



March 19, 2026

Mr. Steve Hinchee  
Superintendent of Planning  
Wheaton Park District  
1000 Manchester Road  
Wheaton, IL

Subject: Proposal for Geotechnical Engineering Services  
Arrowhead Golf Driving Range Improvements  
26W151 Butterfield Rd, Wheaton, IL 60189  
Wheaton, IL  
Proposal No. 25-P1369

Dear Mr. Hinchee:

GEOCON Professional Services, LLC (GEOCON) is pleased to submit this proposal providing geotechnical engineering services on the referenced project. A brief description of our understanding of the project, and a discussion of the scope of services to be provided, is included in the following paragraphs.

#### **PROJECT UNDERSTANDING**

The subject site is located at the referenced address within the City of Wheaton, Illinois. The site is currently developed with the existing driving range. It is understood that the proposed project will consist of demolishing all the existing driving range features and constructing a new range with enclosed canopies, concessions, bathrooms and equipment storage buildings. Sitework will include new hitting surfaces, cart paths and walkways.

#### **SCOPE OF WORK**

GEOCON proposes to drill a total of twelve (12) soil borings for this project at the locations indicated on the attached boring diagram. Four (4) borings will be located within the new buildings footprint areas and extend to a depth of 15 feet below grade and eight (8) borings located in new and existing cart path, patio and walkway areas will extend to five feet below surface grade. **Please note that Geocon will do the best we can to utilize existing paved paths to minimize damage, but we cannot be responsible for repairs of the areas of work to existing conditions.**

Surface elevations will be estimated from topographic information provided to our office or Google Earth if unavailable. The subsurface exploration will be performed with a truck or ATV-mounted drill rig, utilizing hollow stem augers and/or mud-rotary techniques to advance the test holes. Soil samples will be secured by the Standard Penetration Test method at 2.5-foot intervals to a depth of 15 feet below grade, followed by 5.0-foot intervals to the termination depth of the borings. Groundwater level observations will be noted during the drilling activities and in the open borehole upon completion. Upon completion, the boreholes will be filled with cuttings from the drilling process, and reasonable efforts will be made to restore surface materials to their general pre-investigation condition. Any specific restoration requirements must be agreed upon in advance and may incur additional costs.

Laboratory visual classification and other testing will be performed to determine the behavioral characteristics of the subsurface materials encountered. The lab testing program is indicated on the attached Estimate Worksheet.

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#### **GEO TECHNICAL REPORT**

The results of the subsurface exploration and laboratory testing will be utilized in an engineering evaluation and analysis and presented in a written report containing our recommendations for subgrade preparation and fill placement, as well as the geotechnical parameters needed for design and construction of the project. These recommendations will be based on the specific boring locations tested and may not be representative of conditions at other locations on the site.

#### **FEES AND CONDITIONS**

GEOCON proposes to perform the services on a lump sum basis, and pursuant to the General Conditions attached to this document. The estimated fee for performance of the specified work will not exceed **\$7,980.00** without prior written client approval. The above fee is based on the boring locations being readily accessible to truck or ATV-mounted drilling equipment. Any special equipment required for site access, or any delays beyond the control of our personnel, will be considered as additional costs. The above fee does not include coordination with individual property owners and assumes the work can be performed contiguously under one mobilization.

GEOCON will contact the State Locate system to ascertain the location of public utility conduits prior to the start of drilling operations. The client will be responsible for locating, or making GEOCON aware, of any private utilities that are not included on the locate ticket. GEOCON shall not be responsible or liable for any damage to underground utilities, structures, or other subsurface features that were not accurately marked, identified, or disclosed to GEOCON prior to drilling operations. Client acknowledges that GEOCON's reliance on utility locates and information provided by others does not relieve Client or property owner of their duty to accurately identify private utilities.

#### **PRIVATE UTILITY LOCATER**

GEOCON requests that any available site utility plans be provided prior to the subsurface exploration to avoid damaging underground structures. GEOCON will contact the State Locate System to ascertain the location of utility conduits prior to the start of drilling operations. However, JULIE will not locate private utilities that are located on private property most of the time. If requested, GEOCON can engage a private utility locator to identify utilities in the vicinity of the boring locations (approximately +/- 5 ft radius) to reduce the potential of encountering utilities during drilling activities. The cost of engaging a private locator would be an additional **\$1,500.00**. If no prints are available, GEOCON will not be held liable for any unknown utilities that do not have a visible or known connection point within a reasonable radius of the work area, even if a private locator has been engaged.

