
THE CITY OF ROCHELLE

Ogle County, Illinois

ORDINANCE

NO. _____

AN ORDINANCE ACCEPTING THE BID PROPOSAL FROM DPI CONSTRUCTION, INC., IN THE AMOUNT OF \$3,127,095.12 FOR PHASE TWO OF THE CITY'S REBUILD DOWNTOWN & MAIN STREET GRANT PROJECT

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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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, in 2022 the City of Rochelle applied for and was awarded a 1.1 million dollar grant from the Rebuild Illinois' Downtowns and Main Streets program; and

WHEREAS, under phase one of the Rebuild Downtown and Main Street Project ("the Project"), the City reconstructed several of the downtown parking lots; and

WHEREAS, this second phase of the Project will include the construction of an outdoor stage, public bathrooms and an additional parking lot; and

WHEREAS, bids for the phase two of the Project were opened at City Hall on August 28, 2025; and

WHEREAS, three bids were received; a tabulation of the bid proposals is attached as Exhibit A; and

WHEREAS, while all bids came in over the engineer's estimate, DPI Construction, Inc.'s proposal came in closest at \$319,912.42 over the engineer's estimate; and

WHEREAS, DPI Construction, Inc., was the lowest qualified bidder in the amount of \$3,127,095.12; and

WHEREAS, Willett Hofmann and staff both recommend the approval of the proposal from DPI Construction, Inc.'s for phase two of the Project; 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 and its residents to accept the proposal from DPI Construction, Inc., in the amount of \$3,127,095.12 for the downtown improvements as part of phase two of the Rebuild Downtown and Main Street Grant 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 bid proposal submitted by DPI Construction, Inc., in the amount of \$3,127,095.12 is hereby accepted. The City Manager or his designee is authorized to sign any documents necessary to carry out the approval of the proposal of DPI Construction, Inc., for the downtown improvements as part of phase two of the Rebuild Downtown and Main Street Grant Project.

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 22nd day of September 2025.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A – BID TABULATION

<u>Contractor</u>	<u>Bid</u>	<u>\$ OVER/UNDER</u> <u>ESTIMATE</u>	<u>% OVER/UNDER</u> <u>ESTIMATE</u>
<u>DPI Construction, Inc.</u> <u>Pecatonica, IL</u>	<u>\$3,127,</u> <u>095.12</u>	<u>\$319,912.42</u> ↑	<u>11.4%</u> ↑
<u>Stenstrom Construction Group</u> <u>Rockford, IL</u>	<u>\$3,316,</u> <u>768.17</u>	<u>\$509,585.47</u> ↑	<u>18.2%</u> ↑
<u>Helm Civil</u> <u>Freeport, IL</u>	<u>\$3,874,</u> <u>403.40</u>	<u>\$1,067,220.70</u> ↑	<u>38.0%</u> ↑

STATE OF ILLINOIS)

) SS.

COUNTY OF OGLE)

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 THE BID PROPOSAL FROM DPI CONSTRUCTION, INC., IN
THE AMOUNT OF \$3,127,095.12 FOR PHASE TWO OF THE CITY’S REBUILD DOWNTOWN
& MAIN STREET GRANT PROJECT” which was adopted by the Mayor and City Council of the
City of Rochelle on September 22, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of
the City of Rochelle this 22nd day of September, 2025.

CITY CLERK