



DATE: February 9, 2026

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

FROM: Ken Mattson, CIP Operations Manager

RE: **Engineering Agreement Supplement #1 (Land Acquisition): Auburn Street Improvements**

Auburn Street Improvements			
Contract Details		Project Details	
Vendor	Crawford, Murphy & Tilly, Inc.	Design Engineering	\$885,375.00 (Road) <i>(Approved 2-19-2024)</i> \$404,124.00 (Water)
		Construction Engineering	(In-House)
Supplemental Contract Award Amount	\$121,286.00	Construction	\$7,182,058.75 <i>(Awarded 02-02-2026)</i>
		Land Acquisition	\$121,286.00 (Supplement #1)
Contract Durations	Completion 2026	Utility Relocation (please indicate if a Rider will be used)	N/A
		Demolition	N/A
Funding Source	General Fund: 2022 Surplus	Water Main Costs	\$4,515,694.58 <i>(Awarded 02-02-2026)</i>
		Misc/Contingency Costs	TBD
		Total Projected Project Cost	\$13,108,538.33

NARRATIVE

In May 2022, the City Council adopted the Auburn Street Corridor Study into Rockford's 2020 Comprehensive Plan. In December 2023, Council budgeted \$10M of 2022 Budget Surplus funds to make improvements to Auburn Street based on the Study's recommendations.

This proposed design engineering agreement will include all preliminary engineering needed to produce final construction bidding documents for the improvements.

While the project budget does not allow all the recommendations of the Study to be implemented, the project will include addressing the immediate concerns of the corridor: water main condition, roadway condition, pedestrian/active transportation accessibility, and safety.

This engineering agreement's scope includes the data collection, analysis, and design of a road diet (thinning roadway from four lanes to three lanes and verifying this recommendation with traffic studies), resurfacing the street, new curb and gutter, new sidewalk on the north side, new multi-use path on the south side, upgraded ADA facilities, improved intersections, and upgraded railroad crossing. Water facility upgrades are being performed under a separate, already approved contract. Bridge improvements are being performed under a separate contract.

This supplemental work consists of land acquisition services for 15 parcels along the Auburn Street Improvements Phase I project limits. Land Acquisition services were originally anticipated to be performed in-house. Services under this supplement include:

- Acquisition of 15 parcels in accordance with City policies
- Preparation and mailing of 60-day notices
- Negotiations and site visits
- Closing, Recording, and IDOT Certifications
- All associated recording fees

CMT, Inc. was the firm that performed the Study and has delivered many similar scoped projects for the City, therefore it is the recommendation of the Department of Public Works that the City supplement an Engineering Agreement with CMT, Inc. This supplement is for \$121,286.00, for a new not-to-exceed contract amount of **\$1,006,661.00**.

If you have any questions, please contact Ken Mattson, CIP Operations Manager, at (779) 348-7486.

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

RESOLUTION SUPPLEMENTING CONTRACT FOR ENGINEERING SERVICES FOR AUBURN STREET
IMPROVEMENTS

WHEREAS, the Compiled Statutes of the State of Illinois, in section 50 ILCS 510/5, provides for the selection of professional services shall, unless a satisfactory relationship already exists, be made through qualifications based selection and competitive, advertised requests for qualifications.

WHEREAS, a satisfactory relationship exists with an engineering firm to perform work for:

AUBURN STREET IMPROVEMENTS

WHEREAS, the Finance and Personnel Committee of the City Council for the City of Rockford, Illinois has reviewed the recommendation and proposal received for the aforementioned item(s) and recommends awarding a supplemental engineering agreement as follows:

Vendor: CRAWFORD, MURPHY, & TILLY, INC. of ROCKFORD, IL
Amount: \$121,286.00

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

GENERAL FUND: 2022 SURPLUS

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rockford, Illinois that the Mayor execute a supplemental agreement with CRAWFORD, MURPHY, & TILLY, INC. of ROCKFORD, IL for AUBURN STREET IMPROVEMENTS in the amount of \$121,286.00, subject to the specifications in the contract.

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:

Angela L. Hammer, Legal Director and
Ex Officio Keeper of the Records and Seal of the
City of Rockford, Illinois

Thomas P. McNamara, Mayor
City of Rockford, Illinois

Rockford, Illinois

Date: February 9, 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 CRAWFORD, MURPHY, & TILLY, INC. of ROCKFORD, IL for AUBURN STREET IMPROVEMENTS, in the amount of \$121,286.00. The Legal Director shall prepare the appropriate resolution.

