Wheaton Park District

PUBLIC NOTICE

Wheaton Park District Board of Commissioners
SUBCOMITTEE MEETING
Wednesday September 2, 2026
DuPage County Historical Museum
102 E. Wesley Street, Wheaton, IL 60187
5:00 pm

Public Notice Date August 31, 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 September 2, 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 September 2, 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

Subcommittee Meeting of the Wheaton Park District Board of Commissioners
September 2, 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.

PRESENTATIONS

- **Speer Financial** – Debt Overview
- **Nevin Hedlund Architects –** Park Restroom Improvement Concept & Cost Review

DISCUSSION ITEMS

Finance and Administration

1. **2026 Subcommittee Meeting Schedules –** Review of proposed schedule update
2. **2027 Budget Development** – Review schedule
3. **2026 Arrowhead Driving Range Project Furniture Purchase –** Review of furniture purchases contemplated through the Sourcewell and TIPS cooperative purchasing programs, in an amount not to exceed $197,897.39

Buildings and Grounds

1. **Arrowhead Driving Range Project** – Review of FGM Architects contract costs for design development, construction document development, procurement and construction phases

2. **2025-2027 Arrowhead Golf Club Parking Lot Project** – Review of bid results
3. **2026 Central Athletic Complex Stairs and ADA Ramp Project –** Review of bid results
4. **Ray Morrill Community Center Phase 3 Interiors** – Review Change Order #3 in the amount of $22,658.20 with Happ Builders.
5. **Graf Park Improvements** – Review Change Order #1 in the amount of $8,475.00 with Innovation Landscape

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)

Wheaton Park District

Finance Subcommittee Debt Overview Presentation

September 2, 2026

Prepared by: Anthony Miceli
President

SPEER FINANCIAL
230 W MONROE ST, SUITE 2630
CHICAGO, IL 60606
PHONE: 312-529-5881

SPEER FINANCIAL, INC.
Independent Municipal Advisor

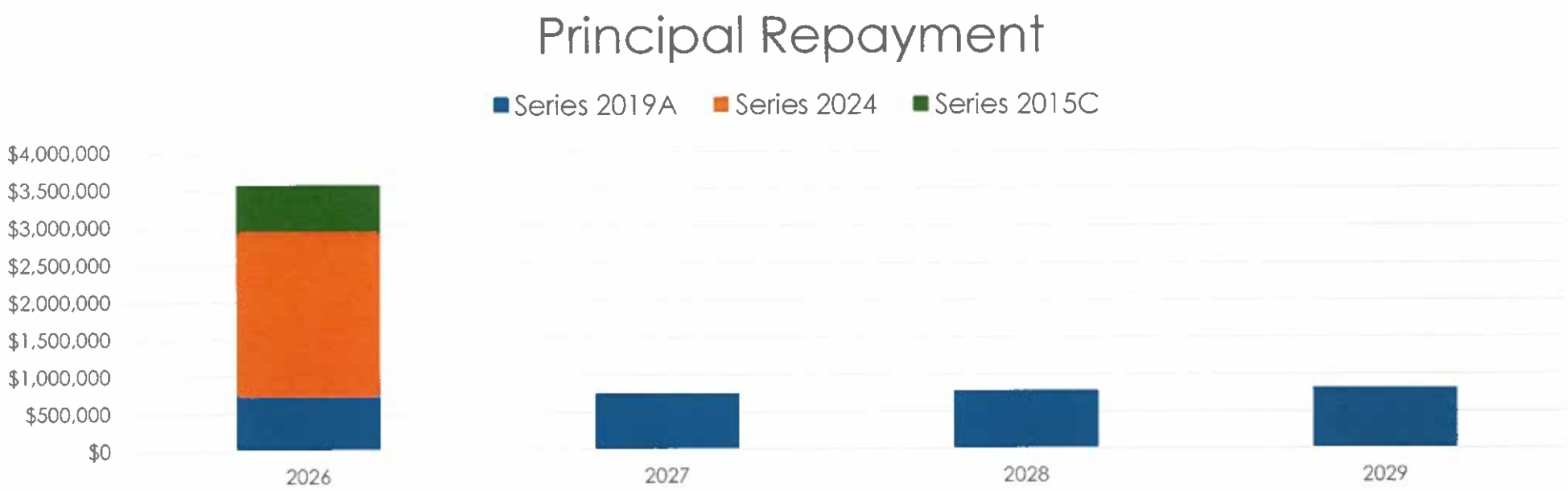
Summary of Outstanding Debt

General Obligation Limited Tax Park Bonds

Series	Par Outstanding	Callable Par	Call Date	Coupons	Maturity Date	Amortization	Tax Status	Pledged Revenue	Purpose
2015C	$610,000	$610,000	12/30/2024	3.00%	December 30	2021-2026	Tax-Exempt	DSEB	Refund Series 2005A
2025	$2,235,117	$0	N/A	3.00%	November 1	2026	Tax-Exempt	DSEB	Series 2019A Payment & Capital
Total	$2,845,117	$610,000							

General Obligation (Alternate Revenue Source Bonds)

Series	Par Outstanding	Callable Par	Call Date	Coupons	Maturity Date	Amortization	Tax Status	Pledged Revenue	Purpose
2019A	$3,055,000	$1,590,000	12/15/2027	2%-5%	December 15	2020-2029	Tax-Exempt	Bond Fund / Rollover Bonds	Refund Series 2010 & Capital
Total	$3,055,000	$1,590,000							



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General Obligation Limited Tax Bonds

