



# Wheaton Park District

## PUBLIC NOTICE

**Wheaton Park District Board of Commissioners  
SUBCOMITTEE MEETING  
Wednesday July 1, 2026  
DuPage County Historical Museum  
102 E. Wesley Street, Wheaton, IL 60187  
5:00 pm**

**Public Notice Date June 29, 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 July 1, 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](mailto:mbenard@wheatonparks.org)**

Michael J. Benard  
Secretary

**The Agenda for the July 1, 2026, Subcommittee Meeting is as Follows:**

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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](mailto:dsiciliano@wheatonparks.org)



# Wheaton Park District

## Subcommittee Meeting of the Wheaton Park District Board of Commissioners July 1, 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. **Rice Pool & Waterpark** – Renovation and New Construction Concepts Design  
Presentation by FGMA Architects
2. **Arrowhead Golf Club Rooftop Unit Replacement Project** – Review of Bid Results
3. **Ray Morrill Community Center Phase 3 Interior Renovation Project** – Review of Change Order #2
4. **Northside Park and Central Park Sport Court Lighting Replacement Project** – Review of Bid Results

#### **Finance and Administration**

1. **Ordinance 2026-05** – Review of an Ordinance Approving the Disposal and Sale of Personal Property Owned by the Wheaton Park District.

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## **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)

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## WHEATON PARK DISTRICT RICE POOL and WATER PARK CONCEPT DESIGN



## WHEATON PARK DISTRICT

RICE POOL and WATER PARK – CONCEPT DESIGN



**SUBMITTED TO:**

Mike Benard  
Executive Director  
102 E. Wesley St.  
Wheaton, IL 60187

**SUBMITTED BY:**

John C. Dzarnowski, AIA – FGM Architects  
Daniel T. Nicholas, AIA – FGM Architects  
Annabella Orlando, AIA – FGM Architects  
Jim Leppert – IHC Construction Companies

**FGM Architects Inc.**

1 Westbrook Corporate Center, Suite 1000  
Westchester, IL 60154  
Phone: 630.574.8300  
Fax: 630.574.9292

June 26, 2026  
FGM # 26-4109.0

WE BUILD COMMUNITY  
FGM Architects Inc. | An Employee-Owned Firm  
fgmarchitects.com

## CONCEPT DESIGN EXECUTIVE SUMMARY

In the summer of 2026, Rice Pool and Water Park will celebrate its 39th year of operation. When the facility opened in 1987, the Wheaton Park District redefined what a community aquatic facility could be by offering an expansive zero-depth entry, multiple water slides, deep-water diving, an 8-lane lap pool, dedicated shallow-water areas for toddlers, generous lounge seating areas, waterfalls, spray features, and other amenities designed to engage patrons of all ages.

After nearly 40 years of service, Rice Pool and Water Park is showing its age. The original pool shells, mechanical systems, piping, filtration systems, gutter systems, waterslides, rockwork, and supporting infrastructure are at or beyond their expected service life. The previous Pool Audit and Swimming Pool Assessment identified code deficiencies, aging infrastructure, water loss concerns, inconsistent water quality, accessibility issues, and significant near-term and future reinvestment needs. The audit also noted that no major comprehensive renovation has occurred since the facility was originally constructed, although targeted repairs have been made over the years, including concrete repairs, VGB upgrades, sand filter maintenance, chemical controller upgrades, heater replacement, waterslide repairs, and lap pool concrete replacement.

The Pool Audit identified three current code deficiencies: replacement of main drain covers as they expire, provision of two new ADA pool lifts, and correction of landscape beds adjacent to the pool deck. The audit also identified four future code deficiencies that would likely need to be addressed with a major alteration: separate filtration systems for each body of water, additional accessible parking spaces, egress hardware for two chain-link gates, and additional locker room fixtures to meet bather-load requirements. In addition to these code-related items, the audit identified 26 Priority 1 repairs requiring immediate attention and 17 Priority 2 repairs anticipated within the next several years.

The proposed renovation of the existing pool would stabilize the current facility, address code deficiencies and known infrastructure issues, and extend the useful life of the existing aquatic facility. The current renovation planning budget is approximately \$12.1 million or more in 2026 dollars, with the understanding that additional scope, market conditions, or escalation could increase the total planning range. This renovation cost should be understood as a 2026 cost, with approximately +/-4% inflation added each year thereafter. The renovation approach would not substantially change the existing facility layout, would not significantly increase entertainment value, and would generally extend the facility's useful life by approximately 10 to 15 years. If a PVC pool liner is included as part of the renovation, the liner would typically be warrantied for 10 years and would generally be expected to require replacement no later than approximately 13 years.

As financial stewards for the community, Park District leadership also studied a more comprehensive option to re-imagine Rice Pool and Water Park for the next generation. The proposed New Pool Concept Plan is estimated at approximately \$30 million in 2026 dollars, with approximately +/-4% inflation added each year thereafter. This concept would replace the aging 40-year-old aquatic facility with a new, modern aquatic environment designed for a 40+ year useful life.

The New Pool Concept Plan provides significantly greater entertainment value than the existing facility by creating multiple aquatic experiences, more current water-play features, improved shade, a smaller and more efficient bathhouse, enhanced patron circulation, and aquatic areas better aligned with how families and guests use pools today. The proposed water depths are also more consistent with current aquatic facility trends and patron demand, with a greater emphasis on the most-used water depths of approximately 2'-0" to 4'-0".

A major operational advantage of the New Pool Concept Plan is that it separates the aquatic facility into multiple bodies of water with separate filtration systems and barriers between pool areas. Unlike the existing facility, which essentially functions as one interconnected body of water, the new concept would allow Park District staff to open or close individual pools based on season, attendance, staffing, temperature, rentals, or program needs. For example, the lap pool and splash pad could remain open after the regular pool season closes; selected pools could be closed on low-attendance days, including cooler days when temperatures are in the low 70s; and individual pools or areas could be closed for rentals without shutting down the entire facility.

The proposed New Pool Concept Plan is designed for a bather load of approximately 1,500 bathers. While the existing facility was originally planned for a larger bather-load capacity, including service-area benchmarks that can exceed 2,500 bathers, the Park District has never recorded more than approximately 1,500 bathers in the facility. Therefore, the new concept is sized to better reflect actual peak use while still supporting community demand, improving operations, and providing a more flexible and modern aquatic experience.

In summary, the proposed renovation is a shorter-term stabilization strategy for the existing 1987 facility. It addresses critical repairs, code deficiencies, accessibility improvements, and infrastructure needs, but it retains the basic limitations of the current facility and is expected to provide approximately 10 to 15 additional years of service. The proposed New Pool Concept Plan requires a larger initial investment, but it offers a longer 40+ year facility life, improved code compliance, better water quality, enhanced entertainment value, more appropriate water depths, improved operating flexibility, and a facility better aligned with the long-term recreational needs of the Wheaton community.

