

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 12, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Selection of Construction Firm for Construction Management at Risk Services

PURPOSE

Staff is requesting that the Village Board waive competitive bidding and authorize the Village President to enter into a contract with Cosgrove Construction of, Joliet, IL in the amount of \$151,000 to provide construction management at risk services.

At the May 27, 2025 Village Board meeting, the Board approved Linden Group Architects of Orland Park, Illinois, to provide design services for the planned improvements to the Homewood Auditorium. Since that time, Linden Group has developed a dynamic design that reimagines the auditorium as a flexible, multi-purpose performance venue—capable of hosting concerts, conferences, rehearsals, art showcases, gallery exhibits, and community gatherings of various sizes.

During the design phase, Linden Group Architects conducted a thorough assessment of the existing auditorium and developed plans that balance cost efficiency with the Village's goals for improved user experience, accessibility, and performance. Their revised design enhances the overall comfort and functionality of the space, featuring upgraded seating for improved comfort and capacity, acoustic enhancements for clearer sound, and modern lighting and audio-visual systems that provide state-of-the-art performance capabilities.

With the design phase now complete, Cosgrove Construction, Inc. was identified as a project partner through the RFQ process as part of Linden Group Architects' proposal. Cosgrove has developed detailed cost estimates based on the finalized design, ensuring alignment between project scope and budget. Their established partnership with Linden Group places the Village in an excellent position to complete the project on time and within budget, while maintaining the quality and functionality envisioned during the design. One of the key objectives with the auditorium project, is to make sure the project meets the Illinois Department of Commerce and Economic Opportunity (DCEO) grant requirements to have the \$1,481,500 project fully reimbursed. Village Staff has meet with the DCEO representatives and have been given the approval to proceed desired method.

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PROCESS

Cosgrove Construction, Inc. was founded in 1991 and has grown from a small team of skilled carpenters into a full-service construction company employing more than 50 professionals, including members of the second generation of the Cosgrove family. In 2010, the company expanded its services to include commercial painting and decorating, broadening its capabilities to meet a wider range of client needs.

Today, Cosgrove Construction offers a comprehensive suite of general contracting services, specializing in high-quality carpentry, painting, and interior finishing. The firm has successfully partnered with numerous municipalities and educational institutions, including the Village of New Lenox and Governors State University, and has completed projects similar in scope to the auditorium renovation, most notably the performance center at Homewood-Flossmoor High School.

What is Construction Manager at Risk (CMAR) Contract?

Under the CMAR method, the owner contracts separately with the architect and the Construction Manager (CM). The CM becomes involved early in the design phase, providing input on constructability, materials, and cost efficiency. As the design progresses, the CM establishes a Guaranteed Maximum Price (GMP)—a cost ceiling that offers budget certainty while allowing flexibility to refine the design.

Pros of CMAR:

- Early collaboration between design and construction teams.
- Transparent, open-book cost structure with competitive subcontractor bidding.
- Guaranteed Maximum Price provides cost predictability.
- Allows phased construction and owner control over design decisions.
- Strong quality control through continuous construction manager involvement.

Cons of CMAR:

- Multiple contracts increase administrative coordination.
- The CM may include a risk premium in pricing.
- Timelines can be longer if design and construction phases don't overlap efficiently.
- The owner retains responsibility for design errors.

What is a Design-Build Contract?

In the Design-Build method, the owner enters a single contract with a team that includes both the designer and the general contractor. This integrated approach streamlines communication and accelerates delivery, as design and construction can occur simultaneously.

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Pros of Design-Build:

- Single contract simplifies project management.
- Faster project completion through overlapping phases.
- Early cost visibility and reduced risk for the owner.
- Strong collaboration between architect and contractor.

Cons of Design-Build:

- Reduced owner control over design details.
- Fewer checks and balances between designer and builder.
- Early pricing may limit flexibility for design changes.
- Potential perception of prioritizing speed and cost over design quality.

OUTCOME

Why Choose CMAR Contract Method?

The Village is selecting the Construction Manager at Risk (CMAR) delivery method with Cosgrove Construction Inc. because it best balances cost transparency, quality control, and design flexibility.

Since the project involves grant funding with a defined cost cap, CMAR allows the Village to maintain close oversight of both design evolution and budget compliance while benefiting from competitive subcontractor bidding. This approach ensures that the Village retains strong input and control throughout the process, supporting both fiscal responsibility and project excellence.

Business Enterprise Program Goals

The Business Enterprise Program (BEP) is a State of Illinois initiative designed to promote the participation of minority-owned and women-owned businesses in publicly funded projects. The program establishes participation goals to ensure that certified Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs) have equitable access to contracting and subcontracting opportunities.

For the Auditorium Project, the Village received three grants from the Illinois Department of Commerce and Economic Opportunity (DCEO), totaling \$1,481,500 (\$1,000,000; \$300,000; and \$181,500). The \$1,000,000 grant and the \$300,000 grant each carry a 28% BEP participation goal, while the \$181,500 grant does not have a BEP requirement.

As part of the DCEO grant conditions, the Village is required to meet a 28% BEP participation goal for the applicable funding. This means that 28% of the grant-funded work must be performed by State-certified BEP firms, including MBEs and WBEs. These goals are established based on the availability of qualified, certified vendors capable of performing the subcontracting work associated with the project's approved scope.

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Only subcontractors and suppliers certified through the State of Illinois' Commission on Equity and Inclusion (CEI) Business Enterprise Program are eligible to count toward meeting these utilization goals. To comply with these requirements, Cosgrove Construction will need to subcontract portions of the work to certified BEP firms in order to achieve the established participation targets.

FINANCIAL IMPACT

- **Funding Source:** Illinois Department of Commerce and Economic Opportunity (DCEO) Grant
- **Awarded Amount:** \$1,481,500
- **Construction Manager at Risk Contract Cost:** \$151,000 (to be reimbursed through grant funding)

LEGAL REVIEW

Pending review of the General Conditions of the Consultant Agreement

RECOMMENDED BOARD ACTION

Waive competitive bidding due to the Village utilizing the Construction Manager at Risk Contracting method; and, authorize the Village President to enter into a contract with Cosgrove Construction of Joliet, IL in the amount of \$151,000 for Construction Management at Risk Services for improvements to the Homewood Auditorium at 2010 Chestnut Road.

ATTACHMENT(S)

- Cosgrove Construction Draft Contract
- Draft Budget of the project
- Linden Group Architect Design