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

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**ORDINANCE**  
**NO. \_\_\_\_\_**

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**AN ORDINANCE ACCEPTING AND APPROVING THE PROPOSAL FROM LARSON &  
LARSON BUILDERS INC. FOR RMU BUILDING IMPROVEMENTS**

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**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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Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle  
Peterson, Johnson, and Murray, LLC, City Attorneys  
200 W. Adams, Suite 2125, Chicago, IL 60606

**ORDINANCE NO: \_\_\_\_\_**

**Date Passed: September 25, 2023**

**AN ORDINANCE ACCEPTING AND APPROVING THE PROPOSAL FROM LARSON & LARSON BUILDERS INC. FOR RMU BUILDING IMPROVEMENTS**

**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**, the city of Rochelle operates and provides various municipal utility services to residents and business, as Rochelle Municipal Utilities (“RMU”); and

**WHEREAS**, the RMU Building is in need of improvements; and

**WHEREAS** the City issued a Request for Proposals for RMU Building Improvements (“the RFP”) and published the RFP in the Rochelle News Leader on August 4, 2023, and

**WHEREAS**, pre-bid meeting was held on August 16, 2023, where twelve contractors and two bid plan rooms were provided bid documents; and

**WHEREAS**, in accordance with the RFP, on September 6, 2023, the City received and properly opened six (6) sealed proposals (a copy of the bid tabulation is attached herein as Exhibit A); the

**WHEREAS**, the lowest bidder was in the amount of one million, ninety-two thousand dollars, (\$1,092,000) from Larson & Larson Builders, Inc., of Loves Park, Illinois (a copy of the Proposal is attached herein as Exhibit B); and

**WHEREAS** the proposal submitted by Larson & Larson Builders, Inc. meets the City’s specifications for the RMU Building Improvements and is most advantageous to the City; and

**WHEREAS**, staff is also asking for the City Manager to have the authority to approve change orders up to ten percent (10%) of the amount of the total project cost or a maximum of one hundred nine thousand, two hundred dollars (\$109,200) to cover unforeseen expenses; and

**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 Proposal from Larson & Larson Builders, Inc. for the RMU building improvements and authorize a ten percent (10%) contingency.

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Council of the City of Rochelle as follows:

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 Proposal of Larson & Larson, Builders Inc., in the amount of one million, ninety-two thousand dollars, (\$1,092,000) for the RMU building improvements and authorize the City Manager to execute any and all necessary agreements to memorialize the terms of said proposal (attached hereto as Exhibit B) in a form to be reviewed by the City Attorney. Furthermore, the City Manager is authorized to approve change orders in an amount not to exceed one hundred nine thousand, two hundred dollars (\$109,200).

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.

PASSED AND APPROVED this 25th day of September 2023.

ATTEST:

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City Clerk

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Mayor



**Exhibit B**

**BID DOCUMENT**

**SUBMIT TWO ORIGINAL COPIES**

**CITY OF ROCHELLE, ILLINOIS**

**ROCHELLE MUNICIPAL UTILITIES  
BUILDING IMPROVEMENTS PROJECT**

PREPARED BY:



**WILLETT HOFMANN  
& ASSOCIATES INC**

ENGINEERING ARCHITECTURE LAND SURVEYING

809 EAST 2ND STREET, DIXON, IL 61021-0367  
T: 815-284-3381 DESIGN FIRM: #184-000918

DATE OF RELEASE: August 9, 2023

**BIDS DUE: September 6, 2023 at 3:00 PM**

WHA PROJECT #1551D22

The attached enclosed items are to be submitted as the Bid Package  
per Document 00 21 13 – Instructions to Bidders in the Project Manual:

Bid Form for Lump Sum Contract  
Bid Security  
Tax Certification  
Non-Collusion Affidavit

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**BID FORM**

To: City of Rochelle, Illinois  
420 North 6th Street  
Rochelle, Illinois 61068

Project: Rochelle Municipal Utilities  
Building Improvements Project  
1030 South 7th Street  
Rochelle, Illinois 61068

Date: September 6, 2023

Submitted by: (Official full name of firm and legal address)

Larson & Larson Builders, Inc.

5612 Industrial Ave

Loves Park, IL 61111

1. OFFER

Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Project Manual/Contract Documents dated August 9, 2023, prepared by Project Engineer Willett, Hofmann & Associates, Inc., 809 East 2nd Street, Dixon, Illinois, for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work described on the Drawings and Specifications for the Sum of:

**BASE BID:**

One million Twenty five Thousand <sup>ED</sup>

(\$ 1,025,000 <sup>ED</sup> ) in lawful money of the United States of America.  
Amount shall be in both words and figures. In case of discrepancy the amount stated in words shall govern.

**ALTERNATE BIDS:**

**ALTERNATE BID 1:** All work as indicated as Alternate Bid 1 on Drawings and Specifications, namely the installation of a new sectional overhead door (OH-2) and associated demolition and other work.

