



AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the 19th day of August in the year Two Thousand Twenty-Six

(In words, indicate day, month and year.)

BETWEEN the Owner:

(Name, legal status, address and other information)

Wheaton Park District
102 East Wesley Street
Wheaton, IL 60187-5934

and the Contractor:

(Name, legal status, address and other information)

E.P. Doyle & Son, LLC
1100 Wheaton Oaks Court
Wheaton, IL 60187
(630) 665-0600

for the following Project:

(Name, location and detailed description)

Wheaton Park District Arrowhead Driving Range Improvements GC
26W151 Butterfield Road
Wheaton, IL 60189

The Architect:

(Name, legal status, address and other information)

FGM Architects
1 Westbrook Corporate Center, Ste 1000
Westchester, IL 60154
(630) 574-8300

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

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EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others. The omission of any material from the Specifications made a part of this Contract is not to be interpreted to the effect that omitted material will not be furnished by the Contractor. All material and labor, unless specifically indicated as being furnished by the Owner, must be furnished, installed and performed by the Contractor under the Contract Agreement.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of this Agreement.

☒ A date set forth in a notice to proceed issued by the Owner.

☐ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

[] Not later than () calendar days from the date of commencement of the Work.

[X] By the following date: January 18, 2027 ✓
Final completion shall be not later than January 29, 2027. ✓

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
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§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5. If the Work is to be completed in phases, the substantial completion dates shall apply individually to each such phase of the Work; Owner may assess liquidated damages for failure to timely complete any phase of the Work by the substantial completion date applicable to that phase.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be \$2,619,935.00 ✓
(\$ two million six hundred nineteen thousand nine hundred thirty-five dollars and zero cents), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
1 (Heaters)	\$152,854.00 (included in the Contract Sum) ✓
3 (service yard gate)	\$52,081.00 (included in the Contract Sum) ✓

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
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§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
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§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
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§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

As set forth in Section 2 of the Special Conditions contained in the Instructions to Bidders and Article 3 of this Agreement.

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3

Payment shall be made in compliance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq).

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

10%

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

At Owner's sole discretion, retainage may be reduced to five percent (5%) upon completion of fifty percent (50%) of the Work.

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

Final payment shall be made in compliance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

§ 5.3 Interest

Payments shall be made in compliance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.)

%

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

Dan Nicholas
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, IL 60154
(630) 574-8300

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

☐ Arbitration pursuant to Section 15.4 of AIA Document A201–2017

☒ Litigation in a court of competent jurisdiction

☐ Other (Specify)

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

N/A

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:

(Name, address, email address, and other information)

Michael Benard
102 East Wesley Street
Wheaton, IL 60187-5934
630-665-4710

mbenard@wheatonparks.org

§ 8.3 The Contractor's representative:

(Name, address, email address, and other information)

Timothy Doyle
1100 Wheaton Oak Ct.
Wheaton, IL 60187
info@epdoyle.com
(630) 665-0600 office
(630) 816-1352 cell

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Contractor shall purchase and maintain insurance as set forth in the Supplementary Conditions contained in the bid package materials and as set forth in Article 11 of the General

Conditions.

§ 8.5.2 The Contractor shall provide bonds as set forth in the Contract Documents and as specifically set forth in the Instructions to Bidders.

§ 8.7 Other provisions:

§ 8.7.1 Notwithstanding any other provision of this Agreement, if either party is required to take legal action to enforce performance of any of the terms, provisions, covenants and conditions of this Contract or to seek a declaration of rights under this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and expenses and costs incurred (including but not limited to expert fees, transcription fees, deposition costs, copying and other costs) pertaining thereto including those fees and costs related to any appeal.

§ 8.7.2 This Project is subject to the provisions of the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.), providing for the payment of the prevailing rate of wage to all laborers, workmen and mechanics engaged in the Work. Contractor shall pay, and shall require all lower-tier subcontractors to pay, not less than the prevailing rates of wages, and also not less than the general prevailing rate for legal holiday and overtime work as applicable in accordance with the Illinois Department of Labor's wage determination, and any subsequent determinations issued by the Illinois Department of Labor. These revisions may be accessed by computer at <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/prevailing-wage-rates.aspx>. Contractor is responsible for determining the applicable prevailing wage rates at the time of bid submission and at the time of performance of the Work. Failure of Contractor to make such determination shall not relieve it of its obligations in accordance with the Contract Documents. Contractor shall also comply with all other requirements of the Act including without limitation those pertaining to inclusion of required language in subcontracts, job site posting, maintenance and submission of certified payroll records and inspection of records. All certified payroll documents for this project shall be submitted directly to the Illinois Department of Labor ("IDOL") through the IDOL Certified Transcript of Payroll Portal, which can be accessed at: <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/certifiedtranscriptofpayroll.aspx>.

All bonds provided by the Contractor and its subcontractors shall include a provision guarantying performance of the prevailing wage clause contained in the Contract. Notwithstanding anything else in this Agreement to the contrary, the Owner's obligation to make payment to Contractor shall be expressly contingent upon Contractor's timely submission of certified payrolls as required by the Prevailing Wage Act on forms promulgated by the Illinois Department of Labor. The Contractor shall insert into each subcontract a requirement that not less than the prevailing rate of wages shall be paid to all laborers, workers and mechanics performing work on the project and a requirement that each subcontractor insert a comparable requirement into each lower tiered subcontract.

§ 8.7.3 If any section, paragraph, clause phrase or portion of this Contract is for any reason determined by a court of competent jurisdiction to be invalid and unenforceable, such portion shall be deemed separate, distinct and an independent provision, and the court's determination shall not affect the validity or enforceability of the remaining portions of this Contract.

§ 8.7.4 This Contract shall be governed by the internal laws of the State of Illinois both as to interpretation and enforcement. The parties agree that all disputes between them, whether arising out of or related to the Contract or arising out of any statute, regulation or common law, will be litigated exclusively in the Circuit Court of the Eighteenth Judicial Circuit, DuPage County, Illinois. The parties expressly consent to the exclusive jurisdiction and venue of such court, and covenant not to sue in any other court. The parties waive their right to argue that this court is an inconvenient forum.

§ 8.7.5 This Contract contains the entire agreement between the parties. There are no covenants, promises, conditions, or understandings, either oral or written, other than those contained herein or those that may be added by amendment.

§ 8.7.6 The Contractor shall provide a drug free workplace as provided for in Public Act 86-1459.

§ 8.7.7 If the Owner fails to appropriate funds to enable continued payment of multi-year contracts/purchase orders, the Owner may cancel, without termination charges, by giving Contractor at least thirty (30) days prior written notice of termination.

§ 8.7.8 The Contractor, its employees and subcontractors agree not to commit unlawful discrimination and agree to comply with applicable provisions of the Illinois Human Rights Act, the U.S. Civil Rights Act and Section 504 of the Federal Rehabilitation Act, and rules applicable to each.

§ 8.7.9 Contractor warrants and represents that it has not violated, and will not violate, any provisions of the Illinois State Officials and Employees Ethics Act in responding to the solicitation for bids for the Contract.

§ 8.7.10 The Owner does not pay Federal Excise Tax or Illinois Sales Tax.

§ 8.7.11 The terms and conditions of this Contract shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.

§ 8.7.12 The individual signing this Contract on behalf of Contractor represents and warrants that he has the authority to execute this Contract.

§ 8.7.1.13. Work which requires interruption of activities in adjacent spaces must be coordinated with the Owner a minimum of two weeks prior.

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction

- .5 Drawings

Number	Title	Date
--------	-------	------

- .6 Specifications

Section	Title	Date	Pages
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- .7 Addenda, if any:

Number	Date	Pages
01	07/08/2026	34
02	07/10/2026	15
03	07/13/2026	2

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

☐ AIA Document E204™-2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

☐ The Sustainability Plan:

Title	Date	Pages
-------	------	-------

☐ Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

Invitation to Bid; Instructions to Bidders; General Conditions; Supplementary and/or Special Conditions, if any; Plans, Drawings, Specifications, Scope of Work, Contractor Bid Form provided, however, that Contractor's Assumptions and Clarifications shall not be a part of the Contract Documents, Addenda, if any; Contractor's Compliance and Certifications Attachment; Substance Abuse Certification; Prevailing Wage Determination and Supersedes Notice; Performance Bond and Labor Material Payment Bond and proof of insurance.

This Agreement entered into as of the day and year first written above.



OWNER (Signature)

BY: Michael Benard, Executive Director
(Printed name and title)



CONTRACTOR (Signature)

BY: Timothy Doyle, President
(Printed name and title)

Additions and Deletions Report for AIA® Document A101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 17:47:04 CDT on 08/20/2026.

Changes to original AIA text

PAGE 1

AGREEMENT made as of the ~~Tenth~~ 19th day of ~~June~~ August in the year Two Thousand Twenty-Six

PAGE 2

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others. The omission of any material from the Specifications made a part of this Contract is not to be interpreted to the effect that omitted material will not be furnished by the Contractor. All material and labor, unless specifically indicated as being furnished by the Owner, must be furnished, installed and performed by the Contractor under the Contract Agreement.

PAGE 3

[X] By the following date: January 18, 2027

§ 3.3.2 Final completion shall be not later than January 29, 2027.

