

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Hartford Building Light Installation Project

PURPOSE

Staff is requesting the Village Board to waive competitive bidding in order to purchase outdoor LED lighting fixtures and materials that will transform an alley way into a downtown focal point and destination. The construction of the Hartford Building created an alley way in the downtown that connects a south parking lot to the sidewalks along Ridge Road to the north. The goal is to light the alleyway creating a safe and secure passage, while also providing an aesthetic and colorful lighting experience. The lighting will also accentuate a proposed mural that will be installed in the alley way. To accomplish this lighting design, the Village would need to acquire ten (10) Color Kinetics Red, Green, Blue, White (RGBW) lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, for a total amount not to exceed \$27,228. Public Works staff will install electrical conduit and secure the lights resulting in a significant labor-cost savings to the Village. The Village budgeted \$40,000 for this work through American Rescue Plan Act (ARPA) funds. The lights will be installed 16-feet high along the alley wall of the recently completed Hartford Building at 2033 Ridge Road. This purchase requires Board approval.

PROCESS

In September 2023, Flaherty and Collins Properties completed construction of the Hartford Building at 2033 Ridge Road, formerly the site of the Triumph Building. Upon completion, a passageway was established between 2033 Ridge Road (Hartford Building) and 2049 Ridge Road (Loulou Belle) to improve access from Ridge Road to the parking lot at the back of the buildings. This created an empty alley-way space, which raised concerns about potential loitering. A request was shared to identify a way to enhance the passageway's appeal and align it with the Downtown area's characteristics, thus birthing the idea for an artistic installation.

In order to move forward with the idea, the Village engaged in discussions with the property owners of both buildings, Tim Flanagan of 2033 Ridge Road and Danijela Savic of 2049 Ridge Road, seeking permission to create an interactive art installation in the passageway. Both property owners agreed to the artistic concepts and the installations that would be required.

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Alley Way Mural

Prior to commencing the mural portion of the project, the property owner of 2049 Ridge Road agreed to complete repairs of a downspout on the side of the building where the mural will be installed. A redevelopment agreement (RDA) will be drafted to utilize Tax Increment Financing (TIF) funds to reimburse the owner for these repairs. The repairs are estimated to cost around \$500.00.

Artistic Lighting Solicitation

Staff solicited and received quotes for the *passageway LED lighting project* from Chicago Lightworks of Lisle, IL in the amount of \$27,228, and Helsel-Jepperson Electrical Inc. of Chicago Heights, IL in the amount of \$31,459. Staff made the decision to recommend Chicago Lightworks for this project due to their lower quote amount and the technical assistance and training they will provide to assist Village staff with programming the light controller. Helsel-Jepperson would only provide the light fixtures. Also, the Village would be responsible for significant freight cost with Helsel-Jepperson, while freight cost are included with the quote from Chicago Lightworks.

Village staff will be responsible for the installation of the ten (10) RGBW lights, however, a Chicago Lightworks technician will provide guidance throughout the process, specifically in setting up the control systems. The lights are Blast Powercore gen5 high-performance LED luminaires that combine white lights with rich, saturated color and color-changing effects. Blast Powercore gen5 offers a range of accessories that allow customizable beam angles for floodlighting, spotlighting, wall washing, and grazing, along with the efficiency and cost-effectiveness of Powercore technology in a rugged die-cast aluminum housing. The lighting system has a simplified installation process and will be managed through a wireless Pharos cloud-based controller, enabling operators to control the lights remotely. The cloud-based controller requires a yearly subscription fee of \$544 that will be included in our annual budget.

Concurrently, while the lights are being procured and installed, Village staff is preparing to present mural options from artist Nate Otto of Chicago, IL to the Appearance Commission in the coming weeks. Once a mural is selected, staff will collaborate with Mr. Otto to determine a commencement date for the painting. It is hoped that the integration of both the lights and mural will transform the passageway, echoing the ambiance of renowned art installations in cities like Milwaukee, WI (Black Cat Alley), Wichita, KS (Gallery Alley), and Downtown Iowa City, IA (Fall Gallery Walk).

OUTCOME

The dynamic color-changing lights will illuminate the alleyway at 2049 Ridge Road, enhancing the area to provide an aesthetic and interactive experience to downtown visitors and residents while enriching the overall charm of downtown Homewood.

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The project will make the Hartford Building passageway an interactive space where patrons can admire the art, and will also be a tourist attraction for individuals visiting the Village. It will serve as an attractive lighting enhancement along the downtown Ridge Road area.

FINANCIAL IMPACT

- **Funding Source:** American Rescue Plan Act (ARPA) Funds
- **Budgeted Amount:** \$40,000.
- **Cost:** \$27,228.

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Waive competitive bidding and accept the lowest quote received from Chicago Lightworks, of Lisle, IL; and authorize the purchase of ten (10) Color Kinetics Red, Green, Blue, White (RGBW) lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, for an amount not to exceed \$27,228.

ATTACHMENT(S)

- Quote from Chicago Lightworks
- Photometric Design
- Color Kinetics light fixture specifications
- Pharos Controller specifications
- Quote from Helsel-Jepperson