



# Lake County Forest Preserves

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**DATE:** May 5, 2025

**MEMO TO:** Sara Knizhnik, Chair  
Operations Committee

Gina Roberts, Chair  
Finance Committee

**Agenda Item #** 10.4

**FROM:** Alex Eichman  
Director of Golf Operations

**RECOMMENDATION:** Recommend approval of an Ordinance (i) awarding a Contract for Maintenance Area Improvements at the Countryside Golf Club to Maneval Construction Company, Inc. in the Contract Price of \$258,605.00, and (ii) amending the Fiscal Year 2025 Budget to use funds in the amount of \$198,353.00 from the Enterprise Fund for such services.

**STRATEGIC DIRECTIONS SUPPORTED:** Organizational Sustainability; Public Access and Connections.

**FINANCIAL DATA:** This work was included in the FY2024 budget in the amount of \$135,000.00; however, it was not completed at that time. During 2024 a portion of the budget was spent on engineering for the project and other miscellaneous items. A total of \$87,852.00 of the budget was carried over into the 2025 budget. The total actual cost of the work is \$258,605.00. The total amount of 2025 engineering costs remaining for this project is \$27,600.00. The total amount needed for this project is \$286,205.00 and will come from the carry over budget (\$87,852.00) and fund balance (\$198,353.00) available in the Enterprise Fund, to be charged to account 80104100-809000 for Countryside – Miscellaneous Capital.

**BACKGROUND:** The parking lot at the Countryside Golf Club was constructed in 1991. The parking lot pavement has deteriorated, is at the end of its useful life, and is in need of reconstruction. Additionally, minor grading, along with storm sewer and structure upgrades, will be completed to correct deficient drainage conditions. The existing parking and pedestrian access routes will be modified and upgraded, addressing many of the modifications recommended in the District’s Transition Plan to improve compliance with the Illinois Accessibility Code (IAC) and Americans with Disabilities Act (ADA) standards.

The notice seeking bids for the project was advertised in the Lake County News Sun, and the received bids were opened on March 14, 2025. A total of 2 bids were received from the following bidders in the following amounts:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Maneval Construction Company, Inc.	\$258,605.00
Industria, Inc.	\$403,659.47

Staff recommends that Maneval Construction Company, Inc. be awarded the contract for the project as the lowest responsible bidder and to modify the FY 2025 Budget in the amount of \$198,353.00.

**REVIEW BY OTHERS:** Chief Operations Officer, Director of Planning, Deputy Director of Finance, Purchasing Manager, Manager of Board Operations, and Corporate Counsel.

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF LAKE        )

**BOARD OF COMMISSIONERS  
LAKE COUNTY FOREST PRESERVE DISTRICT  
REGULAR MAY MEETING  
MAY 14, 2025**

**MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:**

Your **OPERATIONS COMMITTEE** and **FINANCE COMMITTEE** present herewith “An Ordinance Awarding a Contract for Maintenance Area Improvements at Countryside Golf Club and Amending the FY 2025 Budget” and request its approval.

**OPERATIONS COMMITTEE:**

Date: May 5, 2025      Roll Call Vote: Ayes: \_\_\_ Nays: \_\_\_  
   Voice Vote Majority Ayes; Nays: 0

**FINANCE COMMITTEE:**

Date: 5-8-2025      Roll Call Vote: Ayes: \_\_\_ Nays: \_\_\_  
   Voice Vote Majority Ayes; Nays: 0

**LAKE COUNTY FOREST PRESERVE DISTRICT  
LAKE COUNTY, ILLINOIS**

**AN ORDINANCE AWARDING A CONTRACT FOR MAINTENANCE AREA  
IMPROVEMENTS AT COUNTRYSIDE GOLF CLUB AND  
AMENDING THE FY 2025 BUDGET**

**WHEREAS**, the Lake County Forest Preserve District (the “District”) has advertised in The Lake County News Sun for sealed bids for certain maintenance and improvement work at Countryside Golf Club, including parking lot reconstruction, minor grading, storm sewer and structure upgrades, and parking and pedestrian access upgrades (the “Work”); and

**WHEREAS**, all sealed bids were received and opened by the District at its General Offices, 1899 West Winchester Road, Libertyville, Illinois on April 2, 2025 at 11:30 a.m. and;

**WHEREAS**, bids were received in the following amounts from the following bidders;

	<b><u>TOTAL BID</u></b>
Maneval Construction Company, Inc.	\$258,605.00
Industria, Inc.	\$403,659.47

and;

**WHEREAS**, the District’s staff, the Purchasing Manager, the Director of Golf Operations, and the Operations Committee and Finance Committee, have reviewed the bids and recommend that the Board of Commissioners find Maneval Construction Company, Inc. to be the lowest responsible bidder and award a contract for the Work to Maneval Construction Company, Inc. (the “Contract”); and

**WHEREAS**, the Board of Commissioners hereby finds that Maneval Construction Company, Inc. is the lowest responsible bidder for the Work; and

**WHEREAS**, on October 9, 2024 the District Board of Commissioners approved (i) an Ordinance approving the District’s 2025 Budget (“Budget”) and (ii) an Ordinance setting forth the District’s annual appropriations for the Year 2025 (“Appropriations Ordinance”); and

**WHEREAS**, the District maintains an Enterprise Fund (“Enterprise Fund”) to fund golf course operating and maintenance costs; and

**WHEREAS**, it is in the best interest of the District to amend the Budget to authorize expenditure of funds to complete the Work and related engineering costs; and

**WHEREAS**, the funds in the Budget, as it will be amended by this Ordinance, to be expended on the Work, have already been appropriated in the Enterprise Fund by the Appropriations Ordinance;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois, **THAT**:

**Section 1: Recitals.** The recitals set forth above are incorporated as a part of this Resolution by this reference.

**Section 2: Amendment of 2025 Budget.** The Executive Director or his designee is hereby authorized and directed to amend the 2025 Budget by increasing by \$198,353.00 in account 80104100-809000 (Countryside – Miscellaneous Capital) to pay for the Work.

**Section 3: Award of Contract.** The bid submitted by Maneval Construction Company, Inc. in the amount of \$258,605.00 (the “Contract Price”) is hereby accepted, and a Contract for the Work is hereby awarded to Maneval Construction Company, Inc.

**Section 4: Execution of Contract.** The Executive Director of the District is hereby authorized and directed to execute the Contract for the Work in the amount of the Contract Price.

**Section 5: Payments.** The Treasurer shall make payments under the Contract only pursuant to and in accordance with the Contract terms.

**Section 6: Effective Date.** This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025

AYES:

NAYS:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Jessica Vealitzek, President  
Lake County Forest Preserve District

ATTEST:

\_\_\_\_\_  
Julie Gragnani, Secretary  
Lake County Forest Preserve District

Exhibit No. \_\_\_\_\_