



AGENDA MEMORANDUM

DATE: June 10, 2025

TO: Forest Preserve District Full Commission

FROM: Jeremy Jensen, Director of Operations
Benjamin Haberthur, Executive Director

SUBJECT: Presentation and Approval for the Emergency Replacement of the HVAC System at Settler's Hill Golf Course Clubhouse

PURPOSE:

The purpose of this memorandum is to provide the Committee with information to consider the approval of an emergency purchase for the replacement of the HVAC system at Settler's Hill Golf Course Clubhouse.

BACKGROUND:

The District was notified in late May, by Landscapes Golf Management, that the air-conditioning was not functioning at the Settler's Hill Golf Course clubhouse. A vendor was contacted by with the intention of repairing the current units. Upon inspection of the 2 commercial units and 1 residential unit on site, it was determined that only one of those was partially functioning and 2 of the units were inoperable. Further assessment revealed that one of the non-functioning commercial units was 26 years old and had not been in operation for years. It appears that the District's prior golf management company, GolfVisions, installed the residential unit at the time of that failure. Installation of a residential unit would have been a significant reduction in price at the time, but it also doesn't provide adequate heating and cooling to meet the specifications of the structure and likely resulted in the failure due to overworking the remaining cooling system. Due to the age of the units ranging from 13 to 26 years old and the inability to source replacement parts, several vendors were contacted to provide recommendations and quotes for a full replacement. Based on the size of the structure, each vendor concluded that (2) 7.5 ton Carrier light commercial HVAC units would provide adequate volumes of air to maintain desired temperatures and the third residential unit was not needed. Since the initial visit, the third HVAC unit has also failed and temporary units have been put in place until a new cooling system can be installed.

The District obtained multiple quotes to ensure competitive pricing. Rabine Mechanical (Crystal Lake, IL) was the lowest qualified quote of \$62,380. District staff recommend an additional contingency of 10% in the amount of \$6,238 to cover any unanticipated expenses of this project.

FINANCIAL IMPACT:

Current funds of \$108,937.22 are available in 03-35-35-5070, Professional Fees, project #31009, Settler's Hill Golf Course, Cart Storage, and Parking Lot Engineering/Architectural Design to cover the total cost of \$62,380 plus the 10% contingency of \$6,238, for a total project cost not to exceed \$68,618.

RECOMMENDATION:

Staff recommends the Committee approve the bid for the emergency replacement of the HVAC system at Settler's Hill Golf Course Clubhouse with Rabine Mechanical of Crystal Lake, Illinois for a contract price of \$62,380 plus a contingency of \$6,238 for a total contract cost not to exceed \$68,618.

ATTACHMENTS:

Quote for HVAC Replacement

Quote for Concrete Pad