



AGENDA MEMORANDUM

DATE: September 9, 2025

TO: Forest Preserve District Planning & Utilization Committee

FROM: Zach Tegge, Landscape Architect
Benjamin Haberthur, Executive Director

SUBJECT: Presentation and Approval of a Bid for the Resurfacing of Hughes Creek Golf Club Cart Paths and New Cart Path Construction at Settler's Hill Golf Course

PURPOSE:

The purpose of this memorandum is to provide the Committee with information to consider the approval of bids for the resurfacing of a portion of cart paths at Hughes Creek Golf Club in Elburn and additional cart paths at Settler's Hill Golf Course in Batavia.

BACKGROUND:

The existing cart paths at Hughes Creek Golf Club were installed in phases from the late 1990s to the early 2000s and are showing significant signs of deterioration and failure in large sections. In early 2025, half of hole #4 up to hole #9 green were resurfaced. This project will focus on pulverizing-in-place and resurfacing cart paths near the clubhouse, from hole #1 to the bridge at hole #4. Additionally, minor path adjustments will be made near the clubhouse and at green #1. The additional surface course will add approximately 3" of height to the path, and will be backfilled and seeded to maintain a smooth transition. In between holes #3 and #4, additional portions of the cart path will be converted from decomposed granite to either limestone or asphalt.

The Settler's Hill Golf Course underwent a major renovation in 2022; the whole course was redesigned, a driving range was added and the new course was laid out in such a manner as to create a "returning nines" flow centered on a future clubhouse location. Conceptual engineering in 2023 on a minimally-acceptable clubhouse proved to be prohibitively expensive at an estimated cost of \$12M. The golf course architect from the course's redesign, Greg Martin, was consulted to revise the course hole numbering to apply the returning nines concept with the existing clubhouse as the hub. This revision involves building a new path from the current tee box at #6 and connect to current tee box #15. A new split path will be built just west of the clubhouse to allow golfers to drive up to the new #10 tee and return down the same path after the new #18 (see map).

The bid was publicly advertised and the qualified, lowest bidder was Maneval Construction of Ingleside, Illinois, with a base bid cost of \$270,365.70 to complete both projects. Additionally, a contingency of \$27,036.57 shall be set aside to cover any unanticipated construction costs, bringing the total overall project cost to \$297,402.27.

FINANCIAL IMPACT:

Funds totaling \$300,000 were budgeted and are available for FY 2025/26 in Land Area Development for Settler's Hill Golf Course; account 03-99-02-7050 (\$150,000), Project #60000 (Settler's Hill Golf Course) and

Project #60001 (\$150,000, Hughes Creek Golf Club). The savings from project #60000 at Settler's Hill Golf Course will be used to cover the excess amount for the Hughes Creek Golf Club, project # 60001.

RECOMMENDATION:

Staff is recommending the approval of the bid with Maneval Construction for a total not to exceed \$297,402.27.

ATTACHMENTS:

Memo-GolfCourses-Mandeval.docx

CountyLocMap_Hughes Creek Golf Club.jpg

HughesCreek-PhaseIIBaseBidPlan.jpg

CountyLocMap_Settler's Hill Golf Course.jpg

SettlersHill-NewLayoutPlan.jpg

BidAbstract8.12.25.jpg