



Joe Doud Administration Building  
545 Academy Drive  
Northbrook, IL 60062  
847-291-2960  
[nbparks.org](http://nbparks.org)

## Golf Operations Committee Meeting

March 16, 2020

5:30pm

Joe Doud Administration Building, 545 Academy Drive

### AGENDA

- I. Call to Order – Chair Ziering; Members Schyman and Randel
- II. Recognition of Visitors
- III. Approval of Meeting Minutes  
3/16.4 Golf Operations Committee Meeting of February 17, 2020
- IV. New Business  
3/16.5 Consider Approval of Contractor Agreements for Sportsman’s Country Club Civil and Golf Renovations, Bid #2183
- V. Unfinished Business
- VI. Informational Items/Verbal Update
- VII. Next Meeting – April 13, 2020 at 5:30pm, Joe Doud Administration Building, 545 Academy Drive
- VIII. Adjournment

Copies to: Park Board, Attorney, Directors, All Staff and Park District Facilities, The Northbrook Tower, Village of Northbrook  
Posted on Park District Website: [nbparks.org](http://nbparks.org)

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact Eileen Loftus, the Park District’s ADA Compliance Officer, at the Park District’s Administration Building by mail at 545 Academy Drive, Northbrook, Illinois 60062, by phone at (847) 291-2960, Monday through Friday 8:30am until 5:00pm, or by email to [eloftus@nbparks.org](mailto:eloftus@nbparks.org) at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter generally require at least 5 business days advance notice. For the deaf or hearing impaired, please use the Illinois Relay Center voice only operator at (800) 526-0857.



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# MEMORANDUM

To: Golf Operations Committee  
From: Greg Baron, Director of Golf Operations  
Agenda Item: 3/16.5 Consider Sportsman's Country Club Golf Course Renovation Bid #2183  
Date: March 13, 2020

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## Staff Recommendation:

Based upon Corporate Construction Services' (CCS) and staff's review of the bids and selected Alternates #4, 8 and 13 we are recommending the following contractors at this time.

## Background & Analysis:

On February 20, 2020, the Northbrook Park District and Corporate Construction Services' opened 11 bids for the Sportsman's Country Club Renovation project. These bids were a result of contacting contractors to generate interest in 3 bid packages for the specific scopes of work. Recommended contractors are listed below, a complete bid summary is attached for your reference.

Bid Package	Trade Contractor	Base Bid
Excavation/Site Work	DiMeo Brothers	\$1,200,000.00
Paving	Abbey Paving	\$1,011,848.00
Golf Course Renovation	Midwest Golf Development Inc. dba Golf Creations	\$2,526,357.38
	<b>Base Bid Total</b>	<b>\$4,738,205.38</b>

The Excavation/Site Work and Paving packages did not include any bid alternates.

The Golf Course Renovation bid package contained 13 alternates which are listed on the attached bid summary. We recommend selecting the following alternates:

- #4 which is for fairway fill on hole #1 of the Classic 18;
- #8 which is a \$22,500 deduct for using erosion control blankets in lieu of sod;
- #13 is for on course construction fencing and tree protection that is being required by the Village of Northbrook. The price per linear foot will be \$2.50. We are still going through the permit process to determine the quantity of linear feet required.

In the Golf Course Renovation package, the low bidder had included in their cart path installation total future cart path expansion work. This work was not part of the bid package and approximately \$156,000 of their bid amount will be removed from the contracted amount.

If these recommendations are approved by the Board, CCS will proceed to draft contracts for your authorization.

# NORTHBROOK PARK DISTRICT

**Explanation:**

1. Budgeted Cost: \$12,750,000
2. Budget Source: 2020 and 2021 Capital Improvement Plan
3. Legal Requirement: None

**Motion:** The Golf Operations Committee Chair moves to approve the Contractor Agreements for the Sportsman's Country Club Renovation Project, Bid #2183 as presented to the full Board for approval.

