

FEBRUARY 10, 2026



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## COLLINSVILLE FIRE STATION NO. 2



GMP

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SECTION ONE



RECOMMENDATION LETTER



February 10, 2026

Mr. John Bailot  
Fire Chief, Collinsville Fire Department  
City of Collinsville

Re: Collinsville Fire Department  
New Fire Station Number 2  
Bid Packages: 3,4,5,6,7,8,9.1,9.6,9.7,9.9,21,22,23,26, and 31 Recommendations.  
HCS Project No. 24-124.G0

Dear Mr. Bailot,

Holland Construction Services, Inc. has reviewed the bids that were opened publicly on January 27<sup>th</sup>, 2026, for the City of Collinsville, Collinsville Fire Department Fire Station number 2 project.

Based on our review and analysis of the bids, we are pleased to make the following recommendations at this time.

As the Construction Manager for the project, Holland Construction Services, Inc. recommends that the City of Collinsville award a contract for the work of Bid Packages 3,4,5,6,7,8,9.1,9.6,9.7,9.9,21,22,23,26, and 31 as follows:

<b><u>Bid Package</u></b>	<b><u>Trade Contractor</u></b>	<b><u>Base Bid Amount</u></b>
<b>Bid Package No. 3</b> Concrete Package-3	Next Level Construction	\$777,310
<b>Bid Package No. 4</b> Masonry Package-4	Gass Masonry	\$659,990
<b>Bid Package No. 5</b> Structural Steel Package-5	Titan Industries	\$195,000
<b>Bid Package No.6</b> General Trades/Carpentry-6	Waterhout Construction	\$582,700
<b>Bid Package No.7</b> Roofing/Sheet Metal-7	D.E. Martin Roofing	\$215,601
<b>Bid Package No.8</b> Aluminum Storefront-8	AA Glass	\$98,916
<b>Bid Package No.9.1</b> Metal Stud/Drywall/ACT Ceiling-9.1	T.J. Wies	\$669,000
<b>Bid Package No.9.6</b> Resilient Flooring-9.6	Richardet Flooring	\$39,860
<b>Bid Package No.9.7</b>	R.P. Coatings	\$68,535

Resinous Flooring-9.7

<b>Bid Package No.9.9</b> Painting-9.9	All American Painting	\$60,786
<b>Bid Package No.21</b> Fire Suppression-21	APEX Fire Protection	\$193,245
<b>Bid Package No.22</b> Plumbing / Site Water / Site Sanitary Sewer-22	Litteken Plumbing	\$484,800
<b>Bid Package No.23</b> HVAC-23	Bel-O Sales and Service	\$621,470
<b>Bid Package No.26</b> Electrical-26	M.C. Electric	\$1,011,750
<b>Bid Package No.31</b> Earthwork / Exterior Improvements/Utilities -31	T.E.K. Construction	\$414,431

**Alternates:**

Alternate #1: Exterior Lawn Irrigation System \$33,868 (BP#31)

**New Collinsville Fire Station Number 2 Bidding, Bid Review, and Budget Notes:**

**Note #1:** Bidding Contractors are listed per attached bidders spread sheet. All bidders acknowledge addendums 1 and 2 and included bid bonds with respected bid packages with the exception below contractors at the time of bid opening.

- Allied Waterproofing submitted a bid for Bid Package #4, but did not include the full bid package, bid form or bid bond with their submission. Bid was discarded at bid opening and placed in file.
- Leach Painting submitted a bid for Bid Package #9.9, but did not include the full bid package, bid form or bid bond with their submission. Bid was discarded at bid opening and placed in file.
- ECO Constructors submitted a bid for Bid Package #31, but did not include the full bid package, bid form or bid bond with their submission. Bid was discarded at bid opening and placed in file.

**Note #2:**

Two of the bidding electrical contractors, Pyramid Electric and Lowry Electric, broke out their bid for the generator as a bid alternate. M.C. Electric included the generator in their base bid. The bid results with the combination cost for the base bid and generator from Lowry Electric and Pyramid Electric are higher than the base bid from M.C. Electric which includes the cost of the generator making M.C. Electric the low bidder. Their was no line on the bid form for the generator alternate so the generator was to be included with the base bid.

**Note #3:**

A bid tabulation which lists the results of all contractors in each respective bid category is attached. A full bid package results analysis is also attached with a summary indicating total project costs.

The above recommendations are hereby submitted to the City of Collinsville and the Collinsville Fire Department for review, discussion, and approval. Upon approval by the City Council, Holland Construction Services, Inc. shall initiate letters of intent and contracts immediately with each approved contractor.

We look forward to working with you on this project.

Sincerely,

*Nathan Munie*

Nathan Munie  
Director of Preconstruction  
HOLLAND CONSTRUCTION SERVICES, INC.

