



Wheaton Park District

PUBLIC NOTICE

**Wheaton Park District Board of Commissioners
SUBCOMITTEE MEETING
Wednesday March 4, 2026
DuPage County Historical Museum
102 E. Wesley Street, Wheaton, IL 60187
5:00 pm**

Public Notice Date March 2, 2026

Public notice is hereby given that the Board of Park Commissioners of the Wheaton Park District, DuPage County, Illinois (the “Park Board”) will hold a Subcommittee Meeting on Wednesday March 4, 2026, at the DuPage County Historical Museum 102 E. Wesley Street, Wheaton, IL 60187

**Please contact Michael J. Benard, Board Secretary, for further information.
mbenard@wheatonparks.org**

Michael J. Benard
Secretary

The Agenda for the March 4, 2026, Subcommittee Meeting is as Follows:

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact the park district’s ADA Compliance Officer, Michael Benard, at the park district’s Administrative Office, 102 E. Wesley Street, Wheaton, IL Monday through Friday from 8:30 am until 4:30 pm at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter require five (5) working days advance notice. Telephone number 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org



Wheaton Park District

Subcommittee Meeting of the Wheaton Park District Board of Commissioners March 4, 2026, 5:00 pm

No Action Will Be Taken at This Meeting – Review & Discussion Only

COMMUNITY INPUT

Public comments are important to the Board. However, it is the Board's policy not to take action on items until time has been taken to gather information and discuss all options. Lack of action does not imply lack of interest in the issues. During the community input portion of the agenda the Board typically will ask residents to provide input prior to accepting input from nonresidents.

The purpose of the public participation is to allow the public the opportunity to make a statement to the Board. The purpose of public participation is not to provoke a debate with the Board. Once an individual has spoken, that individual may not speak on the same issue again. Any limitation regarding addressing the Board may be waived by the President.

Except during the public comment portion of the regular Board agenda, or as stated in this rule, no person other than the Executive Director or the District's Attorney may address the Board.

DISCUSSION ITEMS

Buildings and Grounds

1. **Graf Park Synthetic Turf Replacement Project** – Review of Joint Purchasing Program Pricing
2. **Graf Park Batting Cage, Bleachers and Track Improvement Project** – Review of Bid Results
3. **Seven Gables & Atten Parks Backstop Painting Project** – Review of Bid Results
4. **Atten Park Tennis and Pickleball Courts Color Coating Project** – Review of Bid Results
5. **Contractual Mowing Services** – Review of Contract renewal
6. **Arrowhead Golf Club Driving Range Project** – Review of Bid Results
7. **Arrowhead Golf Club Driving Range Project** – Review of Additional Services Proposal from FGMA Architects
8. **Natural Areas Maintenance Services** – Review of Proposals from Bedrock Earthscapes
9. **Burglar Alarm Monitoring and Maintenance Services** – Review of Quotes
10. **Portable Irrigation Equipment Purchase** – Review of Quotes
11. **Turf Management Supplies Purchase** – Review of Quotes

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12. **Rice Pool and Waterpark Renovation** – Review of Concept Design and Cost Proposals
13. **Kelly / Edison Park** – Review of Construction Easement Agreement with CUSD 200
14. **Memorial Park Sound & Light** – Review of quotes

Finance and Administration

1. **Ordinance 2026-02** – Review of an Ordinance Approving the Disposal and Sale of Personal Property Owned by the Wheaton Park District.
2. **General Obligation Limited Park Bonds Series 2025** – Review of Post Issuance Compliance Report
3. **Independent Contractor Services for Recreation and Athletic Programming** – Review of Vendors and Cost Estimates Exceeding \$19,999 in 2026
4. **Communications Consulting Services** – Review of Proposal from Public Communications Inc.
5. **Survey Consulting Services** – Review of Proposal from AQuity Inc.

CLOSED SESSION

- a. Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees, 5ILCS 120/2 (c)(1)
- b. The Selection of a Person to Fill a Vacancy in Public Office, 5 ILCS 120/2(c)(3).
- c. Purchase or Lease of Real Property, 5ILCS 120/2 (c)(5)
- d. Setting of Price for Sale or Lease of Property Owned by the Public Body, 5ILCS 120/2 (c) (6)
- e. Pending, Probable or Imminent Litigation, 5ILCS 120/2 (c)(11)
- f. Discussion of Minutes of Meetings Lawfully Closed Under this Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes, 5 ILCS 120/2(c)(21)

ADJOURNMENT

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact the park district's ADA Compliance Officer, Michael Benard, at the park district's Administrative Office, 102 E. Wesley Street, Wheaton, IL Monday through Friday from 8:30 am until 4:30 pm at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter require five (5) working days advance notice. Telephone number 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks & Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Graf Park Field Turf Replacement Project

DATE: March 4, 2026



SUMMARY:

The synthetic turf field at Graf Park was constructed in 2014. These fields are anticipated to last 10 to 12 years. The existing field at Graf Park is a Field Turf 3-layer system, which is unique to Field Turf. The proposed system would also be a 3-layer system.

Previously the district contracted the installation of the synthetic turf from Field Turf through a cooperative purchase agreement. Staff requested a cooperative purchase proposal for the replacement of the turf surface.

Construction is scheduled to begin in July 5, 2026.

Other site work related to the track, bleachers and batting cages was bid separately.

PREVIOUS COMMITTEE/BOARD ACTION:

A contract with Wight was approved at the May 21, 2025, board meeting for 2025 Graf Field Replacement and District Field Study.

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

REVENUE OR FUNDING IMPLICATIONS:

Item	Account #	Budget
Capital – Graf Park	40-800-815-57-5701-0000	\$550,000

STAKEHOLDER PROCESS:

The scope and specifications were discussed with the Athletics Department.

LEGAL REVIEW:

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

ATTACHMENTS:

Field Turf proposal dated January 15, 2026

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve the coop purchase with Field Turf in the amount of \$568,032 plus a 10% contingency in the amount of \$56,803.20.

COOP PRICING PROPOSAL



WHEATON PARK DISTRICT

January 15, 2026

FieldTurf USA, Inc. is pleased to present the following proposal. FieldTurf pricing is based on the Sourcwell contract (formerly NJPA). Sourcwell provides predetermined preferential pricing through approved vendors. Since the products have already been bid at the national level, individual municipalities do not have to duplicate the bidding process per Sourcwell Contract # 031622-FTU.



Click on the following Sourcwell hyperlink for contract due diligence documentation:
[Sourcwell](#)

FIELD NAME	Football Field
TURF SYSTEM	CORE 2.25" (FTCORE-57)
SQUARE FOOTAGE	78,208 SF
FIELD MARKINGS	Football, Soccer, MLAX
TOTAL PRICE	\$568,032

COOP PRICING PROPOSAL



PRODUCT DETAILS

FieldTurf, the worldwide leader in artificial turf, is pleased to offer the FieldTurf CORE 2.25" (FTCORE-57) and XM360 2.25" (XM360-57) systems, with the following product characteristics:

CORE 2.25 (CORE-57)

- ▶ **Pile Height:** 2.25 Inches
- ▶ **Infill Weight:** 6.2lbs sand & 2.2lbs cryo per sq.ft.
- ▶ **Pile Weight:** 38 oz/yd²
- ▶ **Total System Weight:** 1270 oz/yd²

FieldTurf has taken the necessary steps to ensure that your project will run smoothly and that the quality promised will be the quality delivered.

PRICE INCLUDES:

- a) Removal and disposal of existing field.
- b) Fine grading of existing base.

**** FieldTurf will accept rough grade of compacted stone base within .1 feet of proposed subgrade finished elevation. FieldTurf will fine grade to within ¼" and roll stone base with a 3 ton roller. This assumes no more than four planes on any field unless stated in the price. Any additional planes will be charged on a time and equipment basis.**

- c) Installation of the artificial in-filled grass surface upon a suitable base.
- d) Installation of inlaid football, soccer, and MLAX markings.
- e) Installation of 11 inlaid end zone letters, "RAMS" & "WHEATON", approx. 15'H – 2 colors.
- f) Performance and Payment bonds.
- g) A 10-year 3rd party pre-paid insured warranty on the FieldTurf artificial grass surface.

PRICE DOES NOT INCLUDE:

- a) The base upon which the FieldTurf artificial turf surface will be placed. FieldTurf shall not be responsible for the stability, the porosity, nor the approval of the base upon which the FieldTurf surface will be installed, the drainage system, nor any construction or modification of existing installations around the fields.
- b) FieldTurf is not altering or improving the existing drainage system under the existing artificial turf limits. No removal, milling, ponding, flooding or repairs within the existing base and drainage system are included and shall remain the responsibility of the owner.
- c) The supply, replacement, installation and/or modification of the existing field edging, perimeter nailer board or existing inner concrete curbing within the artificial turf limits.
- d) The supply and import of additional finish aggregate.

COOP PRICING PROPOSAL



- e) Any costs associated with necessary charges relating to the delineation of the field.
- f) Unless otherwise specified, the price does not include any G-max testing.
- g) The supply of or adjustment to existing manholes, clean-outs or grates and supply of the manhole covers.
- h) The supply of or adjustments to existing manholes, clean-outs or grates, and supply of the manhole covers.
- i) Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price.
- j) Site security.
- k) Repair or resurfacing existing asphalt parking lot if damaged by truck traffic.
- l) Site restoration, sodding, landscaping or grow-in.
- m) Permit fees, Inspection fees.
- n) A vehicle to tow FieldTurf maintenance equipment.
- o) All applicable taxes.
- p) Newly imposed Tariffs.
- q) Anything not explicitly noted in the inclusions.

The pricing set forth in this proposal is based on applicable tariffs, duties, and taxes in effect as of the proposal date. Any new or increased tariffs, duties, taxes, or similar charges imposed by the United States Government, whether at the federal or state level, on products included in this proposal after the proposal date shall be the sole responsibility of the Customer and will result in an adjust the proposed price accordingly. FieldTurf USA, Inc. reserves the right to modify pricing to reflect such additional costs, and the Customer agrees to bear any such increases.

The price is valid for a period of 90 days. The price is subject to increase if affected by an increase in raw materials, freight, or other manufacturing costs, a tax increase, new taxes, levies or any new legally binding imposition affecting the transaction. The parties recognize that the effects of global economic instability are currently unpredictable and could lead to limitations in labor availability and delays in the supply and delivery of materials, equipment or products. In addition, as these contingencies have not been factored into this proposal; materials, equipment and/or products to be used in performing the work may become subject to a price increase. Accordingly, it is acknowledged that the seller/FieldTurf shall (a) not be subject to any damages for any delay due to events beyond its control and, (b) be allowed an equitable adjustment of the time and/or of the price of this proposal or any contractual document resulting therefrom. FieldTurf shall endeavor to notify you as soon as possible of any such events and/or contingencies. Please note that the seller/FieldTurf shall use its best efforts to ensure that it fulfills its commitments and will strive to minimize any negative impacts as they may arise. Thank you for your kind understanding.

Please feel free to reach out to any member of our project team with questions about our offer:

Morgan Underwood
Project Manager
(706) 331-4340
Morgan.Underwood@FieldTurf.com

Brian Smykowski
Regional Sales Manager
(773) 569-1038
Brian.Smykowski@FieldTurf.com

Thank you again for your interest in FieldTurf, we look forward to working with you.

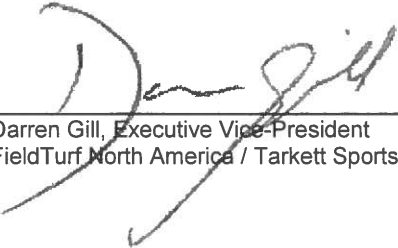
COOP PRICING PROPOSAL



The present proposal serves to provide an overview of the terms and conditions governing the business relationship between the parties for the completion of the above-referenced transaction. The parties hereby undertake to subsequently formalize their agreement by signing a more detailed agreement and/or purchase order ("Contract") and as such the amount listed herein shall be an estimate which will be formalized in said Contract.

By its signature(s) below, the customer acknowledges having read and accepted this proposal and undertakes to be bound by it.

Per:



Darren Gill, Executive Vice-President
FieldTurf North America / Tarkett Sports

Owner Signature

Printed Name and Title

FieldTurf USA, Inc. holds the Cooperative Purchase contract, any PO for Contract must be made out to FieldTurf USA, Inc. 175 N Industrial Blvd NE. Calhoun, GA 30701

If you have questions regarding the FieldTurf and Beynon SmartBuy Cooperative Purchasing Program, please contact Eric Fisher at: Eric.Fisher@smartbuycooperative.com.



COOP PRICING PROPOSAL



CONDITIONS

Notwithstanding any other document or agreement entered into by FieldTurf in connection with the supply and installation only of its product pursuant to the present bid proposal, the following shall apply:

- a) This bid proposal and its acceptance is subject to strikes, accidents, delays beyond our control and *force majeure*.
- b) FieldTurf's preferred payment terms are as follows: (i) 50% of the Price upon Customer's execution of contract; (ii) 40% of the Price upon shipment of materials from FieldTurf's manufacturing facility; and (iii) Remaining balance of ten percent (10%) upon substantial completion of the field, which shall be achieved when Customer is able to use the field for its intended purpose, even if punchlist items remain and the Certificate of Completion has not been executed by Customer.
- c) Accounts overdue beyond 30 days of invoice date will be charged at an interest rate of 10% per annum.
- d) FieldTurf requires a minimum of 21 days after receiving a fully executed contract or purchase order and final approvals on shop drawings to manufacture, coordinate delivery and schedule arrival of installation crew. Under typical field size and scenario, FieldTurf further requires a minimum of 28 days per field to install the Product subject to weather and *force majeure*.
- e) FieldTurf requires a suitable staging area. Staging area must be square footage of field x 0.12, have a minimum access of 15 feet wide by 15 feet high, and, no more than 100 ft from the site. A 25 foot wide by 25 foot long hard or paved clean surface area located within 50 feet of the playing surface shall be provided for purposes of proper mixing of infill material. Access to any field will include suitable bridging over curbs from the staging area to permit suitable access to the field by low clearance vehicles. Staging area surface shall be suitable for passage with motor vehicles used to transport materials to the site and/or staging area. FieldTurf shall not be liable for any damages to the staging area or its surface unless such damages are caused by FieldTurf's intentional misconduct or negligence.
- f) This proposal is based on a single mobilization. If the site is not ready and additional mobilizations are necessary, additional charges will apply.
- g) Upon substantial completion of FieldTurf's obligations, the Customer shall sign FieldTurf's Certificate of Completion in the form currently in force; to accomplish this purpose, the Customer will ensure that an authorized representative is present at the walk-through to determine substantial completion and acceptance of the field, which may include a list of punch list items.
- h) FieldTurf shall not be a party to any penalty clauses and/or liquidated damages provisions.
- i) FieldTurf shall be entitled to recover all costs and expenses, including attorney fees, associated with collection procedures in the event that FieldTurf pursues collection of payment of any past due invoice.
- j) All colors are to be chosen from FieldTurf's standard colors.

THE TARKETT SPORTS FAMILY - LEADERS IN SPORTS SURFACING



TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: 2026 Graf Park Improvements Projects

DATE: March 4, 2026



SUMMARY:

Staff has been working with Wight Engineering on improvement plans for facilities at Graf Park. The scope of work includes removing and replacing the bleachers on the north side along with removing and replacing the running track which is in poor condition. Additionally new items batting cages will be installed, along with a small detention basin required by permitting.

The artificial turf surface will be replaced under a separate contract direct with Field Turf.

Bids were solicited on February 11, 2026, and opened on February 25, 2026. The results were as follows:

Contractor	Base Bid
Innovation Landscape Inc.	\$295,855.00
E Hoffman Inc.	\$360,185.00
Troch-McNeil	\$422,280.00
Martam Construction	\$491,685.00

PREVIOUS COMMITTEE/BOARD ACTION:

A contract with Wight was approved at the May 21, 2025, board meeting for 2025 Graf Field Replacement and District Field Study.

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

REVENUE OR FUNDING IMPLICATIONS:

Item	Account #	Budget
Capital – Graf Park	40-800-815-57-5701-0000	\$320,000

STAKEHOLDER PROCESS:

The scope and specifications were discussed with the Athletics Department.

LEGAL REVIEW:

Our legal counsel provided the front-end bid documents and sample legal agreement that will be used with the selected bidder.

ATTACHMENTS:

Layout Plan

Wight recommendation letter.

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioners accept the bid from Innovation Landscape for \$295,855.00 with a 10% contingency of \$29,585.50.



February 27, 2026

Steve Hinchee
Superintendent of Planning
Wheaton Park District
1000 Manchester Road
Wheaton, IL 60187

RE: 2025 Graf Park Field Improvements

Dear Mr. Hinchee,

On February 25, 2026, bids were received by Wheaton Park District for the 2025 Graf Park Field Improvement Project. A total of 4 contractors submitted bids: Please see the attached bid tabulation sheet. The apparent low bidder is Innovation Landscape Inc. out of Oswego, Illinois, with a Base Bid of \$295,855.00.

Wight & Company has reviewed the project with the low bidder to confirm that they have accounted for all the scope per the bid documents. Wight reviewed references, who indicated that the projects went well, and the client would work with the low bidder again.

Based upon our evaluation of the bids, our scope review, and the references provided, Wight & Company recommends the award of the contract to Innovation Landscape Inc. in the amount of \$295,855.00.

Please contact me should you have any questions regarding these matters.

Respectfully submitted,

Sincerely,

WIGHT & COMPANY

A handwritten signature in black ink, appearing to read "D. Evans", written in a cursive style.

David Evans, PE
Project Manager

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks & Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Atten & Seven Gables Park Backstops Painting Project

DATE: March 4, 2026



SUMMARY:

The paint on the poles of two backstops at Atten Park & two backstops at Seven Gables Park is in poor condition with significant peeling. Staff worked with a representative of Sherwin Williams to develop specifications and a scope of work. The scope of work to remedy this includes removing all the paint on the poles, cleaning the surface, priming and applying two coats of paint.

Bid specifications were sent to forty-five (45) contractors on February 11th, 2026, and five (5) bids were received. They were opened on February 25th, 2026, and the results are as follows:

Contractor	Base Bid - Atten, Fields #19 & #20	Base Bid- Seven Gables, Fields #1 & #2	Base Bid Total
Muscat Painting	\$9,424	\$9,424	\$18,848
A Plus Painters	\$11,250	\$11,250	\$22,500
K + J Painting	\$17,840	\$17,840	\$35,680
Mazarini	\$27,166.66	\$27,166.67	\$54,333.33
G.P. Maintenance	\$48,500	\$50,000	\$98,500

The references for Muscat Painting were checked and were found to be favorable.

PREVIOUS COMMITTEE/BOARD ACTION:

N/A

REVENUE OR FUNDING IMPLICATIONS:

Item	Account #	Budget
Supplies - Parks	20-101-000-53-5301-0000	\$20,000

STAKEHOLDER PROCESS:

The scheduling of the work was discussed with the Athletics department.

LEGAL REVIEW:

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

ATTACHMENTS:

N/A

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with Muscat Painting for the base bid amount of \$18,848 plus a 10% contingency in the amount of \$1,884.80.

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks & Planning
Steve Hincee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Atten Park Tennis & Pickleball Courts Color Coating Project

DATE: March 4, 2026



SUMMARY:

The tennis & pickleball courts at Atten Park are in need of repairs and new color coating as part of ongoing maintenance. The scope of work includes cleaning, leveling depressions, crack filling, applying two coats of acrylic color, and re-stripping the playing lines.

Bid specifications were sent to thirteen (13) contractors on February 11th, 2026, and two (2) bids were received. They were opened on February 25th, 2026, and the results are as follows:

Contractor	Base Bid - (4) Tennis Courts	Alternate Bid- (2) Pickleball Courts	Base Bid + Alt. Bid Total
U.S. Tennis Courts	\$35,300	\$10,250	\$45,550
American Sealcoating of Indiana	\$43,500	\$10,000	\$53,500

U.S. Tennis Courts has worked with us in the past and we are satisfied with their work.

PREVIOUS COMMITTEE/BOARD ACTION:

N/A

REVENUE OR FUNDING IMPLICATIONS:

Item	Account #	Budget
Capital – Atten Park	40-800-805-57-5701-0000	\$55,000

STAKEHOLDER PROCESS:

N/A

LEGAL REVIEW:

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

ATTACHMENTS:

N/A

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with U.S. Tennis Courts for the base bid amount of \$35,300 in addition to the alternate bid, for a total of \$45,550 plus a 10% contingency in the amount of \$4,555.

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks and Planning
Ian Pickett, Assistant Director of Parks and Planning

THROUGH: Michael Benard, Executive Director

RE: 2026 Contracted Mowing Services

DATE: March 4, 2026



SUMMARY:

The Wheaton Park District received bids for contracted mowing services in 2024, with the option to extend the contract for up to two (2) additional contract terms for the 2025 and 2026 seasons. Sebert Landscaping Inc. won the bid and has mowed and maintained approximately 17.8 acres of park space the past two years.

All eight (8) contracted mowing sites, listed below, are south of Butterfield Road, where transport and logistics make inhouse mowing difficult and inefficient:

- Arboretum Mews
- Albright Park
- Blacksmith Park
- Hull Park
- Scotts Cove Park
- Clydesdale Park
- Appleby Park
- Scottdale Park

Sebert has done a satisfactory job the past two years, and we recommend renewing the contract for the 2026 season for a total of \$23,400.00.

PREVIOUS COMMITTEE/BOARD ACTION:

The Board approved the bid results in January 2024 for Sebert's year one price of \$21,988.00.

REVENUE OR FUNDING IMPLICATIONS:

The FY2026 Budget includes \$23,400.00 in GL 10-101-000-52-5211-0000 'Service Agreements.'

STAKEHOLDER PROCESS:

Not applicable.

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

Sebert Landscape submitted bid dated November 16, 2023.

ALTERNATIVES:

Not applicable.

RECOMMENDATION:

We recommend renewing the mowing contract with Sebert for the 2026 season for a total of \$23,400.00.

WHEATON PARK DISTRICT – MOWING AND LINE TRIMMING SERVICES

Request for Proposal – October 30, 2023

Contact: Dan Hopkins, Superintendent of Parks, dhopkins@wheatonparks.org (630) 510-4972

SCOPE OF WORK

PROJECT: **Mowing and Line Trimming Services**

PROPOSAL DUE DATE: **November 16, 2023, 10 A.M.**

STARTING DATE: Upon approval by the Wheaton Park District Board of Park Commissioners and receipt of the signed contract and certificate of insurance naming the Wheaton Park District as the certificate holder and as additional insured.

SERVICE PERIOD: **April 1, 2024 through October 31, 2024**
April 1, 2025 through October 31, 2025
April 1, 2026 through October 31, 2026

Contractor is to provide the following seasonal mowing services at 8 Wheaton Park District Parks:

Park	Address	Acres of Mowed Turf
Arboretum Mews Park	2440 Leask Lane, Wheaton, IL	0.25
Hull Park	1400 Hull Drive, Wheaton, IL	2.13
Appleby Park	2314 Appleby Drive, Wheaton, IL	2.50
Albright Park	2350 Albright Lane, Wheaton, IL	1.50
Scotts Cove Park	1900 Scottdale Circle, Wheaton, IL	2.10
Scottdale Park	1855 Scottdale Circle, Wheaton, IL	6.55
Blacksmith Park	2191 Blacksmith Drive, Wheaton, IL	1.33
Clydesdale Park	1845 Clydesdale Drive, Wheaton, IL	1.44

17.8 Total Acres

This project is not subject to prevailing wage rates.

The Owner will issue the contract on an annual basis with the option to renew yearly for up to 2 years.

The cost is for one season, (as described starting April 1 and concluding October 31). Additionally, it should be noted that the unit cost would allow the District to add or subtract weeks to that based on the weather (e.g. snow still on the ground in spring or warm weather into the fall).

PERFORMANCE SPECIFICATIONS

It is the intent of these specifications for the Contractor to provide a high level of service in grass mowing services. The following statements indicate the general standards and workmanship to be furnished under this Contract.

- A. **PREPARATION:** A mowing schedule will be negotiated with the Contractor upon awarding the contract. Each Monday morning by 8:00 A.M. the Contractor will fax or email the Owner the Daily Mowing Checklist indicating which sites are scheduled to be mowed that week. It is the Contractor's responsibility to adhere to the schedule and to ensure that all scheduled mowing is completed. Allowances are made for adverse weather conditions but each site will be mowed once every seven days. Mowing of each site will be completed on the day it is started. The Owner reserves the right to notify the Contractor when mowing is not necessary due to weather that has been too dry, wet, cold, or when special circumstances arise. **If no mowing is done, no payment will be made.**
- B. **MOWING TIMES:** Work hours are limited to 7:00 A.M to 4:00 P.M. Monday through Friday. All park sites are to be completed the same day, following the mowing specifications.
- C. **TRASH AND DEBRIS PICK UP:** Before mowing any site that Contractor will police the entire area and pick up all glass, litter and debris such as light branches and twigs. Any heavier limbs downed by storms or other causes are the Owner's responsibility. The Contractor will notify the Wheaton Park District immediately if any large limbs or other damage are found. It is unacceptable to mow litter or debris of any type that would detract from the cleanliness or safety of the site. If this occurs the Contractor must clean up the site again.
- D. **MOWING:** Mowers shall be set to cut the grass at 3.0 inches. The Wheaton Park District reserves the right to check equipment for compliance. Height may vary upon consultation with the Superintendent of Parks.
- E. **TRIMMING:** Once every seven (7) days line trimming (a.k.a. weed whipping) shall be conducted around all fixed structures including: trees, shrubs, sidewalks, buildings, fences, backstops, soccer goals, playground equipment, retaining walls, railroad embankments, footpaths, and paved areas at a height consistent with the mowed lawn areas. Grass and weeds shall be trimmed to the ground in all tree wells, shrub beds, flower beds, sidewalk cracks, and curb lines. In no way are existing trees, shrubs, flowers or other ornamental plants to be damaged by equipment or other tools during this process.
- F. **FINAL APPEARANCE:** Mowing patterns shall be such that the clippings are evenly distributed, not wind-rowed into noticeable deposits. The first two passes of side discharge mowers around all buildings, homes, fences, play equipment, tree rings, and shrub beds, must discharge clippings away from the buildings, homes, fences, play equipment, tree rings, and shrub beds. Grass clippings will not be allowed to accumulate on areas such as playgrounds, paths, sidewalks, basketball courts, roads, parking lots, etc. Removal of clippings should be done by a mechanical device to "blow" clippings back into grass away without leaving piles of grass clippings.
- G. **PERFORMANCE:** The Contractor will not mow, walk or use any equipment on turf areas when:

- Frost is present,
- Where standing water is present, or
- In areas saturated with water. Turf areas are considered saturated when water puddles in footsteps.

If mowing cannot be delayed and the Contractor has obtained the Owners permission, the Contractor may use a smaller piece of equipment that will not cause visible damage to the turf.

IMPORTANT: Failure to comply with the "Safe Use of Equipment" section can result in immediate termination of the Contract.

- H. **SAFE USE OF EQUIPMENT:** The Contractor will use/operate all equipment in a safe manner. All guards and shields will be kept in place to ensure the safety of workers and the public. When mowing or trimming in the presence of Park Users, the Contractor's employees shall either mow an area of the site that will not affect the user's activities, or when possible, request the users to suspend their activity temporarily so that the workers may finish. The Contractor will always remove the keys from all equipment and vehicles while they are not in use and never leave equipment running while unattended.
- I. **EQUIPMENT CONDITIONS:** All over-the-road vehicles or equipment shall be identified by the contractor's name for purpose of identification. All tools or equipment required to carry out the operations within the scope of this contract shall be provided by the contractor and shall meet the standards of the Federal Occupational Safety and Health Act and State of Illinois safety codes as may be required by law. The Wheaton Park District reserves the right to inspect the equipment that will be used prior to award of contract.
- J. **FUELING AND OILING:** Equipment will be fueled and or oiled on hard surface areas only. The Contractor will immediately clean up hazardous material spills. It is the Contractor's responsibility to repair turf areas damaged by improper fueling or oiling of equipment
- K. **PUBLIC CONTACT:** The Contractor and his representatives may be contacted in some manner by residents/users of the park. The employee(s) shall be instructed to politely inform the citizens to direct their comments and/or questions to the Wheaton Park District office at 1000 Manchester Road or call 630-510-4972.
- L. **SUPERVISION:** The Contractor shall provide a supervisor for all landscape mowing crews and will be on site when the buildings and parks are mowed. Failure to provide a qualified supervisor will be considered a default of the Contract unless the Owner is given prior notice.
- M. **EMPLOYEE IDENTIFICATION:** All grass mowing staff must wear their own company logo wear that will identify them as employees. All employees must also wear photo identification badges while on Park District premises

- N. PROBLEMS/COMPLAINTS:** The Contractor shall meet with the Superintendent of Parks once a month to discuss schedules problems, needs, and mutual areas of concern. A formalized system of communication between the Contractor and the Owner shall be determined by both parties once the contract has been awarded. The Contractor shall provide the Owner with emergency phone numbers for problems which shall be available 24 hours a day, seven days a week.
- O. PENALTIES:** If the Contractor does not complete the tasks outlined in this document in a timely and sufficient manner the Park District reserves the right to hold back payment until the work is completed in a satisfactory manner. If the Contractor does not complete the task in a timely manner the Park District reserves the right to complete the task and the cost will be deducted from the monthly bill. If problems are persistent and/or cause a disruption in park operation, the Owner reserves the right to immediately cancel the Contract. The Contractor shall be responsible for any additional costs incurred by the Owner in performing the remainder of the Contract.
- P. FEE ASSESSMENT**
Contractor fees should represent the cost of services scheduled and also include total labor, all equipment/materials for grass mowing services as outlined above, payroll and payroll taxes, all insurance and supervision. Owner prefers to receive a monthly invoice from the Contractor.

EVALUATION CRITERIA

The District will evaluate proposals in response to this Request for Quotation and will award the contract to the lowest qualified Contractor whose submittal best conforms to the solicitation and will be the most advantageous to the Owner.

SUPERVISION OF EMPLOYEES

The successful Contractor shall provide adequate competent supervision at all times during the performance of the contract. The Contractor shall designate a contact person and submit the information to the Owner prior to beginning work.

REMOVAL OF EMPLOYEES

The Owner may request the Contractor to immediately remove from assignment to the Owner's contract any employee found unfit to perform their duties due to one or more of the following reasons:

1. Neglect of duty.
2. Disorderly conduct, use of abusive or offensive language, quarreling or fighting.
3. Theft, vandalism immoral conduct or any other criminal action.
4. Selling, consuming, possession or being under the influence of intoxicants, including alcohol or illegal substances.

PERMITS

The Contractor shall obtain and pay for all licenses, permits and certificates required by any statute, ordinance, rule or regulation of any regulatory body having jurisdiction over the conduct of its operations hereunder.

SUPPLEMENTARY CONDITIONS

The following provisions supplement the terms and conditions of the Agreement:

1. INSURANCE REQUIREMENTS FOR CONTRACTORS

Contractor shall obtain insurance of the types and in the amounts listed below.

A. Commercial General and Umbrella Liability Insurance

Contractor shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$1,000,000 each occurrence. If such CGL insurance contains a general aggregate limit, it shall apply separately to this Contract/location.

CGL insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 04 13, or a substitute form providing equivalent coverage, and shall cover liability arising from premises, operations, independent contractors, products completed operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

Owner, its elected and appointed officials, employees and agents shall be included as an additional insured under the CGL, using ISO additional insured endorsement CG 20 10 or a substitute providing equivalent coverage, and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance afforded to Owner.

There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability arising from pollution, explosion, collapse, or underground property damage.

B. Continuing Completed Operations Liability Insurance

Contractor shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each occurrence for at least three years following Substantial Completion of the Work.

Continuing CGL insurance shall be written on ISO occurrence form CG 00 01 04 133, or substitute form providing equivalent coverage, and shall, at minimum, cover liability arising from products-completed operations and liability assumed under an insured contract.

Continuing CGL insurance shall have a products-completed operations aggregate of at least two times its each occurrence limit.

Continuing commercial umbrella coverage, if any, shall include liability coverage for damage to the insured's completed work equivalent to that provided under ISO form CG 00 01.

C. Business Auto and Umbrella Liability Insurance

Contractor shall maintain business auto liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each accident. Such insurance shall cover liability arising out of any auto including owned, hired and non-owned autos.

Business auto insurance shall be written Insurance Services Office (ISO) form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage equivalent to that provided in the 1990 and later editions of CA 00 01.

D. Workers Compensation Insurance

Contractor shall maintain workers compensation as required by statute and employers' liability insurance. The commercial umbrella and/or employers liability limits shall not be less than \$1,000,000 each accident for bodily injury by accident of \$1,000,000 each employee for bodily injury by disease.

If Owner has not been included as an insured under the CGL using ISO additional insured endorsement CG 20 10 under the Commercial General and Umbrella Liability Insurance required in this Contract, the Contractor waives all rights against Owner and its officers, officials, employees, volunteers and agents for recovery of damages arising out of or incident to the Contractor's Work.

Contractor shall provide a waiver of subrogation on its workers compensation policy in favor of Owner and shall waive any limitation of its or its subcontractors' liability notwithstanding the limitation set forth in *Kotecki v. Cyclops Welding Corp.*, 146 Ill.2d 155 (1991).

E. General Insurance Provisions

1. Evidence of Insurance

Prior to beginning work, Contractor shall furnish Owner with a certificate(s) of insurance and applicable policy endorsement(s), executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above.

All certificates shall provide for 30 days' written notice to Owner prior to the cancellation or material change of any insurance referred to therein. Written notice to Owner shall be by certified mail, return receipt requested.

Failure of Owner to demand such certificate, endorsement or other evidence of full compliance with these insurance requirements or failure of Owner to identify a deficiency from evidence that is provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.

Owner shall have the right, but not the obligation, of prohibiting Contractor or any Subcontractor from entering the Contract site until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by Owner.

Failure to maintain the required insurance may result in termination of the Contract at Owner's option.

With respect to insurance maintained after final payment in compliance with a requirement above, an additional certificate(s) evidencing such coverage shall be promptly provided to Owner whenever requested.

Contractor shall provide certified copies of all insurance policies required above within 10 days of Owner's written request for said copies.

2. Acceptability of Insurers

For insurance companies that obtain a rating from A.M. Best, that rating should be no less than A VII using the most recent edition of the A.M. Best's Key Rating Guide. If the Best's rating is less than A VII or a Best's rating is not obtained, the Owner has the right to reject insurance written by an insurer it deems unacceptable.

3. Cross-Liability Coverage

If Contractor's liability policies do not contain the standard ISO separation of insured's' provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

4. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to the Owner. At the option of the Owner, the Contractor may be asked to eliminate such deductibles or self-insured retentions as respects the Owner, its officers, officials, employees, volunteers and agents or required to procure a bond guaranteeing payment of losses and other related costs including but not limited to investigations, claim administration and defense expenses.