Issue:	General Obligation Limited Tax Bonds, Series 2015C				General Obligation Limited Tax Bonds, Series 2025						
Original Par:	$2,915,000				$2,235,117						
Dated Date:	11/12/2015				12/4/2025						
Optional Call:	12/30/2024				Not Callable						
Purpose:	Refunding of Series 2005A				Payment of Series 2019A and Capital						
Payment Source:	Property Tax (DSEB)				Property Tax (DSEB)				**Total**		
Fiscal Year	Principal	Coupon	Interest	Total	Principal	Coupon	Interest	Total	Principal	Interest	Total
2026	$610,000	3.00%	$18,300	$628,300	$2,235,117	3.00%	$60,907	$2,296,024	$2,845,117	$79,207	$2,924,324
2027									$0	$0	$0
Total	$610,000		$18,300	$628,300	$2,235,117		$60,907	$2,296,024	$2,845,117	$79,207	$2,924,324

General Obligation Alternate Revenue Source Bonds

Issue:	GO (ARS) Refunding Bonds, Series 2019A			
Original Par:	$5,335,000			
Dated Date:	9/25/2019			
Optional Call:	12/15/2027			
Purpose:	Refunding of Series 2010			
Payment Source:	Annual LTGO Bonds			
Fiscal Year	Principal	Coupon	Interest	Total
2026	$715,000	5.00%	$120,650	$835,650
2027	$750,000	5.00%	$84,900	$834,900
2028	$780,000	4.00%	$47,400	$827,400
2029	$810,000	2.00%	$16,200	$826,200
Total	$3,055,000		$269,150	$3,324,150

Debt Limit, DSEB and BINA Capacity

Debt Service Extension Base (DSEB)

Year	DSEB	CPI Increase	Cumulative Increase
Base	2,009,032.50		
2009	2,011,041.53	0.10%	2,009.03
2010	2,065,339.65	2.70%	56,307.15
2011	2,096,319.74	1.50%	87,287.24
2012	2,159,209.33	3.00%	150,176.83
2013	2,195,915.88	1.70%	186,883.38
2014	2,228,854.61	1.50%	219,822.11
2015	2,246,685.44	0.80%	237,652.94
2016	2,262,412.23	0.70%	253,379.73
2017	2,309,922.88	2.10%	300,890.38
2018	2,358,431.26	2.10%	349,398.76
2019	2,403,241.45	1.90%	394,208.95
2020	2,458,516.00	2.30%	449,483.50
2021	2,492,935.22	1.40%	483,902.72
2022	2,617,581.98	5.00%	608,549.48
2023	2,748,461.07	5.00%	739,428.57
2024	2,841,908.74	3.40%	832,876.24
2025	2,924,324.09	2.90%	915,291.59
2026	3,003,280.84	2.70%	994,248.34

Debt Limit

		Non-Referendum Debt Limit 0.575% of EAV	Statutory Debt Limit 2.875% of EAV
Equalized Assessed Value (2025)	$3,404,006,067		
Non-Referendum Authority (0.575% of EAV)		$19,573,035	
Statutory Debt Limitation (2.875% of EAV)			$97,865,174

Issue:	Outstanding Par:	Applicable Par:	
GO Limited Tax Park Bonds, Series 2015C	$610,000	$610,000	$610,000
GO ARS Bonds, Series 2019A	$3,055,000	$0	$0
GO Limited Tax Park Bonds, Series 2025	$2,235,117	$2,235,117	$2,235,117
Total	$5,900,117	$2,845,117	$2,845,117
Legal Debt Margin		**$16,727,918**	**$95,020,057**

Bond Issue Notification Act (BINA) Capacity

Date	BINA Amount	Series	Par	Remaining Capacity	Expiration
9/18/2024	7,500,000.00			7,500,000.00	9/18/2027
11/12/2024		2024	$ 2,142,397	5,357,603.00	9/18/2027
11/29/2025		2025	$ 2,235,117	3,122,486.00	9/18/2027

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DSEB Margin

DSEB Margin					
Levy Year	Bond Year	DSEB*	Actual ***Estimated*** CPI Growth Rate	LTGO Debt Levy	DSEB Margin
2025	2026	2,924,324.09	2.90%	2,924,323.94	0.15
2026	2027	3,003,280.00	2.70%		3,003,280.00
2027	2028	3,048,320.00	***1.50%***		3,048,320.00
2028	2029	3,094,040.00	***1.50%***		3,094,040.00
2029	2030	3,140,450.00	***1.50%***		3,140,450.00
2030	2031	3,187,550.00	***1.50%***		3,187,550.00
2031	2032	3,235,360.00	***1.50%***		3,235,360.00
2032	2033	3,283,890.00	***1.50%***		3,283,890.00
2033	2034	3,333,140.00	***1.50%***		3,333,140.00
2034	2035	3,383,130.00	***1.50%***		3,383,130.00

*Preliminary, subject to change. The District's DSEB is assumed to grow by a CPI adjustment of 1.50% per year.

Historical Tax Rate and Tax Impact

District Tax Rates					
Fund	2021	2022	2023	2024	2025
Corporate	0.1890	0.1871	0.1841	0.1656	0.1562
Bond and Interest	0.1160	-	-	-	-
Bond and Interest Limited	0.0973	0.0978	0.0976	0.0928	0.0878
IMRF	0.0217	0.0091	0.0068	0.0163	0.0171
Audit	0.0012	0.0016	0.0005	0.0012	0.0011
Tort Judment/Liability	0.0105	0.0200	0.0232	0.0268	0.0222
Social Security	0.0218	0.0197	0.0170	0.0223	0.0240
Recreation	0.1870	0.1851	0.1822	0.1640	0.1548
Aquarium/Museum	0.0395	0.0397	0.0448	0.0412	0.0391
Recreation for Handicapped	0.0334	0.0093	0.0124	0.0154	0.0182
Aggregate Refunds	0.0027	0.0011	0.0009	0.0018	0.0011
Total District Tax Rate	**0.7201**	**0.5705**	**0.5695**	**0.5474**	**0.5216**

EAV and Tax Impact					
District EAV	$2,588,177,525	$2,705,931,712	$2,844,389,562	$3,093,573,622	$3,366,642,272
EAV Growth	1.21%	4.55%	5.12%	8.76%	8.83%
Total Extension	$18,500,657	$15,437,340	$16,198,799	$16,934,222	$17,560,406
Estimated Tax on $500,000 Home*	$1,142.56	$905.19	$903.61	$868.54	$827.61

* Assumes a $500,000 Fair Market Value Home and the homeowner utilizes the $8,000 homeowners' tax exemption.