Cc: Greg Goette (Holland Construction Services)  
Matt Frank (Holland Construction Services)  
Ethan Foster (Holland Construction Services)  
Brendan Kuhl (Holland Construction Services)



**Owner: City of Collinsville**

**Job Name & Number: 24-124 New Collinsville Fire Station 2**

Address: Pine Lake Road, Collinsville, IL



**BID TABULATION**

Bid Opening: 1/27/2026 @ 2PM

Bid Package	Contractor	Base Bid	Add.	Add.	Bid	Cashier's Check	Alternate	Alternate	Alternate	Alternate	Alternate	Alternate	Alternate	NOTES
			No. 1	No. 2	Bond		No. 1	No. 2	No. 3	No. 4	No. 5	No. 6	No. 7	
<b>BP No. 22</b>	<b>Plumbing/Site Water/Site Sanitary Sewer</b>													
	Haier Plumbing	\$ 524,450.00	Y	Y	Y									\$ -
	Bel-O Sales and Service	\$ 632,729.00	Y	Y	Y									
	Litteken Plumbing	\$ 484,800.00	Y	Y	Y									
	Loelke Plumbing	\$ 654,300.00	Y		Y									
	Midwest Plumbing	\$ 507,375.00	Y	Y	Y									
	RMK	\$ 724,445.00	Y	Y	Y									
<b>BP No. 23</b>	<b>HVAC</b>													
	Hock	\$ 668,000.00	Y	Y	Y									
	Baer	\$ 756,215.00	Y	Y	Y									
	Bel-O Sales and Service	\$ 621,470.00	Y	Y	Y									
	Langhauser Sheet Metal	\$ 675,132.00	Y	Y	Y									
<b>BP No. 26</b>	<b>Electrical</b>													
	Pyramid Electrical	\$ 1,098,660.58	Y	Y	Y									
	Lowry Electric	\$ 1,115,890.00	Y	Y	Y									
	MC Electric	\$ 1,011,750.00	Y	Y	Y									
<b>BP No. 31</b>	<b>Earthwork/Storm Sewer</b>													
	JP Burns	\$ 492,000.00	Y	Y	Y		\$ 59,500.00							
	Bommarito	\$ 723,880.00	Y	Y	Y		\$ 62,520.00							
	Hayes	\$ 432,709.00	Y	Y	Y		\$ 41,438.00							
	TEK	\$ 414,431.00	Y	Y	Y		\$ 33,868.00							
	Mueth Excavating	\$ 495,921.00	Y	Y	Y		\$ 60,468.00							
	Kamex Inc	\$ 810,000.00	Y	Y	Y		\$ 60,250.00							

Gelly Combo	1,770,000						\$ 33,684							
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SECTION TWO



GMP

Collinsville Fire Department 2/10/2026			
	BID PACKAGE	CMR GMP	Alt. 1 Irrigation
BP No. 3	<b>Concrete</b>	\$ 777,310	\$ -
	Concrete adverse weather admixtures and cleanup	\$ 36,600	
BP No. 4	<b>Masonry</b>	\$ 659,990	\$ -
			\$ -
BP No. 5	<b>Structural &amp; Miscellaneous Steel</b>	\$ 195,000	\$ -
	Decorative Exterior Brackets	\$ 20,000	
BP No. 6	<b>General Trades/Carpentry</b>	\$ 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	<b>Roofing/Sheet Metal/Metal Panels</b>	\$ 215,601	\$ -
	Shingle Roof cleanup	\$ 10,800	
BP No. 8	<b>Aluminum Storefront</b>	\$ 98,916	\$ -
BP No. 9.1	<b>Metal Studs/Drywall/ACT</b>	\$ 669,000	\$ -
	Drywall patching and drywall and metal stud cleanup	\$ 61,500	
BP No. 9.6	<b>Flooring &amp; Ceramic Tile</b>	\$ 39,860	\$ -
	Rubber floor moisture mitigation	\$ 5,827	
BP No. 9.7	<b>Resinous Flooring</b>	\$ 68,535	\$ -
	Flooring protection for resinous flooring	\$ 14,313	
BP No. 9.9	<b>Painting</b>	\$ 60,786	\$ -
	Touch up painting	\$ 5,000	
BP No. 21	<b>Fire Suppression</b>	\$ 193,245	\$ -
BP No. 22	<b>Plumbing</b>	\$ 484,800	\$ -
	Temporary water service and usage and building information modeling	\$ 20,192	
BP No. 23	<b>HVAC</b>	\$ 621,470	\$ -
	Temp heat and cooling and building information modeling	\$ 87,087	
BP No. 26	<b>Electrical</b>	\$ 1,011,750	\$ -
	Temp electrical service and usage and building information modeling	\$ 36,487	
BP No. 31	<b>Earthwork/Storm Sewer</b>	\$ 414,431	\$ 33,868
	Parking Rental, Temp Parking, Surveying, temp fencing, site cleanup and street cleaning, traffic control, and unsuitable soils allowance	\$ 197,048	
	<b>General Conditions</b>	\$ 884,729	\$ -
	<b>Performance Bond</b>		
	<b>Builder's Risk</b>	\$ 10,000	
	<b>General Liability Insurance</b>	\$ 85,541	\$ 383
	<b>SUBTOTAL</b>	\$ 7,655,548	\$ 34,251
	<b>Construction Contingency</b>	\$ 229,666	\$ 1,028
	<b>SUBTOTAL W/ CONTINGENCY</b>	\$ 7,885,215	\$ 35,278
	CM FEE	\$ 315,409	\$ 1,411
	<b>CONSTRUCTION COST OF WORK</b>	<b>\$ 8,200,623</b>	<b>\$ 36,689</b>
	<b>Preconstruction</b>	<b>\$ 73,738</b>	
	<b>CONSTRUCTION TOTAL WITH PRECON</b>	<b>\$ 8,274,361</b>	<b>\$ 36,689</b>
	<b>Add Alt. 1 Add Irrigation</b>	<b>\$ 36,689</b>	
	<b>CONSTRUCTION COST OF WORK WITH ALTERNATE</b>	<b>\$ 8,311,050</b>	