## **FACILITY AUDIT POOL AUDIT RECAP**

### **CODE DEFICIENCIES & REPAIRS**

3 Items - Not Compliant with Current Codes  
26 Items - Recommended Priority 1 Repairs (immediate)  
17 Items - Recommended Priority 2 Repairs (5-10 years)  
4 Items - Will Not be Compliant in the Future  
(when Major Alterations are required)

### **CURRENT CODE DEFICIENCIES**

- REPLACE THE MAIN DRAIN COVERS (AS THEY EXPIRE)
- PROVIDE TWO NEW ADA POOL LIFTS
- LANDSCAPE BEDS LOWERED BELOW DECK

### **FUTURE CODE DEFICIENCIES**

- PROVIDE SEPARATE FILTRATION SYSTEMS FOR EACH BODY OF WATER
- PROVIDE ADDITIONAL HC PARKING SPACES
- EGRESS HARDWARE FOR TWO (2) CHAIN LINK GATES
- PROVIDE ADDITIONAL FIXTURES IN LOCKER ROOMS TO MEET BATHER LOAD REQUIREMENTS

### **PRIORITY 1 REPAIRS**

- INSTALL WATER METER ON THE POOL'S MAKEUP WATER LINE TO QUANTIFY WATER USAGE AND DETECT LEAKAGE FOR FUTURE
- PATCH, EPOXY INJECT, AND STRUCTURAL REMEDIATION PRIOR TO PAINTING POOL
- SANDBLAST AND NEW EPOXY PAINT FINISH ENTIRE POOL
- RE-PASSIVATE SS GUTTER SYSTEM, INCLUDING NEW VINYL DEPTH MARKINGS
- REPLACE SEALANT AROUND EXISTING STAINLESS-STEEL GUTTER (BOTH AT DECK AND BELOW WATER)
- REPLACE FLOOR INLET FITTINGS
- PATCH FLOOR INLET INDICATED IN THE AMERICAN LEAK DETECTION REPORT
- PRESSURE TEST PIPING OR CAMERA SCOPE
- REPLACE ALL PUMPS, STRAINERS, AND PIPING/FOOT VALVES AT PUMPS. PROVIDE VFDS AT EACH PUMP
- REPLACE FILTRATION SYSTEM AND PIPING. ASSUMED TO BE REGENERATIVE MEDIA FILTRATION
- VALVE REPLACEMENT, VALVE TAGS, PIPE LABELS AND HANGER AND SUPPORT REPLACEMENT A PART OF THE FILTER AND PUMP REPLACEMENT

- REPLACE DIGITAL FLOWMETER
- REPLACE ALL PIPING SUPPORTS AND VALVES IN SURGE TANK
- NEW WATER LEVEL CONTROLLER
- WATERPROOF INTERIOR OF SURGE TANK
- NEW LADDER AT SURGE TANK
- CHEMICAL TREATMENT MODIFICATIONS
- REMOVE AND REPLACE STAMPED CONCRETE AT CONCESSIONS
- INSPECT AND REPAIR ARTIFICIAL ROCK WORK
- REPLACE OVERHEAD COILING DOORS (3 TOTAL)
- IMPROVE POOL ENCLOSURE FENCE AT SPECTATOR VIEWING
- REPLACE CLERESTORY WINDOWS W/ SCREENS AND PROTECTIVE LOUVRES
- NEW KITCHEN FLOORING
- NEW KITCHEN CEILING
- NEW KITCHEN EQUIPMENT
- WATER SUPPLY LINE INSULATION REPAIR

**PRIORITY 2 REPAIRS**

- INSTALL PVC POOL LINER
- REPLACE TILE AROUND POOL PERIMETER WITH LIFEFLOOR INCLUDING DEPTH MARKINGS
- PROVIDE NEW SS GUTTER SYSTEM AROUND PERIMETER OF POOL
- REPLACE UNDERWATER LIGHTS WITH LED FIXTURES
- REPLACE PLAY FEATURES
- REPLACE WATERSLIDES
- MEDIUM PRESSURE UV SYSTEM
- NEW MONUMENTAL SIGN ON BLANCHARD ROAD
- ADDITIONAL SHADE STRUCTURES
- ACCESS CONTROLS TO TURF AREAS
- NEW STANDING SEAM METAL ROOF
- NEW CEMENTITIOUS EXTERIOR TRIM
- REMOVE ORNAMENTAL SPIRES
- CONCEAL LIGHTNING PROTECTION
- FIRST AID AIR CONDITIONING
- NEW DOOR AND FRAME AT SURGE TANK BUILDING
- NEW LIFEGUARD LOCKER ROOM AND BREAK ROOM



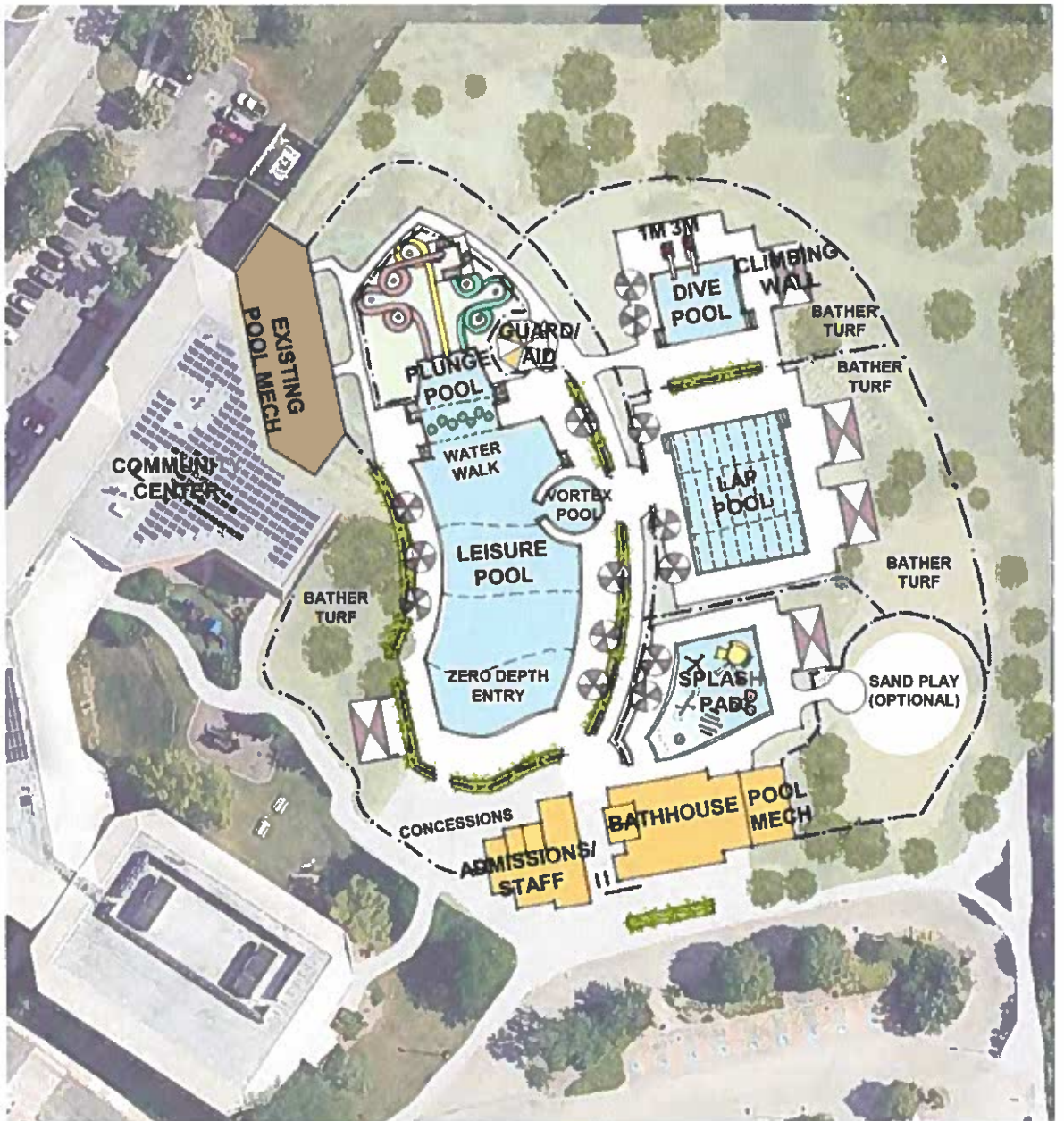
**FACILITY AUDIT**  
**POOL AUDIT BUDGET**

