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

**ORDINANCE
NO. _____**

**AN ORDINANCE ACCEPTING AND APPROVING THE PROPOSAL OF NEUMANN
COMPANY CONTRACTORS INC., PURSUANT TO THE REQUEST FOR BIDS FOR
REPAIRS AND PAINTING TO WATER TOWER B**

**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

ORDINANCE NO: _____

AN ORDINANCE ACCEPTING AND APPROVING THE PROPOSAL OF NEUMANN COMPANY CONTRACTORS INC., PURSUANT TO THE REQUEST FOR BIDS FOR REPAIRS AND PAINTING TO WATER TOWER B

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

WHEREAS, RMU Water Tower B, located at the 251 overpass was constructed in 1955 and needs interior and exterior painting along with miscellaneous repair work; and

WHEREAS, RMU published a request for bids in the Rochelle News Leader on February 25, 2024; and

WHEREAS, in accordance with the request for bids, on March 14, 2024, Fehr Graham properly opened the two (2) bids it received on behalf of the City, a summary of the two bids is attached as Exhibit A; and

WHEREAS, the lowest bid was from Neumann Company Contractors Inc., and was in the amount of \$1,276,900. It is the recommendation of Fehr Graham that the City accept the proposal of Neumann Company Contractors, Inc., (see Exhibit B); and

WHEREAS, in addition to the bid proposal, staff is asking for an additional \$60,000 to cover the cost of a portable pressure tank to ensure uninterrupted service since the water tower could be out of service for approximately three months; and

WHEREAS, one million dollars of this project will be funded through a State of Illinois appropriation grant, and the balance will be paid for from RMU Water’s cash reserves; 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 Neumann Company Contractors Inc., in the amount of \$1,276,900 as well as authorize a \$60,000 allowance for a portable pressure tank for the 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 Ordinance as if fully set forth herein.

SECTION TWO: The Mayor and City Council hereby accept and approve the proposal of Neumann Company Contractors Inc., in the amount of \$1,276,900 for painting and repairs to RMU Water Tower 8. The Mayor and City Council also authorize a \$60,000 allowance for a portable pressure tank for the project. Furthermore, the City Manager or his designee are authorized to execute agreements with Neumann Company Contractors Inc., and for the use of a portable pressure tank, and any other documents necessary to carry out the intent of this Ordinance, subject to review and revision as to form and substance 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 8th day of April 2024.

ATTEST:

City Clerk

Mayor

EXHIBIT A

Bid Tabulation
ROCHELLE MUNICIPAL UTILITIES WELL 4 SITE ELEVATED TANK PAINTING PROJECT, CITY OF ROCHELLE, ROCHELLE, IL
 Project No. 22-045