## SECTION THREE



## ASSUMPTIONS & CLARIFICATIONS

CITY OF COLLINSVILLE, IL  
NEW COLLINSVILLE FIRE DEPARTMENT FIRE STATION NUMBER 2

***Assumptions & Clarifications***  
***GMP 2/10/2026***

*Please find attached Assumptions and Clarifications for our GMP cost opinion for the New Collinsville Fire Department Fire Station Number Two for the City of Collinsville, IL. Please review the attached detailed scope breakdown for further clarification.*

***General Requirements:***

- Standard Insurance coverages are included.
- Builders Risk insurance is not included in this pricing and is an owner cost.
- We have included the faulty workmanship component of the builder's risk insurance only.
- Performance and Payment Bonds on trade partner bid packages are included.
- Sales Tax is not included.
- Our GMP does not include owner costs.
- A 3% contingency is included and will remain in the guaranteed maximum price.
- 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 has testing for any hazardous materials been included.
- Cost Opinion is based on Construction Start in March of 2026.
- All owner furnished and installed equipment is scheduled to be delivered, installed, and connected prior to substantial completion by others. Additional supervision for the installation of the owner provided equipment is not included. Subsequent repair of damages from owner furnished fixtures, furniture or equipment is not included.
- We have not included any utility company fees, tap fees, or escrows in the base bid.
- Costs for Construction testing are by owner and are not included in the GMP.
- Costs for Building Permits are not included.
- All design and engineering costs are not included in the GMP.
- In the event a new or increased tariff, tax, or assessment, whether adopted by a foreign, federal, state, or local government, which 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.

**We have listed the following allowances:**

- **We have included an allowance of \$10,000 for the main exterior signage not currently shown per the plans. We have included an allowance of \$20,000 for the exterior monument signage not shown per the plans.**
- **An Allowance of \$50,000 is included for unsuitable soils remediation.**

***Bid Package 03: Concrete***

- We have included a supplemental cost line to account for adverse weather conditions.

- Cleanup costs are included in the concrete supplemental cost.
- The concrete contractor includes the block retaining wall at the dumpster enclosure as required per our bid scopes of work.

***Bid Package 4: Masonry***

- No clarifications

***Bid Package 5: Structural Steel***

- We have included a supplemental cost of \$20,000 for the decorative metal brackets shown on note 1/A201. These were not detailed on the plans so the scope location was unclear.

***Bid Package 6: Carpentry & General Trades***

- The carpentry supplemental cost includes temporary opening protection for the exterior openings
- The carpentry supplemental cost includes safety railings and signage as required during construction.
- The carpentry supplemental cost includes carpentry costs to assist with building of templates for the masonry and glazing contractors to assist with the arched window coordination.
- The carpentry supplemental cost includes creating a double door at the mezzanine if needed to create enough room to install the air handler in the mechanical room and for future maintenance.
- The carpentry includes a \$10,000 supplemental cost for custom coloring of the exterior overhead doors. The plans and specifications changed the doors to steel with two lites in lieu of aluminum full glass as shown per the rendering and did not update the specifications for a red door.
- ***We have included an allowance of \$10,000 for the main exterior signage not currently shown per the plans.***
- ***We have included an allowance of \$20,000 for the exterior monument signage not shown per the plans.***

***Bid Package 7: Roofing and Sheet Metal***

- The Roofing and Sheet Metal supplemental cost includes clean up hours to assist with shingle roofing cleanup.

***Bid Package 8: Aluminum Storefront***

- No clarifications.

***Bid Package 9.1: Metal Studs, Drywall and ACT***

- The drywall supplemental cost includes cleanup for the drywall and structural stud work and drywall patching.
- The exterior wood sheathing at the roof is not shown to be fire rated.

***Bid Package 9.6: Flooring***

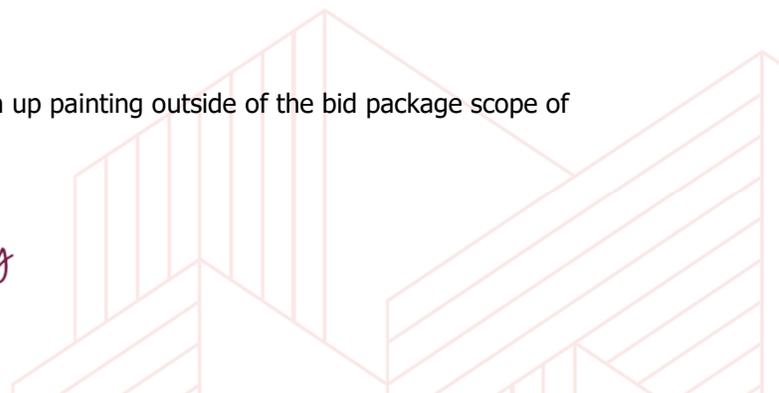
- We have included supplemental costs for a moisture mitigation system for the rubber floor areas if required.