5. Pollution Legal Liability Insurance

Contractor shall obtain Pollution Legal Liability Insurance in addition to the other contractor insurance requirements. The **Contractor Pollution Legal Liability** and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves actual or potential environmental hazards) shall have limits not less than \$1 million per occurrence or claim, and \$2 million policy aggregate.

6. Subcontractors

Contractor shall cause each Subcontractor employed by Contractor to purchase and maintain insurance of the type specified above. When requested by the Owner, Contractor shall furnish copies of certificates of insurance evidencing coverage for each Subcontractor.

F. Indemnification

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner and its officers, officials, employees, volunteers and agents from and against all claims, damages, losses and expenses including but not limited to legal fees (attorney's and paralegals' fees and court costs), arising out of or resulting from the performance of the Contractor's work or the products supplied by Contractor, provided that any such claim, damage, loss or expense (i) is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property, other than the work itself, including the loss of use resulting there from and (ii) arises from in whole or in part by any act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph. Contractor shall similarly protect, indemnify and hold and save harmless the Owner, its officers, officials, employees, volunteers and agents against and from any and all claims, costs, causes, actions and expenses including but not limited to legal fees, incurred by reason of Contractor's breach of any of its obligations under, or Contractor's default of, any provision of the Contract. Contractor's obligations under this section shall survive expiration or termination of the Contract.

**PROPOSAL TO THE WHEATON PARK DISTRICT BOARD OF PARK COMMISSIONERS
FOR MOWING AND LINE TRIMMING SERVICES**

The undersigned agrees that should this proposal 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 and perform all work necessary for the Wheaton Park District to complete all items detailed in the written specifications for the amounts set forth as follows:

BASE PROPOSAL (Please complete in Ink or type)

PARK	2024	2025	2026
Arboretum Mews Park	\$ 404.00	\$ 422.00	\$ 422.00
Hull Park	\$ 2,994.00	\$ 3,182.00	\$ 3,182.00
Appleby Park	\$ 3,062.00	\$ 3,276.00	\$ 3,276.00
Albright Park	\$ 1,961.00	\$ 2,106.00	\$ 2,106.00
Scotts Cove Park	\$ 2,420.00	\$ 2,574.00	\$ 2,574.00
Scottdale Park	\$ 7,783.00	\$ 8,330.00	\$ 8,330.00
Blacksmith Park	\$ 1,571.00	\$ 1,638.00	\$ 1,638.00
Clydesdale Park	\$ 1,793.00	\$ 1,872.00	\$ 1,872.00
TOTALS	\$ 21,988.00	\$ 23,400.00	\$ 23,400.00

UNIT COSTS FOR MOWING AND LINE TRIMMING SERVICES

Item	Unit	Unit Cost
Additional Week of Service	Amount per Week <i>(To adjust season as needed)</i>	\$ 872.00

Unit Costs are in addition to base contract and will be handled by Change Orders, as needed.

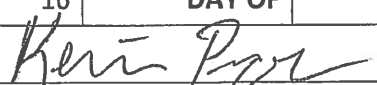
Addendums – Received and Acknowledged

Addendum No. 1 Dated: 11/9/23
 Addendum No. Dated:
 Addendum No. Dated:

COMPANY NAME: Sebert Landscape

**PROPOSAL TO THE WHEATON PARK DISTRICT BOARD OF PARK COMMISSIONERS
FOR MOWING AND LINE TRIMMING SERVICES**

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

COMPANY NAME:	Sebert Landscape						
CONTACT NAME:	Kevin Pryor						
TITLE:	Account Manager						
ADDRESS:							
	30W741 Butterfield Rd						
CITY, STATE and ZIP:	Naperville, IL 60563		FAX NUMBER:	630-898-8059			
PHONE NUMBER:	630-236-9350		E-MAIL:	kpryor@sebert.com			
CELL PHONE NUMBER:	630-688-8452						
DATED THIS	16	DAY OF	November	2023			
SIGNATURE:							

MOWING AND LINE TRIMMING SERVICES – REFERENCES

MUST SUBMIT FIVE (Within the past three 3 years)

81.	Project Name & Address:	Naperville Park District		
	Project Date:	2022	Phone:	(630) 408-0413
	Owner & Contact Name:	Tom Stibbe		
	Contact Email Address:	tstibbe@napervilleparks.org		
	Description of Project:	Detail Maintenance and Enhancements		
2.	Project Name & Address:	Bolingbrook Park District		
	Project Date:	2020-Present	Phone:	(630) 783-6562
	Owner & Contact Name:	Chris Finn		
	Contact Email Address:	cfinn@bolingbrookparks.org		
	Description of Project:	Same as Wheaton Park District RFP		
3.	Project Name & Address:	Park Ridge Park District		
	Project Date:	2021 & 2022	Phone:	(847) 692-3516
	Owner & Contact Name:	Terry Wolf		
	Contact Email Address:	twolf@prparks.org		
	Description of Project:	Same as Wheaton Park District RFP		
4.	Project Name & Address:	The Morton Arboretum		
	Project Date:	2016-Present	Phone:	(630) 968-0074
	Owner & Contact Name:	Todd Jacobson		
	Contact Email Address:	tjacobson@mortonarb.org		
	Description of Project:	Maintenance and provide labor		
5.	Project Name & Address:	Courthouse Square Community & Apartments		
	Project Date:	2019-Present	Phone:	(630) 620-1133
	Owner & Contact Name:	Amber Carpenter		
	Contact Email Address:	COUSQCOM@ciramail.com		
	Description of Project:	Maintenance, detail work, enhancements		
COMPANY NAME:		Sebert Landscape		

**PROPOSAL TO THE WHEATON PARK DISTRICT BOARD OF PARK COMMISSIONERS
FOR MOWING AND LINE TRIMMING SERVICES**

STATEMENT OF CONTRACTOR'S QUALIFICATIONS

All questions must be answered, and the date given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Contractor may submit any additional information he desires.

Name of Contractor:

Sebert Landscape

Permanent main office address:

30W741 Butterfield Rd. Naperville, IL 60563

When organized:

1985

If a corporation, where incorporated:

N/A

How many years you have been engaged in business?

39 years

General scope of work or products supplies:

Design, Build, Maintain

Have you ever failed to complete any work awarded to you?

No

If so, where, and why:

N/A

Have you ever defaulted on a contract?

No

Credit available:

\$ 10,000,000

Give Bank reference:

Building Stronger Bonds Bonding Services Corp

Bank Address:

1320 Tower Rd, Ste 166. Schaumburg, IL 60173

Bank Phone #:

(847) 301-4255

Will you, upon request, fill out a detailed financial statement and furnish any other information required by Wheaton Park District? Yes

PROPOSAL TO THE WHEATON PARK DISTRICT BOARD OF PARK COMMISSIONERS

FOR MOWING AND LINE TRIMMING SERVICES

STATEMENT OF CONTRACTOR'S QUALIFICATIONS

The undersigned hereby authorizes and requests any person, firm or corporation to furnish any information requested by Wheaton Park District in verification of the recitals comprising this Statement of Contractor's Qualifications.

Dated at Naperville this 16th day of November, 2023

Sebert Landscape
Name of Contractor

By Kevin Pryor

Title Account Manager

State of Illinois)

SS.

County of Cook)

Kevin Pryor being duly sworn deposes and says that he/she
is Account Manager of Sebert Landscape
Title Name of organization

And that the answers to the foregoing questions and all statements therein contained are true and correct.

Subscribed and sworn to before me this 16th day of November, 2023

Eyleen Flores
Notary Public

My commission expires January 26, 2027



**PROPOSAL TO THE WHEATON PARK DISTRICT BOARD OF PARK COMMISSIONERS
FOR MOWING AND LINE TRIMMING SERVICES**


SUBSTANCE ABUSE PREVENTION PROGRAM CERTIFICATION

The Substance Abuse Prevention on Public Works PROJECT 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.]

Sebert Landscape
Name of Contractor/Subcontractor (print or type)

Kevin Pryor – Account Manager
Name and Title of Authorized Representative (print or type)

 Dated: 11-16-23
Signature of Authorized Representative

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 PROJECT Act, 820 ILCS 265/1 et seq.

Name of Contractor/Subcontractor (print or type)

Name and Title of Authorized Representative (print or type)

Signature of Authorized Representative

Dated: _____

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: 2026 Arrowhead Driving Range Pre Fab Structure

DATE: March 4, 2026



SUMMARY:

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

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

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

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

PREVIOUS COMMITTEE/BOARD ACTION:

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

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

REVENUE OR FUNDING IMPLICATIONS:

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

Arrowhead staff has been involved throughout the process.

LEGAL REVIEW:

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

ATTACHMENTS:

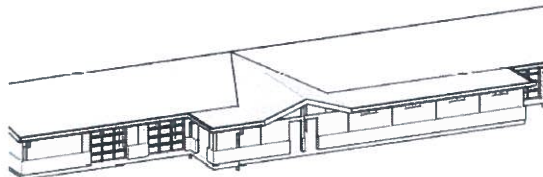
FGM Architects recommendation

ALTERNATIVES:

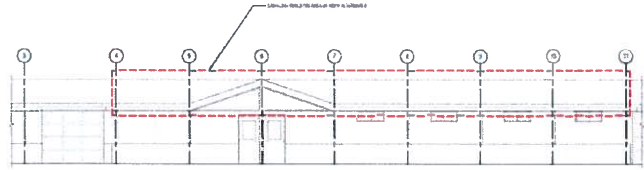
Two alternates were included to simplify the roof.

RECOMMENDATION:

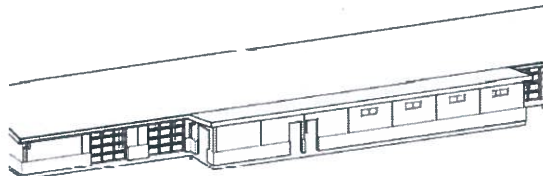
Staff recommends the Wheaton Park District Board of Commissioners approve the proposal in the amount of \$693,036 from Cover the Tees along with a contingency of 10% for \$69,303.60.



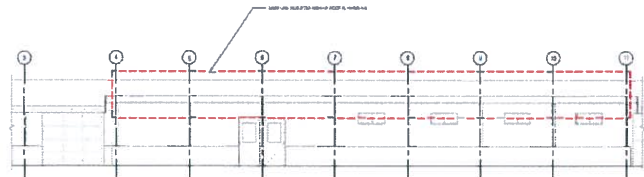
6 | ALTERNATE 2 ROOF NW VIEW (REFERENCE ONLY)



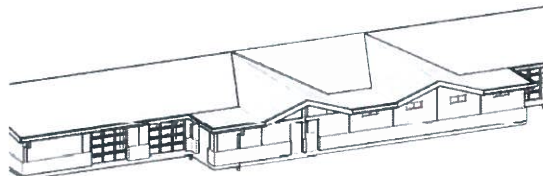
5 | ALTERNATE 2 ROOF FROM CL4 TO CL11
2'0" x 1'-0"



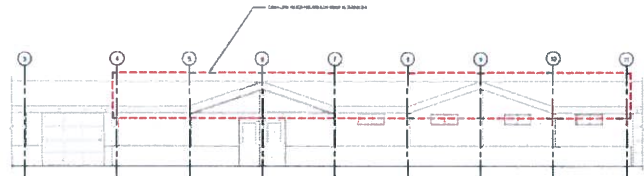
4 | ALTERNATE 1 ROOF NW VIEW (REFERENCE ONLY)



3 | ALTERNATE 1 ROOF FROM CL4 TO CL11
2'0" x 1'-0"



2 | BASE BID ROOF NW VIEW REFERENCE ONLY



1 | BASE BID ROOF FROM CL4 TO CL11
2'0" x 1'-0"



2 March 2026

Steve Hinchee / Superintendent of Planning
Wheaton Park District
1000 Manchester Road
Wheaton, IL 60187

Subject: 2026 Arrowhead Driving Range Pre-Fabricated Structure (Bid Package A)

Dear Mr. Hinchee,

The apparent low bidder is Performance Delivery, Inc. dba Cover the Tees with a bid of \$693,036.

The above sum does not include Alternates that have yet to be accepted or rejected.

Alternate 1 – Flat Roof	Deduct \$22,000
Alternate 2 – Flat Roof w One (1) Gable	Deduct \$11,000.

FGM Architects has reviewed the qualifications and references provided by Cover the Tees and find that Cover the Tees is a responsible bidder and therefore see no reason not to recommend contract award to Cover the Tees.

Please let us know your decision at your earliest convenience. Upon your direction, FGM Architects notify the contractor of this contract award.

If you have any questions or comments, please do not hesitate to call me.

Sincerely,

Daniel T. Nicholas | Principal
dannicholas@fgmarchitects.com

cc: File

Enclosure(s): Project Memorandum 01 Bid Analysis



PROJECT MEMO

Date: 2 March 2026

Recipient: Steve Hinchee / Superintendent of Planning

CC: Dan Novak / Director of Arrowhead Operations
Brian Kimbrough / Director of Parks and Planning

Project Name: Arrowhead Driving Range Improvements
Bid Package A – Award

Project Number: 26-4452.01

Subject – Bid Package A (Budget vs Bid Analysis)

FGMA has reviewed the Bids for Arrowhead Driving Range Improvements (Bid Package A – Pre-Fabricated Structure) and the Owner approved Schematic Design Documents and found the following comparisons.

Schematic Design Phase Documents included a Base Bid budget of \$2,525,872 which included \$638,739 for Cover the Tees.

Cover the Tees Schematic Design Budget **\$638,739**

Cover the Tees scope included

- | | |
|---------------------------------------|---------------|
| 1. 25 traditional bays @ 276 sf / bay | 6,900 sf |
| 2. 2 auxiliary bays @ 110 sf / bay | <u>220 sf</u> |
| | 7,120 sf |

$\$638,739 / 7,120 \text{ sf} = \mathbf{\$89.71 \text{ per sf}}$

Alternate adjustments. The Board directed the design team to proceed with the Alternate that included adding permanent restrooms, concessions and ball management facilities. This resulted in adding 4 auxiliary bays 4 bays @ 110 sf / bay = 440 sf. 440 sf x \$90/sf = 39,600 increase. Note the approved add alternate totaled \$137,300.

Adjusted Schematic Design Budget **\$678,339**



During the early stages of Design Development it was determined to better support the functionality of the Concessions, Ball Management and associated circulation, additional space was needed in the auxiliary bay area. It was agreed that one additional bay at 110 sf should be added. This design revision was included in Bid Package A. This resulted in 110 sf of additional space $\$90/\text{sf} = \$9,000$.

Total adjusted Budget **\$688,239**

Summary. The bid of \$693,036 is within 0.7% of the budget of \$688,239.

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks and Planning
Steve Hincee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Arrowhead Driving Range Improvements-
Amendment 1 to FGM Architects Contract

DATE: March 4 2026



SUMMARY:

Staff has been working with FGM Architects through schematic design for the Arrowhead driving range improvements project. As the project moves into design development and construction drawing additional services of sub-consultants will be required that are outside of the original contract. These include:

- Civil Engineering \$29,500
- Golf Course Design \$31,425
- 3rd Party Estimating \$ 3,500
- **Total** \$64,425

PREVIOUS COMMITTEE/BOARD ACTION:

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

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

REVENUE OR FUNDING IMPLICATIONS:

\$2,000,000 is budgeted for driving range improvements in 2026.

STAKEHOLDER PROCESS:

Arrowhead staff has been involved throughout the process.

LEGAL REVIEW:

Contract documents were developed with assistance of legal counsel

ATTACHMENTS:

Amendment 1 FGMA Architects

ALTERNATIVES:

N/A

RECOMMENDATION:

Staff recommends the Wheaton Park District Board of Commissioners approve amendment 1 in the amount not to exceed \$64,425 from FMGA Architects.



AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
Wheaton Park District Arrowhead
Golf Club Driving Range
Improvements
26W151 Butterfield Road
Wheaton, Illinois 61089

AGREEMENT INFORMATION:
Date:
09/29/2025

AMENDMENT INFORMATION:
Amendment Number:
001

Date:
02/24/2026

OWNER: *(name and address)*
Wheaton Park District
102 East Wesley Street
Wheaton, IL 60187

ARCHITECT: *(name and address)*
FGM Architects Inc.
1 Westbrook Corporate Center, Suite
1000
Westchester, IL 60154

FGMA # 26-4452.01

The Owner and Architect amend the Agreement as follows:

Civil Engineering
Golf Course Design
3rd Party Estimating

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
Basic Services Fee

Civil Engineering\$29,500.00
Golf Course Design\$31,425.00
3rd Party Estimating\$3,500.00

Total Adjustment\$64,425.00

Schedule Adjustment:
None

ARCHITECT *(Signature)*

BY: Daniel T. Nicholas, Principal
(Printed name, title, and license number if required)

11/05/2025
Date

OWNER *(Signature)*

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

Date



WEBSTER, MCGRATH & AHLBERG, LTD.

LAND SURVEYING – CIVIL ENGINEERING – LANDSCAPE ARCHITECTURE

2100 MANCHESTER RD, BUILDING A, SUITE 203, WHEATON, IL 60187

PH: 630-668-7603 FAX: 630-682-1760 WEB: WWW.WMALTD.COM

Agreement for Services

Date: February 13, 2026

To: Dan Nicholas
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, IL 60154
Phone: 630-574-8300

Email: dannicholas@fgmarchitects.com

Re: Proposal for Civil Engineering Services
Arrowhead Golf Course
26w151 Butterfield Rd.
Wheaton, IL

We offer the following proposal to provide Civil Engineering services for the proposed driving range improvements to the Arrowhead Golf Course, Wheaton. The fees assume that stormwater detention will not be required as the net new impervious area will be less than 25,000 s. ft. and the required post construction management practices will be within the existing ponds east of the site or within permeable pavers.

Proposed Civil Engineering Services:

This proposal includes full design and engineering services including preparation of project drawings and specifications. Proposal includes attendance at up to four (4) project coordination meetings to be held at FGM's office or remotely. It is understood that there will also be a review of two (2) cost estimates at the end of DD, and 50% CD's. Proposal also includes up to three (3) site visits, one at DD to familiarize with site, one during CA at FGM's request, one (1) at substantial completion.

Basic services shall include, but not be limited to the following items:

- Design
- Calculations
- Drawings (signed and sealed)
- Specifications
- Bid analysis (as necessary)
- Assistance in acquiring all necessary permits
- Answering contractor's questions
- Review of survey, utility, and geotechnical information provided by owner.
- Stormwater detention design (does not include new detention for the driving range project)
- Reviewing Shop Drawings
- Final Punch List Review

\$10,500 Design Development Phase

Services to include:

Engineer shall attend (virtually or in-person) the project kick-off meeting to discuss the project scope of work.

- Engineer shall confer with representatives from the governing agencies to review development and permitting requirements.
- Engineer shall visit the site to observe the existing conditions to confirm that the site survey has provided the information necessary for us to complete our design work.
- Engineer shall assist in identifying the need for additional studies, surveys, or reports. Such studies might address geotechnical analysis.
- Engineer shall review and edit the topographic mapping so that other sub-consultants may utilize it.
- Engineer shall review and compute impervious areas within Arrowhead golf course to determine the net new impervious area.
- Engineer shall prepare design development drawings and outline specifications from approved schematic design documents which will consist of the following:
 - Existing Conditions Plan
 - Site Demolition Plan depicting site-related items to be removed or abandoned for the proposed development.
 - Site Geometry Plan showing property lines, dimensions, and general geometry of improvements, sidewalk, driveway, etc.
 - Site Grading & Paving Plan showing elevations for finished floor, sidewalk, driveways, green spaces as well as pavement section details.
 - Site Erosion Control Plan indicating temporary and permanent measures as required by the village.
 - Site Utility Plan including sewer and water services. EEA will coordinate these services with information provided by the Design Team regarding mechanical, electrical, and plumbing installations.
 - Details and General Notes as required.

\$15,000 Construction Document Phase

- Engineer shall attend (virtual or in-person) project coordination meetings as necessary to coordinate the Project.
- Engineer shall prepare final drawings and CSI Lump Sum Format specifications for this part of the project. The drawings and specifications shall be prepared in accordance with generally accepted professional practices and substantially in conformance with standards of the governing agencies.
- Engineer shall assist in the preparation and processing of permits as required by but not limited to the following governing agencies:
 - DuPage County
 - IEPA-Notice of Intent
 - Illinois Historic Preservation Agency
 - Illinois Department of Natural Resources-Threatened and Endangered Species

\$1,200 Procurement (Bidding or Negotiation Phase)

- Assist Architect with items including, but not limited to answering contractor's questions, preparing addenda, etc.

\$2,000 Construction Phase

- Engineer shall assist in obtaining all necessary permits from all governing agencies with jurisdictional authority that may include but not limited to Illinois and DuPage County.
- Engineer shall answer all contractors' questions.
- Engineer shall review all shop drawings.
- Engineer shall provide construction site visits when applicable.
- Engineer shall punch list their work.
- Engineer shall provide final punch list review of their work.
- Engineer shall prepare supplemental documents to clarify the original documents as required.
- Engineer shall review Change Orders related to the engineer's scope of work as requested by architect.


\$800 Project Close-Out Phase

- Engineer shall review closeout documents for the project.
- Engineer shall provide record as designed documents for the project

\$29,500 Total Civil Engineering Services

The civil fees are based on receipt of a CAD based site plan. Additional engineering work or site visit, if requested, will be billed on an hourly rate basis at \$200 per hour. It is understood that reimbursable expenses are not allowed for the project. Proposal includes all travel and expenses necessary to complete the project scope of work, including, but not limited to, meetings, site visits, and mailings.

WEBSTER, McGRATH & AHLBERG, LTD.

Signed:  Date: February 13, 2026
Benedict Bussman, Vice President



**MARTIN
DESIGN
GOLF**

February 3, 2026

Mr. Dan Nicholas, Senior Associate
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154

RE: Arrowhead Golf Course Practice Area Enhancements

PROJECT UNDERSTANDING

It is the intention of the Wheaton Park District to Improve the Practice Area Amenities including covered practice range tees, concessions, restrooms, hardscape, paths as well as golf course practice chipping area and a practice bunker.

Martin Design Golf is presenting this proposal referring specifically to the 'green grass' golf course practice chipping areas [as referenced at the end of this proposal] including:

- Practice Chipping Green and surrounding chipping areas
- Practice Bunker for use on the Practice range
- All golf development including green and bunker construction, drainage, irrigation, golf course feature details and specifications, Bid Documents and Bid Forms, as well as Construction Observation.
- Martin Design will work to meet the grades and details as defined by FGM Architects and their sub-contractors.

BETWEEN

This agreement is between
Martin Design Golf &
FGM Architects [Client]

NOT INCLUDED:

This proposal and the work identified is specific to the area defined. These professional services do not include any structures, paths, access, circulation, shelters, all weather tees, lighting, electrical or infrastructure, or necessary permitting.



TENTATIVE SCHEDULE

Design Development	Feb-March 2026
Construction Documentation	April-May 2026
Bidding	June-July 2026
Construction	September 1, 2026 – October 15, 2026*

SCOPE OF SERVICES

1. Meetings & Correspondence
2. Prepare Design Development Plans for the project and corresponding cost estimates.
3. Prepare Construction Drawings, Specifications, Bid Documentation, Bid Forms for construction as outlined above.
4. Bidding Services including Delivery of Bid Materials, Pre-Bid Meeting, Review of Bids, Recommendations, Value Engineering [as needed] for Phase 1 of construction as outlined above.
5. Construction Observation Services as outlined below.

PROFESSIONAL SERVICES

1. Meetings, Correspondence

Mdp will meet as needed during Phase II Services with the Client. This will include meetings to review the refined plans, provide status reports, meet with subcommittees, engineers, irrigation designers and contractors. In addition, as outlined below, we will meet during the bid process and during construction. There will be a limit to Two [2] Public Meetings.

2. Design Development - Preparation of Design Development Plans

We will prepare the plan set for purposes of preparing permit submissions and necessary approvals. If plans need revision and resubmittal, we will make necessary adjustments and resubmit for approvals.

Items included

- Layout Plans
- Removal and Clearing Plans
- Earthwork, Cut/Fill & Grading Plans
- Erosion Control Plans
- Drainage Plans
- Shaping and Feature [Greens, Bunkers] Plans
- Grassing Plans [Seeding, Sodding]

Mdp will revise the plans based upon permit reviews and responses. Mdp will complete and finalize the DD plans to 100% based upon those comments and design team refinements.



3. Construction Documentation

For purposes of issuing bid documents and construction documentation
Golf Course Improvement Drawings

- Staking, Layout and Horizontal Plans - This plan shows locations of the feature areas that are to be staked in the field and include detailed staking for bunkers and other included design elements.
- Clearing and Vegetation Removal Plans - This plan shows the different areas of the property that need to be cleared, thinned and/or grubbed for the golf course. The specimen trees that are to remain will be indicated and clearly marked to be saved.
- Grading Plans - These plans will indicate the existing and proposed grades for the project using contour lines and spot elevations. All aspects of the golf course improvements will show grades at 1' contours minimum, and greens or tees will show contours to .5' at minimum.
- Golf Course Drainage Plans - These plans will show the drainage system as needed for the golf course. These plans will be coordinated with the Soil Erosion and existing Storm Drainage Plans.
- Green /Green Surrounds Plans - These plans show the details, size, shape and contour of the greens, bunkers and surrounds including spot elevations, grades, and gradients for all new green surfaces.
- Irrigation Plans – including head layout, piping and communication systems, details and
- Grassing Plans: These plans will show the general locations of all the grass species and varieties to be planted on the golf course.
- Golf Course Construction Details
- Plan Quantities, cut/fill and Scope Limit plans

Technical Specifications

Based upon the above plans, Mdp will prepare technical specifications for the work to be performed. This document is used as the basis for any contract or sub-contract work that needs to be completed.

Bid Forms & Bid Documents

Mdp will assist FGM Architects and the Wheaton Park District with the preparation of a full Bid Document set, including: All necessary Construction Plans; All required Bid Forms and qualifications relating to golf course construction; and Bid Forms/ Line-item Bid Sheets; Contractor's Certification &/or Contractor Qualification Statements; Technical Specifications for golf course construction. Details and specifications outlining the quality levels for materials and workmanship, and responsibilities of the Client, Contractor and Golf Course Architect during construction of the Project.



4. Bid Services

Mdp will assist the Client to solicit bids from qualified contractors, sub-contractors, shapers and craftsmen to complete the construction work for the project. This will include specialists that understand the expertise, nuance, and detail behind building a golf course.

Bids should be limited to members of the Golf Course Builders Association of America [GCBA]. Upon receipt, Bids will be compiled in a spreadsheet for review with the Client. Using those bids, Mdp will provide necessary Value Engineering [adjustments to the plans and specifications] to achieve budget goals without impacting the quality of the final project.

Bid Services include, but are not limited to:

- Attendance at a Pre-Bid Meeting
- Preparation of Addenda and clarifications to questions from Bidders
- Compilation of bids and proposals for contractors and subcontractors
- After review of the Bids, a Recommendation of the Lowest Qualified Bid.
- Review and correspondence with the Contractor for changes to the plans and specifications to meet a specified Construction Budget [if necessary].

5. Construction Services

Mdp will make visits to the site during construction according to the pace of progress to ensure the project vision is consistent with construction plans. Mdp will make field adjustments, if necessary, to ensure the design is executed accordingly.

- Multiple - once weekly at minimum and up to twice per week - to observe construction and to confer with Client and Contractor. Approximately 1-2 Site Visits per week [As many as 15 visits].
- Follow up reports – notes and sketches documenting progress – as needed.
- Mdp may provide the Client with a written report after each visit.
- Review and approval of all contractor invoices and substitutions
- The Golf Course Architect shall consult and assist the Client through the duration of the Construction Phase of the Project in connection with Client's Responsibility to provide Contract administration.
- The Golf Course Architect shall have the authority to act on behalf of the Client only to the extent provided in this agreement unless otherwise mutually agreed by the Client and the Golf Course Architect.



- The Golf Course Architect's responsibilities during the construction phase shall consist of making design and construction evaluations based on periodic site visits and providing periodic assistance to the Client in connection with Client's Contract Administration for the Project.
- The Golf Course Architect's duties, responsibilities, and limitations of authority under this Agreement shall not be restricted, modified, or extended without written agreement of the Client and the Golf Course Architect.
- If any part of the Contract Documents differs from this Agreement concerning the Golf Course Architect's duties, responsibilities, and limitations of authority, they shall be enforceable only to the extent that they are consistent with this Agreement or are approved in writing by the Golf Course Architect.
- Any Construction Observation phase services will only be provided to determine the general progress of the work, and will not include any supervision of the contractors, or the means, methods, techniques, schedules, sequences, or procedures, or for construction safety or any other related programs.
- The Golf Course Architect shall visit the site at intervals appropriate to Construction, or as otherwise agreed by the Client and Golf Course Architect to become generally familiar with the progress and quality of Work completed. The Golf Course Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work.
- A site visit is defined as one (1) to a maximum of eight (8) hours on the actual project site or in related meetings on a single calendar day for the purpose of providing Construction Evaluation services or assisting the Client in Contract Administration.
- The Golf Course Architect shall have access to the Project whenever it is in progress.
- The Golf Course Architect shall have the authority to make changes to the Work for the purpose of enhancing and adapting the design for site conditions, such as vegetation, terrain and subsurface geology. All changes are subject to the approval of the Client, which shall not be unreasonably withheld. If deemed necessary or appropriate by the Golf Course Architect, he shall prepare supplemental drawings or field sketches as information for the Contractor.
- On the basis of on-site observations, the Golf Course Architect shall endeavor to determine if the Work is being performed in a manner indicating that the Work, when fully completed will be in accordance with the Contract Documents.



- The Golf Course Architect shall endeavor to keep the Client informed of observations concerning the progress and quality of Work. The Golf Course Architect shall report to the Client any observed deviations from the Contract Documents, and significant deviations from the construction schedule.
- By providing these periodic construction evaluations, the Golf Course Architect shall not be deemed responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents.
- The Golf Course Architect shall neither have any control over or charge of, nor be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connections with the Work, since these are solely the Contractor's rights and responsibilities.
- The Golf Course Architect shall not be responsible for the acts or omissions of the Contractor, or any subcontractors, or any of the Contractor's or Subcontractor's agents or employees, or any other persons performing any of the Work on the Project.

Certificates

- The Golf Course Architect shall not be required to review any Certificates of Payment.
- The Golf Course Architect shall not be required to execute certificates of any kind that would require knowledge, services, or responsibilities beyond the scope of this Agreement, and shall have right of approval of any language contained in such certificates.

Issuing Instructions to Contractors

The Golf Course Architect shall consult and assist the Client in issuing advice and instructions to the Contractor. At the conclusion of any site reviews or weekly on-site meetings, Mdp may prepare a Site Review Memo outlining the specifics of the meeting and any design adjustments or observations.

Interpreting Contract Requirements

The Golf Course Architect shall review timely requests by the Contractor for additional information about the Contract Documents.

The Golf Course Architect shall endeavor to interpret the requirements of the Contract Documents to assist the Client in evaluating the performance of the Contractor. The Golf Course Architect shall make recommendations, when requested, on claims of the Client or Contractor relating to the Project.

Interpretations and recommendations of the Golf Course Architect shall be consistent with the intent of, and reasonably inferable from the Contract



Documents by persons knowledgeable about golf course construction. When making such interpretations and recommendations, the Golf Course Architect shall not show partiality to either Client or Contractor.

Whenever he deems it necessary or advisable, the Golf Course Architect retains the right, but not the duty to advise the Client of the need to (1) reject Work that does not conform to the Contract Documents, or (2) request inspection or testing of Work in accordance with appropriate provisions of the Contract Documents, whether such Work is fabricated, installed or completed.

No recommendation or interpretations made in good faith by the Golf Course Architect, including any recommendation to reject or not reject, or request any inspection or testing of portions of the Work shall give rise to a duty or responsibility of the Golf Course Architect for the consequences to the Client, Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons or entities performing portions of the Work.

Submittals

The Golf Course Architect shall review and make recommendations to the Client regarding Contractor's submittals such as Shop Drawings, Product Data and Samples, only for the limited purpose of checking for conformance with information and design concepts expressed in the Contract Documents. Such review shall not be for the purpose of determining the accuracy and completeness of details such as dimensions and quantities, or for substantiating installation instructions or performance standards, all of which remains the responsibility of the Contractor.

The Golf Course Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences or procedures. The Golf Course Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

Shop Drawings and other submittals related to Work designed or certified by the Contractor's design professionals shall bear such professional's written approval when submitted to the Golf Course Architect. The Golf Course Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals.



Change Orders

The Golf Course Architect shall have authority to order minor changes in the Work, which are consistent with the intent of the Contract Documents, and not involving an adjustment in the Contract Sum or an extension of the Contract Time.

The Golf Course Architect shall assist the Client in reviewing and making recommendations on properly prepared, timely requests by the Contractor for Change Orders. A properly prepared request for a Change Order shall be accompanied by sufficient supporting information to permit the Golf Course Architect to make a reasonable determination without extensive investigation or preparation of additional drawings or specifications.

Project Completion

The Golf Course Architect shall assist the Client to determine the date(s) of Substantial Completion.

Substantial Completion & Project Completion

The Golf Course Architect shall participate in a Substantial Completion inspection with the Client to assist him in checking conformance of the Work with the requirements of the Contract Documents. GCA shall assist in preparing a "Punch List" of items to be completed or corrected.

The Golf Course Architect shall participate in a Final Completion inspection with the Client's Contract Administrator or Designated Representative to assist in reviewing the "Punch List" to verify that necessary items have been completed or corrected.



PROFESSIONAL FEES

Total Fee for work associated with items outlined above shall be a NOT TO EXCEED FEE of:

1. Meetings, coordination & correspondence	\$2,500
2. Design Development	\$17,225
3. Construction Documentation	\$3,800
4. Bid Services	\$3,200
5. Construction Services	<u>\$4,700</u>
TOTAL	\$31,425

Thirty One Thousand Four Hundred Twenty Five Dollars

- This does not include Irrigation Construction Observation Services

Out of Pocket Expenses

Out-of-pocket expenses, including, travel, printing, reproduction or delivery or any other direct costs to the project are included in the above Fee.

APPROVAL

We are excited about this project – this project should be carefully considered and developed with the best long-term interests of Arrowhead Golf Course and the Wheaton Park District.

Thank you for the opportunity to participate. I look forward to a successful project.

Please sign below to indicate your acceptance.



Gregory E Martin
Martin Design Golf

2/3/26

date

Dan Nicholas
FGM Architects

date



PROPOSED CONCEPT PLAN FOR 'GREEN GRASS' CHIPPING GREEN



TERMS & CONDITIONS

Exclusions

Only services specifically described in this proposal are included in our scope of work. Services may be added as a contract amendment at a future date for an agreed additional fee.

Responsiveness:

The Golf Course Architect will perform duties in an efficient and timely manner. Likewise, the Client will respond to requests by MDP in an efficient and timely manner. Client will respond to questions in a timely manner. Likewise, Mdp will prepare documents and respond to questions or requests in a timely manner.