#### **SITE ACCESS AND SCHEDULE**

The above fee is based on the client or owner providing site access concurrently for all sites such that the drilling can be performed under one mobilization. Any access coordination performed by GEOCON would be invoiced on a time and material basis.

Field work would begin within 2 weeks of receiving written authorization to perform the work, subject to weather conditions and site accessibility. Submittal of the geotechnical report will be within 2 weeks of

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completing the field work, provided there are no unforeseen circumstances requiring additional investigation or analysis.

**AUTHORIZATION**

GEOCON will proceed with the work on the basis of written authorization received from the client. Should you have any questions regarding this proposal, or if we could be of any other assistance, please feel free to call us at 815-806-9986. We are looking forward to working with you on this project.

Sincerely,

**GEOCON Professional Services, LLC**



**Benjamin Skolek, EIT**  
Geotechnical Engineer  
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**Brandon Filafusi, EIT**  
Geotechnical Engineer  
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Attachment: Estimate Worksheet  
Boring Location Diagram  
General Conditions

**Please indicate which services are requested below**

Base Scope:	\$7,980.00	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Private Utility Locator:	\$1,500.00	Yes <input type="checkbox"/>	No <input type="checkbox"/>

**ACCEPTANCE OF PROPOSAL AND ENCLOSURES**

FIRM: Wheaton Park District  
SIGNATURE: [Signature]  
NAME (PRINT): Michael J. Benard  
TITLE: Executive Director  
DATE: 4/29/26



**Geocon Professional Services, LLC  
Estimate Worksheet**

Client: Wheaton Park District  
 Project: Arrowhead Driving Range Improvements  
 Location: Arrowhead Golf Driving Range Improvements 26W151 Butterfield Rd, Wheaton, IL 60189  
 Geocon Proposal No.: 25-P1369  
 Date: December 17, 2025

	<u>Quantity</u>	<u>Unit Fee</u>	<u>Total</u>
<b>I. Field Exploration Services</b>			
1. Drill rig mobilization & equipment	0 Lsum	\$0.00	\$0.00
2. Project layout & coordination	3 Hours	\$150.00	\$450.00
3. Crew per diem (2 man crew)	0 Days	\$500.00	\$0.00
4. Soil Drilling via HSA or Mud Rotary, including SPT sampling, and backfill of borings, per day	1 Days	\$4,850.00	\$4,850.00
5. Thin wall tube (TWT) samples	0 Each	\$50.00	\$0.00
6. Piezometer supplies & installation (25 ft)	0 Each	\$1,000.00	\$0.00
7. Infiltration testing, per test	0 Each	\$750.00	\$0.00
8. Remi Shear Wave Testing, per test	0 Tests	\$2,500.00	<u>\$0.00</u>
	<b>Subtotal For Field Exploration Services:</b>		<b>\$5,300.00</b>
<b>II. Laboratory Soil Testing Services</b>			
1. Rimac compressive strength tests, calibrated hand penetrometer tests, visual engineering classification and moisture content tests	48 Tests	\$15.00	\$720.00
2. Unconfined compressive strength, including unit weight	0 Tests	\$135.00	\$0.00
3. Sieve Analysis (Gradation) w/o Hydrometer	0 Tests	\$125.00	\$0.00
4. Sieve Analysis (Gradation) w/Hydrometer	0 Each	\$165.00	\$0.00
5. Atterberg limits	0 Tests	\$150.00	\$0.00
6. Standard/Modified Proctor Tests	0 Tests	\$255.00	\$0.00
7. California Bearing Test (CBR/IBR) (w/proctor):	0 Tests	\$725.00	<u>\$0.00</u>
	<b>Subtotal for Laboratory Services:</b>		<b>\$720.00</b>
<b>III. Engineering Services for Geotechnical Report</b>			
1. Senior Engineer to write report	4 Hours	\$190.00	\$760.00
2. Project Engineer to prepare exhibits	8 Hours	\$150.00	<u>\$1,200.00</u>
	<b>Subtotal for Engineering Services:</b>		<b>\$1,960.00</b>
	<b>Total Estimated Fee:</b>		<b>\$7,980.00</b>

