

December 17, 2025
Rockford, Illinois

RESOLUTION

No. 25-1202

ACCEPTING BID FOR NATURAL RESOURCES BUILDING

WHEREAS, the Board of Commissioners of the Forest Preserves of Winnebago County is committed to growing landholdings, restorations, natural areas, and the infrastructure to support those aspects of our mission, and,

WHEREAS, the Board, in consultation with staff during the previous two annual budget processes, approved the design, construction and budget of a new Natural Resources Building consisting of offices, a shop, and storage area designed by Blakemore Architects and,

WHEREAS, the District's competitive bidding process received nine (9) responses from general contractors, and:

WHEREAS, the lowest responsive and responsible bidder was Schmeling Construction Company,

NOW THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Forest Preserves of Winnebago County hereby approves the following:

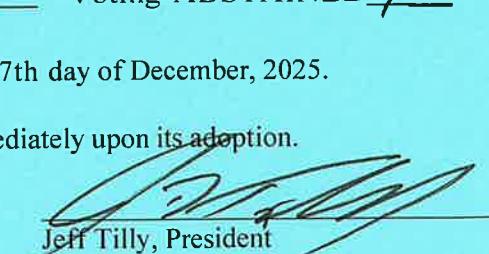
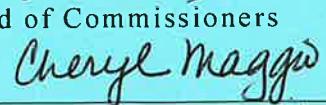
- I. Awarding the bid to Schmeling Construction Company for a total of two million five hundred and eleven thousand dollars (\$ 2,511,000.00).
- II. Rejecting the Add Alternates of: Bid A-1 Deduct for Timber Wood Canopy, Bid C-1 Addition of Concrete Pad, and Bid C-2 Add Heavy Duty Pavement.
- III. Accepting Add Alternates of: Bid A-2 Performance Bond and Bid C-3 Deduct for Chain Link Fencing.
- IV. Accepting the per unit prices of earth excavation at thirty dollars (\$ 30.00) per cubic yard, Compacted structural fill at forty-two dollars (\$ 42.00) per cubic yard, Per duplex outlet installed at one hundred eighty-five dollars (\$ 185.00), and Per data outlet box installed at one hundred forty-five dollars (\$ 145.00).
- V. Allowing the Executive Director to enter into a contractual agreement with Schmeling Construction Company for a total of two million five hundred and eleven thousand dollars (\$ 2,511,000.00)

NOW THEREFORE, BE IT FURTHER RESOLVED, the Board of Commissioners of the Forest Preserves of Winnebago County shall also allow staff to request a budget ordinance to be approved at the January 2026 Board meeting for an increase of one-hundred thousand dollars (\$ 100,000.00) into account # 965.462.10. Of which Forty-four thousand dollars (\$ 44,000.00) is carryover from FY 2024-25 and fifty-six thousand (\$ 56,000.00) will be funded from the Improvement and Development Fund Balance, to help cover contingency costs, if necessary.

Voting YES 5 Voting NO 0 Voting ABSTAINED 0

The above and foregoing Resolution was adopted this 17th day of December, 2025.

That this Resolution shall be in full force and effect immediately upon its adoption.


Jeff Tilly, President
Board of Commissioners

Cheryl Maggio
Gloria Lind, Secretary 
Board of Commissioners

Bid Tab: 25B-2442

New Natural Resource Building for Forest Preserves of Winnebago County
 Bid Date: 2:00 PM 11/20/2025

General Contractor	Base Bid	Performance Bond Cost	Completion Date (Calendar Weeks)	Unit Price Earth Excavation Ea C.Y.	Unit Price Engineered Fill Ea C.Y To Be Submitted By Lowest (3) Bidders in 24 Hours	Unit Price per outlet installed To Be Submitted By Lowest (3) Bidders in 24 Hours	Unit Price per Data installed To Be Submitted By Lowest (3) Bidders in 24 Hours	Receipt of Addendum 1 Y/N			Receipt of Bid Clarification 1 Y/N	Alternate Bid A-2 Performance Bond	Alternate Bid A-1 Deduct for Timber Wood Canopy	Alternate Bid C-1 Add for Conc. Pad	Alternate Bid C-2 Add for Heavy Duty Pavement	Alternate Bid C-3 Deduct for Chain Link Fence	
								% of OHP self work	% of OHP sub work	% of OHP credited							
Dpi Construction	\$2,773,241.00	\$23,163.00	32	\$33.00	\$45.00			10.00%	5.00%	5.00%	Y	NO RESPONSE	\$23,163.00	-\$21,000.00	\$5,100.00	\$58,100.00	-\$25,000.00
L&L Builders	\$2,649,140.00	\$264,914.00	35	\$30.00	\$42.00	\$262.00	\$465.00	10.00%	10.00%	0.00%	Y	Y	\$264,914.00	-\$81,120.00	\$4,520.00	\$69,800.00	-\$27,310.00
Scandroll Construction	\$2,686,686.00	\$20,635.00	AP 1, 26-SEPT 30, 26	\$13.00	\$25.00	\$205.00	\$160.00	10.00%	10.00%	0.00%	Y	Y	\$20,635.00	-\$58,000.00	\$5,600.00	\$73,500.00	-\$24,000.00
Schmeling Construction	\$2,536,000.00	\$253,600.00	24	\$30.00	\$42.00	\$185.00	\$145.00	10.00%	5.00%	0.00%	Y	Y	\$22,000.00	-\$38,100.00	\$7,000.00	\$68,500.00	-\$25,000.00
Sjostrom and Sons	\$2,585,570.00	\$22,563.00	32	\$35.00	\$48.00	\$325.00	\$200.00	15.00%	8.00%	0.00%	Y	Y	\$22,653.00	-\$28,199.00	\$5,250.00	\$62,975.00	-\$26,000.00
Stenstrom and Sons	\$2,630,400.00	\$18,000.00	28	\$33.00	\$46.00	\$288.00	\$512.00	10.00%	10.00%	0.00%	Y	Y	\$18,000.00	-\$90,000.00	\$4,300.00	\$65,600.00	-\$27,000.00
Winter Construction	\$2,780,000.00	\$23,000.00	24	\$30.00	\$42.00	\$225.00	\$100.00	10.00%	10.00%	5.00%	Y	Y	\$23,000.00	-\$45,000.00	\$5,700.00	\$73,000.00	-\$27,000.00