2026 Financing Summary

Security:

- General Obligation Limited Tax Park Bonds payable from any funds of the District legally available for such purpose, and all taxable property in the District is subject to the levy of taxes to pay the same without limitation as to rate. The amount of said taxes that may be extended to pay the Bonds is limited by the District's Debt Service Extension Base (DSEB)

Purpose:

- Provide a revenue source for the payment of debt service on the District's General Obligation Park Bonds (Alternate Revenue Source), Series 2019A
- Fund various capital projects.

Expected Method of Sale:

- Competitive bank placement.

Sizing Constraints:

- Sized to fill the available 2026 DSEB Levy.

Financing Timetable

ACTION	PARTY RESPONSIBLE	DATE
BINA Publication Deadline	District/Chapman	N/A
BINA Public Hearing	District	N/A
Distribute Draft Term Sheet (TS) and Bank List for Review	Speer	Tuesday, October 20, 2026
Distribute Final TS and Post Notice of Sale	Speer	Tuesday, November 3, 2026
Bank Bid(s) Received	All Parties	Tuesday, November 17, 2026
Adopt Bond Ordinance	District	Wednesday, November 18, 2026
Closing	All Parties	Thursday, December 3, 2026

News Paper Publication *Board Action*

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Estimated
General Obligation Limited Tax Park Bonds, Series 2026

			General Obligation Limited Tax Park Bonds, Series 2026 Dated: December 3, 2026				
Levy Year	Bond Year	DSEB Margin	Principal (11/1)	Rate	Interest (11/1)	Total	Remaining DSEB Margin
2026	2027	$ 3,003,281	$ 2,916,905	3.25%	$ 86,373	$ 3,003,278	$ 3.04
Total			$ 2,916,905		$ 86,373	$ 3,003,278	$ 3.04

Sources and Uses		
Sources		
Par Amount of Bonds		$ 2,916,905
Reoffering Premium		-
Total Sources		$ 2,916,905
Uses		
Deposit to Project Fund		$ 2,121,580
Payment of GO ARS Bonds		775,325
Costs of Issuance		20,000
Bond Counsel	*$10,000*	
Financial Advisor	*$10,000*	
Total Uses of Funds		$ 2,916,905
June 15, 2027 GO ARS Payment		$ 42,450
Net New Capital		$ 2,079,130

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NEVIN HEDLUND ARCHITECTS, INC.

30 North Wolf Road, Second Floor
Hillside, Illinois 60162
708.771.7117 HedlundArchitects.com

May 11, 2026

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

Re: 2026 District-wide Park Restroom Study
Draft Estimates

Dear Mr. Hinchee:

Attached please find the cost estimate information for the District-wide Park Restroom Study. The summary below outlines the scope of work in the draft report. The costs include overhead in each location as a separate project. The basis of design for the new facilities is the prefab modular units.

	Site	Building Cost	Site/Civil Cost	Total
	Addition of New Year-round Toilet Facilities			
1	Lincoln Marsh (Lincoln Ave.)	$345,288	$73,010	$418,298
2	Kelly Park	$345,288	$71,110	$416,398
3	Scottdale Park	$345,288	$91,760	$437,048
4	Seven Gables (east side)	$345,288	$63,190	$408,478
5	Seven Gables (west side)	$345,288	$63,190	$408,478
				$2,088,700
	Renovation of Existing Toilet Facilities For Year-round Use			
1	Seven Gables (center)	$115,559	$0	$115,559
2	Atten Park	$115,559	$0	$115,559
3	Briar Patch Park	$115,559	$0	$115,559
4	Graf Park	$115,559	$0	$115,559
5	Northside Park (warming house)	$115,559	$0	$115,559
				$577,797
			Total	**$2,666,497**

Please reply with any comments.

Sincerely,
Nevin Hedlund Architects, Inc.

Nevin Hedlund
Principal
nhedlund@hedlundarchitects.com

Cc: File

NEVIN HEDLUND ARCHITECTS, INC.

30 North Wolf Road, Second Floor
Hillside, Illinois 60162
708.771.7117 HedlundArchitects.com

March 25, 2026

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

Re: 2026 District-wide Park Restroom Study
Draft Report

Dear Mr. Hinchee:

Nevin Hedlund Architects is pleased to submit our draft study for the 2026 District-wide Park Restrooms. The study includes:

1. Analysis of the existing conditions at the five locations for renovations and that would make them available for year-round use. The five locations include Seven Gables, Atten Park, Briar Path Park and Northside Park warming house.
2. Proposed new toilet facilities at four park locations. The four new locations include Lincoln Marsh (Lincoln Avenue location), Kelly Park, Scottdale Park and Seven Gables. These new toilet facilities would also be available for year -round use. Options for Prefab facilities are also included.
3. Proposed utility infrastructure for the four new locations.

While you review of this draft proposal, we will develop construction budgets for the project. We will also contact the City of Wheaton and discuss design and permitting issues, including energy conservation code requirements as they relate to both the existing and new facilities. Please reply with any comments.

Sincerely,
Nevin Hedlund Architects, Inc.

Nevin Hedlund
Principal
nhedlund@hedlundarchitects.com

Cc: File

NEVIN HEDLUND ARCHITECTS, INC.

