

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: An Ordinance Accepting the Bid Proposal From DPI Construction, Inc., in the Amount \$3,127,095.12 for Phase Two of the City's Rebuild Downtown & Main Street Grant Project

Staff Contact: Michelle Pease, Community Development Director

Summary: In January of 2022, the City of Rochelle applied for the DCEO Rebuild Downtown & Main Street Capital Grant. The grant request was for \$1,151,794.00. The City was awarded the grant August 2022. Grant agreement was executed on June 12, 2023.

Contract #1 was awarded September 23, 2024. Construction is substantially completed. This contract included the parking lots only.

This proposed Contract # 2 will include the stage and restrooms, reconstruction of Parking Lots 1 – 3, the new parking lot on the corner of Washington and 2nd Avenue, the reconstruction of the alley between 4th Avenue and 5th Avenue, and a new storm sewer on 4th Avenue.

3 bids were received by the deadline. A summary of the bids is as follows:

Contractor	Bid	\$ OVER/UNDER ESTIMATE	% OVER/UNDER ESTIMATE
DPI Construction, Inc. Pecatonica, IL	\$3,127,095.12	\$319,912.42↑	11.4%↑
Stenstrom Construction Group Rockford, IL	\$3,316,768.17	\$509,585.47↑	18.2%↑
Helm Civil Freeport, IL	\$3,874,403.40	\$1,067,220.70↑	38.0%↑

The new parking lot may be removed to decrease the expense and be completed later at a cost savings summarized below:

	Engineer's Estimate	DPI Construction, Inc.
Base Bid	\$2,807,182	\$3,127,095
Alternate 1- Removing the new parking lot at Washington & 2 nd Ave.	(\$325,176)	(\$321,545)
Total	\$2,482,006	\$2,805,550

To move forward with the project, the acceptance of the lower from bid. DPI Construction, Inc., for the total bid of \$3,127,095, which is \$319,912.42 over the engineer's estimated bid.

Also, please note, construction and engineering cost the 4th Avenue storm sewer will come out of Capital Improvement funds.

Expense & Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:
Downtown TIF- Other Improvements	\$2,482,006	\$2,801,919
DCEO Rebuild Downtowns & Main Streets Capital Grant	\$1,151,794	\$583,078 (\$568,717 already paid to Contract #1 Parking Lots A and Parking Lots #5, # 8 & 9)
Transfer from Landfill	\$670,000	\$670,000
Transfer from Hotel/Motel Tax/Railroad	\$150,000	\$150,000
Transfer from TIF Bonds	\$2,500,000	\$1,398,841 (remaining TIF bonds to be directed to future parking lots and utility underground work)

Strategic Plan Goal Application: Economic & Business Development. Quality of Life. Infrastructure Effectiveness & Improvements.

Recommendation: Approve the ordinance to accept the lower bid from DPI Construction, Inc., for the base bid of \$3,127,095.12