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5. If the Work is to be completed in phases, the substantial completion dates shall apply individually to each such phase of the Work; Owner may assess liquidated damages for failure to timely complete any phase of the Work by the substantial completion date applicable to that phase.

Item	Price
<u>1 (Heaters)</u>	<u>\$152,854.00 (included in the Contract Sum)</u>
<u>3 (service yard gate)</u>	<u>\$52,081.00 (included in the Contract Sum)</u>

PAGE 4

§ 5.1.3 ~~Provided that an Application for Payment is received by the Architect not later than the~~ day of a month,
~~the Owner shall make payment of the amount certified to the Contractor not later than the~~ day of
~~the~~ month. If an Application for Payment is received by the Architect after the application date fixed above,
~~payment of the amount certified shall be made by the Owner not later than~~ (-) days after the Architect

receives the Application for Payment.

~~(Federal, state or local laws may require payment within a certain period of time.)~~ Payment shall be made in compliance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

~~§ 5.1.7.1.1 The following items are not subject to retainage:~~

~~(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)~~

~~§ 5.1.7.2~~

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~~§ 5.1.7.2~~ Reduction or limitation of retainage, if any, shall be as follows:

~~§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:~~

~~(Insert any other conditions for release of retainage upon Substantial Completion.)~~

~~§ 5.1.8~~

~~§ 5.1.8~~ If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201-2017.

.2 a a final Certificate for Payment has been issued by the Architect.

~~§ 5.2.2 The Owner's final Final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows: made in compliance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).~~

~~Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located, bc made in compliance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.)~~

~~(Insert rate of interest agreed upon, if any.)~~

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[] ~~Other~~ Other (Specify)

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~~§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™ 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents the Supplementary Conditions contained in the bid package materials and as set forth in Article 11 of the General Conditions.~~

~~§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™ 2017 Exhibit A, and elsewhere in the Contract Documents.~~

~~§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with AIA Document E203™ 2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:~~

~~(If other than in accordance with AIA Document E203-2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)~~

~~§ 8.7 Other and as specifically set forth in the Instructions to Bidders.~~

§ 8.7 Other provisions:

~~§ 8.7.2 This Project is subject to the provisions of the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.), providing for the payment of the prevailing rate of wage to all laborers, workmen and mechanics engaged in the Work. Contractor shall pay, and shall require all lower tier subcontractors to pay, not less than the prevailing rates of wages, and also not less than the general prevailing rate for legal holiday and overtime work as applicable in accordance with the Illinois Department of Labor's wage determination, and any subsequent determinations issued by the Illinois Department of Labor. These revisions may be accessed by computer at <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/prevailing-wage-rates.aspx>. Contractor is responsible for determining the applicable prevailing wage rates at the time of bid submission and at the time of performance of the Work. Failure of Contractor to make such determination shall not relieve it of its obligations in accordance with the Contract Documents. Contractor shall also comply with all other requirements of the Act including without limitation those pertaining to inclusion of required language in subcontracts, job site posting, maintenance and submission of certified payroll records and inspection of records. All certified payroll documents for this project shall be submitted directly to the Illinois Department of Labor ("IDOL") through the IDOL Certified Transcript of Payroll Portal, which can be accessed at: <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/certifiedtranscriptofpayroll.aspx>. All bonds provided by the Contractor and its subcontractors shall include a provision guarantying performance of the prevailing wage clause contained in the Contract. Notwithstanding anything else in this Agreement to the contrary, the Owner's obligation to make payment to Contractor shall be expressly contingent upon Contractor's timely submission of certified payrolls as required by the Prevailing Wage Act on forms promulgated by the Illinois Department of Labor. The Contractor shall insert into each subcontract a requirement that not less than the prevailing rate of wages shall be paid to all laborers, workers and mechanics performing work on the project and a requirement that each subcontractor insert a comparable requirement into each lower tiered subcontract.~~

~~§ 8.7.3 If any section, paragraph, clause phrase or portion of this Contract is for any reason determined by a court of competent jurisdiction to be invalid and unenforceable, such portion shall be deemed separate, distinct and an independent provision, and the court's determination shall not affect the validity or enforceability of the remaining portions of this Contract.~~

~~§ 8.7.4 This Contract shall be governed by the internal laws of the State of Illinois both as to interpretation and enforcement. The parties agree that all disputes between them, whether arising out of or related to the Contract or arising out of any statute, regulation or common law, will be litigated exclusively in the Circuit Court of the Eighteenth Judicial Circuit, DuPage County, Illinois. The parties expressly consent to the exclusive jurisdiction and venue of such court, and covenant not to sue in any other court. The parties waive their right to argue that this court is an inconvenient forum.~~

~~§ 8.7.5 This Contract contains the entire agreement between the parties. There are no covenants, promises, conditions, or understandings, either oral or written, other than those contained herein or those that may be added by amendment.~~

~~§ 8.7.6 The Contractor shall provide a drug free workplace as provided for in Public Act 86-1459.~~

~~§ 8.7.7 If the Owner fails to appropriate funds to enable continued payment of multi-year contracts/purchase orders, the Owner may cancel, without termination charges, by giving Contractor at least thirty (30) days prior written notice of termination.~~

~~§ 8.7.8 The Contractor, its employees and subcontractors agree not to commit unlawful discrimination and agree to comply with applicable provisions of the Illinois Human Rights Act, the U.S. Civil Rights Act and Section 504 of the Federal Rehabilitation Act, and rules applicable to each.~~

~~§ 8.7.9 Contractor warrants and represents that it has not violated, and will not violate, any provisions of the Illinois State Officials and Employees Ethics Act in responding to the solicitation for bids for the Contract.~~

~~§ 8.7.10 The Owner does not pay Federal Excise Tax or Illinois Sales Tax.~~

~~§ 8.7.11 The terms and conditions of this Contract shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.~~

~~§ 8.7.12 The individual signing this Contract on behalf of Contractor represents and warrants that he has the authority to execute this Contract.~~
§ 8.7.13. Work which requires interruption of activities in adjacent spaces must be coordinated with the Owner a minimum of two weeks prior.

~~2—AIA Document A101™ 2017, Exhibit A, Insurance and Bonds~~

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~~3~~

~~3~~ AIA Document A201™ 2017, General Conditions of the Contract for Construction

~~4—AIA Document E203™ 2013, Building Information Modeling and Digital Data Exhibit, dated as indicated~~

below:
(Insert the date of the E203-2013 incorporated into this Agreement.)
-5

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Number	Date	Pages
<u>01</u>	<u>07/08/2026</u>	<u>34</u>
<u>02</u>	<u>07/10/2026</u>	<u>15</u>
<u>03</u>	<u>07/13/2026</u>	<u>2</u>

Variable Information

PAGE 1

AGREEMENT made as of the 19th day of August in the year Two Thousand Twenty-Six

Wheaton Park District

102 East Wesley Street
Wheaton, IL 60187-5934

E.P. Doyle & Son, LLC

1100 Wheaton Oaks Court

Wheaton, IL 60187

(630) 665-0600

Wheaton Park District Arrowhead Driving Range Improvements GC

26W151 Butterfield Road
Wheaton, IL 60189

FGM Architects

1 Westbrook Corporate Center, Ste 1000
Westchester, IL 60154

(630) 574-8300

PAGE 2

[X] A date set forth in a notice to proceed issued by the Owner.

PAGE 3

[X] By the following date: January 18, 2027

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be \$2,619,935.00

(\$ two million six hundred nineteen thousand nine hundred thirty-five dollars and zero cents), subject to additions and deductions as provided in the Contract Documents.

As set forth in Section 2 of the Special Conditions contained in the Instructions to Bidders and Article 3 of this Agreement.

PAGE 4

10%

PAGE 5

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

At Owner's sole discretion, retainage may be reduced to five percent (5%) upon completion of fifty percent (50%) of the Work.

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201-2017.

Dan Nicholas

FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, IL 60154

(630) 574-8300

PAGE 6

☒ [X] Litigation in a court of competent jurisdiction

N/A

Michael Benard

102 East Wesley Street
Wheaton, IL 60187-5934

630-665-4710

mbenard@wheatonparks.org

Timothy Doyle

1100 Wheaton Oak Ct.

Wheaton, IL 60187

info@epdoyle.com

(630) 665-0600 office

(630) 816-1352 cell

PAGE 7

§ 8.7 Other provisions:

§ 8.7.1 Notwithstanding any other provision of this Agreement, if either party is required to take legal action to enforce performance of any of the terms, provisions, covenants and conditions of this Contract or to seek a declaration of rights under this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and expenses and costs incurred (including but not limited to expert fees, transcription fees, deposition costs, copying and other costs) pertaining thereto including those fees and costs related to any appeal.