Kevin Frost (Chair)

Jonathan Logemann (Vice chair)

Frank Beach

Dawn Granath

Chad Tuneberg

Committee Action Taken:

Frost:	Ayes:___	Nays:___	Absent:___
Logemann:	Ayes:___	Nays:___	Absent:___
Beach:	Ayes:___	Nays:___	Absent:___
Granath:	Ayes:___	Nays:___	Absent:___
Tuneberg:	Ayes:___	Nays:___	Absent:___

General Project Information

This project includes the ROW negotiations required for the construction of the Auburn Street Road Diet Project – Construction Contract 1.

Right of Way Acquisition Services

Right of Way Acquisition Services for 15 Parcels in accordance with the Uniform Act. See attached listing of parcels impacted. Services will include:

- Project Management/Coordination
- Acquire 15 Parcels in accordance with the City of Rockford's policies and procedures
- Coordination with IDOT is not included in this scope of work
- Condemnation/Eminent Domain Support is not included in this Scope of Work
- Certify mail all offer packages and 60-days Notices. CMT included costs for approximately 63 mailings
- Negotiations
 - CMT will attempt to make contact with the impacted property owner via, phone, email, Cold Calls (if needed)
 - CMT will keep in contact with the City in the event of no response, or if an impasse is reached, and recommend Condemnation/Eminent Domain on a parcel-by-parcel basis, as necessary.
 - CMT accounted for approximately 1 trip per parcel.
 - If a negotiated settlement is reach, CMT will draft an Administrative Settlement, if necessary, and assist the property owner with executing all documents properly.
- Closing, Recording & IDOT Compliance
 - Upon negotiation CMT will coordinate with the City or Rockford for payment. Upon payment to the property owner, CMT will record the Warranty Deeds and Permanent Easements. It is assumed that the City of Rockford, IL will not require TE's to be recorded.
- Recording Fees



Local Public Agency City of Rockford	County Winnebago	Section Number
Prime Consultant (Firm) Name Crawford, Murphy, & Tilly	Prepared By Andrew Schlichting	Date 1/22/2026
Consultant / Subconsultant Name Crawford, Murphy, & Tilly	Job Number 	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

Auburn Street Road Diet Project - Construction Contract 1 ROW Negotiations

PAYROLL ESCALATION TABLE

CONTRACT TERM	8	MONTHS	OVERHEAD RATE	170.76%
START DATE	1/1/2026		COMPLEXITY FACTOR	0.035
RAISE DATE	1/1/2027		% OF RAISE	3.00%
END DATE	8/31/2026			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	1/1/2026	8/31/2026	8	100.00%

The total escalation = 0.00%

Local Public Agency**County****Section Number**

City of Rockford

Winnebago

Consultant / Subconsultant Name**Job Number**

Crawford, Murphy, & Tilly

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.00%

JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Principal	\$85.76	\$85.76
Senior Principal	\$84.93	\$84.93
Senior Principal 2	\$86.45	\$86.45
Project Manager	\$58.66	\$58.66
Project Manager 2	\$72.20	\$72.20
Senior Manager	\$76.83	\$76.83
Civil Engineer	\$38.80	\$38.80
Project Civil Engineer	\$47.76	\$47.76
Senior Civil Engineer	\$59.28	\$59.28
Senior Civil Engineer 2	\$72.12	\$72.12
Structural Engineer	\$40.89	\$40.89
Project Structural Engineer	\$50.10	\$50.10
Senior Structural Engineer	\$65.13	\$65.13
Senior Structural Engineer 2	\$75.31	\$75.31
Specialty Engineer	\$39.73	\$39.73
Project Specialty Engineer	\$56.40	\$56.40
Senior Specialty Engineer	\$67.78	\$67.78
Senior Specialty Engineer 2	\$81.68	\$81.68
Specialty Professional	\$38.16	\$38.16
Project Specialty Professional	\$48.53	\$48.53
Senior Specialty Professional	\$53.40	\$53.40
Senior Specialty Professional 2	\$70.58	\$70.58
Planner	\$38.18	\$38.18
Project Planner	\$49.21	\$49.21
Senior Planner	\$60.22	\$60.22
Senior Planner 2	\$81.00	\$81.00
Technician	\$33.23	\$33.23