- BUDGET - COST ESTIMATES**
- \$4.0 MILLION - PRIORITY 1 COST ESTIMATE  
(includes current code deficiencies)
  - \$4.5 MILLION - PRIORITY 2 COST ESTIMATE
  - \$1.2 MILLION - ADA AUDIT ALLOWANCE
  - \$2.4 MILLION - FUTURE CODE DEFICIENCIES  
(based on 2,053 bather load)
  - \$12.1+ MILLION - TOTAL RENOVATION COST (2026 costs\*)  
(no improvements to facility layout)  
(\*add +/-4% per year after 2026 for inflation)

**CONCEPT DESIGN**  
**EXISTING POOL LAYOUT**



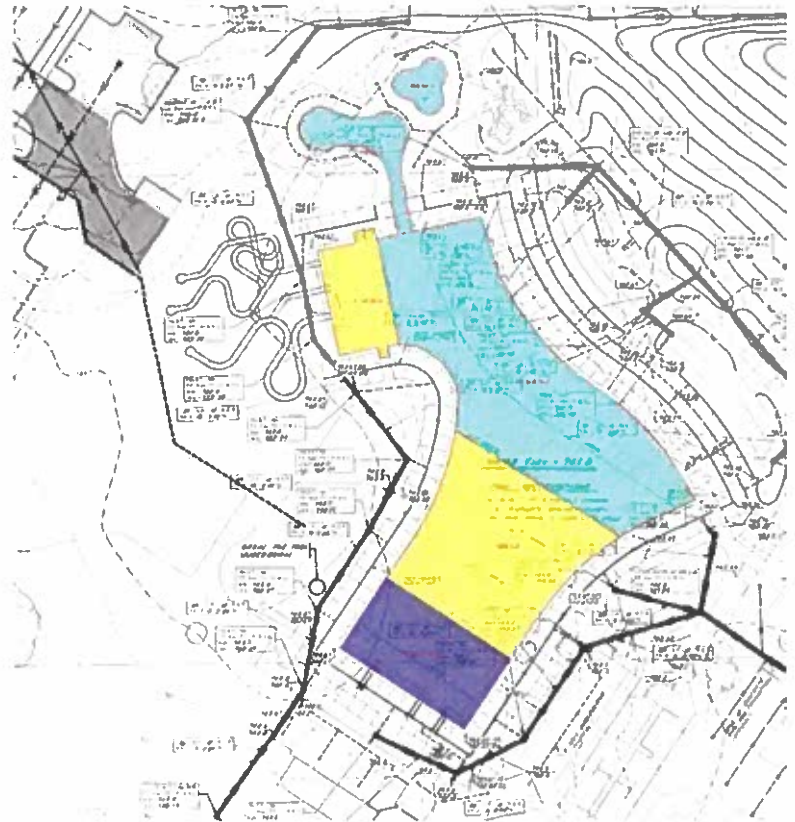
**CONCEPT DESIGN**  
**PRELIMINARY POOL CONCEPT PLAN**



**CONCEPT DESIGN**  
**WATER DEPTH COMPARISON**

Existing Pool

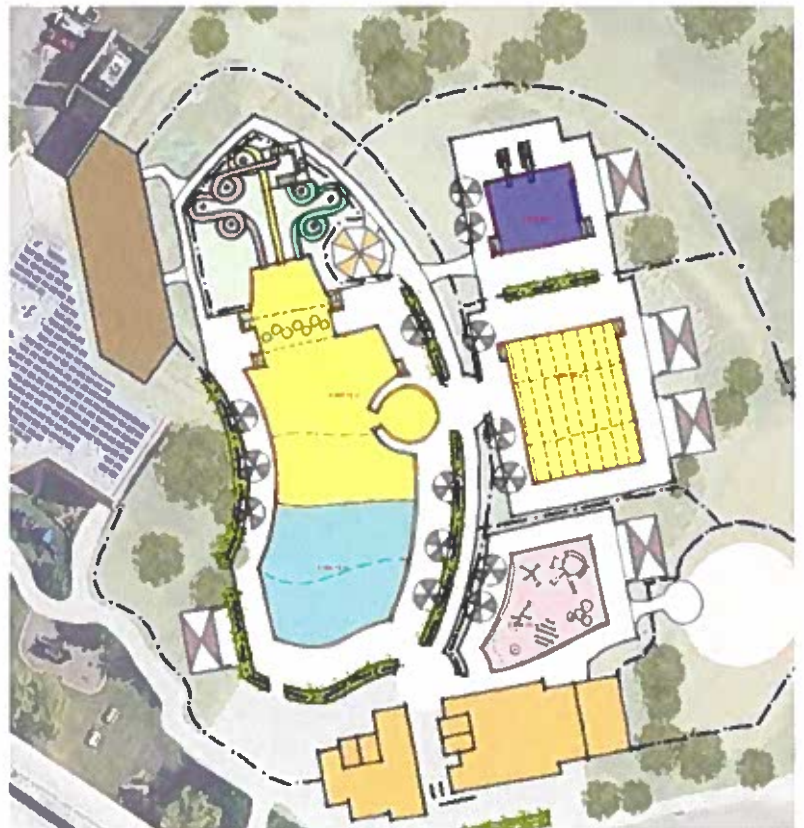
- 0 – 2 ft; 14,685 SF
  - 2 – 5 ft; 10,010 SF
  - 5ft +; 3,815 SF
- Total 28,510 SF