***Bid Package 9.7: Resinous Flooring***

- We have included supplemental cost for floor protection for the resinous flooring areas.
- Moisture mitigation for the resinous flooring areas is included in the resinous flooring bid package.

***Bid Package 9.9: Painting***

- We have included supplemental costs for touch up painting outside of the bid package scope of work.



***Bid Package 21: Sprinkler System***

- We have not included costs for a fire pump in our pricing.
- The base pricing includes sprinkling of the roof truss attic space.

***Bid Package 22: Plumbing***

- Gas service will be brought to the building footprint by others.
- The gas service to the building will be an owner cost and is not included in this GMP.
- We have included temporary water service and usage as a plumbing supplemental cost.
- We have included building information modeling time for coordination of the plumbing piping as a supplemental cost.

***Bid Package 23: HVAC***

- We have included temporary heating and cooling of the building for conditioning during construction as a supplemental cost as part of this line item.
- We have included a cost for extended warranties to run the new units during construction.
- We have included building information modeling time for coordinate of the HVAC piping and ductwork as a supplemental cost.

***Bid Package 26: Electrical***

- The supplemental cost includes temporary power usage and electrical service for during construction.
- The bid package scope of work includes the low voltage work coordinated with the low voltage schedule as part of the documents.
- The generator has been included as part of the base bid scope of work and the low electrical number reflects the total low bid including the cost of the generator.
- We have included building information modeling time for coordination of the electrical work as a supplemental cost.

***Bid Package 31.1 & 31.2: Sitework and Utilities***

- Engineered layout and site surveying is included as a supplemental cost under this scope of work.
- Relocation of any existing buried cable is not included. Supplemental cost is included for potholing of existing utilities.
- Temp fencing is included as a supplemental cost.
- Temporary staging areas are included for contractor parking.
- **An Allowance of \$50,000 is included for unsuitable soils remediation.**
- Supplemental costs are included for rental and patching of the neighboring parking lot for use during construction.
- Temporary traffic control is included as a supplemental cost for the work to Duplex Court.
- The irrigation system is not included in the base bid and is shown as an alternate. The base bid includes the backflow preventer stubbed out of the building for a future irrigation system.



