

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 13, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Change Order & Budget Amendment- HVAC Upgrade at Water Plant 1 – Installation of Steel Lintel Beam

PURPOSE

Staff requests that the Village Board approve a budget amendment for the HVAC Upgrade at Water Plant 1, which was awarded to Kraemer Contracting Group of Bensenville, IL. The amendment in the amount of \$8,567.50 covers a change order invoice for the installation of a steel lintel beam that was needed to support the ventilation for the HVAC system.

PROCESS

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 at Water Plant 1, including all labor, materials, start-up, and commissioning. Their proposal was accepted at the April 28, 2026 Village Board meeting. Their scope included providing and setting the new rooftop unit, necessary curb and ductwork, electrical connections, controls tie-ins, and complete start-up and commissioning.

This project will regulate the temperature and humidity at Water Plant 1, safeguarding critical electrical controls and treatment infrastructure. Because the facility was not originally designed for this system, a new passage was cut through the exterior masonry wall to accommodate the necessary ductwork and equipment layout.

To maintain the building's structural integrity, a heavy-duty steel lintel beam was installed across the top of this new opening. This horizontal load-bearing beam safely supports and redistributes the weight of the overhead masonry to the surrounding vertical walls, preventing any sagging, cracking, or structural failure.



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The new HVAC system is critical for preventing equipment overheating and moisture condensation, while the lintel installation ensures the physical plant remains structurally sound and fully compliant with building safety codes during and after modification.



OUTCOME

Approval of this budget amendment will allow the Village to pay the invoice for a steel lintel beam which was installed above the new opening in the wall for HVAC ventilation. The beam carries the weight of the masonry above and transfers it to the adjoining walls, preventing sagging, cracking, or structural failure.



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FINANCIAL IMPACT

- **Funding Source:** Water Sewer Capital
- **Budgeted Amount:** \$66,700.00
- **Initial Awarded Amount:** \$66,700.00
- **Requested Budget Amendment:** \$8,567.50
- **Total Project Cost After Amendment:** \$75,267.50

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve a budget amendment of \$8,567.50 for the HVAC Upgrade at Water Plant 1; and, approve a change order in the amount of \$8,567.50 with Kraemer Contracting Group of Bensenville, IL for the installation of a steel lintel beam that was needed to support the ventilation for the HVAC system.

ATTACHMENT(S)

Change Order Invoice from Kraemer Contracting Group