
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE ACCEPTING AND APPROVING THE PROPOSAL OF LARSON &
LARSON BUILDERS, INC., PURSUANT TO THE REQUEST FOR BIDS FOR THE
CONSTRUCTION OF AN IRON FILTER PLANT AT WELL 8**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

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

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
Law Offices of Peterson, Johnson, & Murray, LLC – City Attorneys
1301 W. 22nd Street – Ste. 500 Oak Brook, Illinois 60523

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AN ORDINANCE ACCEPTING AND APPROVING THE PROPOSAL OF LARSON & LARSON BUILDERS, INC., PURSUANT TO THE REQUEST FOR BIDS FOR THE CONSTRUCTION OF AN IRON FILTER PLANT AT WELL 8

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 provides utility services including electric, water, sewer, wastewater treatment, and advanced communications to the greater Rochelle Community through the Utility Department, which is commonly referred to as Rochelle Municipal Utilities (RMU); and

WHEARAS, the plans for construction improvements to Well 8 started in 2022; and

WHEARAS, RMU published a request for bids in the Rockford Register Star on April 2, 2024; and

WHEARAS, the City held a bid opening on May 6, 2024 for the project; and

WHEREAS, in accordance with the request for bids, on May 6, 2024, the City properly opened the three (3) bids it received, a summary of the three bids is attached as Exhibit A; and

WHEREAS, the lowest bid was from Larson & Larson Builders, Inc., and was in the amount of \$6,700,000 (a copy of the Proposal is attached as Exhibit A); and

WHEREAS, the bid is under the Engineer’s Cost Estimate of \$7,130,863 and the proposal meets the City’s specifications for the project; 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., in the amount of \$6,700,000 contingent on IEPA’s issuance of a loan agreement.

**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: Contingent on the Illinois Environmental Protection Agency's issuance of a loan agreement, the Mayor and City Council hereby accept and approve the proposal of Larson & Larson Builder Inc., for construction of an iron filtration plant at Well 8 in the amount of \$6,700,000 and authorize the City Manager or his designee to execute any and all necessary agreements to memorialize the terms of said proposal (summarized in Exhibit A) in a form to be reviewed 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 13th day of May 2024.

ATTEST:

City Clerk

Mayor

EXHIBIT A



May 6, 2024

Mr. Adam Lanning, Superintendent of Water & Water Reclamation
Rochelle Municipal Utilities
333 Lincoln Highway
P. O. Box 456
Rochelle, IL 61068

Re: Letter of Recommendation: Well No. 8 Water Treatment Facility – RE-BID

Dear Mr. Lanning,

In compliance with the Advertisement For Bids for the above-referenced project, bid packages were available through QuestCDN.com and our office with bids due by 1:00 p.m. today. Seventeen companies held bid packages, seven were identified as prime bidders, and three bids were received for the opening at City Hall.

Our office has completed a review of the bids submitted and the low bid (EDA Eligible Scope and Non-EDA Eligible Scope) was submitted by Larson & Larson Builders, Inc., 5612 Industrial Ave., Loves Park, IL 61111 with the necessary forms included in their submittal. A summary of the bid results is as follows:


	ENGINEER'S ESTIMATE	Larson & Larson Builders, Inc.	Sjostrom & Sons, Inc.	Stenstrom Construction Group
EDA Eligible Scope, Sub- Total (As Calculated)	\$3,097,863.00	\$2,943,000.00	\$2,822,380.00	\$2,993,000.00
Non EDA Eligible, Sub-Total (As Calculated)	\$4,033,000.00	\$3,735,000.00	\$3,944,093.00	\$4,052,000.00
TOTAL	\$7,130,863.00	\$6,700,000.00	\$6,766,473.00	\$7,045,000.00

The low total bid submitted by Larson & Larson Builders, Inc. of \$6,700,000.00 is approximately 6% lower than the Engineer's Estimate. A bid tabulation is enclosed for your review.

Fehr Graham recommends the total bid amount for the Well No. 8 Water Treatment Facility – RE-BID project be awarded to Larson & Larson Builders, Inc. in the amount of \$6,700,000.00.

Fehr Graham can proceed with preparing the contract documents should you decide to move forward with this Base Bid work. Thank you for the opportunity to provide you with professional services. Should you need anything further, please contact our office anytime.

