

PRELIMINARY ENGINEERING PHASE – BOARD PRESENTATION

- Board Meeting – May 26, 2026



# Village of Homewood – HVAC Renovations

SUBMITTED TO:

**Village of Homewood**

2020 Chestnut Road  
Homewood, Illinois 60430

Project Number: 26-347-1670



## Homewood Public Safety Campus – HVAC Improvements

The project consists of developing options and cost estimates for a new HVAC system for the Public Safety Campus. The existing facility is comprised of three levels (partial basement, first and second) totaling approximately 25,000 square feet.

This includes:

1. Reviewing the existing conditions and existing drawings
2. Evaluating modern system alternatives
3. Recommending solutions
  - a) That ensure reliable performance
  - b) Energy efficiency
  - c) Long-term maintainability for this mission-critical, 24/7 facility.



## Recommendations - Summary

### MECHANICAL SYSTEMS

The team explored three potential options. These are described within the report. This option was selected for the following reasons:

- Known system by staff and therefore they already possess repair knowledge.
- Easy to find parts and therefore it is maintainable.

#### Recommended System:

##### Hot Water / Chilled Water System

Remove the geothermal system, abandon the geothermal field, and install a 4-pipe hot water / chilled water system. Create separate mechanical rooms for a chiller and boilers. Install a split air-cooled chiller with the condenser on the roof for cooling. Install multiple natural gas-fired high efficiency condensing boilers for heating. Hot and chilled water would be distributed throughout the building to various fan coil units to heat and cool the building. Install dedicated outdoor air systems for the fire station and police department to provide ventilation.

#### Misc. Infrastructure Summary:

Replace the shooting range MAU with a packaged dedicated outdoor air system to provide heating and cooling. Replace the shooting range exhaust and air filtration system with a similar system. Install a hazardous gas detection system for the Sallyport and Apparatus Bay. Re-use the existing rooftop unit and install VAV diffusers for the dormitory rooms.

- Shooting range to be bid out as a separate project.



## Preliminary Estimate: Public Safety Campus - Option 2

LINE	COST ITEM	COST
01	<b>TOTAL BUILDING CONSTRUCTION COSTS</b>	<b>\$2,119,533</b>
02	Building Construction Contingency	\$100,000
03	Abatement (Not Included)	N/A
04	A/E Fees (TBD)	TBD
05	<b>TOTAL SOFT COSTS</b>	<b>\$100,000</b>
06	<b>TOTAL PROJECT COST</b>	<b>\$2,219,533</b>
	Alternates: (including OH&P, Bond & Insurance)	
07	Bldg Alternate No. 1 - Apparatus Bay / Sally Port	\$45,161
08	Bldg Alternate No. 2 - Shooting Range	\$630,356
09	<b>TOTAL PROJECT COST WITH ALTERNATES</b>	<b>\$2,895,050</b>



Floor-mounted fan-coil unit

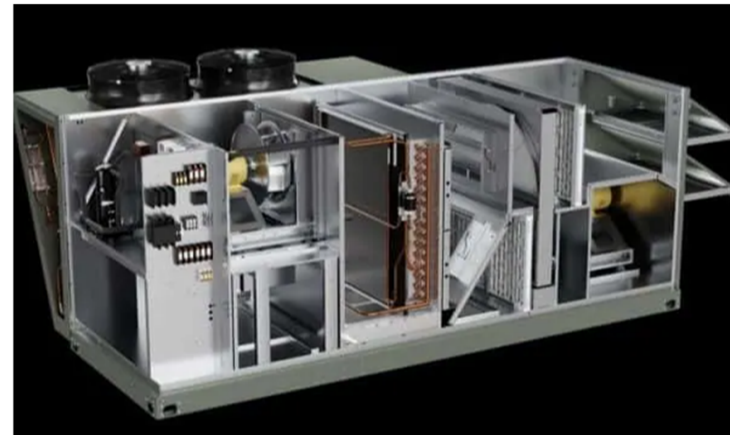


High-efficiency boilers

## Preliminary Schedule

- October 2026 Kluber Design Completed (4-5 months)
- Oct/Nov 2026 Village Review
- Nov/Dec 2026 Out for Bid
- Dec/Jan 2027 Award of Contracts and Procurement
- Jan-April 2027 Equipment Procurement
- April 2027 Commencement of Construction
- April 2028 Substantial Completion
- June 2028 Final Completion

\*Shooting range to be bid out as a separate project.



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