

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 27, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Selection of an Architectural Firm for Design Services Associated with Improvements to the Homewood Auditorium

PURPOSE

Staff is requesting the Village Board approve a budget amendment and authorize the Village President to enter into a contract with the Linden Group Architects of Orland Park, IL in the amount of \$122,000 to provide design services associated with improvements to the Homewood Auditorium.

During the design phase, the Linden group will focus their efforts on assessing the existing auditorium and developing plans that are cost conscious while addressing the Village's goals for improved user experience, accessibility, and performance.

PROCESS

Built in 1939, the Homewood Auditorium has long served as a cornerstone of the community. The 21,500-square-foot facility has hosted a wide range of activities over the years, including basketball, volleyball, and other recreational programs, as well as Village events including an indoor farmers market. In 2021, the Village of Homewood began leasing the space to the Homewood Arts Council, transforming the auditorium into a hub for local programming and community events.

In 2017, Village officials envisioned transforming the Homewood Auditorium into a Regional Performing Arts Center—a cultural anchor for artists and performers across the south suburbs. This concept included a space that would support professional orchestra performances and a variety of community-based activities. To pursue this vision, the Village sought financial support from State legislators, ultimately securing \$1,481,500 through the advocacy of Representative Will Davis. The funds were designated specifically for the development of a performing arts center.

A feasibility study conducted in 2018 estimated the total project cost at \$22 million. Despite efforts to secure additional funding, the project was deemed financially unfeasible, and plans for a regional center were ultimately set aside. In 2024, the Village successfully pivoted and worked with the Illinois Department of Commerce and Economic Opportunity (DCEO) to repurpose the grant funds. The revised plan focuses on renovating the auditorium into a flexible performance

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and multi-purpose venue, capable of hosting small concerts, conferences, rehearsals, artist showcases, gallery events, and indoor community gatherings. This updated vision aligns with the original grant objectives and responds to the evolving needs of the community.

The Village submitted the necessary documentation to release the grant funds, which will be issued as a reimbursable grant upon project completion. To comply with State requirements, the Village will utilize certified subcontractors through the State of Illinois Commission on Equity and Inclusion (CEI) Business Enterprise Program.

Project Overview

The Village of Homewood Auditorium is anticipated to be a key multi-purpose facility used for various events, meetings, and performances. The improvements should prioritize:

- Seating: Upgrading or replacing seating to improve comfort, accessibility, and capacity.
- Acoustics: Enhancing sound quality for both speech and musical performances, and general sound dampening.
- Lighting and Audio-Visual Equipment: Upgrading lighting and audio and visual systems for modern, state-of-the-art functionality and ease-of-use operation.
- Flooring: Installing durable and aesthetically pleasing flooring suitable for a public events space including power accessibility for small segregated spaces.
- Accessibility: Ensuring compliance with ADA standards and improving overall barriers of use to the public facility.
- Remediation: Addressing necessary improvements, including fire suppression system enhancements, hazardous material abatement if needed, and the dismantling or removal of any outdated facilities or equipment.
- Cost/Compliance: Capacity to complete scope of work within the allocated \$1,481,500 budget while adhering to the grant's requirements, which mandate the use of certified subcontractors and suppliers recognized by the State of Illinois Commission on Equity and Inclusion (CEI) Business Enterprise Program.

Request for Proposals

The Village of Homewood issued a Request for Proposals (RFP) on March 21, 2025, to solicit proposals for design and construction improvements to the Village of Homewood Auditorium. The RFP was specifically targeted to solicit proven and established construction firms that had both design and construction capabilities (design-build). The Village sought proposals that included all elements of the design, construction, and engineering, as well as provide technical support to make the auditorium a multi-use facility.

Two (2) firms responded to the Request for Proposals: Linden Group Architects of Orland Park, IL, and iPropertyManage Inc. of Chicago, IL. Village staff evaluated both proposals and qualifications and Linden Group Architects was selected as the preferred firm. Their selection was based on their design prowess, previous work performed in the Village of Homewood

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(Homewood Brewing, Maple Tree Inn, Lassen's Tap, and LaBanque Hotel), and ultimately their cost for design services.

<u>Firm</u>	<u>Amount</u>
iPropertyManage Inc	\$125,000
Linden Group Architects	\$122,000

Linden Group Architects, established in 1978, offers a comprehensive range of architectural services rooted in a collaborative, client-focused approach. Known for their responsible, imaginative, and cost-effective design solutions, the firm brings together creative and technical expertise to deliver projects that are both practical and meaningful. Their services include architecture, land planning, and interior design—each guided by a commitment to community-building, market insight, and design excellence.

Next Steps

Linden Group Architects will meet with community stakeholders to gather feedback on the design of the space. It is anticipated that the design process will take approximately 10 to 14 weeks. During this time, the Linden Group will periodically check in with staff to review progress and gather additional input.

Once the design is finalized, the proposed plans will be presented to the Village Board at a future meeting. Following Board review and approval, the project will move into the construction phase. At that time, the construction work may either be competitively bid or awarded directly to Cosgrove Construction of Joliet, IL—the firm identified by the Linden Group as a partner for the Design-Build concept.

OUTCOME

Engaging the services of Linden Group Architects will provide the Village with a clear blueprint for developing a mixed-use performance arts center. Their design work will ensure that, once complete, the construction phase is turnkey, with detailed specifications already in place. Most importantly, this approach will help maximize the limited grant funding awarded to the project, ensuring resources are used efficiently and the project is successfully brought to completion.

FINANCIAL IMPACT

- **Funding Source:** Illinois Department of Commerce and Economic Opportunity (DCEO) Grant
- **Awarded Amount:** \$1,481,500
- **Budget Amendment Requested:** \$122,000 (to be reimbursed through grant funding)

LEGAL REVIEW

Pending review of the General Conditions of the Consultant Agreement

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RECOMMENDED BOARD ACTION

Approve a budget amendment in the amount of \$122,000; and, authorize the Village President to enter into a contract with the Linden Group Architects of Orland Park, IL in the amount of \$122,000 to provide design services associated with improvements to the Homewood Auditorium.

ATTACHMENT(S)

- Linden Group Architect Contract
- Linden Group Architect Proposal
- Ipropertymanage, Inc. Proposal
- Request for Proposals