Revisions and Additional Services:

Revisions to the plans and final construction documents, preparation of additional exhibits, attendance at public review meetings or the performance of any other service not specifically mentioned above will be considered additional work and will be invoiced as an extra cost on a time and materials basis or in accordance with a separate fee quote. Such work will not be performed without authorization.

Current hourly rates for Martin Design Golf - applied to the fee above and additional work is as follows:

Martin	\$295/hr.
Design Associate /Production	\$160/hr.
Administrative	\$95/hr.

Entire Agreement:

This Agreement represents the entire agreement between the Client and Martin Design Partnership and may be amended only by written instrument signed by both parties.

Compliance With Laws:

Martin Design Partnership, Ltd. (Golf Course Architect) will strive to exercise usual and customary professional care in his efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement. With specific respect to prescribed requirements of the Americans with Disabilities Act of 1990 or certified state or local accessibility regulations (ADA), Client understands ADA is a civil rights legislation and that interpretation of ADA is a legal issue and not a design issue and, accordingly, retention of legal counsel (by Client) for purposes of interpretation is advisable. As such and with respect to ADA, Client agrees to waive any action against the Golf Course Architect, and to indemnify and defend against any claim arising from Golf Course Architect's alleged failure to meet ADA requirements prescribed.

Designation of Authorized Representative:

EACH party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.



Standard of Practice:

The Golf Course Architect makes no representation or warranty, either expressed or implied, as to the findings, recommendations, specifications, or professional advice provided hereunder expect that they will be promulgated and prepared in accordance with the standards of the Golf Course/ Landscape Architecture professions. The Golf Course Architect will strive to conduct services under this Agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

Governing Law:

This Agreement shall be governed by and construed in accordance with Articles previously set forth by Item 1. of this Agreement, together with the laws of the State of Illinois.

Responsibility of the Golf Course Architect:

Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Golf Course Architect shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Golf Course Architect be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Golf Course Architect.

Client's Responsibilities:

The Client agrees to defend the Golf Course Architect, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, to the extent arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder.

Information Provided by Others:

The Golf Course Architect and Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Golf Course Architect such information as is available to the Client and the Client's consultants and contractors, and the Golf Course Architect shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Golf Course Architect to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify or because of errors or omissions which may have occurred in assembling the information the Client is providing.



Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Golf Course Architect and their subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Golf Course Architect.

Changes:

Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Golf Course Architect, and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.

Documents Delivered to Client:

Drawings, specifications, and reports prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. The Golf Course Architect shall have the right to retain originals of all Project Documents and drawings for its files. Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine-readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Golf Course Architect.

Reuse of Documents:

All Project Documents including but not limited to reports, original boring logs, field data, field notes, laboratory test data, calculations, opinions of probable costs, drawings and specifications furnished by the Golf Course Architect pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Golf Course Architect, shall be at Client's sole risk, and Client shall indemnify and hold harmless Golf Course Architect from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

Force Majeure:

Neither Client nor Golf Course Architect shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.

Relationship Between Golf Course Architect and Client:

Golf Course Architect shall serve as Client's professional consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Golf Course Architect is an independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Golf Course Architect shall not be considered to be the agent of the Client.



Suspension of Services:

Client may, at any time, by written order to the Golf Course Architect (Suspension of Services Order) require the Golf Course Architect to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Golf Course Architect shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumption of the services upon expiration of the Suspension of Services Order. The Golf Course Architect will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period of suspension is greater than thirty (30) days.

Termination:

This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Golf Course Architect either before or after the termination date shall be reimbursed by Client.

Successors and Assigns:

The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.

Entire Understanding of Agreement:

This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein.

Client and the Golf Course Architect hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void and without effect to the extent they conflict with the terms of this Agreement.

Amendment:

This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".

Indemnification:

Golf Course Architect agree, to the fullest extent permitted by law, to indemnify and hold harmless Client up to the amount of this contract fee (for services) from loss or expense, including reasonable attorney's fees to the extent caused by Golf Course Architect's negligent acts, errors or omissions in the performance of professional services under this Agreement.



Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Golf Course Architect from any damage, liability or cost, including reasonable attorneys' fees and costs of defense, to the extent caused by the Client's negligent acts, errors or omissions and those of his or her contractors, subcontractors or consultants or anyone for whom the Client is legally liable, and arising from the project that is the subject of this Agreement. In the event of joint or concurrent negligence of Golf Course Architect, and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties) which caused the personal injury or property damage. The Golf Course Architect shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

Limit of Liability:

The Client and the Golf Course Architect have discussed the risks, rewards, and benefits of the project and the Golf Course Architect total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the Golf Course Architect, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Golf Course Architect total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Golf Course Architect fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but not limited to the Golf Course Architect negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

Notices:

Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.

Access and Permits:

Client shall arrange for Golf Course Architect to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Golf Course Architect employee salaries, overhead and fee) incident to any effort by Golf Course Architect toward assisting Client in such access, permits or approvals, if the Golf Course Architect perform such services.

Waiver of Contract Breach:

The waiver of one party of any breach of the Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.



Opinions of Probable Construction Cost [OPCC]:

Since the Golf Course Architect has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his opinions of probable Project Construction Cost provided for herein are to be made on the basis of his experience and qualifications and represent his best judgement as a design professional familiar with the construction industry, but the Golf Course Architect cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him.

Severability of Invalid Provisions:

If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.

Hazardous Materials:

It is acknowledged by both parties that the Golf Course Architect's scope of services does not include any services related to asbestos or hazardous or toxic materials. In the event Golf Course Architect or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of Golf Course Architect services, Golf Course Architect may at his option and without liability for consequential or any other damages, suspend performance of services on the project until Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrant that the job site is in full compliance with applicable laws and regulations.

Right of Entry:

Client hereby grants the Golf Course Architect and its subcontractors or agents the right to enter from time-to-time property owned by Client and/or other(s) in order for Golf Course Architect to fulfill the scope of services included hereunder. Client understands that use of exploration equipment may cause some damage, the correction of which is not part of this Agreement. Client also understands that the discovery of certain hazardous conditions and/or taking preventive measures relative to these conditions may result in a reduction of the Property's value. Accordingly, Client waives any claim against the Golf Course Architect and its subcontractors or agents, and agrees to defend, indemnify and hold Golf Course Architect harmless from any claim or liability for injury or loss allegedly arising from procedures associated with subsurface exploration activities or discovery of hazardous materials or suspected hazardous materials. In addition, Client agrees to compensate Golf Course Architect for any time spent or expenses incurred by the Golf Course Architect in defense of any such claim with compensation to be based upon Golf Course Architect prevailing fee schedule and expense reimbursement policy. The Golf Course Architect shall not be liable for damage or injury from damage to subterranean structures (pipes, tanks, cables, or other utilities, etc.) which are not called to Golf Course Architect attention in writing and correctly shown on the diagram(s) furnished by Client to the Golf Course Architect.





Constructing Value, Building Trust

February 5th, 2026

Mr. Daniel T. Nicholas
FGM Architects, Inc.
1 Westbrook Corporate Center # 1000
Westchester, IL 60154

**RE: Arrowhead – Driving Range Improvements
26W151 Butterfield Road
Wheaton, IL 60189
DD / CD Preconstruction Services**

Dear Mr. Nicholas,

E.P. Doyle & Son, LLC is pleased to present our preconstruction services proposal in the amount of **\$7,000 (Seven Thousand Dollars)** for the above-referenced project. Our proposal includes the following:

1. Provide DD Budget preconstruction services - \$3,500. (Assume DD services to begin on / around 04/01/26.
2. Provide CD Budget preconstruction services - \$3,500. (Assume CD services to begin on / around 08/01/26.
3. We assume typical budget turnaround of 2-3 weeks, assuming typical drawing review meetings with architectural teams during budgeting and attendance of 1-2 meetings to review and present budget to ownership.

We look forward to reviewing our proposal with you soon and should you have any questions, please feel free to contact me directly.

Sincerely,

E.P. DOYLE & SON, LLC.

A handwritten signature in black ink, appearing to read "Thomas J. Grotts".

Thomas J. Grotts
Vice President

cc:
Zachary Kile – FGM Architects, Inc.
Tim Doyle - E.P. Doyle & Son, LLC

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks and Planning
 Ian Pickett, Assistant Director of Parks and Planning
 Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Native Area Maintenance Contract Renewal

DATE: March 4, 2025



SUMMARY:

In 2025, we solicited bids for contracted native area maintenance. Bedrock Enterprises was awarded the bid and completed year one. The contract is up for renewal in 2026. We would also like to add the native area at Briar Patch Park to the existing contract through a change order.

The work is being performed in the following parks:

- Northside Park: Pond shoreline and detention area
- Cosley Zoo: Marsh area on south side of property and rain gardens in parking lot
- Central Athletic Complex detention area - west side of Main St.
- Rotary Park - hill west of Mariano’s parking lot
- Elliot Lake shoreline
- Wheaton Oaks Property – Gary Ave., South of Winfield Creek and Elliot Lake
- Thompson detention area – east side of Gary Avenue, across from Prairie Avenue
- Lincoln Marsh
- Toohey Park
- Arrowhead Golf Course detention area
- Rathje Park shoreline
- Hoffman Park – selective herbicide treatments
- Seven Gables Park – selective herbicide treatments
- Briar Patch Park – **Change Order 1 (proposed)**

PREVIOUS COMMITTEE/BOARD ACTION:

Approved at March 19, 2025 Board meeting for 3-year contract for \$110,550.00.

REVENUE OR FUNDING IMPLICATIONS:

FY2026	40-000-000-52-5210-0000	\$59,700	Maintenance, burns and overseeding
--------	-------------------------	----------	------------------------------------

2026 Contract Renewal: \$36,850

2026 Change Order 1 for Briar Patch Park addition: \$1,100.00

2026 Total for existing contract: \$37,950.00

2027 Contract Renewal: \$38,040.00

2027 Change Order 1 for Briar Patch Park addition: \$1,130.00.

2027 Total for existing contract: \$39,170.00.

STAKEHOLDER PROCESS:

N/A

LEGAL REVIEW:

Contract Documents will be reviewed by our legal counsel.

ATTACHMENTS:

2026 2027 Bedrock Briar Patch Park Proposal.

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioners renew the contract with Bedrock Enterprises, and accepts the proposed change order to add Briar Patch Park, for a 2026 total of \$37,950.00.

February 26, 2026

SERVICE PROVIDER AGREEMENT

Mr. Ian Pickett, Assistant Director of Parks & Planning
Wheaton Park District
1000 Manchester Road
Wheaton, IL 60187

Re: 2026 & 2027 Briar Patch Park detention basin maintenance

Ian,

Thanks for inviting Bedrock Earthscapes to submit a proposal to maintain the small detention basin at Briar Patch Park, shown in the photo below.



DESCRIPTION OF SERVICES TO BE PROVIDED:

Maintenance:

Bedrock Earthscapes, LLC will work to control non-desirable plant growth throughout basin. Ongoing maintenance of native areas is needed to control non-desirable plant materials and top encourage health native plant growth.

- A burn of the area will be carried out in the early Spring of 2026.
- Brush cutting will be done after the burn to cut down non-desirable invasive woody plant growth and any remaining previous year's tall herbaceous growth. Woody plants will be cut as close to the ground as possible. Cutting of herbaceous growth will be done to a height of approximately 12" to protect the raised crowns of desirable native plants.
- Additional maintenance visits will be made during May, June, July and September. The purpose of these visits will be a) to control invasive woody and herbaceous plants through cutting and use of appropriate herbicides, and b) to ensure progress toward continually improving the native area's health and beauty.
- All herbicide treatments will be made by licensed pesticide applicators using non-restricted herbicides in accordance with prescribed material labeling.
- Site service notes will be sent via e-mail by Bedrock Earthscapes, LLC after each maintenance visit.

2026 cost for services as described: \$1,100.

2027 cost for services as described: \$1,130.

Enriching life through improving our environment.

Bedrock Earthscapes, LLC

SUSTAINABLE EARTHSCAPE SOLUTIONS

Notes:

1. Trash collection and removal are to be done by others.
2. All organic material will be kept on-site to recycle in place.
3. Bedrock Earthscapes, LLC will perform routine services in such a manner to limit disruption or inconvenience for the owner. The Owner will not limit or place undue scheduling constraints upon Bedrock Earthscapes, LLC's work schedule.

Please sign and return one copy of this proposal to authorize Bedrock Earthscapes, LLC to proceed.

Thank you.

Payment:

Billing for maintenance will be made in September upon completion of the proposed work. Payment will be made in full within 30 days of the billing date.

The Owner identified below, by its duly authorized representative, accepts the terms and conditions contained herein. This acknowledges authorization of services described above and the assent of the parties hereto to such terms and conditions.

On behalf of:

Bedrock Earthscapes, LLC



By: William A. Bedrossian

Title: Owner/Managing Member

Accepted on behalf of:

Wheaton Park District ("Owner")

By: _____

Title: _____



Enriching life through improving our environment.

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks and Planning
 Ian Pickett, Assistant Director of Parks and Planning
 Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Native Area Maintenance – Added Scope

DATE: March 4, 2025



SUMMARY:

In 2025, the Parks and Planning department was restructured and the Conservation Manager position was eliminated. There are no plans to replace this position in 2026. For that reason, the District must increase its reliance on contracted services of our native and natural areas.

Bedrock Enterprises, our current native area maintenance contractor, and staff worked together to define added scope for sites under our existing contract, as well as adding new sites that were previously maintained in-house by WPD staff. The 2026 total of the additional scope is \$27,150.00.

The newly proposed services are summarized below:

- o Added Scope to Sites under current contract:
 - \$10,850.00 total
 - \$5250: Add overseeding at Northside, Cosley, CAC, Rathje
 - \$5600: Killing phragmites and cattails at AGC swale near entrance
- o New sites (or new areas within existing sites) at Arboretum Mews, Firefighters Park, AGC (entrance), Rathje (burn), Toohey (perimeter burn), Willow Point West (clearing)
 - \$16, 300.00 total
- o Total \$27,150.00

PREVIOUS COMMITTEE/BOARD ACTION:

Current Board consideration to approve year two (2) of the existing contract with Bedrock.

REVENUE OR FUNDING IMPLICATIONS:

FY2026	40-000-000-52-5210-0000	\$59,700	Maintenance, burns and overseeding
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STAKEHOLDER PROCESS:

N/A

LEGAL REVIEW:

Contract Documents will be reviewed by our legal counsel.

ATTACHMENTS:

2026 2027 Bedrock Briar Patch Park Proposal.

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioners enters a new contract with Bedrock Enterprises for \$27,150.00 in 2026.

February 26, 2026

SERVICE PROVIDER AGREEMENT

Mr. Ian Pickett, Assistant Director of Parks & Planning
Wheaton Park District
1000 Manchester Road
Wheaton, IL 60187

Re: 2026 and Future Native Areas Improvements

Ian,

In the Fall of 2025, Bedrock Earthscapes was asked to look at the sites listed below and to recommend needed improvements. The recommendations below are broken into three groups:

- Areas currently included in our 3-year native areas maintenance contract.
- Park District native areas sites not currently maintained by Bedrock Earthscapes, and
- A future burn of Lincoln Marsh.

After reviewing these recommendations, please let me know if you would like Bedrock Earthscapes to proceed with any of the recommended items.



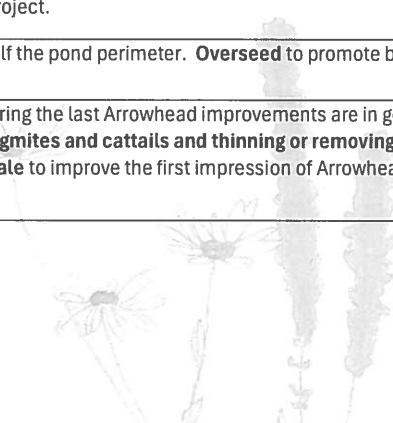
Bedrock Earthscapes, LLC

SUSTAINABLE EARTHSCAPE SOLUTIONS

Bedrock Earthscapes Native Areas Improvement Recommendations

2025-2027 Bedrock Contract sites	Areas of improvement for consideration	Cost
Northside Park (<i>Lagoon shoreline, sled hill & detention area</i>)	\$6,700 of overseeding will be done in the Spring of 2026 to address immediate concerns. Consider budgeting for \$2,500 for broadcast native overseeding for the next 4 years to encourage continued native quality throughout all areas not already scheduled for seeding this year. A section would be done each year on a planned rotation until all needed area have been overseeded.	\$ 2,500.00
Cosley Zoo	The two small parking lot islands have done poorly due to traffic and salt. The basin bottom constantly has cattail and Phragmites pressure. Overseed the two small parking lot islands, and the basin bottom with appropriate native seed to address these issues and improve the native plant cover. \$750.	\$ 750.00
CAC Detention Area - West side of Main St.	This basin was 100% covered with cattails and Reed Canary Grass six years ago. Cattails have now been killed off but the banks and bottom have very limited native diversity. Overseed the banks and basin bottom to promote more native growth, diversity and beauty. \$1200.	\$ 1,200.00
Elliot Lake	Good native grasses are growing on the slopes and emergent plants along the water edge. Water edge erosion on the south and west banks has been an issue and has been partially addressed. The creek/pond barrier has been breached by muskrats and repaired several times. The creek/pond barrier is getting thin in some areas and will likely need a rock-toe installed to stop long-term erosion and discourage the muskrat channeling. That is probably a \$15,000-20,000 project.	Will propose separately upon request.
Rathje Shoreline	Good natives are present in about half the pond perimeter. Overseed to promote better native growth where needed. \$800.	\$ 800.00
Arrowhead Parking Lot Detention by cart building	Stormwater native BMPs required during the last Arrowhead improvements are in good shape. Consider killing off the Phragmites and cattails and thinning or removing weed trees along the Butterfield Road swale to improve the first impression of Arrowhead from Butterfield road.	\$ 5,600.00

\$10,850.00



Bedrock Earthscapes, LLC

SUSTAINABLE EARTHSCAPE SOLUTIONS

Other sites or native areas not currently maintained by Bedrock Earthscapes.		Proposed Costs
Arboretum Mews	There is small degraded area covered with small weed trees and shrubs along Leask Lane with a small low-quality meadow in interior. Woodies along the road should be removed to make this a nice open meadow area from Leask lane to the creek. A burn is not recommended until a clean up is done because significant burn prep would be required to access and control a fire in the small central meadow. Clear all woody weeds from Leask lane to the creek.	\$ 3,800.00
Arrowhead Golf Course native areas burn	Most area marked on the burn map we were given are no-mow turf areas that should be mowed annually, not burned. Most have already been mowed. Burning no-mow areas weaken the turf and increase weed issues. Some native areas and pond edges can be burned. Probably a half-day with Justin's help.	\$ 3,600.00
Firefighters Park	We were asked to look at a burn at this site. A burn is not recommended at this site until more perimeter control is completed. The biggest issue here are all the cattails in the large south pond area. The .28 acre north bank of the north pond is almost all weed trees along the homes and cannot be burned. The south edge of the south pond is inaccessible right now and would take significant effort to prepare prior to a burn. The west bank has evergreen trees that will need to be mowed around prior to a burn and may get scorched. Burning cattails without a planned herbicide program to kill them off is just a burn load reduction exercise and a continual repeat expense without real improvement. The banks on both sides of the path that separates the two pond areas have been greatly improved over the last two years. The focus here should be to maintain and expanded the outer perimeter bank areas where the greatest opportunities to control weeds and cattails exist. Around the north pond that would include the east half of the north bank, the east bank, and the south bank. Around the large south pond, that would include the north bank, and the west banks. Annual maintenance of all perimeter banks is needed for 2 to 3 years at \$3,800 per year.	\$3,800
Rathje Park burn	Controlled burn should be done annually.	\$ 700.00
Toohey Park burn	Significant work has been done here over the last 4 years, and this is now a nice native perimeter area. The perimeter natives should be burned annually.	\$ 1,200.00

Bedrock Earthscapes, LLC

SUSTAINABLE EARTHSCAPE SOLUTIONS

Willow Point East: Degraded Phragmites basin	This entire area, not just the center, is degraded and needs to be burned and then herbicided two times a year. Phragmites and cattails fill the interior wet area, and small woody weeds and tall herbaceous weeds line the outer perimeter. 2 herbicide treatments a year are needed at \$1,600/yr for 2 years. A burn would cost \$1400 and should be done after one year of herbicide treatments. Overseeding may be needed once weed growth is controlled. There is some question about the property line that must first be determined.	To be confirmed once property lines are determined.
Willow Point West: Walnut woodland understory clearing	This very nice, mature walnut woodland needs to have the non-desirable understory brush cut and chipped. A burn is not needed here. Clear the non-desirable woody understory and chip the cut material back into the woods.	\$ 3,200.00
		\$16,300.00

Lincoln Marsh Woods and Cattail Areas Burn. Considerations for future burns	If burns are going to be done on a routine basis here, maintenance efforts should support creating a safe and simple burn experience with minimal burn prep. The wood chip paths create a natural break, but can carry fire. Mowed burn breaks should be maintained several times a year by mowing along the paths when moisture conditions permit. Also mow around wooded areas not to be burned or to be burned as separate areas. These proposed costs can be reduced if WPD Staff works with Bedrock staff as part of the burn crews.	
Lincoln Marsh East	North cattail area and picnic shelter prairie	\$ 4,500.00
Lincoln Marsh Central	Two significant areas. Oak woodland by office and cattail area.	\$ 9,500.00
Lincoln Marsh West, North of boardwalks		\$ 9,500.00
Lincoln Marsh West, South of boardwalks		\$ 9,500.00
		\$33,000.00



Bedrock Earthscapes, LLC

SUSTAINABLE EARTHSCAPE SOLUTIONS

Please indicate items with which you would like Bedrock Earthscapes to proceed, and sign and return one copy of this proposal to authorize Bedrock Earthscapes, LLC to proceed.

Thank you.

Payment:

Billing for 2026 burns will be invoiced upon completion. Maintenance work will be invoiced in September upon completion of the proposed work. Project work will be invoiced upon completion of the project. Payment will be made in full within 30 days of the billing date.

The Owner identified below, by its duly authorized representative, accepts the terms and conditions contained herein. This acknowledges authorization of services described above and the assent of the parties hereto to such terms and conditions.

On behalf of:

Bedrock Earthscapes, LLC



By: William A. Bedrossian

Title: Owner/Managing Member

Accepted on behalf of:

Wheaton Park District ("Owner")

By: _____

Title: _____



TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks and Planning
Steve Hincee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Alarm Monitoring Services

DATE: March 4th, 2026



SUMMARY:

There are several facilities that require continual monitoring of our security alarm systems that are effectively performed by a vendor, as part of an overall initiative to maintain security measures across existing facilities. The scope of the work includes monitoring the addresses and the devices for each location listed below. This does not include adding any new equipment nor performing monthly inspections.

The 14 facilities being monitored:

- DuPage County Historical Museum
- Cosley Zoo Gift Shop
- Cosley Welcome Center / Barn
- Ray Morrill Community Center
- Mary Lubko Center
- Lincoln Marsh Office
- Parks Services Center
- Prairie Office Building
- Central Athletic Complex
- Memorial Park Bandshell
- Toohey Park
- Rathje Park
- Clocktower Commons
- Northside Pool
- Blanchard Building

Quotes were solicited on January 29th, 2026. The results were as follows:

Contractor	2026	2027	2028
ADS	\$12,474	\$12,864	\$13,242

ADS (Alarm Detection Systems Inc) was the sole bidder, despite sending the bid to five contractors. They currently monitor our security systems, and we are pleased with their work.

PREVIOUS COMMITTEE/BOARD ACTION:

The Board of Commissioners approved the Alarm Maintenance & Monitoring Services bid from ADS in April of 2023 in the amount of \$10,656 per year for a three-year term.

REVENUE OR FUNDING IMPLICATIONS:

Fiscal Years	Account:	Budget:
2026 - 2028	40-000-000-52-5210-0000	\$17,000

STAKEHOLDER PROCESS:

N/A

LEGAL REVIEW:

Legal reviewed previous contract that will be the basis for contract moving forward.

ATTACHMENTS:

N/A

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve the base bid for alarm monitoring services from ADS for 2026 in the amount of \$12,474 with options to renew for additional one-year terms in 2027 and 2028.

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks and Planning
Joe Themel, Superintendent of Fleet & Parks

THROUGH: Michael Benard, Executive Director

RE: Kifco B140 Water Reels

DATE: March 4, 2026



SUMMARY:

The district has budgeted for the addition of three new portable water cannons to our equipment fleet. These units will be used as a crucial part of our turf maintenance plan, to build and maintain healthy turf on all natural grass fields, which includes active, rested, and repaired areas. The water cannons are equipped with gasoline-powered booster engines to increase spray distance, as well as self-reeling and automatic shutoff features, allowing staff to continue working while irrigation is in progress.

The district currently operates two Kifco B140 water reels that have been heavily used and have shown great durability and performance. As the district looks to expand its watering capabilities and overall field care, additional portable water cannons will be needed to meet the demand and maintain field quality.

We have obtained three quotes for Three (3) Kifco Water Reels from nearby companies we do business with:

Vendor	Equipment	Bid
Reinders	Kifco B140 3 Water Reels	\$46,524.00
Siteone Landscape supply	Kifco B140 3 Water Reels	\$46,812.07
Conserv FS	Kifco B140 3 Water Reels	\$48,600.00

PREVIOUS COMMITTEE/BOARD ACTION:

N/A

REVENUE OR FUNDING IMPLICATIONS:

The FY2026 Budget includes \$51,000.00 for Three (3) water cannons.

STAKEHOLDER PROCESS:

Not applicable.

LEGAL REVIEW:

Not applicable.

Reinders Quote – Site one Landscape supply Quote - CONSERV FS quote.

ALTERNATIVES:

N/A

RECOMMENDATION:

Staff recommends the purchase of Quantity Three (3) Kifco B140 Water reels from Reinders in the total amount of \$46,524.00 dollars.

Reinders

Quote

Account: 365414
Wheaton Park District
855 W Prairie Avenue
Wheaton IL 60187
Attn: Joe

Prepared By:
Grant Rundblade
Territory Manager
911 Tower Road
Mundelein, IL 60060
Cell (815) 988-6303
Fax (847) 678-5511
grundblade@reinders.com

<u>Quote ID</u>	Quote Valid Until 3/7/26
<u>Quote Date</u> 2/5/26	Tax may not always be included in quote

PRICE QUOTATION

QTY	CODE	DESCRIPTION	PRICE DETAILS
3	B140	<u>Kifco B140 with 5.5hp Booster Pump, 350' Hose</u> *Komet Twin Max Nozzle	\$46,524.00

Subtotal: \$46,524.00
Dealer Assembly & Delivery: \$0.00

Final Sales Price: \$46,524.00

Bid



Stronger Together

Downers Grove IL #14
5379 Walnut Ave
Downers Grove, IL 60515-4108
W: (630)515-8555

Bill To:

Wheaton Park District (#10982)
102 E Wesley St
Wheaton, IL 60187-5321
W: (630)665-4710

Ship To:

Wheaton Park District (#10982)
102 E Wesley St
Wheaton, IL 60187-5321
W: (630)665-4710

Created	Quote#	Due Date	Expected Award Date	Expiration Date
02/05/2026	8228624	03/05/2026	03/05/2026	03/05/2026

Printed	Job Name	Job Description	Job Start Date
02/05/2026 15:43:23	Kifco 2026 updated pricing		03/05/2026

Line #	Item #	Item Desc	Qty	UOM	Unit Price	Extended Price
1	51314002KTM	B140 + Twinmax + Decal Kit	3		11,243.600	33,730.80
2	50006820	5.5 Hp Honda Booster Pump (B3)	3	EA	2,592.663	7,777.99
3	50308530-SO	Mounting Kit (B3)	3		1,580.321	4,740.96
4	FREIGHTOUTBILLED	Freight	1	EA	562.319	562.32

Total Price: \$ 46,812.07

Quoted price is for material only. Applicable sales tax will be charged when invoiced. All product and pricing information is based on the latest information available and is subject to change without notice or obligation.
Local tax may differ based on locations and local codes.



4720 Yender Avenue ♦ Lisle, IL 60532
Toll Free 1-888-963-7333 ♦ Local (630) 963-8787
Fax (630) 963-8814 ♦ www.natseed.com
www.conservfs.com

February 5th, 2026

Wheaton Park District

Komet Twinmax B140 Water Reel w/5.5 HP Honda Gas w/Franklin

Price for 3 units: \$46,350.00

Estimated delivery for 3 units: \$2,250.00

Total delivered price for 3 units: \$48,600.00

Quote is good for 30 days



TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks and Planning
Ian Pickett, Assistant Director of Parks and Planning
Nic Novak, Superintendent of Parks and Projects

THROUGH: Michael Benard, Executive Director

RE: Spring Athletic Field Turf Product Order

DATE: March 4, 2026

SUMMARY:

The Parks and Planning department aims to aggressively improve the turf quality on the Wheaton Park District's athletic fields. Parks staff worked with Justin Kirtland and Arrowhead Golf Course staff in fall 2025 to improve turf in select locations within Seven Gables Park.

In Spring 2026, staff will continue and expand on this new athletic field turf maintenance program. We aim to order products for our spring 2026 applications and will prepare solicitations for our summer and fall applications at a later date. In future years, we plan to consolidate our purchasing to one annual order, similar to golf's process.

A variety of different chemicals, seeds, and fertilizers are used in the maintenance of athletic field turf. The products we aim to use will likely change annually based on growing conditions (precipitation and temperature), severity of turf damage, athletic field usage, and threats from pests and disease.

Alternate brands of products with similar active ingredients may not use the same technology or produce the desired results. Because of this we prefer to use name brands until we can test the others ourselves or get reliable information from industry peers about the effectiveness of each. We will continue to explore generic and off-brand options in the future.

We may not always choose the least expensive product when an alternative is offered. Many chemicals have different formulations or release rates that make them difficult to control and, in many cases, increase the number of applications required. In other cases, the active ingredients are different, and the products are not the same. We may choose to accept bids for alternatives, as well as the original products in some cases, to allow for the testing of products and to use them if they prove effective.

PREVIOUS COMMITTEE/BOARD ACTION:

N/A

REVENUE OR FUNDING IMPLICATIONS:

There is \$150,000.00 budgeted in 20-101-000-53-5349-0000 for Athletic Field supplies, including turf products.

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioners approve proposals highlighted in yellow on the Attached Chart. Alternates are listed in red, may not be direct comparisons. The breakdown is as follows:

Results

Spring 2026 Athletic Field Turf Products RFP				
Product	Unit Size	Advanced Turf Solutions	Tyler Enterprises	Conserv FS
21-0-0 Ammonium Sulfate	50-lb bag	\$19.95	\$18.20	\$16.50
Anderson's 16-0-8 + Escalade	50-lb bag	\$25.00	\$27.70	\$27.00
Anderson's 22-0-4 w/ HCU and Black Gypsum DG	50-lb bag	\$39.10	\$43.70	-
Anderson's 21-22-4 with Mesotrione	50-lb bag	\$59.95	\$65.00	\$65.00
22-3-11 50% XCU w/ Foliar-Pak Armament	50-lb bag	\$23.00	\$27.70	\$28.00
ATS Barenburg HGT Seed w/ Foliar-Pak XCD (KBG)	50-lb bag	\$212.50	-	\$247.50
ATS Barenburg RPR Seed w/ Foliar-Pak XCD (Rye)	50-lb bag	\$125.00	-	\$94.50

We have used Advanced Turf Solutions and Conserv FS in the past and are satisfied with their products and service.

TO: Board of Commissioners
FROM: Brian Kimbrough, Director of Parks and Planning
Adam Lewandowski, Director of Athletic Programs & Facilities
Steve Hinchee, Superintendent of Planning
THROUGH: Michael Benard, Executive Director
RE: Rice Pool & Aquatic Center Concept and Cost Study
DATE: March 4, 2026



SUMMARY:

The Rice Pool is 36 years old, and it is time to consider renovations to ensure its continued viability and meet the needs of the community. Previously FGM Architects and Counsilman-Hunsaker & Associates conducted an audit of existing conditions to assess what would be needed to continue operation in the future and what costs may be involved to renovate or upgrade various systems and features to current standards. As a next step staff are seeking to engage an architect to develop concept plans and cost estimates. FGM Architects and Williams Architects each provided a proposal for this work.

PREVIOUS COMMITTEE/BOARD ACTION:

The concept was reviewed and discussed at the Capital Projects review meeting on January 17, 2026. The Board reached consensus that it required more information for their consideration of the future improvements.

REVENUE OR FUNDING IMPLICATIONS:

Account 40-800-846-57-5701-0000 has \$200,000 budgeted in 2026 for Rice Pool study.

STAKEHOLDER PROCESS:

Athletic Department Staff will be involved in the concept and feasibility planning process.

LEGAL REVIEW:

Legal counsel will draft a professional services agreement.

ATTACHMENTS:

FGM Architects proposal
Williams Architects proposal

We have prior experience with both firms. We have attached only portions of their comprehensive proposals including the introductory letter, fee/schedule proposal and relevant background and experience.

RECOMMENDATION:

Staff are reviewing the proposals and will provide a recommendation.



REQUEST FOR PROPOSALS - WHEATON PARK DISTRICT

RICE POOL & WATERPARK STUDY



26 FEBRUARY 2026

PRESENTED BY:
Williams Architects
One Pierce Place, Suite 550w
Itasca, IL 60143
(630) 221-1212

Tom Poulos, AIA, NCARB
CEO / Managing Principal
(630) 221-1212 X 120
tcpoulos@williams-architects.com



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26 February 2026

Mr. Mike Benard, Executive Director
Wheaton Park District
102 E. Wesley Street
Wheaton, Illinois 60187

Mr. Steve Hinchee, Superintendent of Planning
Wheaton Park District
102 E. Wesley Street
Wheaton, Illinois 60187

Re: Response to 2026 Rice Pool & Water Park Study

Dear Messrs. Benard and Hinchee:

Williams Architects is pleased to submit our proposal in response to the Wheaton Park District's Request for Proposals for professional services to study the feasibility, renovation, and potential redevelopment of the Rice Pool & Water Park. This project holds special significance for our firm. Williams Architects was the original architect for the Rice Pool & Water Park when planning began in 1986. The facility is part of our firm's legacy in community aquatic design, and it represents the beginning of a long-standing commitment to creating meaningful, high-quality recreational environments. The opportunity to help guide the next chapter of this important community asset truly matters to us, both professionally and as a reflection of who we are as a firm.

Understanding of the Scope of Services

Williams Architects recognizes that this study extends beyond documenting existing conditions. Our goal is to provide the Wheaton Park District with clear, decision-ready guidance for reinvestment. Our scope will focus on utilizing the existing conditions study and any additional information to evaluate the performance, limitations, and remaining life of the current infrastructure; identifying realistic opportunities for reinvestment through targeted renovation (remodel) or redevelopment (re-imagine); and developing an innovative solution that represents the identity of the Wheaton Park District for the next 30+ years. Through our knowledge base on this highly specialized project type including aquatic programming, operational efficiencies, scalability, creativity, and long-term sustainability we will work collaboratively with the District to review the planning scenarios, while confirming regulatory and site constraints early in the process. We will translate those findings into well-defined concept plans with reliable cost benchmarks for each Option (renovation or redevelopment) that allow the District and Board to confidently compare options and make an informed decision to establish a practical path forward.