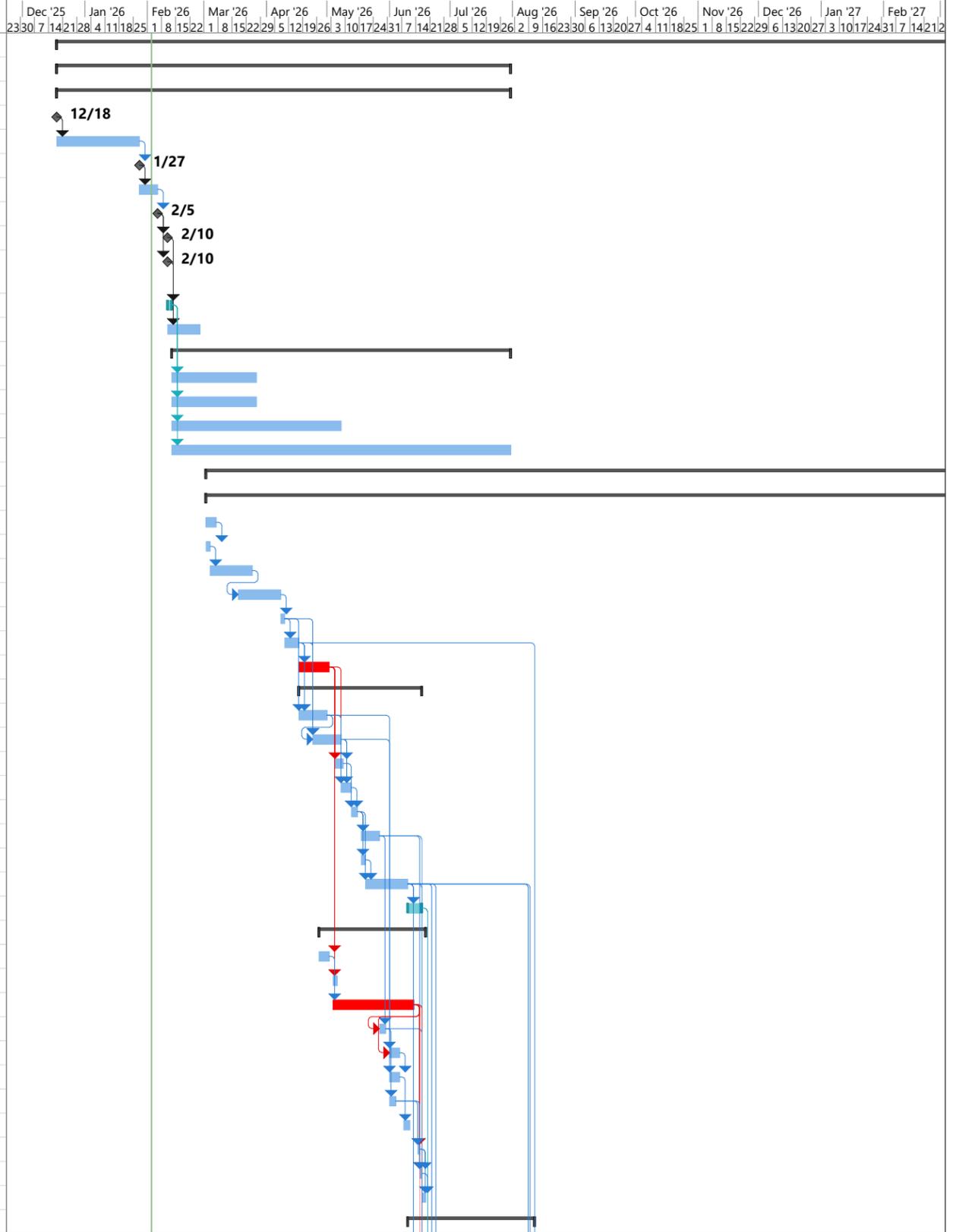
# SECTION FOUR



| SCHEDULE

## Collinsville Fire Department, Station 2

ID	Task Name	Duration	Start	Finish	Predecessors	Gantt Chart Timeline											
						Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26	Sep '26	Oct '26	Nov '26
1	<b>Collinsville Fire Department</b>	<b>319 days</b>	<b>Thu 12/18/25</b>	<b>Tue 3/9/27</b>		[Gantt bar from 12/18/25 to 3/9/27]											
2	<b>PreConstruction</b>	<b>161 days</b>	<b>Thu 12/18/25</b>	<b>Thu 7/30/26</b>		[Gantt bar from 12/18/25 to 7/30/26]											
3	<b>GMP Bidding</b>	<b>161 days</b>	<b>Thu 12/18/25</b>	<b>Thu 7/30/26</b>		[Gantt bar from 12/18/25 to 7/30/26]											
4	Assemble Bid Packages	0 days	Thu 12/18/25	Thu 12/18/25		[Gantt bar at 12/18/25]											
5	Project Bidding	29 days	Thu 12/18/25	Tue 1/27/26	4	[Gantt bar from 12/18/25 to 1/27/26]											
6	Bid Opening	0 days	Tue 1/27/26	Tue 1/27/26	5	[Gantt bar at 1/27/26]											
7	Bid Package Scope Review Meetings	7 days	Wed 1/28/26	Thu 2/5/26	6	[Gantt bar from 1/28/26 to 2/5/26]											
8	Final GMP To City	0 days	Thu 2/5/26	Thu 2/5/26	7	[Gantt bar at 2/5/26]											
9	City of Collinsville Council Meeting for Approval	0 days	Tue 2/10/26	Tue 2/10/26	8FS+3 days	[Gantt bar at 2/10/26]											
10	GMP Approval Contingent on State of Illinois BEP Approval (Regular SWIC Board Meeting)	0 days	Tue 2/10/26	Tue 2/10/26	8FS+3 days	[Gantt bar at 2/10/26]											
11	Issue LOIs	2 days	Wed 2/11/26	Thu 2/12/26	10	[Gantt bar from 2/11/26 to 2/12/26]											
12	Issue & Award Contracts	12 days	Wed 2/11/26	Thu 2/26/26	9	[Gantt bar from 2/11/26 to 2/26/26]											
13	<b>Submittals, Procurement</b>	<b>120 days</b>	<b>Fri 2/13/26</b>	<b>Thu 7/30/26</b>		[Gantt bar from 2/13/26 to 7/30/26]											
14	Initial Submittals from Trade Partners	30 days	Fri 2/13/26	Thu 3/26/26	11	[Gantt bar from 2/13/26 to 3/26/26]											
15	Site Utilities Procurement	30 days	Fri 2/13/26	Thu 3/26/26	11	[Gantt bar from 2/13/26 to 3/26/26]											
16	Structural Steel & Miscellaneous Metals Submittal and Fabrication	60 days	Fri 2/13/26	Thu 5/7/26	11	[Gantt bar from 2/13/26 to 5/7/26]											
17	Electrical Switchgear, Long Lead procurement	120 days	Fri 2/13/26	Thu 7/30/26	11	[Gantt bar from 2/13/26 to 7/30/26]											
18	<b>Construction</b>	<b>267 days</b>	<b>Mon 3/2/26</b>	<b>Tue 3/9/27</b>		[Gantt bar from 3/2/26 to 3/9/27]											
19	<b>Exterior</b>	<b>267 days</b>	<b>Mon 3/2/26</b>	<b>Tue 3/9/27</b>		[Gantt bar from 3/2/26 to 3/9/27]											
20	Mobilization / SWPPP / Site Fencing	5 days	Mon 3/2/26	Fri 3/6/26		[Gantt bar from 3/2/26 to 3/6/26]											
21	Site Clearing & Grubbing	2 days	Mon 3/2/26	Tue 3/3/26	20FS-5 days	[Gantt bar from 3/2/26 to 3/3/26]											
22	Mass Grading / Building Pad Prep & Stabilization	15 days	Wed 3/4/26	Tue 3/24/26	21	[Gantt bar from 3/4/26 to 3/24/26]											
23	Underground Utilities (Storm/San/Water/Electrical)	15 days	Wed 3/18/26	Tue 4/7/26	22FS-5 days	[Gantt bar from 3/18/26 to 4/7/26]											
24	Building Pad Proof Roll & Compaction Test	2 days	Wed 4/8/26	Thu 4/9/26	23	[Gantt bar from 4/8/26 to 4/9/26]											
