



Joe Doud Administration Building
545 Academy Drive
Northbrook, IL 60062
847-291-2960
nbparks.org

Golf Operations Committee Meeting

April 13, 2020
5:30pm

Joe Doud Administration Building, 545 Academy Drive

The Northbrook Park District Board of Commissioners will hold virtual Committee meetings on Monday, April 13 starting at 5:30pm. Community members wishing to respectfully share thoughts about any matter concerning the Northbrook Park District may do so by submitting an email to Wendy Peterson at wpeterson@nbparks.org by 4pm, Monday, April 13. Emails received will be read aloud during the Recognition of Visitors. We ask that you keep your emailed response to under 200 words to allow time for others to be heard and for the Board to progress through the public meeting agenda. The Board typically does not immediately respond to public comments or engage in open dialogue, but we are of course actively listening to your comments. If follow up communication is necessary, a Northbrook Park District staff member will contact you within two business days. Thank you for your understanding of these guidelines.

If you wish to listen to the Regular Board meeting, provisions have been made to join via conference call. Please contact Wendy Peterson at wpeterson@nbparks.org or 847-897-6106 for instructions.

AGENDA

- I. Call to Order – Chair Ziering; Members Schyman and Randel
- II. Recognition of Visitors
- III. Approval of Meeting Minutes
4/13.6 Golf Operations Committee Meeting of March 16, 2020
- IV. New Business
4/13.7 Consider Approval of Contractor Agreements for Sportsman’s Country Club, Bid #2184
4/13.8 Consider Amendment to Professional Services Contract with Gewalt Hamilton Associates, Inc.
- V. Unfinished Business
- VI. Informational Items/Verbal Update
A. Project Update
- VII. Next Meeting – May 19, 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

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 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: IV. 4/13.8 Consider Amendment to Professional Services Contract with Gewalt Hamilton Associates, Inc.
Date: April 10, 2020

Staff Recommendation:

Staff recommends the approval of the Amendment to the Professional Services contract with Gewalt Hamilton Associates, Inc. (GHA) of Vernon Hills, Illinois for civil engineering services related to additional plan changes required by the Village of Northbrook at a fee of \$25,566.

Background & Analysis:

GHA was successful in submitting the necessary plans to MWRD prior to the stormwater design standards change that went into effect January 1, 2020. The Village of Northbrook had agreed to allow a partial submission to facilitate and expedite submission to MWRD in 2019. The resulting review process with the Village has not been as efficient and has required multiple plan resubmissions requiring additional work.

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 Amendment to the contract for Professional Services with Gewalt Hamilton Associates, Inc. of Vernon Hills, Illinois for additional services related to plan changes required by the Village of Northbrook at a cost of \$25,566 to the full Board for approval.

Pc: Molly Hamer, Executive Director



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MEMORANDUM

To: Golf Operations Committee
From: Greg Baron, Director of Golf Operations
Agenda Item: IV. 4/13.7 Consider Sportsman's Country Club Clubhouse Construction, Bid #2184
Date: April 10, 2020

Staff Recommendation:

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

Background & Analysis:

On March 24, 2020, the Northbrook Park District and Corporate Construction Services' opened 50 bids for the clubhouse portion of the renovation project. These bids were a result of CCS contacting 133 contractors to generate interest in 13 bid packages for the specific scopes of work. A total of 106 sets of bidding documents were distributed. Considering the late timing of our bid and the current circumstances CCS was very pleased with the turnout. All but the flooring package had multiple contractors bid. Recommended contractors are listed below, a complete bid summary is attached for your reference.

Bid Package #	Trade Contractor	Base Bid	Alternates	Total
4 Landscaping	Moore Landscapes	\$260,745		\$260,745
5 Building Excavation	DiMeo Brothers	\$64,575	\$2,500	\$67,075
6 Building Concrete	Concrete by Wagner	\$197,050	\$4,950	\$202,000
7 Steel	McKinney Steel	\$381,048		\$381,048
8 Carpentry & General Trades	Stuckey Construction	\$1,888,000	\$31,000	\$1,919,000
9 Aluminum & Glass	3F Corporation	\$373,000		\$373,000
10 Roofing	Anthony Roofing	\$266,620		\$266,620
11 Flooring	Integral Flooring	\$151,866		\$151,866
12 Painting	Nedrow Decorating	\$39,500	(1,250)	\$38,250
13 Fire Protection	Automatic Fire	\$50,868		\$50,868
14 Plumbing	CW Burns	\$279,369		\$279,369
15 HVAC & Mechanical	MG Mechanical	\$459,000		\$459,000
16 Electrical	J. Hamilton	\$946,811	\$13,659	\$960,470
	Totals	\$5,358,452	\$50,859	\$5,409,311

The Sportsman's Country Club Clubhouse Construction bid package contained 4 alternates.

- Alternate 1 is for the buildout of the back-patio trellis. Total alternate cost \$87,109.
- Alternate 2 is a deduct if we choose to substitute the clubhouse exterior front wall porcelain tile for a rainscreen with sintered compact surface panels. Deduct of \$40,000.

NORTHBROOK PARK DISTRICT

- Alternate 3 is for materials needed for the buildout of the back-patio counter in leu of the porcelain tile discards that were going to be used. Total alternate cost \$3,750.
- Alternate 4 is to use a PVC roofing material in leu of the TPO base bid. PVC roofing materials can cost less but the cost savings are lost in the extra labor required to install the material therefore we are staying with the base bid.

Staff requests Board direction regarding Alternate 1 for buildout of the back-patio trellis. Staff recommends selecting value engineering Alternates 2 and 3 for a collective deduct of \$36,250. All three alternates are currently reflected in the total column in the table above.

CCS has identified discrepancies in the Electrical bid package. Staff recommends that the Electric bid package #16 be rejected and re-bid with a revised package. The revised package is expected to reflect a cost savings and is not expected to impact the project timeline.

With all the construction bids for the project in and furniture, fixtures, and equipment estimates accounted for the project is \$489,205 over the overall budget allocation. Value engineering opportunities remain, and we anticipate additional cost reductions through CCS continued efforts on our behalf.

CLUBHOUSE	\$6,000,000	GOLF COURSE	\$2,750,000	CIVIL	\$2,500,000	FF&E	\$1,250,000
		Additional Allocation 10/23/19	\$554,485				
			\$3,304,485				
Total Costs	\$6,525,895	Total Costs	\$3,225,677	Total Costs	\$2,837,293	Estimated Costs	\$758,419
Balance	\$(525,895)	Balance	\$78,808	Balance	\$(337,293)	Balance	\$491,581
Total Project Over Budget	\$(292,799)						

If these recommended contractors and alternates are approved by the Board, CCS will proceed to draft contracts for your authorization.

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 bid packages 4 thru 15, rejecting package 16 for Clubhouse Construction, Bid #2184 as presented to the full Board for approval.

Pc: Molly Hamer, Executive Director