Project Team and Partners

The Williams Architects project team will include myself (Tom Poulos) as Principal-in-Charge / Project Designer, Andreas Symeonides as Project Manager, and Julia Suriano as Project Architect / Aquatic Designer. Together, our IDPH Certified Team brings extensive experience in aquatic design.

For Aquatic Engineering and Program / Design Peer Review, Williams Architects will partner with one of two nationally recognized Firms, Councilman-Hunsaker or Water Technology, Inc., both of which have long-standing, successful relationships with our firm. We propose to work with the Park District in determining the best fit for your specific project needs, based on the District's / staff's past experiences and those of your peers. Furthermore, Williams Architects can evaluate and share our experiences as well. This will ultimately lead us to the preferred Aquatic partner. Additionally, Williams Architects will collaborate with a third-party construction firm (either Stuckey Construction, Lamp, Inc. or W.B. Olson) to provide accurate, independent cost estimating, ensuring financial feasibility and supporting informed decision-making throughout the project. All three of these firms are IDPH Certified, have a great deal of aquatic construction expertise, and a long history with Williams Architects in successful project outcomes.

Our Commitment to the Wheaton Park District

Williams Architects is deeply committed to helping the Wheaton Park District make confident, informed decisions about the future of Rice Pool & Water Park. Having originally designed the facility, we bring a unique understanding of its history, evolution, and role within the community. We are honored by the opportunity to continue our relationship with the District and to contribute our experience, insight, and passion to a project that is central to our firm's heritage.

We also believe our current work with the Fieldhouse, and the Rice Pool & Water Park (if we are so fortunate to be selected) have strong planning and design influences that would be of benefit to the District. Thank you for your consideration of the Williams Architects team. We look forward to the opportunity to assist the Wheaton Park District in shaping a thoughtful, realistic, and sustainable future for Rice Pool & Water Park.

Sincerely,

Tom C. Poulos, AIA, NCARB
CEO / Principal-in-Charge
tcpoulos@williams-architects.com / 708.494.2920



PROJECT SCHEDULE



PROJECT

SCHEDULE

We attribute our success in maintaining rigorous adherence to schedules to our ability to collaboratively set realistic expectations with our clients or, alternatively, respond to pre-determined schedules by devising sensible and effective methods to organize project tasks. Collaboration among client and consultants is critical throughout the process and must begin with realistic schedule setting.

We schedule our workload in an orderly manner to consistently and comprehensively meet your expectations while deploying our staff in a rational and productive manner. We also strive to have projects that are in various stages of service, from master planning to construction, in our workflow, so as to maintain a uniform workload, thus avoiding "peaks and valleys" in our operations.

Our procedure for maintaining project schedules includes outlining with the owner at the outset of a project an explicit, step-by-step process that considers both owner objectives and our capabilities with respect to fulfilling them. Having then established an ongoing series of deadlines, we have a course of milestones that allow us to realize outstanding results in project schedule management.

Utilizing Williams' proprietary **Box Matrix Schedule** tool and the **Preliminary Project Schedule**, we will work in conjunction with the Park District and our consultant team to outline a detailed schedule for each phase of the project. The Box Matrix Schedule includes activities and milestones, project meetings, and tasks to be completed by each party in advance of each meeting or milestone.

This tool is used to communicate expectations / commitments, manage the overall schedule, and monitor the incremental tasks required by each party. The Matrix is updated and reviewed at each team meeting.

We are available to start this project immediately upon selection and your authorization to proceed.

NOTICE TO PROCEED

Early March 2026

CONDITIONS REVIEW & DATA COLLECTION

2 Weeks

- Project kickoff meeting with District leadership and staff
- Review existing drawings, reports, maintenance history, and prior studies
- Confirm goals, evaluation criteria, and decision framework
- Collect operational data (attendance, staffing, revenue, expenses, and programming)

SITE ASSESSMENT

2 Weeks

- Site, utilities, and infrastructure review
- Regulatory and code constraints confirmation
- Constructability and phasing considerations

OPERATIONAL AND PROGRAM ANALYSIS

2 Weeks

- Review how the facility is used today
- Evaluate current and future programming needs
- Identify operational challenges, staffing impacts, and flexibility limitations)

RENOVATIONS VS. REDEVELOPMENT SCENARIOS (CONCEPTS)

4 Weeks

- Develop side-by-side planning concepts:
 - Renovations to existing facility
 - Redevelop new facility

PRELIMINARY PLAN COST ESTIMATES & DRAFT CONCEPTS

4 Weeks

- Develop capital cost estimates for each option
- Refine concepts

DRAFT PRESENTATION

2 Weeks

- Develop Board Presentation
- Prepare executive summary and visuals
- Present findings to Wheaton Park District Committee / Staff

BOARD PRESENTATION

15 July 2026

- Final Rice Pool & Water Park Study Board Presentation



FEE PROPOSAL





26 February 2026

Mr. Mike Benard, Executive Director
Wheaton Park District
102 E. Wesley Street
Wheaton, Illinois 60187

Mr. Steve Hinchee, Superintendent of Planning
Wheaton Park District
102 E. Wesley Street
Wheaton, Illinois 60187

Re: Response to 2026 Rice Pool & Water Park Study

Dear Messrs. Benard and Hinchee:

Williams Architects is honored to submit this fee proposal to the Wheaton Park District for the Rice Pool & Water Park Study. As the original architect of Rice Pool & Water Park, we have a unique understanding of its history, design, and potential, and we are deeply committed to helping the District shape its future. We are very excited about the opportunity to work on this project and are fully open to discussing our proposed fees to ensure they align with the District's expectations. We welcome the chance to review the scope in detail and provide a clear, "apples-to-apples" comparison, tailoring our services and fees to best support the District's goals and vision for Rice Pool & Water Park.

PROPOSED SERVICES

We propose to provide the Wheaton Park District the following services (and as outlined within this response):

Study Existing Conditions and Available Information:

We will review the details of the work plan with the Owner's Senior Staff and other participants deemed appropriate by the Owner's identified Project Manager. We will review and assess all previously completed studies, along with the strengths and weaknesses associated with the same. We will follow the aforementioned with a Project kick-off meeting which will address the following:

- Identify Project Team and Project Managers (Owner and Project Consulting Team).
- Review and establish comprehensive project timeline.
- Review previous study findings and assess / validate the same.
- Review our methodology contained in the scope of services herein and agree on the implementation strategies regarding the same.
- Identify additional data / documentation (data collection) to be provided by Owner for the Project Consulting Team to review.
- Review available construction delivery methods on the potential future procurement approach for this Project. We will provide a concise packet of materials and assist in the facilitation of this Owner-led initiative.

Facility/Area Programming:

We will develop a Facility / Area Program, which is derived from our proprietary and comprehensive database of previous studies on this highly specialized project type, in order to ensure there are no gaps or overlaps between program areas and the associated space requirements for the Project needs. We will utilize that information to finalize a program that lists space and area necessary to meet all of the Project's functional needs. Additionally, we will:

- Meet with the representatives and potential partners of the client to review their program needs and establish / document the same as required.
- Establish and review the Project budget, and describe anticipated scope of work, as it relates to the site and facilities program elements / areas.
- Present data that will define the facility's areas, function, spatial relationships, and initial order of magnitude cost.
- Prioritize the space in terms of need, use and operation.
- Include precedent photos and / or diagrams / templates for the core program elements of the Project.

Site Analysis / Design:

We will conduct a preliminary planning and engineering evaluation of the site. This process will consist of the following:

- Review all available site documentation provided by the Wheaton Park District staff for potential facility location and design parameters.
- Assess potential site issues to include utilities, storm water, site topography, site access, location, compatibility, and other related site parameters.
- Discuss the sites, facility / amenity site needs, and to determine criteria that will be used to judge the comparative benefits of the proposed facility improvements and location(s).
- Investigate the site to include a preliminary review of constructability, visibility, available utilities, preliminary zoning impact, street access, pedestrian and vehicular access and community presence / impact.
- Conduct a preliminary storm water investigation of potential impact / issues at the site and discuss our findings with the Owner, along with any potential ordinances impacting the site.
- Review the location of the site relative to its impact on the Owner's operations. We will also review the Owner provided existing soils borings, environmental assessments and survey information currently available.
- Review site design parameters with regards to the location of site amenities. This will be reviewed with the Owner and incorporated into a refined site solutions, which will be integrated seamlessly with the facility Conceptual Designs for the Project.
- Present the Site Analysis / Design findings to the Owner in concert with the facility Conceptual Designs at the appropriate stages of the Project.

Conceptual Design:

We will provide the professional Architectural and Planning services required to address the Project. We will provide two (2) design solutions for the Owner's review and incorporate comments elicited through this process - One solution for Renovations to the Existing Facility and one solution for Redeveloping a New Facility (3 revisions total each), evolving the concept into a directional solution, with representative set of Concept Design drawings and documents. We will provide a preliminary order of cost magnitude budget to assist the Owner with the budgeting goals of the Project. Once the Owner is satisfied with the Conceptual Design Plans, we will prepare presentation quality renderings and will attend a regular Wheaton Park District Board meeting to present the design solution attained.

Final Concept Design Deliverables:

- Colored Planning Option(s) Diagram(s)
- Colored Site Plan(s)
- Colored Floor Plan(s)
- Utilize precedent Facility / Area Programming photos for the various amenities

Optional Add:

- Exterior Concept Design Renderings for potential Pre-Referendum promotions - (Level TBD -See Attached Exhibit for Quality Levels)

Preliminary Plan Cost Estimates:

The basic premise behind our approach to cost management is collaborative and evaluates all facets of the Project from the performance of multiple phases during the planning, design and construction of the Project. We realize that all parties' involvement contributes to a cost-effective built Project. Consistent attention by all parties to cost management and control will result in true economy. We also believe that appropriate action taken during each Project phase will determine the Project's cost effectiveness. In the Conceptual Layout and Design Phase of this Project we will provide a preliminary order of magnitude cost estimate for the proposed solution which addresses:

- Site preparation, amenities and infrastructure costs
- Facility elements and systems.
- Other related Project Hard and Soft Costs to provide a Total Project Budget

The final preliminary order of magnitude cost estimate will support the Final Conceptual Design.

Executive Summary Report:

We will provide a synthesis of all the identified services herein, and incorporate them into a packet of deliverables for our instruments of service, as well as participate in the presentation of the report to the Wheaton Park District. The Final Study / Deliverables (instruments of service) shall consist of:

- One (1) digital executive summary report with pertinent exhibits, attachments, and back-up documentation from the study.
- Colored and / or rendered conceptual presentation drawings as identified in the Conceptual Design Task.
- One final presentation of the report as identified in the Conceptual Design Task.

PROPOSED FEE

In the spirit of our long-lasting history with the Wheaton Park District, we are proposing a relationship fee as follows:

2026 RICE POOL & WATER PARK STUDY

\$28,000.00

• Study Existing Conditions and Available Information	\$ 500.00
• Facility / Area Programming	\$ 1,000.00
• Site Analysis / Design	\$ 1,500.00
• Conceptual Design (Renovation & Redevelopment Options)	\$ 21,000.00
• Preliminary Plan Cost Estimates	\$ 3,000.00
• Executive Summary Report & Presentation	\$ 1,000.00

REIMBURSABLE EXPENSES

In addition to our professional services listed above, we shall also invoice the Wheaton Park District for our reimbursable expenses at a direct cost. Reimbursable expenses include project related expenses such as travel, vehicle mileage, miscellaneous printing & photocopying, photography, postage / messenger / overnight courier, project related supplies, etc.. All files will be provided to the District in digital format. We estimate our reimbursable budget not to exceed \$2,500.00.

FUTURE DESIGN SERVICES

We would propose to provide Basic Architectural & Engineering Services as a percentage of the approved Construction Cost of the Work. The Basic Architectural & Engineering Services include: Architectural, Aquatic Engineering, Landscape Architect, Structural, Mechanical, Plumbing, Electrical & Fire Protection Engineers,

We understand there are two viable options at this point in time for consideration. To that end, we propose the below noted Cost of Work and resulting fee percentages as follows:

Renovation - \$15,000,000+ at 8.0%.

Redevelopment - \$25,000,000+ at 7.0%

INVOICING

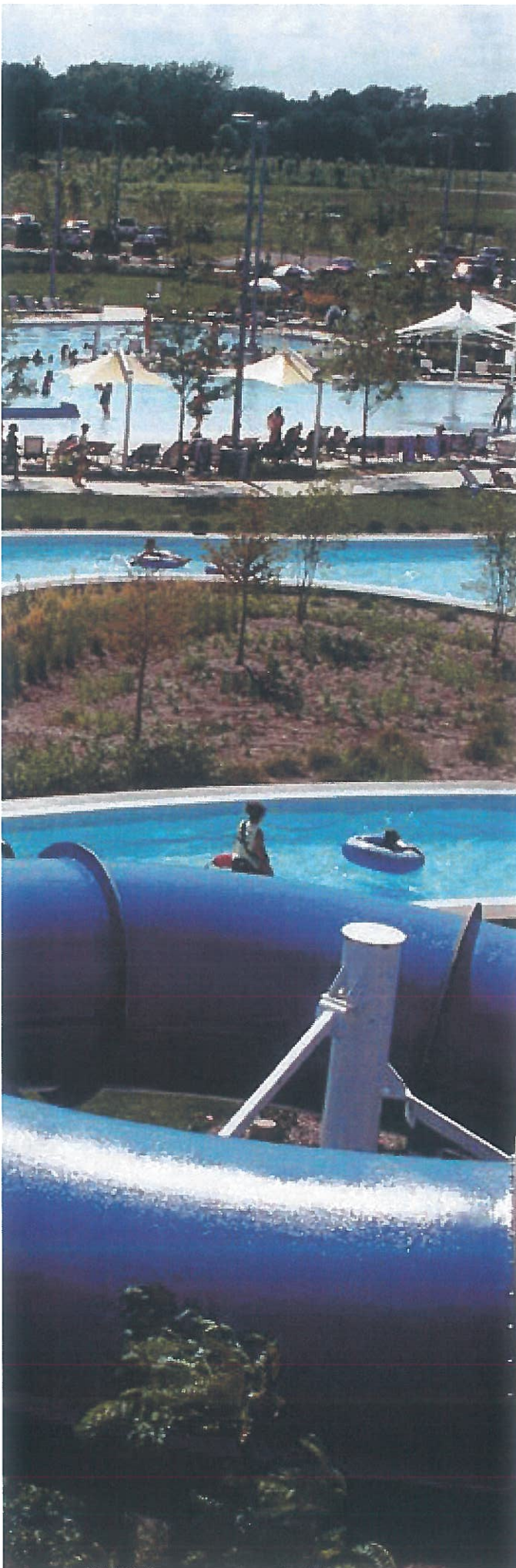
We shall invoice on a monthly basis for work performed in the previous month. Payment is due within 30 days of receipt of invoice.

Thank you again for this wonderful opportunity to provide our Fee Proposal to the Wheaton Park District. We look forward to the possibility of working with you on this very exciting project. If you have any questions or comments, please don't hesitate to call.

Sincerely,



Tom C. Poulos, AIA, NCARB
CEO / Principal-in-Charge
tcpoulos@williams-architects.com / (708) 494-2920



BACKGROUND AND EXPERIENCE



SIMILAR PROJECT EXPERIENCE

Williams Architects has extensive experience with Sports, Recreation & Aquatic facilities throughout the Nation, with a particular emphasis in the Midwest. We have had the pleasure of working on over 375 Aquatic projects. Our experience ranges from Comprehensive Master Plans to Conceptual Design to Implementation, including Renovations, Additions and New Construction.

A highlight of our Aquatic Experience includes work for:

- | | | |
|-------------------------------------|---|---------------------------------------|
| Addison Park District, IL | College of the Mainland, TX | Fox Point HOA, IL |
| Alief ISD, TX | Collinsville, City of, IL | Fox Valley Park District, IL |
| Ankeny, City of, IA | Columbia Association, MD | Galena Territory Association, IL |
| Appleton, City of, WI | Columbus, City of, OH | Galesburg, City of, IL |
| Arlington Heights Park District, IL | Cress Creek Country Club, IL | Geneseo Park District, IL |
| Augustana College, IL | Crystal Lake Park District, IL | Geneva Park District, IL |
| Barrington Park District, IL | Cumberland Green Co-Op, IL | Glen Ellyn Park District, IL |
| Bartlett Park District, IL | Decatur Park District, IL | Glenview Park District, IL |
| Bettendorf, City of, IA | Deerfield Park District, IL | City of Grand Island, NE |
| Beverly Country Club, IL | DeKalb Park District, IL | Hawthorne Park District, IL |
| Bloomington Park District, IL | Des Moines, City of, IA | Hickory Hills Park District, IL |
| Bloomington, City of, IL | Des Plaines Park District, IL | Park District of Highland Park, IL |
| Bolingbrook Park District, IL | District 214, Elk Grove, IL | Hillcrest Country Club, IL |
| Brownsburg, Town of, IN | Dundee Township Park District, IL | Village of Hinsdale, IL |
| Buffalo Grove Park District, IL | Dyersburg, City of, IL | Hoffman Estates Park District, IL |
| Butterfield Park District, IL | Eastern Iowa Swimming Foundation, IA | Huntley Venture, LLC/Ryland Homes, IL |
| Canton Park District, IL | Eastfield College, TX | Indianapolis, City of, IN |
| Cape Coral, City of, FL | City of Eden Prairie, MN | Intercontinental Hotel, IL |
| Carmel Parks & Recreation, IN | Edgewood Valley Country Club, IL | Iowa City, City of, IA |
| Carol Stream Park District, IL | Edina, City of, MN | Itasca Park District, IL |
| Cary Park District, IL | Elgin, City of, IL | Joliet Park District, IL |
| Cedar Rapids, City of, IA | Elk Grove Park District, IL | Kewanee Park District, IL |
| Champaign Park District, IL | Elmhurst Park District, IL | LaGrange Field Club, IL |
| Channahon Park District, IL | Elmwood Park, Village of, IL | Lake Bluff Park District, IL |
| Chicago Park District, IL | Fishers, City of, IN | Lake Point Tower, IL |
| Chicago Ridge Park District, IL | Forest Park, Park District of, IL | Lamar ISD, TX |
| Chicago State University, IL | Forest Preserve District of Cook County, IL | Lancaster County Dept. of P&R, PA |
| Clarendon Hills Park District, IL | Four Lakes Snow & Sport, IL | LaPorte Natatorium, TX |





Laredo ISD, TX
 Libertyville Parks & Recreation, IL
 Lincolnwood Park District, IL
 Lisle Park District, IL
 Lockport Township Park District, IL
 Macomb Park District, IL
 Maine South High School, IL
 Maple Grove Community Center, MN
 M-NCPPC, Prince George County, MD
 Maywood Park District, IL
 McHenry High School, IL
 Medinah Country Club, IL
 Memorial Park District, IL
 Michigan Shores Club, IL
 Mid America Developments, IL
 Midlothian Country Club, IL
 Mokena Park District, IL
 Morton Grove Park District, IL
 Mount Prospect Park District, IL
 Mundelein Park District, IL
 Naperville Park District, IL
 Nelsonville Outdoor Pool, OH
 New Port Richey, City of, FL
 Normal, Town of, IL
 North Berwyn Park District, IL
 Northbrook Park District, IL
 North Putnam Schools, IN
 Oakbrook Terrace Park District, IL

Oak Brook Park District, IL
 Oak Forest Park District, IL
 Oak Lawn Park District, IL
 Oak Park Country Club, IL
 Oak Park, Park District of, IL
 Olivet Nazarene University, IL
 Olympia Fields Country Club, IL
 Orange Township, OH
 Oregon Park District, IL
 Orland Park, Village of, IL
 Oswegoland Park District, IL
 Palatine Park District, IL
 Palmer House Hilton, IL
 Palos Heights, City of
 Peoria Park District, IL
 Quad Cities, IL
 Racine Unified School District, WI
 Richardson ISD, TX
 Ridgemoor Country Club, IL
 River Trails Park District, IL
 Riverside Swim Club Pool, IL
 Roselle Park District, IL
 Royal Melbourne Country Club, IL
 St. Charles Park District, IL
 Sandwich Park District, IL
 Schaumburg Park District, IL
 Schiller Park, Village of, IL
 School District U-46, IL

Sheridan Corporation, Wilmette, IL
 Sioux Falls, City of, SD
 Skokie Park District, IL
 South Elgin, Village of, IL
 Sterling Park District, IL
 Streamwood Park District, IL
 Sun City - Huntley, IL
 Swim Labs
 Sycamore Park District, IL
 Troy, City of, MI
 Urbana Park & School District, IL
 Vernon Hills Park District, IL
 Virginia Beach, City of, VA
 Waukegan Park District, IL
 West Chicago Park District, IL
 West Cook YMCA, IL
 Western Springs Swim Club, IL
 Westerville, City of, OH
 Westmont Park District, IL
 Westmoreland Country Club, IL
 Wheaton College, IL
 Wheaton Park District, IL
 Wheeling Park District, IL
 Wilmette Park District, IL
 Winnetka Park District, IL
 Wood Dale, City of, IL
 Woodridge Park District, IL
 YMCA of Metropolitan Chicago, IL
 Zion Park District, IL

Please find below a representative sampling of our recent project experience completed within the past five years. In addition, we have included, as an attachment, a sample set of pre-referendum and SD deliverables prepared for the Barrington Park District's Kraken Cove project to further illustrate the quality, depth, and relevance of our work.



THE WILLIAMS

TEAM ADVANTAGE

What separates the Williams Architects Team from its competitors is our in-depth understanding of what it takes to do a project of this type and our hands-on approach by our highly experienced team members. We are recognized experts in Aquatic / Recreational Planning and Design. Our team is comprised of experienced and talented staff who are dedicated to fully achieving your goals. The awards that our projects receive and the references from our clients are a testament to our success.

We understand the importance of seeking a skilled professional team with a quick response, cost control, solid project management, and personal service. The Williams Architects Team incorporates all these attributes into our projects by providing in-house planning, architecture, and construction estimating services that are accurate, practical, functional, cost-effective, schedule sensitive, and visually attractive.

We are confident that we can offer the Wheaton Park District the services, creativity, attention to

detail, and communication / engagement with staff required to deliver a successful project outcome. We believe that our skills are a good fit for this Project As indicated in our response to your request for proposals, our experience is extensive and demonstrates a track record of highly successful projects.

We express a commitment to architectural design that emphasizes economy and efficiency, durability and creativity, and client satisfaction. We are a client-oriented team, committed to developing a thorough understanding of our clients and their project needs. We will provide a design solution that establishes a visual identity in harmony with the environmental context of your project that reflects and respects the character of the Wheaton Community.

Thank you for considering the Williams Architects Team as your partner on this Project.



WHEATON PARK DISTRICT

2026 Rice Pool and Water Park Conceptual Planning Services
February 26, 2026





SECTION

1

Introduction Letter



Mr. Steve Hinchee
Superintendent of Planning
Wheaton Park District
102 E. Wesley St, Wheaton, Illinois 60187

February 26, 2026

Re: 2026 Rice Pool and Water Park Conceptual Planning Services, Wheaton, Illinois

Dear Mr. Hinchee:

We are very excited to submit this proposal to develop concept plans to renovate or rebuild your exceptional Rice Pool and Water Park aquatic facility. Our proposed team has two long-time Wheaton Park District residents, who have both spent extensive time at Rice Pool while raising our kids in Wheaton. We understand the positives and negatives associated with the existing pool layout through personal experience, in addition to our 2025 Facility Assessment Study. Our team members have completed more than 175 aquatics projects. Our ability to deliver innovative solutions that support our clients' goals and meet their financial objectives sets us apart from other firms. FGM Architects (FGMA) is excited for the opportunity to work with the Wheaton Park District and continue to build a strong relationship with the Park District.

Our team is well-positioned to help the Wheaton Park District develop concept plans and budgets for Rice Pool to chart the best path moving forward. Our entire team will work closely with the Park District to understand the needs of the community while being the champion for staff and operator expectations. We will provide the Wheaton Park District:

Leadership in Aquatic Design. Our team has experience locally, regionally and nationally in this specialized aquatic planning and design. This includes assessing, programming, planning and design for both new and renovated aquatic and other leisure facilities, including pools, water parks, spray grounds and splashpads.

Knowledge in the deployment of best practices for aquatic, park and recreation center design. Our team's profound experience with operations and management of recreation amenities will make our assessment real and impactful for the District, creating a foundation for planning, financial and operational evaluations.

Unparalleled talent in working with public constituencies. In particular, FGMA works with aquatic and recreation operators, and municipalities – to achieve consensus and establish a stable project foundation.

Delivering signature recreation/aquatics projects to communities is what we do best. We encourage you to contact our references as their satisfaction is the best demonstration of our success on similar projects. With offices in Westchester and Chicago, our team can quickly respond to the Park District's needs at any time. We welcome the opportunity to collaborate with the Wheaton Park District on this exciting project. Please feel free to contact us with any questions or need additional information.

Sincerely,

Dan Nicholas, AIA
Principal-in-Charge
DanNicholas@fgmarchitects.com | 630.576.1086

John Dzarnowski, AIA
Recreation Subject Matter Expert & CEO
JohnDzarnowski@fgmarchitects.com | 630.368.8319



SECTION

4

Fee Proposal



FGMARCHITECTS

February 26, 2026

Mr. Steve Hinchee
Superintendent of Planning
Wheaton Park District
102 E. Wesley St
Wheaton, Illinois 60187

Re: 2026 Rice Pool and Water Park Conceptual Planning Services, Wheaton, Illinois

Dear Mr. Hinchee:

FGM Architects is pleased to submit this proposal to provide architectural services for Rice Pool and Water Park in Wheaton, Illinois. We are very excited at the possibility of continuing our relationship with the Park District with this effort. We believe that our team is uniquely qualified to deliver a successful project for the Wheaton Park District.

- We are long-time Wheaton Park District residents, and have spent extensive time at Rice Pool while raising our kids in Wheaton.
- FGMA provides a collaborative process with clients, community and consultants leading to a more integrated project approach and better quality of project documentation and coordination.
- Team members and consultants have extensive experience in aquatic and recreational facilities and are skilled facilitators of community participatory processes.
- FGMA brings to the project a reputation for design excellence and quality service throughout Illinois.

We have enclosed a copy of our proposal for your review. Should you have any questions regarding the enclosed proposal or require additional information please let us know. We look forward to the opportunity to assist the Wheaton Park District with this project.

Sincerely,



FGM Architects Inc.
John Dzarnowski, AIA, NCARB | CEO
johnd@fgmarchitects.com

WE BUILD COMMUNITY
FGM Architects Inc. | An Employee-Owned Firm
Illinois • Missouri • Texas • Virginia • Wisconsin

Proposal for

Architectural Services

for

2026 Rice Pool and Water Park Conceptual Planning Services
Wheaton, Illinois

Submitted to:

WHEATON PARK DISTRICT
102 E. Wesley
Wheaton, Illinois 60187

By:

FGM ARCHITECTS INC. (FGMA)
1 Westbrook Corporate Center, Suite 1000
Westchester, Illinois 60154

February 26, 2026

2 of 7

1.0 SCOPE OF PROJECT

- 1.0.1 Wheaton Park District, hereinafter referred to as the Owner, intends to develop a **Concept Plan** for a potential replacement pool facility or pool renovation at Rice Pool.
- 1.0.2 The property for the Project is currently owned by the Wheaton Park District.
- 1.0.3 We do not anticipate any zoning requirements for this phase of the Project.

2.0 SCOPE OF ARCHITECT'S SERVICES

FGM Architects Inc., hereinafter referred to as FGMA or Architect, shall provide the following Professional Architectural Services for the Project:

2.1 Concept Planning Services

- 2.1.1 Architect shall prepare up to three (3) concept plans, working with Park District staff and Board, to identify potential future pool options, aquatic features and amenities for the site including the following:
 - .1 Pre-application meeting with permitting authorities
 - .2 Proposed design solution
 - .3 Meet with staff to review designs
 - .4 Provide executive summary of report
 - .5 Present concepts to park board for approval
- 2.1.2 In preparation for developing the concept plans, the Architect will study existing conditions and available information, such as:
 - .1 Review available plan documents
 - .2 Data collection (existing utility locations and capacity, easements, etc.)
- 2.1.3 Architect will prepare a budget for each concept developed to aid in decisions regarding project scope. A third-party construction management company will then be engaged to verify budget decisions, and update the project budgets, by providing cost estimates for each of the concepts. We would propose to engage IHC Construction Companies LLC to provide the third-party cost estimates. FGMA has worked with many Construction Managers and General Contractors over the years to build aquatic facilities; W. B. Olson, Inc, Corporate Constructions Services (no longer in business), Lamp Incorporated, Schaeffges Brothers, Inc., to name a few. All of these are great construction managers who provide excellent pre-construction services including cost estimating and who we would be happy to partner with. For this project, we are proposing IHC Construction due

to their depth of experience working with FGMA and/or our team members. This experience leads to a greater depth of understanding the specifications of the final, built project while estimating at a very early, conceptual level.

- .1 We currently have 2 aquatic projects under construction with IHC for the Clarendon Hills Park District and the Roselle Park District.
- .2 IHC Construction recently completed a project for the Norridge Park District designed by FGM Architects and Counsilman-Hunsaker.
- .3 Jim Leppert, formerly with IPRM and PHN Construction, has over 30+ aquatic projects on his resume, many with FGMA team members.

2.1.4 Our team is available to assist the Park District with any of the following services, for an additional fee, if desired:

- .1 Meetings with neighbors or the community to solicit and incorporate feedback on the proposed concepts before presentation to the Park Board.
- .2 We will solicit feedback from our aquatic engineer, Counsilman-Hunsaker, who helped prepare the previous Pool Audit, as necessary to clarify or augment concept planning best practices or decisions for this project.
- .3 Our Aquatic Engineer, Counsilman-Hunsaker can provide community engagement services through online data-gathering and aquatics-focused workshops, meetings with community representatives and stakeholders to develop a list of priorities for the facility's uses and objectives.
- .4 Our Aquatic Engineer, Counsilman-Hunsaker, can provide revenue and expense projections to operate any or all of the concept plans developed. These projections, often call a "Pro-forma Analysis" include detailed calculations of annual operating revenues and expenses based on the specific concept, the gathered data and analytical research; opinions of financial performance (e.g., positive or negative cash flow), projected annual operating budget and sources of funding.

2.1.5 We are ready to begin this project immediately, and believe the conceptual drawings portion of the project will be completed within 2 months of the start date. If any public meetings are added to the scope of the project, this may extend the time period slightly to accommodate scheduling these meetings. After completion of the conceptual drawings, an additional 3 weeks is necessary to complete the third-party cost estimates of the concepts.

2.1.6 We would propose modifying the included "Indemnification" clause included in the "General Insurance Provisions" to match the "Indemnification" clause agreed to between FGMA and the Wheaton Park District for the "Wheaton Park District

Arrowhead Driving Range Improvements” Agreement dated September 29, 2025.

2.2 Consultants

- 2.2.1 IHC Construction Companies LLC will be engaged as the Construction Manager to provide cost estimating services. No other consultants are provided for this scope of work.
- 2.2.2 Survey, geotechnical (soil borings), material testing and hazardous waste engineering services are not included in this proposal.

3.0 ARCHITECT'S COMPENSATION

The Owner shall compensate FGM Architects for professional Architectural services rendered in connection with the Project under this Proposal as follows:

- 3.1 For all professional services in connection with the **Concept Planning Services** as described in **Paragraphs 2.1 and 2.2** above we propose a **Lump Sum Fee of \$7,500 plus Reimbursable Expenses** as defined within this Proposal (local travel (travel less than 100 miles), phone, fax, and printing of review sets for design coordination shall not be charged as a Reimbursable Expense). Fees for the project are distributed as follows:
 - .1 FGMA (Concept Plans & Budgets): \$7,500
 - .2 IHC Construction (Cost Estimates): no charge
- 3.2 For any Additional Services authorized by the Owner beyond the scope of this Proposal FGMA shall be compensated on the basis of the hourly rates described in the attached Hourly Rate Schedule for the professional and technical employees engaged on the Project plus Reimbursable Expenses. Consultants Hourly Billing Rate Schedule for the Project, if applicable, shall be forwarded to Owner upon Owner’s request.
- 3.3 In addition to the compensation above, FGMA shall be reimbursed for additional expenses in connection with the Project, invoiced to the Owner at One Hundred Ten Percent (1.10) times Architect’s actual direct cost of same, for the below items. We currently do not anticipate any Reimbursable Expenses for this Project.
 - 3.3.1 Expense of postage and/or delivery.
 - 3.3.2 Expense of reproducing or scanning Owner’s “existing conditions drawings” or “construction drawings” of facilities being evaluated.

- 3.3.3 Expense of presentation boards printed “out-of-house” or models authorized by the Owner.
- 3.3.4 Travel and living expenses in connection with Architect’s out-of-town travel (if required) as authorized in advance by the Owner.
- 3.3.5 Fees and expenses of any consultants not included in 2.2 above.
- 3.3.6 Expense of Contract Document printing for permit submittal.
- 3.3.7 Any fees paid by FGMA to authorities having jurisdiction over the project.
- 3.3.8 Expense of Contract Document printing for bidding and construction purposes.

3.4 Payments

- 3.4.1 Payments shall be made by the Owner to FGMA upon receipt of FGMA's invoice in accordance with the Local Government Prompt Payment Act.

3.5 Non-payment of invoices shall constitute grounds for discontinuing service.

4.0 FORM OF AGREEMENT

- 4.1 Should our proposal be acceptable; execution of the signature page below will indicate acceptance of this proposal, and this document shall serve as our Agreement for the work indicated above, unless the Owner wishes to negotiate a different form of Agreement.

We appreciate this opportunity to be of service to the Wheaton Park District for this exciting Project.

FGM ARCHITECTS INC.

Agreed and Accepted by:

Wheaton Park District

FGM Architects Inc.

By _____

By _____

Title _____

Title _____

Date _____

Date _____

HOURLY RATE SCHEDULE

Effective February 1, 2026**

Where the fee arrangements are to be on an hourly basis, the rates shall be those that prevail at the time services are rendered. Current rates are as follows:

FGM ARCHITECTS INC.

Arch V	\$320.00
Arch IV	\$275.00
Arch III	\$240.00
Arch II	\$200.00
Arch I	\$160.00

Interior Designer IV	\$270.00
Interior Designer III	\$220.00
Interior Designer II	\$170.00
Interior Designer I	\$140.00

Intern	\$85.00
Project Administrator	\$150.00

*Hourly rates are subject to adjustment on November 1 each year.



