

VILLAGE OF HOMewood



BOARD AGENDA MEMORANDUM

DATE OF MEETING: January 27, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Contract Approval – Rail Fan Platform Renovations

PURPOSE

Staff requests that the Village Board approve a proposal from BEAR Construction Company of Rolling Meadows, IL to rehabilitate the Homewood Rail Fan Platform located along Harwood Avenue, just south of the new Metra Station, for an amount not to exceed \$64,456.05.

PROCESS

In 2007, the Village of Homewood and Homewood Rail Committee opened the Rail Fan Platform, a train-viewing platform on the east side of the train tracks, along Harwood Avenue at Kroner Avenue. This train-watching platform, designed with the rail photographer in mind, offers outstanding views of the Canadian National (Illinois Central) mainline through downtown Homewood, as well as the busy METRA Electric District train tracks. The raised site also offers safe, family-friendly train-watching access to those with small children, and is fully compliant with the strictures of the Americans with Disabilities Act (ADA).

During the recent renovations of the Metra Station, it was discovered that the Rail Fan Platform is in need of safety improvements, including concrete restoration, tuckpointing, painting, pressure washing, and lighting.



Job Order Contracting (JOC)

Job Order Contracting (JOC) is a project delivery method used by public agencies, municipalities, school districts, and some federal entities to complete small- to medium-sized construction, repair, and maintenance projects quickly and efficiently. Instead of bidding each project separately, an agency competitively selects a single contractor (or multiple contractors) through one upfront procurement. That contractor then performs work through a series of individual "job orders" issued under the master contract.

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Since the Village has had positive experiences utilizing Job Order Contracting (JOC) for previous projects, staff reached out to Gordian, a firm that helps provide safe, functional, and resilient community spaces through JOC, as well as BEAR Construction Company, for proposals. Staff is requesting that the Village Board waive competitive bidding based on our previous experience working with Gordian's Job Order Contracting.

Originally, the Village budgeted \$45,000 for this work. After conducting an evaluation and discussing the scope of work, it was determined that more work was involved than originally anticipated. During the December 9, 2025 Board meeting, a budget amendment was approved by the Village Board for multiple capital projects. An additional \$21,000 was allocated towards the Railroad Platform rehabilitation for a total approved budget of \$76,000.

OUTCOME

The improvements to this platform will benefit both public safety and the beautification of our Central Business District. Work is expected to begin in late winter or early spring 2026. Following the completion of this work, the Landscape and Maintenance Division will completely overhaul the site with new native plants and trees.

FINANCIAL IMPACT

- **Funding Source:** 2024 General Obligation Bond Proceeds
- **Budgeted Amount:** \$76,000.00
- **Total Cost:** \$64,456.05

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Waive competitive bidding due to utilizing a professional contractor identified from Gordian's Job Order Contracting (JOC) process to BEAR Construction Company of Rolling Meadows, IL for the rehabilitation of the Homewood Railroad Platform in a total amount not to exceed \$64,456.05.

ATTACHMENT(S)

Contract