# ARROWHEAD DRIVING RANGE IMPROVEMENTS

28W151 BUTTERFIELD RD  
WHEATON, IL 60187



ARCHITECTURAL SITE PLAN - OPTION 4.1

## SITE PLAN 4.1 (24 BAYS - SANITARY)

ARROWHEAD GOLF CLUB | Published 12/02/2025  
 Job No. 26-4452.01 | ©2025 FGM Architects





## STANDARD TERMS AND CONDITIONS Geotechnical Services

**Item 1. Scope of Services.** Geocon Professional Services, LLC, (GEOCON) shall perform services in accordance with an agreement made with the 'client.' The agreement consists of GEOCON's proposal, Standard Fee Schedule, and these General Conditions. The client is defined as the person or entity requesting and/or authorizing the work, and in doing so, client represents and warrants that he is duly authorized in this role, even if performed on behalf of another party or entity, in which case the other party or entity is also considered as the client. The acceptance of GEOCON's proposal signifies the acceptance of the terms of this agreement.

The fees for services rendered will be billed in accordance with the Standard Fee Schedule, unit rates for services not covered in the fee schedule or elsewhere in the agreement can be provided. The standard prices proposed for the work are predicated upon the client's acceptance of the conditions and allocations of risks and obligations described in the agreement. The client shall impart the terms of this agreement to any third party to whom client releases any part of GEOCON's work. GEOCON shall have no obligations to any party other than those expressed in this agreement. All fixed hourly labor rates included in GEOCON's proposal that are governed by the Collective Bargaining Agreement (CBA) with Local 150 are subject to automatically increase March 1<sup>st</sup> of every year based on the % increase included in the governing CBA.

**Item 2. Site Access.** The client will provide for the right-of-access to the work site. In the event the work site is not owned by the client, client represents to GEOCON that all necessary permissions for GEOCON to enter the site and conduct the work, have been obtained. While GEOCON shall exercise reasonable care to minimize damage to the property, the client understands that some damage may occur during the normal course of work, that GEOCON has not included in its fee the cost of restoration of damage, and that client will pay for such restoration costs.

**Item 3. Utilities.** In the performance of its work, GEOCON will take all reasonable precautions to avoid damage to underground structures or utilities, and will rely on utility locator services to correctly identify their buried service lines, and on plans, drawings or sketches made available and provided by the client. The client agrees to hold GEOCON harmless and indemnify GEOCON from any claims, expenses, or other liabilities, including reasonable attorney fees, incurred by GEOCON for any damages to underground structures and utilities that were not correctly and clearly shown on the plans provided to GEOCON or otherwise disclosed by the client utility locator service. GEOCON will be responsible for ordering the utility locator services only if expressly set forth in the scope of the proposal.

**Item 4. Hazardous Materials and Conditions.** Prior to the start of services, or at the earliest time such information is learned, it shall be the duty of the client or other involved or contacted parties, to advise GEOCON of any known or suspected undocumented fills, hazardous materials, by-products, or constituents, and any known environmental, geologic, and geotechnical conditions, which exist on or near any premises upon which work is to be performed by GEOCON employees or subcontractors or which in any other way may be pertinent to GEOCON's proposed services.

The discovery of unanticipated hazardous materials, or suspected hazardous materials, may require that special and immediate measures be exercised to protect the health and safety of GEOCON site personnel and/or the public. GEOCON may at its option and on the basis of its judgement and opinion, exercise such precautions to complete the project or terminate further work on the project. In either case, the client will be notified as soon as practically possible, and the client agrees to bear all reasonable and equitable cost adjustments, if any, associated with such measures taken.

GEOCON's work shall include visual observation and laboratory testing of subsurface water and soil samples obtained by intrusive sampling of the subsurface, for the purpose of evaluating the geotechnical characteristics of the subsoils relative to the project. As such, GEOCON does not create, generate, transport or at any time own or store hazardous materials in the performance of its work. The client will take possession of and be responsible for the proper disposal of all hazardous materials including, but not limited to samples, drilling fluids and cuttings, decontamination and well development fluids, and used disposable protective gear and equipment.

**Item 5. Confidentiality.** GEOCON shall hold confidential the business and technical information obtained or generated in performance of services under this agreement and identified in writing by the client as "confidential." GEOCON shall not disclose such information except if such disclosure is required by governmental statute, ordinance, or regulation; for compliance with professional standards of conduct for public safety, health, and welfare concerns; or for protection of GEOCON against claims or liabilities arising from performance of its services.