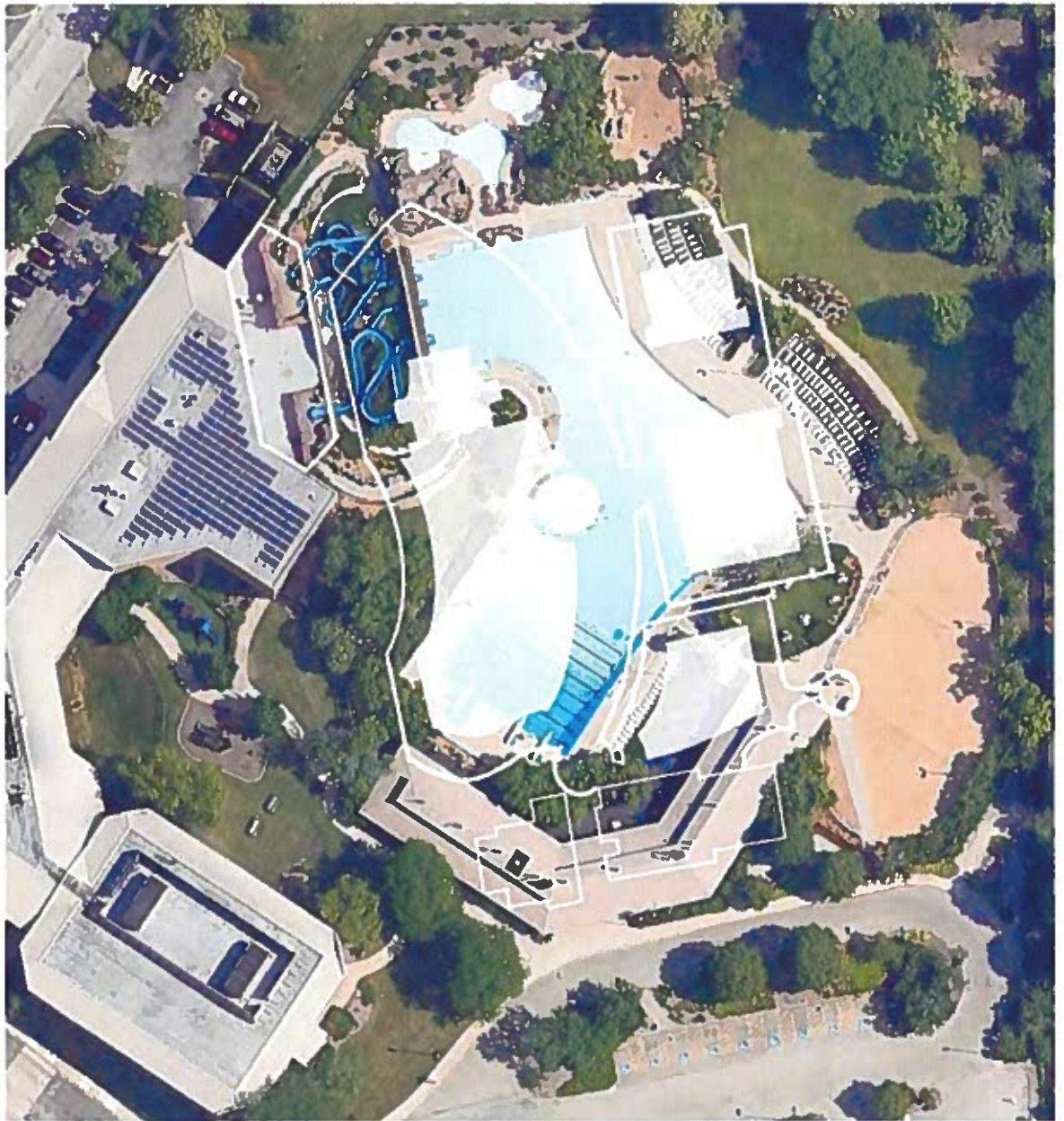
**CONCEPT DESIGN**  
**WATER DEPTH COMPARISON**

Proposed Pool

- 0 – 2 ft; 900 SF  
(spray ground)
- 0 – 2 ft; 5,090 SF
- 2 – 5 ft; 12,995 SF
- 5ft +; 1,850 SF
- Total 22,835 SF



**CONCEPT DESIGN  
FACILITY LAYOUT COMPARISON**



**CONCEPT DESIGN**  
**PRELIMINARY CONCEPT BUDGET SUMMARY**



**IHC Construction Companies LLC**  
385 Airport Road, Suite 100  
Elgin, IL 60123  
(847) 742-1516

**ESTIMATE OF PROBABLE PROJECT COST**

03-Jun-26

**Wheaton Park District**  
Rice Pool Improvements  
1777 S. Blanchard St  
Wheaton, IL 60189  
IHC Project No.: TBD

Dwg. Date: N/A  
Phase - Concept 4.1

No.	Div	Sub	Description	Estimate
1.0	<u>CONTRACTING REQUIREMENTS, GENERAL CONDITIONS &amp; EXISTING CONDITIONS</u>			
.1	Contracting Requirements (INCLUDED IN ALL OTHER AREAS)			\$0
.2	General Requirements			\$466,000
.3	Selective Demolition			\$510,290
2.0	<b>AREA SUB-TOTAL</b>			<b>\$976,290</b>
3.0	<u>BUILDING COST</u>			
.1		SF	\$/SF	
.1	New Bathhouse Total			
.1		6500	\$761	
.1	Sub-Structure			\$356,299
.2	Shell			\$1,028,816
.3	Interiors			\$777,915
.4	Services			\$2,342,869
.5	Equipment & Furnishings			\$276,000
.6	Special Construction & Demolition			\$164,035
2	New Bathhouse Subtotal			\$4,945,934
3		1000	\$1,136	
3	Mechanical/Family Changing (Pump Pit & Surge for Lap)			
.1	Sub-Structure			\$193,098
.2	Shell			\$271,431
.3	Interiors			\$128,425
.4	Services			\$520,710
.5	Equipment & Furnishings			\$22,000
4	New Mech /Family Changing Subtotal			\$1,135,664
5	Existing Mechanical Enclosure			
.1	Shell (Re-Roof, Thin Veneer & EFIS)			\$381,527
6	Existing Mechanical Subtotal			\$381,527
.7		SF	\$/SF	Bather
.1	Lap Pool			\$1,357,716
.2	Dive Pool			\$949,550
.3	Sprayground			\$1,354,806
.4	Leisure Pool			\$5,182,043
.5	CIP Slide & Shade Fnds.			\$112,322
.6	Pump Pit Railings, Ladders & Gates			\$61,750
.7	Shades, Cabanas & Park Shelters			\$246,608
.8	Site Lighting			\$243,000



