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

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

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**AN ORDINANCE AUTHORIZING THE NOTICE OF INTENT TO AWARD  
CONSTRUCTION CONTRACT FOR AN IRON REMOVAL PLANT AT WELL 8 TO  
LARSON & LARSON BUILDERS, INC.**

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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  
1301 W. 22nd Street – Ste. 500 Oak Brook, Illinois 60523

CITY OF ROCHELLE  
Ogle County, Illinois

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

**AN ORDINANCE AUTHORIZING THE NOTICE OF INTENT TO AWARD  
CONSTRUCTION CONTRACT FOR AN IRON REMOVAL PLANT AT WELL 8 TO  
LARSON & LARSON BUILDERS, INC.**

**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**, RMU’s plans to construct an iron removal plant at Well 8 began 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; and

**WHEREAS**, the lowest 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**, in order to proceed with the construction of an iron removal plant at Well 8, the City should execute the Notice of Intent to Award (attached herein as Exhibit B); and

**WHEREAS**, whereas the Notice of Intent to Award specifies that the acceptance of the bid is contingent upon the Illinois Environmental Protection Agency's ("IEPA") issuance of a loan agreement; 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 to execute the Notice of Intent to Award.

**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 upon the IEPA's issuance of a loan agreement, the Mayor and City Council hereby accept and approve Larson & Larson Builders, Inc., proposal for the construction of an iron removal plant at Well 8 in the amount of \$6,700,000 and therefore authorize the City Manager or his designee to execute the Notice of Intent to Award (attached as Exhibit B).

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 13<sup>th</sup> day of May 2024.

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MAYOR

ATTEST:

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CITY CLERK

## EXHIBIT A (Summary of Bids)



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	\$2,945,000.00	\$2,822,380.00	\$2,993,000.00
Non EDA Eligible, Sub-Total (As Calculated)	\$4,033,000.00	\$3,755,000.00	\$3,944,093.00	\$4,052,000.00
<b>TOTAL</b>	<b>\$7,130,863.00</b>	<b>\$6,700,000.00</b>	<b>\$6,766,473.00</b>	<b>\$7,045,000.00</b>

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,

A handwritten signature in blue ink, appearing to read "J. Stoll".

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		\$380,000.00 \$ 380,000.00
8		Water Sales Equipment	1	LS		\$45,000.00 \$ 45,000.00		\$64,000.00 \$ 64,000.00		\$67,284.00 \$ 67,284.00		\$64,000.00 \$ 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		\$65,000.00 \$ 65,000.00
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)					\$7,130,863.00		\$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 & ARCHITECTURE

**EXHIBIT B (Intent to Award)**

**SECTION 00 51 00.01**

**NOTICE OF INTENT TO AWARD**

TO: Larson & Larson Builders, Inc.  
5612 Industrial Avenue  
Loves Park, IL 61111

Project Name: City of Rochelle  
**WELL NO. 8 WATER TREATMENT FACILITY**

The Owner has considered the Bid submitted by you for the above-described work in response to its Advertisement for Bids dated April 02, 2024 and Information for Bidders.

You are hereby notified that your Bid will be accepted, contingent upon Illinois Environmental Protection Agency (IEPA) approval, for items in the amount of \$6,700,000.00.

You will be required by the Information for Bidders to execute the Agreement and furnish the required Contractor's Performance Bond, Payment Bond and certificates of insurance within 10 calendar days from the date of the final Notice to be sent upon IEPA approval, to you.

Dated this 6<sup>th</sup> day of May, 2024.

**CITY OF ROCHELLE**  
(Owner)

BY: \_\_\_\_\_  
City Manager

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 AUTHORIZING THE NOTICE OF INTENT TO AWARD  
CONSTRUCTION CONTRACT FOR AN IRON REMOVAL PLANT AT WELL 8 TO  
LARSON & LARSON BUILDERS, INC.” 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 13<sup>th</sup> day of May 2024.

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CITY CLERK