SECTION

2

Background and Experience



In collaboration with our clients, we create aquatic facilities that are inclusive, environmentally responsible and true to their surroundings.

For more than 30 years, FGMA has been leading the conversation about recreation architecture.

Designing extraordinary aquatics facilities that enhance the quality of life, foster community engagement, and promote water stewardship - all while delivering exceptional value to our clients.

FIRM NAME

FGM Architects Inc. (FGMA)

PROJECT OFFICE LOCATION

1 Westbrook Corporate Center, Suite 1000
Westchester, Illinois 60154
630.574.8300

FGMA specializes specializing in the design and development of innovative aquatics facilities. With a deep passion for water-centric design and a commitment to excellence, we create aquatic spaces that inspire, entertain, and promote wellness. Our team of architects collaborate closely with clients to deliver unique solutions that exceed expectations and transform visions into reality.

Our in-house team of architects and interior designers is dedicated to delivering specialized solutions that reflect the unique needs of each facility and exceed the expectations of users.

Our diverse portfolio of projects includes community aquatic centers, water parks, splash pads, and natatoriums. Interior space planning, finishes selection, and furnishings procurement create inviting and comfortable indoor environments within aquatics facilities, including locker rooms, concession areas, and event spaces.



HIGH-PERFORMANCE DESIGN IS GOOD DESIGN



High-performance design embodies a holistic approach, emphasizing resilience to shocks, long-term operational efficiency, resource conservation and the well-being of building occupants.

WHY IS IT IMPORTANT?

High-performance design is essential as it integrates resilience, operational efficiency, resource conservation, and occupant well-being, ensuring that buildings withstand shocks and stresses but also contribute positively to the environment and human experience.

As an organization, our drivers for delivering projects that integrate these core concepts are centered around the following principles:

- **Responsible Design:** Passionate about designing great spaces and taking the long-term implications of solutions seriously.
- **Community Aspect:** Thrive on bringing creative solutions that have a broader community impact.
- **Data Driven:** Using data-driven design to optimize building design and systems, creating safe, secure, comfortable spaces. Informed design decisions can impact the long-term operational costs of a building as well as the health and wellness of its users.

Our discovery process begins with a conversation about project goals and priorities and establishing performance targets. Measurement and verification of goals are a key component of designing solutions that are rooted in data and based on the specific, unique needs of the project and the people who use it. This allows us to identify and measure community impact.

RESILIENT DESIGN

Communities face both acute shocks (e.g., severe storms) and chronic stresses (like climate change) affecting residents' livelihoods. Assessing projects through a resilience lens provides a comprehensive view, benefiting both construction and location. This method identifies key challenges, considers responses, and implements successful solutions.

SUSTAINABLE DESIGN

Sustainable design minimizes a facility's environmental impact by considering local, regional, and global communities, along with ecological, economic, and social needs. We balance these factors with your budget and goals to achieve energy savings, lower operating costs, enhance occupant comfort, and promote stewardship of natural resources.

WELLNESS

Wellness focuses on health, well-being, and quality of life. Designing for wellness is embedded in our philosophy. In early conversations and planning sessions, we conduct extensive research and data gathering to fully understand occupants' and community needs. The findings combined with best practices and your vision and goals informs the design, promotes belonging, and ultimately strengthens the human experience.

BIOPHILIC DESIGN

Biophilic design is the practice of connecting nature, human biology, and the built environment. It can reduce stress, enhance cognitive function, and improve mood and performance. We integrate natural materials such as wood, stone, vegetation, along with daylight and colors inspired by nature. Incorporating biophilic design is proven to have the same effect as being outside.

Our experience demonstrates that FGMA brings to the Wheaton Park District the necessary skills to translate your needs into reality.

Our experience brings value to your project. We provide quality design that responds to the functional and aesthetic requirements of each project. We consistently deliver projects that are reflective of the high level of energy and creativity of our team.

We have the leadership expertise to oversee the schedule, budget, communication and management issues involved in projects.

The projects we have highlighted on the following pages are just a few of the solutions FGMA has provided to our clients to meet their special and unique needs.



FGMA AQUATIC FACILITY EXPERIENCE

ARLINGTON HEIGHTS PARK DISTRICT, IL
Arlington Ridge Center *RENOVATION*

BLOOMINGDALE PARK DISTRICT, IL
Oasis Water Climbing Wall
Oasis Water Park *RENOVATION*

CITY OF EDWARDSVILLE, IL
Spray and Play Park

CITY OF HIGHLAND, IL
Pool Study & Design *FEASIBILITY STUDY*

CITY OF MT. VERNON, IL
Aquatic Facility *MASTER PLAN*
Mt. Vernon Aquatic Zoo

CITY OF PONTIAC, IL
Pontiac Pool *FEASIBILITY STUDY*

CITY OF SALEM, IL
Salem Aquatic Center

CLARENDON HILLS PARK DISTRICT, IL
Lions Park Pool Facility *AUDIT*

DEERFIELD PARK DISTRICT, IL
Mitchell Park Pool *RENOVATION*

EAST ST. LOUIS PARK DISTRICT, IL
Pop Myles Aquatic Park
CONCEPT DESIGN

ROCKFORD PARK DISTRICT, IL
Magic Waters Little Lagoon *RENOVATION*

GLEN ELLYN PARK DISTRICT, IL
Sunset Pool *RENOVATION*

LOMBARD PARK DISTRICT, IL
Moran Water Pool *AUDIT*
Paradise Bay Aquatic
Paradise Bay Water Park *ENHANCEMENTS*

MT. PROSPECT PARK DISTRICT, IL
Big Surf Water Park *STUDY*

NORRIDGE PARK DISTRICT, IL
Pool *AUDIT & REPLACEMENT*

NORTHBROOK PARK DISTRICT, IL
Sports Center Pool *RENOVATION*

VILLAGE OF LINCOLNWOOD, IL
Proesel Park Aquatic Center *MASTER PLAN*

WARREN O'PLAINE HS, IL
Pool *RENOVATION & UPGRADE STUDY*

CITY OF FARMINGTON, MO
Aquatic Center *RENOVATION*

BOLINGBROOK PARK DISTRICT, IL
Bolingbrook Recreation and Aquatic Center (BRAC)

GURNEE PARK DISTRICT, IL
FitNation Aquatic *RENOVATION*
Hunt Club Aquatic

PARK RIDGE PARK DISTRICT, IL
Centennial Aquatic Center *RENOVATION*

STREAMWOOD PARK DISTRICT, IL
Recreation Center-Indoor Aquatic

HANOVER PARK PARK DISTRICT, IL
Seafari Springs Aquatic

HINSDALE GOLF CLUB, IL
Aquatic Center, Tennis Complex and Turf Care Center *NEW*

ITASCA PARK DISTRICT, IL
Pool Deck *RENOVATION*
Water Park Bathhouse *REPLACEMENT*

KANKAKEE PARK DISTRICT, IL
Splash Valley Aquatic Park

LAKE BLUFF PARK DISTRICT, IL
Lake Bluff Pool *AUDIT, REPAIRS & ADDITION*
Blair Park Pool *CONCEPTS & RENOVATION*
Pool & Sunrise Beach *RENOVATION*

NILES PARK DISTRICT, IL
Howard Leisure Center *RENOVATION*

EVANSTON GOLF CLUB, IL
Aquatic Campus *NEW*

VILLAGE OF GLENDALE HEIGHTS, IL
Aquatic Center *EXPANSION & RENOVATION*

DEERFIELD PARK DISTRICT, IL
Deerspring Splash Pad

CHICAGO PUBLIC SCHOOLS, IL
More than 75 Pool *RENOVATIONS*
Clemente HS Pool *RENOVATION*

LIST OF IN-PROGRESS PROJECTS

ARLINGTON HEIGHTS PARK DISTRICT, IL
Recreation Park Pool *REPLACEMENT*

DUNDEE TOWNSHIP PARK DISTRICT, IL
Aquatics Assessment

CLARENDON HILLS PARK DISTRICT, IL
Lions Park Pool *RENOVATION*

ROSELLE PARK DISTRICT, IL
Kemmering Pool *RENOVATION*

NORTHBROOK PARK DISTRICT, IL
Meadowhill Aquatic Center *RENOVATION*

TO: Board of Commissioners
FROM: Brian Kimbrough, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning
THROUGH: Michael Benard, Executive Director
RE: CUSD-200 Temporary Construction Easement Agreement
DATE: March 4, 2026



SUMMARY:

Community Unit School District 200 will begin construction on Eddison Middle School Property as part of their recent successful referendum. Work includes the expansion of the gymnasium into property formerly leased by the park district and other interior non athletic portions of the school building. The school district previously agreed to fund the reconstruction of a sport court on park district property as part of the gymnasium expansion project.

Additionally, the school district has requested a temporary construction easement to the south of the building for constructing staging and construction parking. The limited parking at Edison Middle School, the protracted construction schedule (across two school years), and the fact that park district property lines are situated in a very tight fashion around the school building create limited to no options for construction staging and parking. This easement will affect portions of the park, including one ballfield. Legal counsel was engaged to prepare a Temporary Construction Easement Agreement outlining the terms and specifying the restoration that is expected at the conclusion of the project.

PREVIOUS COMMITTEE/BOARD ACTION:

August 5, 2009 – Approval of Lease Agreement for Kelly Park Improvements
August 12, 2012 – Approval of Contract with Chicagoland Paving for Construction
December 17, 2025 - Approval to terminate Lease Agreement for Kelly Park Improvements

REVENUE OR FUNDING IMPLICATIONS:

CUSD-200 will fund the reconstruction of the areas affected by the easement agreement.

STAKEHOLDER PROCESS:

Coordination with CUSD-200 is ongoing. The Athletic Department and the Baseball Softball Board of Control have been made aware that the field will be unavailable for an extended period beginning this Spring. Alternative plans for ballfield scheduling are being reviewed and include an offer from the school district for use of one of their ballfields during the easement period. The enlarged and rehabilitated gymnasium will positively impact our programming as we are primary users of school facilities beyond the school districts' typical scheduled use.

LEGAL REVIEW:

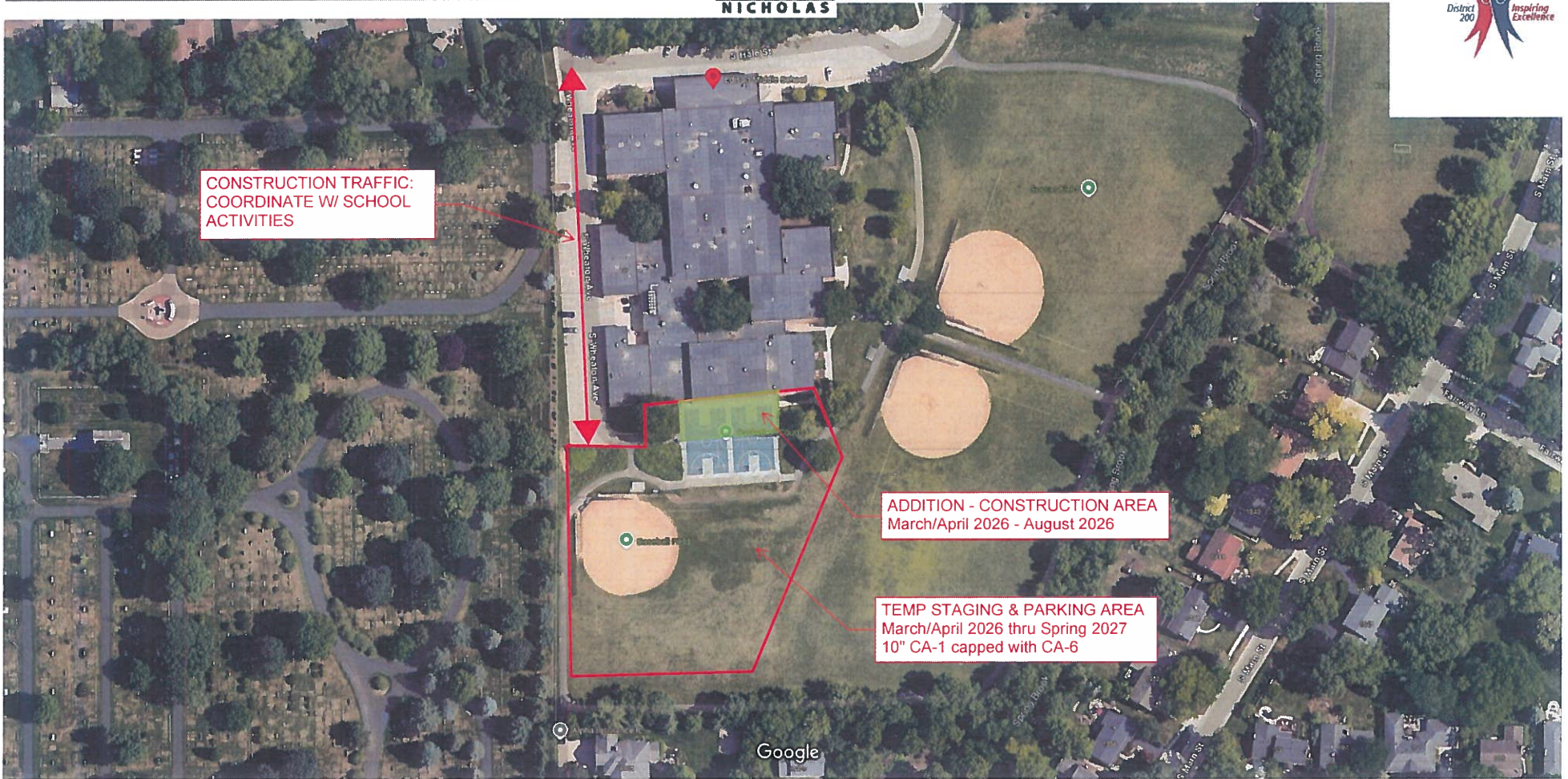
Legal counsel prepared the Temporary Construction Easement Agreement.

ATTACHMENTS:

Temporary Construction Easement Agreement and exhibits

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioners approve the Temporary Construction Easement Agreement with CUSD-200.



CUSD 200 - EDISON MIDDLE SCHOOL - SITE LOGISTICS PLAN - 5/19/25

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ("Agreement") is made and entered into as of this 18th day of March, 2026 ("Effective Date"), by and between the Board of Education of Community Unit School District 200, an Illinois school District ("School District"), and Wheaton Park District, an Illinois park District and unit of local government ("Park District"). School District and Park District are hereinafter sometimes referred to individually as a "Party," and collectively as the "Parties."

RECITALS

WHEREAS, the Park District is the owner of certain real property located at 1100 S. Main St, Wheaton, IL 60189, commonly referred to as Kelly Park ("Park Property"); and

WHEREAS, the School District is the owner of certain real property located at 1125 South Wheaton Avenue Wheaton, IL 60189, commonly referred to as Edison Middle School ("School Property"), and located adjacent to the Park Property; and

WHEREAS, the School District has plans to construct an addition to Edison Middle School ("Planned Improvements"); and

WHEREAS, the School District requires a temporary construction easement over a portion of the Park Property to facilitate the Planned Improvements, and the Park District is willing to grant such an easement, subject to the terms and conditions set forth in this Agreement; and

WHEREAS, the Park District has the authority to grant such an easement pursuant to Articles 8-1 and 8-11 of the Park District Code of the State of Illinois (70 ILCS 1205/8-1 and 8-11); and

WHEREAS, the Parties desire to formally establish their respective rights and obligations regarding School District's access to and use of certain portions of the Park Property.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals Incorporated. The foregoing recitals are incorporated herein by reference and made a part hereof as though fully set forth in this paragraph 1, the same constituting the factual basis for this Agreement.

2. Grant of Temporary Construction Easement. Subject to the terms and conditions of this Agreement, Park District hereby grants to School District, and any of School District's agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, a temporary construction easement over, on, and across those portions of the Park Property described and depicted in Exhibit A, attached hereto and incorporated herein by reference ("Easement Premises"), solely for the purpose of ingress and egress and to move, stage and store construction and other machinery, apparatus, equipment, vehicles, and personnel and to do such

other activities as School District shall deem necessary or desirable in connection with the Planned Improvements (“Temporary Construction Easement”). Notwithstanding the foregoing, School District shall not install any permanent facilities within the Easement Premises.

3. Term of Temporary Construction Easement. The Temporary Construction Easement granted pursuant to paragraph 2 of this Agreement shall begin on the Effective Date of this Agreement and shall expire April 30, 2027 which is estimated to be the final completion target date of the Planned Improvements on the School Property and approval by the Park District of all restoration work by School District on Park Property or the Easement Premises required by Section 6 of this Agreement.

4. Additional Easement Conditions. In addition to the other terms and conditions set forth in this Agreement, the Temporary Construction Easement, together with any ancillary rights given to School District under this Agreement, shall be subject to the following conditions:

(a) Park District reserves the right of access to and use of the Easement Premises in any manner not inconsistent with the rights granted to School District under this Agreement, including but not limited to the right to install landscaping, gardens, shrubs, driveways, sidewalks, parking lots, and ingress and egress roadways on the Easement Premises that do not then or later conflict with the Temporary Construction Easement or the easement rights granted hereunder.

(b) School District shall notify Park District at least seven (7) days prior to commencement of any access to or use of the Easement Premises. The Parties shall reasonably cooperate with respect to the commencement, timing, and location of such work or activity so as to protect the public at large and to avoid any interference with Park District’s use of the Park Property or the Easement Premises. School District shall also provide Park District with a copy of the construction schedule for the Planned Improvements as the same may be revised from time to time and otherwise give Park District reasonable advance notice of any planned activities on the Easement Premises that may affect Park District’s conduct of its normal activities and use of the Park Property.

(c) Any work or activity performed by any entity within the Easement Premises shall be performed in a safe and sound manner and in accordance with all applicable federal, state and local laws, including the ordinances and regulations of the City of Wheaton and the Wheaton Park District and shall be conducted in a manner so as to avoid damage to the Park Property.

(d) The Temporary Construction Easement shall be used and enjoyed solely by School District and its duly authorized agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, and School District shall not assign its easement rights in whole or in part to any other person or entity.

(f) The Park Property, including the Easement Premises, shall at all times be kept free of accumulations of debris, waste and garbage resulting from the Planned Improvements.

(e) No equipment, machinery or materials shall be brought or permitted to come onto or remain on any portion of the Park Property other than the Temporary Construction Easement Premises, and then subject to such reasonable restrictions, if any, as shall be specified by Park District.

(g) Park District shall have the right at any time to:

(i) impose weight and load restrictions on the Easement Premises which Park District reasonably determines are necessary or advisable under the circumstances; and

(ii) suspend the Temporary Construction Easement for safety or health reasons or for breach by School District of any of its obligations under this Agreement, until the reasons for the suspension have been rectified to Park District's reasonable satisfaction and without waiving Park District's right to terminate the Temporary Construction Easement as provided in paragraph 11, below.

(h) Park District shall have the right to enter upon the Easement Premises at any time(s) to inspect, maintain or repair the Park Property including the Easement Premises and improvements thereon, to determine School District's compliance with the terms and conditions of this Agreement, and for any other lawful purpose(s). Park District's reservation of such rights or its failure to exercise same shall not impose or create any responsibility or liability on Park District or affect, reduce or nullify in any way School District's obligations under this Agreement. School District shall cooperate with Park District's reasonable requests to inspect the Easement Premises.

5. Hazardous Materials. No explosives or flammable or hazard materials of any kind shall be transported across, brought upon, or stored or deposited on, the Park Property (except as needed for vehicles or equipment for the Planned Improvements provided that School District and its contractors shall be liable for any damage to or contamination of Park Property resulting from such activity or use). As used in this Agreement, "Hazardous Materials" means any hazardous or toxic substances, materials or wastes, including, but not limited to solid, semi-solid, liquid or gaseous substances which are toxic, ignitable, corrosive, carcinogenic or otherwise dangerous to human, plant or animal health or well-being and those substances, materials, and wastes listed in the United States Department of Transportation Table (49 CFR 972.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and amendments thereto or such substances, materials, and wastes regulated under any applicable local, state or federal law including, without limitation, any material, waste or substance which is (i) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as "hazardous substances" pursuant to Section 1251 et. seq. (33 U.S.C. Section 1321) or listed pursuant to Section 1004 of the Resource Conservation

and Recovery Act, 42 U.S.C. Section 6901 et. seq. (42 U.S.C. Section 6903), or (vi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601 et. seq. (42 U.S.C. Section 9601) or any other applicable environmental law.

6. Restoration Obligations.

- (a) **General Restoration Obligations.** Upon termination of the Temporary Construction Easement by expiration or otherwise, or upon completion of any work contemplated by this Agreement, School District at its sole cost and expense shall restore the Easement Premises, and any other affected portion(s) of Park Property, to the same or better condition as existed immediately prior to the commencement of any activity thereon by School District. All restoration, repair and replacement shall be completed to the reasonable satisfaction of the Park District within thirty (30) days after the termination of the Temporary Construction Easement or upon completion of any work contemplated by this Agreement, or if due to weather conditions or other circumstances which in Park District's opinion would make any such restoration, repair and replacement inadvisable, then within such later time period as Park District reasonably shall request.

- (b) **Restoration of Ballfield and other assets.** In addition to School District's general restoration obligations set forth above, the Parties acknowledge and agree that School District's use of the Easement Premises will involve damage to certain Park District assets including but not limited to a basketball/sport court, baseball/softball field, backstop, baseline/dugout fencing, player benches, turf, asphalt paths, native planting/pollinator garden area and limestone screened areas located on the Easement Premises. Upon termination of the Temporary Construction Easement by expiration or otherwise, or upon completion of any work contemplated by this Agreement, School District shall be responsible, at its sole cost and expense, to restore the assets, including but not limited to a basketball/sport court, baseball/softball field, backstop, baseline/dugout fencing, player benches, turf, asphalt paths, native planting/pollinator garden area and limestone screened areas in accordance with the plans, specifications, drawings, and other related documents prepared by the Wheaton Park District and attached hereto as Exhibit B and incorporated herein by reference, subject to any changes or modifications agreed to in writing by both Parties. All necessary restoration, repair and replacement contemplated by this subsection 6(b) shall be completed to the reasonable satisfaction of the Park District within 30 days after the termination of the Temporary Construction Easement or upon completion of any work contemplated by this Agreement, or if due to weather conditions or other circumstances which in Park District's opinion would make any such restoration, repair and replacement inadvisable, then within such later time period as Park District reasonably shall request.

7. School District shall conduct its operations on the Park Property entirely at its own risk. To the fullest extent permitted by the laws of the State of Illinois, School District hereby forever waives, relinquishes and discharges and holds harmless Park District, its elected and appointed officials, officers, employees, agents, and volunteers from any and all claims of every nature whatsoever, which School District may have at any time against Park District, its elected and appointed officials, officers, employees, agents, and/or volunteers, including without limitation claims for personal injury or property damage sustained or incurred by School District or any person claiming by, through or under School District, relating directly or indirectly to the Planned Improvements, the construction of the Planned Improvements, access to or use of the Easement Premises, or the exercise of the rights and privileges granted hereunder.

8. School District shall defend, indemnify and hold harmless Park District, its elected and appointed officials, officers, employees, agents, and volunteers against and from any and all liabilities, claims, losses, costs, damages and expenses of every nature whatsoever, including without limitation reasonable attorneys' and paralegal fees, suffered, incurred or sustained by any such indemnified persons, including without limitation liabilities for the death of or injury to any person or the loss, destruction or theft of or damage to any property, relating directly or indirectly to, or arising directly or indirectly from, the exercise by School District, its employees, agents, or contractors, or any other person acting on its or their behalf, or with its or their authority or permission, of the rights and privileges granted School District under this Agreement. School District shall defend, indemnify and hold harmless Park District against and from any and all claims, losses, costs, damages and expenses, including without limitation reasonable attorneys' and paralegal fees, suffered, sustained or incurred by Park District as a result of School District's breach of any provision of this Agreement or otherwise incurred by Park District in enforcing the terms of this Agreement.

9. Insurance.

(a) School District shall keep in full force and effect at all times during this Agreement commercial general liability insurance, including contractual liability coverage, Workers' Compensation insurance, and such other types of insurance in such amounts and with such companies or self-insurance pools as are reasonably acceptable to Park District, but, in any event, not less than the coverages and amounts set forth in Exhibit C. The minimum insurance coverage specified in this Paragraph 9 may be provided by self-insurance, participation in a risk management pool, commercial policies of insurance, or a combination thereof. School District shall name the Park District, its elected and appointed officials, officers, employees, agents, and volunteers as an additional insured on any such insurance, and shall provide Park District with a copy of a Certificate of Insurance and Additional Insured Endorsement evidencing same prior to commencing any work or activity on the Park Property, and said insurance shall not be modified, terminated, canceled or not renewed without at least thirty (30) days advanced written notice to the Park District.

(b) In addition to, and in furtherance and not in limitation of, School District's insurance obligations set forth above, and at no cost to Park District, School District

shall require any contractor(s) or subcontractor(s) performing any of the work contemplated by this Agreement to obtain and keep in full force and effect for so long as any claim relating to the Planned Improvements legally may be asserted, comprehensive general liability and property damage insurance written to include the coverages and for not less than the minimum limits, or greater if required by law, as provided in Exhibit C attached hereto and incorporated herein by reference, and to otherwise comply with all other requirements set forth therein. School District shall similarly require any contractor(s) or subcontractor(s) performing any of the work contemplated by this Agreement to defend, indemnify and hold harmless Park District in accordance with and as more fully set forth in Subsection D of Exhibit C attached hereto.

10. School District shall not cause or suffer or permit to be created any mechanics' or materialmen's liens or claims against the Park Property. School District shall defend, indemnify and hold harmless Park District from and against any such claims or liens.

11. The Temporary Construction Easement granted to School District hereunder may be terminated as follows:

- (a) immediately upon written notice to School District in the event School District or its contractor(s) shall fail to procure or maintain the insurance required, or shall fail to provide evidence of such insurance coverage as required, under paragraph 9, above.
- (b) immediately upon School District's failure to remedy or obtain remedy by its contractor(s) of any breach of any term or condition of this Agreement (other than paragraph 9 regarding insurance) within five (5) days after written notice of such breach is delivered to School District; or
- (c) immediately upon abandonment of the Planned Improvements by School District or its contractor(s). For the purposes of this subparagraph, abandonment shall be deemed to have occurred in the event no activity is conducted on the Planned Improvements for a period of sixty (60) consecutive days once the work has commenced, save for force majeure or casualty.

12. No waiver of any rights which Park District has in the event of any default or breach by School District under this Agreement shall be implied from failure by Park District to take any action on account of such breach or default, and no express waiver shall affect any breach or default other than the breach or default specified in the express waiver and then only for the time and to the extent therein stated.

13. Nothing contained in this Agreement shall be construed or deemed to diminish or constitute a waiver or relinquishment of the rights, privileges, defenses and immunities available or afforded to the Park District under the Illinois Local Governmental and Governmental Employee's Tort Immunity Act or under other State statutes affording similar protections.

14. There are no third-party beneficiaries to this Agreement, intended or otherwise, and no claim as a third-party beneficiary under this Agreement may or shall be made, or be valid against, either Party.

15. All notices provided for herein shall be served upon the Parties by personal delivery, email, fax or Certified United States mail, return receipt requested, at the following locations, or at such other location or locations as the Parties may from time to time designate in writing:

Notice to Park District:

Executive Director
Wheaton Park District
102 E. Wesley St.
Wheaton, IL 60187

Notice to School District:

Notices shall be deemed given when received by the Party to whom it was sent.

16. This Agreement contains the entire agreement between the Parties with respect to the use of the Park Property and the Easement Premises by School District in connection with the Planned Improvements and cannot be modified except in a writing, dated subsequent to the date hereof and signed by both Parties.

17. This Agreement may be executed in counterparts, each of which shall be an original, but all of which taken together shall constitute one and the same instrument. In the event any signature is delivered by facsimile or by email delivery of a scanned PDF file, such signature shall create a valid and binding obligation of the Party with the same force and effect as if the facsimile or scanned PDF page were an original thereof.

18. Nothing in this Agreement shall be deemed to create any joint venture or partnership between the Parties. Neither Park District nor School District shall have the power to bind or obligate the other except as to the extent expressly set forth in this Agreement.

19. This Agreement shall be governed and construed in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, each Party has caused this Agreement to be executed by a duly authorized officer thereof, as of the year and date first above written.

**BOARD OF EDUCATION OF
COMMUNITY UNIT SCHOOL
DISTRICT 200**

WHEATON PARK DISTRICT

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

EXHIBIT A

**DEPICTION OF PARK PROPERTY AND TEMPORARY CONSTRUCTION
EASEMENT PREMISES**

EXHIBIT B

**PLANS AND SPECIFICATIONS FOR RESTORATION OF PARK DISTRICT
BALLFIELD**

EXHIBIT C

INSURANCE REQUIREMENTS

A. Commercial General and Umbrella Liability Insurance

Contractor shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$3,000,000 each occurrence. The coverage amounts set forth may be met by a combination of underlying and umbrella policies so long as in combination the limits equal or exceed those stated.

CGL insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 10 93, or a substitute form providing equivalent coverage, and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

Park District, and its elected and appointed officials, officers, employees, agents, and volunteers shall be included as an insured under the CGL, using ISO additional insured endorsement CG 20 10 or a substitute providing equivalent coverage, and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance afforded to Park District. Any insurance or self-insurance maintained by Park District shall be excess of the Contractor's insurance and shall not contribute with it.

There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability arising from explosion, collapse, or underground property damage.

B. Workers Compensation Insurance

Contractor shall maintain workers compensation as required by statute and employers liability insurance. The commercial umbrella and/or employers liability limits shall not be less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.

C. General Insurance Provisions

1. Evidence of Insurance

Prior to beginning work, Contractor shall furnish Park District with a certificate(s) of insurance and applicable policy endorsement(s), executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above.

Failure of Park District to demand such certificate, endorsement or other evidence of full compliance with these insurance requirements or failure of Park District to identify a deficiency from evidence that is provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.

Park District shall have the right, but not the obligation, of prohibiting Contractor or any of Contractor's employees, agents, contractors, or subcontractors from entering the Park Property or the Easement Premises until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by Park District.

2. Acceptability of Insurers

For insurance companies which obtain a rating from A.M. Best, that rating should be no less than A- VII using the most recent edition of the A.M. Best's Key Rating Guide. If the Best's rating is less than A- VII or a Best's rating is not obtained, the Park District has the right to reject insurance written by an insurer it deems unacceptable.

3. Cross-Liability Coverage

If Contractor's liability policies do not contain the standard ISO separation of insured's provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

Contractor hereby represents to and covenants with the Park District that Contractor has and shall maintain (and encumber as necessary) adequate financial resources to cover and protect the Park District and its elected or appointed officials, officers, employees, agents, and volunteers with respect to any claim arising out of the activities to be conducted by or on behalf of Contractor on the Park Property that falls within a deductible or self-insured risk and is thereby not covered by insurance required to be provided under this Agreement.

4. Subcontractors

Contractor shall cause each contractor or subcontractor employed by Contractor to purchase and maintain insurance of the type specified above. When requested by the Park District, Contractor shall furnish copies of certificates of insurance and applicable policy endorsement evidencing coverage for each subcontractor.

D. Indemnification

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Park District and its officers, officials, employees, volunteers and agents from and against all claims, damages, losses and expenses including but not limited to legal fees (attorney's and paralegals' fees and court costs), arising out of or resulting from the performance of the Contractor's work, provided that any such claim, damage, loss or expense (i) is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property, other than the work itself, including the loss of use resulting therefrom and (ii) is caused in whole or in part by any wrongful or negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph. Contractor shall similarly protect, indemnify and hold and save harmless the Park District and its

officers, officials, employees, volunteers and agents against and from any and all claims, costs, causes, actions and expenses including but not limited to legal fees, incurred by reason of Contractor's breach of any of its obligations under, or Contractor's default of, any provision of this Agreement or its contract with the School District.

EXHIBIT A

DEPICTION OF PARK PROPERTY AND TEMPORARY CONSTRUCTION EASEMENT PREMISES



EXHIBIT B

PLANS AND SPECIFICATIONS FOR RESTORATION OF PARK DISTRICT BALLFIELD

ASPHALT PAVEMENT SPECIFICATIONS

1. MATERIALS – PATHS:

Compacted Gravel Base:
Minimum 6" of compacted CA-6 gravel

Binder Course:
1 1/2" minimum depth. Use N-50 asphalt.

Surface Course:
1 1/2" minimum depth. Use N-50 asphalt.

Total asphalt thickness = 3"

2. Construction Traffic & Protection of Work -

Construction Traffic:

Construction traffic must be confined to a 2' temporary construction easement located beyond existing pavement locations. Due to close proximity of construction traffic to existing facilities, absolutely no construction or vehicular traffic will be allowed outside of construction easement. Any rutting or damage made to the parks or facilities will be repaired by the Contractor, at the Contractor's expense. Contractor employee trucks and vehicles shall not be parked within the park. They shall park in appropriate parking lots or where allowed on the street curbside.

Protection of Work and Pedestrians:

Do not block access to and through the parking lots on site. Maintain access for vehicular and pedestrian traffic through the parking lot and park. Provide warning signs and or barricades in order to protect pedestrians and the work in progress throughout the entire length of the project. While excavating with heavy machinery, extra caution should be used to avoid damage to and to protect all possible manhole covers, structures, paving, shrubs, trees, retaining walls and any other park amenities.

Please note that the parking lots will need to be returned to a condition that allows for public access each evening during these repairs. The Contractor will be responsible to provide any necessary barriers or flagman to minimize conflicts with patrons.

CONSTRUCTION METHODS

Removal and Disposal:

While excavating or grinding with heavy machinery, extra caution should be used to avoid damage to possible manhole covers, drinking fountains, trees, benches, waste receptacles, or any other park amenity. The Contractor shall dispose of all excess spoils, excavated materials, trash, etc. of legally and properly off-site. Excess material not needed for reclaimed base will be removed from site as part of the bid amount.

In cases where the new or reclaimed asphalt is to abut existing pavement, saw-cut a clean edge for the joint between the new and old pavement.

Excavation:

Excavate so that when the stone base is installed, the width of the stone base will spill over the total width noted so as to provide a shoulder on which the binder and surface course can be applied. This will insure that no asphalt edge will sit upon soil or grass. At no time shall any portion of the new asphalt paths be installed upon exposed soil or anything that is not the appropriate compacted stone base.

Grading and Compacting of Gravel:

Gravel base shall be compacted repeatedly by wetting and rolling with a pneumatic-tired roller or a hand tamper to a 95% density. The gravel base surface is to be a smooth, uniform grade so that the surface will drain and not impound water and is to be approved by the Owner prior to any application of surface course. Final grades for all areas included under these specifications shall not vary more than one-tenth 0.1 of a foot from the established grades. The Owner reserves the right to make minor adjustments in lines and grades as the work progresses whenever such changes are considered necessary to better accomplish the true intent of the plans. In establishing the grade, ADA accessibility standards must be maintained while not impeding storm water drainage. Maintain a maximum 5% slope and a maximum 2% cross slope at all times.

