



May 22, 2026

Dr. Michelle Morse
Superintendent of Schools
Bettendorf Community School District
3311 18th Street
Bettendorf, IA 52722

**Re: Bid Results and Contract Award Recommendations
Bettendorf Middle School Phase 2-4**

Dear Dr. Morse

Russell Construction is pleased to provide the bid results and our contract award recommendations for the above-referenced project. Bids were received on May 21, 2026, at 3:00 PM.

In accordance with Chapter 26 of the Iowa Code, Russell Construction conducted a qualification process for bidders prior to solicitation. Following qualification, bids were solicited for sixteen (16) bid categories, and we received a total of forty-five (45) bids. We are pleased with the level of participation and that the bid results align with the established project budget.

After reviewing all submissions, Russell Construction recommends acceptance of **Alternates 1, 2, 3, and 7**. See explanations of alternates within subsequent pages.

In summary, Russell Construction has reviewed and tabulated all bids for the Bettendorf Middle School – Phase 2-4 project. We recommend issuing contracts to the lowest responsible bidders for the Base Bid and Alternates 1, 2, 3, and 7 resulting in a total project cost of \$33,999,500.

We appreciate the opportunity to partner with the District on this important project and look forward to moving into the construction phase.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lee Marbach".

Lee Marbach
Project Executive

Owner: Bettendorf CSD
 Project Title: Middle School Phase 2-4
 Construction Manager's
 Project No.: 01-25-0268
 Bid Date / Time: 05/21/2026 @ 3:00pm



Bid Category		Bids Received	Apparent Low Bidder	Base Bid	Alternate 1 - Performance and Payment Bond	Alternate 2 - Corridor finishes in Blue B01	Alternate 3 - Delivery Room 131	Alternate 7 - Felt Panels	Adjusted Bid with Recommended Alternates
Bid Category 02	Structure Demolition	2	DeCarlo Demolition Company	\$ 610,000	\$ (3,074.00)	\$ -	\$ -	\$ -	\$ 606,926.00
Bid Category 03	Building & Site Concrete	2	Anderson Commercial Concrete	\$ 1,499,963	\$ (29,000.00)	\$ -	\$ (6,430.00)	\$ -	\$ 1,464,533.00
Bid Category 04	Masonry	3	Jimmy's Masonry	\$ 2,628,200	\$ (14,000.00)	\$ -	\$ (34,200.00)	\$ -	\$ 2,580,000.00
Bid Category 05	Steel Fabrication & Erection	2	Tri City Ironworks	\$ 1,625,000	\$ (15,800.00)	\$ -	\$ (5,600.00)	\$ -	\$ 1,603,600.00
Bid Category 06	General Trades	2	Russell	\$ 1,835,000	\$ (10,000.00)	\$ (2,500.00)	\$ (21,000.00)	\$ -	\$ 1,801,500.00
Bid Category 07A	Wall Panels	4	Crawford	\$ 278,000	\$ (3,264.00)	\$ -	\$ (13,392.00)	\$ -	\$ 261,344.00
Bid Category 07B	Roofing	3	Sterling Commercial Roofing	\$ 917,000	\$ (9,934.00)	\$ -	\$ (7,810.00)	\$ -	\$ 899,256.00
Bid Category 08	Entrances & Storefront	2	East Moline Glass	\$ 441,330	\$ -	\$ -	\$ -	\$ -	\$ 441,330.00
Bid Category 09A	Gypsum Board	4	River Valley Construction	\$ 693,458	\$ (5,454.00)	\$ -	\$ (296.00)	\$ (115,820.00)	\$ 571,888.00
Bid Category 09B	Flooring	2	L&L Floor Covering	\$ 653,450	\$ -	\$ (13,000.00)	\$ -	\$ -	\$ 640,450.00
Bid Category 09C	Paint	4	WF Scott	\$ 176,000	\$ (2,500.00)	\$ (5,000.00)	\$ (800.00)	\$ -	\$ 167,700.00
Bid Category 11	Food Service Equipment	5	Rapids Wholesale	\$ 581,723	\$ -	\$ -	\$ -	\$ -	\$ 581,723.00
Bid Category 21	Fire Protection	2	Continental Fire Protection	\$ 268,737	\$ (1,520.00)	\$ -	\$ (435.00)	\$ -	\$ 266,782.00
Bid Category 22/23	Mechanical Complete	4	Hometown Mechanical	\$ 3,650,000	\$ (23,000.00)	\$ -	\$ (8,650.00)	\$ -	\$ 3,618,350.00
Bid Category 26	Electrical	3	Tri-City Electric	\$ 2,108,360	\$ (8,490.00)	\$ -	\$ (5,200.00)	\$ -	\$ 2,094,670.00
Bid Category 31	Earthwork & Utilities	1	Needham Excavating	\$ 364,750	\$ (5,000.00)	\$ -	\$ -	\$ -	\$ 359,750.00
	Total Bids Received	45							
SUBCONTRACTS SUBTOTAL			Subtotal	\$ 18,330,971	\$ (131,036)	\$ (20,500)	\$ (103,813)	\$ (115,820)	\$ 17,959,802
General Requirements				\$ 1,551,861					\$ 1,551,861
CONSTRUCTION SUBTOTAL			Subtotal	\$ 19,882,832	\$ (131,036)	\$ (20,500)	\$ (103,813)	\$ (115,820)	\$ 19,511,663
Construction Contingency (Included in Subcontracts Subtotal)			Included		\$ -	\$ -	\$ -	\$ -	Included
GL Insurance		0.95%		\$ 188,887	\$ (1,281)	\$ (200)	\$ (1,015)	\$ (1,133)	\$ 185,257
Construction Managers Fee		1.15%		\$ 232,540	\$ (1,551)	\$ (243)	\$ (1,229)	\$ (1,371)	\$ 228,146
P&P Bond		0.75%		\$ 149,121	\$ (1,012)	\$ (158)	\$ (801)	\$ (894)	\$ 146,256
RUSSELL PLUS CONSTRUCTION TOTAL			Subtotal	\$ 20,453,380	\$ (134,880)	\$ (21,101)	\$ (106,858)	\$ (119,218)	\$ 20,071,322
Design Fee				\$ 3,377,675	\$ -	\$ -	\$ -	\$ -	\$ 3,377,675
FCS Equipment				\$ 10,000					
Furniture Phase I				\$ 160,769					
Phase 0 Construction Cost				\$ 632,657					
Phase I Construction Cost				\$ 10,409,065					
Preliminary Phase I Reconciliation				\$ (661,388)					
Owner FF&E					\$ -	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL PROJECT COST			Grand Total	\$ 34,382,158	\$ (134,880)	\$ (21,153)	\$ (107,118)	\$ (119,507)	\$ 33,999,500

