



**WILLETT HOFMANN**  
& ASSOCIATES INC  
ENGINEERING ARCHITECTURE LAND SURVEYING

January 11, 2024

Mr. Adam Lanning, Water/WRP Superintendent  
Rochelle Municipal Utilities  
P.O. Box 456  
Rochelle, Illinois 61068

Re: Water Reclamation Plant Improvements – Phase II  
Bid Summary and Award  
IEPA No. IL175571  
WHA No. 1298D20

Dear Adam:

Proposals for the Water Reclamation Plant Improvements – Phase II project were received and opened on December 21, 2023 at 11:00 A.M. at the Rochelle City Council chambers. A total of two (2) proposals were received.

There were three (3) Addenda issued prior to the bid opening. All proposals were submitted with the required bid security. The proposals were reviewed for completeness and read aloud. A tabulation of all the bids, including a listing of items to be submitted with the proposal, was later verified. A copy of the bid tabulation is attached for your information.

**Bidding Irregularities**

None.

**Summary of Bids**

The low bid of \$10,670,000.00 was \$1,965,000.00 and 22.6% above our Engineer's Cost Estimate of \$8,705,000.00, and it was \$1,005,000.00 below the 2<sup>nd</sup> bidder. A tabulation of all the bids comparing them to our estimate in dollars and percentages is as follows:

**Bid Tabulation**

CONTRACTOR	BID	\$ Over/Under Estimate	% Over/Under Estimate
Williams Brothers Construction, Inc. Peoria, IL	\$ 10,670,000.00	\$ 1,965,000.00 ↑	22.6% ↑
IHC Construction Companies, LLC Elgin, IL	\$ 11,675,000.00	\$ 2,970,000.00 ↑	34.1% ↑

CONTRACTOR	ALT. BID NO. 1 Cloth Media Filter	ALT. BID NO. 2 Domestic L.S. Improvements	ALT. BID NO. 3 Clarifier Trough Covers
Williams Brothers Construction, Inc. Peoria, IL	\$ 620,000.00	\$ 970,000.00	\$ 220,000.00
IHC Construction Companies, LLC Elgin, IL	\$ 720,000.00	\$1,030,000.00	\$ 240,000.00

**Project Cost Summary**

The Water Reclamation Plant Phase II project was originally bid in November 2022 and the low bid was \$13,665,175.00 which was \$4,521,175.00 over the engineer's cost estimate. All bids were rejected, and the scope was reduced to reduce the overall cost of the project. The IEPA Water Pollution Control Revolving Fund (WPCRF) Loan financing a year ago included no principal forgiveness and was a 20-year loan at 0.93% as summarized in the Project Cost Summary table below.

The current IEPA WPCRF Loan financing includes \$3,492,180.00 in principal forgiveness and is a 20-year loan at an interest rate of 1.36% as summarized in the Project Cost Summary Table below. The rebidding of the project reduced the overall project cost by \$3,085,030.00, the loan amount to repay by \$6,577,210.00, and the annual loan payment by \$342,200.00.

There were 3 alternate bids included as part of the project bidding. During our discussion regarding the overall project cost, it was decided to exclude all alternate bids from the project award. Therefore, the cost of the alternate bids included on the bid tab are not included Project Cost Summary Table below.

**Project Cost Summary**

	Original Bid Project Cost	Re-bid Project Cost	Increase/(Decrease)
Construction	\$13,665,175.00	\$ 10,670,000.00	(\$2,995,175.00)
Contingency (3%)	\$ 409,955.00	\$ 320,100.00	(\$ 89,855.00)
Engineering	\$ 650,500.00	\$ 650,500.00	\$ 0.00
Total Project Cost	\$14,725,630.00	\$ 11,640,600.00	(\$3,085,030.00)
Project Financing			
Principal Forgiveness	\$ 0.00	\$ 3,492,180.00	\$3,492,180.00
IEPA Loan to Repay	\$14,725,630.00	\$ 8,148,420.00	(\$6,577,210.00)
Annual Loan Payment	\$ 810,300.00	\$ 468,100.00	\$ 342,200.00

**Project Award**

Williams Brothers Construction, Inc. was the low bidder, and their bid was \$1,965,000.00 and 22.6% above our Engineer's cost estimate. The project scope has been reduced as much as possible and with equipment, materials, and labor prices continuing to rise, there is no guarantee that rejecting all bids and rebidding again will reduce the cost. Also, the IEPA WPCRF loan funding includes principal forgiveness and there is no guarantee City would get principal forgiveness in the future.

If the City wants to proceed with the project, then we recommend the City award the contract, contingent on IEPA approval, to Williams Brothers Construction, Inc. P.O. Box 1366, Peoria, IL 61654 for their low, responsive, responsible bid of \$10,670,000.00.

Enclosed is the Notice of Intent to Award for Williams Brothers Construction, Inc. The Mayor will need to sign the Notice of Intent to Award if the City awards the project. If so, please return the executed Notice of Intent to Award to us for submittal to the IEPA Loan Program.

Please feel free to call if you have any questions, or we are willing to meet with you at your convenience to discuss the bid award in more detail.

Sincerely,

WILLETT, HOFMANN & ASSOCIATES, INC.

BY   
Mike Long, P.E.

ML:lj  
Encl.  
cc: File

CITY OF ROCHELLE, ILLINOIS  
 ROCHELLE MUNICIPAL UTILITIES  
 WATER RECLAMATION DIVISION IMPROVEMENTS  
 WATER RECLAMATION PLANT IMPROVEMENTS - PHASE II  
 WHA No. 1298D20

TABULATION OF BIDS

BID OPENING: December 21, 2023  
 11:00 a.m.  
 Rochelle City Hall

CONTRACTOR		Williams Bros. Const. Inc. IL	Peoria,	IHC Construction Companies, LLC Elgin, IL
ADDENDA NOS.	3	✓		✓
SIGNATURE PAGE	00 41 13-12	✓		✓
BID BOND	00 41 50-1-2	✓		✓
DBE BUSINESS PACKAGE	00 73 16-24-31	✓		✓
CERTIFICATION OF NONSEGREGATED FACILITIES	00 73 16-15	✓		✓
NOTICE TO LABOR UNIONS OR OTHER ORGANIZATIONS OF...	00 73 16-16	✓		✓
CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND ...	00 73 16-17	✓		✓
BIDDER CERTIFICATION IN COMPLIANCE WITH ARTICLE 33E...	00 73 16-23	✓		✓
BIDDER CERTIFICATION REGARDING USE OF AMERICAN IRON...	00 73 16-32	✓		✓
TOTAL LUMP SUM BASE BID PROPOSAL		\$	10,670,000.00	\$ 11,675,000.00

ALTERNATE BID NO. 1 TERTIARY FILTER REPLCEMENT - CLOTH MEDIA FILTER				
TOTAL LUMP SUM ALTERNATE BID NO. 1 PROPOSAL		\$	620,000.00	\$ 720,000.00

ALTERNATE BID NO. 2 DOMESTIC LIFT STATION IMPROVEMENTS				
TOTAL LUMP SUM ALTERNATE BID NO. 2 PROPOSAL		\$	970,000.00	\$ 1,030,000.00

ALTERNATE BID NO. 3 CLARIFIER EFFLUENT TROUGH LAUNDER COVERS				
TOTAL LUMP SUM ALTERNATE BID NO. 2 PROPOSAL		\$	220,000.00	\$ 240,000.00