The Contractor shall proof roll the base to ensure proper compaction is met. The Contractor shall coordinate with Owner.

Application of Binder Course and Surface Course:

Preparation of materials, mixing formula and transporting mixtures shall conform to IDOT specifications. The surface course shall be compacted to a density of not less than 93% of the maximum possible density. N-50 asphalt shall be used.

The binder and surface course shall be placed only on a base that is dry and shall be placed only when the air temperature in the shade is at least 45 degrees F or above. N-50 asphalt shall be used.

The binder and surface course shall be placed uniformly with a spreading and finishing machine to the grade specified on the plan or established by the Owner. An appropriate rolling pattern shall be established for the binder and surface course to determine the type

of rollers, number of passes and sequence of operations necessary to meet the density requirements as specified herein. The binder and surface course shall be compacted to a density of not less than 93% of the maximum possible density. Methods of compaction shall conform to the requirements to the satisfaction of the Owner. The finished surface shall be true, uniform in texture, free from ruts, depressions, cracks, tears, and checks. In the case of asphalt patching, the patch must be rolled and compacted to match the grade of the surrounding, existing asphalt.

Repair and Clean-up:

All areas disturbed by the Contractor's operations shall be repaired to their original condition. The Contractor shall pay for repair of all damages to existing roadways, sidewalks, curbs, utilities, plant material, turf and site amenities caused by their work.

At the completion of the work under contract, the Contractor shall remove all debris and accumulated materials caused by his work and legally dispose of it off site, and leave the site in a clean and neat order acceptable to the Owner.

WEATHER

The surface course shall be laid only on a base that is dry and shall be placed only when the air temperature in the shade is at least 45 degrees F. or above.

END ASPHALT PAVEMENT SPECIFICATIONS

BASEBALL INFIELD SPECIFICATION

Contractor to provide and install Quickpitch material to 4" uniform depth for proper drainage. The contractor is responsible for hauling and disposing of all excavated materials.

Reference Material

Please refer to the 'DuraEdge & Beacon Athletics Ballfield Design & Dimensions Guide' for measurements, base installation, mound/plate clay fortification, and other information. It is available for free download at <https://beaconathletics.com/ballfield-dimensions-guide/>.

Scope for Infields:

- Excavate infield to depth of four (4) inches. Grade and compact as subbase.¹
- Install and compact Quickpitch to a depth of four (4) inches²
- Install Owner-supplied home plate and pitcher's rubber at 43 feet⁴
- Contractor must preserve base anchors during excavation. Contractor must reinstall base anchors to proper depth and locations for 60 foot bases.³

- Contractor must restore turfgrass in all disturbed areas. Seed and blanket are acceptable; sod is not requested. Owner will water disturbed areas.
- Contractor must provide their own water. Contact City of Wheaton for water meter.
- Public restrooms and/or portable toilets are available at each location.
- Any jock box, or mat systems, found present during excavation must be preserved for reuse.

¹ Excavation depth may vary slightly based on each field's existing grades. Some areas of fields may need more or less than 4 inches to ensure proper surface drainage. Excavation plans for each field will be verified onsite between Owner and Contractor to ensure subbase prep matches the desired finished grades for proper surface drainage.

² It is imperative that there are four (4) inches of Quickpitch over the entire infield. At that depth, the Owner will be able to maintain the infield without the concern of mixing Quickpitch into the subbase. For optimal drainage and playability, the materials must remain separate.

³ Please refer to the 'Ballfield Design & Dimensions Guide.' Guide available for free download at <https://beaconathletics.com/ballfield-dimensions-guide/>.

⁴ Contractor must mark apex of existing home plate with rebar or other method to ensure new home plate is installed in same location. If it is determined that existing home plate locations are incorrect for a square field, then Contractor must notify the Owner to determine next steps.

Field Engineering

Construction layout including grade stakes, all other horizontal alignments, and preservation of control points or temporary benchmarks shall be the responsibility of the Contractor.

Disposal of Excavated Material

All temporary stockpiles shall be removed prior to completion of the Project. All excess excavated material will be required to be disposed of off-site. Disposal of excavated material will not be paid for separately. Any excess Quickpitch must be saved and delivered to offsite location to be determined by Owner.

END BASEBALL INFIELD SPECIFICATION

CHAIN LINK FENCING SPECIFICATIONS

I. FENCE REMOVAL

- A. Contractor shall remove and dispose fence fabric, post and footing completely. It is not acceptable to simply cut posts below grade. Post holes shall be backfilled as necessary unless they will be reused immediately for proposed fencing.

II. VEGETATION REMOVAL

- A. Removal Specifications: Removals will include topping and other operations necessary to safely remove the assigned trees. No trees or trunks are felled onto pavement. Work includes removal of basal sprout and brush and weeds within 3 feet of the trunk. The tree stump will be ground out to a depth of 6 inches below the normal surface level including all surface roots. Immediately after grinding each stump, the grindings must be removed from the work area. Adjacent sidewalks, lawns, streets, and gutters will be cleaned. Backfill consisting of clean, earthen soil should be used to fill the cavity, free of debris, to normal ground level and seeded with an approved seeding mix. Do not backfill with wood chips. All debris disposal must be provided by the contractor at no additional cost to the Owner. The chosen Contractor will be required to follow the ANSI Z-133 Standards for tree worker safety.

- B. Stump Grinding Specifications: For stump grinding not associated with a tree removal, stumps will be ground out to a depth of 6 inches below the normal surface level, including all surface roots. Immediately after grinding each stump, the grindings must be removed from the work area. Adjacent sidewalks, lawns, streets, and gutters will be cleaned. Holes are not to be left open overnight. Backfill consisting of clean earthen soil should be used to fill in the cavity, free of debris, to 4 inches above the existing lawn grade surrounding the stump site (to allow for settling) and seeded with an approved seeding mix. Do not backfill with wood chips.

III. FENCE INSTALLATION

- A. Site Examination
 - i. Ensure property lines and legal boundaries of Work are clearly established.
 - ii. Verify areas to receive fencing are completed to final grade.
- B. Chain Link Framework Installation
 - i. Install chain link fence system in accordance with ASTM F567 and manufacturer's instructions.
 - ii. Locate terminal post at each fence termination and change in horizontal or vertical direction of 30 degree or more.
 - iii. Space line posts uniformly.
 - iv. Concrete set posts: Dig holes in firm, undisturbed or, compacted soil. Holes shall have diameter 4 times greater than outside dimension of post, and depths approximately 6" deeper than post bottom. Excavate deeper as required for adequate support in soft and loose soils, and for posts with heavy lateral loads. Place concrete around posts in a continuous pour. Trowel finish around post and ensure footings are 6" below grade. No footings are to be above grade.

- v. Check each post for vertical and top alignment, and maintain in position during placement and finishing operations.
- vi. Bracing: Install horizontal brace and truss assembly at mid-height or above for fences and over at each fabric connection to the terminal post. The diagonal truss rod is installed at the point where the brace rail is attached to the terminal post and diagonally down to the bottom of the adjacent line post. Place the truss rod in tension by adjusting the turnbuckle.
- vii. Top rail: Install in lengths of 21'. Connect ends with sleeves forming a rigid connection, allow for expansion and contraction.
- viii. Center Rails: Install mid rails between line posts and attach to post using rail end or line rail clamps. A center rail is required for fabric height 10' and over.
- ix. Bottom Rails: Install bottom rails between posts and attach to post using rail end or line rail clamps.
- x. Touch up any nicks or scratches of the PVC color coating with liquid PVC paint.

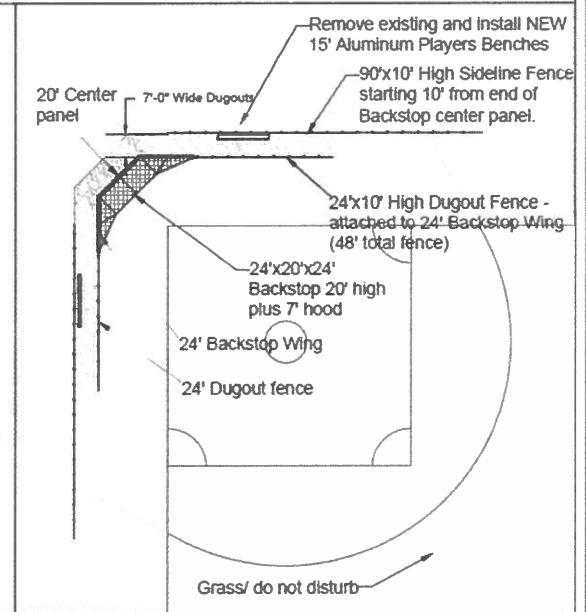
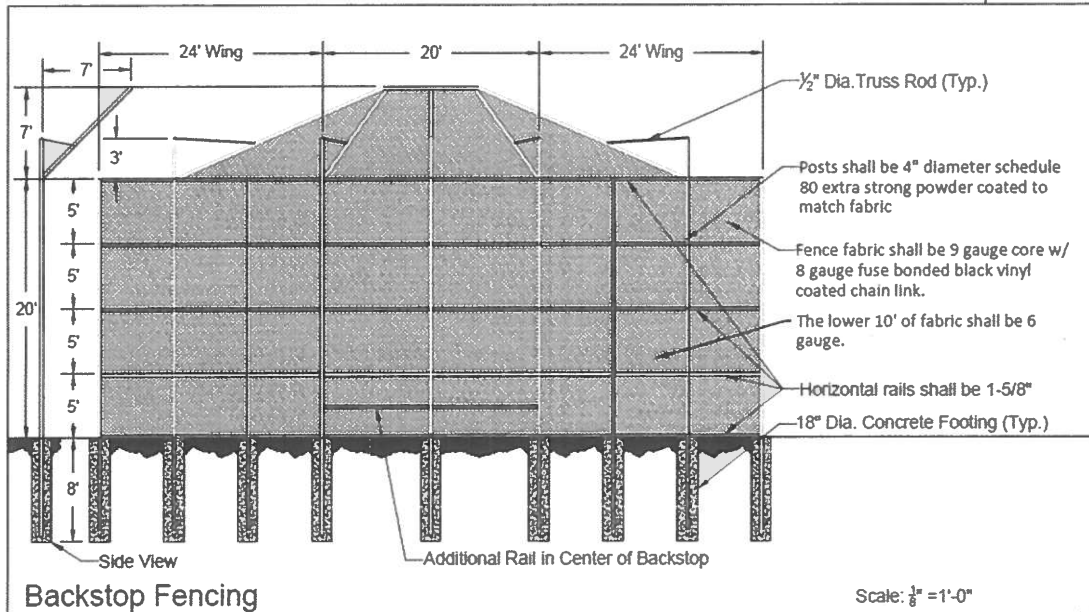
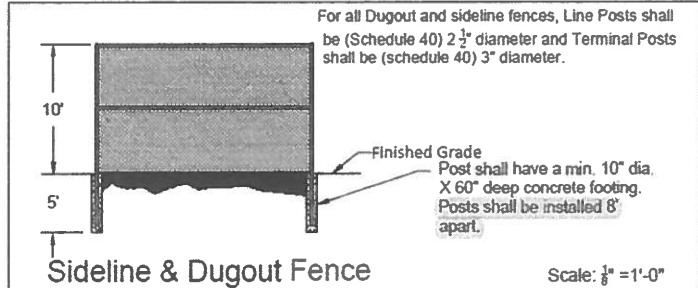
C. Chain Link Fabric Installation

- i. Fabric: Install fabric on security side, pull fabric taut; thread the tension bar through fabric and attach to terminal posts with tension bands spaced maximum of 15" on center and attach so that fabric remains in tension after pulling force is released. Install fabric so that it is 2" +/- 1" above finish grade.
- ii. Secure fabric using wire ties to line posts at 15" (381 mm) on center and to rails and braces 24" on center, and to the tension wire using hog rings 24" on center. Tie wire shall be secured to the fabric by wrapping it two 360 degree turns around the chain link wire pickets. Cut off any excess wire and bend back so as not to protrude so as to avoid injury if a pedestrian may come in contact with the fence.

END CHAIN LINK FENCE SPECIFICATIONS

Notes:

1. Remove & replace backstop & dugout fencing.
2. Remove and replace sideline fence.
3. Remove existing & install NEW 15' players benches. Benches shall be installed 8 inches from the back of the Dugout fence.
4. Contractor shall minimize disturbance. Touch up limestone screening & ball mix as needed.
5. All tops of concrete footings shall be 6 inches below grade.
6. All existing fence posts, bench posts and footings must be left at least 6 inches below grade, if not being removed.
7. FOR FIELD #24 ONLY (on N.E. side of school, closest to parking lot) the Dugout on the East side of the field (along 3rd baseline) shall be 6'6" wide. This is due to the proximity of a Sanitary Sewer line.
8. All other Dugouts shall be 7' wide.



WHEATON PARK DISTRICT

102 E. WHEATON IL 60107
 (630) 668-4700

**Kelly Park/Edison School
 2017 Fencing Projects
 Edison School Fields # 22, 23 & 24 Layout & Details**

drawn by	EM	revised by	
date	4/18/17	date	
checked by		revised by	
date		date	
file name:	2017 edison fence sheet	revised by	
		date	

TURF RESTORATION SPECIFICATIONS

- Restoration: The areas of work shall be restored with pulverized topsoil 4" – 6" deep and with blanket that is stapled down. Grass seed is to be Barenburg HGT Kentucky Bluegrass. Seed is to be applied at a rate of 2-3 lbs. per 1000 sq. ft. More is to be added if the area is sloped.

END TURF RESTORATION SPECIFICATIONS

COLORCOAT FINISH SPECIFICATIONS

COLORCOAT SCOPE:

This project shall consist of court color coating to create court surfaces that are of uniform texture and that are properly drained without depressions.

This includes: cleaning, leveling of depressions, crack filling applying 2 coats resurfacer, applying 2 coats of basketball court acrylic color, and layout and striping of playing lines.

It is the responsibility of the Contractor to adequately protect his Work from vandalism, weather, and accidental damage until the Work is accepted by the Owner; and to protect park users from harm's way due to the project. The Contractor shall bear the cost of repairing or replacing any damaged Work.

The basketball court areas surrounding the playing area shall have dark green surfaces. The service/playing areas shall be dark blue. Install 2-inch-wide white striping for all basketball court lines.

1. SUBMITTALS

- A. Submit filler material product data and specification information provided by the manufacturer.
- B. Furnish the manufacturer's material product data and specification information stating the color finish system is especially made for use on basketball courts.
- C. Submit 2 sets of color samples to the Owner for color evaluation.

2. QUALITY ASSURANCE

- A. Quality assurance personnel will perform intermittent inspections during the filling and color finish system operations.
- B. The Contractor is to supply the barrel or tote product and manufacturing production numbers for each barrel or tote of acrylic resurfacer or color product used on this project before any application of products.

C. The first coat of acrylic resurfacer shall have a minimum of 600 lbs. of sand per 50 liquid gallons of acrylic resurfacer (Pre-mixed).

3. ACRYLIC COLOR FINISH SYSTEM AND STRIPING

A. The color finish system and line striping paint shall be a non-glaring acrylic latex emulsion meeting the following requirements:

Basketball Courts:

Background Color - Dark Green (standard color) see illustration

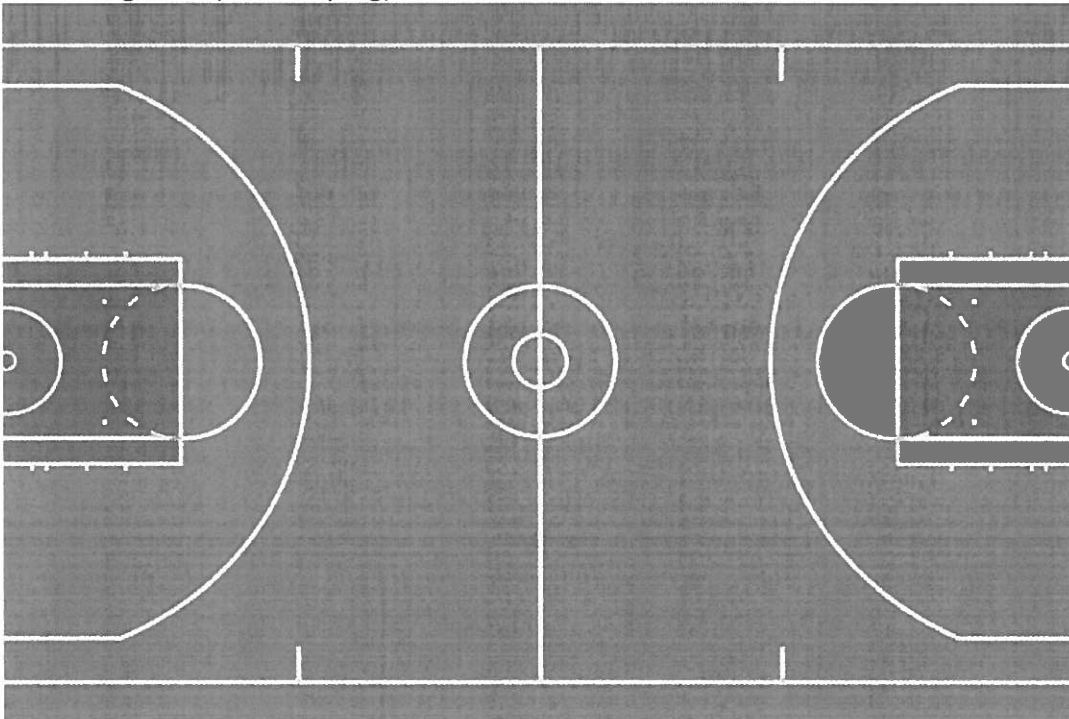
Service/Playing Court Color – Dark Blue (standard color)

Line Striping Color: White (2 inches wide for basketball courts)

Acrylic Latex Emulsion: 25% minimum

Pigment (Color): 40% minimum

Pigment (Line Striping): 40% minimum



B. Application:

1. The following workday after bituminous placement, flood the courts with water. Depressions holding water over 1/8-inch-deep shall be leveled with either a mixture of silica sand and Portland cement, "crack patch binder", or an acrylic emulsion filler. The color coat subcontractor must be present during the flood test.

2. If the leveling of the ponds requires a fine sand bituminous mix, the curing period will not start until the fine sand bituminous mix is in-place.

3. If the leveling of the ponds requires a “crack patch binder” or an acrylic emulsion filler, the leveling shall be performed after the curing period has expired.
4. Provide a minimum of two applications of the acrylic filler material at the consistency and thickness recommended by the manufacturer. Do not apply the material too thick. An application placed too thick may cause blistering and peeling of the color coat system.
5. The filler materials shall be completely cured before applying successive applications. If the materials have not cured properly, they may cause blistering and peeling of the color coat system.
6. Apply the acrylic filler materials during good weather conditions when the air temperature is between 55 degrees F and 90 degrees F and rain is not forecast or imminent.

4. ACRYLIC COLOR FINISH SYSTEM AND STRIPING

A. Surface Preparation:

1. Do not apply the background color system until all the depressed or deficient areas have been corrected.
2. The pavement surface must be completely cleaned of dust, dirt, debris, and all loose materials before the application of the color coat system.

B. Application:

1. Apply the color finish system at a rate of 0.05 gallons per square yard, or as recommended by the manufacturer, with a squeegee to provide a uniform texture, color, and density, free of holidays or voids.
2. Apply a minimum of two applications, more if recommended by the manufacturer. Provide additional applications over the entire surface if the final application is non-uniform. Apply additional coats until a uniform surface is achieved. Do not apply the material too thick. An application placed too thick may cause blistering and peeling of the color coat system.
3. The filler materials shall be completely cured before applying successive applications. If the materials have not cured properly, they may cause blistering and peeling of the color coat system.
4. The basketball court color coat system shall cure a minimum of 48 hours before applying the line striping paint.
5. Apply the color coat system and line striping during good weather conditions when the air temperature is between 55 degrees F and 90 degrees F and rain is not forecast or imminent.
6. Apply the line striping paint according to the U. S. Basketball Association, current regulations and ITF Specifications. Prior to application of marking paint, the surface of the court shall be free of all dust, dirt, debris or foreign matter. Lines shall be masked taped in order to assure razor sharp edges prior to painting. Equipment used for striping and painting will be standard equipment manufactured specifically for the purpose and in top operating condition. White lines shall be located, marked and taped in accordance with the attached striping

plan. Stripe the courts accurately applying two coats of white acrylic line paint using a gravity feed machine to regulation dimensions for singles and doubles play. No spray application or hand painting of lines to be done. Do not apply the line striping paint in windy conditions. Lines that are found to be crooked, wavy or out of line shall be colored out and restriped at no additional cost to the Owner.

SECTION 323650

FLEXIBLE BASKETBALL COURT COLOR FINISH SYSTEM

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes:**
 - 1. Filler material.**
 - 2. Color finish system.**

1.02 SUBMITTALS

- A. Submit filler material product data and specification information provided by the manufacturer.**
- B. Furnish the manufacturer's material product data and specification information stating the color finish system is especially made for use on basketball courts.**
- C. Submit 2 sets of color samples to the Owner for color evaluation.**

1.03 QUALITY ASSURANCE

- A. Quality assurance personnel will perform intermittent inspections during the filling and color finish system operations.**
- B. The contractor is to supply the barrel or tote product and manufacturing production numbers for each barrel or tote of acrylic resurfacer or color product used on this project.**

PART 2 PRODUCTS

2.01 ACRYLIC FILLER OVER BITUMINOUS PAVEMENT

- A. A cold-applied sealer manufactured with mineral fillers, suitable for mixing with graded mineral aggregate, meeting the following requirements.**

Color	Black
Acrylic	44%
Pigment	40%

- B. The mineral aggregate shall be a uniformly graded, durable, clean, hard material, or manufactured sand, free of clay lumps and organic matter, meeting the following requirements.

Sieve Size	Percent Passing by Weight
No. 16	100
No. 20	85 - 100
No. 30	15 - 85
No. 40	2 - 15
No. 100	0 - 2

- C. The first coat of acrylic resurfacer shall have a minimum of 500 lbs. of sand per 50 liquid gallons of acrylic resurfacer.

2.02 ACRYLIC COLOR FINISH SYSTEM AND STRIPING

- A. The color finish system and line striping paint shall be a non-glaring acrylic latex emulsion meeting the following requirements.

Background Color	Dark Green (basketball)
Playing Court Color	Dark Blue (basketball)
Line Striping Color	White
Acrylic Latex Emulsion	25% minimum
Pigment (Color)	40% minimum
Pigment (Line Striping)	40% minimum

PART 3 EXECUTION

3.01 ACRYLIC EMULSION FILLER OVER BITUMINOUS PAVEMENT

A. Surface Preparation:

1. For cracks that are 1/4" wide or wider, rout, sterilize and fill cracks with a mixture of silica sand and Portland cement, "crack patch binder", specifically designed for applications on basketball courts. The filler material shall be level with the adjacent surfaces. The filling of the cracks or low areas and sanding is to be approved by the Owner before any coatings or Crack Repair System is installed. Any installed before approval of the Owner will be removed for inspection and replaced by the contractor at the contractors expense.
2. For cracks that are less than 1/4" wide, seal the cracks with a color pigmented, cold applied elastomeric sealant, specifically designed for applications on basketball courts. The sealer material shall be level with the adjacent surfaces.
3. The pavement surface must be completely cleaned of dust, dirt, debris, and all loose materials by power washing. The power washing shall be performed with a high-pressure power washer capable of providing 6,000 psi for general dirt and debris removal.
4. Basketball courts or pickleball courts that need complete removal of the existing color coat system shall be power washed with a high-pressure power washer capable of removing the existing color coat system without causing any damage to the underlying bituminous or concrete surface.
5. On new bituminous surfaces, allow a minimum cure period of 28 days before the application of filler materials.

6. On existing basketball courts or pickleball courts or old bituminous pavement surfaces, apply a primer before using the filler materials.

B. Application:

1. The following workday after bituminous placement, flood the courts with water. Depressions holding water over 1/8 inch deep shall be leveled with either a mixture of silica sand and Portland cement, "crack patch binder", or an acrylic emulsion filler. The color coat subcontractor must be present during the flood test.
2. If the leveling of the ponds requires a fine sand bituminous mix, the curing period will not start until the fine sand bituminous mix is in-place.
3. If the leveling of the ponds requires a "crack patch binder" or an acrylic emulsion filler, the leveling shall be performed after the curing period has expired.
4. Provide a minimum of two applications of the acrylic filler material at the consistency and thickness recommended by the manufacturer. Do not apply the material too thick. An application placed too thick may cause blistering and peeling of the color coat system.
5. The filler materials shall be completely cured before applying successive applications. If the materials have not cured properly, they may cause blistering and peeling of the color coat system.
6. Apply the acrylic filler materials during good weather conditions when the air temperature is between 55 degrees F and 90 degrees F and rain is not forecast or imminent.

3.02 ACRYLIC COLOR FINISH SYSTEM AND STRIPING

A. Surface Preparation:

1. Do not apply the background color system until all the depressed or deficient areas have been corrected.
2. The pavement surface must be completely cleaned of dust, dirt, debris, and all loose materials before the application of the color coat system.

B. Application:

1. Apply the color finish system at a rate of 0.05 gallons per square yard, or as recommended by the manufacturer, with a squeegee to provide a uniform texture, color, and density, free of holidays or voids.
2. Apply a minimum of two applications, more if recommended by the manufacturer. Provide additional applications over the entire surface if the final application is non-uniform. Apply additional coats until a uniform surface is achieved. Do not apply the material too thick. An application placed too thick may cause blistering and peeling of the color coat system.
3. The filler materials shall be completely cured before applying successive applications. If the materials have not cured properly, they may cause blistering and peeling of the color coat system.
4. The basketball courts color coat system shall cure a minimum of 48 hours before applying the line striping paint.
5. Apply the color coat system and line striping during good weather conditions when the air temperature is between 55 degrees F and 90 degrees F and rain is not forecast or imminent.

6. **Apply the line striping paint according to the U.S. Basketball Association OR USAPA Specifications if pickleball alternate bid is accepted.** Do not apply the line striping paint in windy conditions. Lines that are found to be crooked, wavy or out of line shall be colored out and restriped at no additional cost to the Owner. Lines shall be masked.

C. Acceptable products:

1. The following manufacturers are approved for this project, any other manufacturers need written approval by the Owner before bidding, and are to be equal to or better than:

Acrylic Resurfacer PG and Plexichrome PG by California Products
NuSurf and ColorFlex by Laykold

END COLORCOAT FINISH SPECIFICATIONS

Edison School Pollinator Gardens 2026		
	Larger Bed 2,709 sqft	Smaller Bed 2,029 sqft
Plant Name	# of Plants to be Replaced	# of Plants to be Replaced
1. Asclepias tuberosa 'Butterfly Weed'	9	7
2. Eutrochium maculatum 'Spotted Joe Pye Weed'	9	7
3. Lobelia cardinalis 'Cardinal Flower'	9	7
4. Agastache foeniculum 'Anise Hyssop'	9	7
5. Elymus canadensis 'Canada Wild Rye'	9	7
6. Monarda punctata 'Horse Mint'	9	7
7. Helianthus mollis 'Downy Sunflower'	9	7
8. Heliopsis helianthoides 'False Sunflower'	7	5
9. Ratibida pinnata 'Gray-headed Coneflower'	9	7
10. Coreopsis palmata 'Prairie Coreopsis'	9	7
11. Liatris pycnostachya 'Prairie Blazing Star'	9	7
12. Symphyotrichum laeve 'Smooth Blue Aster'	9	7
13. Symphyotrichum oolentangiense 'Sky Blue Aster'	9	7
14. Oligoneuron rigidum 'Stiff Goldenrod'	9	7
15. Solidago speciosa 'Showy Goldenrod'	6	4
16. Schizachyrium scoparium 'Little Bluestem'	9	7
17. Verbena stricta 'Hoary Vervain'	9	7
18. Penstemon digitalis 'Foxglove Beardtongue'	9	7

19. Dalea purpurea 'Purple Prairie Clover'	15	10
20. Monarda fistulosa 'Wild Bergamot'	9	7
21. Echinacea pallida 'Pale Purple Coneflower'	9	7
22. Bouteloua curtipendula 'Side-Oats Grama'	5	5
23. Amorpha canescens 'Lead Plant'	9	7
24. Andropogon gerardii 'Big Bluestem'	5	5
25. Eryngium yuccifolium 'Rattlesnake Master'	9	7
26. Echinacea purpurea 'Purple Coneflower'	9	7
27. Asclepias syriaca 'Common Milkweed'	9	7
28. Asclepias purpurascens 'Purple Milkweed'	9	7
29. Rudbeckia triloba 'Brown-eyed Susan'	9	7
30. Rudbeckia subtomentosa 'Sweet Black-Eyed Susan'	9	7
31. Zizia aurea 'Golden Alexanders'	7	5
32. Panicum virgatum 'Switch Grass'	9	7
33. Silphium laciniatum 'Compass Plant'	9	7
Total Plants	288	223

TO: Board of Commissioners
FROM: Margie Wilhelmi, Director of Marketing
THROUGH: Michael Benard, Executive Director
RE: Wheaton Park District Sound & Lighting for 2025 Special Events
DATE: March 4, 2026



SUMMARY

The Wheaton Park District produces several high-quality special events annually that require a sound and light technician as well as sound and light equipment. These events draw 20,000+ guests each summer and include Cream of Wheaton and Concerts at Memorial Park

Requests for proposals were sent to five (5) companies. Proposals were received from two (2) vendors. One additional vendor responded and declined bidding as they were already committed to other events.

Wheaton Park District 2026 Special Event Sound & Lighting RFP Results

Vendor	Cream of Wheaton	Concerts at Memorial Park	Total
Hi Fi Events	\$8,800.00	\$23,600.00	\$32,400.00
UAP Event Services	\$10,750.00	\$24,000.00	\$34,750.00

PREVIOUS COMMITTEE/BOARD ACTION:

In 2023 and 2024, staff used a formal request for proposal process for special events sound and lighting. Expenses in 2025 were under \$30,000.

REVENUE OR FUNDING IMPLICATIONS:

All expenses are included in the Wheaton Park District Special Event Operational Budgets and will be covered by sponsorships, as well as ticket and beverage sales.

ATTACHMENTS:

- Hi Fi Events Proposal
- UAP Event Services Proposal
- Memo from legal counsel concerning exemption from the bidding process.

RECOMMENDATION:

Staff recommend that the Wheaton Park District Board of Commissioners approve the 2026 Special Event Sound & Lighting proposal from Hi-Fi Events in the amount of \$32,400.00.



To: Margie Wilhelmi, Director of Marketing & Events
Sammi Catanzaro, Event Coordinator
Wheaton Park District
855 W. Prairie Avenue
Wheaton, IL 60187

From: Jim Warren/Hi Fi Events, Inc.

Date: 2/3/2026

Subject: 2026 Sound and Lighting Quote

Hi Margie and Sammi,

Included is a detailed proposal for providing sound and lighting services, including setup and takedown, for the following events:

- Cream of Wheaton
- Summer Entertainment Series

Our goal is to help make your event as successful as possible. If you or anyone has any questions, please feel free to contact me.

We look forward to the opportunity to work with you!

A handwritten signature in black ink, appearing to read "Jim Warren", written over a light blue horizontal line.

Jim Warren
Hi Fi Events, Inc.
630-673-1485, Cell
jimewarren@aol.com

Event: 2026 Cream of Wheaton

Itemized Equipment Listing

Sound

Sound System

- 4 – EV X-Array Xb, dual 18” sub woofers
- 4 – EV X-Array Xm, dual 15” speaker mid cabinets
- 4 – EV X-Array Xi 10” upper mid with 2” hi horn
- 6 – EV powered wedge monitors
- 1 – EV powered drum wedge monitor with woofer
- Crown, QSC power amplifiers, 22,000 watts
- 1 – Midas M32, 32 channel digital mixing console with onboard effects, gates, comps, eq
- 1 – Whirlwind 32x8 channel snake with MASS connector

Accessories

- Shure, AKG, Sennheiser, Heil, EV, etc. microphones
- Whirlwind and Countryman D.I. boxes
- Assorted mic stands, booms, claws and mounts
- Assorted mic and patch cables
- Assorted snakes, splitter snakes and patch whips
- Assorted a/c cables, adapters and quad boxes
- Power distro (if needed for power tap)
- 20’x10’ Black drape panels

Lighting

Lighting

- 24 - LED stage lights
- 4 – Chauvet moving lights
- 1 – M2456 digital lighting controller
- Truss, Genie towers, stands

Personnel

Three (3) personnel each day: one sound engineer, one lighting engineer and one stagehand

Cost: 2026 Cream of Wheaton

Day of Week	Date	Times	Cost	Comments
Thursday	June 4	4:00-8:30pm	\$2200	
Friday	June 6	4:00-9:30pm	\$2200	
Saturday	June 7	10:00am-9:30pm	\$2200	
Sunday	June 8	12:00-7:00pm	\$2200	
		Total:	\$8800	

Notes: Event will be billed Net 30 terms

Event: 2026 Summer Entertainment Series

Itemized Equipment Listing

Sound

Sound System

- 4 – EV X-Array Xb, dual 18” sub woofers
- 4 – EV X-Array Xm, dual 15” speaker mid cabinets
- 4 – EV X-Array Xi 10” upper mid with 2” hi horn
- 6 – EV powered wedge monitors
- 1 – EV powered drum wedge monitor with woofer
- Crown, QSC power amplifiers, 22,000 watts
- 1 – Midas M32, 32 channel digital mixing console with onboard effects, gates, comps, eq
- 1 – Whirlwind 32x8 channel snake with MASS connector

Accessories

- Shure, AKG, Sennheiser, Heil, EV, etc. microphones
- Whirlwind and Countryman D.I. boxes
- Assorted mic stands, booms, claws and mounts
- Assorted mic and patch cables
- Assorted snakes, splitter snakes and patch whips
- Assorted a/c cables, adapters and quad boxes
- Power distro (if needed for power tap)
- 20’x10’ Black drape panels

Lighting

Lighting

- 24 - LED stage lights
- 4 – Chauvet moving lights
- 1 – M2456 digital lighting controller
- Truss and Genie towers

Personnel

Three (3) personnel each day: one sound engineer, one lighting engineer and one stagehand.

Cost: 2026 Summer Concert Series

Day of Week	Date	Time	Cost	Comments
Friday	June 26	5:00-9:30pm	\$2000	Two bands
Saturday	June 27	5:00-9:30pm	\$2000	Two bands
Friday	July 17	5:00-9:30pm	\$2000	Two bands
Saturday	July 18	5:00-8:45pm	\$2000	Two bands
Sunday	July 19	1:00-3:00pm	\$1800	One band
Friday	July 24	5:00-9:30pm	\$2000	Two bands
Saturday	July 25	5:00-9:30pm	\$2000	Two bands
Friday	August 7	5:00-9:30pm	\$2000	Two bands
Saturday	August 8	5:00-9:30pm	\$2000	Two bands
Friday	September 11	5:00-9:30pm	\$2000	Two bands
Saturday	September 12	5:00-9:30pm	\$2000	Two bands
Saturday	October 17	1:00-4:00pm or 5:00-9:30pm (TBD)	\$1800	One band
		Total -	\$23,600	

Notes: Events will be billed Net 30 terms monthly.