**Pc:** Molly Hamer, Executive Director



**Bid Summary**  
**Bid #2183: Sportsman's Country Club Site and**  
**Golf Improvements**

**Bid Package #1: Excavation/Site Work**

Bid Submission Deadline: February 27, 2020 @ 2pm

Bid Opening: February 27, 2020 @ 2:15pm

<b>Bidder</b>	<b>Base Bid</b>
DiMeo Bros, Inc. 720 Richard Lane Elk Grove Village, IL 60007	\$ 1,200,000.00
Berger Excavating Contractors, Inc. 1205 Garland Road Wauconda, IL 60084	\$ 1,360,000.00
Lenny Hoffman Excavating, Inc. 3636 Lake Avenue Wilmette, IL 60091	\$ 1,570,769.00



**Bid Summary**  
**Bid #2183: Sportsman's Country Club Site and**  
**Golf Improvements**  
**Bid Package #2: Paving**

Bid Submission Deadline: February 27, 2020 @ 2pm

Bid Opening: February 27, 2020 @ 2:15pm

<b>Bidder</b>	<b>Base Bid</b>
Abbey Paving Co., Inc. 1949 County Line Road Aurora, IL 60502	\$ 1,011,848.00
Maneval Construction Company, Inc. 28090 W. Concrete Drive Ingleside, IL 60041	\$ 1,040,650.00
Troch-McNeil Paving Co., Inc. 2425 Pan Am Blvd. Elk Grove Village, IL 60007	\$ 1,049,068.00
A. Lamp Concrete Contractors, Inc. 1900 Wright Blvd. Schaumburg, IL 60193	\$ 1,058,566.00
Chicagoland Paving Contractors, Inc. 225 Telser Rd. Lake Zurich, IL 60047	\$ 1,075,000.00



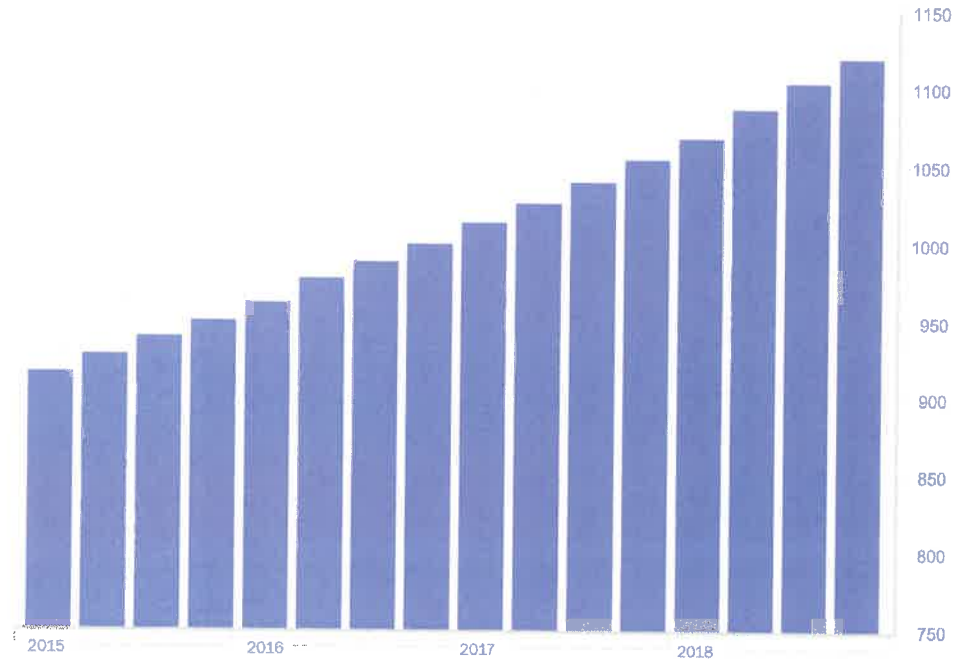
**Bid Summary**  
**Bid #2183: Sportsman's Country Club Site and Golf Improvements**  
**Bid Package #3: Golf Course Renovation**  
 Bid Submission Deadline: February 27, 2020 @ 2pm  
 Bid Opening: February 27, 2020 @ 2:15pm

Bidder	Base Bid	Alternate #1: Clay Liner	Alternate #2: Pec-Mat (SF Price)	Alternate #3: Practice Facility	Alternate #4: Fairway Fill	Alternate #5: Modified California	Alternate #6: USGA	Alternate #7: Hydro Mulch
Golf Creations 18250 Beck Road Marengo, IL 60152	\$ 2,526,357.38	\$2.65/SF	\$ 2.00	\$ 12,000.00	\$ 25,000.00	\$ 131,123.73	\$ 174,430.65	\$ 44,121.00
Wadsworth Golf Construction Company 13941 S. Van Dyke Rd. Plainfield, IL 60544	\$ 2,696,933.42	\$ 319,080.00	\$ 2.00	\$ 36,450.00	\$ 10,835.00	\$ 116,104.25	\$ 213,876.25	\$ 41,952.75
Duininck, Inc. 408 6th Street Prinsburg, MN 56281	\$ 3,495,338.50	\$ 86,000.00	\$ 2.25	\$ 48,000.00	\$ 8,000.00	\$ 97,772.00	\$ 232,208.50	\$ 43,484.00

