

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: August 13, 2024**

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**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Terence Acquah, Assistant Village Manager

**Topic:** Village Hall Uplighting Replacement Project

## **PURPOSE:**

The Village Hall is staple and focal point of Homewood's downtown. The classic building serves as a gateway and welcomes visitors by rail (Metra and Amtrak) and roadway (Dixie Highway). The Village Hall uplighting installed many years ago has reached its useful life and is no longer fully functional. The light fixtures surrounding Village Hall are in need of replacement because they have suffered water damage and have a defective controller panel. Staff is requesting that the Village Board waive competitive bidding in order to acquire twenty-three (23) Illumipanel Red, Green, Blue, Lime (RGLB) LED lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, for a total amount not to exceed \$49,758. The Village budgeted \$50,000 for this work through American Rescue Plan Act (ARPA) funds.

Included in the price is a consultation fee for Chicago Lightworks to assist Village staff with installing the lights and programming the controller. Staff was unable to identify another vendor that could provide both reasonable pricing for the equipment and technical assistance.

## **PROCESS**

In June 2013, the Village Board approved \$32,829 for the installation of lighting and landscaping in front of Village Hall, with F.H. Paschen selected as the contractor for the project. The original plan detailed the installation of thirteen (13) traditional LED landscaping lights (15 watts) and included laying conduit around the building. However, over time, water infiltration and years of use have led to the deterioration of the existing fixtures and controller. To achieve the desired aesthetic for Village Hall, it was determined that installing commercial light fixtures would be the most effective solution. The primary goal of this upgrade is to significantly enhance the appeal of Village Hall, while providing an energy-efficient lighting solution that underscores the Village's commitment to sustainability.

### *Request for Proposals for New Lighting*

In the Fall of 2023 staff developed a request for proposals (RFP) for the installation of new lighting and lighting control system for the Village Hall. The RFP was advertised on October 13, 2023 and closed on November 28, 2023. The Village received various "out of sync" responses that ranged

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from \$67K to \$200K. The lower end responses attempted to convince the Village that “landscape-grade” low voltage lighting would suffice in lighting the Village Hall; but we would need to purchase 40+ fixtures to achieve the illumination that we desired as referenced by the submitted design below.



### *Direct Solicitation*

In December of 2023, Village staff contacted a well-respected and reputable lighting company (Courtesy Electric of Chicago, IL) who provided an on-site evaluation and subsequent proposal for **\$447,500**.

### *Direct Discussion with Vendors*

Village staff combed through the 2023 submissions and contacted the most reasonably priced vendor. Chicago Lightworks initially submitted a proposal for \$67k. After much discussion, the vendor agreed to meet on site and shared their interest in working with the Village to accommodate our extremely tight funding parameters. Chicago Lightworks then, revamped their proposal and resubmitted a more reasonable quote.

### *Cost Savings*

In order to bring this project within budget, Village staff will be responsible for the (labor) installation of the twenty-three (23) (RGBL) (240 watts) lights, with support from a Chicago Lightworks technician to provide guidance throughout the process, especially in setting up the control systems. The Illumipanel ML from Illuminarc is a large-format LED architectural unit. Perfect for washing the sides of buildings in bold, beautiful colors, it includes a range of easy-to-install beam spread filters to fit any size application. Installation is fast and simple, while the sleek chassis blends into the environment. Precision optics eliminate multicolored shadows, and the

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(RGLB) four-in-one LEDs output clean, true whites and a nearly unlimited palette of striking colors. Included with the fixtures are two waterproofing cables. The lighting system will be managed through a wireless Pharos cloud-based controller, enabling operators to control the lights via mobile application. The cloud-based controller requires a yearly subscription of \$544.

The benefits of these new light fixtures include the following:

- Allows for seasonal displays, which can create a festive atmosphere during holidays or special occasions
- Enhances the visual appeal of Village Hall and its surrounding landscaping, making Village Hall attractive and inviting
- Utilizes energy-efficient LED fixtures, which can reduce energy consumption and costs while promoting sustainability
- Assists the public in navigation to Village Hall, making it easier for residents and visitors to find important events
- Improves visibility at night, ensuring safer environments for pedestrians and visitors

## OUTCOME

The dynamic, color-changing lights will illuminate Village Hall, enhancing the area to provide an interactive and captivating experience for patrons while enriching the overall charm of downtown Homewood.

## FINANCIAL IMPACT

- **Funding Source:** American Rescue Plan Act (ARPA) Funds
- **Budgeted Amount:** \$50,000.
- **Cost:** \$49,758.

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Waive competitive bidding due to the inability to identify any vendors that could provide reasonable pricing for the equipment and technical assistance; and, authorize the purchase of twenty-three (23) Illumipanel Red, Green, Blue, Lime (RGLB) LED lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, for a total amount not to exceed \$49,758. Labor/installation and electrical work will be handled by Public Works staff.

## ATTACHMENT(S)

- Quote
- Illumipanel specifications
- Pharos Controller specifications