ADD Twenty five Thousand

(ADD: \$ 25,000 )  
Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.

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**ALTERNATE BID 2:** All work as indicated as Alternate Bid 2 on Drawings and Specifications, namely the installation of a new trench drain and associated demolition and other work.

ADD Forty two thousand

(ADD: \$ 42,000 )

Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.

No alternate bids will be considered unless specifically requested on this Bid form.

We have included a bid security, attached herewith, as required by the Instruction to Bidders and all applicable taxes, permitting and fees including: Federal, State of Illinois, County of Ogle and City of Rochelle are included in the Bid Sum. This base bid amount covers all expenses incurred in performing the work required under the contract documents including payment of prevailing wages in accordance with the Illinois Prevailing Wage Act.

2. ACCEPTANCE

Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding. The Bidder agrees that this bid shall be good and may not be withdrawn for a period of sixty (60) calendar days after the scheduled closing time for receiving bids. Upon receipt of written notice of the acceptance of this bid, Bidder will execute the formal contract within fifteen (15) calendar days and deliver the required bonds and an acceptable Certificate of Insurance and all other requirements as specified by the bidding documents.

3. CONTRACT TIME

If this Bid is accepted, we will:  
Be available to start the Work within Fourteen ( 14 )  
calendar days from Bid Opening, and  
Complete the Work in One hundred Eighty three ( 183 )  
calendar days from the date of the Notice to Proceed.

4. ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

Addendum # <u>1</u> Dated <u>8/18/23</u>	Addendum # <u>3</u> Dated <u>9/1/23</u>
Addendum # <u>2</u> Dated <u>8/30/23</u>	Addendum # ..... Dated .....

5. APPENDICES

The following documents are attached to and made a condition of the Bid:

Bid security in form of: Bid Bond  
In the amount of: \$9,100 Nine Thousand one hundred

If this Bid is accepted within the indicated time, and we fail to provide the required insurance certificates, required bonds or fail to commence the work, the Bid security shall be forfeited as damages to the Owner by reason of our failure, limited in amount to the lesser of the face value of the Bid security or the difference between this Bid and the Bid upon which a Contract is signed. In the event our Bid is not accepted within the time stated above, the required Bid security will be returned to the undersigned, according to the provisions of the Instructions to Bidders, unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

6. SUPPLEMENTAL INFORMATION

List of Subcontractors \ Major Suppliers:

The following work will be performed or provided by subcontractors and coordinated by us (provide additional sheets as necessary):

WORK SUBJECT	NAME

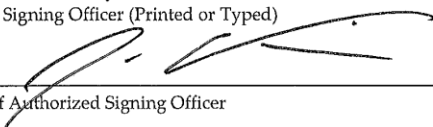
TO  
BE  
Determined

7. BID FORM SIGNATURES

The Corporate Seal of:

Larson & Larson Builders, Inc.  
(Company Name)

was hereunto affixed in the presence of:

Joe Kinney President  
Authorized Signing Officer (Printed or Typed) Title  
 9/6/2023  
Signature of Authorized Signing Officer Date

END OF DOCUMENT



TAX CERTIFICATION

I, Joe Kinney, President of  
(Name) (Title)

Larson & Larson Builders, Inc. do hereby certify under oath that  
(Organization)

Larson & Larson Builders, Inc. is not delinquent in the payment  
(Organization)

of any tax administered by the Illinois Department of Revenue.

Date: 9/6/2023

By: [Signature]

Title: President

Organization: Larson & Larson Builders, Inc.

Subscribed and sworn to before me this

6th day of September, 20 23.

By Sheri Green

Title Notary Public

My Commission Expires 10-22-23




NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

State of Illinois )  
County of Winnebago ) ss.

Joe Kinney , being first duly sworn, deposes and says that:

- (1) She/He is President of Larson & Larson Builders, Inc., the Bidder that has submitted the attached Bid;
- (2) She/He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
- (3) Such Bid is genuine and is not a collusive or sham Bid;
- (4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Rochelle or any person interested in the proposed Contract; and
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

  
\_\_\_\_\_  
(Signed)  
Joe Kinney                      President  
\_\_\_\_\_  
(Name & Title)

Subscribed and sworn to before me this 6th day of September, 20 23.

Sheri Green  
\_\_\_\_\_  
(Notary Public)

My commission expires 10-22-23.



STATE OF ILLINOIS        )  
  )  
COUNTY OF OGLE        )        SS.

CERTIFICATE

I, Rose Hueramo, 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 AND APPROVING THE PROPOSAL FROM LARSON & LARSON BUILDERS INC. FOR RMU BUILDING IMPROVEMENTS” which was adopted by the Mayor and City Council of the City of Rochelle on September 25, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 25th day of September 2023.

\_\_\_\_\_  
CITY CLERK