

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 28, 2025

To: Village President and Board of Trustees

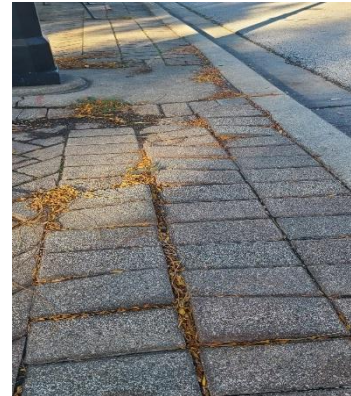
Through: Napoleon Haney, Village Manager

From: Joshua Burman, Public Works Director

Topic: Bid Award – Replacement and Resetting of Brick Pavers throughout the Central Business District

PURPOSE

Public Works seeks Village Board approval to award a contract to GC Designs of Minooka, IL in the amount of \$16,110, for the replacement and resetting of brick pavers within the Village's Central Business District (CBD). Each year, the Public Works Department inspects brick pavers in our CBD to identify uneven, damaged, or settled sections that pose tripping hazards or detract from the appearance of the Village's streetscape. These pavers are part of the Village's long-term investment in creating a safe, attractive, and pedestrian-friendly downtown environment, and periodic maintenance is essential to preserve their integrity and accessibility.



PROCESS

To complete this year's budgeted maintenance, Public Works developed specifications outlining the replacement of 630 bricks and resetting 900 sq. ft. of existing pavers. Resetting refers to the process of removing existing pavers, regrading or compacting the stone base to correct settlement or unevenness, and reinstalling the same bricks flush with surrounding surfaces. This process restores both safety and appearance without requiring full replacement.

An Invitation to Bid (ITB) was publicly advertised on October 6, 2025 with a scheduled public bid opening on October 22, 2025. The advertisement resulted in three (3) qualified contractors submitting bids. These bids were reviewed for completeness, responsiveness, and compliance with Village specifications. The bid tabulation is listed below.

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Bid Specifications	Bidders		
	C & T Landscape	GC Designs	Construction Design Group
Resetting of 900 sq. ft. of brick pavers	\$23.30	\$16.50	\$22.22
Unit price to replace one brick	\$17.84	\$2.00	\$13.33
Price per sq. ft. for any additional work outside of the 900 sq. ft.	\$23.30	\$16.50	\$22.22
Total Cost based on specifications for 900 sq. ft. and 630 brick replacements	\$32,209.20	\$16,110.00	\$28,395.90

GC Designs submitted the lowest responsible bid and has successfully performed similar work for other municipalities. Based on their qualifications and bid amount, staff recommends awarding the project to GC Designs.

Upon Board approval, work will be scheduled for completion during the fall construction season. The contractor will coordinate closely with downtown businesses to minimize disruptions and maintain pedestrian access.

OUTCOME

Approval of this bid award allows the Village to address deteriorated and uneven paver areas within the CBD before the winter season. This work will enhance public safety, maintain ADA accessibility, and preserve the Village's investment in its decorative downtown streetscape. Proactive maintenance such as this helps prevent more costly large-scale reconstruction in the future and supports the continued vitality and appearance of the downtown area.

FINANCIAL IMPACT

- **Funding Source:** General Obligation Limited Bond Fund Proceeds
- **Budgeted Amount:** \$50,000
- **Cost:** \$16,110

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Award the bid for Brick Paver Replacement and Resetting in the Central Business District to GC Designs of Minooka, IL, the lowest responsible bidder, in the amount of \$16,110 and authorize the Village Manager to execute the necessary contract documents.

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ATTACHMENT(S)

- Map of 2025 CBD Paver Resetting Areas
- Attachment A - Invitation to Bid
- Attachment B – Bid Tabulation Sheet
- Attachment C – GC Designs Submitted Bid