
**THE CITY OF ROCHELLE
Ogle County, Illinois**

**ORDINANCE
NO. _____**

**AN ORDINANCE ACCEPTING THE BASE BID AND ALTERNATE BID FROM TCI
CONCRETE, INC., AND REJECTING ALL OTHER BIDS FOR THE 2026 SIDEWALK
CAPITAL IMPROVEMENT PROGRAM**

**JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk**

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City Council**

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
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ORDINANCE NO: _____

**AN ORDINANCE ACCEPTING THE BASE BID FROM TCI CONCRETE, INC., AND
REJECTING ALL OTHER BIDS FOR THE 2026 SIDEWALK CAPITAL
IMPROVEMENT PROGRAM**

WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle, Ogle County, Illinois being a non-home rule unit pursuant to the provisions of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

WHEREAS, the Illinois General Assembly granted non-home rule municipalities broad authority to “pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities.” 65 ILCS 5/1-2-1; and

WHEREAS, while “non-home rule municipalities have the authority to enact ordinances, such ordinances may in no event conflict with state law or prohibit what a state statute expressly permits . . . A local ordinance may impose more rigorous or definite regulations in addition to those enacted by the state legislature so long as they do not conflict with the statute.” (*Village of Wauconda v. Hutton*, 291 Ill. App. 3d 1058, 1060 (1997)); and

WHEREAS, the City annually undertakes a Sidewalk/Pedestrian Path Capital Improvement Program, administered by the Engineering Department, to replace deteriorated sidewalks and construct new sidewalks, pedestrian paths, curb and gutter, and related improvements throughout the City; and

WHEREAS, the program is intended to enhance accessible pedestrian routes for all users, including the installation and improvement of curb ramps and other facilities to meet applicable ADA and Public Rights-of-Way Accessibility Guidelines (PROWAG) standards; and

WHEREAS, the program is primarily funded through the Utility Tax Fund (“UTF”), which was established more than twenty-five (25) years ago to provide a consistent funding source for necessary upgrades to the City’s sidewalk, curb and gutter, pavement restoration, and landscape restoration infrastructure; and

WHEREAS, since its inception, the program has resulted in the improvement or construction of over 1,300,000 square feet of sidewalks and pedestrian paths, along with substantial associated curb and gutter improvements and the installation of hundreds of accessibility ramps; and

WHEREAS, the UTF has been utilized to supplement pedestrian and related infrastructure improvements in conjunction with roadway, bridge, storm sewer, and street reconstruction projects throughout the City; and

WHEREAS, the Engineering Department prepared plans and specifications for the 2026 Sidewalk Capital Improvement Program and caused the project to be duly advertised on May 6, 2026, in the Rochelle News Leader and on the City's website; and

WHEREAS, sealed bids were publicly opened and read aloud on May 20, 2026, at 11:00 a.m., at which time five (5) bids were received for the project; and

WHEREAS, TCI Concrete, Inc. submitted the lowest responsible Base Bid in the amount of \$335,370.00, with an Alternate Bid of \$216,564.00, and Bruns Construction, Inc. submitted the next lowest Base Bid in the amount of \$362,278.00 (a tabulation of the Base Bids is attached herein as Exhibit A) ; and

WHEREAS, the Base Bid AND Alternate Bid submitted by TCI Concrete, Inc. is approximately twelve percent (12%) and (2%) below the Engineer's estimated cost for the project and is therefore deemed favorable and in the best interest of the City; and

WHEREAS, due to favorable contract unit pricing, staff is requesting the authority to negotiate change order work in an amount not to exceed \$47,000.00 within the proposed contract to facilitate other improvements within or adjacent to the project area or elsewhere within the City at the contract rate prices; and

WHEREAS, the City Engineer believes a majority of the Alternate Bid improvements can be built under a permit, to be issued by the IDOT, within its ROW. It is acknowledged that some modifications may be necessary to move minor sidewalk encroachments on the golf course property to avoid certain above ground utilities and/or relocate utilities.; and

WHEREAS, The City Engineer is concerned that delaying the permit, currently in process with IDOT along IL Rte. 251, would substantially add to the approval time and overall project cost because of conditions within an Intergovernmental agreement between the City of Rochelle and the Flagg Rochelle Community Park District (Rochelle Golf Course Property)

WHEREAS, the Mayor and City Council find that it is in the best interest of the City and its residents to accept and approve the Base Bid and the Alternate Bid proposal from TCI Concrete, Inc., and reject all other bids.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHELLE, ILLINOIS:

SECTION ONE: That the City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION TWO: The Mayor and City Council hereby accept and approve the Base Bid from TCI Concrete, Inc., in the amount of \$335,370.00 and the Alternate Bid from TCI Concrete, Inc., in the amount of \$216,564.00 for the 2026 Sidewalk Capital Improvement Project. The City Manager or his designee City Engineer is authorized to negotiate a change order subject to the proposal in an amount not to exceed \$47,000. The City Manager or his designee City Engineer is authorized to execute any documents necessary to carry out the intent of this Ordinance subject to review and revision by the City Attorney.

SECTION THREE: If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION FOUR: Where the conditions imposed by any provisions of this Ordinance are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Ordinance will govern.

SECTION FIVE: The City Clerk shall publish this Ordinance in pamphlet form.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

APPROVED this 26th day of May 2026.

ATTEST:

City Clerk

Mayor

Exhibit A

City of Rochelle
2026 Sidewalk Capital Improvements Program
Bid Opening Checklist
Bid Opening: May 20, 2026, 11:00 am

Name	Hold Harmless Agreement	Affidavit of Non-Collusion	Bid Bond	Bid Proposal	Base Bid
TCI Concrete Rockford, IL	X	X	X	X	335,370.00
Bruns Construction Rochelle, IL	X	X	X	X	362,278.00
O'Brien Civil Works Mount Morris, IL	X	X	X	X	376,580.00
Triggi Construction West Chicago, IL	X	X	X	X	394,210.00
Alliance Contractors Woodstock, IL	X	X	X	X	431,991.75
AA Construction Concrete Rockford, IL					No Bid
Bruns Construction Rochelle, IL					No Bid
DPI Construction Pecatonica, IL					No Bid
Elliott & Wood DeKalb, IL					No Bid
N-Trak Group Loves Park, IL					No Bid
PH Herrera Construction Marengo, IL					No Bid
Stenstrom Excavation & Blacktop Rockford, IL					No Bid

Enclosure (1)

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, Rose Huéramo, City Clerk of the City of Rochelle, County of Ogle and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “AN ORDINANCE ACCEPTING THE BASE BID AND ALTERNATE BID FROM TCI CONCRETE, INC., AND REJECTING ALL OTHER BIDS FOR THE 2026 SIDEWALK CAPITAL IMPROVEMENT PROGRAM” which was adopted by the Mayor and City Council of the City of Rochelle on May 26, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 26th day of May 2026.

CITY CLERK