25	Foundation Layout & Excavation	5 days	Fri 4/10/26	Thu 4/16/26	24	[Gantt bar from 4/10/26 to 4/16/26]											
26	Footing Pour & Grade Beams	11 days	Fri 4/17/26	Fri 5/1/26	25	[Gantt bar from 4/17/26 to 5/1/26]											
27	<b>Area B (Living Quarters/Training/Front Entry)</b>	<b>43 days</b>	<b>Fri 4/17/26</b>	<b>Tue 6/16/26</b>		[Gantt bar from 4/17/26 to 6/16/26]											
28	Under Slab Utilities - Plumbing (Area B)	10 days	Fri 4/17/26	Thu 4/30/26	24,25	[Gantt bar from 4/17/26 to 4/30/26]											
29	Under Slab Utilities - Electrical (Area B)	10 days	Fri 4/24/26	Thu 5/7/26	24,25,28FS-5 days	[Gantt bar from 4/24/26 to 5/7/26]											
30	Interior Column Pads	4 days	Tue 5/5/26	Fri 5/8/26	26,29FS-3 days	[Gantt bar from 5/5/26 to 5/8/26]											
31	Slab on Grade Prep (Area B)	3 days	Fri 5/8/26	Tue 5/12/26	28,29,26	[Gantt bar from 5/8/26 to 5/12/26]											
32	Pour Slab on Grade (Areas B)	3 days	Wed 5/13/26	Fri 5/15/26	30,31	[Gantt bar from 5/13/26 to 5/15/26]											
33	Steel Column Delivery & Erection	7 days	Mon 5/18/26	Tue 5/26/26	32	[Gantt bar from 5/18/26 to 5/26/26]											
34	Exterior Door Frames Set (Metal Framing)	2 days	Mon 5/18/26	Tue 5/19/26	32	[Gantt bar from 5/18/26 to 5/19/26]											
35	Exterior Framing / Shear Walls (Area B)	15 days	Wed 5/20/26	Tue 6/9/26	32,34	[Gantt bar from 5/20/26 to 6/9/26]											
36	Exterior Wall Sheathing	5 days	Wed 6/10/26	Tue 6/16/26	35	[Gantt bar from 6/10/26 to 6/16/26]											
37	<b>Area A (App Bays, Mezzanine, Storm Shelter)</b>	<b>39 days</b>	<b>Mon 4/27/26</b>	<b>Thu 6/18/26</b>		[Gantt bar from 4/27/26 to 6/18/26]											
38	CMU Courses on top of footings	5 days	Mon 4/27/26	Fri 5/1/26	26FS-5 days	[Gantt bar from 4/27/26 to 5/1/26]											
39	Install Overhead Door Frame blockouts	2 days	Mon 5/4/26	Tue 5/5/26	26	[Gantt bar from 5/4/26 to 5/5/26]											
40	Structural/Interior CMU Block Walls in Apparatus Bay	30 days	Mon 5/4/26	Fri 6/12/26	38	[Gantt bar from 5/4/26 to 6/12/26]											
41	Steel Beam delivery & Installation at Mezzanine	3 days	Wed 5/27/26	Fri 5/29/26	33,40FS-16 days	[Gantt bar from 5/27/26 to 5/29/26]											
42	Under Slab Utilities - Plumbing (Area A)	5 days	Mon 6/1/26	Fri 6/5/26	28,40FS-10 days	[Gantt bar from 6/1/26 to 6/5/26]											
43	Under Slab Utilities - Electrical (Area A)	5 days	Mon 6/1/26	Fri 6/5/26	29,42FS-5 days	[Gantt bar from 6/1/26 to 6/5/26]											
44	Prep Elevated Mezzanine Deck for Pour/Forming	3 days	Mon 6/1/26	Wed 6/3/26	41	[Gantt bar from 6/1/26 to 6/3/26]											
45	Prep Slab on Grade (Area A)	3 days	Mon 6/8/26	Wed 6/10/26	43	[Gantt bar from 6/8/26 to 6/10/26]											
46	Pour Slab on Grade (Area A)	1 day	Mon 6/15/26	Mon 6/15/26	40,44	[Gantt bar at 6/15/26]											
47	Pour Elevated Mezzanine Slab	1 day	Tue 6/16/26	Tue 6/16/26	33,40,46,44	[Gantt bar at 6/16/26]											
48	Install remaining Exterior door frames	2 days	Wed 6/17/26	Thu 6/18/26	46,47	[Gantt bar from 6/17/26 to 6/18/26]											
49	<b>Building Envelope</b>	<b>45 days</b>	<b>Wed 6/10/26</b>	<b>Tue 8/11/26</b>		[Gantt bar from 6/10/26 to 8/11/26]											



