

TO: Board of Commissioners

FROM: Dan Novak, Director of Arrowhead Operations
Brian Kimbrough, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: 2026 Arrowhead Driving Range Improvements

DATE: August 19, 2026



SUMMARY:

FGM Architects continues to assist staff in developing plans for the Arrowhead Driving Range Improvements. Site work and portions of building construction, except the Cover the Tees scope, were included in second bid package for general contractors. A number of alternates were included to provide opportunities to upgrade from the base bid. These included:

Alternate 1 – Heaters – Upgrading from tube heaters to bromic heaters
Alternate 2a – Short Game Practice Area – Utilize spoils to rework short game area rather than placing them on the driving range.
Alternate 2b – Short Game Practice Area (sand trap) – Add a sand trap for chipping practice
Alternate 3 – Service Yard Gate – Replace existing service gate with something that matches building
Alternate 4 – Range Entry Gate – Add a signed entrance at the parking lot denoting the way to driving range.
Alternate 5 – Range Wayfinding/ Exterior Lighting – Upgrade from plain lighted bollards along path to more architectural lighting that matches the clubhouse building.

Bid documents were made available to bidders on June 18, 2026. Bids were opened on July 17, 2026 and the results were as follows:

Contractor	EP Doyle	IHC Const.
Base Bid	\$ 2,415,000.00	\$ 3,056,900.00
Alt. No. 1 - Heaters	\$ 152,854.00	\$ 65,000.00
Alt. No. 2A - Short Game Practice Area	\$ 460,581.00	\$ 586,333.70
Alt. No. 2B - Short Game Practice Area (sand trap)	\$ 36,096.00	\$ 35,499.15
Alt. No. 3 - Service Yard Gate	\$ 52,081.00	\$ 42,260.15
Alt. No. 4 - Range Entry Gate	\$ 55,630.00	\$ 40,000.00
Alt. No. 5 - Range Wayfinding/ Exterior Lighting	\$ 54,873.00	\$ 44,000.00
Total (base bid + alternates 1 & 2)	\$2,619,935.00	\$3,164,160.15

Work on the driving range is scheduled begin on September 8, 2026, with goal of being complete by January 18, 2027. If alternate number 2 is selected the substantial completion date for that portion of work is June 15, 2027.

PREVIOUS COMMITTEE/BOARD ACTION:

A contract with FGM Architects in the amount of \$23,500 for schematic design services was approved at the July 16, 2025 board meeting.

The concept was reviewed and discussed at the Capital Projects review meeting on January 17, 2026.

A contract with Cover the Tees in the amount of \$693,036 was approved at the March, 18 2026 board meeting.

FGM Architects provided an update to the board at the April 8, 2026 board subcommittee meeting. The schedule was reviewed at the June 3, 2026 board subcommittee meeting and consensus was reached allow for start the project on September 8, 2026.

An agreement to lease Top Tracer equipment was approved at the June 17, 2026 board meeting.

Bid results were discussed at the August 5, 2026 subcommittee meeting and consensus was reached on recommended alternates.

REVENUE OR FUNDING IMPLICATIONS:

Capital	60-000-000-57-5701-0000	\$2,000,000 FY 26 \$3,000,000 FY 27 (proposed)
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Anticipated expenses are as follows:

FGM Architects schematic design	\$23,500	Approved on July 16, 2025
Cover the Tees	\$693,036	Approved on March 18, 2026
Top Tracer	\$52,905	Approved on June 17, 2026
EP Doyle	\$2,619,935	Project cost- Base bid + alternates 1 & 3
FGM Architects	\$321,923	Recommendation under separate SOI
Geocon for materials testing	\$33,717	Recommendation under separate SOI
Owner Furnished Items	\$470,600	See attachment
Total	\$4,215,616	

Projected Financials which are outlined in the attached business plan.

Driving Range Revenue	\$ 929,625
Driving Range Expenses	\$ 195,470
Net Total	\$ 734,155
Food and Beverage Revenue	\$ 551,150
Food and Beverage Expenses	\$ 189,120
Net Total	\$ 362,030
Annual Combined Net	\$1,096,185

STAKEHOLDER PROCESS:

Arrowhead staff has been involved throughout the process.

LEGAL REVIEW:

Our legal counsel provided front-end specifications and agreements for bidding.

ATTACHMENTS:

FGM Architects recommendation

Alternates

Toptracer Range and Outdoor Food & Beverage Business Plan

ALTERNATIVES:

A number of alternates were included in the bid.

