRECON	\$ 8,274,361	\$ 36,689
	Add Alt. 1 Add Irrigation	\$ 36,689	
	CONSTRUCTION COST OF WORK WITH ALTERNATE	\$ 8,311,050	

FUNDING SOURCE

Bond Funds

DEPARTMENT REVIEW

FIRE DEPARTMENT, ADMINISTRATION, FINANCE, CORPORATE COUNSEL

RECOMMENDATION

Staff recommends the approval of the Ordinance authorizing the Mayor to execute a standard form of agreement for a guaranteed maximum price for the construction of the new fire station #2 at 400 Pine Lake Rd.