

**DATE:** October 6, 2025

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

**FROM:** Alex Eichman  
Director of Golf

**RECOMMENDATION:** Recommend approval of a Resolution awarding a contract for structure renovations for two on-course restrooms and the pumphouse at ThunderHawk Golf Club to Alliance Allied, Inc. in the Contract Price of \$119,658.00.

**STRATEGIC DIRECTION SUPPORTED:** Organizational Sustainability

**FINANCIAL DATA:** This project was approved as part of the adopted FY 2025 Budget in the amount of \$250,000.00. The actual cost of \$119,658.00 will be charged to the Capital Outlay – Improvements to Buildings budget line item 83104100-803100.

**BACKGROUND:** Original to the ThunderHawk property, these structures are in their 26<sup>th</sup> year of use and need improvements to provide both golfers and staff quality buildings to work from. The improvements to the bathrooms will also bring those buildings into compliance with current ADA accessibility standards.

Bids for this project were received and opened by the District at its General Offices, 1899 West Winchester Road, Libertyville, Illinois on August 19, 2025 at 11:00 a.m. The District received eight bids, listed below.

	<b><u>TOTAL BID</u></b>
Alliance Allied, Inc.	\$119,658.00
Great Lakes Commercial Contracting, LLC	205,268.00
Carmichael Construction, Inc.	232,000.00
Edwin Anderson Construction Company	238,000.00
Manusos General Contracting, Inc.	276,331.00
Rasch Construction & Engineering, Inc.	280,280.00
Camosy Incorporated	411,582.00
Boller Construction	599,300.00

Upon approval work would commence in early November 2025.

**REVIEW BY OTHERS:** Chief Operations Officer, 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 OCTOBER MEETING  
OCTOBER 15, 2025**

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

Your **OPERATIONS COMMITTEE** presents herewith “A Resolution Awarding a Contract to Alliance Allied, Inc. for Structure Renovations at ThunderHawk Golf Club” and requests its approval.

**OPERATIONS COMMITTEE:**

Date: \_\_\_\_\_  Roll Call Vote: Ayes: \_\_\_\_ Nays: \_\_\_\_\_

Voice Vote Majority Ayes; Nays: \_\_\_\_\_

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

**A RESOLUTION AWARDING A CONTRACT TO ALLIANCE ALLIED, INC. FOR  
STRUCTURE RENOVATIONS AT THUNDERHAWK GOLF CLUB**

**WHEREAS**, the Lake County Forest Preserve District (the “District”) has advertised in The Lake County News Sun for sealed bids for renovations of two restroom structures and the pumphouse structure within ThunderHawk Golf Club (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 August 19, 2025 at 11:00 a.m. and;

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

	<b><u>TOTAL BID</u></b>
Alliance Allied, Inc.	\$119,658.00
Great Lakes Commercial Contracting, LLC	\$205,268.00
Carmichael Construction, Inc.	\$232,000.00
Edwin Anderson Construction Company	\$238,000.00
Manusos General Contracting, Inc.	\$276,331.00
Rasch Construction & Engineering, Inc.	\$280,280.00
Camosy Incorporated	\$411,582.00
Boller Construction	\$599,300.00

and;

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

**WHEREAS**, the Board of Commissioners hereby finds that Alliance Allied, Inc., is the lowest responsible bidder for the Product;

**NOW, THEREFORE, BE IT RESOLVED** 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: Award of Contract.** The bid submitted by Alliance Allied, Inc. in the amount of \$119,658.00 (the “Contract Price”) is hereby accepted and a Contract for the Work is hereby awarded to Alliance Allied, Inc.

**Section 3: 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 4: Payments.** The Treasurer shall make payments under the Contract only pursuant to and in accordance with the Contract terms.

**Section 5: 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. \_\_\_\_\_