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**DATE:** April 27, 2026

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

**FROM:** Mitchell Leatherby – Street & Transportation Superintendent

**RE:** Award of Bid – Coronado Decorative Plaster Repairs (Bid No. 326-PW-036)

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#### **CONTRACT DETAILS**

Bids Opened: April 16, 2026

Service: Interior Historic Plaster Repairs, Painting and Restoration

Vendor: Evergreen Architectural Arts Inc. of Oak Park, IL

Contract Amount: \$596,048

Contract Duration: Date of contract award through December 31, 2027.

Funding Source: Redevelopment Fund

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#### **NARRATIVE**

*Staff recommends an award of bid for repairs of interior finishes to the above listed vendor. Work will include plaster restoration, painting, replication of historic elements and conservation work within the historic theatre. Primary focus areas within the facility include the auditorium, historic lobby, 1<sup>st</sup> floor foyer and 2<sup>nd</sup> floor foyer.*

*This project has been discussed at length in recent years as the theatre has begun to reveal visible signs of interior vertical and horizontal surface degradation due to age, general deterioration and various water related intrusions throughout the years. As the theatre will soon celebrate 100 years since its original construction, it has now also surpassed 25 years post-restoration. Funding to advance this project has been secured through a \$400,000 grant awarded to the Friends of Coronado, a local not-for-profit organization. As the project advances in phases throughout the next year, the grant funding will reimburse the City's Redevelopment Fund.*

*Additional work as identified on the contract bid beyond the current funding, may advance as additional fund raising efforts continue.*



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*Of the 247 vendors notified, Evergreen Architectural Arts was the sole bidder, likely due to the highly specialized nature of the work requiring unique artisanship, expertise and experience in this particular class of work.*

*If you have any additional questions feel free to contact Mitch Leatherby, Street & Transportation Superintendent at (779) 348-7631.*

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

RESOLUTION AWARDING BID CONTRACT FOR CORONADO DECORATIVE PLASTER REPAIRS

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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:

CORONADO DECORATIVE PLASTER REPAIRS

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: EVERGREEN ARCHITECTURAL ARTS INC.  
Contract Amount: \$596,048.00

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

REDEVELOPMENT FUND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rockford, Illinois that the Mayor execute an agreement with EVERGREEN ARCHITECTURAL ARTS INC., of OAK PARK, IL, for CORONADO DECORATIVE PLASTER REPAIRS in amount of \$596,048.00, 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:

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

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

Rockford, Illinois

Date: April 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 EVERGREN ARCHITECTURAL ARTS INC. for CORONADO DECORATIVE PLASTER REPAIRS in the amount of \$596,048.00. The Legal Director shall prepare the appropriate resolution.

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Kevin Frost (Chair)

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Jonathan Logemann (Vice chair)

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Frank Beach

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Dawn Granath

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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:___

**CITY OF ROCKFORD  
TABULATION OF BIDS**

**BID ON: CORONADO PERFORMING ARTS CENTER DECORATIVE PLASTER REPAIRS**  
**BID NO: 326-PW-036**  
**OPENING: 04/16/26**  
**VENDORS NOTIFIED: 247**

Vendor	EEO's	Bid Bond	Apprent.	Add. 1	Labor Total A	Materials Total B	Other Expenses Total C	Total A-B-C
EverGreene Architectural Arts Brooklyn, NY Ø	x	x	x	x	\$460,214	\$51,502	\$84,332	\$596,048

**Ø RECOMMENDED AWARD**

\*as read

# as corrected