The technical and pricing information contained in any report or proposal submitted by GEOCON, is to be considered confidential and proprietary and shall not be released or otherwise made available to any third party without the express written consent of GEOCON.

**Item 6. Standard of Care.** GEOCON will perform the services under this agreement in accordance with generally accepted practice, in a manner consistent with the level of care and skill ordinarily exercised by members of this profession under similar circumstances. No other warranties, implied or expressed, in fact or by law, are made or intended in this agreement. The client recognizes that subsurface soil and groundwater conditions can vary between sampling points and with time, and that the interpretation of data and opinions and recommendations made by GEOCON are based solely on obtained data. Such limitations can result in a redirection of conclusions and interpretations where new or changed information is obtained. GEOCON will not be responsible for the interpretations by others, of data obtained by GEOCON for the geotechnical study.

**Item 7. Technical Methodology and Protocol.** GEOCON will select generally accepted methods and procedures it considers appropriate to accomplish the intended and understood purpose of its services within the scope of this agreement, and the client signifies concurrence with these methods and procedures by acceptance of this agreement. In the event other methods or procedures are preferred by the client or considered more appropriate, a written description or designation of these must be provided prior to execution of this agreement.

**Item 8. Limitations of Liability.** The client agrees to limit GEOCON's liability to the client and all parties claiming through the client or otherwise claiming reliance on GEOCON's services, allegedly arising from GEOCON's professional acts or errors and omissions, to a sum not to exceed GEOCON's fees for the services performed on the project, provided that such claims are not attributable to GEOCON's gross negligence or intentional misconduct. In this latter event the limit of liability will be increased to \$25,000 less any applicable insurance amount covering alleged damages or claims. In no event shall GEOCON or any other party to this agreement, including parties which may have or claim to have a direct or indirect reliance on GEOCON's services, be liable to the other parties for incidental, indirect or consequential damages arising from any cause.

**Item 9. Insurance and Indemnity.** GEOCON represents that they now carry, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over their employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$1,000,000 occ / \$2,000,000 agg); (iii) automobile liability insurance (\$1,000,000 B.I. and P.D. combined single limit); and (iv) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Additionally, insured on a primary and non-contributory basis with respect to the general liability and auto liability coverage only. Waivers of subrogation applies to the general liability, auto liability, and workers compensation in favor of the stated additional insureds. Certificates of insurance can be provided to the client upon written request. GEOCON shall not be responsible for any loss, damage, or liability beyond the insurance limits and conditions. GEOCON agrees to indemnify the client from and save client harmless against any loss, damage, or liability stemming from acts of gross negligence by GEOCON. Except as expressly set forth in Item Nos. 8 and 9, the client agrees to hold GEOCON, its officers, directors, agents, and employees, harmless from any claims, suits or liability including but not limited to attorney fees, costs of settlement and other incidental costs, for personal injury, death, illness, property damage or any other loss, allegedly arising from or related to GEOCON's performance of work.

**Item 10. Modifications.** This agreement and all attachments pursuant to this agreement represents the entire understanding between the parties, and neither the client nor GEOCON may amend or modify any aspect of this contract unless such alterations are reduced to writing and properly executed by the parties hereto. These terms and conditions shall supersede all prior or contemporaneous communications, representations, or agreements, and any provisions expressed or implied in the request for proposal, purchase order, authorization to proceed, or other contradictory provisions, whether written or oral.

**Item 11. Payment.** Invoices for performed work will be submitted monthly for services rendered the prior month, payable within 30 days of invoice date. The fees quoted are based upon an expected monthly payment. An interest charge of 1.5% per month will be added to delinquent charges; however, GEOCON, at its option, may terminate its services due to client's failure to pay when due. In the event of termination of services prior to completion, client shall compensate GEOCON for all services performed prior to and for such termination.

**Item 12. Third Party Reliance.** The Services provided are for GEOCON and Client's sole benefit and exclusive use with no third-party beneficiaries intended. Reliance upon the Services and any work product is limited to Client and is not intended for third parties. For a limited time period not to exceed three months from the date of the report, GEOCON will issue additional reports to others agreed upon with Client, however Client understands that such reliance will not be granted until those parties sign and return a reasonably acceptable reliance agreement and GEOCON receives the agreed-upon reliance fee.