§ 8.7.2 This Project is subject to the provisions of the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.), providing for the payment of the prevailing rate of wage to all laborers, workmen and mechanics engaged in the Work. Contractor shall pay, and shall require all lower-tier subcontractors to pay, not less than the prevailing rates of wages, and also not less than the general prevailing rate for legal holiday and overtime work as applicable in accordance with the Illinois Department of Labor's wage determination, and any subsequent determinations issued by the Illinois Department of Labor. These revisions may be accessed by computer at <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/prevailing-wage-rates.aspx>. Contractor is responsible for determining the applicable prevailing wage rates at the time of bid submission and at the time of performance of the Work. Failure of Contractor to make such determination shall not relieve it of its obligations in accordance with the Contract Documents. Contractor shall also comply with all other requirements of the Act including without limitation those pertaining to inclusion of required language in subcontracts, job site posting, maintenance and submission of certified payroll records and inspection of records. All certified payroll documents for this project shall be submitted directly to the Illinois Department of Labor ("IDOL") through the IDOL Certified Transcript of Payroll Portal, which can be accessed at: <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/certifiedtranscriptofpayroll.aspx>.

All bonds provided by the Contractor and its subcontractors shall include a provision guarantying performance of the prevailing wage clause contained in the Contract. Notwithstanding anything else in this Agreement to the contrary, the Owner's obligation to make payment to Contractor shall be expressly contingent upon Contractor's timely submission of certified payrolls as required by the Prevailing Wage Act on forms promulgated by the Illinois Department of Labor. The Contractor shall insert into each subcontract a requirement that not less than the prevailing rate of wages shall be paid to all laborers, workers and mechanics performing work on the project and a requirement that each subcontractor insert a comparable requirement into each lower tiered subcontract.

§ 8.7.3 If any section, paragraph, clause phrase or portion of this Contract is for any reason determined by a court of competent jurisdiction to be invalid and unenforceable, such portion shall be deemed separate, distinct and an independent provision, and the court's determination shall not affect the validity or enforceability of the remaining portions of this Contract.

§8.7.4 This Contract shall be governed by the internal laws of the State of Illinois both as to interpretation and enforcement. The parties agree that all disputes between them, whether arising out of or related to the Contract or arising

out of any statute, regulation or common law, will be litigated exclusively in the Circuit Court of the Eighteenth Judicial Circuit, DuPage County, Illinois. The parties expressly consent to the exclusive jurisdiction and venue of such court, and covenant not to sue in any other court. The parties waive their right to argue that this court is an inconvenient forum.

PAGE 8

§ 8.7.5 This Contract contains the entire agreement between the parties. There are no covenants, promises, conditions, or understandings, either oral or written, other than those contained herein or those that may be added by amendment.

§ 8.7.6 The Contractor shall provide a drug free workplace as provided for in Public Act 86-1459.

§ 8.7.7 If the Owner fails to appropriate funds to enable continued payment of multi-year contracts/purchase orders, the Owner may cancel, without termination charges, by giving Contractor at least thirty (30) days prior written notice of termination.

§ 8.7.8 The Contractor, its employees and subcontractors agree not to commit unlawful discrimination and agree to comply with applicable provisions of the Illinois Human Rights Act, the U.S. Civil Rights Act and Section 504 of the Federal Rehabilitation Act, and rules applicable to each.

§ 8.7.9 Contractor warrants and represents that it has not violated, and will not violate, any provisions of the Illinois State Officials and Employees Ethics Act in responding to the solicitation for bids for the Contract.

§ 8.7.10 The Owner does not pay Federal Excise Tax or Illinois Sales Tax.

§ 8.7.11 The terms and conditions of this Contract shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.

§ 8.7.12 The individual signing this Contract on behalf of Contractor represents and warrants that he has the authority to execute this Contract.

§ 8.7.1.13. **Work which requires interruption of activities in adjacent spaces must be coordinated with the Owner a minimum of two weeks prior.**

.5 Drawings

PAGE 9

Invitation to Bid; Instructions to Bidders; General Conditions; Supplementary and/or Special Conditions, if any; Plans, Drawings, Specifications, Scope of Work, Contractor Bid Form provided, however, that Contractor's Assumptions and Clarifications shall not be a part of the Contract Documents, Addenda, if any; Contractor's Compliance and Certifications Attachment; Substance Abuse Certification; Prevailing Wage Determination and Supersedes Notice; Performance Bond and Labor Material Payment Bond and proof of insurance.

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, BRIAN J. ARMSTRONG, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 17:47:04 CDT on 08/20/2026 under Order No. 20250115534 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ - 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)



(Title)



(Dated)



Doyle

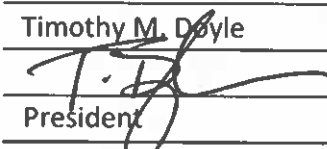
PROPOSAL TO THE WHEATON PARK DISTRICT
BOARD OF PARK COMMISSIONERS
FOR THE PROVISION AND INSTALLATION OF
2026 ARROWHEAD DRIVING RANGE IMPROVEMENTS

By submission of its bid, the Bidder acknowledges, agrees, represents, declares and warrants:

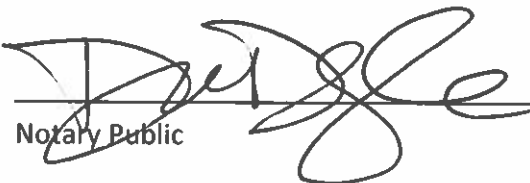
- A. That he has carefully examined the written Specifications and Drawings and is thoroughly familiar therewith, and has had the opportunity to visit the site where the structure will be erected to arrive at a clear understanding of the conditions under which the Work is to be done, and that he has had the opportunity to compare the site in light of the Drawings and Specifications and has satisfied himself as to all conditions affecting the execution of the Work;
- B. That all modifications have been submitted with this bid;
- C. That he has checked carefully the bid figures and understands that he shall be responsible for any errors or omissions based on these Specifications and alternates as submitted on the Bid Proposal Form;
- D. That it is understood and agreed that the Wheaton Park District reserves the right to accept or reject any or all bids, or to combine or separate any section or Work, and to waive any technicalities;
- E. To hold the bid open for sixty (60) days subsequent to the date of the bid opening;
- F. To enter into and execute a Contract with the Owner within ten (10) days after the date of the Notice of Award, if awarded on the basis of this bid, and in connection therewith to:
 - (a) Furnish all bonds and insurance required by the Contract Documents;
 - (b) Accomplish the Work in accordance with the Contract Documents; and
 - (c) Complete the Work within the time requirements as set forth in the Bid Documents.
- G. That if this bid is accepted, the Bidder is to provide all of the necessary equipment, tools, apparatus, labor, and other means of construction, and to do all of the Work and to furnish all of the materials specified in the Bid Documents in the manner and at the time therein prescribed, and in accordance with the requirements set forth;
- H. To furnish a Bid Bond in accordance with the Instructions to Bidders;
- I. To commence Work as specified in the Instructions to Bidders, and to prosecute the Work in such a manner, and with sufficient materials, equipment and labor as will ensure its

- completion within reasonable time, it being understood and agreed that the completion within such reasonable time is an essential part of this Contract;
- J. That the Bidder shall have full responsibility for coordinating, expediting, and managing payment requests, and administering the Project and subcontractors;
 - K. That the Bidder has submitted, in order to be considered eligible for this job, a list of at least five projects of similar size and scope within the past three years; and
 - L. That Bidder has submitted an executed Contractor Compliance and Certification Attachment.
 - M. That by submitting a bid, the Contractor expressly consents, without condition or qualification, to accept Owner's assigning to Contractor the Cover the Tees Contract as described in the Special Conditions, which Owner may assign in Owner's sole discretion.

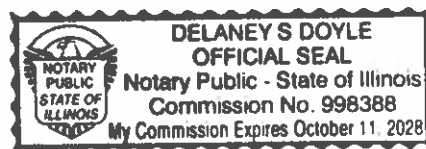
Submitted this 17th day of July, 2026.

Name: E.P. Doyle & Son, LLC
 By: Timothy M. Doyle
 Signature: 
 Title: President

SUBSCRIBED AND SWORN TO before me
 this 17th day of July, 2026.


 Notary Public

STATE OF ILLINOIS)
)
 COUNTY OF DUPAGE)



PROPOSAL TO THE WHEATON PARK DISTRICT
BOARD OF PARK COMMISSIONERS
FOR THE PROVISION AND INSTALLATION OF
2026 ARROWHEAD DRIVING RANGE IMPROVEMENTS

The undersigned Bidder agrees that should this bid be accepted by the Owner, the undersigned will be bound to the Wheaton Park District Board of Park Commissioners to furnish and deliver all materials, tools and equipment, and perform all work necessary for the Wheaton Park District to complete the construction of all items detailed in the written Specifications for the amounts set forth as follows:

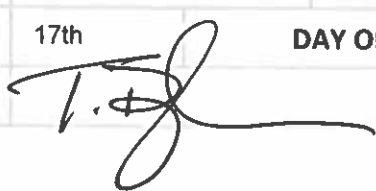
This is a lump sum bid. The quantities provided by Owner in the Bid Form are estimated and provisional and are given for the Bidder's convenience as well as provide a common basis for bidding. **The Bidder is responsible for verifying all estimated quantities and/or perform his or her own quantity take-off of work items.**

BASE BID PROPOSAL (Please complete in ink, and print or type)

Base Bid	Total Amount
Total Base Bid <i>Two million four hundred fifteen thousand</i>	<i>\$2,415,000</i>

Addendum # 01, 02, 03, _____, have been received and acknowledged.

