

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 Pre Fab Structure

DATE: March 18, 2026



**SUMMARY:**

FGM Architects has assisted staff in developing plans for the Arrowhead Driving Range Improvements. A portion of this project includes a pre-fabricated structure that will be manufactured off site, brought to Arrowhead and erected. This was done in part to minimize cost and to compress the construction schedule. In order to get our order placed and get the project on the schedule, this was bid ahead of the other work.

Bids were solicited on February 17, 2026 and the results were as follows:

<b>Contractor</b>	<b>Base Bid – (2) gable roof</b>	<b>Alternate Bid 1 – flat roof</b>	<b>Alternate Bid 2 – (1) gable roof</b>
Cover the Tees	\$693,036	Deduct \$22,000	Deduct \$11,000

Work on the driving range is scheduled begin in October 2026 and be completed early in 2027.

**PREVIOUS COMMITTEE/BOARD ACTION:**

A contract 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.

**REVENUE OR FUNDING IMPLICATIONS:**

Capital	60-000-000-57-5701-0000	\$2,000,000
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**STAKEHOLDER PROCESS:**

Arrowhead staff has been involved throughout the process.

**LEGAL REVIEW:**

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

**ATTACHMENTS:**

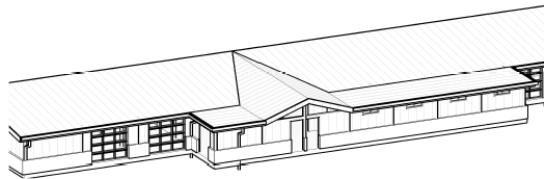
FGM Architects recommendation

**ALTERNATIVES:**

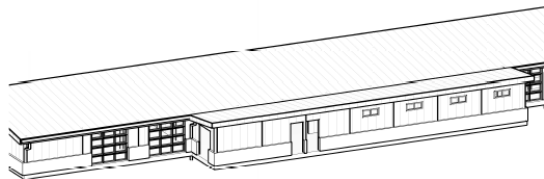
Two alternates were included to simplify the roof.

**RECOMMENDATION:**

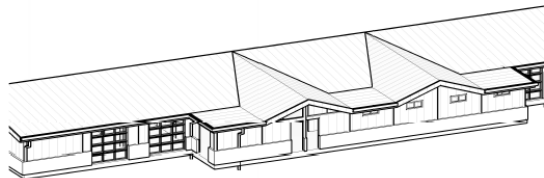
Staff recommends the Wheaton Park District Board of Commissioners approve the proposal in the amount of \$693,036 from Cover the Tees along with a contingency of 10% for \$69,303.60.



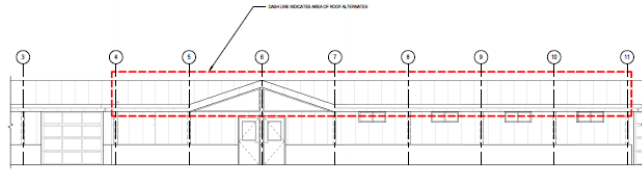
6 | ALTERNATE 2 ROOF NW VIEW (REFERENCE ONLY)



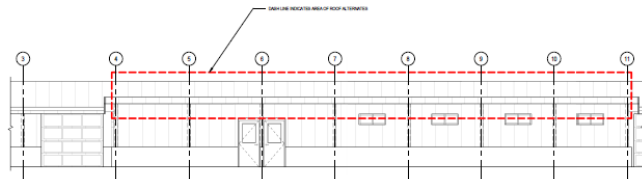
4 | ALTERNATE 1 ROOF NW VIEW (REFERENCE ONLY)



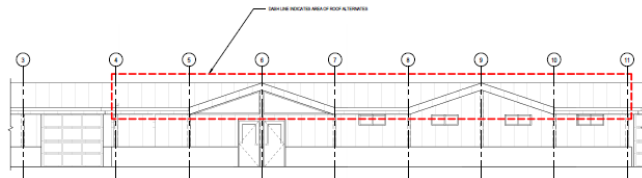
2 | BASE BID ROOF NW VIEW REFERENCE ONLY



5 | ALTERNATE 2 ROOF FROM CL4 TO CL11  
3/8" = 1'-0"



3 | ALTERNATE 1 ROOF FROM CL4 TO CL11  
3/8" = 1'-0"



1 | BASE BID ROOF FROM CL4 TO CL11  
3/8" = 1'-0"