RECOMMENDATION:

Staff recommends the Wheaton Park District Board of Commissioners approve the base bid and alternates 1 & 3 in the amount of \$2,619,935 from EP Doyle along with a contingency of 10% for \$261,993.50.

ALTERNATES

Alternate 1 – Heaters – Upgrading from tube heaters to bromic heaters



Base Bid Radiant Tube Heaters



Alternate 1 Bromic Heater Upgrade

Alternate 2a – Short Game Practice Area – Utilize spoils to rework short game area rather than placing them on the driving range.

Alternate 2b – Short Game Practice Area (sand trap) – Add a sand trap for chipping practice



Arrowhead Golf Course

Practice Area Enhancements



Alternates 2A & 2B - Grassing



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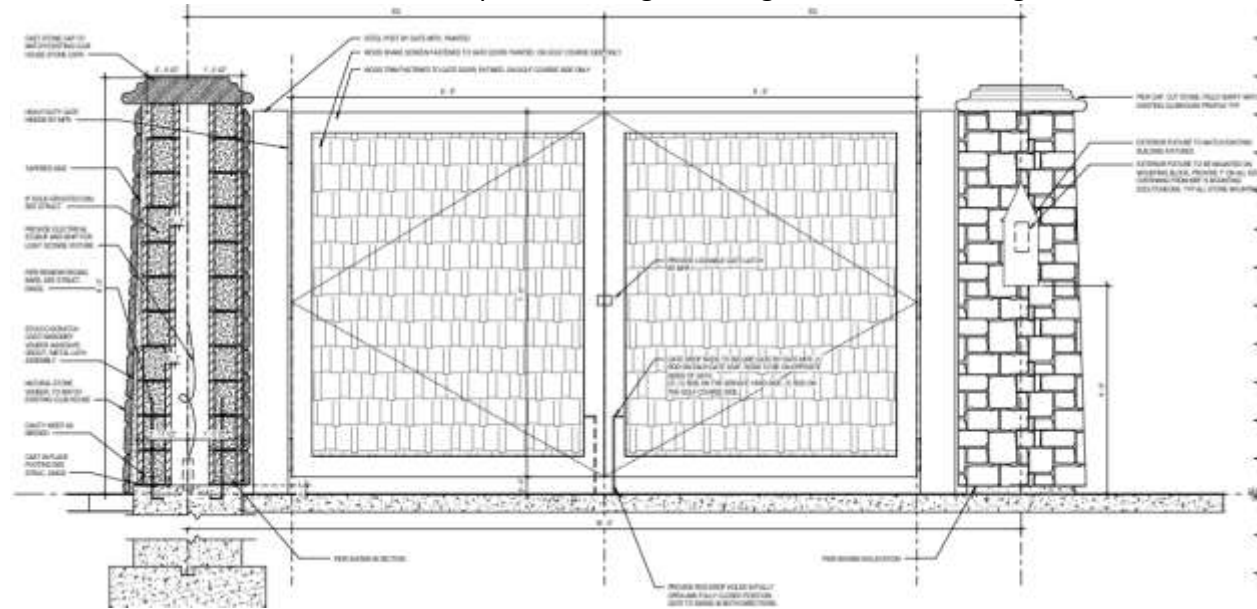


NO.	DATE	DESCRIPTION
1	10/1/2018	ISSUED FOR PERMIT
2	10/1/2018	ISSUED FOR PERMIT
3	10/1/2018	ISSUED FOR PERMIT
4	10/1/2018	ISSUED FOR PERMIT

