

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: April 28, 2026**

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Joshua Burman, Director of Public Works

**Topic:** Contract Approval/ HVAC Installation at Water Plant #1

## **PURPOSE**

Staff requests that the Village Board accept a proposal from Kraemer Contracting Group of Bensenville, IL, for the installation of HVAC equipment at Water Plant #1, in the amount of \$66,287.

## **PROCESS**

Homewood Water Plant #1 was constructed in 1982, and since then, the interior of the plant has not been mechanically cooled. The only existing temperature regulation consists of basic electric unit heaters that provide freeze protection in winter, but do not condition the space during warmer months. With the recent and planned upgrades to the Motor Control Center (MCC), Supervisory Control and Data Acquisition (SCADA) system, and other electrical/process components, summer heat buildup in the plant has become a concern, causing unnecessary thermal stress and wear on motors, drives, and electronic equipment. Staff determined that installing a new 20 ton (RTU) on a concrete “ground” pad, with electric heat would provide the proper cooling and controlled heating, protect these new capital investments, and extend the service life of the critical components that operate the Village’s water system.

To procure this work, staff conducted a formal bidding process. Staff held a mandatory pre-bid meeting on March 26, 2026, at which five (5) vendors were in attendance. On April 6, 2026, staff conducted a public bid opening, where three (3) bid proposals were received and read aloud. Those bids are as follows:

| <b>Contractor</b>                          | <b>Amount</b> |
|--|---------------|
| Kraemer Contracting Group, Bensenville, IL | \$66,287      |
| TNR Mechanical, Medinah, IL                | \$67,700      |
| Anchor Mechanical Inc., Chicago, IL        | \$212,596     |

# VILLAGE OF HOMEWOOD



Kraemer Contracting Group of Bensenville, Illinois submitted the lowest responsible bid in the amount of \$66,287 dollars for the installation of a 20-ton RTU with electric heat, including all labor, materials, start-up, and commissioning. Their scope includes providing and setting the new rooftop unit, necessary curb and ductwork, electrical connections, controls tie-ins, and complete start-up and commissioning, which minimizes coordination risk for the Village and ensures a fully functional system at project completion.

## **OUTCOME**

Approval of this project will, for the first time, provide full HVAC for the interior of Water Plant #1 rather than relying solely on basic electric heaters. The new 20-ton RTU will help maintain appropriate temperatures during summer months, reducing overheating of motors, drives, control panels, and SCADA equipment. By keeping these assets within their recommended operating temperature ranges, the Village can expect fewer heat-related failures, less unplanned downtime, and longer service life for the newly installed and planned components at the plant. This improvement directly supports the reliability of water delivery for Homewood and the communities we serve and protects the Village's recent capital investments at Water Plant #1.

## **FINANCIAL IMPACT**

- **Funding Source:** Water & Sewer Capital Fund
- **FY 2026-2027 Budgeted Amount:** \$66,700
- **Cost:** \$66,287

## **LEGAL REVIEW**

Not Required

## **RECOMMENDED BOARD ACTION**

Accept a proposal from Kraemer Contracting Group of Bensenville, IL, for the installation, start-up, and commissioning of a new 20-ton rooftop unit (RTU) installed on a concrete "ground" pad, with electric heat at Homewood Water Plant #1, in an amount not to exceed \$66,287, subject to Board approval of the Fiscal Year 2026-2027 Village budget.

## **ATTACHMENT(S)**

- Bid Tabulation
- Kraemer Contracting Group Proposal