
THE CITY OF ROCHELLE

Ogle County, Illinois

RESOLUTION

NO. _____

**A RESOLUTION ACCEPTING THE BID PROPOSAL FROM N-TRAK GROUP, LLC,
IN THE AMOUNT OF \$544,065.54 FOR THE CITY'S REBUILD DOWNTOWN &
MAIN STREET GRANT PROJECT**

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

**TOM McDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
ROSAELIA ARTEAGA
BEN VALDIVIESO
City Council**

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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, in 2022 the City of Rochelle applied for and was awarded a 1.1 million dollar grant from Governor Pritzker's Rebuild Illinois' Downtowns and Main Streets program; and

WHEREAS, as part of the Rebuild Downtown and Main Street Project ("Project"), the City will rehab several existing parking lots, construct two additional parking lots and a public restroom; and

WHEREAS, bids for the parking lot improvements portion of the Project were opened at City Hall at 11:00 A.M. on Wednesday, September 11, 2024; and

WHEREAS, two bids were received, a tabulation of the bid proposals is attached as Exhibit A; and

WHEREAS, the lowest qualified bidder was N-TRAK Group, LLC in the amount of \$544,065.54; and

WHEREAS, N-TRAK Group LLC's proposal came in at 16.4% below the engineer's estimate; and

WHEREAS, Willett Hofmann and staff both recommend the approval of the proposal from N-TRAK Group, LLC for the parking lot improvements; and

WHEREAS, it has been determined by the Corporate Authorities of the City of Rochelle that it is in the best interest of the City and its residents to accept the proposal from N-TRAK Group, LLC in the amount of \$544,065.54 for the parking lot improvements as part of the Rebuild Downtown and Main Street Grant Project.

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 Resolution as if fully set forth herein.

SECTION TWO: The bid proposal submitted by N-TRAK Group, LLC in the amount of \$544,065.54 is hereby accepted. The City Manager or his designee is authorized to sign any documents necessary to carry out the approval of the proposal of N-TRAK Group, LLC for the parking lot improvements as part of the Rebuild Downtown and Main Street Grant Project.

SECTION THREE: If any provision of this Resolution 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 Resolution that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Resolution is severable.

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

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

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

APPROVED THIS 23rd day of September 2024.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A – BID TABULATION



September 11, 2024

Michelle Pease, Community Development Director
City of Rochelle
420 North 6th Street
Rochelle, Illinois 61068

Re: Rebuild Downtowns and Main Streets Grant
Contract No. 1 – Parking Lot Improvements
Award Recommendation

Dear Michelle:

Proposals for the Contract No. 1 – Parking Lot Improvements project were opened at City Hall at 11:00 A.M. on Wednesday, September 11, 2024. A total of two (2) proposals were received.

One (1) addendum was issued prior to bidding. All proposals were opened, and the total amount bid by each contractor was read aloud. A tabulation of bids was later completed and verified in our office and is attached for your review.

BIDDING IRREGULARITIES

None.

BID RESULTS

The cost estimate based on completed plans was \$650,428.30. The low bid of \$544,065.54 was \$106,362.76 and 16.4% under our estimate. A tabulation of bids compared to our estimate in dollars and percent is as follows:

CONTRACTOR	BID	\$ OVER/UNDER ESTIMATE	% OVER/UNDER ESTIMATE
N-TRAK Group, LLC Loves Park, IL	\$544,065.54	\$106,362.76↓	16.4%↓
Martin & Company Excavating Oregon, IL	\$750,832.00	\$100,403.70↑	15.4%↑

809 East 2nd Street, Dixon, IL 61021 T: (815) 284-3381 F: (815) 284-3385

WillettHofmann.com

RECOMMENDATION

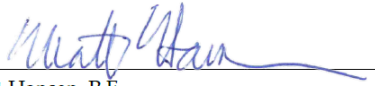
We recommend that Contract No. 1 – Parking Lot Improvements project be awarded to N-TRAK Group, LLC, 1523 Windsor Road, Loves Park, IL 61111 for their low, responsive, and responsible bid of \$544,065.54.

Please feel free to call if you have any questions.

Sincerely,

WILLETT, HOFMANN & ASSOCIATES, INC.

BY



Matt Hansen, P.E.

MH:kw

Encl.