**IHC Construction Companies LLC**

385 Airport Road, Suite 100  
Elgin, IL 60123  
(847) 742-1516

.8	Aquatics Subtotal			\$9,507,794
4.0	AREA SUB-TOTAL	23638	1504	\$15,970,919
5.0	<u>SITWORK</u>			
.1	Earthwork			\$403,710
.2	Exterior Improvements		363	\$1,086,357
.3	Utilities			\$703,809
6.0	AREA SUB-TOTAL		363	\$2,193,877
7.0	DIRECT CONSTRUCTION COSTS	items 2.0+4.0+6.0	1867	\$19,141,086
8.0	<u>INDIRECT CONSTRUCTION COST</u>			
.1	Design & Bidding Contingency	10%	of item 7.0	\$1,914,109
.2	Escalation / Inflation	4%	of item 7.0+8.1	\$842,208
.3	CM's Expenses	9%	of item 7.0+8.1+8.2	\$1,970,766
.4	CM's Fee	4%	of item 7.0+8.1+8.2+8.3	\$954,727
9.0	AREA SUBTOTAL			\$5,681,809
10.0	COST OF WORK	sum of items 7.0+9.0		\$24,822,896
11.0	<u>OWNER'S SOFT COST</u>			
.1	CM's Preconstruction Phase Services	0.75%	AL	\$186,172
.2	Permits	1	AL	\$75,000
.3	Utilities Fees - GAS, ELE, H2O/SAN	1	AL	\$50,000
.4	Temporary Facilities	1	AL	\$35,000
.5	Moving, Storage & Disposal of FF&E	1	AL	\$50,000
.6	Material Testing	1	AL	\$75,000
.7	Surveys	1	AL	\$10,000
.8	Soil Borings	1	AL	\$15,000
.9	FF&E - Pool (chairs, tables, trash rcpts.)	1	AL	\$500,000
.10	Abatement (None Based on 8' Construction)	1	AL	\$0
.11	Printing & Misc. (A/E & CM Reimbursables)	1	AL	\$5,000
.12	Technology	1	AL	\$100,000
.13	Contingency for Owner's Expenses	10%	of items 11.1 thru 11.12	\$110,117
.14	A/E Compensation - Per Agreement	10%	of item 10.0	\$2,482,290
.15	Owner's Construction Contingency	5%	of items 10.0+11.14	\$1,365,259
12.0	SUB-TOTAL			\$5,058,838
13.0	TOTAL ESTIMATE OF PROBABLE PROJECT COSTS			\$29,881,733

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Arrowhead Clubhouse Kitchen Rooftop Unit Replacement

DATE: July 1, 2026



**SUMMARY:**

Berg Engineering worked with staff to prepare plans and specifications for RTU-2 (serving the locker rooms on the lower level) & RTU-14 (serving the kitchen, along with two kitchen air make-up units. Alternates were included to reduce scope as needed to meet budget.

Bids were solicited on June 8, 2026, and opened on June 25, 2026. The results are below.

Contractor	Base Bid	Deduct Alternate No. 1 - RTU-2	Deduct Alternate No. 2 - KEF-2
A1 Heating & Air Conditioning	\$392,600.00	(\$54,105.00)	(\$8,367.00)
Cahill Heating	\$423,300.00	(\$82,600.00)	(\$20,300.00)
Premistar	\$423,835.00	(\$52,660.00)	(\$10,855.00)
MG Mechanical	\$488,000.00	(\$70,000.00)	(\$30,000.00)
Amber Mechanical	\$493,000.00	(\$60,000.00)	(\$25,000.00)
FE Moran	\$516,000.00	(\$70,000.00)	(\$31,000.00)
Air Comfort Systems	\$524,000.00	(\$87,500.00)	
Oak Brook Mechanical	\$530,600.00	(\$80,135.00)	(\$30,650.00)
AHAL Construction	\$758,000.00	(\$65,000.00)	(\$15,000.00)

References for A1 Heating & Air Conditioning were positive. Our engineer has reviewed the scope of work with them to ensure they had a good understanding of the project considering their bid is substantially lower than the others. They have provided specification sheets indicating the equipment they will provide meets specifications.

**PREVIOUS COMMITTEE/BOARD ACTION:**

A contract with Berg Engineering in the amount of \$25,000 was approved at the January 21, 2026 board meeting. The board also discussed this project at the January 17, 2026, Capital Projects meeting and consensus was for staff to proceed.

**REVENUE OR FUNDING IMPLICATIONS:**

Account: 60-000-000-57-5701-0000	Budget: \$300,000
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A portion of the work is anticipated to occur in 2027 due to manufacturing lead time. The balance of the project will be budgeted appropriately.

**STAKEHOLDER PROCESS:**

Arrowhead staff has been involved throughout this process and are planning for this work to occur in October and November 2026.

**LEGAL REVIEW:**

Bidding and contract documents were provided by our legal counsel.

**ATTACHMENTS:**

Recommendation from Berg Engineering

**ALTERNATIVES:**

Alternates may be accepted to reduce the contract cost to be more in line with the 2026 budget, however there will be additional mobilization costs and inflation if the work is bid to happen at a later date.

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioners approve a contract with A1 Heating & Air Conditioning for the Arrowhead Golf Clubhouse Roof Top HVAC (for the base bid in the amount of \$392,600. Additionally, staff requests a 10% contingency for a total of \$39,260.



*Celebrating Over 50 Years*

Brian M. Berg, Jr., P.E., LEED® A.P.  
Charles A. Easley, AIA  
Mark J. Goedjen, P.E.  
Matthew C. Frisch, P.E.  
David A. Short, LEED® A.P.

June 26, 2026

Mr. Steve Hinchee, Superintendent of Planning  
Wheaton Park District  
1000 Manchester Rd.  
Wheaton, IL 60187

Re: Wheaton Park District  
Arrowhead Golf Club  
26W151 Butterfield Road  
Wheaton, IL 60189  
HVAC Project  
BEC 5281

Dear Mr. Hinchee:

Bids received for the above project on June 24, 2026 show A1 Heating and Air Conditioning, Inc. as the lowest bidder of the nine companies submitting bids. Berg Engineering Consultants, Ltd. recommends the Wheaton Park District accept A1 Heating and Air Conditioning, Inc. for the above work. This recommendation is based on the following:

1. Lowest bid at \$392,600.00.
2. Has contracted for work and has experience with projects of similar scope.
3. Has previous experience doing work at the Arrowhead Golf Club.
4. Upon Wheaton Park Districts and Berg Engineering Consultants, Ltd. review of the bid documents with A1 Heating and Air Conditioning, Inc. they expressed an understanding of the work to be provided. They stated that all work shown on the Drawings and specified in the Project Manual is included in their base bid. This work includes replacement of packaged rooftop units RTU-2 and RTU-14, make-up air unit KMU-1, exhaust fan KEF-2, and including installation of ductless split system DLSS-1.

The Wheaton Park District will determine which if any of the deduct alternates will be accepted.

Very truly yours,  
Berg Engineering Consultants, Ltd.

Mark J. Goedjen, P.E.  
Principal  
MJG/mjg

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Ray Morrill Community Center Phase 3 Interiors – Change Order #2

DATE: July 1, 2026



**SUMMARY:**

Work on the Ray Morrill Community Center phase 3 interiors continues. Some changes were recommended and are detailed in the table below.

