
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE ACCEPTING AND APPROVING THE PROPOSAL FROM LITE
CONSTRUCTION FOR THE IMPROVEMENTS TO 333 LINCOLN HIGHWAY,
ROCHELLE, ILLINOIS**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

TOM McDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
JOHN GRUBEN
ROSAELIA ARTEAGA
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—Chicago, City Attorneys
200 W. Adams, Ste. 2125, Chicago, IL 60606

ORDINANCE NO: _____
Date Passed: March 27, 2023

**AN ORDINANCE ACCEPTING AND APPROVING THE PROPOSAL FROM LITE
CONSTRUCTION FOR THE IMPROVEMENTS TO 333 LINCOLN HIGHWAY,
ROCHELLE, ILLINOIS**

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 (“City”), 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 operates the Rochelle Municipal Utilities (“RMU”) Customer Service and Finance Departments at 333 Lincoln Highway Rochelle, Illinois; and

WHEREAS, the City has budgeted \$225,000 for building improvements, including upgrades to the lobby, enhanced safety features and improved handicap accessibility (the “Project”); and

WHEREAS, the City Council previously authorized the retention of Cordogan & Clark to prepare the specifications for the renovation of 333 Lincoln Highway Rochelle and supervise the bidding and construction observation services; and

WHEREAS, the City issued a Request for Proposals based upon the design specification prepared by Cordogan & Clark for the Project (“the RFP”) and also published the RFP in the Rockford Register Star on February 7, 2023 and in the Rochelle News Leader on February 8, 2023, and

WHEREAS, in accordance with the RFP, on February 28, 2023 the City received and properly opened two (2) sealed proposals; and

WHEREAS, after analysis of the proposals submitted, the City’s staff and professional engineers has concluded that the proposal submitted by Lite Construction, in the amount of \$174,950.00 meets the City’s specifications pursuant to the RFP and is most advantageous to the City; and

WHEREAS, City Staff recommends additional spending authority in an amount not to exceed \$8,873.00 to negotiate further change order work; and

WHEREAS, the Mayor and City Council finds that it is in the best interest of the City and its residents to accept and approve the proposal of Lite Construction in the amount of \$174,950.00 and authorize additional spending authority in an amount not to exceed \$8,873.00 to negotiate change order work for the Project; and

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 Lite Construction, in the amount of \$174,950.00 (attached hereto as Exhibit 1), authorizes additional spending authority in an amount not to exceed \$8,873.00 to negotiate change order work for the Project, and authorize the City Manager to execute any and all necessary agreements to memorialize the terms of said proposal, 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.

PASSED AND APPROVED this 27th day of March, 2023.

AYES:

NAYS:

ABSENT:

ATTEST:

City Clerk

Mayor

EXHIBIT 1



March 13, 2023

City of Rochelle
1030 South 7th, Street
Rochelle, IL 61068

Attention: Jillian Condon

RE: ROCHELLE MUNICIPAL UTILITIES SERVICE COUNTER REMODEL

Dear Jillian:

The City of Rochelle Municipal Utilities Service Counter Upgrades Project was recently put out to bid on February 14th, 2023. Invitations to bids were sent out and over 50 individual Contractors were notified of this project. We also reached out to multiple local contractors at the City's request in order to receive competitive pricing on your behalf.

Bids were opened on February 28th, 2023, of which we received two competitive quotes. The attached Bid Tabulation document illustrates the recorded bid and identifies the lowest responsive, responsible, and qualified bidder. The low bid for the RMU Service Counter Upgrade Project is Lite Construction at \$177,450 (including a price of \$2500 for Alternate 4 – Upgrading Ballistic Glazing to Level 5).

We proceeded to do a thorough project scope review with both Contractors, and they acknowledged full understanding and acceptance of the terms and conditions and executed our scope review sheets. We also reviewed their qualification statement and references and are satisfied that they meet our recommended standards. As such, it is our recommendation that the low bidder, Lite Construction Inc., be awarded this contract for the amount noted above.

The project will also have an Owner Contingency of 5% for any potential unforeseen work work that Cordogan Clark (CC) will monitor as needed to account for items that may arise on the project as noted in the CC Contract. We recommend that a sum of \$8,873 be set aside for this use. Thus, the total value of the project, including contingency, General Conditions & OH&P, AE Fees and other soft costs, is \$223,297 as illustrated in the attached Bid Analysis & Budget Sheet.

We realize that this project came in above the budget that was presented to you last year in November. During our scope review meetings, we discussed this with the contractors and were informed that the basaltic materials on this project have experienced a large price increase over the last few months. It is our feeling that because these to quotes came in extremely close to one another, this pricing is a reflection of the current market conditions. Lastly, the low bidder Lite Construction has extensive experience performing projects like this including providing ballistic upgrades on more than half a dozen projects in the last 6 months.

Thank you for this opportunity to serve The City of Rochelle on this critical project. Should you require any additional information or clarifications, please do not hesitate to contact me.

Respectfully submitted,
Cordogan Clark

Brian Kronewitter, AIA, DBIA
Executive Vice President

City of Rochelle
RMU Service Counter Renovations
Bid & Budget Analysis
 March 13, 2023



Bidder's Name	GSF: 400		Total Base Bid + Alts.	Delta From Estimate	Notes & Estimate Cost/SF	% Over / Under	Low Bid SF Cost
	Base Bid	Allowances /Adj					
General Trades		Estimated Cost:	\$81,650	\$95,800	\$204.13	117%	\$443.63
Lite Construction	\$174,950	\$2,500	\$177,450				
Construction Inc.	\$175,000	\$13,000	\$188,000				
*Total Recommended Lowest Qualified Bids or Estimated Cost:			\$177,450	\$95,800	\$204.13	54%	\$443.63
TOTAL SUBCONTRACTOR COST:	\$177,450		\$177,450	\$81,650	\$95,800		
Design/Construction Contingency (5%)	\$8,873		\$8,873	\$8,165	10.0%		
SUBTOTAL CONSTRUCTION COST W/ CONTINGENCY	\$186,323		\$186,323	\$89,815	\$96,508		
Escalation	\$0		\$0	\$8,982	10.0%		
SUBTOTAL CONSTRUCTION COST	\$186,323		\$186,323	\$98,797	\$87,526		
General Conditions & General Requirements (7.5%)	\$13,974		\$13,974	\$14,819	15.0%		
CM OH&P	\$8,000		\$8,000	\$7,904	8.0%		
TOTAL CONSTRUCTION COST:	\$208,297		\$208,297	\$121,520	\$86,777		
Architectural Fees	\$15,000		\$15,000	\$18,228	15%		
CONTRACT TOTAL GMP PROJECT COST	\$223,297		\$223,297	\$139,748	\$83,549	59.8%	\$558.24

CORDOGAN CLARK
ARCHITECTURE • ENGINEERING • CONSTRUCTION

[illegible]

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 LITE
CONSTRUCTION FOR THE IMPROVEMENTS TO 333 LINCOLN HIGHWAY, ROCHELLE,
ILLINOIS” which was adopted by the Mayor and City Council of the City of Rochelle on March
27, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of
the City of Rochelle this 27th day of March, 2023.

CITY CLERK