The Bidder further certifies that the official name or title and the business address of the Bidder to be considered as of the making of this bid is as follows:

COMPANY NAME:	E.P. Doyle & Son, LLC		
NAME OF BIDDER (please print):	Timothy M. Doyle		
TITLE:	President		
ADDRESS OF BIDDER:	1100 Wheaton Oaks Court		
CITY, STATE and ZIP:	Wheaton, IL 60187	FAX NUMBER:	(630) 665-0606
PHONE NUMBER:	(630) 665-0600	E-MAIL:	info@epdoyle.com
CELL PHONE NUMBER:	(630) 816-1352		
DATED THIS	17th	DAY OF	July 2026
SIGNATURE:			

PROJECT: 2026 ARROWHEAD DRIVING RANGE IMPROVEMENTS

ALTERNATES:

(Please complete in ink, and print or type)

The Bidder is responsible for verifying all estimated quantities and/or perform his or her own quantity take off of work items.

Alternate Bid	Total Amount
Alternate 1 – Heaters Add or Deduct (circle one)	\$ 152,854
Alternate 2a – Short Game Practice Area Add or Deduct (circle one)	\$ 460,581
Alternate 2b – Short Game Practice Area (sand trap) Add or Deduct (circle one)	\$ 36,096
Alternate 3 – Service Yard Gate Add or Deduct (circle one)	\$ 52,081
Alternate 4 – Range Entry Gate Add or Deduct (circle one)	\$ 55,630
Alternate 5 – Range Wayfinding/ Exterior Lighting Add or Deduct (circle one)	\$ 54,873

ALTERNATE 6 – PENDANT LIGHTING PB 39 - ~~ADD~~ 6,403

COMPANY NAME: E.P. DOYLE & SONS LLC

6/10/26


**MARTIN
DESIGN
GOLF**

UNIT PRICE BID FORM

ARROWHEAD GOLF COURSE**ALTERNATE BID ITEM #2A**

	Quantity	Unit	Unit Price	TTL Price
A Mobilization, General Conditions	1	LS	43,125	43,125
B Turf Clearing, Stripping, Removals	35,859	SF	.58	20,169
C Erosion Control / Silt Fence	139	LF	8.63	1,199
D Topsoil Management	1	LS	5750	5750
E Cut / Fill & Shaping	1	EA	40,250	40,250
F Feature Construction				
Modified USGA Green	5,344	SF	11.79	62,992
G Finish Preparation	1	LS	11,500	11,500
H Irrigation [See Irr Plans/Bid Form]	1	LS	213,152 ⁵⁰	213,153
Field Work w EC Design	1	LS	8625	8625
I Drainage				
12" Catch Basin	1	EA	862.50	863
6" Solid ADS	39	LF	40.25	1610
4" Solid ADS	102	LF	28.75	2933
J Grassing / Sod				
Bluegrass Sod	13,288	SF	1.73	22,922
Bluegrass Seed	1	SF	.17	0
007 Seed Green	5,344	SF	.29	1536
007 Seed Fairway	17,188		.33	3953
Straw EC Blanket [allowance]	1	SF	1,38	1
k Restoration [Haul Roads, etc.]	1	LS	5750	5750
l. concrete pad	1	LS	13,800	13,800
Total Alternate Bid #2A				460,581

ARROWHEAD GOLF COURSE

PAGE 2

ALTERNATE BID ITEM #2B

	Quantity	Unit	Unit Price	TTL Price
A Tree Remoal	1	Ea	1050	1050
B Turf Clearing, Stripping, Removals	7,091	SF	.53	3723
C Erosion Control / Silt Fence	99	LF	7.88	780
D Topsoil Management	1	LS	1229	1229
E Cut / Fill & Shaping	1	EA	2888	2888
F Bunker Construction [BBB]	550	SF	21	11,550
G Finish Preparation	1	LS	1313	1313
H Irrigation [See Irr Plans/Bid Form]	1	LS	8663	8663
I Drainage				
4" Solid	39	LF	26.25	1050
J Grassing / Sod				
RTF / Bunker Faces	164	SF	4.57	749
Bluegrass Sod	212	SF	2.63	557
Bluegrass Seed	6,165	SF	.16	971
Straw EC Blanket [allowance]	1	SF	1.26	1
k Restoration [Haul Roads, etc.]	1	LS	1575	1575
Total Alternate Bid #2B				36,096

PROJECT: 2026 ARROWHEAD DRIVING RANGE IMPROVEMENTS

UNIT COSTS: **NONE**

(Please complete in ink, and print or type)

This is a lump sum bid. Unit prices shall be provided for the purpose of facilitating adjustments to the base bid where unforeseen work is needed or by the request of the Owner. The Owner must agree to the quantity of work and shall provide written notice prior to proceeding with additional work.

The Bidder is responsible for verifying all estimated quantities and/or perform his or her own quantity take off of work items.

COMPANY NAME:	E.P. Doyle & Son, LLC
----------------------	-----------------------

PROJECT: 2026 Arrowhead Driving Range Improvements

REFERENCES - MUST SUBMIT FIVE (Within the past three 3 years)

1.	Project Name/Address:	Numerous Old Sorrel Parkway projects located in Cedar City, Utah & the Wheaton North Commons		
	Date:	2007, 2015, 2019 - 2023	Phone:	(630) 461-8739
	Owner Contact:	Dr. Steve Armbrust - Armbrust Corporation		
	Description of Project	Multiphase planned residential and commercial development & 3-building campus including medical, retail and bank facility.		
2.	Project Name/Address:	Bullock Campus Development & Antunes Addition and Remodel		
	Date:	Current project & 2018	Phone:	(630) 461-8739
	Owner Contact:	Glenn Bullock - CEO		
	Description of Project	Currently constructing a new 55-acre headquarters for A.J. Antunes & a 40,000-SF addition to their current headquarters in Carol Stream.		
3.	Project Name/Address:	Veterans Memorial Park - Park Place Building		
	Date:	Completed March 2024	Phone:	(630) 696-8080
	Owner Contact:	Bob Fleck - Executive Director of Westmont Park District		
	Description of Project	New learning center building that is used as a multipurpose facility.		
4.	Project Name/Address:	Athens Park Development		
	Date:	Completed October 2025	Phone:	legofske@lemontparks.com
	Owner Contact:	Loise Egofske - Executive Director of the Lemont Park District		
	Description of Project	13-Acre community park development including a dog park, bandshell and shelter facilities, playground, site furnishing and parking lot.		
5.	Project Name/Address:	Glen Ellyn Downtown Park		
	Date:	Current Project	Phone:	(630) 942-7265
	Owner Contact:	Nathan Troia - Director of Planning and Natural Resources		
	Description of Project	1.5-acre park in downtown Glen Ellyn, featuring asphalt parking lot demolition, earthwork, storm and electric utilities, concrete sidewalks, unit pavers, a stone retaining wall, and site furniture.		
COMPANY NAME:		E.P. Doyle & Son, LLC		

PROJECT: 2026 ARROWHEAD DRIVING RANGE IMPROVEMENTS

CONTRACTOR COMPLIANCE AND CERTIFICATIONS ATTACHMENT

Note: The following certifications form an integral part of the Agreement between the Owner and Contractor. Breach by Contractor of any of the certifications may result in immediate termination of the Contractor's services by Owner.

THE UNDERSIGNED CONTRACTOR HEREBY ACKNOWLEDGES, CERTIFIES, AFFIRMS AND AGREES AS FOLLOWS:

- A. Contractor has carefully read and understands the contents, purpose and legal effect of this document as stated above and hereafter in this document. The certifications contained herein are true, complete and correct in all respects.
- B. Contractor shall abide by and comply with, and in contracts which it has with all persons providing any of the services or Work on this Project on its behalf shall require compliance with, all applicable Federal, State and local laws and rules and regulations including without limitation those relating to 1) fair employment practices, affirmative action and prohibiting discrimination in employment; 2) workers' compensation; 3) workplace safety; 4) wages and claims of laborers, mechanics and other workers, agents, or servants in any manner employed in connection with contracts involving public funds or the development or construction of public works, buildings or facilities; and 5) steel products procurement.
- C. All contracts for this Project are subject to the provisions of the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*), providing for the payment of the prevailing rate of wage to all laborers, workmen and mechanics engaged in the Work. Contractor shall pay prevailing rates of wages in accordance with the Illinois Department of Labor's wage determination and any subsequent determinations issued by the Illinois Department of Labor, all in accordance with applicable law. These revisions may be accessed by computer at <http://labor.illinois.gov/>. Contractor is responsible for determining the applicable prevailing wage rates at the time of bid submission and at the time of performance of the Work. Failure of Contractor to make such determination shall not relieve it of its obligations in accordance with the Contract Documents. Contractor shall also comply with all other requirements of the Act including without limitation those pertaining to inclusion of required language in subcontracts, job site posting, maintenance and submission of certified payroll records and inspection of records. Contractor is not barred from entering into public contracts under Section 11a of the Illinois Prevailing Wage Act due to its having been found to have disregarded its obligations under the Act. All certified payroll documents for this project shall be submitted directly to the Illinois Department of Labor ("IDOL") through the IDOL Certified Transcript of Payroll Portal, which can be accessed at:

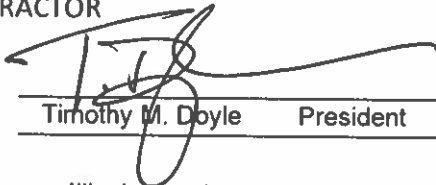
<https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/certifiedtranscriptofpayroll.aspx>.