Sincerely,


Jason T. Stoll, PE
Principal

JTS:bm

Enclosure

O:\Rochelle Municipal Utilities\22-263 - Well 8 Treatment Facility\PA Final\22-263 RMU 2024-03-15 Well 8 TF Ltr of Rec RE-BID A.
Lanning.docx

Bid Tabulation
WELL NO. 8 WATER TREATMENT FACILITY - RE-BID PROJECT, CITY OF ROCHELLE, ROCHELLE, IL
Project No. 22-263

CONTRACTOR AND ADDRESS:					ENGINEER'S ESTIMATE		Larson & Larson Builders, Inc. 5612 Industrial Ave. Loves Park, IL 61111		Sjostrom & Sons, Inc. 1129 Harrison Avenue Rockford, IL 61104		Stenstrom Construction, Inc. dba Stenstrom Construction Group 2420 20th St., Rockford, IL 61104	
No.	Code	Description	Quantity	Unit	Unit	Total	Unit	Total	Unit	Total	Unit	Total
1		Water Treatment Building (Shell Only, A & S sheets)	1	LS	\$2,047,863.00	\$ 2,047,863.00	\$1,395,000.00	\$ 1,395,000.00	\$1,190,751.00	\$ 1,190,751.00	\$1,473,000.00	\$ 1,473,000.00
2		Horizontal Pressure Filter Equipment (Install & Equipment)	1	LS	\$1,050,000.00	\$ 1,050,000.00	\$1,550,000.00	\$ 1,550,000.00	\$1,631,629.00	\$ 1,631,629.00	\$1,520,000.00	\$ 1,520,000.00
EDA Eligible Scope, Sub-Total						\$3,097,863.00		\$2,945,000.00		\$2,822,380.00		\$2,993,000.00
3		Site Civil Improvements (G and C Sheets)	1	LS	\$750,000.00	\$ 750,000.00	\$858,000.00	\$ 858,000.00	\$1,116,498.00	\$ 1,116,498.00	\$915,000.00	\$ 915,000.00
4		Process Piping & Chemical Treatment Equipment (W Sheets)	1	LS	\$1,118,000.00	\$ 1,118,000.00	\$838,000.00	\$ 838,000.00	\$885,033.00	\$ 885,033.00	\$865,000.00	\$ 865,000.00
5		Mechanical & HVAC Equipment (M Sheets)	1	LS	\$173,000.00	\$ 173,000.00	\$143,000.00	\$ 143,000.00	\$150,699.00	\$ 150,699.00	\$147,000.00	\$ 147,000.00
6		Electrical Equipment (E Sheets)	1	LS	\$1,088,000.00	\$ 1,088,000.00	\$992,000.00	\$ 992,000.00	\$1,020,796.00	\$ 1,020,796.00	\$1,079,000.00	\$ 1,079,000.00
7		Backwash Tank (100,000 gallon)	1	LS	\$188,000.00	\$ 188,000.00	\$371,000.00	\$ 371,000.00	\$178,101.00	\$ 178,101.00	\$180,000.00	\$ 180,000.00
8		Water Sales Equipment	1	LS	\$45,000.00	\$ 45,000.00	\$64,000.00	\$ 64,000.00	\$67,284.00	\$ 67,284.00	\$66,000.00	\$ 66,000.00
9		Well No. 8 Improvements	1	LS	\$75,000.00	\$ 75,000.00	\$104,000.00	\$ 104,000.00	\$99,689.00	\$ 99,689.00	\$129,000.00	\$ 129,000.00
10		Generator	1	LS	\$240,000.00	\$ 240,000.00	\$154,000.00	\$ 154,000.00	\$203,831.00	\$ 203,831.00	\$188,000.00	\$ 188,000.00
11		Controls	1	LS	\$146,000.00	\$ 146,000.00	\$146,000.00	\$ 146,000.00	\$146,000.00	\$ 146,000.00	\$146,000.00	\$ 146,000.00
12		Mobilization/Demobilization	1	LS	\$120,000.00	\$ 120,000.00	\$30,000.00	\$ 30,000.00	\$25,000.00	\$ 25,000.00	\$45,000.00	\$ 45,000.00
13		Bonds and Insurance	1	LS	\$90,000.00	\$ 90,000.00	\$55,000.00	\$ 55,000.00	\$51,162.00	\$ 51,162.00	\$72,000.00	\$ 72,000.00
Non EDA Eligible, Sub-Total						\$4,033,000.00		\$3,755,000.00		\$3,944,093.00		\$4,052,000.00
Addendum No. 1 (Yes / No)							Yes / Acknowledged		Yes / Acknowledged		Acknowledged	
Bid Security							Bid Bond / 5%		Bid Bond / 5%		Bid Bond - 5%	
TOTAL LUMP SUM BID AMOUNT (As Calculated)						\$7,130,863.00	\$6,700,000.00		\$6,766,473.00		\$7,045,000.00	
TOTAL LUMP SUM BID AMOUNT (As Read)							\$6,700,000.00		\$6,766,473.00		\$7,045,000.00	

I certify that the above tabulation is true and correct.


 Jason Stoll, PE
FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL

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 AND APPROVING THE PROPOSAL OF LARSON &
LARSON BUILDERS, INC., PURSUANT TO THE REQUEST FOR BIDS FOR THE
CONSTRUCTION OF AN IRON FILTER PLANT AT WELL 8” which was adopted by the
Mayor and City Council of the City of Rochelle on May 13, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of
the City of Rochelle this 13th day of May 2024.

CITY CLERK