30 North Wolf Road, Second Floor
Hillside, Illinois 60162
708.771.7117 HedlundArchitects.com

Addition of New Year-round Toilet Facilities

1 Lincoln Marsh (Lincoln Ave.)
2 Kelly Park
3 Scottdale Park
4 Seven Gables (west and east side)

Two options for a prototype toilet facility were developed (see attached plans).

MEP Criteria—Wheaton Park District New Facilities:

New 100 Amp panelboard 42pole panelboard 240/120 V 3 wire. Confirm voltage with available power.
3 new 5KW, 240-volt unit heaters
3 new 100 CFM wall mount exhaust fans, operated from occupancy sensor.
New toilet room plumbing fixtures including floor drains.
New mop basin and faucet.
New water service including RPZ and Meter.
New water heater, 19 gallon, 2KW, 120 Volt, with circulation pump and expansion tank.

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30 North Wolf Road, Second Floor
Hillside, Illinois 60162
708.771.7117 HedlundArchitects.com

Renovation of Existing Toilet Facilities For Year-round Use

1 Seven Gables (center)
2 Atten Park
3 Briar Patch Park
4 Graf Park
5 Northside Park (warming house)

The exterior wall construction of the existing facilities are all similar and consist of the following:

- Split faced CMU.
- Brick and CMU.
- CMU with vertical wood siding on wood furring channels.

The interior side of the exterior is exposed painted CMU. None of the exterior wall contains insulation. The buildings do not have suspended ceilings. Instead, the existing roof structure consisting of wood beams and wood sheathing is exposed. Roof covering consists of ~~below~~ asphalt shingles. The roof systems do not contain insulation. Each facility has a unit heater in the mechanical room but no heat in the toilet rooms, with the exception of Northside, which has a central heating system that supplies the building including the toilet rooms. See attached MEP report.

Options for Renovation

Option 1 – Renovation of Envelope and Addition of Heat (excluding Northside)

Renovation of the envelope would include adding insulation to the exterior walls on the outside and adding new siding over the insulation. Insulation can be added to the underside of the wood deck and new wood T&G wood sheathing added to the underside of the insulation. Add electric unit heaters to each toilet room.

Option 2 – Minimal Renovation of Envelope and Addition of Heat (excluding Northside)

No improvements to the exterior wall. Insulation can be added to the underside of the wood deck and new wood T&G wood sheathing added to the underside of the insulation. Add electric unit heaters to each toilet room.

The requirement for insulating the existing and new buildings is based on the requirements of the Illinois Energy Conservation Code. These requirements may not be as stringent for buildings of this size and type. Nevin Hedlund Architects will meet with the City of Wheaton Building Department to confirm requirements for the existing and new buildings.

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30 North Wolf Road, Second Floor
Hillside, Illinois 60162
708.771.7117 HedlundArchitects.com

MEP Criteria – Wheaton Park District Existing Facilities:

Briar Patch

Reuse existing 200 Amp 42pole panelboard 240/120 V 3 wire. Confirm size.
2 new 5KW, 240-volt unit heaters
2 new 100 CFM wall mount exhaust fans, operated from occupancy sensor.
Insulated blank off panel for existing air intake. Leave opening for 100 CFM
Replace toilet room plumbing fixtures
New RPZ, rework existing water service as required.

Seven Gables

Replace existing 100 Amp panelboard with new 200 Amp 42pole panelboard 240/120 V 3 wire. Confirm size.
2 new 5KW, 240-volt unit heaters
2 new 100 CFM wall mount exhaust fans, operated from occupancy sensor.
Insulated blank off panel for existing air intakes. Leave opening for 100 CFM
Replace toilet room plumbing fixtures.
New RPZ, rework existing water service as required.
New water heater, 19 gallon, 2KW, 120 Volt, with circulation pump.

Atten

Replace 50 KVA 480-240/120 transformer.
Replace existing 100 Amp panelboard with new 200 amp, 42pole panelboard 240/120 V 3 wire.
2 new 5KW, 240-volt unit heaters
2 new 100 CFM wall mount exhaust fans, operated from occupancy sensor.
Insulated blank off panel for existing air intake. Leave opening for 100 CFM
Replace toilet room plumbing fixtures
New RPZ, rework existing water service as required.
Add circulation pump, expansion tank and HWR piping to existing water heater

Graf

Add new 20 pole, 100-amp sub-panel to be fed from existing 200-amp, panelboard.
2 new 5KW, 240-volt unit heaters
2 new 100 CFM wall mount exhaust fans, operated from occupancy sensor.
Insulated blank off panel for existing air intake. Leave opening for 100 CFM
Replace toilet room plumbing fixtures

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30 North Wolf Road, Second Floor
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708.771.7117 HedlundArchitects.com

Northside

Electric distribution should be replaced.
2 new 5KW, 240-volt unit heaters
2 new 100 CFM wall mount exhaust fans, operated from occupancy sensor.
Insulated blank off panel for existing air intake. Leave opening for 100 CFM
Replace toilet room plumbing fixtures
We were not able to locate the water service. New RPZ, rework existing water service as required.
Add circulation pump, expansion tank and HWR piping to existing water heater

Energy Code requires hot water source with 24" of lavatory faucet. We would need to relocated some heaters to meet this requirement.
Plumbing code requires RPZ's at all water services.
All existing CW and HW piping should be insulated.
All electric panels should be infrared scanned, amperage readings taken and all service conductors should be megger tested

NEVIN HEDLUND ARCHITECTS, INC.
30 North Wolf Road, Second Floor
Hillside, Illinois 60162
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Prefab Toilet Options