CONTRACTOR AND ADDRESS:				ENGINEER'S ESTIMATE		Neumann Company Contractors, Inc. W9450 State Road 95 Merrillan, WI 54754		Tecorp, Inc. 2221 Muriel Court Joliet, IL 60433		
No.	Code	Description	Quantity	Unit	Unit	Total	Unit	Total	Unit	Total
BASE BID										
1		CONTAINMENT AND DISPOSAL		1 LS	\$325,000.00	\$ 325,000.00	\$210,000.00	\$ 210,000.00	\$125,000.00	\$ 125,000.00
2		EXTERIOR PAINTING SYSTEM WITH LOGO (2 SIDES)		1 LS	\$302,250.00	\$ 302,250.00	\$498,500.00	\$ 498,500.00	\$845,000.00	\$ 845,000.00
3		INTERIOR (WET) PAINTING SYSTEM		1 LS	\$195,000.00	\$ 195,000.00	\$210,000.00	\$ 210,000.00	\$420,000.00	\$ 420,000.00
4		MISCELLANEOUS SIGNAGE		1 LS	\$10,000.00	\$ 10,000.00	\$4,700.00	\$ 4,700.00	\$8,000.00	\$ 8,000.00
5		MISCELLANEOUS ELECTRICAL IMPROVEMENTS		1 LS	\$45,500.00	\$ 45,500.00	\$15,100.00	\$ 15,100.00	\$62,000.00	\$ 62,000.00
6		MISCELLANEOUS STEEL AMENDMENTS		1 LS	\$35,750.00	\$ 35,750.00	\$143,200.00	\$ 143,200.00	\$65,000.00	\$ 65,000.00
7		TANK TOP HANDRAIL		1 LS	\$19,500.00	\$ 19,500.00	\$37,500.00	\$ 37,500.00	\$52,000.00	\$ 52,000.00
8		DRY INTERIOR CLEANOUT		1 LS	\$10,000.00	\$ 10,000.00	\$5,800.00	\$ 5,800.00	\$10,000.00	\$ 10,000.00
9		ALLOWANCE*		1 LS	\$100,000.00	\$ 100,000.00	\$100,000.00	\$ 100,000.00	\$100,000.00	\$ 100,000.00
TOTAL BASE BID						\$1,043,000.00		\$1,224,800.00		\$1,687,000.00
ALTERNATE BID										
A1		CATHODIC PROTECTION		1 LS	\$30,000.00	\$ 30,000.00	\$36,700.00	\$ 36,700.00	\$42,000.00	\$ 42,000.00
A2		BELLY PAINT TNEMIC CRAWFORD RED (Or Equal)		1 LS	\$50,000.00	\$ 50,000.00	\$15,400.00	\$ 15,400.00	\$22,000.00	\$ 22,000.00
TOTAL ALTERNATE BID ITEMS						\$80,000.00		\$52,100.00		\$64,000.00
Addendum No. 1, No. 2, & No. 3				(Yes / No)			Yes		Yes	
Bid Security							Bid Bond - 5%		Bid Bond - 5%	
TOTALS (As Calculated)						\$1,123,000.00		\$1,276,900.00		\$1,751,000.00
TOTALS (As Read)						\$1,123,000.00		\$1,276,900.00		\$1,751,000.00

Allowance to be used for unanticipated repairs or other potential items found during construction. The use of allowance to be approved by Owner and Engineer prior to commencement of the specific allowance related

I certify that the above tabulation is true and correct.


 Jason Stoll, PE
FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

EXHIBIT B



March 15, 2024

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

**Re: RMU Well 4 Site Elevated Tank Painting
Letter of Recommendation**

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. yesterday. Eight companies held bid packages, five were identified as prime bidders, and two bids were received for the opening at City Hall.

Our office has completed a review of the bids submitted and the low Base Bid AND Alternate Bids was submitted by **Neumann Company Contractors, Inc., W9450 Wisconsin 96, Merrillan, WI 54754** with the necessary forms included in their submittal. A summary of the bid results is as follows:

	ENGINEER'S ESTIMATE	Neumann Company Contractors, Inc.	Tecorp, Inc.
Total Base Bid (As Calculated)	\$1,043,000.00	\$1,224,800.00	\$1,687,000.00
Total Alternate Bid (As Calculated)	\$80,000.00	\$52,100.00	\$64,000.00
TOTAL	\$1,123,000.00	\$1,276,900.00	\$1,751,000.00

The low total bid submitted by Neumann Company of \$1,276,900.00 is approximately 14% higher than the Engineer's Estimate. A bid tabulation is enclosed for your review.

The above totals include a \$100,000 allowance for unanticipated repairs or other potential items found during construction. The use of the allowance will be approved by Owner and Engineer prior to commencement of the specific allowance related work.

Fehr Graham recommends the total bid amount for the **RMU Well 4 Site Elevated Tank Painting project** be awarded to **Neumann Company Contractors, Inc. in the amount of \$1,276,900.00.**

March 15, 2024
Mr. Adam Lanning, Rochelle Municipal Utilities
RMU Well 4 Site Elevated Tank Painting - Letter of Recommendation
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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
Branch Manager

JTS:bm

Enclosure

O:\Rochelle Municipal Utilities\22-045 - Well 4 Elevated Tank Re-paint\PA Final\22-045 RMU 2024-03-15 Well 4 Elevated Tank Re-paint
Ltr of Rec A. Lanning.docx

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 OF NEUMANN COMPANY CONTRACTORS INC., PURSUANT TO THE REQUEST FOR BIDS FOR REPAIRS AND PAINTING TO WATER TOWER B” which was adopted by the Mayor and City Council of the City of Rochelle on April 8, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 8th day of April 2024.

CITY CLERK