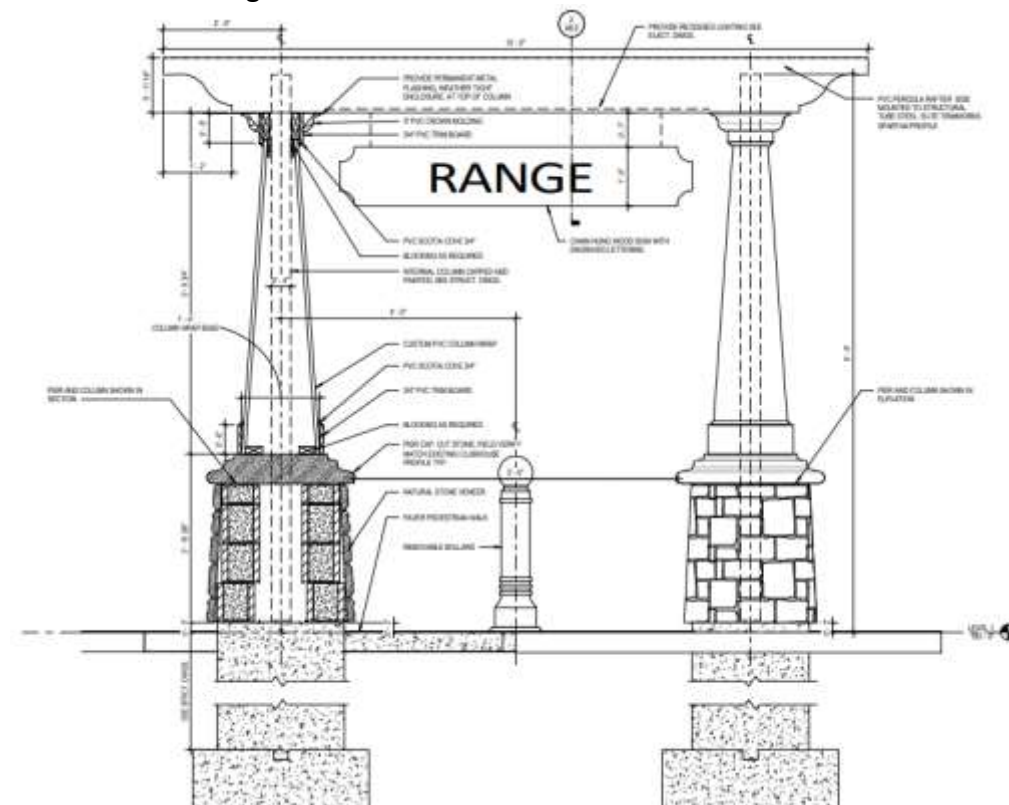
NO.	DATE	DESCRIPTION
1	10/1/2018	ISSUED FOR PERMIT
2	10/1/2018	ISSUED FOR PERMIT
3	10/1/2018	ISSUED FOR PERMIT
4	10/1/2018	ISSUED FOR PERMIT

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Alternate 3 – Service Yard Gate – Replace existing service gate with something that matches building



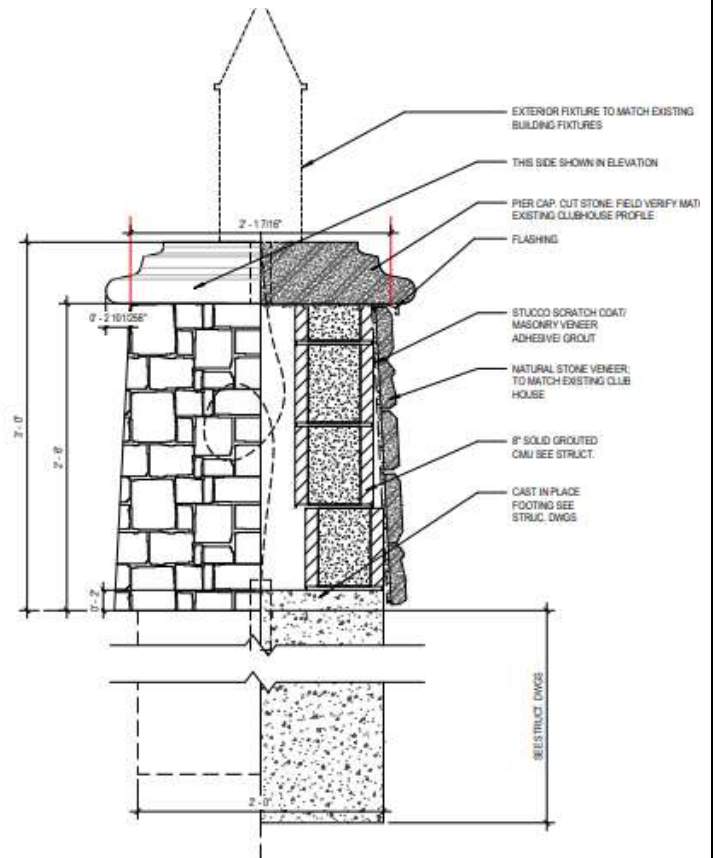
Alternate 4 – Range Entry Gate – Add a signed entrance at the parking lot denoting the way to driving range.



Alternate 5 – Range Wayfinding/ Exterior Lighting – Upgrade from plain lighted bollards along path to more architectural lighting that matches the clubhouse building.



Base Bid Lighted Bollard Path Light



Alternate 5 Architectural Path Light