

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 27, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Public Works Director

Topic: Plumbing Repairs – Homewood Police Station

PURPOSE

Staff is requesting approval to proceed with plumbing repairs at the Homewood Police Station utilizing Reid & Pedersen Drainage of Crete, IL, for sewer lining and cleanout installations totaling \$49,220 and Brandenburger Plumbing of, Chicago, IL, for plumbing repairs totaling \$25,607. This work is necessary to address recurring sewage backups and ensure long-term reliability and compliance with current plumbing standards.

PROCESS

The need for the plumbing repairs stems from a history of ongoing infrastructure failures. In 2025, the sanitary sewer line backed up, causing extensive damage to the training room and women's locker room. At that time, staff reached out to R&R Plumbing, Aleck Plumbing, Reid & Pedersen Drainage, and Brandenburger Plumbing for proposals regarding potential emergency repairs and sewer lining, though subsequent evaluation indicated an emergency repair was not immediately warranted. However, over the past several months, the Homewood Police Station has experienced a new wave of multiple sewage backups affecting critical areas, including the training room and locker rooms. These recent incidents have caused unsanitary conditions, disrupted daily operations, and required repeated emergency cleanups, making the repairs critically necessary.

Investigations by Public Works revealed that the existing cast iron drain, waste and vent (DWV) piping is severely deteriorated, with corrosion, scaling, and partial collapses restricting flow. The compromised infrastructure has been unable to handle normal wastewater loads, leading to backups during peak usage. Given the operational importance of the affected spaces, particularly the locker rooms used by officers and the training room for departmental instruction, these failures have had a direct impact on staff readiness and facility operations.

Staff requested multiple proposals for the plumbing work and coordinated on-site walkthroughs with Aleck Plumbing, Brandenburger Plumbing, and Reid & Pedersen Drainage to review the existing conditions and discuss the necessary repairs. During the walkthrough with Reid & Pedersen, staff confirmed that the company does not perform overhead plumbing replacement but is commonly subcontracted by plumbing contractors to complete sewer cleanout

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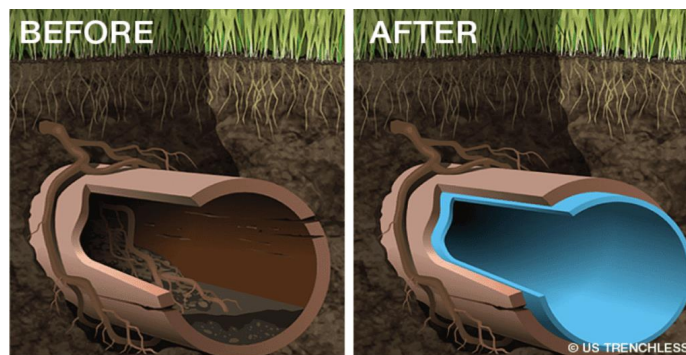
installations and slip lining. To avoid additional subcontracting markups and provide greater cost efficiency, Reid & Pedersen submitted a separate proposal directly to the Village for the sewer lining and cleanout work, while Brandenburger Plumbing provided a separate proposal for the overhead replacement of the deteriorated cast iron piping.

This approach provides the Village with the lowest responsible and responsive proposals for the respective scopes of work while avoiding additional subcontracting markups and ensuring the necessary repairs are completed by contractors experienced in their respective areas of expertise.

Plumbing Contractors	Proposal Cost
R&R Plumbing	No Response
Aleck Plumbing (overhead pipe replacement)	\$36,374
Brandenburger Plumbing (overhead pipe replacement)	\$25,607

Sewer Lining Work

The project will address the failing infrastructure through a two-part approach. Reid & Pedersen Drainage will perform sewer lining and cleanout installations to restore internal flow and establish proper maintenance access. This sanitary sewer slip lining process involves inserting a flexible, resin-saturated lining into the existing damaged pipe, which is then cured to create a durable, structural "pipe-within-a-pipe" without requiring extensive excavation. This methodology is identical to the Sanitary Slip Lining Project that the Board has previously approved and implemented successfully throughout Village neighborhoods. Brandenburger Plumbing will then replace the deteriorated cast iron above-ceiling basement infrastructure with PVC piping.



Sewer Slip Lining

Pipe Replacement Work

For the Brandenburger Plumbing Scope of Work totaling \$25,607, the firm will remove approximately 125 linear feet of 4" cast iron piping and connections above the ceiling in the basement. They will then provide and install approximately 125 linear feet of new 4" PVC sanitary piping, fittings, and hangers above the ceiling in the basement up to the first-floor connections.

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4" PVC Sewer Pipe

For the Reid & Pedersen Drainage Scope of Work totaling \$49,220, the firm will install a primary outside PVC sewer cleanout at the excavation access point and a secondary outside PVC cleanout to serve the fire station bathroom line, which includes post-installation televising, descaling, and hydro-jetting as needed. They will install structural cured-in-place pipe liners, including a 40-foot main run liner from the Fire Station interior to the exterior access, a 20-foot downstream main run liner, a 40-foot branch line liner serving the police station women's locker room, and a branch line liner for the ejector pump discharge. Additionally, they will integrate two wye connections into the liner, reopen them using robotic cutting equipment, and verify the entire system with a final post-installation camera inspection.

Plumbing Contractor for Sliplining	Proposal Cost
Reid & Pedersen Drainage (lining and cleanout work)	\$49,220

The Village of Homewood will coordinate the project by providing concrete saw-cutting and removal, dumpsters, road plates, backfilling, and final concrete surface restoration.



PVC Sewer Cleanout



Televising a Sewer Cleanout

OUTCOME

Approval will allow staff to move forward with Reid & Pedersen Drainage and Brandenburger Plumbing to address the ongoing plumbing issues at the Homewood Police Station. By utilizing each contractor's area of expertise, the Village can address the deteriorated sewer piping, improve system reliability, and reduce the likelihood of future backups. This coordinated approach is intended to restore reliable use of the affected areas, minimize further disruptions to daily operations, and provide a lasting solution to the recurring issues.

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FINANCIAL IMPACT

- **Funding Source:** 2024 General Obligation Bond Proceeds
- **Budgeted Amount:** \$80,000
- **Total Cost of Repairs:** \$74,827 (*reflects combined proposals of \$25,607 and \$49,220*)

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve a proposal from Brandenburger Plumbing of Chicago, IL the lowest responsible bidder, in the amount of \$25,607 for overhead pipe replacement; waive competitive bidding and, approve the proposal from Reid & Pedersen Drainage of Crete, IL in the amount of \$49,220 for slip lining and clean out installation work, for a total cost of plumbing repairs at the Homewood Police Station in the amount of \$74,827.

ATTACHMENT(S)

- Reid & Pedersen Drainage Proposal
- Brandenburger Plumbing Proposal