Course of Construction Schedule  
GMP Schedule 20260203







Jason N. Richards  
 License No. 081-008899  
 State of Missouri  
 Expires: 11/09/2026

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**[Consultants]**

Proposed:  
**COLLINSVILLE FIRE STATION NO. 2**

Revision  
 No. 1 2025-11-21 CONSTRUCTION SET  
 2 2025-01-15 RESPONSE TO CITY COMMENTS #3

Project No.  
**2400242**

Sheet No.  
**S201**

Date  
**11/21/2025**

**FOUNDATION PLANS**

**1 FOUNDATION PLAN**  
 S201  
 1/8" = 1'-0"

- NOTES:
- FINISHED FLOOR ELEVATION = 100'-0" (USGS 843.00') UNO.
  - FLOOR CONSTRUCTION TO BE 4" CONC SLAB ON GRADE REINFORCED W/ 6x6-W2.1 WWR ON 15 MIL VAPOR RETARDER, OVER 4" COMPACTED GRANULAR FILL (UNO). LAP JOINTS 6" MINIMUM.
  - INDICATES FLOOR CONSTRUCTION TO BE A 7" CONC SLAB ON GRADE REINFORCED W/ 6x6-W2.9 WWR ON 15 MIL VAPOR RETARDER, OVER 4" COMPACTED GRANULAR FILL. TOP OF FOOTING EL = 99'-4" (UNO) EXTERIOR. TOP OF FOOTING EL = 99'-4" (UNO) INTERIOR.
  - FOOTINGS ARE CENTERED ON COLUMNS/PIERS. UNO.
  - INDICATES SHEAR WALL END CHORDS PER SCHEDULE & ELEVATION ON SHEET S104.
  - WX1 INDICATES WALL TYPE PER SCHEDULE.
  - INDICATES CONTROL JOINT IN LOAD BEARING CMU WALL. SEE ARCH FOR DETAILING OF JOINT. SEE ARCH FOR CONTROL JOINTS IN MASONRY VENEERS. CONTROL JOINTS IN VENEER DO NOT NEED TO ALIGN WITH CONTROL JOINTS IN LOAD BEARING CMU. JOINT REINFORCEMENT TO BE DISCONTINUOUS THROUGH CONTROL JOINT.
  - COORDINATE CIVIL LINE WITH WALL FOOTING. REFER TO TYPICAL DETAILS PERTAINING TO PIPE UNDER FOOTING.
  - GENERAL NOTES AND TYPICAL DETAILS ARE ON SHEETS S101 THRU S103. STEP FTG PER CIVIL AS REQUIRED TO MAINTAIN MIN FROST DEPTH OF 30" BELOW GRADE.
  - COORDINATE PLUMBING LINE WITH WALL FOOTING. REFER TO TYPICAL DETAILS FOR PIPE CROSSING UNDER OR SLEEVED THROUGH FOOTING. REFER TO ELECTRICAL DRAWINGS FOR GROUNDING REQUIREMENTS.

FOOTING SCHEDULE			
MARK	SIZE	REINF EW, BOT - UNO	REMARKS
F-1	4'-0" x 4'-0" x 16"	(5) #6	
F-2	6'-0" x 6'-0" x 24"	(8) #6 T & B	
F-3	6'-0" x 8'-0" x 24"	(8) #6 (SHORT), (10) #6 (LONG) T & B	

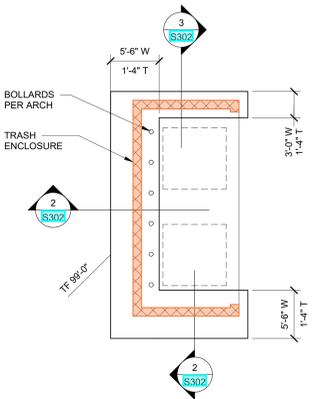
STEEL COLUMN SCHEDULE (by Type MARK)			
MARK	SIZE	BASE PLATE	ANCHOR BOLTS
C-1	HSS6X6X1/2	3/4" x 12" x 12"	(4) 3/4" DIA (GR 55)
C-2	HSS3-1/2X3-1/2X5/16	3/4" x 10" x 10"	(4) 3/4" DIA (GR 55)

CONCRETE PILASTER SCHEDULE (by Type MARK)			
MARK	SIZE	VERT REINF	TIES - UNO
P-1	24 x 24	(12) #6	(3) #4 @ 3" TOP, BAL @ 8"

