

Village of Homer Glen

**14933 South Founders Crossing
Homer Glen, Illinois 60491**

February 18, 2016

Special Village Board Meeting

**Village Board Room
14917 South Founders Crossing
Homer Glen, IL**

A. CALL TO ORDER

The meeting was called to order on February 18, 2016 by Mayor Yukich at 6:30pm in the Village Board Room, 14917 S. Founders Crossing, Homer Glen.

B. PLEDGE OF ALLEGIANCE TO THE FLAG**C. ROLL CALL**

Present were Mayor George Yukich, Trustees Sharon Sweas, Carlo Caprio, Mike Costa, Brian Burian, and Beth Rodgers. All remained present throughout the meeting. A quorum was established. Trustee Christina Neitzke-Troiike was absent. Also present on behalf of the Village were Village Clerk Ann Holtz, Development Services Director Michael Salamowicz, Chief Building Official Joe Baber, Facilities Manager John Robinson, and Interim Village Manager Heather Kokodynsky. Village Attorney Eric Hanson arrived at 6:45pm.

D. MOTION TO AWARD A CONSTRUCTION CONTRACT WITH TROOP CONTRACTING INC., FOR RENOVATION WORK TO BE COMPLETED AT THE NEW VILLAGE HALL, 14240 W 151ST STREET, HOMER GLEN, IL, IN THE TOTAL AMOUNT OF \$1,647,451.50. IT IS UNDERSTOOD THIS WAS THE LOWEST BASE BID RECEIVED AT \$1,343,000.00 AND INCLUDES ALTERNATES #7 EMERGENCY GENERATOR, #8 SECURITY ACCESS CONTROL, #9 SECURITY CAMERA SYSTEM AND #10 AUDIO/VISUAL SYSTEM ITEMS.

Mayor Yukich gave a brief background of details on the project to date, explaining original quotes on the pricing from the first architect, Williams Architects, were in the range of \$2.4 million. He stated that after a year and a half working on the plans, the prior firm was still 18 months out from completion, according to their timelines. Once Tria was awarded this job, it has been only three months and the firm has completed the final plans and sent the project out to bid. Fourteen bids were received. This contract represents significant savings versus the original estimates from the previous architect and Troop Contracting assures us that the project will be complete by June 2016. He stated that Troop Contracting, the winning bidder, was a company comprised of Veteran servicemen, stating this fact was an additional reason the Village would be extremely proud to have this firm complete this project.

Trustee Costa made a motion to award the Contract, seconded by Trustee Burian.

Mayor Yukich introduced Jim Petrakos of Tria Architecture, and thanked him for bringing the project to fruition after only three months under contract with the Village. Mr. Petrakos thanked the Board and expressed his gratitude for the cooperative efforts to date with the Village Board and Staff to finalize plans and bring the project out to bid. He thanked all of the bidders on the project and stated he was excited to work with Troop, emphasizing they have already been very cooperative in the negotiation process and have already granted a \$5,000 credit and lowered two of the unit prices. He assured the Board that they performed all of the appropriate due diligence and verified Troop's references. He introduced Brian Hatlan of Troop Contracting. Mr. Hatlan introduced his partners. He stated he was honored and grateful for the opportunity to work on this project. He offered to answer any questions from the Trustees.

Trustee Sweas asked what type of generator was included in the contract. Mr. Petrakos stated it would be a natural gas generator for back up services, and that it would run essential systems but that would not include air conditioning. Trustee Caprio asked if the gas line would be oversized. Petrakos stated that would be determined by the project engineer but yes, it would likely be oversized, as needed. Trustee Burian emphasized the reasoning behind the decision to have the generator included was God forbid an incident like Coal City experienced last year with the Tornado, should that occur, the Village Hall could be used as a "command center" for local emergency entities and relief efforts.

Trustee Costa thanked Troop for their very thorough bid. Having worked many years in the construction industry, he appreciated the effort the firm put into their bid and there was “no exclusions, questions or assumptions”, what he has witnessed to be typical “grey areas” in the bidding process, and in his opinion this is not typical when bids are submitted, which he found very refreshing. Every area of the bid were thoroughly considered and addressed in the bid and he was very appreciative of their effort.

Trustee Burian expressed his gratitude for the timeline of the renovation, which would be accelerated by approximately 5 months versus the previous timelines and this would save approximately \$100,000 in Village funds that would have been spent on rent at the current Village location. He feels very grateful that with the cooperative effort between the Village, under the Mayor’s leadership, with Tria, and Troop, that this will represent a significant impact on the Village.

Trustee Sweas asked what other projects in similar scope had Troop handled. Mr. Hatlan stated they have completed the Brookfield Village Hall, as well as performing numerous high profile projects including renovations at the Shedd Aquarium and the Adler Planetarium .

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Costa, Sweas, Caprio, Rodgers, and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

Motion Carried

E. PUBLIC COMMENT

None

F. ADJOURNMENT

Trustee Caprio made a motion to adjourn the meeting, seconded by Trustee Costa.

Voice Vote:

Ayes: (5) Trustees Costa, Rodgers, Sweas, Caprio, and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

Motion Carried

The meeting was adjourned at 6:50 p.m.



Ann Holtz, Village Clerk

Approved at the Board of Trustees Meeting dated March 9, 2016