CXT – Precast Concrete Flush Restrooms

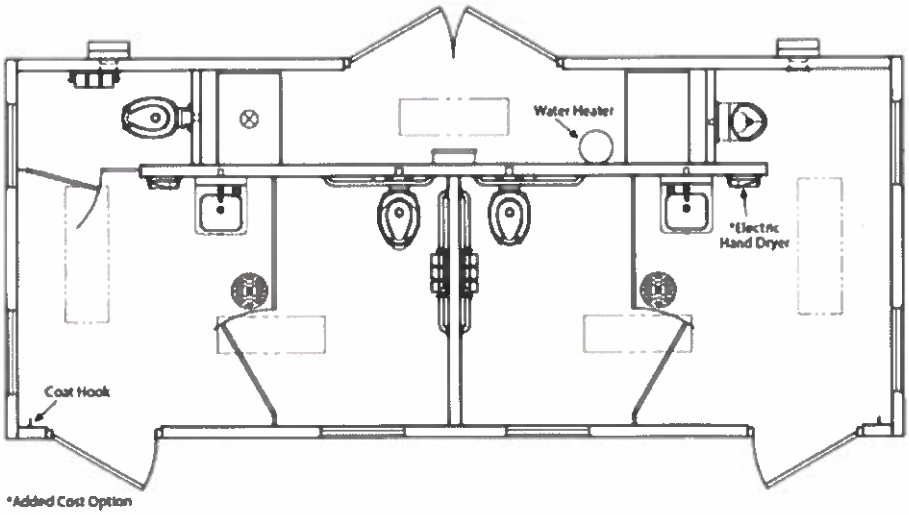
https://lbfoster.com/infrastructure/precast-concrete-buildings/restroom-buildings

Dakota

- Size: 11' x 26'
- 3 ADA toilets
- 1 urinal
- 2 sinks
- ADA grab bars

Specifications & Drawings >

Dakota Floorplan



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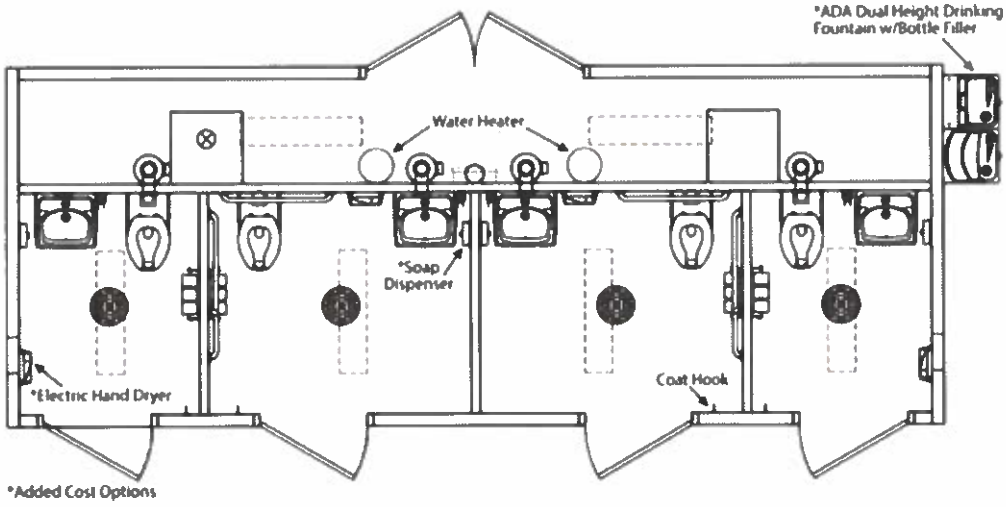
30 North Wolf Road, Second Floor
Hillside, Illinois 60162
708.771.7117 HedlundArchitects.com

DK-4

- Size: 11' x 26'
- 4 toilets (3 ADA)
- 4 sinks
- ADA grab bars
- Interior and exterior lights

Specifications & Drawings >

DK-4 Floorplan



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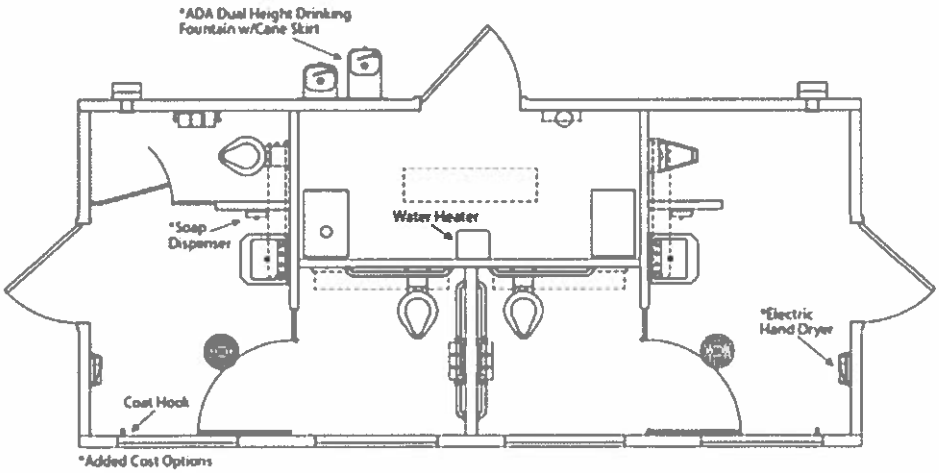
30 North Wolf Road, Second Floor
Hillside, Illinois 60162
708.771.7117 HedlundArchitects.com

Kodiak

- Size: - 10' 6" x 23' 8"
- 3 toilets (2 ADA)
- 1 urinal
- 2 sinks
- ADA grab bars