A. **Alternate No. 1: Performance and Payment Bond**

1. Base Bid: Include the cost for the Performance and Payment Bond in bid.
2. Alternate: State the amount to be deducted from the base bid to not include the Performance and Payment bond as specified in Section 00 61 13.

B. **Alternate No. 2: Corridor finishes in Blue B01.**

1. Base Bid: Include the finishes as indicated in Blue B01 on sheet A0.1A-D-G and A9.1A-D-G
2. Alternate: State the amount to be deducted from the base bid to not provide new finishes and corridor Blue B01 remains as it is.

C. **Alternate No. 3: Delivery Room 131.**

1. Base Bid: Build room Delivery 131 as indicated in the drawings and specifications.
2. Alternate: State the amount to be deducted from the base bid to remove Delivery 131 from the project as indicated in drawings and specifications.

D. Alternate No. 4: Paint existing metal panel at gymnasium.

1. Base Bid: Paint existing upper gymnasium metal panel as indicated on sheet A2.0 and A2.1 and as specified in Section 09 96 00 "High Performance Coating".
2. Alternate: State the amount to be deducted from the base bid to not provide paint on existing upper gymnasium metal panel as indicated on sheet A2.0 and A2.1 and as specified in Section 09 96 00 "High Performance Coating".

E. Alternate No. 5: Classroom 711.

1. Base Bid: Build room Classroom 711 as indicated in the drawings and specifications.
2. Alternate: State the amount to be deducted from the base bid to remove Classroom 711 from the project as indicated in drawings and specifications.

F. Alternate No. 6: Facade Upgrades.

1. Base Bid: Provide facade upgrades as indicated on sheet A2.0, A2.1, and A8.0 and as specified in Section 04 20 00 "Unit Masonry" and Section 07 42 13.13 "Formed Metal Wall Panels".
2. Alternate: State the amount to be deducted from the base bid to not provide facade upgrades as indicated on sheet A2.0, A2.1, and A8.0 and as specified in Section 04 20 00 "Unit Masonry" and Section 07 42 13.13 "Formed Metal Wall Panels".

G. **Alternate No. 7: Felt Panels.**

1. Base Bid: Provide felt panels as indicated on sheet A1.5A/D/G, A1.5E, and A1.5F and as specified in Section 09 84 36 "Sound Absorbing Ceiling Units".
2. Alternate: State the amount to be deducted from the base bid to provide APC panels instead of felt panels as indicated on sheet A1.5A/D/G, A1.5E, and A1.5F and as specified in Section 09 51 13 "Acoustical Panel Ceilings".

END OF SECTION 01 23 00