- D. To the best of Contractor's knowledge, no officer or employee of Contractor has been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, or any unit of local government, nor has any officer or employee made an admission of guilt of such conduct which is a matter of record.
- E. Contractor is not barred from bidding on or entering into public contracts due to having been convicted of bid-rigging or bid rotating under paragraphs 33E-3 or 33E-4 of the Illinois Criminal Code. Contractor also certifies that no officers or employees of the Contractor have been so convicted and that Contractor is not the successor company, or a new company created by the officers or Owners of one so convicted. Contractor further certifies that any such conviction occurring after the date of this certification will be reported to the Owner, immediately in writing, if it occurs during the bidding process, or otherwise prior to entering into the Contract therewith.
- F. Pursuant to the Illinois Human Rights Act (775 ILCS 5/2-105), Contractor has a written sexual harassment policy that includes, at a minimum, the following information: (i) a statement on the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment utilizing examples; (iv) the Contractor's internal complaint process including penalties; (v) the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission and directions on how to contact both; and (vi) protection against retaliation as provided by Section 6-101 of the Illinois Human Rights Act. Contractor further certifies that such policy shall remain in full force and effect. A copy of the policy shall be provided to the Illinois Department of Human Rights upon request.
- G. (i) Contractor's bid proposal was made without any connection or common interest in the profits anticipated to be derived from the Contract by Contractor with any other persons submitting any bid or proposal for the Contract; (ii) the Contract terms are in all respects fair and the Contract will be entered into by Contractor without collusion or fraud; (iii) no official, officer or employee of the Owner has any direct or indirect financial interest in Contractor's bid proposal or in Contractor, (iv) the Contractor has not directly or indirectly provided, and shall not directly or indirectly provide, funds or other consideration to any person or entity (including, but not limited to, the Owner and the Owner's employees and agents), to procure improperly special or unusual treatment with respect to this Agreement or for the purpose of otherwise improperly influencing the relationship between the Owner and the Contractor. Additionally, the Contractor shall cause all of its officers, directors, employees, (as the case may be) to comply with the restrictions contained in the preceding sentence.
- H. Contractor knows and understands the Equal Employment Opportunity Clause administrated by the Illinois Department of Human Rights, which is incorporated herein

by this reference, and agrees to comply with the provisions thereof. Contractor further certifies that Contractor is an "equal opportunity employer" as defined by Section 2000 (e) of Chapter 21, Title 42 of the United States Code Annotated and Executive Orders #11246 and #11375 as amended, which are incorporated herein by this reference.

- I. Neither Contractor nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act.
- J. Contractor is not barred from contracting with the Owner because of any delinquency in the payment of any tax administered by the Illinois Department of Revenue, unless it is being contested. Contractor further certifies that it understands that making a false statement regarding delinquency in taxes is a Class A misdemeanor and, in addition, voids the Contract and allows the Owner, a municipal entity, to recover in a civil action all amounts paid to the Contractor.
- K. If Contractor has 25 or more employees at the time of letting of the Contract, Contractor knows, understands and acknowledges its obligations under the Illinois Drug Free Workplace Act (30 ILCS 580/1 *et seq.*) and certifies that it will provide a drug-free workplace by taking the actions required under, and otherwise implementing on a continuing basis, Section 3 of the Drug Free Workplace Act. Contractor further certifies that it has not been debarred and is not ineligible for award of this Contract as the result of a violation of the Illinois Drug Free Workplace Act.
- L. Contractor knows, understands and acknowledges its obligations under the Substance Abuse Prevention on Public Works Act, 820 ILCS 265/1 *et seq.* A true and complete copy of Contractor's Substance Abuse Prevention Program Certification is attached to and made a part of this Contractor Compliance and Certification Attachment.
- M. The Contractor shall comply with the requirements and provisions of the Freedom of Information Act (5 ILCS 140/1 *et. seq.*) and, upon request of the Wheaton Park District's designated Freedom of Information Act Officer (FOIA Officer), Contractor shall within two (2) business days of said request, turn over to the FOIA Officer any record in the possession of the Contractor that is deemed a public record under FOIA.

CONTRACTOR

By: 

Its: Timothy M. Doyle President

STATE OF Illinois)

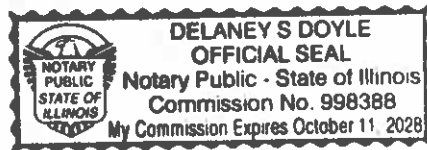
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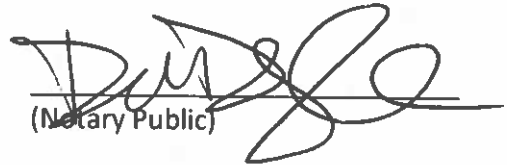
COUNTY OF DuPage)

I, the undersigned, a notary public in and for the State and County, aforesaid, hereby certify that Timothy M. Doyle appeared before me this day and, being first duly sworn on oath, acknowledged that he/she executed the foregoing instrument as his/her free act and deed and as the act and deed of the Contractor.

Dated: 07/17/26

(SEAL)




(Notary Public)

SUBSTANCE ABUSE PREVENTION PROGRAM CERTIFICATION

The Substance Abuse Prevention on Public Works Projects Act, 820 ILCS 265/1 et seq., ("Act") prohibits any employee of the Contractor or any Subcontractor on a public works project to use, possess or be under the influence of a drug or alcohol, as those terms are defined in the Act, while performing work on the project. The Contractor/Subcontractor **[circle one]**, by its undersigned representative, hereby certifies and represents to the Wheaton Park District that **[Contractor/Subcontractor must complete either Part A or Part B below]**:

A. The Contractor/Subcontractor **[circle one]** has in place for all of its employees not covered by a collective bargaining agreement that deals with the subject of the Act a written substance abuse prevention program, a true and correct copy of which is attached to this certification, which meets or exceeds the requirements of the Substance Abuse Prevention on Public Works Act, 820 ILCS 265/1 et seq. **[Contractor/Subcontractor must attach a copy of its substance abuse prevention program to this Certification.]**

Name of Contractor/Subcontractor (print or type)

Name and Title of Authorized Representative (print or type)

Signature of Authorized Representative

Dated: _____

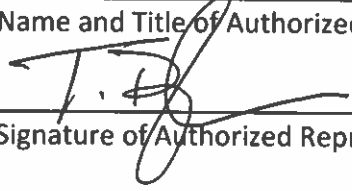
B. The Contractor/Subcontractor **[circle one]** has one or more collective bargaining agreements in effect for all of its employees that deal with the subject matter of the Substance Abuse Prevention on Public Works Projects Act, 820 ILCS 265/1 et seq.

E.P. Doyle & Son, LLC

Name of Contractor/Subcontractor (print or type)

Timothy M. Doyle President

Name and Title of Authorized Representative (print or type)



Signature of Authorized Representative

Dated: 07/17/26

AIA® Document A305® – 2020

Contractor's Qualification Statement

THE PARTIES SHOULD EXECUTE A SEPARATE CONFIDENTIALITY AGREEMENT IF THEY INTEND FOR ANY OF THE INFORMATION IN THIS A305-2020 TO BE HELD CONFIDENTIAL.

SUBMITTED BY:

(Organization name and address.)

E.P. Doyle & Son, LLC.
1100 Wheaton Oaks Court
Wheaton, IL 60187

SUBMITTED TO:

(Organization name and address.)

Wheaton Park District
1000 Manchester Rd.
Wheaton, IL 60187

TYPE OF WORK TYPICALLY PERFORMED

(Indicate the type of work your organization typically performs, such as general contracting, construction manager as constructor services, HVAC contracting, electrical contracting, plumbing contracting, or other.)

General Contracting

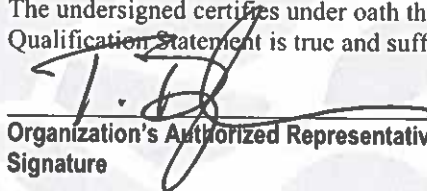
THIS CONTRACTOR'S QUALIFICATION STATEMENT INCLUDES THE FOLLOWING:

(Check all that apply.)

- ☒ Exhibit A – General Information
- ☒ Exhibit B – Financial and Performance Information
- ☒ Exhibit C – Project-Specific Information
- ☒ Exhibit D – Past Project Experience
- ☒ Exhibit E – Past Project Experience (Continued)

CONTRACTOR CERTIFICATION

The undersigned certifies under oath that the information provided in this Contractor's Qualification Statement is true and sufficiently complete so as not to be misleading.