Specifications & Drawings >

Kodiak Floorplan



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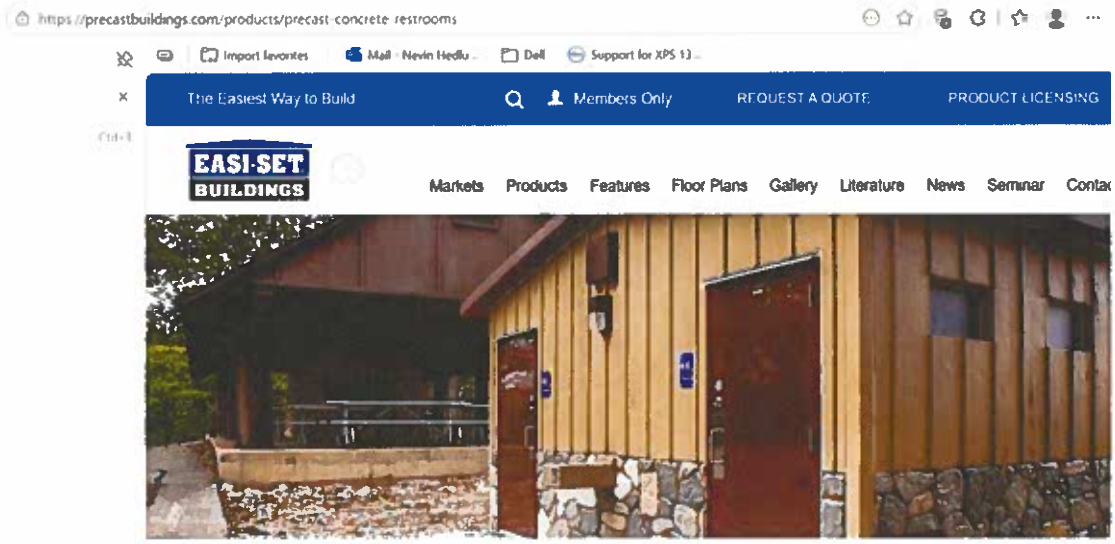
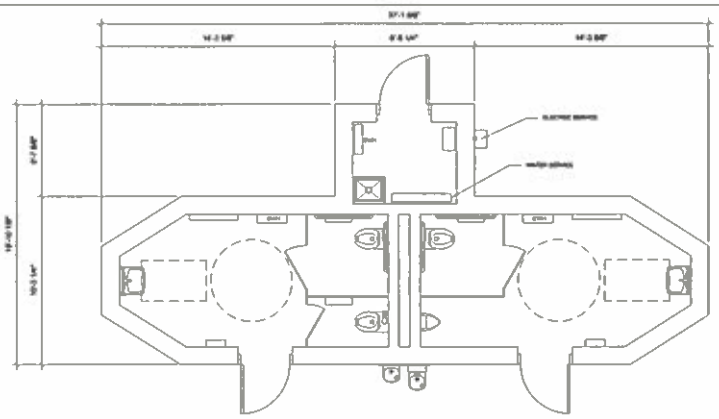
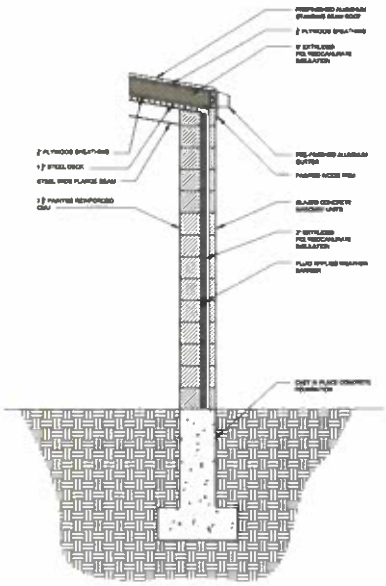
30 North Wolf Road, Second Floor
Hillside, Illinois 60162
708.771.7117 HedlundArchitects.com



