

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:

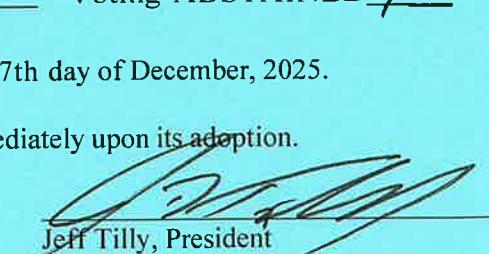
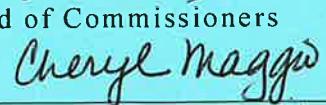
- I. Awarding the bid to Schmeling Construction Company for a total of two million five hundred and eleven thousand dollars (\$ 2,511,000.00).
- II. Rejecting the Add Alternates of: Bid A-1 Deduct for Timber Wood Canopy, Bid C-1 Addition of Concrete Pad, and Bid C-2 Add Heavy Duty Pavement.
- III. Accepting 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 Resources of Winneshago County  
Bid Date: 11/20/2025  
2:00 PM

General Contractor	Base Bid	Performance Bond Cred	Completion Date (Calendar Weeks)	Unit Price Earth Excavation Ex. C.V.	Unit Price per outlet installed To Be Submitted by Lowest Biders	Unit Price Engineered Fill Ex. C.V. To Be Submitted By Lowest Submitters 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 % of OHP Addendum 1		Receipt of % of OHP Addendum 1		Receipt of % of OHP Addendum 1		Receipt of % of OHP Addendum 1	
									Self Work	Sub Work						
Qb Construction	\$2,731,540.00	\$2,513,100.00	33	\$13,00	\$45,00	\$45,00	\$45,00	\$10,000	5.00%	5.00%	Y	Y	Y	Y	51,000.00	51,000.00
L.E. Builders	\$2,694,414.00	\$2,474,104.00	35	\$13,00	\$47,00	\$47,00	\$47,00	\$10,000	9.00%	9.00%	Y	Y	Y	Y	54,110.00	54,110.00
Summit Construction	\$2,660,648.00	\$2,603,550.00	As 1-26-SEP-2026	\$13,00	\$33,00	\$33,00	\$33,00	\$10,000	10.00%	10.00%	Y	Y	Y	Y	50,631.00	50,631.00
Enduring Construction	\$2,575,760,000.00	\$2,575,760,000.00	24	\$10,00	\$42,00	\$42,00	\$42,00	\$10,000	5.00%	5.00%	Y	Y	Y	Y	52,220.00	52,220.00
Sections and Seats	\$22,385,310.00	\$22,385,310.00	33	\$35,00	\$44,00	\$44,00	\$44,00	\$20,000	15.00%	15.00%	Y	Y	Y	Y	53,320.00	53,320.00
Summit and Sons	\$1,610,402.00	\$1,100,000.00	76	\$13,00	\$46,00	\$28,00	\$28,00	\$10,000	10.00%	10.00%	Y	Y	Y	Y	54,160.00	54,160.00
White Construction	\$2,345,000.00	\$2,345,000.00	24	\$20,00	\$41,00	\$22,00	\$22,00	\$10,000	10.00%	10.00%	Y	Y	Y	Y	52,000.00	52,000.00

Alternate Bid C-3

Deficit for Chain

Link Firms

Unit Payment

Unit Firms

Unit Firms