Organization's Authorized Representative
Signature

07/17/26

Date

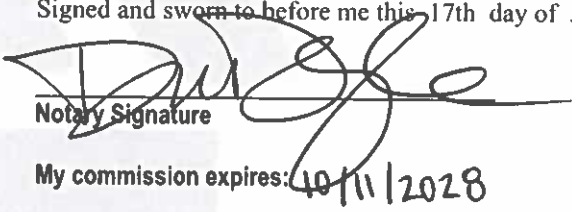
Timothy M. Doyle - President
Printed Name and Title

NOTARY

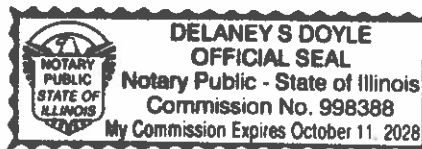
State of: Illinois

County of: DuPage

Signed and sworn to before me this 17th day of July 2026


Notary Signature

My commission expires: 10/11/2028



ADDITIONS AND DELETIONS:

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AIA® Document A305® – 2020 Exhibit A

General Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by E.P. Doyle & Son, LLC, and dated the 17th day of July in the year 2026
(In words, indicate day, month and year.)

§ A.1 ORGANIZATION

§ A.1.1 Name and Location

§ A.1.1.1 Identify the full legal name of your organization.

E.P. Doyle & Son, LLC
1100 Wheaton Oaks Court
Wheaton, IL 60187

§ A.1.1.2 List all other names under which your organization currently does business and, for each name, identify jurisdictions in which it is registered to do business under that trade name.

N/A

§ A.1.1.3 List all prior names under which your organization has operated and, for each name, indicate the date range and jurisdiction in which it was used.

E.P. Doyle & Son, Inc. 1946-1988

§ A.1.1.4 Identify the address of your organization's principal place of business and list all office locations out of which your organization conducts business. If your organization has multiple offices, you may attach an exhibit or refer to a website.

1100 Wheaton Oaks Court, Wheaton, IL 60187

§ A.1.2 Legal Status

§ A.1.2.1 Identify the legal status under which your organization does business, such as sole proprietorship, partnership, corporation, limited liability corporation, joint venture, or other.

Limited Liability Company

- .1 If your organization is a corporation, identify the state in which it is incorporated, the date of incorporation, and its four highest-ranking corporate officers and their titles, as applicable.
- .2 If your organization is a partnership, identify its partners and its date of organization.
- .3 If your organization is individually owned, identify its owner and date of organization.

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- 4 If the form of your organization is other than those listed above, describe it and identify its individual leaders:

Timothy M. Doyle

§ A.1.2.2 Does your organization own, in whole or in part, any other construction-related businesses? If so, identify and describe those businesses and specify percentage of ownership.

Doyle Development, LLC. 100%

§ A.1.3 Other Information

§ A.1.3.1 How many years has your organization been in business?

80

§ A.1.3.2 How many full-time employees work for your organization?

22

§ A.1.3.3 List your North American Industry Classification System (NAICS) codes and titles. Specify which is your primary NAICS code.

1542 – General Contractors – Non-Residential Buildings, other than Industrial Buildings & Warehouses
236220, 236210, 237990 Other Heavy & Civil Engineering Construction - NAICS

§ A.1.3.4 Indicate whether your organization is certified as a governmentally recognized special business class, such as a minority business enterprise, woman business enterprise, service disabled veteran owned small business, woman owned small business, small business in a HUBZone, or a small disadvantaged business in the 8(a) Business Development Program. For each, identify the certifying authority and indicate jurisdictions to which such certification applies.

Small Business SAM.GOV ID#KNB5XDVFLJV6

§ A.2 EXPERIENCE

§ A.2.1 Complete Exhibit D to describe up to four projects, either completed or in progress, that are representative of your organization's experience and capabilities.

§ A.2.2 State your organization's total dollar value of work currently under contract.

\$102,170,314

§ A.2.3 Of the amount stated in Section A.2.2, state the dollar value of work that remains to be completed:

\$68,107,977

§ A.2.4 State your organization's average annual dollar value of construction work performed during the last five years.

\$46,000,000

§ A.3 CAPABILITIES

§ A.3.1 List the categories of work that your organization typically self-performs.

Supervision, Job Site Safety, Light Carpentry

§ A.3.2 Identify qualities, accreditations, services, skills, or personnel that you believe differentiate your organization from others.

We are a well-respected commercial contractor able to provide construction delivery services via General Contracting, Design Build and Construction Management. Over 200 years of combined in-house experience delivering quality projects on time and budget. We have acted as Developer for projects internal to the company, so we understand the "entire" process and the responsibilities of all parties involved. We have never failed to finish a project in our 78 years of business.

§ A.3.3 Does your organization provide design collaboration or pre-construction services? If so, describe those services.

We commonly provide preconstruction services when in a GMP and Construction Manager contracts, and with closely held negotiated projects. We are able to provide Design Build services and typically partner with licensed organizations to provide the design services under our management.

§ A.3.4 Does your organization use building information modeling (BIM)? If so, describe how your organization uses BIM and identify BIM software that your organization regularly uses.

When the use of BIM is a project requirement, or a project can benefit from this process, we contract with trusted partners in the industry that supply these services. We manage the process just as we manage the trade work.

§ A.3.5 Does your organization use a project management information system? If so, identify that system.

Building Connected, Procore EP2 (is a proprietary construction management software program developed by E.P. Doyle & Son, LLC.)

§ A.4 REFERENCES

§ A.4.1 Identify three client references:

(Insert name, organization, and contact information)

Dr. Steve Armbrust – Founder of Cornerstone Medical Practice, Owner of Wheaton North Medical Building
Project(s): Numerous Projects, including the Wheaton North Commons Medical Office Complex, Dupage Imaging Center, and various medical build outs.

Office: (630)/784-3436 Cell: (630)461-8739

Glen Bullock – CEO, Antunes

Project(s): Industrial/Manufacturing facility – addition and renovation

Office: (630)784-3436 Cell: (630) 461-8739

Jane Healy, Midwest Market Director of Construction, JP Morgan Chase

Project(s): Multiple, including new construction, interior buildout, remodel, and renovation.

Office: (312) 325-3320 Cell: (773) 412-8785

§ A.4.2 Identify three architect references:

(Insert name, organization, and contact information)

KTGY – Craig Pryde

343 Erie Street, Ste 200

Chicago, IL 60654

(312) 549-4905 cpryde@ktgy.com

The Architects Partnership, LTD Tim Meseck

200 S. Michigan Ave., Ste 100

Chicago, IL 60604

(312) 583-9800 meseck@tapchicago.com

Partners in Design – Ann Barreca

2610 Lake Cook Road
Riverwoods, IL 60015
(847) 940-0300 annb@pidarchitects.com

Charles Vincent George Architects – Jeff Lietz
1245 Diehl Rd., Ste 101
Naperville, IL 60563
(630)357-2023 jlietz@cvarchitects.com

§ A.4.3 Identify one bank reference:
(Insert name, organization, and contact information)

Wheaton Bank and Trust – Bob Hutchinson (630)469-3000 rhutchinson@wheatonbank.com

§ A.4.4 Identify three subcontractor or other trade references:
(Insert name, organization, and contact information)

Elliot Construction (630)469-1823
Hire-Nelson Co., Inc. (630) 543-9400
Electrical Design Systems (630) 499-7800
Caliber Construction (630)783-3503

Requested RFP Bid Information

On a separate sheet, list all administrative proceedings and litigation filed by or against Bidder in the past five (5) years, including the name and case number, name/jurisdiction of the court or administrative agency, and a summary of each claim/case, including current status and if no longer pending, the disposition. The foregoing includes but is not limited to information regarding any proceedings and actions taken by any governmental agency to debar or disqualify the Bidder from bidding on public contracts, including the name of the agency initiating the proceeding/action, the nature of the proceeding/action, the claimed basis for the proceeding/action and the current status or disposition of the proceeding/action.

See AIAA305-2020 Exhibit B Section B.2.2

On a separate sheet, indicate all instances in which Bidder has been rejected for not being a responsible bidder, giving the name of the project, project description, project address,

owner and telephone number, architect and telephone number, contract amount, and an explanation of the circumstances surrounding the rejection.

See AIA A305 - 2020 Exhibit B Section B.2.2 - B.2.3

On a separate sheet, provide a list of all contracts to which you were a party and with respect to which you were declared to be in breach of one or more provisions, giving the type of contract, the project location where applicable, the names and addresses of the parties to the contract, the name of the party declaring the breach, the nature of the claimed breach and current status or resolution of the claim. If a construction contract, also provide the name, address and telephone number of the architect and, if applicable also the construction manager or Owner's representative.

See AIAA 305 -2020 Exhibit B Section B.2.2 • B.2.3

AIA® Document A305® – 2020 Exhibit B

Financial and Performance Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by E.P. Doyle & Son, LLC, and dated the 17th day of July in the year 2026
(In words, indicate day, month and year.)

§ B.1 FINANCIAL

§ B.1.1 Federal tax identification number:

36-4227326

§ B.1.2 Attach financial statements for the last three years prepared in accordance with Generally Accepted Accounting Principles, including your organization's latest balance sheet and income statement. Also, indicate the name and contact information of the firm that prepared each financial statement.

Available Upon Request

§ B.1.3 Has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, been the subject of any bankruptcy proceeding within the last ten years?

No

§ B.1.4 Identify your organization's preferred credit rating agency and identification information.

(Identify rating agency, such as Dun and Bradstreet or Equifax, and insert your organization's identification number or other method of searching your organization's credit rating with such agency.)