Bidder	Alternate #8: EC Blanket	Alternate #9: Curbing (LF Price)	Alternate #10: Concrete Path	Alternate #11: Landscaping	Alternate #12: PC Drainage (LF Price)	Alternate #13: Construction Fencing (LF Price)
Golf Creations 18250 Beck Road Marengo, IL 60152	\$ (22,500.00)	\$ 27.50	\$5.25/SF	N/A	\$ 4.00	\$ 2.50
Wadsworth Golf Construction Company 13941 S. Van Dyke Rd. Plainfield, IL 60544	\$ (36,000.00)	\$ 39.25	\$ 71,358.00	\$ 145,050.00	\$ 5.95	\$ 22.00
Duininck, Inc. 408 6th Street Prinsburg, MN 56281	\$ (18,000.00)	\$ 35.00	\$ 35,750.00	\$ 156,000.00	\$ 9.00	\$ 29.00

“The fear of tariffs continue to be the primary cause of uncertainty for contractors nationwide, alongside depleting supplies of skilled labor.”

Attilio Rivetti  
Vice President



Ballpark Village  
San Diego, California

Quarter	Index	Δ%
4th Quarter 2018	1120	1.36
3rd Quarter 2018	1105	1.47
2nd Quarter 2018	1089	1.68
1st Quarter 2018	1071	1.23

Year	Average Index	Δ%
2018	1096	5.6
2017	1038	5.0
2016	989	4.8
2015	943	4.5
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.

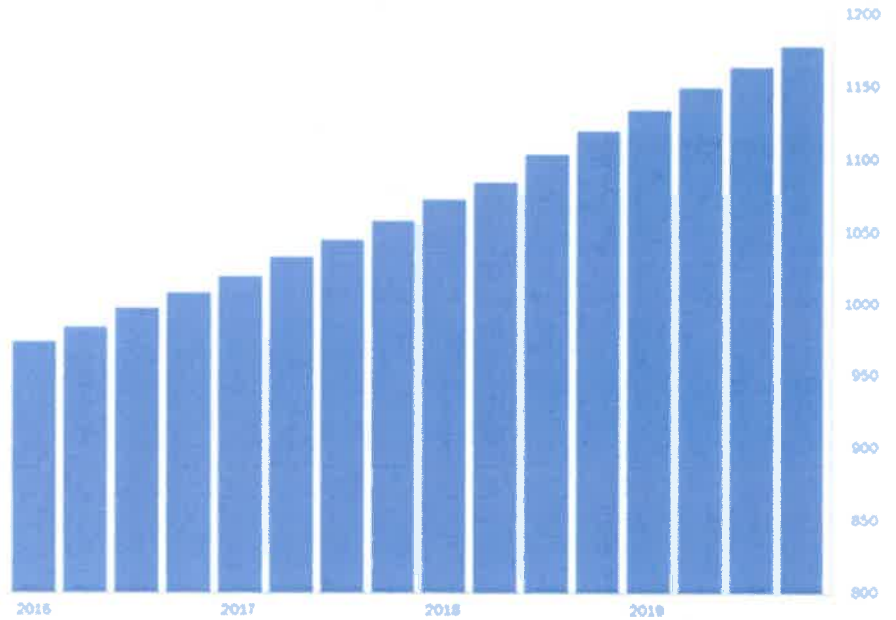
# Cost Index

## Turner's Fourth Quarter Building Cost Index: High Level of Construction Activity Continues to Stretch Skilled Labor Availability

Fourth Quarter 2019 Turner Building Cost Index—which measures costs in the non-residential building construction market in the United States—has increased to a value of 1177. This represents a 1.29% quarterly increase from the third quarter of 2019 and a 4.84% annual increase from the fourth quarter of 2018, respectively.

**“We continue to see the construction market fairly busy with several large projects starting in the fourth quarter of 2019.”**

Attilio Rivetti  
Vice President



Quarter	Index	% Change
4th Quarter 2019	1177	1.29
3rd Quarter 2019	1162	1.13
2nd Quarter 2019	1149	1.23
1st Quarter 2019	1135	1.34

Base year: 1967, index 100