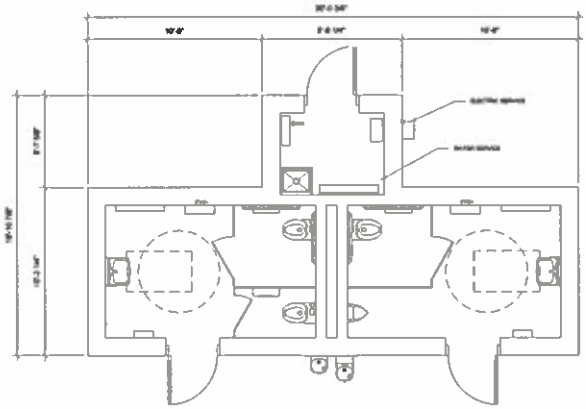
DURABLE PREFAB RESTROOM BUILDINGS



2 TYPICAL TOILET ROOM PLAN - OPTION B
SCALE 3/8" = 1'-0"



3 TYPICAL WALL SECTION
SCALE 3/4" = 1'-0"



1 TYPICAL TOILET ROOM PLAN - OPTION A
SCALE 3/8" = 1'-0"

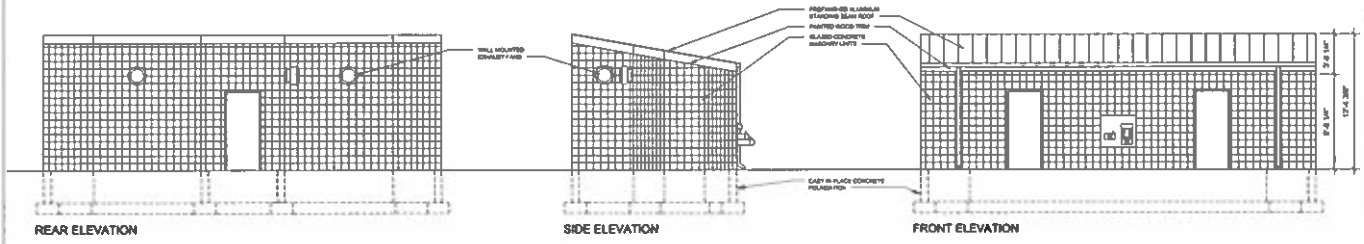
PROJECT TEAM

WHEATON PARK DISTRICT

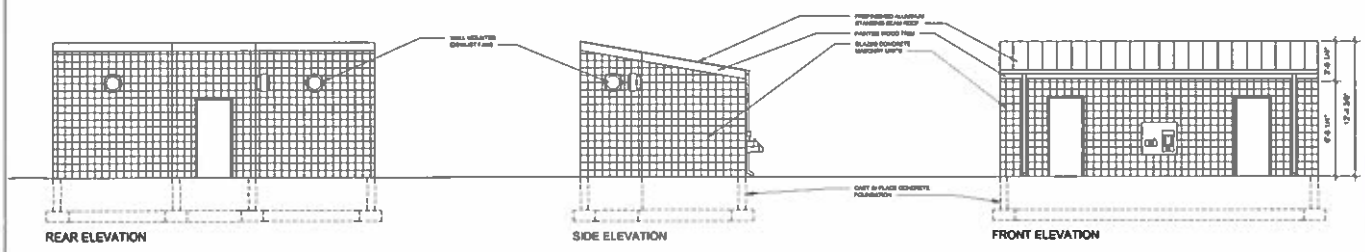
RESTROOM FEASIBILITY STUDY

PLANS

A1.00



2 TYPICAL TOILET ROOM ELEVATIONS - OPTION B
SCALE 1/4" = 1'-0"



1 TYPICAL TOILET ROOM ELEVATIONS - OPTION A
SCALE 1/4" = 1'-0"

PROJECT TEAM

OWNER

CIVIL ENGINEERING

WHEATON PARK DISTRICT

RESTROOM FEASIBILITY STUDY

ELEVATIONS

A1.01

WMA
WEBSTER, MCGRATH & AHLBERG, LTD.
LAND SURVEYING – CIVIL ENGINEERING – LANDSCAPE ARCHITECTURE
2100 MANCHESTER ROAD, BUILDING A, SUITE 203, WHEATON, IL 60187
PH: 630-668-7603 WEB: WWW.WMALTD.COM

Over 100 Years of Service to Our Clients

Wheaton Park District – New Restroom Study
Civil Summary

1.1 Lincoln Marsh – New Restroom

The sanitary and water services for this location are nearby and should not present any problems. Nicor did not provide gas service location information. Based on previous surveys in the area, we believe that there is gas service within Lincoln Avenue.

The primary design constraint for this location is the flood plain and floodway location and elevation. In our opinion, it is possible to choose a location that is out of the floodplain. But there will likely be floodplain fill and compensatory cut needed.

1.2 Kelly Park – New Restroom

The proposed location for a new restroom at Kelly Park is not permissible since it is within the floodway portion of Spring Brook Tributary. We have shown an alternate location near the southeastern corner of Kelly Park that is outside of the floodway and flood plain. Water, sanitary and gas mains are within Main Street right-of-way.

1.3 Scottdale Park – New Restroom

The gas, sanitary and water services for this location are along the southeasterly Scottdale Circle right-of-way. There is no floodplain on or near the subject site.

1.4 Seven Gables Park – New Restrooms

The western restroom location has two options for sanitary sewer connection. Water main is also nearby. Nicor gas mains are near both of the sanitary sewer connection point options.

At the eastern restroom location, we are showing a proposed location nearest to the available sanitary sewer connection point. Gas and water main are also near to this proposed location.

There is no floodplain on or near either of these proposed locations.

2.2 Atten Park – Renovate Existing

The nearest gas main is along the north side of Wiesbrook Road, approximately 670-ft to the south.

2.3 Brian Patch Park – Renovate Existing

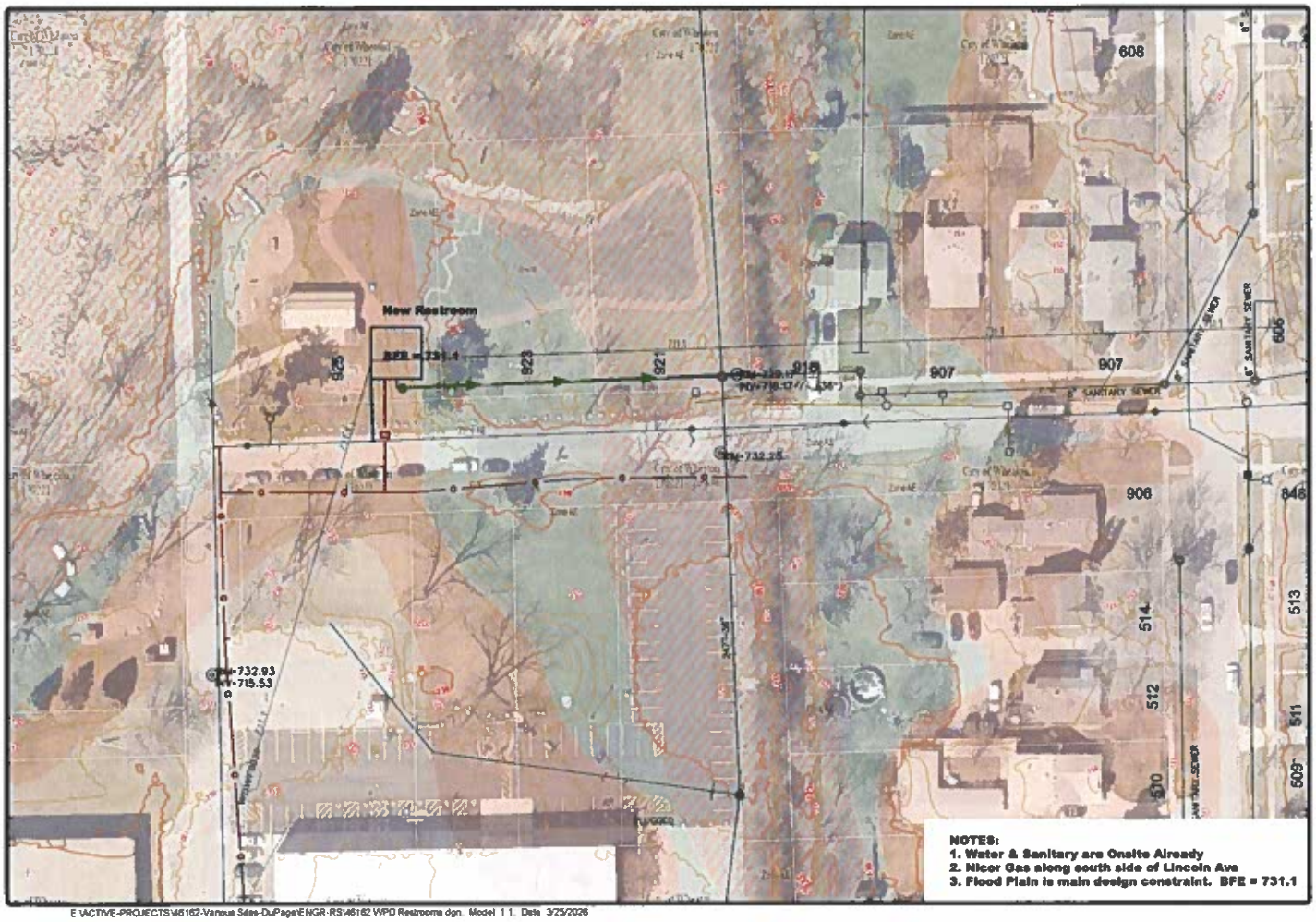
The nearest gas main is along the west side of Briarcliffe Blvd next to the existing restroom building.