DB 007835507

§ B.2 DISPUTES AND DISCIPLINARY ACTIONS

§ B.2.1 Are there any pending or outstanding judgments, arbitration proceedings, bond claims, or lawsuits against your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A, Section 1.2, in which the amount in dispute is more than \$75,000?

(If the answer is yes, provide an explanation.)

No

§ B.2.2 In the last five years has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management:

(If the answer to any of the questions below is yes, provide an explanation.)

.1 failed to complete work awarded to it?

No

.2 been terminated for any reason except for an owners' convenience?

No

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- .3 had any judgments, settlements, or awards pertaining to a construction project in which your organization was responsible for more than \$75,000?

Yes

- .4 filed any lawsuits or requested arbitration regarding a construction project?

A Settlement has been reached. This was during COVID with supply chain issues and cost increases within the industry.

§ B.2.3 In the last five years, has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management; or any of the individuals listed in Exhibit A Section 1.2:

(If the answer to any of the questions below is yes, provide an explanation.)

- .1 been convicted of, or indicted for, a business-related crime?

No

- .2 had any business or professional license subjected to disciplinary action?

No

- .3 been penalized or fined by a state or federal environmental agency?

No



AIA® Document A305® – 2020 Exhibit C

Project Specific Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by E.P. Doyle & Son, LLC. and dated the 17th day of July in the year 2026
(In words, indicate day, month and year.)

PROJECT:

(Name and location or address.)

2026 Arrowhead Driving Range Improvements
26W151 Butterfield Rd
Wheaton, IL 60189

CONTRACTOR'S PROJECT OFFICE:

(Identify the office out of which the contractor proposes to perform the work for the Project.)

1100 Wheaton Oaks Court, Wheaton, IL

TYPE OF WORK SOUGHT

(Indicate the type of work you are seeking for this Project, such as general contracting, construction manager as constructor, design-build, HVAC subcontracting, electrical subcontracting, plumbing subcontracting, etc.)

General Contracting

CONFLICT OF INTEREST

Describe any conflict of interest your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A Section 1.2, may have regarding this Project.

None

§ C.1 PERFORMANCE OF THE WORK

§ C.1.1 When was the Contractor's Project Office established?

1946

§ C.1.2 How many full-time field and office staff are respectively employed at the Contractor's Project Office?

22

§ C.1.3 List the business license and contractor license or registration numbers for the Contractor's Project Office that pertain to the Project.

N/A

§ C.1.4 Identify key personnel from your organization who will be meaningfully involved with work on this Project and indicate (1) their position on the Project team, (2) their office

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location, (3) their expertise and experience, and (4) projects similar to the Project on which they have worked.

Available Upon Request

§ C.1.5 Identify portions of work that you intend to self-perform on this Project.

None

§ C.1.6 To the extent known, list the subcontractors you intend to use for major portions of work on the Project.

Available Upon Request

§ C.2 EXPERIENCE RELATED TO THE PROJECT

§ C.2.1 Complete Exhibit D to describe up to four projects performed by the Contractor's Project Office, either completed or in progress, that are relevant to this Project, such as projects in a similar geographic area or of similar project type. If you have already completed Exhibit D, but want to provide further examples of projects that are relevant to this Project, you may complete Exhibit E.

§ C.2.2 State the total dollar value of work currently under contract at the Contractor's Project Office:

\$58,448,277.00

§ C.2.3 Of the amount stated in Section C.2.2, state the dollar value of work that remains to be completed:

\$68,107,977

§ C.2.4 State the average annual dollar value of construction work performed by the Contractor's Project Office during the last five years.

\$46,000,000

§ C.2.5 List the total number of projects the Contractor's Project Office has completed in the last five years and state the dollar value of the largest contract the Contractor's Project Office has completed during that time.

63

§ C.3 SAFETY PROGRAM AND RECORD

§ C.3.1 Does the Contractor's Project Office have a written safety program?

Yes

§ C.3.2 List all safety-related citations and penalties the Contractor's Project Office has received in the last three years.

None

§ C.3.3 Attach the Contractor's Project Office's OSHA 300a Summary of Work-Related Injuries and Illnesses form for the last three years.

§ C.3.4 Attach a copy of your insurance agent's verification letter for your organization's current workers' compensation experience modification rate and rates for the last three years.

§ C.4 INSURANCE

§ C.4.1 Attach current certificates of insurance for your commercial general liability policy, umbrella insurance policy, and professional liability insurance policy, if any. Identify deductibles or self-insured retentions for your commercial general liability policy.

§ C.4.2 If requested, will your organization be able to provide property insurance for the Project written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis?

Yes

§ C.4.3 Does your commercial general liability policy contain any exclusions or restrictions of coverage that are prohibited in AIA Document A101-2017, Exhibit A, Insurance A.3.2.2.2? If so, identify.

No

§ C.5 SURETY

§ C.5.1 If requested, will your organization be able to provide a performance and payment bond for this Project?

Yes

§ C.5.2 Surety company name:

Ohio Farmers Insurance Company

§ C.5.3 Surety agent name and contact information:

Greg Kelley – Assured Partners 847/289-7535

§ C.5.4 Total bonding capacity:

\$50,000,000.00

§ C.5.5 Available bonding capacity as of the date of this qualification statement:

\$40,000,0000

Requested RFP Bid Information

On a separate sheet, list all construction projects your organization has in progress, giving the name of the project, project description, project address, owner and telephone number, architect and telephone number, contract amount, percent complete, and scheduled completion date.

See AIA A305 - 2020 Exhibit D Work in Progress.

E.P. Doyle & Son, LLC

Section 3.4.1 - Work in Progress
4/6/2026

Exhibit D



Project	Owner	Architect / Engineer	Contract Amount	Percent Complete	Date of Completion	Description
Chase East Peoria East Peoria, IL	JP Morgan Chase Bank & JLL New York, NY	The Architects Partnership Chicago, IL	\$3,806,555	98%	July, 2026	New 3,452 SF banking facility.
Dogtopia of Evanston Evanston, IL	Continuum Capital Chicago, IL	QSR & R Annapolis, MD	\$1,346,464	98%	July, 2026	Interior demolition of existing tenant space that was a prior bank, with build-out of a 5,000-SF space of Dogtopia of Downtown Evanston dog daycare facility.
Advantage Honda of Fox Lake Fox Lake, IL	JNK of Fox Lake LLC Hodgkins, IL	MTZ Architects, Inc. Bolingbrook, IL	\$10,721,307	91%	July, 2026	35,300 SF New precast Honda automotive facility.
Chase Skokie Touhy Relocation Skokie, IL	JP Morgan Chase Bank & JLL New York, NY	The Architects Partnership Chicago, IL	\$2,844,064	89%	July, 2026	New 3,385 SF banking facility.
Braidwood Commercial Site Development Braidwood, IL	Bauer & D'Orazio, LLC Coal City, IL	Spaceco Engineering & Surveying Morris, IL	\$1,924,784	78%	July, 2026	18.1 Acre site development including utilities for future (2) automotive dealership facilities.
Oak Park River Forest Museum Addition Oak Park, IL	Historical Society of Oak Park & River Forest Oak Park, IL	Partners in Design Riverside, IL	\$1,209,141	69%	August, 2026	Addition to the existing two-story historic museum building with basement. The addition will provide an elevator to serve all three floors, a toilet room, and storage spaces while also anticipating further future expansion.
D'Orazio Ford Dealership Braidwood, IL	Alli's Deal, LLC Coal City, IL	Gregory Lyons, Architect Coal City, IL	\$9,395,562	41%	November, 2026	34,955 SF new automotive dealership facility.
Glen Ellyn Downtown Park Glen Ellyn, IL	Glen Ellyn Park District Glen Ellyn, IL	Site Design Group, LTD Chicago, IL	\$3,268,341	26%	October, 2026	1.5-acre park in downtown Glen Ellyn, featuring asphalt parking lot demolition, earthwork, storm and electric utilities, concrete sidewalks, unit pavers, a stone retaining wall, and site furniture.
Bullock Campus Site Development Geneva, IL	Bullock Holdings LLC Wayne, IL	Jacob & Heffner Associates Downers Grove, IL	\$12,907,895	17%	December, 2026	A 55-acre site development for the future AJ Antunes Headquarters. Mass grading for several retention ponds, road construction, site lighting, site utilities and electrical distribution system.
Stephen Street Retaining Wall Replacement Lemont, IL	Village of Lemont Lemont, IL	HR Green, Inc. New Lenox, IL	\$874,007	14%	August, 2026	Remove and replace Stephen Street retaining walls at viaduct under BNSF RR Bridge. Includes tree removal, demolition, soil borings, temporary soil retention, excavation, concrete, masonry and paving.
Chase Bank Oak Lawn Oak Lawn, IL	JP Morgan Chase Bank & JLL New York, NY	The Architects Partnership Chicago, IL	\$3,833,362	14%	December, 2026	New ground-up banking facility.