Below is a breakdown for all the events:

Cream of Wheaton (4 days)	\$8,800
Summer Entertainment Series (12 events)	\$23,600
Total of all events:	\$32,400



Authorized signature

Jim Warren – President
Hi Fi Events, Inc.
625 Woodwind Drive
Plano, IL 60545
630-673-1485, Cell
jimewarren@aol.com
Tax ID# 20-4159027

Authorized signature of Acceptance

Wheaton Park District
855 W. Prairie Avenue
Wheaton, IL 60187

UAP Event Services

QUOTE

10204 Bode Street Ste D Plainfield, IL 60585	Quote Date: 02/03/2026
Tom@UAPenterprises.com	Event Date: June 2026 - October 2026
630-618-0876	Customer: Wheaton Park District
www.UAPEvents.com	Event Type: Memorial Park Concert Series
	Payment due: Weekly Invoices
Billed to	Ship to (if different)
Wheaton Park District	Memorial Park 225 Karlskoga Ave. Wheaton, IL 60187

Equipment Item	Daily Rate	Qty	Amount
Front of House PA System - 4 x Dual 15" powered main speakers with horns, 4 x dual 18" powered subs	\$650.00	1	\$650.00
Monitor System - 6 x powered stage wedges, 1 x powered drum monitor sub	\$150.00	1	\$150.00
Lighting Package - 24 x LED stage wash lights, 4 x moving head lights, Lighting controller	\$250.00	1	\$250.00
Pre-show tech advance with artists	\$50.00	1	\$50.00
Sound Tech	\$300.00	1	\$300.00
Stage Manager	\$300.00	1	\$300.00
Light Tech	\$300.00	1	\$300.00

Special notes and instructions	SUBTOTAL	\$2,000.00
Pricing quoted is PER DATE: Projected event dates for 2026 are: 6/26, 6/67, 7/17, 7/18, 7/19, 7/24, 7/25, 8/7, 8/8, 9/11, 9/12, 10/17. UAP Event Services will also play family friendly background music pre show and during breaks	DISCOUNT	-\$0.00
	(TAX RATE)	0%
	TAX	\$0.00

	TOTAL PER EVENT	\$2,000.00
Accepted payment methods: Credit Card, Debit Card, ACH, Zelle, Check	Number of Events	12
Zelle can be sent to tom@uapenterprises.com - Checks made out to UAP Event Services	TOTAL For Full Series	\$24,000.00

10204 Bode Street STE D, Plainfield, IL 60585
 Tel: 630-618-0876 | Tom@UAPenterprises.com | www.UAPEvents.com

WHEATON PARK DISTRICT

**AN ORDINANCE APPROVING THE DISPOSAL AND SALE OF PERSONAL
PROPERTY OWNED BY THE WHEATON PARK DISTRICT**

ORDINANCE 2026-02

WHEREAS, the Wheaton Park District, DuPage County, Illinois (the “District”), is a duly organized and existing Park District created under the provision of the laws of the State of Illinois and is now operating under the provisions of the Park District Code of the State of Illinois and all laws amendatory thereof and supplementary thereto (the “Park Code”); and,

WHEREAS, pursuant to Section 8-22 of the Park Code, three-fifths of the members of the Park Board may authorize the trade in, donation, or disposal of personal property that is no longer necessary, useful to, or in the best interests of the Park District; and,

WHEREAS, the Park District owns: One (1) Lenovo Desktop serial number MJ0DZCYZ 10T7007WUS located at 855 W. Prairie; Six (6) NEC Monitors located at 855 W. Prairie ; One (1) One Brother LaserFax Super G3 serial number U63274C5J907406 model # FAX2840 located at 855 W. Prairie; One (1) Martin Whalen Xerox Printer serial number BA9412489 model number Phaser3635MFP1S located at Prairie; One (1) 2012 Case 580N Backhoe Loader item #1207, Serial # JJGN580NLCC560722 located at Park Services Center; One (1) 2014 F450 Crew Cab dump truck item #1112, Vin#1FD0W4HY7EEA43272 located at Park Services Center; One (1) 2006 Chevrolet Express 3500 Van item #1141 Vin#1GAH39U261266637 located at Park Services Center;

WHEREAS, the Board of Park Commissioners has determined that it would be in the best interest of the Park District to dispose: One (1) Lenovo Desktop serial number MJ0DZCYZ 10T7007WUS located at 855 W. Prairie; Six (6) NEC Monitors located at 855 W. Prairie ; One (1) One Brother LaserFax Super G3 serial number U63274C5J907406 model # FAX2840 located at 855 W. Prairie; One (1) Martin Whalen Xerox Printer serial number BA9412489 model number Phaser3635MFP1S located at Prairie; One (1) 2012 Case 580N Backhoe Loader item #1207, Serial # JJGN580NLCC560722 located at Park Services Center; One (1) 2014 F450 Crew Cab dump truck item #1112, Vin#1FD0W4HY7EEA43272 located at Park Services Center; One (1) 2006 Chevrolet Express 3500 Van item #1141 Vin#1GAH39U261266637 located at Park Services Center;

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF PARK COMMISSIONERS OF THE WHEATON PARK DISTRICT, DuPage County, Illinois, as follows:

Section 1: The foregoing preamble of the Ordinance is hereby incorporated in its entirety in **Ordinance 2026-02**

Section 2: The Park District will dispose: One (1) Lenovo Desktop serial number MJ0DZCYZ 10T7007WUS located at 855 W. Prairie; Six (6) NEC Monitors located at 855 W. Prairie ; One (1) One Brother LaserFax Super G3 serial number U63274C5J907406 model # FAX2840 located at 855 W. Prairie; One (1) Martin Whalen Xerox Printer serial number BA9412489 model number Phaser3635MFP1S located at Prairie; One (1) 2012 Case 580N Backhoe Loader item #1207, Serial # JJGN580NLCC560722 located at Park Services Center; One (1) 2014 F450 Crew Cab dump truck item #1112, Vin#1FD0W4HY7EEA43272 located at Park Services Center; One (1) 2006 Chevrolet Express 3500 Van item #1141 Vin#1GAH39U261266637 located at Park Services Center;

Section 3: Except, as otherwise provided herein, this **Ordinance 2026-02** Shall be in full force and effective forthwith upon its adoption and approval as provided by law.

Adopted this 18th day of March 2026

AYES: _____

NAYS: _____

ABSENT: _____

President Board of Park Commissioners
Wheaton Park District

ATTEST:

Secretary, Board of Park Commissioners
Wheaton Park District

(S E A L)

TO: Wheaton Park District Board of Park Commissioners
FROM: Sandra Simpson, Director of Finance
THROUGH: Michael Benard, Executive Director
RE: 2025 GO Bond Post Issuance Compliance Checklist
DATE: March 18, 2026



SUMMARY: The District is obliged to complete a post issuance compliance checklist whenever we issue General Obligation Bonds.

PREVIOUS COMMITTEE/BOARD ACTION: The board issued the Annual rollover bonds in November 2025 and receives this information annually.

REVENUE OR FUNDING IMPLICATIONS: N/A

ATTACHMENTS: The checklist and the report documenting that the checklist was completed.

RECOMMENDATION: There is no board action required, as noted in the report, it is just required that the report (the last two pages on the attached) be made a public document. We satisfy that requirement by adding it as a staff report in our regular board meeting package.

JANUARY 30, 2026

Mr. Michael Benard, Executive Director
Ms. Sandra Simpson, Director of Finance
Wheaton Park District
102 East Wesley Street
Wheaton, Illinois 60187

Re: Wheaton Park District,
DuPage County, Illinois (the “*District*”)
General Obligation Limited Tax Park Bonds, Series 2025 (the “*Bonds*”)
Post Issuance Compliance Matters

Dear Mike and Sandra:

Congratulations on the successful closing of the Bond issue. Although the closing is clearly the major milestone in the transaction process, we want to remind you of certain of your ongoing obligations under the federal tax and securities laws and various Bond-related documents.

As you know, the District has adopted a Bond Record Keeping Policy (the “*Policy*”) to monitor tax compliance requirements related to the tax-exempt status of the Bonds. The Policy establishes due diligence practices and sets personal responsibility so you and your successors can find what you need should the Internal Revenue Service (“*IRS*”) contact the District. The Policy requires the Compliance Officer (as designated in the Policy) to annually review the applicable records and report his or her findings to the Board of Park Commissioners of the District. We have enclosed a Post Issuance Compliance Checklist and a Post Issuance Compliance Report (which, together with the Policy, are the “*Post Issuance Compliance Materials*”) to assist you and the District in this regard. While the Post Issuance Compliance Materials are not meant to be an exhaustive guide, they may provide you with a helpful methodology for compliance.

In some cases, the District may arrange for someone to assist with certain Post Issuance Compliance responsibilities. For example, the District’s financial advisor or investment banker may work with the District on its continuing disclosure obligations. That relationship should be so noted on the Post Issuance Compliance Checklist.

The IRS has an active audit program and regularly audits tax-exempt bond issues. As part of an audit, the IRS generally demands extensive records concerning post issuance use of proceeds as well as all of the documents in the bond transcript relating to the issuance of the bonds (and documents relating to obligations refunded by the bonds, if any). The IRS also sends compliance questionnaires to issuers inquiring about bond issues and about record keeping policies for the bonds. Adopting, maintaining and complying with adequate record keeping policies will help the District answer IRS audit questions and IRS compliance questionnaires and should provide the District with a more favorable settlement of tax issues if the District needs to approach the IRS as part of a voluntary settlement program.

CHAPMAN

Focused on Finance

Mr. Michael Benard
Ms. Sandra Simpson
January 30, 2026
Page 2

Since every financing is different, your record keeping must be tailored to the particulars of the Bonds. Answers to frequently asked questions pertaining to those requirements can be found on the IRS website under frequently asked questions related to tax-exempt bonds at www.irs.gov (click on “File”, then “Tax exempt bonds”, then “Post issuance compliance”, then “Questions and answers regarding record retention requirements”). It will be your obligation to comply with the record keeping requirements for at least as long as any of the Bonds (or any future bonds issued to refund the Bonds) are outstanding, plus three years. In the event the IRS audits the Bonds, the District (as the taxpayer in the audit) has the burden of proof to demonstrate the entitlement to tax exemption.

As indicated in our engagement letter with the District, our representation of the District and the attorney-client relationship created by the engagement letter concluded upon the issuance of the Bonds. The Post Issuance Compliance Materials have been prepared by us and are provided to you as a courtesy and for informational purposes only. The Post Issuance Compliance Materials are general in nature, are based upon authorities that are subject to change and are not intended as legal advice.

As always, please feel free to call the undersigned with any questions or comments.

Very truly yours,

CHAPMAN AND CUTLER LLP

By 
Elizabeth M. Forzley

EMF:nr

cc: Mr. Anthony Miceli
Ms. Anjali Vij

POST ISSUANCE COMPLIANCE CHECKLIST

GENERAL OBLIGATION LIMITED TAX PARK BONDS, SERIES 2025

Responsible Person for Debt Management Activities	Director of Finance
Bond Counsel	Chapman and Cutler LLP
Municipal Advisor	Speer Financial, Inc.
Purchaser	Time Bank
Paying Agent	Time Bank

A. FEDERAL TAX LAW REQUIREMENTS

1. General Matters.

(a) Location of complete bond transcript:

File saved on network at Q:\Audit\Debt Schedules\Annual Debt Issues\2025\WPD Series 2025 Transcript

(b) Have there been any “significant modifications” to the bond documents? If so, this could result in a reissuance. You may need proof of filing a new Form 8038-G plus a final rebate calculation on the pre-modified bonds. No

2. Monitor the Use of Proceeds and Financed Facilities.

(a) Do you have any no private business use arrangements with any private entities (includes the federal government)? No

(b) Have you taken any actions Re: the Financed Facilities?

(i) Sale? No

(ii) Leases? No

(iii) Management contracts? No

(iv) “Special legal entitlements”? No

3. Arbitrage. N/A - Annual issues are spent within one year.

(a) Rebate¹.

(i) First installment of arbitrage rebate generally is due on the fifth anniversary of bond issuance plus 60 days.

(ii) Succeeding installments every five years.

¹ To calculate rebate one must have at least (i) complete records of all payments of principal and interest made on the Bonds and (ii) all investment income received on the investment of Bond proceeds.

\$495,950.00 of these proceeds are used for the 12/15/2025 debt payment for the Series 2019A Alternate General Obligation Bonds of the District. \$18,700.00 was used to pay the expenses of issuing the bonds. The remaining \$1,660,142.00 is used for capital projects of the District. The expenditure of those proceeds can be found on the District's network at Q:\Audit\Debt Schedules\Spend Down of Proceeds\Audit Compliance of 2010 & Annual Bond Issues

- (iii) Final installment 60 days after retirement of last bonds of issue.
- (iv) Monitor expenditures prior to semi-annual target dates for six-month, 18-month, or 24-month spending exception.
- (b) Monitor expenditures generally against date of issuance expectations for three-year temporary period.
- (c) For advance refunding escrows, confirm that any scheduled purchases of 0% SLGS are made on scheduled date.

4. Record Retention.

- (a) Maintain general records relating to issue for life of issue plus any refunding plus three years. District's network at Q:\Audit\Debt Schedules\Annual Debt Issues\2025
- (b) Maintain special records required by safe harbor for investment contracts or defeasance escrows. N/A
- (c) Maintain record of identification on issuer's books and records of "qualified hedge" contracts and all payments and receipts thereunder. N/A

B. SECURITIES LAW DISCLOSURE REQUIREMENTS (NOT APPLICABLE TO THE BONDS)

1. SEC Rule 15c2-12 Requirements².

- (a) Did the District execute and deliver a continuing disclosure undertaking ("CDU") in connection with the Bond issue? Was it a limited or a full CDU? If you are obligated to provide certain information to the market and fail to do so, subsequent attempts to access the market may be penalized. No per bond transcript page 32 of 114
- (b) Periodically determine that required CDU filings have been prepared, sent to and received by EMMA. We get notifications of every time an update is made, we have signed up to receive email notifications automatically from EMMA. Additionally Speer sends us an email notifying us of same. The confirmations can be found on the EMMA portal as well as on the district's network at Q:\Audit\Debt Schedules\Annual Debt Issues\2025
- (c) Information:
 - (i) Annual Reports.
 - (1) Quantitative financial information and operating data disclosed in official statement. However, we are required to do CDUs for other outstanding debt issues, our municipal advisor, Speer, drafts these. We review them in detail and after our changes are made Speer files them on EMMA. We are notified by email any time any filing is done on our issues on EMMA (this is something we signed up for at EMMA). We also retain a copy of the confirmations that Speer sends us of the filings on our network.
 - (2) Audited financial statements.
 - (ii) Other information.
 - (1) Change of fiscal year.
 - (2) Other information specified in CDU.

² Disclosures must be made via the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") system. Material filed at EMMA will be open to the public for free.

(d) Reportable Event Disclosure. N/A

Notification by obligated person to EMMA, in timely manner, of any of the following events with respect to the Bonds:

- (i) Principal and interest payment delinquencies.
 - (ii) Non-payment related defaults, if material.
 - (iii) Unscheduled draws on debt service reserves reflecting financial difficulties.
 - (iv) Unscheduled draws on credit enhancements reflecting financial difficulties.
 - (v) Substitution of credit or liquidity providers, or their failure to perform.
 - (vi) Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the bonds, or other material events affecting the tax status of the bonds.
 - (vii) Modifications to rights of holders of the bonds, if material.
 - (viii) Bond calls and tender offers.
 - (ix) Defeasances.
 - (x) Release, substitution or sale of property securing repayment of the bonds.
 - (xi) Rating changes.
 - (xii) Bankruptcy, insolvency, receivership or similar event of the District.
 - (xiii) The consummation of a merger, consolidation, or acquisition involving the District or the sale of all or substantially all of the assets of the District, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
 - (xiv) Appointment of a successor or additional trustee or the change of name of a trustee, if material.
 - (xv) Incurrence of a financial obligation of the District, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District, any of which affect security holders, if material.
 - (xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the District, any of which reflect financial difficulties.
- (e) Failure of the District to timely file financial information (including audited financial statements) and operating data with EMMA.

2. Information Required to be Filed with Other Entities.

- (a) Rating Agency(ies).
- (b) Bond Insurer.
- (c) Credit Enhancer.

Examples:

- (i) Financial records.
 - (1) Annual.
 - (2) Quarterly.
- (ii) Budgets.
- (iii) Issuance of additional bonds.
- (iv) Events of default.
- (v) Notices of redemption.
- (vi) Amendments to bond documents.

C. MISCELLANEOUS

1. Financial Covenants.

Monitor rate or other covenants.

2. Investments.

Monitor permitted investments restrictions.

PLEASE NOTE: This checklist is by its nature not comprehensive. No checklist can ever be a complete safeguard. Federal tax law compliance depends upon all of the relevant facts and circumstances in the particular transaction. Nonetheless, checklists can help provide a methodology for compliance.

The joint task force between the National Association of Bond Lawyers and the Government Finance Officers Association has prepared a more comprehensive “Tax Compliance Checklist—Post Issuance,” which can be found at [www.http://www.gfoa.org/downloads/ PostIssuanceCompliance.pdf](http://www.gfoa.org/downloads/PostIssuanceCompliance.pdf).

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

POST-ISSUANCE TAX COMPLIANCE REPORT

To: Board of Park Commissioners of the Wheaton Park District, DuPage County, Illinois

Pursuant to my responsibilities as the Compliance Officer as set forth in a Bond Record Keeping Policy (the “*Policy*”) originally adopted by the Board of Park Commissioners (the “*Board*”) of the Wheaton Park District, DuPage County, Illinois (the “*District*”), on the 22nd day of September, 2010, and as amended on the 14th day of November, 2012, I have prepared a report reviewing the District’s contracts and records to determine whether the Tax Advantaged Obligations (as defined in the Policy), comply with the applicable federal tax requirements. In accordance with the proceedings and agreements under which the Tax Advantaged Obligations were issued, the District has covenanted generally to take all action necessary to comply with the applicable federal tax rules and regulations relating to the Tax Advantaged Obligations, including covenants necessary to preserve the excludability of interest on the Tax Advantaged Obligations from gross income for federal income taxation purposes. The following sets forth a summary demonstrating the District’s compliance with such covenants and expectations.

(a) *Records.* I have in my possession all of the records required under the Policy.

(b) *Arbitrage Rebate Liability.* I have reviewed the agreements of the District with respect to each issue of the Tax Advantaged Obligations. At this time, the District does not have any rebate liability to the U.S. Treasury.

(c) *Contract Review.* I have reviewed copies of all contracts and agreements of the District, including any leases, with respect to the use of any property owned by the District and acquired, constructed or otherwise financed or refinanced with the proceeds of the Tax Advantaged Obligations and other records. At this time, each issue of the Tax Advantaged Obligations complies with the federal tax requirements applicable to such issue, including restrictions on private business use, private payments and private loans.

(d) *IRS Examinations or Inquiries.* The Internal Revenue Service (the “IRS”) has not commenced an examination of any issue of the Tax Advantaged Obligations. The IRS has not requested a response to a compliance check, questionnaire or other inquiry.

Based upon the foregoing, I believe that the District is currently in compliance with the applicable tax law requirements and no further action is necessary at this time. This report will be entered into the records of the District and made available to all members of the Board at the next regular meeting thereof.

Respectfully submitted this 18th day of March 2026.

By 
Compliance Officer

TO: Board of Commissioners

FROM: Jamie Martinson, Superintendent of Recreation Programs
Cody Nelson, Superintendent of Athletic Programs

THROUGH: Michael Benard, Executive Director

RE: Athletic and Recreation Vendor List Over \$19,999.99

DATE: March 4, 2026



SUMMARY:

The Recreation and Athletic Department retain independent contractors to provide specialized services such as program instruction, athletic training, officiating, and facility space. These vendors are expected to be paid more than \$19,999.99 through March 2027.

Discussion of the Issue

The following independent contractors were paid more than \$19,999.99 in 2025 or are expected to be paid more than that threshold in 2026.

Vendors likely to be over \$19,999.99	Vendor Number	Service Provided	2024	2025
EVP Academies LLC	05220	Volleyball Programs	\$21,430	\$23,351
Zone250 (West Chicago Park District)	01035	Facility Rental (United)	\$19,650	\$15,600
Justin Sheppard	07135	United Soccer	\$24,233	\$25,247
Janet Cleary Allman	07085	United Soccer	\$15,995	\$18,250
Melissa Oker	07116	United Soccer	\$16,250	\$18,274
Total Body Wellness & Performance	07253	Athletic Trainers	\$18,870	\$22,815
No Regrets Inc. / Adrenaline Fundraising	07585	Football Fundraiser	\$21,383	\$16,335
Joshua Bacheller	07139	United Soccer	\$14,425	\$21,450
Malnati Organization	05184	Cheerleading Fundraiser	\$10,820	\$14,710
YSSL	06201	Young Sportsman Soccer League/United Boys	\$18,755	\$25,465
AAN Services	07664	United Tournament Referees	-	\$19,989
Village Green Baptist Church	07816	Facility Rental (United)	-	\$5,750
Maria Selvaggio	07329	United Soccer	\$5,150	\$11,350
Chad Swieca – Soccer Speed LLC	07600	United Soccer	\$4,800	\$2,400
Joe Cali	07321	United Soccer	\$11,340	\$17,185
Justin Potts	07126	United Soccer	\$10,600	\$17,702
Teresa McCoyd	07362	United Soccer	\$8,333	\$13,375
Samir Rahmouni	07123	United Soccer	\$13,400	\$14,625

Vendors over \$30,000 State Bidding Law	Vendor Number	Service Provided	2024	2025
Hot Shot Sports	06851	Youth Athletic Programs	\$95,400	\$83,843
Soccer Shots (Carly's Kickers LLC)	05083	Youth Soccer Programs	\$59,496	\$65,261
Chicagoland Whistles, Inc.	06978	Referees (Basketball)	\$42,199	\$47,221
Naperville Yard	05756	Facility Rental (United)	\$51,169	\$49,230
Official Finders, LLC	04857	Referees/Officials (Football, Baseball/Softball)	\$103,703	\$77,955
Redlok Productions Inc.	09534	Cheer Competition and State Fees	\$60,705	\$84,375
Tumbling Times	06555	Tumbling Programs	\$53,065	\$66,338
Team Illinois Lacrosse	07309	Lacrosse Instruction	\$52,336	\$50,117
Chicagoland Indoor Soccer	07808	Indoor Soccer League	\$50,010	\$63,930
Rudy Keller	07067	United Soccer	\$99,242	\$80,400
Chris Whaley	07131	United Soccer	\$70,725	\$85,557
IWSL	00481	Illinois Women's Soccer League/United Girls	\$29,404	\$24,439
RJ Sisson Inc.	05264	Parent/Child Music Programs	\$28,514	\$26,444
Nathan Atkinson	07105	United Soccer	\$79,962	\$115,773
Timothy Dana Bowen (Play-Well TEKologies)	05384	Summer Camp Programs	\$31,715	\$29,848
Three Level Basketball LLC	07493	Basketball Instruction	\$26,762	\$67,956
TOCA Naperville	07155	Facility Rental (United)	-	\$20,795
Youth Performance Lab	07834	Youth Sports Performance Program	-	\$2,763
Bill George Youth Football League (BGYFL)	00120	Tackle Football League	\$23,780	\$28,387
BZR Assigning	07399	Soccer Referees	\$11,442	\$25,392
John Gosling	07117	United Soccer	\$24,513	\$37,925
Joel Kline	07119	United Soccer	\$16,413	\$36,600
NISL	00683	Northern Illinois Soccer League / United	\$19,524	\$85,605
Illinois Shotokan Karate	00449	Karate Programs	\$29,156	\$32,792
Chicago Classic Coach	05068	Transportation MLC Trips	\$27,338	\$29,069

PREVIOUS COMMITTEE/BOARD ACTION:

Athletic and Recreation Department specialized service vendors over \$19,999.99 was last approved by the Wheaton Park District Board of Commissioners on March 19, 2025. Wheaton Park District Finance Policies were last reviewed and approved by the Board of Commissioners on May 20, 2025.

REVENUE OR FUNDING IMPLICATIONS

Program fees and charges cover the cost of the services. In addition, the gross profit margin on most recreation/athletic program is a minimum of 34%.

RELATED POLICY

- A. Purchase of goods or services estimated to exceed in value the legal limit set by Illinois statutes shall follow these bidding procedures:
 1. The Wheaton Park District shall award contracts for supplies, materials, and labor more than the legal limit to the lowest responsible bidder after proper advertisement and receipt of

sealed bids. Exclusions include professional services, computer hardware and software and utility services including telecommunications and interconnect equipment, software, and services. Contracts for professional services exempted include those for services where the individuals possess a high degree of professional skill where the ability or fitness of the individual plays an important part. All these independent contractors are required to have a significant level of training and expertise in their specific area of service, whether it's sports aptitude or ability, coaching experience, licensing, certifications, or other requirements. In other words, the individual abilities and experience of the independent contractor are of the utmost concern in the contracting process.

RECOMMENDATION:

Recommend approval of the 2026 Athletic and Recreation Program Services Independent Contractor agreement amounts resulting in expenditures over \$19,999.99.

TO: Board of Commissioners
FROM: Michael Benard, Executive Director
RE: Communications and Survey Consulting
DATE: March 2, 2026



SUMMARY: Staff have received proposals from two consulting firms related to completing research and public communications concerning the board's contemplation of placing a bond referendum question on the November 2026 ballot to fund the renovation or re-construction of Rice Pool and Waterpark along with three other potential projects.

PREVIOUS COMMITTEE/BOARD ACTION: The Park Board discussed this topic on September 3, 2025 and January 17, 2026. Staff were directed to complete related research and solicit consulting relationships as appropriate for the board's further review, discussion and possible action.

REVENUE OR FUNDING IMPLICATIONS: The proposal for communications consulting has a cost estimate of not to exceed \$52,000 to \$61,000 based on a menu of services to choose from. The proposal for survey services is priced at \$29,875. These costs can be met through the approved 2026 operating budget.

STAKEHOLDER PROCESS: The services outlined by both consulting firms require both internal and external stakeholder engagement.

LEGAL REVIEW: Professional Services Agreements will be drafted by legal counsel as needed.

ATTACHMENTS:

- Proposal from Public Communications Inc.
- Proposal from AQuity Research

ALTERNATIVES:

RECOMMENDATION:

Proposals are provided for Board review, discussion, and possible action at the March 18, 2026 Park Board Meeting.



**Public
Communications
Inc.**

161 North Clark Street, Suite 2050 Chicago, Illinois 60601 OFFICE 312.558.1770 pciipr.com

February 26, 2026

Michael Benard, Executive Director
Wheaton Park District
102 E. Wesley Street
Wheaton, IL 60187
Via email: mbenard@wheatonparks.org
Cc: dsiciliano@wheatonparks.org

Dear Mike,

Thank you for considering Public Communications Inc. (PCI) as your communications partner as you advance priorities shaped by community feedback and informed by a comprehensive review of District assets, including Rice Pool. Your resident engagement efforts and recently updated Strategic Plan have provided a strong foundation for the District's next steps.

As you continue planning for the future, PCI is positioned to support your team in providing residents with clear, fact-based information grounded in research, fiscal responsibility and documented facility needs. Our approach emphasizes transparency, community engagement and public trust.

We understand that you and the Board of Commissioners are:

- Reviewing statistically valid survey data and resident feedback to confirm community needs
- Evaluating facility conditions and remaining useful life
- Identifying repair needs and associated costs
- Establishing project priorities
- Exploring potential funding sources

If the Board later determines voter authorization is necessary to address long-term infrastructure needs, PCI is poised to support that process through community engagement and, if appropriate, informational voter education.

VALUE TO THE PARK DISTRICT AND COMMUNITY

Wheaton Park District exists to serve all residents. As an entity funded by taxpayer dollars, the Park District may not advocate for a "yes" or "no" vote on a ballot question. It may, however, provide timely and accurate information so residents understand proposed projects, funding considerations and the implications of decisions.

As the District evaluates facility needs and potential funding options, communications should reflect the same discipline, transparency and responsiveness guiding Board deliberations. PCI's approach centers on three priorities:

- **Transparency & Accountability:** Taxpayers expect and deserve accurate information about how Park District resources are used and the financial implications of potential decisions. PCI will develop straightforward, accessible materials that clearly explain facility needs, funding options and potential tax impacts. Proactively addressing common questions helps strengthen community trust.

- **Community Engagement and Meaningful Dialogue:** Effective engagement goes beyond distributing materials. PCI will help create opportunities for two-way dialogue, providing multiple ways for residents to learn about and discuss facility needs and funding considerations. Whether through public meetings, FAQs or digital engagement, PCI prioritizes accuracy, accessibility and responsiveness.
- **Voter Education that Drives Participation:** If the Board places a question before voters, residents should have clear, factual information about what the measure would authorize and how it could affect the District. PCI will help ensure materials are balanced, understandable and aligned with statutory requirements so voters can make informed decisions.

SCOPE OF SERVICES

PCI's program is built on strategic, research-based communication that meets community members where they are, ensuring that all residents have access to accurate information in the manner they wish to be informed.

Our experience has shown that the most important first step is to listen to the community and confirm the extent to which the proposed facility improvements are perceived to address needs.

Communication Planning & Message Framework

Effective communication must be grounded in research, documented facility needs and Board direction.

PCI will work with District leadership to develop a strategic communications plan that outlines clear goals, measurable objectives and prioritized tactics. This roadmap will guide engagement efforts and ensure consistency across all channels.

PCI will also develop a key message framework supported by documented proof points, ensuring that all materials reflect accurate data, fiscal analysis and the District's planning process.

Qualitative Research

Listening remains essential as the District evaluates facility conditions and potential funding options.

PCI will conduct individual conversations with Board commissioners to understand priorities and anticipate questions and community dynamics. PCI may also facilitate structured discussion groups (focus groups) with key stakeholder audiences to gauge sentiment, identify information gaps and refine messaging. The discussion will be guided by the results of a statistically valid survey should the Board choose to re-engage a research company to distribute a follow-up community-wide survey.

Findings will be analyzed and summarized in an executive report highlighting themes, areas of clarity and remaining questions to inform communication strategy and materials development.

Board & Spokesperson Preparation

Clear, consistent communication from leadership supports transparency and public trust.

PCI will conduct a spokesperson preparation session for designated Commissioners and staff. Training will focus on the District's informational role, sharing key messages clearly, responding thoughtfully to difficult questions and maintaining professionalism in public settings.

PCI will also provide senior-level counsel at milestone Board meetings, including preparation for presentations related to facility findings, funding considerations or potential ballot action.

Media Relations

Proactive, factual media engagement supports accountability.

PCI will assist in preparing press materials tied to milestone moments, such as community information sessions, Board actions or updates related to facility and financial analyses. This may include drafting press releases, calendar announcements, letters to the editor and responsive statements as needed.

PCI will advise on media strategy and messaging consistency. The District will retain responsibility for distribution of materials and direct engagement with media outlets.

Community Relations & Education

Community engagement should provide residents with opportunities to learn, ask questions and understand documented needs.

PCI will develop public-facing materials such as Frequently Asked Questions (FAQs), internal Question & Answer (Q&A) documents, presentation talking points and supporting slide content to explain facility conditions, project priorities and funding considerations in clear language.

This may include preparation of informational mailers, postcards, flyers or other collateral materials, as well as outlining content for a dedicated website landing page. PCI will also recommend priority audiences and appropriate forums for presentations to support two-way dialogue.

If the Board takes action to advance a ballot question, communications materials will focus on providing factual information about what is proposed and how it may affect the District.

Digital Strategy & Support

Digital platforms are central to transparent and timely communication.

PCI will develop a digital education strategy that includes measurable objectives, a review of current social media channels and guidance for responding to online inquiries. This may include development of a response matrix, sample content, advertising recommendations, website content guidance and email communication recommendations.

Digital strategy will support consistency, accessibility and proactive management of misinformation.

Research, Planning & Program Management

Strong coordination ensures alignment and sustained momentum.

PCI will provide ongoing senior-level strategic counsel, facilitate regular check-in meetings with agendas and action steps and maintain a comprehensive timeline outlining milestones, responsibilities and deliverables.

Throughout the engagement, communications will reflect the District's role as a prudent steward of public resources, committed to transparency, fiscal responsibility and informed decision-making.

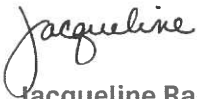
TIMING OF ENGAGEMENT

The next opportunity to place a ballot question before voters is November 2026, with Board action required no later than August 17, 2026. Communications planning will align with Board decision points and may adjust as facility and financial details are finalized.

- **Phase 1: Strategic Foundation & Fact-Finding** (Spring–Early Summer 2026)
Following contract execution, PCI will conduct leadership intake, review existing research and develop a communications plan focused on community engagement and documented facility needs. Initial FAQs and engagement materials may be prepared during this period.
- **Phase 2: Community Engagement & Board Deliberation** (Early–Mid Summer 2026)
As survey results, facility analyses and cost projections are refined, communications will support transparent public dialogue and informed Board deliberations. Messaging and materials may be updated as project scope and funding considerations are clarified.
- **Phase 3: Informational Voter Education (If Applicable)** (Late Summer–November 2026)
If the Board approves a Resolution to place a question before voters, communications will transition to providing factual, accessible information regarding what is proposed and its financial implications. This phase continues through Election Day and includes post-election communication, regardless of outcome.

PCI is committed to helping Wheaton Park District engage and inform residents. We are grateful to be considered as your partner and look forward to working with you as you consider options to advance important initiatives. Please let us know if you have any questions or need additional information.

All the best,



Jacqueline Rachev, APR, MNA | Sr. Account Supervisor | m: 847.656.6321 | jrachev@pciipr.com
[Public Communications Inc.](http://PublicCommunicationsInc.com) | 161 North Clark Street | Suite 2050 | Chicago, IL 60601

C: **Craig Pugh, APR** | President | m: 312.350.8535 | cpugh@pciipr.com

Attached: Scope of work and budget

SCOPE OF WORK AND BUDGET

The proposed budget that follows is based on the estimated time it will take to meet the Wheaton Park District’s goals, professional standards to ensure quality work, and our previous experience developing and executing similar programs in the region.

