



MEMORANDUM

DATE: August 10th, 2026

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

FROM: Rebecca Tyo – Fire Chief

RE: Award of Bid – Rockford Fire Department Headquarters Renovation
(Bid No. 626-FD-057)

CONTRACT DETAILS

Bids Opened: 7/30/2026

Project: Rockford Fire Department Headquarters Renovation

Vendors Notified: Two Hundred and Thirty-Six (236)

Bids Received: Six (6)

Vendor(s): L&L Builders of Loves Park, IL

Contract Duration: Through February 2027

Contract Amount: \$481,590.⁰⁰

Funding Source: 2022 Budget Surplus Funds

Narrative

Staff recommends an award of bid to L&L Builders, Inc. for the Rockford Fire Department Headquarters Renovation Project (Bid No. 626-FD-057) in the amount of \$481,590.00, representing the base bid and all seven additional alternates.

Background

The Rockford Fire Department Headquarters serves as the administrative center for the Department and houses executive leadership, administration, finance, logistics, training, emergency management, and the City's Emergency Operations Center. As the Department continues to evolve to meet the needs of the community, additional administrative capacity is required to support expanding public safety initiatives.

A primary objective of this renovation project is to provide additional office space and workstations for the Community Risk Reduction (CRR) Division, including the continued expansion of the Department's Mobile Integrated Health (MIH) program. These initiatives represent a proactive approach to public safety by focusing on prevention, community outreach, healthcare partnerships, and reducing avoidable emergency responses. The renovation will provide dedicated workspace necessary to accommodate these growing programs while improving collaboration among administrative staff.

In addition to expanding workspace, the project will modernize aging interior finishes, improve functionality of the headquarters facility, upgrade lighting and electrical systems, improve office layouts, replace worn building components, and enhance the overall efficiency of the Department's administrative operations.

Project Scope

The recommended contract award includes the Base Bid and the following seven additive alternates:

- Headquarters base renovation
- Alternate 1 – Second Floor Door Hardware
- Alternate 2 – Stair B Improvements
- Alternate 3 – Second Floor Wall Construction
- Alternate 4 – New Window Treatments
- Alternate 5 – Fire Prevention Wing Lighting and Ceiling Improvements
- Alternate 6 – Office 225 and Office 228 Wall and Electrical Improvements
- Alternate 7 – Existing Furniture Moving and Reinstallation

If you have any additional questions, feel free to contact Rebecca Tyo, Fire Chief, at 779-500-6526.

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

RESOLUTION AWARDING OF BID CONTRACT FOR ROCKFORD FIRE DEPARTMENT HEADQUARTERS
RENOVATION

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:

ROCKFORD FIRE DEPARTMENT HEADQUARTERS RENOVATION

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: L&L BUILDERS, of LOVES PARK, IL
Amount: \$481,590.00

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

2022 BUDGET SURPLUS FUNDS

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rockford, Illinois that the Mayor execute an agreement with L&L BUILDERS, of LOVES PARK, IL for ROCKFORD FIRE DEPARTMENT HEADQUARTERS RENOVATION in the amount of \$481,590.00, 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 L. Hammer, Legal Director and Ex-Officio
Keeper of the Records and Seal
City of Rockford, Illinois

Rockford, Illinois

Date: August 10, 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 the agreement with L&L BUILDERS, of LOVES PARK, IL for ROCKFORD FIRE DEPARTMENT HEADQUARTERS RENOVATION in the amount of \$481,590.00. 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: ROCKFORD FIRE DEPARTMENT HEADQUARTERS RENOVATIONS

BID NO: 626-FD-057

OPENED: 07/30/2026

VENDORS NOTIFIED: 236

	L&L Builders	Rockford Structures	Ringland-Johnson	Scandroli Construction	Stenstrom Construction	DPI Construction
	Loves Park, IL	Machesney Park, IL	Cherry Valley, IL	Rockford, IL	Rockford, IL	Pecatonica, IL
EEO FORMS	X	X	X	X	X	X
BASE BID	\$ 395,890.00	\$ 400,000.00	\$ 410,865.00	\$ 428,824.00	\$ 430,000.00	\$ 485,493.00
ALT 1	\$ 11,790.00	\$ 21,650.00	\$ 10,759.00	\$ 10,750.00	\$ 7,500.00	\$ 19,500.00
ALT 2	\$ 8,170.00	\$ 7,975.00	\$ 9,357.00	\$ 6,500.00	\$ 8,200.00	\$ 6,800.00
ALT 3	\$ 9,170.00	\$ 7,590.00	\$ 8,620.00	\$ 7,980.00	\$ 7,800.00	\$ 7,200.00
ALT 4	\$ 33,620.00	\$ 21,300.00	\$ 35,060.00	\$ 32,950.00	\$ 34,500.00	\$ 29,300.00
ALT 5	\$ 2,740.00	\$ 1,600.00	\$ 2,534.00	\$ 3,750.00	\$ 1,400.00	\$ 500.00
ALT 6	\$ 11,710.00	\$ 15,770.00	\$ 3,910.00	\$ 11,750.00	\$ 2,500.00	\$ 4,000.00
ALT 7	\$ 8,500.00	\$ 12,670.00	\$ 31,886.00	\$ 7,750.00	\$ 8,000.00	\$ 15,800.00
RECOMMENDED AWARD Ø	\$ 481,590.00	\$ 488,555.00	\$ 512,991.00	\$ 510,254.00	\$ 499,900.00	\$ 568,593.00