Exhibit D Continued

Wheaton Oaks Townhomes Demolition Wheaton, IL	Innovate Real Estate Service West Chicago, IL	Webster, McGrath & Ahlberg Wheaton, IL	\$390,099	12%	July, 2026	Demolition of townhomes site adjacent to EPD office.
St. Michael's Parish Campus Expansion Wheaton, IL	Diocese of Joliet Joliet, IL	Trippedici Design PC Aurora, IL	\$2,949,448	11%	November, 2026	Demolition of an existing city street and bank facility to make way for expanded recreational space at St. Michael's. Including two new parking lots, an enlarged playground, a new sports court, decorative seeding and planters throughout the site, a stone donor wall, and a new stone entrance. The project also includes the installation of an underground stormwater retention system to support the site's infrastructure.
Village of Lemont New Public Works Building Lemont, IL	Village of Lemont Lemont, IL	Carlisle Architects LLC Manteno, IL	\$2,480,655	7%	December, 2026	New 12,000 SF timber-framed pole barn with mezzanine and attached office area; includes driveways and sidewalks at entrances of the building to be coordinated with Civil
Ecolab Plaza & Roof Renovation Naperville, IL	Ecolab Global Headquarters Naperville, IL	EXP Chicago, IL	\$2,139,583	0%	October, 2026	Two-phase demolition and renovation of Ecolab's 47,500 SF rooftop plaza, including replacement of the existing roofing and waterproofing systems, installation of new insulation and an electronic leak detection system, reconstruction of planter areas, and installation of new pedestal-mounted concrete pavers throughout the plaza.
Antunes Phase 1 Geneva, IL	A.J. Antunes Co. Carol Stream, IL	Heitman Architect, Inc. Itasca, IL	TBD	0%	TBD	A multi-phased, multi-year development of a corporate campus. Several buildings including over 300,000 SF of manufacturing, 100,000 SF office with a custom test kitchen and cafeteria. The campus will also have several out buildings to support Retail, a Retreat Center, an auditorium and a school.
Amie Bauer Chevrolet Braidwood, IL	Amie Bauer Chevrolet GMC Coal City, IL	Gregory Lyons Architect Coal City, IL	\$8,473,243	0%	TBD	New Chevrolet dealership on existing EPD site development of Braidwood Commercial.
Siemens Healthineers Warehouse Addition Hoffman Estates, IL	Siemens Healthineers Hoffman Estates, IL	E.P. Doyle & Son, LLC Design-Build	\$11,515,820	0%	On Hold	40,000 SF Warehouse addition & stormwater management improvements to their existing campus. Project is on hold.

Requested RFP Bid Information

On reference form provided herein, list at least five (5) construction projects your organization has completed in the past three (3) years, which are comparable in scope, giving the name of the project, project description, project address, owner and telephone number.

See AIAA305-2020 Exhibit E Relevant Experience.

Exhibit E

E.P. Doyle & Son, LLC

Relevant Experience



Project	Owner	Contract Amount	Date of Completion	Description
Cosley Zoo Parking Lot Wheaton, IL	Wheaton Park District Wheaton, IL (630) 665-4710	\$2,130,506	November, 2025	New staff and visitors 51,000 SF parking lot for the Cosley Zoo. The project includes demolition, site clearing, earthwork, storm drainage, and concrete paving.
Cosley Zoo Education Pavilion & Duck Enclosure Wheaton, IL	Wheaton Park District Wheaton, IL (630) 665-4710	\$770,493	October, 2025	Demolition of the existing duck pavilion and construction of 1,500 SF new pavilion and learning center for both ducks and zoo visitors.
Athens Park Lemont, IL	Lemont Park District Lemont, IL (630) 257-6787	\$5,368,742	October, 2025	Over 13 acre community park development for the Lemont Park District. The mostly bedrock site received several feet of fill to restore wetlands, construction of a dog park, bandshell, picnic pavilions, accessible playground, walking paths, extensive landscaping, wetland habitats, grand entrance tower-bridge and a permeable paver parking lot.
Veterans Memorial Park Westmont, IL	Westmont Park District Westmont, IL (630) 963-5252	\$2,129,406	March, 2024	New learning center building and multipurpose facility including restrooms.
Aux Sable Springs Park Development Minooka, IL	Village of Minooka Minooka, IL (815) 467-2151	\$2,417,515	January, 2021	40-Acre Park Development near Aux Sable Creek. Project includes walking path, boat launch locations, fishing outcropping structures, baseball fields, lacrosse field, soccer fields, playground, parking lots, native vegetation restoration, and extensive earthwork.
Village Links Golf Course Clubhouse Expansion & Driving Range Glen Ellyn, IL	Village of Glen Ellyn Glen Ellyn, IL (630) 469-5000	\$5,700,000	July, 2013	Renovation and expansion of the existing clubhouse including new kitchen/banquet facility, several bars, restaurant area, and outdoor seating area. Also included golf course/driving range renovations and reconstructing the existing parking lot while the facility remained open.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/25/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh & McLennan Agency LLC
20 North Martingale Road
Schaumburg IL 60173

CONTACT
NAME: Bethani Morris
PHONE (A/C, No, Ext): (847) 908-8720 FAX (A/C, No): (847) 440-9123
E-MAIL ADDRESS: Bethani.Morris@MarshMMA.com

INSURED
E.P. Doyle & Son, LLC
1100 Wheaton Oaks Ct
Wheaton IL 60187-1716

EPDOYLE-01

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : AMERISURE INSURANCE COMPANY	19488
INSURER B : EVANSTON INSURANCE COMPANY	35378
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 576356202

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	Y	Y	CPP21002741002	3/1/2026	3/1/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	CA210027301002	3/1/2026	3/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000	Y	Y	CU21226390302	3/1/2026	3/1/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC210027601002	3/1/2026	3/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional/Pollution Liability			MMAENV004759	3/1/2025	3/1/2027	Each Occurrence Aggregate 1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
For Bidding Purposes Only

CERTIFICATE HOLDER**CANCELLATION**

Proof of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Line Toljak

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OHIO FARMERS INSURANCE COMPANY

Westfield Group® 1 Park Circle, P O Box 5001, Westfield Center, Ohio 44251-5001

Conforms to Document A310™ - 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

E.P. Doyle & Son, LLC
1100 Wheaton Oaks Court
Wheaton, IL 60187

SURETY:

(Name, legal status and principal place of business)

OHIO FARMERS INSURANCE COMPANY
1 Park Circle, PO Box 5001
Westfield Center, OH 44251-5001

OWNER:

(Name, legal status and address)

Wheaton Park District
1000 Manchester Road
Wheaton, IL 60187

BOND AMOUNT: Ten Percent (10%) of the amount of the Bid

PROJECT:

(Name, location or address, and Project number, if any)

2026 Arrowhead Driving Range Improvements

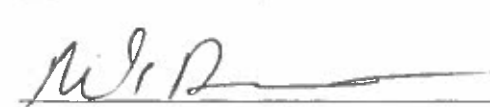
The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 8th day of July, 2026

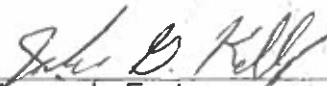

(Witness)


(Witness)

E.P. Doyle & Son, LLC
(Principal) (Seal)

By: 
Timothy Doyle, President (Title)

OHIO FARMERS INSURANCE COMPANY
(Surety) (Seal)

By: 
John G. Kelly, Attorney-In-Fact (Title)

General
Power
of Attorney

CERTIFIED COPY

POWER NO. 1211492 06

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.
Westfield Center, Ohio

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint
JOHN G. KELLY, CRAIG N. FLYNN, LINDA M. SUND, PHILIP M. BENNETT, SANDY J. ALVAREZ, KEVIN MADDEN, MICHAEL THIER, SHELLEY L. SAMAAAN, JOINTLY OR SEVERALLY

of ELGIN and State of IL its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship in any penal limit, and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

"Be It Resolved, that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any, one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

The Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary."

"Be It Further Resolved, that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their National Surety Leader and Senior Executive and their corporate seals to be hereto affixed this 05th day of JUNE A.D., 2024 .

Corporate
Seals
Affixed



WESTFIELD INSURANCE COMPANY
WESTFIELD NATIONAL INSURANCE COMPANY
OHIO FARMERS INSURANCE COMPANY

By: 
Gary W. Stumper, National Surety Leader and
Senior Executive

State of Ohio
County of Medina ss.:

On this 05th day of JUNE A.D., 2024 , before me personally came Gary W. Stumper to me known, who, being by me duly sworn, did depose and say, that he resides in Medina, OH; that he is National Surety Leader and Senior Executive of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals; that they were so affixed by order of the Boards of Directors of said Companies; and that he signed his name thereto by like order.

Notarial
Seal
Affixed




David A. Kotnik, Attorney at Law, Notary Public
My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

State of Ohio
County of Medina ss.:

I, Frank A. Carrino, Secretary of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this 8th day of July A.D., 2024




Frank A. Carrino, Secretary

ACKNOWLEDGEMENT OF SURETY

STATE OF Illinois }
COUNTY OF Hane } ss.

On this 8th day of July, 2026 personally appeared
before me John G. Kelly

who being duly sworn did depose and say that he/she is the attorney-in-fact of the Ohio Farmers Insurance Company of Westfield Center, Ohio, that the seal affixed to the attached instrument is the Corporate Seal of said Corporation, and that said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors and the said
John G. Kelly

acknowledged that he/she executed said instrument as such attorney-in-fact and as the free act and deed of said Corporation.

Barbara E Stoll
Notary Signature and stamp

BD 5439 OF (1-00)