26508-1	Additional cost to laminate drywall on masonry walls where tile was removed	\$8,614.00
26508-6	Additional cost to paint (2) additional gym walls not in scope	\$2,730.00
26508-8	Additional cost for wireless transmitter and receiver for doors to open properly	\$819.00
26508-9	Additional cost per RFP-04 – water closet carrier replacement	\$3,308.00
26508-11	Additional cost to replace cracked toilet with new – no labor	\$153.00
	<b>Total Change</b>	<b>\$15,624.00</b>

**PREVIOUS COMMITTEE/BOARD ACTION:**

The original contract with Happ Builders was approved at the January 21, 2026 board meeting, along with a 10% contingency for this project.

**REVENUE OR FUNDING IMPLICATIONS:**

The original contract	3,263,090.00	Approved January 21, 2026
Change Order #1	\$565.92	Approved May 20, 2026
Change Order #2	\$15,624.00	Current Recommendation
<b>Total</b>	<b>\$3,279,279.92</b>	\$310,119.08 contingency remaining

**STAKEHOLDER PROCESS:**

Our architect reviewed these changes and recommended proceeding. Staff continue to be involved though the construction process.

**LEGAL REVIEW:**

N/A

**ATTACHMENTS:**

Williams Architects recommendation letter

Happ Builders quotes

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

Staff recommend the Wheaton Park District Board of Commissioners approve Change Order #1 in the amount of \$15,624.00 a with Happ Builders.



23 June, 2026

Steve Hinchee, Supt. of Planning  
Wheaton Park District  
102 East Wesley Street  
Wheaton, IL 60187

**Re: Ray Morrill Community Center – Phase III Renovations**  
**Project No. 2025-005**  
**Change Order #2**

Dear Steve,

We have reviewed the proposed Change Orders prepared by Happ Builders Inc for the subject project. The proposed changes listed below have been reviewed against contract document requirements and appear to be justified, with the change order amounts appropriately documented with supporting backup as required.

Change Order Request 1: Additional cost to laminate drywall on masonry walls where tile was removed:	\$8,614.00
Change Order Request 6: Additional cost to paint (2) additional gym walls not in scope:	\$2,730.00
Change Order Request 8: Additional cost for wireless transmitter and receiver for doors to open properly:	\$819.00
Change Order Request 9: Additional cost per RFP-04 – water closet carrier replacement:	\$3,308.00
Change Order Request 11: Additional cost to replace cracked toilet with new – no labor:	\$153.00

---

**Change Order Request 1,6,8,9,11 Total: \$15,624.00**

We support staff's recommendation to approve these changes and process a change order to Happ Builders Inc in the amount of \$15,624.00

Cordially,

A handwritten signature in black ink, appearing to read 'Andreas Symeonides', written in a cursive style.

Andreas Symeonides, AIA, NCARB  
Associate Principal

attachments: Happ Builders Inc Change Order Request 26508-01, 26508-6, 26508-8, 26508-9, 26508-11

cc: Tom Poulos - Williams Architects  
Gary Pingel – Williams Architects  
Kyle Cunningham – Williams Architects



**HAPP BUILDERS, INC.**  
GENERAL CONTRACTORS SINCE 1976

CHANGE ORDER REQUEST 26508-1

DATE: 4/9/26

JOB: Wheaton Park District

TO: Williams Architects

Ray Morrill Community Center Reno

ATTN: Andreas Symeonides

EMAIL: [asymeonides@williams-architects.com](mailto:asymeonides@williams-architects.com)

---

Additional cost to laminate drywall on masonry walls where tile was removed

JF Carpentry \$8,204.00

Happ 5% \$410.00

**Total Additional Cost \$8,614.00**

The contract time will be (INCREASED) (DECREASED) (UNCHANGED) BY: ASAP DAYS.

Please note that because time is of the essence on this project after \_\_\_\_\_ hours/days, the time of completion will be extended in 1-day increments for each day this request remains unsigned

***This change order request void if not accepted within 21 days. A Formal Change Order signed by the Owner is required in order for the work to proceed.***

APPROVED:  YES  NO

SUBMITTED:

BY: \_\_\_\_\_

BY: Rod Fox [Rod@happbuilders.com](mailto:Rod@happbuilders.com)

TITLE: \_\_\_\_\_

TITLE: VICE PRESIDENT

CC: [Erika@happbuilders.com](mailto:Erika@happbuilders.com)





## Extra Work Order

3/3/2026

HAPP BUILDERS-DEREK MACEK

PHONE: 224-688-348

EMAIL: derek@happbuilders.com

PROJECT: Ray Morrill Community Center

ORDER #: 2

### Description:

1. Laminate 5/8" drywall over existing per submitted drawing. Remove durock and replace with 5/8" drywall per submitted drawing.....\$8,204

Labor: \$6,864 (45 hrs @ \$153)  
Materials: \$1,340

JF Carpentry Services, Inc.  
A Minority Business Enterprise Company  
9226 Grand Ave ♦ Franklin Park, IL 60131  
Main Phone ♦ 847-916-2186      847-916-2187 ♦ Main Fax  
[www.jfcarpentry.com](http://www.jfcarpentry.com)



**HAPP BUILDERS, INC.**  
GENERAL CONTRACTORS SINCE 1976

CHANGE ORDER REQUEST 26508-6

DATE: 5/6/26

JOB: Wheaton Park District

TO: Williams Architects

Ray Morrill Community Center Reno

ATTN: Andreas Symeonides

EMAIL: asymeonides@williams-architects.com

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Additional cost to paint (2) additional gym walls not in scope

Soutsos \$2,600.00

Happ 5% \$130.00

**Total Additional Cost \$2,730.00**

The contract time will be (INCREASED) (DECREASED) (UNCHANGED) BY: ASAP DAYS.  
Please note that because time is of the essence on this project after \_\_\_\_\_ hours/days, the time of completion will be extended in 1-day increments for each day this request remains unsigned

***This change order request void if not accepted within 21 days. A Formal Change Order signed by the Owner is required in order for the work to proceed.***

APPROVED:  YES  NO

SUBMITTED:

BY: \_\_\_\_\_

BY: Rod Fox [Rod@happbuilders.com](mailto:Rod@happbuilders.com)

TITLE: \_\_\_\_\_

TITLE: VICE PRESIDENT

CC: [Erika@happbuilders.com](mailto:Erika@happbuilders.com)





1559 Forest Ave.  
Highland Park, IL 60035  
Tel (847) 780-4521  
Fax (847)780-4534

May 1, 2026

Happ Builders Inc.  
28 LeBaron Street  
Waukegan, IL 60085

Re: Ray Morrill Community Center  
Gym Walls

We submit an additional price of two thousand six hundred dollars (\$2,600.00) to paint the east and West elevation walls in the Gymnasium upto approximately 12'.

