



**DATE:** July 27, 2026

**TO:** Alderman Frost, Chair  
Members of the Finance and Personnel Committee

**FROM:** Ken Mattson, CIP Operations Manager

**RE:** Award of Bid: CW Sidewalk & ADA Repairs Package #2 2026

| CW Sidewalk & ADA Repairs Package 2 2026 |                             |                                                              |                     |
|------------------------------------------|-----------------------------|--------------------------------------------------------------|---------------------|
| Contract Details                         |                             | Project Details                                              |                     |
| Bids Opened                              | 6                           | Design Engineering                                           | In House            |
| Bids Received                            | 6                           | Construction Inspection                                      | In House            |
| Vendor                                   | T.C.I. Concrete             | Construction                                                 | \$440,806.15        |
| Contract Duration                        | September 18, 2026          | Land Acquisition                                             | 0                   |
| <b>Contract Award Amount</b>             | <b>440,806.15</b>           | Utility Relocation (please indicate if a Rider will be used) | 0                   |
| Engineer's Estimate                      | \$475,161.00                | Demolition                                                   | 0                   |
| Variance From Estimate                   | -7%                         | Water Main Costs                                             | 0                   |
| Funding Source                           | 1% Infrastructure Sales Tax | Misc/Contingency Costs                                       | 0                   |
|                                          |                             | <b>Total Projected Project Cost</b>                          | <b>\$440,806.15</b> |

#### NARRATIVE

This project consists of curb repairs, sidewalk repairs, alleyway approaches, driveway approaches, structural repairs, and drainage repairs as needed as part of the 2026-2030 Capital Improvement (CIP) Program.

Based on an evaluation of the bids received, it is the recommendation of the Department of Public Works that the bid be awarded to T.C.I. Concrete. This bid is considered the lowest eligible and responsible bid received by the City. The final contract amount will be based on final quantities measured in the field at completion of construction.

This project is done in accordance with the "Sidewalk and Active Transportation" chapter of the *FY 2026-2030 Capital Improvement Program*, adopted by City Council on December 15, 2025.

If you have any questions, please contact Pablo Solares, Sr. Project Manager at (779) 348-7639.

|     |                                                 | Sidewalk              |                         | Approach                                |                         |
|-----|-------------------------------------------------|-----------------------|-------------------------|-----------------------------------------|-------------------------|
|     | Location                                        | Sidewalk Removal (SF) | P.C.C. Sidewalk 4" (SF) | Sidewalk/Driveway Approach Removal (SY) | P.C.C. Pavement 6" (SY) |
| #1  | 6445 Wicklow Close                              | 160                   | 160                     |                                         |                         |
| #2  | 2909 Applewood Lane                             | 95                    | 95                      |                                         |                         |
| #3  | 6385 Palo Verde Drive                           | 475                   | 475                     |                                         |                         |
| #4  | 7302 Ashton Villa                               |                       |                         | 13                                      | 13                      |
| #5  | 5474 Roanoke Road                               | 100                   | 100                     |                                         |                         |
| #6  | 1320 Albany Lane                                | 180                   | 180                     |                                         |                         |
| #7  | 1358 Albany Lane                                | 370                   | 370                     |                                         |                         |
| #8  | 1577 Wagonette Drive                            | 110                   | 110                     |                                         |                         |
| #9  | 6743 Laurel Cherry Drive                        | 275                   | 275                     |                                         |                         |
| #10 | 1155 Anee Drive                                 | 190                   | 190                     |                                         |                         |
| #11 | 1706 Kings Highway                              | 150                   | 150                     |                                         |                         |
| #12 | 1500 Lundvall Avenue                            | 1890                  | 1890                    |                                         |                         |
| #13 | 1117 Parkview Avenue                            | 75                    | 75                      |                                         |                         |
| #14 | 916 Stratford Avenue                            | 215                   | 215                     |                                         |                         |
| #15 | 1311 & 1315 Stratford Avenue & 1408 Chelsea Ave | 570                   | 570                     | 8                                       | 8                       |
| #16 | 3505 & 3516 Burrmont Road                       | 870                   | 870                     |                                         |                         |
| #17 | 2921 Creekside Court                            | 210                   | 210                     |                                         |                         |
| #18 | 5304 Regents Park Road                          | 75                    | 75                      |                                         |                         |
| #19 | 5044 Parliamnet Place                           | 125                   | 125                     |                                         |                         |
| #20 | 4013 Ashwinton Way                              | 125                   | 125                     |                                         |                         |
| #21 | 1128 Chelsea Avenue                             | 170                   | 170                     | 10                                      | 10                      |
| #22 | 1316 & 1320 Arden Avenue                        | 620                   | 620                     | 7                                       | 7                       |
| #23 | 1115 Arden Avenue                               | 320                   | 320                     |                                         |                         |
| #24 | 1100 N Crest Drive                              | 400                   | 400                     |                                         |                         |
| #25 | 1200 N Crest Drive                              | 335                   | 335                     |                                         |                         |
| #26 | 7100 Centennial Trail                           | 475                   | 475                     |                                         |                         |
| #27 | 7100 Weathered Oak Lane                         | 825                   | 825                     |                                         |                         |
| #28 | 1020 Brookfield Road                            | 215                   | 215                     |                                         |                         |
| #29 | 911 Tamarack Lane                               | 220                   | 220                     |                                         |                         |
| #30 | 837 Green Meadow Avenue                         | 125                   | 125                     |                                         |                         |
| #31 | 3217 Corbridge Lane                             | 450                   | 450                     |                                         |                         |
| #32 | 729 Parkview Avenue                             | 125                   | 125                     |                                         |                         |