CMU WALL SCHEDULE			
MARK	SIZE	VERT REINF, UNO	HORZ REINF
W1	8"	#5 @ 32"oc	(2) #5 CONT @ 48"oc & W1.7 (9 GAGE) LADDER-TYPE JT REINF @ 16"oc
W2	8"	#5 @ 8"oc	(2) #5 CONT @ 32"oc & W1.7 (9 GAGE) LADDER-TYPE JT REINF @ 16"oc
W3	10"	#5 @ 24"oc	(2) #5 CONT @ 40"oc & W1.7 (9 GAGE) LADDER-TYPE JT REINF @ 16"oc
W4	10"	#5 @ 8"oc	(2) #5 CONT @ 32"oc & W1.7 (9 GAGE) LADDER-TYPE JT REINF @ 16"oc
W5	6"	#6 @ 24"oc	(2) #5 CONT @ 32"oc & W1.7 (9 GAGE) LADDER-TYPE JT REINF @ 16"oc

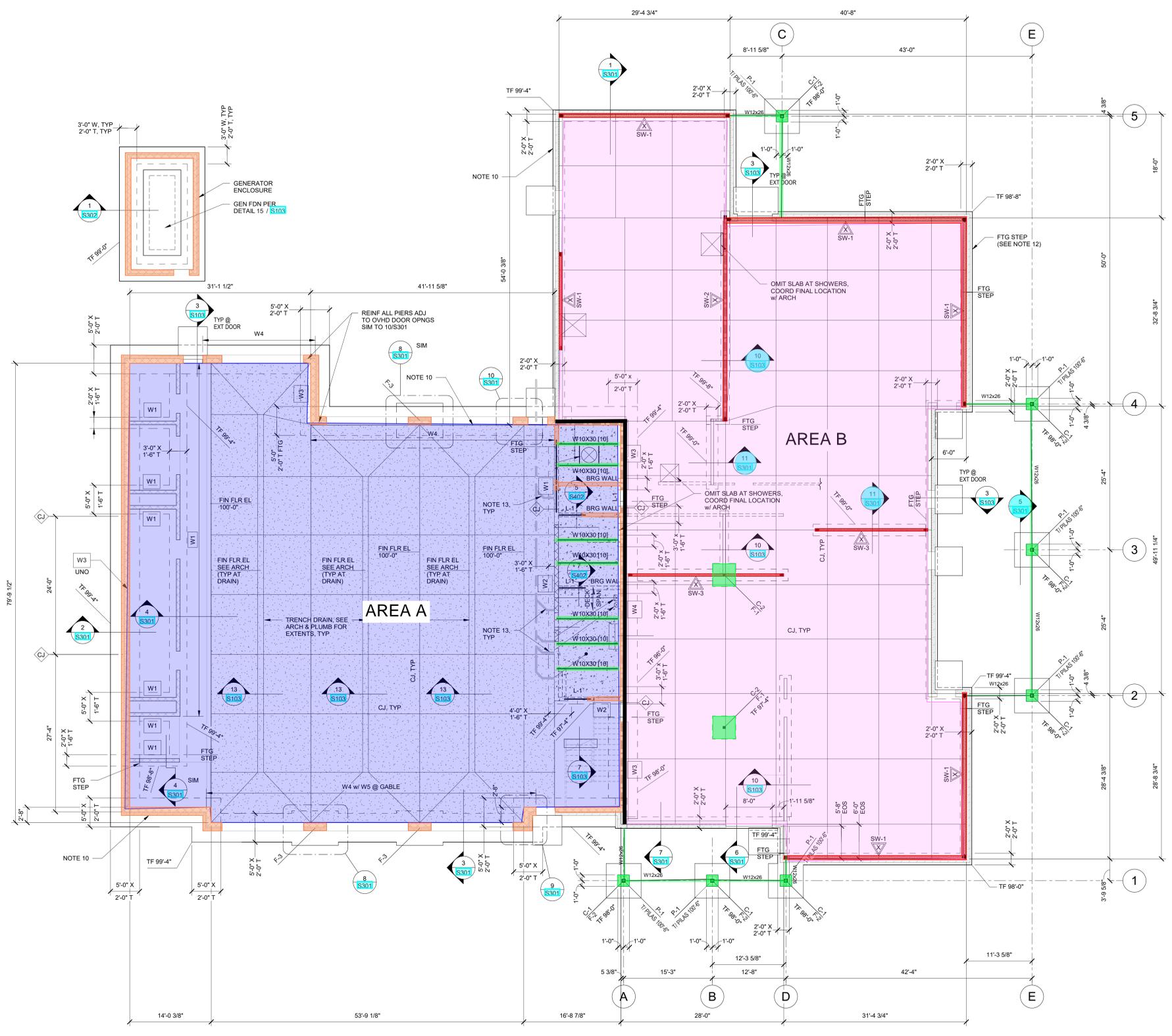


- NOTES:
- SEE DETAIL 1, S104 FOR TYPICAL CMU WALL REINFORCING ELEVATION.
  - ALL PERIMETER STORM SHELTER WALLS SHALL BE FULLY GROUTED AND REINFORCED (TYPE W2 OR W4 PER PLAN). SEE SHEET S110 FOR EXTENTS.



**3 TRASH ENCLOSURE PLAN**  
 S201  
 1/8" = 1'-0"

NOTE: SLAB MUST BE IN PLACE PRIOR TO PLACING BACKFILL.



- Shear Walls
- Structural Steel Columns/Beams
- Structural CMU Walls

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11/20/2026 1:22:53 PM  
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