Sincerely,

SOUTSOS DECORATING COMPANY

Mark A. Soutsos



**HAPP BUILDERS, INC.**  
GENERAL CONTRACTORS SINCE 1976

CHANGE ORDER REQUEST 26508-8

DATE: 5/20/26

JOB: Wheaton Park District

TO: Williams Architects

Ray Morrill Community Center Reno

ATTN: Andreas Symeonides

EMAIL: [asymeonides@williams-architects.com](mailto:asymeonides@williams-architects.com)

---

Additional cost for wireless transmitter and receiver for doors to open properly

Tee Jay Services \$780.00

Happ 5% \$39.00

**Total Additional Cost \$819.00**

The contract time will be (INCREASED) (DECREASED) (UNCHANGED) BY: ASAP DAYS.  
Please note that because time is of the essence on this project after \_\_\_\_\_ hours/days, the time of completion will be extended in 1-day increments for each day this request remains unsigned

***This change order request void if not accepted within 21 days. A Formal Change Order signed by the Owner is required in order for the work to proceed.***

APPROVED:  YES  NO

SUBMITTED:

BY: \_\_\_\_\_

BY: Rod Fox [Rod@happbuilders.com](mailto:Rod@happbuilders.com)

TITLE: \_\_\_\_\_

TITLE: VICE PRESIDENT

CC: [Erika@happbuilders.com](mailto:Erika@happbuilders.com)





# TEE JAY SERVICE COMPANY

958 CORPORATE BOULEVARD  
AURORA, IL 60502

PHONE: (630) 406-1406  
FAX: (630) 406-1456

QUOTATION  
NUMBER  
**323655**

ALL PROPOSALS AND QUOTATIONS ARE SUBJECT TO OUR TERMS AND CONDITIONS

**05/18/2026**

### CUSTOMER

Happ Builders  
28 Le Baron Street  
Waukegan, IL 60085

### JOB NAME

Ray Morrill Community Center  
1777 South Blanchard Street  
Wheaton, IL 60189

ATTN: Matt Happ EMAIL: Matt@happbuilders.com PHONE: (847) 775-8888 FAX: (847) 775-8889

### MATERIAL SUPPLIED:

#### Automatic Operators

- 2 EACH Switch, Press Wall (#4 Stainless Steel With Engraved Handicap Symbol)
- 2 EACH Remote Transmitter For Wall / Jamb Switch 900 mhz
- 2 EACH Control, Radio Receiver Control (900 Mhz)

### INCLUDED WITH OUR QUOTATION

This is for extra T & M ticket to add wireless switches to exterior of both exterior doors

We hereby propose to furnish labor and materials, complete in accordance with the above specifications, for the sum of:

**\$780.00**

with payment to be made as follows:

NET 30 DAYS FOR MATERIAL DELIVERED AND/OR LABOR PERFORMED 1.5  
SERVICE CHARGE MONTHLY (18% ANNUAL) ON INVOICES NOT PAID WITHIN 30  
DAYS.

The above prices, specifications and conditions are hereby accepted. Purchaser agrees to pay Tee Jay Service Company for all costs of collecting the amount you owe under this agreement. These costs will include reasonable attorney fees and costs incurred for purchaser's failure to comply with these terms.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. TEE JAY SERVICE COMPANY is not liable for acts of God, strikes, accidents or delays beyond our control. Owner's to carry fire, tornado, & other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. All new equipment includes one year warranty on parts and labor from the date of installation. Warranty hours will be 7:00am - 3:30pm, Monday thru Friday. The owner is responsible for obtaining and payment of applicable permits, inspections and notices.

### PROPOSAL FROM TEE JAY SERVICE COMPANY

ACCEPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

BY **Viscogliosi, Joseph P.** DATE **05/18/2026**



# TEE JAY SERVICE COMPANY, INC.

958 CORPORATE BOULEVARD  
AURORA, ILLINOIS 60502

PHONE: (630) 406-1406  
FAX: (630) 406-1456

## SERVICE TICKET#

323655

- B - FO - FWI - HQ - W - HP

JOB NAME

BILL TO

Raymond Comm Center

CALLER'S NAME

Mike W. Happ

PHONE #

(417) 530-8971

PO #

### SERVICE REQUESTED

Extra ticket for  
TRNS / Receivers / RWS

MATERIAL

INSTALLED

REMOVED

PART NUMBER

DESCRIPTION, UNITS, AND SERIAL NUMBER

2  
2  
2

RWS  
Receivers  
Transmitters

TEE JAY SERVICE COMPANY  
PROVIDING QUALITY SERVICE  
SINCE 1964

- ▶ Swing Door Operators
- ▶ Sliding Doors
- ▶ Bi-Folding Doors
- ▶ Security Revolving Doors
- ▶ Manual Revolving Doors
- ▶ Automatic Door Service
- ▶ Manual Door Service
- ▶ Industrial Applications

SAFETY & ACTIVATION SYSTEMS OPERATING PROPERLY AND RANGES CORRECT

DOOR(S) PANICS PROPERLY

DOOR SPEEDS AND CHECKS WORKING PROPERLY

LUBRICATE WEAR POINTS WITH APPROPRIATE MEDIA

DOOR TYPE: Norton 6100

LOCATION

Exterior Units

SERVICE PERFORMED:

Installed Receivers switches w/ trans & to complete job.

MEETS AAADM, IF NOT WHY

PARTS/WORK NEEDED

PARTS ORDERED

ADDITIONAL WORK QUOTED

SERVED BY: Jmgf

DATE: 3/18/26

TIME STARTED: 1:30

TIME FINISHED: 2:00

Mike Reed

CUSTOMER APPROVAL



**HAPP BUILDERS, INC.**  
GENERAL CONTRACTORS SINCE 1976

CHANGE ORDER REQUEST 26508-9

DATE: 6/16/26

JOB: Wheaton Park District

TO: Williams Architects

Ray Morrill Community Center Reno

ATTN: Andreas Symeonides

EMAIL: [asymeonides@williams-architects.com](mailto:asymeonides@williams-architects.com)

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Additional cost per RFP-04 – water closet carrier replacement

Cannonball Mech. \$3,150.00

Happ 5% \$158.00

**Total Additional Cost \$3,308.00**

The contract time will be (INCREASED) (DECREASED) (UNCHANGED) BY: ASAP DAYS.

Please note that because time is of the essence on this project after \_\_\_\_\_ hours/days, the time of completion will be extended in 1-day increments for each day this request remains unsigned

***This change order request void if not accepted within 21 days. A Formal Change Order signed by the Owner is required in order for the work to proceed.***

APPROVED:  YES  NO

SUBMITTED:

BY: \_\_\_\_\_

BY: Rod Fox [Rod@happbuilders.com](mailto:Rod@happbuilders.com)

TITLE: \_\_\_\_\_

TITLE: VICE PRESIDENT

CC: [Erika@happbuilders.com](mailto:Erika@happbuilders.com)





**CANNONBALL MECHANICAL**  
PAUL L. BUDDY PLUMBING AND HEATING, INC.

195 W. Ashland Ave.  
Aurora IL 60506  
630-896-4004  
License: 055-000368

**Change Order**

Order#: 1  
Date: 06/10/2026

**To:** Happ Builders  
28 Le Bron Street  
Waukegan IL 60085

**Project:** 2025064  
Ray Morrill Community Center  
28 Le Bron Street  
Waukegan IL 60085

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
Material	750.00
16 HRS @ \$150/HR (2 Men 8 HRS)	2,400.00