|     |                        |              |              |            |            |
|-----|------------------------|--------------|--------------|------------|------------|
| #33 | 2224 Rural Street      | 450          | 450          |            |            |
| #34 | 531 N Rockford Avenue  | 250          | 250          |            |            |
| #35 | 1414 Oakes Avenue      |              |              | 17         | 17         |
| #36 | 311 Fairview Blvd      | 225          | 225          |            |            |
| #37 | 210 Skylark Drive      | 200          | 200          |            |            |
| #38 | 4132 Crosby Street     |              |              | 6          | 6          |
| #39 | 4154 Eastridge Drive   | 970          | 970          | 40         | 40         |
| #40 | 407 Dawson Avenue      | 75           | 75           |            |            |
| #41 | 207 Welty Avenue       | 290          | 290          |            |            |
| #42 | 614 Welty Avenue       | 100          | 100          |            |            |
| #43 | 800 N 1st Street       | 3210         | 3210         |            |            |
| #44 | 3408 Oak Grove Avenue  | 500          | 500          |            |            |
| #45 | 503 29th Street        | 130          | 130          |            |            |
| #46 | 3416 Harney Court      | 310          | 310          | 5          | 5          |
| #47 | 608 Glendale Avenue    | 100          | 100          |            |            |
| #48 | 703 Glendale Avenue    | 100          | 100          |            |            |
| #49 | 908 Peter Avenue       | 175          | 175          | 9          | 9          |
| #50 | 3924 Belle Meade Lane  | 195          | 195          |            |            |
| #51 | 1034 Crosby Street     | 215          | 215          |            |            |
| #52 | 700 Fairview Blvd      | 1095         | 1095         |            |            |
| #53 | 3127 Carefree Drive    | 100          | 100          |            |            |
| #54 | 3522 Applewood Lane    | 180          | 180          |            |            |
| #55 | 5225 Pepper Drive      | 175          | 175          |            |            |
| #56 | 300 Penfield Place     | 3750         | 3750         | 85         | 85         |
| #57 | Central Ave Crosswalks | 3547         | 4024         |            |            |
|     |                        |              |              |            |            |
|     |                        |              |              |            |            |
|     | <b><u>Total</u></b>    | <b>26882</b> | <b>27359</b> | <b>200</b> | <b>200</b> |

**RESOLUTION**  
**of the**  
**CITY COUNCIL OF THE CITY OF ROCKFORD, ILLINOIS**  
**SUBMITTED BY: FINANCE AND PERSONNEL COMMITTEE**