Local Public Agency

City of Rockford

County

Winnebago

Section Number

Consultant / Subconsultant Name

Crawford, Murphy, & Tilly

Job Number

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to federal maximum			\$0.00
Lodging (per Federal GSA)	Actual Cost (Up to Federal rate maximum)			\$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per Federal GSA)	Up to Federal rate maximum	6000	\$0.73	\$4,350.00
Vehicle Owned or Leased (no mileage charge allowed)	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost		\$5.10	\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost	15	\$54.00	\$810.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)		\$3,500.00	\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utlility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Certified Mailings		45	\$15.00	\$675.00
				\$0.00
				\$0.00
TOTAL DIRECT COSTS:				\$5,835.00

Local Public Agency

City of Rockford

County

Winnebago

Section Number

Consultant / Subconsultant Name

Crawford, Murphy, & Tilly

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Right of Way Acquisition Services														
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	85.76	0.0																	
Senior Principal	84.93	0.0																	
Senior Principal 2	86.45	0.0																	
Project Manager	58.66	0.0																	
Project Manager 2	72.20	45.0	7.32%	5.28	45	7.32%	5.28												
Senior Manager	76.83	0.0																	
Civil Engineer	38.80	0.0																	
Project Civil Engineer	47.76	0.0																	
Senior Civil Engineer	59.28	0.0																	
Senior Civil Engineer 2	72.12	0.0																	
Structural Engineer	40.89	0.0																	
Project Structural Engineer	50.10	0.0																	
Senior Structural Engineer	65.13	0.0																	
Senior Structural Engineer 2	75.31	0.0																	
Specialty Engineer	39.73	0.0																	
Project Specialty Engineer	56.40	0.0																	
Senior Specialty Engineer	67.78	0.0																	
Senior Specialty Engineer 2	81.68	0.0																	
Specialty Professional	38.16	0.0																	
Project Specialty Professional	48.53	0.0																	
Senior Specialty Professional	53.40	0.0																	
Senior Specialty Professional 2	70.58	0.0																	
Planner	38.18	0.0																	
Project Planner	49.21	0.0																	
Senior Planner	60.22	570.0	92.68%	55.81	570	92.68%	55.81												
Senior Planner 2	81.00	0.0																	
Technician	33.23	0.0																	
TOTALS		615.0	100%	\$61.10	615.0	100.00%	\$61.10	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00

Parcel #	Property PIN	Address (Rockford IL)	Type of Acquisition	Total Area Required (sq ft)	Total Area Required (Acres)	Reason For Acquisition	sheet
1	1116429001	3824 Auburn St	proposed ROW	635.12	0.0146	driveway replacement	PnP sheet 2
2	1116429002	3820 Auburn St	proposed ROW	238.02	0.0055	driveway replacement	
3	1116429003	3814 Auburn St	proposed ROW	247.04	0.0057	sidewalk/grading improvements	
4	1116429004	3814 Auburn St	proposed ROW	47.39	0.0011	sidewalk/grading improvements	
15	1115303007	1118 Furman St	proposed ROW	64.62	0.0015	sidewalk/grading improvements	PnP sheet 4
17	1115156030	3403 Auburn St	temporary easement	31.44	0.0007	driveway replacement	PnP sheet 5
18	1115156031	3333 Auburn St	temporary easement	96.58	0.0022	driveway replacement	
23	1115428016	2506 Auburn St	proposed ROW	106.10	0.0024	grading	PnP sheet 9
40	1114302001	2234 Auburn St	proposed ROW	47.61	0.0011	sidewalk/grading improvements	PnP sheet 10
60	1114326001	2026 Auburn St	proposed ROW	132.43	0.0030	sidewalk/grading improvements	PnP sheet 12
63	1114189014	2029 Auburn St	proposed ROW	262.95	0.0060	sidewalk/grading improvements	
84	1114191015	1803 Auburn St	proposed ROW	94.37	0.0022	sidewalk/grading improvements	
85	1114401021	1433 North Ave	proposed ROW	284.75	0.0065	sidewalk/grading improvements	PnP sheet 14
86	1114401002	1427 North Ave	proposed ROW	32.11	0.0007	sidewalk/grading improvements	
87	1114260011	1723 Auburn St	proposed ROW	23.83	0.0005	sidewalk/grading improvements	
115	1114281016	1401 Auburn St	proposed ROW	225.56	0.0052	sidewalk/grading improvements	PnP sheet 17

	sq ft	acres
Proposed ROW	2441.90	0.056
Temp Easement (AutoZone Entrance)	128.01	0.003

Updated Temp Easement Totals