**Notes**

Existing toilet carrier in plumbing chase is broken. Pricing to replace toilet carrier and associated waste and vent piping around carrier

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

3,150.00

The original Contract Sum was	82,340.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	82,340.00
The Contract Sum will be changed by this Change Order	3,150.00
The new Contract Sum including this Change Order will be	85,490.00
The Contract Time will be changed by	0 Days

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor: Chris Buddy Date: \_\_\_\_\_



**HAPP BUILDERS, INC.**  
GENERAL CONTRACTORS SINCE 1976

CHANGE ORDER REQUEST 26508-11

DATE: 6/23/26  
TO: Williams Architects  
ATTN: Andreas Symeonides

JOB: Wheaton Park District  
Ray Morrill Community Center Reno

EMAIL: [asymeonides@williams-architects.com](mailto:asymeonides@williams-architects.com)

---

Additional cost to replace cracked toilet with new – no labor

Cannonball \$146.00

Happ 5% \$7.00

**Total Additional Cost \$153.00**

The contract time will be (INCREASED) (DECREASED) (UNCHANGED) BY: ASAP      DAYS.  
Please note that because time is of the essence on this project after            hours/days, the time of completion will be extended in 1-day increments for each day this request remains unsigned

***This change order request void if not accepted within 21 days. A Formal Change Order signed by the Owner is required in order for the work to proceed.***

APPROVED:  YES  NO

SUBMITTED:

BY: \_\_\_\_\_

BY: Rod Fox [Rod@happbuilders.com](mailto:Rod@happbuilders.com)

TITLE: \_\_\_\_\_

TITLE: VICE PRESIDENT

CC: [Erika@happbuilders.com](mailto:Erika@happbuilders.com)





**CANNONBALL MECHANICAL**  
**PAUL L. BUDDY PLUMBING AND HEATING, INC.**

195 W. Ashland Ave.  
 Aurora IL 60506  
 630-896-4004  
 License: 055-000368

**Change Order**

Order#: 2  
 Date: 06/17/2026

**To:** Happ Builders  
 28 Le Bron Street  
 Waukegan IL 60085

**Project:** 2025064  
 Ray Morrill Community Center  
 28 Le Bron Street  
 Waukegan IL 60085

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached

Ordered By:

Customer Order:

Specifications Attached

Description of Work	Amount
American Standard 2234.001 and Seat	146.00

**Notes**

Toilet was removed for renovations/flooring replacement.  
 Someone broke toilet while being stored on site  
 Pricing is for new toilet and seat. NO LABOR on this change order as original SOW was to reinstall the toilet.

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

146.00

The original Contract Sum was .....	82,340.00
Net change by previous Change Orders .....	0.00
The Contract Sum prior to this Change Order .....	82,340.00
The Contract Sum will be changed by this Change Order .....	146.00
The new Contract Sum including this Change Order will be .....	82,486.00
The Contract Time will be changed by .....	0 Days

Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Contractor: Chris Buddy

Date: 6/17/26

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: 2026 Northside and Central Park Tennis & Pickleball Sports Lights Project

DATE: July 15, 2026



**SUMMARY:**

The existing sports lights and poles at Northside and Central parks are over 40 years old and the lights and posts are inefficient and in need of replacement. The basis for design and installation is Musco Lights, which we currently have in other locations throughout the park district. Our staff also has experience with this equipment and the supplier.

Bid specifications were sent on June 10, 2026, and two bids were received. They were opened on June 24th, 2026, and the results are as follows:

Contractor	Northside Park Base Bid	Central Park Base Bid	Grand Total
Utility Dynamics	\$238,000	\$162,000	\$400,000
Carey Electric	\$440,948	\$273,337	\$714,285

The Park District has worked with Utility Dynamics previously on a sports lights project at the CAC and was satisfied with their work.

References for the contractor were also checked and found to be favorable.

**PREVIOUS COMMITTEE/BOARD ACTION:**

The board discussed this project at the January 17, 2026, Capital Projects meeting and consensus was for staff to proceed.

**REVENUE OR FUNDING IMPLICATIONS:**

Item	Account #	Budget
Northside Tennis Lights	40-800-826-57-5701-0000	\$260,000
Central Pickleball Lights	40-800-812-57-5701-0000	\$150,000

**STAKEHOLDER PROCESS:**

N/A

**LEGAL REVIEW:**

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

**ATTACHMENTS:**

Pictures of existing posts & lights.

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with Utility Dynamics for the base bid amount of \$400,000 plus a 10% contingency in the amount of \$40,000.

## Pictures of Existing Lights

Northside Park:



Central Park:



**WHEATON PARK DISTRICT  
AN ORDINANCE APPROVING THE DISPOSAL AND SALE OF PERSONAL  
PROPERTY OWNED BY THE WHEATON PARK DISTRICT  
ORDINANCE 2026-05**

**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) Samsung 50 inch Plasma TV serial number PS50A450P1D located at Arrowhead Golf Club; One (1) Samsung 42 inch Plasma TV serial number PN42A400C2D located at Arrowhead Golf Club; One (1) Samsung 32 inch TV serial number LN32A330J1D located at Arrowhead Golf Club; One (1) Samsung 42 inch Plasma TV serial number HP-S4253 located at Arrowhead Golf Club; One (1) Samsung 42 inch Plasma TV serial number PN42A00C2D located at Arrowhead Golf Club; Forty Eight (48) 18 X 18 Metal Lockers located at Arrowhead Golf Club;

**WHEREAS**, the Board of Park Commissioners has determined that it would be in the best interest of the Park District to dispose: One (1) Samsung 50 inch Plasma TV serial number PS50A450P1D located at Arrowhead Golf Club; One (1) Samsung 42 inch Plasma TV serial number PN42A400C2D located at Arrowhead Golf Club; One (1) Samsung 32 inch TV serial number LN32A330J1D located at Arrowhead Golf Club; One (1) Samsung 42 inch Plasma TV serial number HP-S4253 located at Arrowhead Golf Club; One (1) Samsung 42 inch Plasma TV serial number PN42A00C2D located at Arrowhead Golf Club; Forty Eight (48) 18 X 18 Metal Lockers located at Arrowhead Golf Club;

**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 2026-05**

**Section 2:** The Park District will dispose: One (1) Samsung 50 inch Plasma TV serial number PS50A450P1D located at Arrowhead Golf Club; One (1) Samsung 42 inch Plasma TV serial number PN42A400C2D located at Arrowhead Golf Club; One (1) Samsung 32 inch TV serial number LN32A330J1D located at Arrowhead Golf Club; One (1) Samsung 42 inch Plasma TV serial number HP-S4253 located at Arrowhead Golf Club; One (1) Samsung 42 inch Plasma TV serial number PN42A00C2D located at Arrowhead Golf Club; Forty Eight (48) 18 X 18 Metal Lockers located at Arrowhead Golf Club;

**Section 3:** Except, as otherwise provided herein, this **Ordinance 2026-05** Shall be in full force and effective forthwith upon its adoption and approval as provided by law.

**Adopted this 15<sup>th</sup> day of July 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)**