

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 25, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Award Contract to Restore Roof at Village Hall and Auditorium

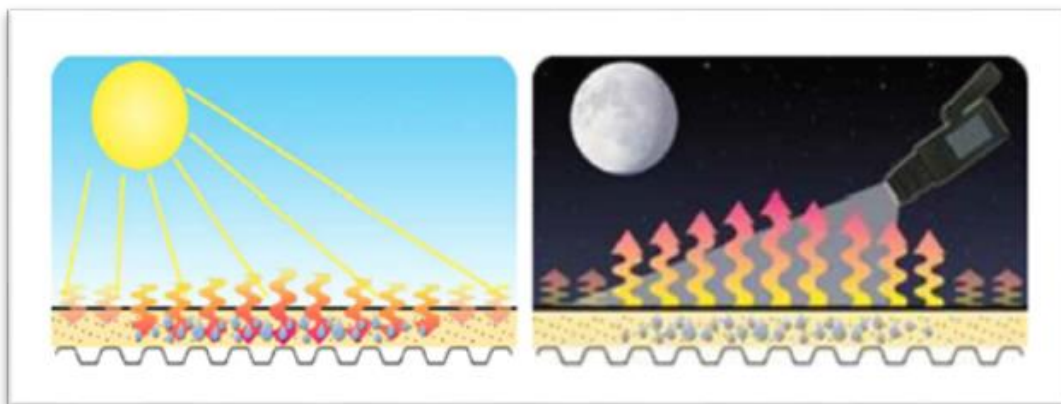
PURPOSE

The Public Works Department requests Village Board approval to waive competitive bidding and enter into a contract with Weatherproofing Technologies, Incorporated (WTI), a subsidiary of the Tremco Construction Products Group, to restore the roof at the Village Hall and Auditorium located at 2020 and 2010 Chestnut Road.

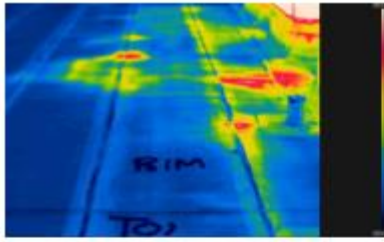
Rather than replacing the entire roof, WTI is proposing a restoration system designed to extend the useful life of the existing roof, while addressing areas that require attention. The process would be similar to the work completed at the Landscape and Maintenance, Police, and Fire facilities. This approach allows the Village to preserve the existing roof system, reduce the cost of a full replacement, and minimize disruption to the Village Hall and Auditorium.

PROCESS

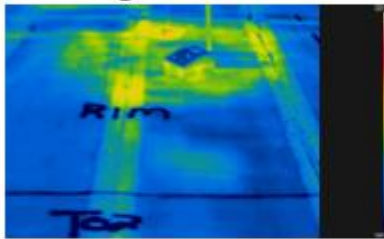
In August 2025, WTI conducted an infrared roof survey to evaluate the condition of the existing roof system. Infrared scanning identifies temperature differences across the roof surface, which can help locate areas where moisture may be present beneath the roofing materials. These areas are then further evaluated to determine the extent of any damage and whether they require repair or replacement.



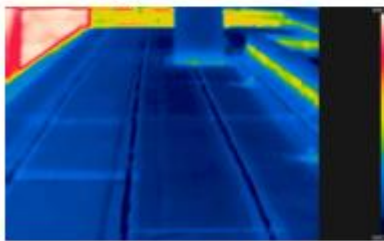
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Thermogram T-01



Thermogram T-02



Thermogram T-03



The evaluation was used to develop a restoration plan covering approximately 13,700 square feet of roof area. The work will include preparing the existing roof, applying a new waterproofing system, restoring roof walkways, and addressing several roof safety items, including a new hatch guard and approximately 140 feet of perimeter guard rail.

OUTCOME

Approval of this project will extend the useful life of the Village Hall and Auditorium roof, improve its ability to protect the building from water intrusion, and address needed roof safety improvements. Restoring the existing roof, rather than replacing the entire system, provides the Village with a cost-effective way to address the current condition while avoiding the expense and disruption of a full roof replacement. This approach allows the Village to proactively maintain an important public facility and better manage the long-term cost of the roof system.

FINANCIAL IMPACT

- **Funding Source:** 2024 General Obligation Bond Funds
- **Budgeted Amount:** \$500,000.00
- **Cost:** \$399,598.40

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LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Waive competitive bidding due to utilizing a cooperative purchasing program; and, authorize the Village President to enter into a contract with Weatherproofing Technologies, Incorporated (WTI), for roof restoration at Village Hall and Auditorium, located at 2020 and 2010 Chestnut Road, in an amount not to exceed \$399,598.40.

ATTACHMENT(S)

- Infrared Roof Scan
- Proposal for Village Hall & Auditorium