



REQUEST FOR QUOTE (RFQ)
Harborside International Golf Center
Cart Path Improvement

1. Project Overview

Harborside International Golf Center / KS Harborside LLC is requesting proposals from qualified contractors for a cart path improvement project. The work will be performed at an active golf facility and must be coordinated to minimize disruption to golf operations. The golf course will remain open during the project. The project will consist of either a) two phases with 2 separate contracts one for the Port Course and one for the Starboard Course or b) one phase with one complete package. There are approximately 575,000 square feet of total cart path. Of the 575,000 SF some will require demolition, removal and base layer preparation (additional stone) and installation of new paths and some an overlay will be sufficient.

The selected contractor will enter into a construction agreement following review of pricing, scope, and compliance documentation.

2. Project Location

Harborside International Golf Center
11001 S. Doty Avenue East
Chicago, IL 60628

3. Scope of Work

The project scope includes, but is not limited to, the following:

- Demolition and removal of existing cart paths or overlay of existing cart paths
- Subgrade preparation and base installation
- Installation of new cart paths (material to be specified by contractor or owner)
- Grading and drainage coordination

- Restoration of area outside 2 feet from the existing cart paths worked on damaged during the project.
- Tie-ins to existing cart paths and course features
- Turf restoration adjacent to construction areas
- Protection of golf course features, irrigation, and drainage systems
- Coordination with golf operations and agronomy staff

Contractors are encouraged to include unit pricing where applicable. Final quantities may be adjusted based on field conditions.

4. Quotation Requirements

1. Each quote submission shall include: **Unit Pricing**
 - Per linear foot or square foot pricing for a 2” overlay
 - Per ton stone pricing installed for where needed)
 - Anticipated amount of stone where you believe an overlay is not possible.
 - Any alternate material options or costs
2. **Assumptions & Exclusions**
 - Clearly identify assumptions, exclusions, or clarifications
3. **Schedule**
 - Estimated duration of work
 - Earliest availability and proposed construction window
4. **Company Information**
 - Legal company name
 - Primary contact information

5. Prevailing Wage Requirement

All work performed under this project shall comply with the Illinois Prevailing Wage Act. The Contractor and all subcontractors shall pay not less than the prevailing wage rates as determined by the Illinois Department of Labor and shall submit certified payroll records in accordance with all applicable state and local requirements

6. MBE / WBE Participation

Harborside International Golf Center encourages Minority Business Enterprises (MBE) and Women's Business Enterprises (WBE) to submit quotes and participate in this project, either as prime contractors or subcontractors. Please provide clarification if you are an MBE and/or WBE business or if you are using subcontractors that are MBE and/or WBE.

7. Insurance Requirements

The successful contractor must be able to provide the following minimum insurance coverage:

- General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Workers' Compensation: Statutory limits
- Umbrella Policy: \$2,000,000

KS Harborside LLC, KemperSports Management LLC and the Illinois Port Authority must be named as Additional Insured.

9. Warranty

- The contractor shall warrant that all work performed under the contract, including labor, materials, and equipment, shall be free from defects and constructed in accordance with the project specifications and industry standards. The Contractor shall provide a minimum 2 year warranty from the date of substantial completion for all cart path construction, including base installation, finished surface and sub grade where added.

The warranty shall cover, but not be limited to, the repair or replacement of defects. Warranty will be considered in evaluating the proposals.

8. Tentative Schedule

- RFQ Issued: March 6, 2026
- Required Site Visit: March 11, 2026 at 0900. Harborside International Golf Center Clubhouse. 11001 S. Doty Avenue, Chicago, Illinois 60628.
 - We will provide access on March 12 for anyone who wishes to spend more time on the property. Attendance at the March 11 site visit is required.
- Questions Due: March 13, 2026
- Responses Issued to all respondents March 17
- Quotes Due: March 27, 2026
- Evaluation Period: March 30-April 3
- Interviews if needed: April 6
- Anticipated Construction Window: Phase 1: 18 holes completed by May 21, 2026 / Phase 2: start no earlier than September 8, 2026 and shall be completed by October 31, 2026.

9. Submission Instructions

Quotes shall be submitted electronically in PDF format to:

Vince Juarez

Vice President, Operations

KemperSports Management

Email: vjuarez@kempersports.com

Matt Toth

Senior Project Executive

KemperSports Management

Email: mtoth@kempersports.com

No later than 5PM on March 9, 2026

10. Evaluation & Award

Quotes will be evaluated based on:

- Overall price and clarity of pricing

- Ability to meet project schedule
- Experience with similar work on golf courses
- Compliance with prevailing wage and insurance requirements

Submission of a quote does not guarantee award of the project.

11. Reservation of Rights

- Harborside International Golf Center and KS Harborside LLC reserves the right to reject any or all quotes, waive informalities, request clarification, and negotiate scope or pricing in the best interest of the project. In addition, Harborside International Golf Center / KS Harborside LLC reserves the right to proceed with 18 holes or 36 holes at our discretion.