

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning  
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: 2025 Arrowhead Driving Range Improvements

DATE: July 16, 2025



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**SUMMARY:**

Driving ranges outfitted with ball-flight tracking technology and food & beverage service are a rapidly growing trend in the golf industry. The Wheaton Park District wishes to proceed with the development and execution of plans to make the following improvements to its driving range at Arrowhead:

<b>Driving Range</b>	Enclosures for tees with heat by Cover the Tees or equal Top Tracer technology Lighting Connection to support facility Redesign & expansion of current short-game practice area
<b>Support Facility</b>	Appropriately sized bar & grill area Indoor/ outdoor seating for customers to wait Restrooms Designed and situated to preserve views of the golf course from the clubhouse Ball Machine Range ball cleaning & storage area
<b>Access Route</b>	Route through clubhouse building vs. east side of building Route improvements and wayfinding signage

The Sanctuary Golf Course in New Lenox and Prairie Bluff Golf Course in Lockport are two facilities that staff from Arrowhead have visited which offer similar range setups that we are looking to replicate. Features of these facilities that staff would like to see at Arrowhead include:

- 24 individual covered & heated-hitting bays equipped with Toptracer technology
- Seating areas for each hitting bay. Close access to food & beverage and restrooms
- Upgraded space and equipment for range ball storage, cleaning, & ball machine resupply
- Enclosed space for the Toptracer server
- Improvements to the existing short-game practice area and expanding seating areas around the driving range to improve capacity during high-demand times
- Improving the area's natural landscape.

A Request for Proposals (RFP) was sent to five architectural firms on April 4, 2025, to aid in the development of concept plan and cost estimates suitable for a grant submittal. The following is a summary of proposals that were received on April 25, 2025.

Firm	Schematic Design Fee	Bid/Construction Fee	Reimbursables	Est. Total Contract	Experience
FGMA Architects	\$23,500 <u>Optional Additional Services</u> Site Survey \$4,840 Private Utility Locate \$2,000	+ 7% A&E Fee \$140,000 estimated* Civil Engineering (WMA) \$20,000 - \$40,000 Landscape Design (TBD) \$5,000 - \$8,000 Golf Course Design (G. Martin) \$7,000-\$12,000 Food Service Design (TBD) \$10,000 - \$15,000	None listed Stated that no reimbursable expenses are expected for this project.	\$163,500 Estimated  Optional Additional Services + \$48,840 To + \$81,840	Extensive golf club experience  Arrowhead Clubhouse Rice existing condition audit
Nevin Hedlund Architects	\$56,571 <sup>large</sup> \$49,021 <sup>small</sup>	\$169,390 <sup>large</sup> \$149,140 <sup>small</sup> <u>Optional Additional Services</u> Plat of Survey \$18,500 Record Civil Drawings \$5,000 Food Service Programming \$2,500	\$5,000	\$230,961 <sup>large</sup> \$203,161 <sup>small</sup> Optional Additional Services + \$26,000	Numerous restaurant & event venues  Hale Pavillion Cosley restrooms Locker rooms at Rice & Northside
Studio GC	\$6,700	\$68,300**	None listed	\$75,000	St. Andrews AGC Chem Bldg.
Williams Architects	\$29,000	+ 9.25% A&E Fee \$185,000 estimated*	1.15 multiplier None listed	\$225,000 Estimated	Extensive golf club experience  Community Center

\*Assumes project construction costs of \$2,000,000

\*\*Assumes project construction costs of \$1,100,000 not including Cover the Tees

<sup>Large</sup> Assumes project construction costs of \$3,000,000 to \$3,500,000

<sup>Small</sup> Assumes project construction costs of \$2,100,000 to \$2,400,000

FGMA Architects has performed work for the district in the past, and principal was involved with original design of Arrowhead clubhouse. The subconsultants they will be working with also have experience with Arrowhead.

#### **PREVIOUS COMMITTEE/BOARD ACTION:**

N/A

#### **REVENUE OR FUNDING IMPLICATIONS:**

\$250,000 is budgeted for driving range improvements in 2025.

#### **STAKEHOLDER PROCESS:**

Arrowhead staff has been involved throughout the process.

#### **LEGAL REVIEW:**

N/A

**ATTACHMENTS:**

Proposal from FGMA Architects

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

Staff recommends the Wheaton Park District Board of Commissioners approve the proposal in the amount not to exceed \$23,500 from FMGA Architects for the 2025 Arrowhead Driving Range Improvements concept design.