TABULATION OF BIDS

Bid Opening: September 11, 2024
11:00 A.M.
City Hall

Contractor			Engineer's Estimate \$650,428.30			Martin & Company			N-TRACK Group, LLC		
Addenda Acknowledgement (1)							✓		✓		
Signed Bid							✓		✓		
Bid Bond							✓		✓		
DCSO REP Utilization Plan							✓		✓		
BEP Section 1							✓		✓		
Bidder Certification Regarding the Steel Products Procurement Act							✓		✓		
No.	Item	Quantity	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total		
1	TREE REMOVAL (OVER 15 UNITS DIAMETER)	2	UNIT DIA	\$ 75.00	\$ 150.00	\$ 100.00	\$ 200.00	\$ 725.00	\$ 1,450.00		
2	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	117	CU YD	\$ 40.00	\$ 4,680.00	\$ 96.00	\$ 11,332.00	\$ 30.00	\$ 3,510.00		
3	TOPSOIL FURNISH AND PLACE 4"	251	SQ YD	\$ 8.00	\$ 2,008.00	\$ 6.60	\$ 1,656.60	\$ 35.00	\$ 8,785.00		
4	EROSION CONTROL BLANKET	130	SQ YD	\$ 4.25	\$ 552.50	\$ 4.90	\$ 637.00	\$ 14.50	\$ 1,885.00		
5	TEMPORARY EROSION CONTROL SEEDING	3	POUND	\$ 20.00	\$ 60.00	\$ 0.02	\$ 0.05	\$ 8.00	\$ 21.44		
6	INLET AND PIPE PROTECTION	3	EACH	\$ 225.00	\$ 675.00	\$ 250.00	\$ 750.00	\$ 365.00	\$ 1,095.00		
7	AGGREGATE SURGRADE IMPROVEMENT	3,032	TON	\$ 35.00	\$ 106,120.00	\$ 26.30	\$ 79,741.60	\$ 28.00	\$ 84,896.00		
8	AGGREGATE BASE COURSE, TYPE B	162	TON	\$ 45.00	\$ 7,290.00	\$ 32.30	\$ 5,232.60	\$ 35.00	\$ 5,670.00		
9	BITUMINOUS MATERIALS (PRIME COAT)	6,599	POUND	\$ 1.25	\$ 8,198.75	\$ 0.10	\$ 659.90	\$ 0.55	\$ 3,607.45		
10	BITUMINOUS MATERIALS (TACK COAT)	656	POUND	\$ 1.50	\$ 984.00	\$ 0.10	\$ 65.60	\$ 1.70	\$ 1,115.20		
11	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, NS0	334	TON	\$ 120.00	\$ 40,080.00	\$ 154.00	\$ 51,436.00	\$ 112.00	\$ 37,408.00		
12	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "C", NS0	334	TON	\$ 140.00	\$ 46,760.00	\$ 154.00	\$ 51,436.00	\$ 121.00	\$ 40,414.00		
13	PROTECTIVE COAT	1,988	SQ YD	\$ 1.95	\$ 3,896.40	\$ 3.75	\$ 7,359.00	\$ 0.50	\$ 994.00		
14	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 7 INCH	167	SQ YD	\$ 135.00	\$ 22,545.00	\$ 168.00	\$ 28,056.00	\$ 106.00	\$ 17,702.00		
15	PORTLAND CEMENT CONCRETE SIDEWALKS 5 INCH	3,963.5	SQ FT	\$ 16.50	\$ 65,797.75	\$ 13.90	\$ 49,532.65	\$ 10.50	\$ 37,416.75		
16	DETECTABLE WARNINGS	52.7	SQ FT	\$ 45.00	\$ 2,371.50	\$ 64.00	\$ 3,372.80	\$ 45.00	\$ 2,371.50		
17	PAVEMENT REMOVAL	3,192	SQ YD	\$ 20.25	\$ 64,638.00	\$ 7.70	\$ 24,578.40	\$ 6.00	\$ 19,152.00		
18	DRIVEWAY PAVEMENT REMOVAL	141	SQ YD	\$ 15.00	\$ 2,115.00	\$ 17.90	\$ 2,523.90	\$ 9.50	\$ 1,339.50		
19	CURB REMOVAL	960	FOOT	\$ 10.75	\$ 10,320.00	\$ 5.99	\$ 5,750.40	\$ 7.00	\$ 6,720.00		
20	COMBINATION CURB AND GUTTER REMOVAL	547	FOOT	\$ 12.00	\$ 6,564.00	\$ 8.65	\$ 4,721.41	\$ 7.00	\$ 3,829.00		
21	SIDEWALK REMOVAL	4,194	SQ FT	\$ 2.50	\$ 10,485.00	\$ 5.15	\$ 21,599.10	\$ 2.00	\$ 8,388.00		
22	MEDIAN REMOVAL	799	SQ FT	\$ 3.50	\$ 2,796.50	\$ 6.05	\$ 4,891.95	\$ 2.00	\$ 1,518.00		
23	STORM SEWERS, CLASS A, TYPE 1 - 12"	18	FOOT	\$ 92.25	\$ 1,660.50	\$ 166.00	\$ 2,988.00	\$ 166.00	\$ 2,988.00		