<p>Option 1</p>
<p>Communication Planning & Message Framework PCI will:</p> <ul style="list-style-type: none"> • Develop a communications plan (roadmap with strategies and tactics to support goals and measurable objectives) • Identify themes and develop a key message framework with supporting proof points
<p>Qualitative Research (Facilitated Discussion Groups and Board Interviews) PCI will:</p> <ul style="list-style-type: none"> • Develop a facilitator’s guide • Develop invitation language for client to send to discussion group participants • Facilitate two discussion groups with residents • Conduct 30-minute discussions with each Board member for intake • Collect and analyze data and summarize confidential findings from discussion groups and Board conversations to inform communications strategies and message development • Provide an executive summary report to highlight discussion findings
<p>Board & Spokesperson Preparation PCI will:</p> <ul style="list-style-type: none"> • Conduct an in-person training session (up to two (2) hours) with up to ten (10) spokespersons focusing on the role of the spokesperson, sharing key messages and answering difficult questions
<p>Media Relations PCI will:</p> <ul style="list-style-type: none"> • Create a community media list • Develop press releases/calendar announcements for milestones: community open houses/information sessions; Board vote to place referendum on ballot; post-election statements • Create one Letter to the Editor (from Board member, volunteer, etc.) • As needed, develop up to two (2) additional statements <p>Client will distribute all press materials</p>
<p>Community Relations & Education: PCI will:</p> <ul style="list-style-type: none"> • Develop a Frequently Asked Questions (FAQ) document for public use • Develop a talking points document to assist with community presentations • Create and design a suite of materials including: <ul style="list-style-type: none"> ▪ Theme and complementary logo ▪ Community education mailer (up to four) pages or postcard ▪ Election information reminder postcard ▪ PowerPoint deck template for community presentations ▪ Up to two (2) additional print materials as needed (flyer, wallet cards, signage, etc.) • Create an outline for a proposed referendum landing page on the District’s website with suggested content <p>Client is responsible for printing and distribution of collateral materials (including securing mailing lists and arranging for delivery via post office)</p>

<p>Digital Marketing Strategy & Support</p> <ul style="list-style-type: none"> • PCI will create and execute a digital education strategy that includes goals and measurable objectives, an audit of current social media channels, a proposed matrix for responding to social media inquiries, sample social media posts, social media advertising recommendations, content opportunities, and best practices, recommendations for website landing page content, email marketing guidelines and partner toolkit outline recommendations
<p>Research, Planning & Program Management</p> <p>PCI will:</p> <ul style="list-style-type: none"> • Conduct an intake meeting (up to 60 minutes) with leadership to align on program details, expectations, work flow and decision protocols • Facilitate bi-weekly 30-minute meetings with agenda and follow-up action items to maintain momentum • Provide senior-level strategic communications counsel • Create a program timeline with milestones, tactic due dates and responsibilities
<p>*All material delivery includes one round of client edits. Additional rounds of edits will be billed at our standard billing rates.</p>
<p>Total Program Fees: \$61,000 plus expenses not to exceed \$1,000</p> <p>April – November 2026: \$7,625/month</p>

<p>Option 2</p>
<p>Communication Planning & Message Framework</p> <p>PCI will:</p> <ul style="list-style-type: none"> • Develop a communications plan (roadmap with strategies and tactics to support goals and measurable objectives) • Identify themes and develop a key message framework with supporting proof points
<p>Qualitative Research (Facilitated Discussion Groups and Board Interviews)</p> <p>PCI will:</p> <ul style="list-style-type: none"> • Develop a facilitator’s guide • Develop invitation language for client to send to discussion group participants • Facilitate two discussion groups with residents • Conduct 30-minute discussions with each Board member for intake • Collect and analyze data and summarize confidential findings from discussion groups and Board conversations to inform communications strategies and message development • Provide an executive summary report to highlight discussion findings
<p>Board & Spokesperson Preparation</p> <p>PCI will:</p> <ul style="list-style-type: none"> • Conduct an in-person training session (up to 90 minutes) with up to eight (8) spokespersons focusing on the role of the spokesperson, sharing key messages and answering difficult questions
<p>Media Relations</p> <p>PCI will:</p> <ul style="list-style-type: none"> • Develop press releases/calendar announcement templates for milestones: community open houses/information sessions; Board vote to place referendum on ballot; post-election statements • Create one Letter to the Editor (from Board member, volunteer, etc.) • As needed, develop one (1) additional statement

<p>Client will distribute all press materials</p> <p>Community Relations & Education: PCI will:</p> <ul style="list-style-type: none"> • Develop a Frequently Asked Questions (FAQ) document for public use • Develop a talking points document to assist with community presentations • Create and design a suite of materials including: <ul style="list-style-type: none"> ▪ Theme and complementary logo ▪ Community education mailer (up to four) pages or postcard ▪ Election information reminder postcard ▪ PowerPoint deck template for community presentations ▪ One (1) additional print material as needed (flyer, wallet cards, signage, etc.) • Create an outline for a proposed referendum landing page on the District’s website with suggested content <p>Client is responsible for printing and distribution of collateral materials (including securing mailing lists and arranging for delivery via post office)</p>
<p>Research, Planning & Program Management PCI will:</p> <ul style="list-style-type: none"> • Conduct an intake meeting (up to 60 minutes) with leadership to align on program details, expectations, work flow and decision protocols • Facilitate bi-weekly 30-minute meetings with agenda and follow-up action items to maintain momentum • Provide senior-level strategic communications counsel • Create a program timeline with milestones, tactic due dates and responsibilities
<p>*All material delivery includes one round of client edits. Additional rounds of edits will be billed at our standard billing rates.</p>
<p>Total Program Fees: \$52,000 plus expenses not to exceed \$1,000 April – November 2026: \$6,500/month</p>

Proposed project fees are based on the estimated time and expertise to meet your goals, professional standards to ensure quality and our previous experience developing and executing similar programs. Expenses will be included on the end-of-month invoice and billed out at the end of the month they were incurred.

Fees are based on the following standard hourly billing rates:

- | | |
|--|---|
| Intern (\$65/hour) | Account Supervisor (\$200/hour) |
| Digital Marketing Associate (\$90/hour) | Media Relations Manager (\$200/hour) |
| Assistant Account Executive (\$100/hour) | Creative Director (\$225/hour) |
| Media Relations Associate (\$100/hour) | Sr Digital Marketing Manager (\$225/hour) |
| Digital Marketing Coordinator (\$115/hour) | Sr Account Supervisor (\$250/hour) |
| Media Relations Coordinator (\$125/hour) | Sr Consultant/Writer (\$250/hour) |
| Account Executive (\$125/hour) | Vice President (\$300/hour) |
| Digital Marketing Specialist (\$135/hour) | Principal (\$375/hour) |
| Sr Account Executive (\$150/hour) | Crisis Response (\$450/hour) |
| Media Relations Specialist (\$150/hour) | |
| Digital Marketing Manager (\$185/hour) | |

Standard Contract Provisions

We ask your agreement with the following provisions:

1. All agreements between Public Communications Inc. (PCI) and Wheaton Park District may be terminated upon 60 days' written notice by either party. It is understood that PCI may terminate this agreement upon 10 days' notice if it is not paid as required under this contract.
2. Modifications and/or supplemental agreements may be made by mutual agreement at any time and may be attached and become amendments to the basic contract upon signature by both parties it being understood that an email with a corresponding accepting email will also satisfy this requirement.
3. Wheaton Park District agrees and hereby does indemnify, defend and hold harmless PCI against any actions, claims, including PCI damages, costs, time (fees) and expenses, including reasonable attorney fees incurred in defending against any action arising from work undertaken by PCI as a result of this retention, including, without limitation, the preparation or release of materials cleared and approved for and on behalf of Wheaton Park District.
4. Wheaton Park District agrees that it shall not employ, hire or retain, or recommend to others the employment, hiring or retention of, as an employee, agent or independent contractor or otherwise, any person employed by PCI without prior written consent from PCI which may be withheld for any reason or no reason provided, however, that this limitation shall terminate with respect to any such person after he or she has been out of our employ for one year.
5. Payment of service and production invoices is due in full within 30 days of receipt of invoice. Payments due to PCI which are delinquent beyond the normal due date as noted on PCI invoices will be subject to a 1.5 percent carrying charge monthly. In addition, Wheaton Park District shall pay all costs of collection including attorneys' fees.
6. The underlying principle of compensation for services is that PCI will be compensated in a manner permitted to cover its costs and earn a reasonable profit for work satisfactorily performed. Accordingly, PCI may request an adjustment be made on a mutually agreeable basis at any time should the scope of the task dictate otherwise. If no such adjustment is agreed PCI may terminate the contract upon 10 days' notice.
7. PCI services are performed within the codes of professional standards for the practice of public relations established by the Public Relations Society of America, the Word of Mouth Marketing Association (WOMMA) and the Barcelona Principles of measurement. We will be pleased to supply a copy of the codes to all interested parties.
8. Please note AI technology may be used in the research and drafting of materials, deliverables and services throughout our engagement. Creating authentic and ethical work is PCI's promise. We will maintain confidentiality by refraining from entering sensitive, identifying or proprietary business information into generative AI platforms. In addition, we are committed to following rigorous internal protocols in our professional reviews, strategic processes and creative thinking to provide quality control and transparency if using AI-generated output to augment PCI's work for a client.

9. Please be aware that PCI offers crisis communications services, should a crisis need arise for Wheaton Park District. PCI offers these additional crisis communication services at an hourly rate of \$450. Crisis communications counsel may include helping Wheaton Park District to assess the crisis and determine actual or potential damage, parties affected, level of the situation, pertinent information required, communication response strategies, messaging, written materials required, standby statements, fact sheets and other collateral, determination and training of spokespersons, strategies for reputation recovery or rebuilding, ongoing social media monitoring, internal communications, media relations, strategy planning and execution, digital strategies, development and/or management of issue-specific microsite as needed.

CONCLUSION

We value the opportunity to work with Wheaton Park District. If the terms described here are acceptable, this letter can serve as our agreement.

Please return one signed copy of this agreement to us (to jrachev@pcipr.com, copy to accountinggroup@pcipr.com), keeping a signed copy for your files.

All the best,



Jacqueline Rachev, APR, MNA | Sr. Account Supervisor | m: 847.656.6321 | jrachev@pcipr.com
[Public Communications Inc.](#) | 161 N. Clark | Suite 2050 | Chicago, Illinois 60601

Signed on behalf of Public Communications Inc. (PCI) by:



February 26, 2026

Craig Pugh, APR, President

Date

Signed on behalf of Wheaton Park District by:

Date

TYPICAL MUNICIPALITY IMPROVEMENT PLANNING STAGES

1

Confirm Community Needs

- Surveys
- Discussion Groups
- Town Halls
- Open Houses
- Board Feedback

2

Evaluate Existing Facilities

- Survey Facilities
- Determine Needs

3

Develop Prioritized Facility Improvements

- Offer Value
- Projects Throughout District

4

Determine Facility Improvement Costs

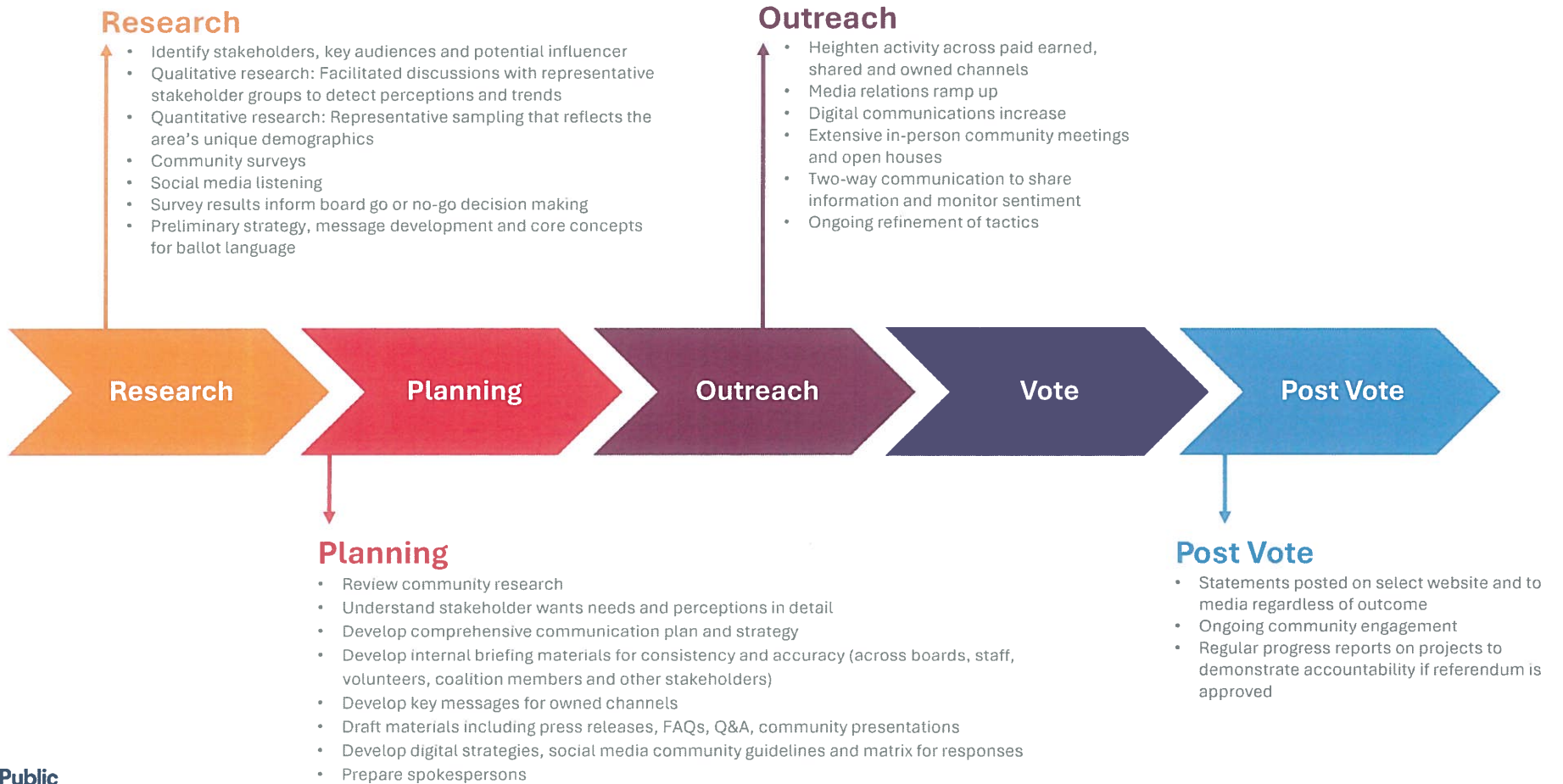
- Secure Estimates

5

Identify Potential Funding Sources

- Capital Funds
- Grants
- Donations
- Bond Issuance
- Rate Increase

TYPICAL ENGAGEMENT & EDUCATION TIMELINE



PCI REFERENDUM EXPERIENCE



2024 Successful Referenda:	Other Successful Referenda:	Additional Municipal Clients:
    	     	           



COMMUNITY ENGAGEMENT IS NOT A CAMPAIGN

By Jackie Rachev,
Senior Account Supervisor, Public Communications Inc.

For many municipal agencies, park districts included, community engagement becomes a focus when the stakes are high: a referendum is approaching, a capital project draws pushback, a controversial decision prompts anger and protests. Experts are called in, public meetings are scheduled, surveys are launched and messaging ramps up.

This pattern is common and understandable. Publicly funded entities tend to run lean, with small staff and tight budgets.

But when community engagement is treated as a tool used only during moments of need, your residents notice. The result is often skepticism rather than trust, frustration rather than collaboration and emotion-driven conversations shaped by urgency instead of understanding.

Community engagement shouldn't be viewed as a campaign tactic or a get-out-of-jail card. It serves you best when approached as a long-term commitment and an ongoing relationship well before a district ever asks the public to support a major decision.

The most effective engagement does not begin when you need a yes; it begins before a question is ever placed on the table.

What is Community Engagement?

At its most basic level, community engagement is about relationships. It's not only talking to residents but also *listening* to them. Open houses, periodic surveys for strategic or master planning efforts, and requests for comment are common tools used to engage the public, but they are not community engagement on their own.

Effective two-way dialogue helps the community understand what your park district does, why it does it and how decisions are made.

It also requires park district leaders to be transparent about district priorities, resource constraints and the benefits and impacts of their decisions. These conversations can be uncomfortable, but when they occur regularly, they position leaders as *trusted sources of accurate and timely information*.

Risks of Engaging Only "When You Need Something"

When engagement occurs only around referendums or in response to a controversial decision, residents often question motives, wondering why their input matters now. Leaders may be accused of lacking transparency or acting in bad faith.

In the absence of regular communication, misinformation can quickly spread. Public meetings can attract only the most vocal voices, and what could be a productive discussion can devolve into emotionally charged exchanges.

In these situations, staff and board members often find themselves reacting rather than leading a constructive conversation. The focus moves from listening, answering questions and problem solving to damage control.

Trust is difficult to establish through occasional outreach and nearly impossible once you've reached the need for damage control. Asking residents to trust leadership or support a funding request or major investment without an existing foundation of understanding puts unnecessary strain on both the district and the community.

Engagement that begins when the stakes are highest is often the least effective kind.

The Value of Ongoing Community Engagement

When community engagement is treated as a regular part of operations rather than a response to controversy or the prelude to an ask, the dynamic between a park district and its residents changes. Conversations are less reactive. Questions are asked earlier. Disagreement, when it occurs, is more likely to be rooted in understanding than frustration. Over time, this familiarity builds confidence in how decisions are made and why certain tradeoffs are necessary.

When engagement is consistent, park districts see benefits that extend well beyond a single project or initiative.

- **Stronger trust**, built through familiarity, transparency and follow-through
- **More honest feedback**, offered earlier and with less emotion
- **A broader base of advocates**, including residents who may not always agree with decisions but understand the district's role
- **Greater willingness to support larger or more complex requests**, because the context already exists
- **Unexpected opportunities**, from partnerships to program ideas that emerge through regular dialogue

These outcomes develop gradually, through repeated interactions that demonstrate respect for the community's perspective and clarity about the district's priorities. Ongoing outreach becomes both a relationship-building tool and a form of risk management.

What Ongoing Engagement Looks Like

Sustained community engagement does not require constant meetings or large-scale initiatives. In many cases, it is built through everyday actions and intentional habits that reinforce accessibility and trust.

Informal touchpoints matter. Conversations between staff and residents at programs, in facilities and at community events provide valuable insight and build familiarity over time. These interactions help humanize the district and signal that feedback is welcome outside of formal processes.

Structured listening also plays an important role. Regular community check-ins, advisory groups and targeted outreach can help districts hear from voices that are often underrepresented. The goal is to create predictable opportunities for dialogue that extend beyond moments of controversy.

Transparency and easy access to information are essential. Sharing information before decisions are finalized, when possible, allows residents to better understand context and constraints. Explaining not just what was decided, but why, helps manage expectations and reduce frustration. Closing the loop by acknowledging input and explaining how it was considered builds credibility, even when outcomes are difficult.

One of the most effective and often underutilized tools for supporting ongoing engagement is your website. Unlike social media or third-party platforms, it is an asset the district fully controls, can update regularly and makes information available at any time. Districts that intentionally use their websites provide easy access to meeting information, project updates, news, public documents and clear ways to ask questions or share feedback.

The most effective engagement efforts are intentional rather than exhaustive. They prioritize clarity, consistency and follow-through, not volume.

The Role of Leadership and Organizational Culture

While communications staff often facilitate engagement efforts, responsibility does not rest with one department alone. Community engagement reflects organizational culture, and leadership sets the tone.

Board members and senior staff play a critical role in shaping engagement. How leaders listen during public comment, respond to disagreements and acknowledge concerns signals whether engagement is valued or merely accommodated. Residents pay close attention not only to what is said, but to how it is said and whether their input is treated with respect.

Staff culture matters as well. Frontline employees are often the first point of contact with the public, and are well positioned to hear concerns, identify patterns and share insights. Empowering them to listen, share insights and elevate concerns strengthens the district's understanding of community needs.



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Engagement as Stewardship

Park districts are stewards of public land, public dollars and public trust. Community engagement is one way to demonstrate that stewardship. When residents feel their perspectives are respected and valued, confidence in leadership and decision-making grows.

When engagement is ongoing, residents better understand the context behind decisions, even when those decisions are difficult or unpopular. Clear, consistent communication helps manage expectations and reinforces the district's commitment to transparency and accountability.

Build Relationships Before You Need Them

Community engagement is most effective when it is not driven by urgency or necessity. It works best when it is part of the everyday rhythm of a park district's operations.

Engaging residents only when a decision is controversial or a request is imminent places unnecessary strain on both the district and the community. By contrast, districts that invest in engagement over time are also better positioned to adapt. Established relationships make it easier to navigate change, respond to evolving needs and address concerns before they escalate.

The goal of engagement is not universal agreement. It is mutual understanding. When residents understand their park district's role, constraints and priorities, they are more likely to engage thoughtfully and constructively.

If engagement begins only when a district needs a yes or support for a hard decision, it has already waited too long.



Jacqueline Rachev, MNA, APR, is a senior account supervisor at Public Communications Inc., where she develops and leads community engagement and communications strategies for park districts, school districts and other public sector organizations across Illinois. She has more than 25 years of experience helping public agencies strengthen trust, navigate complex issues and engage residents outside of crisis moments.



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Photo of Wilmette Park District Paddle Park & Hut

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TO: *Mike Benard*

FROM: *Jeff Andreasen*

DATE: *March 2, 2026*

RE: *Proposal for Pre-Referendum Voter Survey*

Thank you again for the call last week and the update on what you and your Board are considering for a potential referendum for the Wheaton Park District (WPD).

To briefly recap, the District is interested in pursuing a GO bond referendum on the November ballot to address capital improvements on multiple facilities and recreational amenities, specifically:

- 2 options to test for Rice Pool & Water Park:
 - Renovation, or
 - Complete replacement
- Installing irrigation and drainage improvements on all major athletic/turf fields.
- Building a modest new field house with indoor gym space and synthetic turf.
- Adding year-round restrooms in all major parks.

The goal of the pre-referendum survey is to provide an early gauge of support for the two Rice Pool & Water Park options that you are considering and to help you and your Board make a decision before the filing date.

Our recommended approach for this survey follows.

Survey Design: We will begin with a kick-off discussion with you and your team to clarify the referendum options that you are considering, their costs (e.g., the GO bond dollar amounts in the ballot wording), and the impact on property taxes for a median-valued home in the District. The ballot wording would ideally come from your bond counsel, which we will want to incorporate into the questionnaire.

Assume a survey that averages no more than 10 minutes to complete. Among the topics covered in the questionnaire are:

- Confirming that the respondent is registered and likely to vote in the November election.
- Testing the actual ballot wording and whether they support or oppose it, and why (asked in an open-ended format).
 - Half of the sample will randomly respond to one option (lower cost for the Rice Pool renovation), and the other half will respond to the second option (higher cost for the full Rice Pool replacement). We can then compare the level of support between the two options.
- Testing the effectiveness of 6-7 pro-referendum arguments and which one is the most compelling statement.
- Likewise, testing the effectiveness of 6-7 anti-referendum statements and which is the most compelling.
- Re-testing the same ballot language to see if the arguments shift opinion (e.g., “not strongly support” to “strongly support”, or “not strongly oppose” to “strongly oppose”, etc.).
 - We can demographically profile those voters who change their mind and look at the statements that they found most convincing. This will provide great insights into your voter education efforts.
- Demographics (age, gender, party affiliation, WPD users vs. non-users, region, etc.).

In addition to your survey review/approval, we will need a copy of the WPD’s email database of District residents so that we can match it to the sampled voters. This will allow us to send invitations via email, reducing the turnaround time and cost.

Once the survey is approved, we will program the survey and procure a random sample of WPD voter households. Sampled respondents will be given three options to participate:

- Online: We will program and thoroughly test the online survey and will set up a secure website for data collection. We will send survey links to sampled households either by mail (after we match your email database to the street addresses in our sample), or by sending postcard invitations to the remaining sampled residents with the survey URL and a QR code.
- By Mail: For older residents (many of whom may be less comfortable responding online), we will send a printed paper questionnaire with a pre-paid return envelope.
- By Phone: All forms of outreach will include a toll-free number to our Evanston offices, allowing residents to complete the survey with one of our executive interviewers.

All forms of outreach – email, postcard, paper questionnaire – will include instructions to allow recipients to use an alternative survey format (e.g., the paper survey will include the URL, QR code and the phone number if an individual prefers either alternative).

Each voter will have a unique PIN that is required to access the survey and can be used only once. This PIN will prevent anyone from “gaming” the survey and responding multiple times.

Sampling and Data Collection: For the sample, we will work with you on procuring the voter database from the DuPage County Clerk’s office for the precincts within your boundaries. We will draw a random sample of registered voters who have voted in at least two of the most recent mid-term general elections. This will ensure that our sample reflects those most likely to vote on the November ballot, and will exclude non- and infrequent voters (e.g., those who only vote in Presidential elections).

- For those without an email match from your database, we will send the postcards and/or printed questionnaires.

We recommend a sample of at least $n=400$ voters, meaning at least $n=200$ responding to each of the two GO bonds being tested. When we analyze the results, we will compare the two samples to see which option garners stronger support. We will also profile the demographics of supporters and opponents on each option to see which one does better among key voter subgroups and regions.

Analysis and Deliverables: To ensure accuracy in the analysis stage, we will weight our voter respondents to align with the County Clerk's dataset by region, age, gender, and partisan ID (based on actual ballots cast in recent Republican vs. Democratic primaries).

The analysis will be thorough, and we will present the full findings to you and your Board. I will assume up to two presentations (e.g., an initial virtual presentation to you and key staff, followed by an in-person presentation to the Board to allow for questions, feedback, etc.). Deliverables will include:

- A topline summary report on the overall findings (providing early results about two weeks before the final analysis).
- A clean, formatted Excel data file with all survey responses (with any PII removed to ensure anonymity).
- Digital banner tabs showing results to each question by key subgroups, with statistically meaningful differences identified.
- A full report on the findings, including an executive summary with recommendations, detailed analysis of every question, a summary of the survey methods, and sample verbatim responses to help clarify key findings.

Once the final deliverables are provided, we will remain available for unlimited phone consultation to answer questions and discuss ideas and strategies for a potential referendum. This includes coordinating with any consultants that you engage to assist with the voter education and outreach efforts.

In terms of timing, the goal is to have the voter list and sample prepped (with emails from the WPD matched) and the questionnaire finalized in April (assuming final construction costs are delivered by then). We will launch the survey in mid-May and aim to conclude data collection the first week of July (before the July 4th holiday). This will allow us to have results to you and the Board by the third week of July.

The estimated cost for the voter survey outlined in this proposal is \$29,875 and includes everything above. Once the findings are presented, we are committed to work with you and your team through election day.

Thank you again for this opportunity as you evaluate your research options. Once you have reviewed this proposal, let me know if you have any questions. I look forward to hearing from you.

Elmhurst Park District Community Voter Questionnaire: (Draft 5: 05.01.24)

The Elmhurst Park District is considering placing a referendum on the November 2024 ballot to address facility and recreational improvements. Please take a few minutes to complete a brief survey about these potential updates.

All responses are anonymous, and the results will be tallied and reported by aQity Research in Evanston, IL (an independent third-party firm). If you have any technical issues with the survey, please contact aQity Research by phone (847-424-4171, ext. 218) or email (aqity@aqityresearch.com).

If you have any questions about the proposed referendum, please contact Laura Guttman at the Elmhurst Park District by phone (630-993-8920) or email (lguttman@epd.org).

Thank you very much for your prompt response; your opinions are very important and greatly appreciated!

[BASE: ALL RESPONDENTS]

1. How long have you lived in the Elmhurst Park District boundaries? ____ years

[ADD BULLET ITEM FOR "Do not currently live in Elmhurst Park District boundaries", AND TERMINATE IF SELECTED]

[BASE: ELMHURST PARK DISTRICT RESIDENTS]

2. Are you registered to vote at your current address? Yes No [TERMINATE]

[BASE: REGISTERED TO VOTE]

3. As you may know, most people do not vote in elections. How likely are you to vote in the November 2024 general election (either by mail, absentee ballot, or in-person early voting or on election day)?

Not at all
likely

Not very
likely

Somewhat
likely

Very
Likely

[TERMINATE IF "NOT AT ALL" OR "NOT VERY" LIKELY]

[BASE: LIKELY VOTERS]

4. On the November 2024 ballot, there may be a referendum question for the Elmhurst Park District. This question may be: **[RANDOMLY SHOW EACH OPTION TO ROUGHLY 1/2 OF SAMPLED RESPONDENTS]**

[OPTION A]: *"Shall the Elmhurst Park District, DuPage and Cook Counties, Illinois, replace the Joanne B. Wagner Community Center by building and equipping a new community center with a walking/jogging track, courts for pickleball, basketball and volleyball, a multisport indoor artificial turf field, and space for gymnastics, dance, early childhood/preschool and other programming, and issue its bonds to the amount of \$84,950,000 for the purpose of paying the costs thereof?"*

[OPTION B]: *" Shall the Elmhurst Park District, DuPage and Cook Counties, Illinois, improve, equip and maintain parks and park facilities, including (a) replacing the Joanne B. Wagner Community Center by building and equipping a new community center with a walking/jogging track, courts for pickleball, basketball and volleyball, a multisport indoor artificial turf field, and space for gymnastics, dance, early childhood/preschool and other programming; (b) constructing a bandshell with year-round heated restrooms at Wilder Park; (c) constructing year-round heated restrooms at Eldridge and Crestview Parks and on parkland along the Illinois Prairie Path; and (d) converting a grass athletic field to an artificial turf field at Berens Park, and issue its bonds to the amount of \$89,950,000 for the purpose of paying the costs thereof?"*

If the election were tomorrow, would you oppose or support this referendum?

Strongly
oppose

Somewhat
oppose

Somewhat
support

Strongly
support

[BASE: LIKELY VOTERS]

5. Why would you **[PIPE IN "support" / "oppose"]** this referendum? Please be specific.
[OPEN-ENDED]

[SHOW QUESTION BLOCKS Q6/Q7 (PRO-REASONS) AND Q8/Q9 (ANTI-REASONS) IN RANDOM ORDER]

[BASE: ALL LIKELY VOTERS]

6. Below are reasons to **support** a possible Elmhurst Park District referendum. Please read and indicate how effective you feel each is as a reason to **support** the referendum. **[VARY ORDER OF ITEMS]**

	<i>Poor Reason</i>	<i>Fair</i>	<i>Good</i>	<i>Excellent Reason</i>
A. Replacing the 60+ year old Wagner Community Center with a new facility will meet current ADA accessibility requirements and better safety standards, such as a safer drop-off and pick-up area.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B. A new, larger facility will provide more space and amenities to meet expanded programming needs to keep up with the community’s interests and reduce waitlists for popular activities.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
C. The new facility [FOR OPTION B: and the proposed outdoor improvements] will make Elmhurst a more attractive place to live and protect property values.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
D. The improvements will provide a wider range of year-round recreational activities and opportunities than the current facility.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
E. With these new facilities, residents would no longer have to go to other communities as often for these types of activities and pay higher non-resident fees than what the Elmhurst Park District would charge.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
F. If passed , the increase in annual property taxes on a median valued home of \$500,000 translates to only about \$6 more per week.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
G. The Wagner Community Center was designed and built in the 1950s as an elementary school; the new proposed building and improvements will have more functional recreational spaces for current residents and future generations.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
H. The new facility will include features for all age groups, with gym space for basketball, volleyball and pickleball; a multi-lane indoor track; an artificial turf field; dedicated pre-school/early childhood spaces; larger spaces for dance and gymnastics; an indoor play area; and flexible multi-purpose spaces.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

[BASE: ALL LIKELY VOTERS]

7. Please indicate the **ONE** statement that you feel represents the best reason to support the referendum. **[SHOW Q9 STATEMENTS; SINGLE RESPONSE. ADD “NONE” OPTION.]**

[BASE: ALL LIKELY VOTERS]

8. Below are reasons to **oppose** a possible Elmhurst Park District referendum. Please read and indicate how effective you feel each is as a reason to **oppose** the referendum. **[VARY ORDER OF ITEMS]**

	<i>Poor Reason</i>	<i>Fair</i>	<i>Good</i>	<i>Excellent Reason</i>
A. Property taxes are too high as it is, and I don't want to pay more no matter the reason or the amount.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B. I do not use the Park District or its [OPTION A: facilities or programs / OPTION B: facilities, programs, parks, or trails,] so I don't receive any benefit from the increase.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
C. With the current rate of inflation and high interest rates, now is not the time to ask for a tax increase or borrow money by issuing bonds.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
D. If the District needs more money, it should raise user fees and rental charges rather than raising property taxes.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
E. There are nearby private or public facilities that offer these types of recreational activities; the Park District doesn't need to add more.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
F. Some residents are on fixed incomes. If this referendum passes it would add [\$307 FOR OPTION A; \$325 FOR OPTION B] to an average annual tax bill, a significant impact on many seniors.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
G. If this referendum passes, I am not confident that the Park District will spend these funds wisely or as intended.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
H. Replacing the Wagner Community Center with a new, larger facility sounds excessive and too expensive; the District should renovate and upgrade the current building if improvements are needed.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

[BASE: ALL LIKELY VOTERS]

9. Please indicate the **ONE** statement that you feel represents the best reason to oppose the referendum. **[SHOW Q11 STATEMENTS; SINGLE RESPONSE. ADD "NONE" OPTION]**

[BASE: LIKELY VOTERS]

10. After reading the statements for and against the referendum, please again indicate below how you feel about a potential bond referendum which reads:

"Shall the Elmhurst Park District[SHOW SAME BALLOT WORDING OPTION FROM Q4]"

If the election were tomorrow, would you oppose or support this referendum?

Strongly
oppose

Somewhat
Oppose

Somewhat
support

Strongly
support

These last questions are to make sure we have a representative sample; your responses are completely confidential and will be grouped with everyone else who completes the survey.

[BASE: LIKELY VOTERS]

11. In what year were you born? _____

[BASE: LIKELY VOTERS]

12. Please note your gender identity:

- Male Female Prefer to self-describe: _____

[BASE: LIKELY VOTERS]

13. Including yourself, how many people live in your household? _____

How many household members are under age 18? _____

BASE: LIKELY VOTERS]

14. Which of the following identifies your race or ethnicity? *Please select all that apply.*

- American Indian or Alaska Native
- Asian
- Black or African American
- Hispanic or Latino
- Middle Eastern or North African
- Native Hawaiian or Pacific Islander
- White
- Other – please specify: _____

[BASE: LIKELY VOTERS]

15. Have you or anyone in your household:

- a. **[ALL]:** Participated in an Elmhurst Park District program in the past year?
- b. **[ALL]:** Used or visited Wagner Community Center in the past year?
- c. **[IF "No" TO Q14b]:** Used or visited Wagner Community Center in the past five years?
- d. **[ALL]:** Been a member of Courts Plus in the past year?
- e. **[ALL]:** Used or visited an Elmhurst Park District park or trail in the past year?

- Yes No

[BASE: LIKELY VOTERS]

16. Please rate your overall satisfaction with the Elmhurst Park District’s current facilities, parks, and programs on the scale below.

<i>Completely dissatisfied</i>					<i>Neutral</i>					<i>Completely satisfied</i>
0	1	2	3	4	5	6	7	8	9	10
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

[BASE: LIKELY VOTERS]

Thank you very much for completing the survey!