RESOLUTION AWARDING OF BID CONTRACT FOR SIDEWALK & ADA REPAIRS PACKAGE #2 2026

WHEREAS, the Code of Ordinances for the City of Rockford, Illinois, provides as in Chapter 4, Article VI, Division 4, that all purchases for and contracts for supplies, materials, equipment, and contractual services, the value of which is estimated to exceed \$25,000, shall be based on competitive solicitation and awarded by the City Council; and,

WHEREAS, competitive proposals were received for the City of Rockford for the following:

CW SIDEWALK & ADA REPAIRS PACKAGE #2 2026

WHEREAS, the Finance and Personnel Committee of the City Council for the City of Rockford, Illinois has reviewed the proposals received for the aforementioned item(s) and recommends awarding the proposals as follows:

Vendor: TCI CONCRETE  
Amount: \$440,806.15

WHEREAS, the Finance and Personnel Committee has determined that the funding for the aforementioned purchase shall be as follows:

1% INFRASTRUCTURE SALES TAX

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rockford, Illinois that the Mayor execute an agreement with TCI CONCRETE of ROCKFORD, IL for CW SIDEWALK & ADA REPAIRS PACKAGE #2 2026 in the amount of \$440,806.15, subject to the specifications in the invitation to bid.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effective immediately upon its adoption and the Legal Director is hereby authorized to prepare and deliver certified copies of this Resolution to the Central Services Manager.

The above and foregoing Resolution was adopted by the City Council of the City of Rockford, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Thomas P. McNamara, Mayor  
City of Rockford, Illinois

\_\_\_\_\_  
Angela Hammer, Legal Director  
Ex-Officio Keeper of the Records and Seal  
City of Rockford, Illinois

Rockford, Illinois

Date: July 27, 2026

**RECOMMENDATION FOR RESOLUTION**

**TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:**

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending **approval** of contract with T.C.I. CONCRETE of ROCKFORD, IL, for CW SIDEWALK & ADA REPAIRS PACKAGE #2 2026, in the amount of \$440,806.15. The Legal Director shall prepare the appropriate resolution.

---

Kevin Frost (Chair)

---

Chad Tuneberg (Vice chair)

---

Frank Beach

---

Dawn Granath

---

Jaime Salgado

Committee Action Taken:

|           |          |          |            |
|-----------|----------|----------|------------|
| Frost:    | Ayes:___ | Nays:___ | Absent:___ |
| Tuneberg: | Ayes:___ | Nays:___ | Absent:___ |
| Beach:    | Ayes:___ | Nays:___ | Absent:___ |
| Granath:  | Ayes:___ | Nays:___ | Absent:___ |
| Salgado:  | Ayes:___ | Nays:___ | Absent:___ |

**CITY OF ROCKFORD  
TABULATION OF BIDS**

**BID ON: CITY-WIDE SIDEWALK AND ADA REPAIRS PKG 2 - 2026**  
**BID NO. 626-PW-053**  
**OPENING: 07/17/26**  
**VENDORS NOTIFIED: 236**

| <b>FIRM</b>                                   | <b>BID BOND</b> | <b>EEO's</b> | <b>APPRENT.</b> | <b>TOTAL</b>              |
|-----------------------------------------------|-----------------|--------------|-----------------|---------------------------|
| <b>TCI Concrete<br/>Rockford, IL</b>          | X               | X            | X               | <b>\$440,806.15<br/>Ø</b> |
| <b>N-Trak Group<br/>Loves Park, IL</b>        | X               | X            | X               | <b>\$598,575.80</b>       |
| <b>Stenstrom Excavation<br/>Rockford, IL</b>  | X               | X            | X               | <b>\$667,336.45</b>       |
| <b>DPI Construction<br/>Pecatonica, IL</b>    | X               | X            | X               | <b>\$686,376.15</b>       |
| <b>O'Brien Civil Works<br/>Mt. Morris, IL</b> | X               | X            | X               | <b>\$707,770.20</b>       |
| <b>Alliance Contractors<br/>Woodstock, IL</b> | X               | X            | X               | <b>\$1,030,432.40</b>     |

**Ø RECOMMENDED AWARD**

**\* AS READ**

**√ AS CORRECTED**