24	STORM SEWER REMOVAL, 12"	28	FOOT	\$ 30.00	\$ 840.00	\$ 41.00	\$ 1,148.00	\$ 78.00	\$ 2,184.00		
25	FIRE HYDRANTS TO BE ADJUSTED	1	EACH	\$ 1,750.00	\$ 1,750.00	\$ 4,800.00	\$ 4,800.00	\$ 2,800.00	\$ 2,800.00		
26	MANHOLES TO BE ADJUSTED	1	EACH	\$ 1,000.00	\$ 1,000.00	\$ 1,910.00	\$ 1,910.00	\$ 1,100.00	\$ 1,100.00		
27	INLETS TO BE ADJUSTED	2	EACH	\$ 850.00	\$ 1,700.00	\$ 1,650.00	\$ 3,300.00	\$ 1,100.00	\$ 2,200.00		
28	VALVE BOXES TO BE ADJUSTED	3	EACH	\$ 500.00	\$ 1,500.00	\$ 1,350.00	\$ 4,050.00	\$ 650.00	\$ 1,950.00		
29	REMOVING INLETS	1	EACH	\$ 975.00	\$ 975.00	\$ 990.00	\$ 990.00	\$ 900.00	\$ 900.00		
30	CONCRETE CURB, TYPE B	385.5	FOOT	\$ 45.00	\$ 17,347.50	\$ 46.00	\$ 17,733.00	\$ 41.00	\$ 15,855.00		
31	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-4.12	1,067	FOOT	\$ 45.00	\$ 48,015.00	\$ 47.00	\$ 50,149.00	\$ 51.00	\$ 54,417.00		
32	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-4.18	554	FOOT	\$ 60.00	\$ 33,210.00	\$ 74.00	\$ 40,999.00	\$ 53.00	\$ 29,335.50		
33	CONCRETE MEDIAN SURFACE, 4 INCH	825	SQ FT	\$ 12.00	\$ 9,900.00	\$ 12.00	\$ 9,900.00	\$ 9.00	\$ 7,425.00		
34	PAINT PAVEMENT MARKING - LETTER AND SYMBOLS	15.5	SQ FT	\$ 8.00	\$ 124.00	\$ 28.00	\$ 434.00	\$ 63.00	\$ 975.00		
35	PAINT PAVEMENT MARKING - LINE 4"	2,158	FOOT	\$ 1.70	\$ 3,668.60	\$ 4.90	\$ 10,574.20	\$ 1.40	\$ 3,021.20		
36	PAINT MARKING REMOVAL - WATER BLASTING	13	SQ FT	\$ 175.00	\$ 2,275.00	\$ 250.00	\$ 3,250.00	\$ 240.00	\$ 3,120.00		
37	BUILDING REMOVAL NO. 1	1	L.SUM	\$ 55,000.00	\$ 55,000.00	\$ 87,000.00	\$ 87,000.00	\$ 30,000.00	\$ 30,000.00		
38	CONCRETE REMOVAL (SPECIAL)	108.9	SQ YD	\$ 35.00	\$ 3,761.50	\$ 30.00	\$ 3,237.00	\$ 50.00	\$ 5,445.00		
39	EARTH EXCAVATION (SPECIAL)	1,368	CU YD	\$ 30.00	\$ 41,040.00	\$ 54.63	\$ 74,733.84	\$ 40.00	\$ 54,720.00		
40	SEEDING, CLASS 1 (SPECIAL)	0.03	ACRE	\$ 25,000.00	\$ 750.00	\$ 79,000.00	\$ 2,370.00	\$ 81,000.00	\$ 2,430.00		
41	BRICK SIDEWALK REMOVAL	120	SQ FT	\$ 12.00	\$ 1,440.00	\$ 44.00	\$ 5,280.00	\$ 43.00	\$ 5,160.00		
42	INLET (SPECIAL)	1	EACH	\$ 3,750.00	\$ 3,750.00	\$ 5,500.00	\$ 5,500.00	\$ 4,500.00	\$ 4,500.00		
43	TRAFFIC CONTROL AND PROTECTION (SPECIAL)	1	L.SUM	\$ 7,500.00	\$ 7,500.00	\$ 49,500.00	\$ 49,500.00	\$ 15,000.00	\$ 15,000.00		
44	HANDHOLE TO BE ADJUSTED	1	EACH	\$ 2,500.00	\$ 2,500.00	\$ 3,200.00	\$ 3,200.00	\$ 1,800.00	\$ 1,800.00		
45	ASBESTOS ABATEMENT	1	L.SUM	\$ 10,000.00	\$ 10,000.00	\$ 14,500.00	\$ 14,500.00	\$ 7,800.00	\$ 7,800.00		
TOTAL BID PROPOSAL					\$ 650,428.30				\$ 544,065.54		
						From Estimate:	\$ 100,405.70	\$	(106,362.75)		
							15.4%		-16.4%		

STATE OF ILLINOIS)
) SS.
COUNTY OF OGLE)

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 Resolution No. _____,
“A RESOLUTION ACCEPTING THE BID PROPOSAL FROM N-TRAK GROUP, LLC, IN
THE AMOUNT OF \$544,065.54 FOR THE CITY’S REBUILD DOWNTOWN & MAIN
STREET GRANT PROJECT” which was adopted by the Mayor and City Council of the City of
Rochelle on September 23, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of
the City of Rochelle this 23rd day of September, 2024.

CITY CLERK