2.4 Graf Park – Renovate Existing

The nearest gas main is along the south side of Beecher Ave, approximately 400-ft away.

2.5 Northside Park – Renovate Existing

The nearest gas main is at the traffic circle at the entrance to the park, approximately 610-ft away.



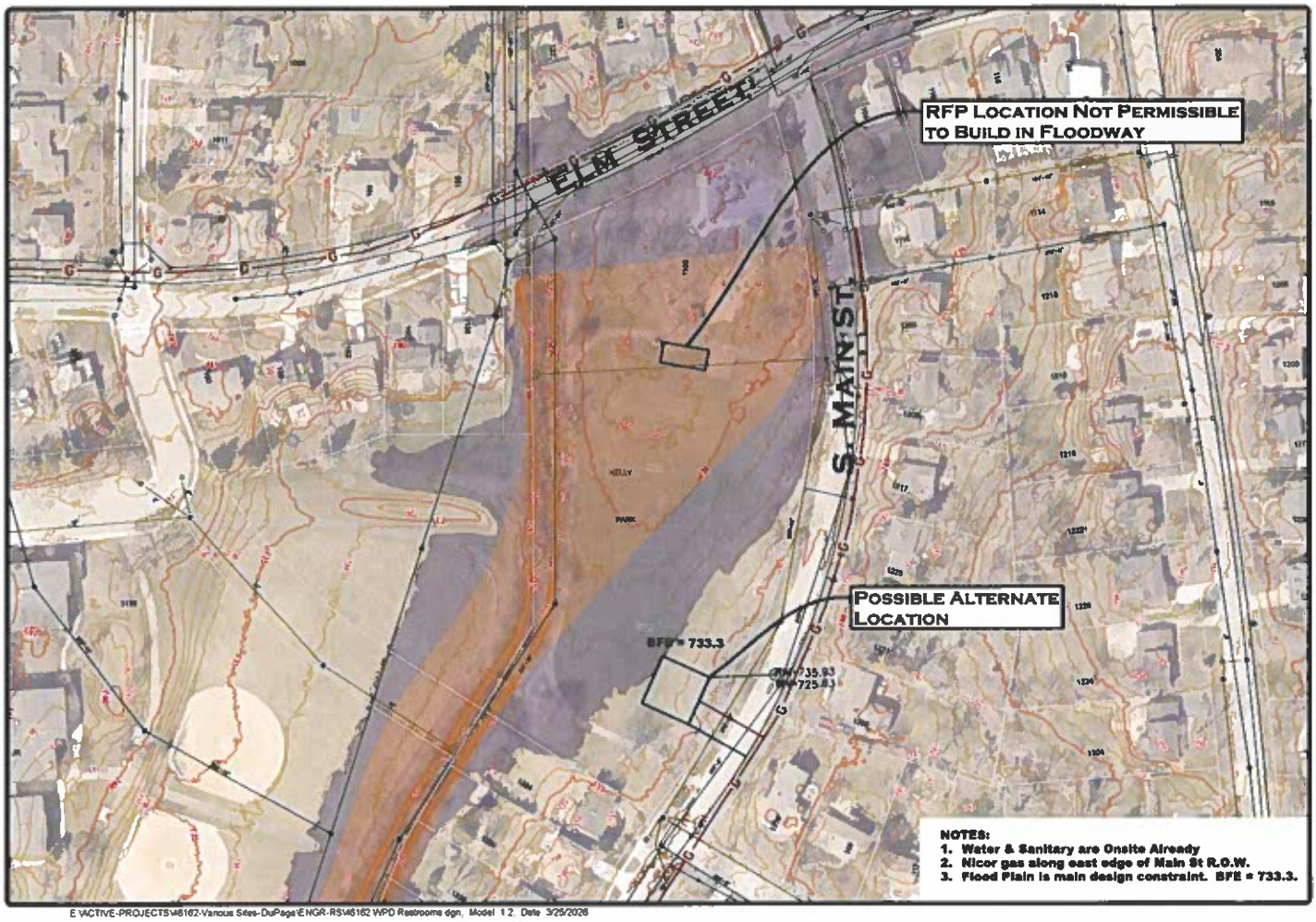
WHEATON PARK DISTRICT
RESTROOM IMPROVEMENT STUDY

WEBSTER, MCBRIDE & HINSHAW, LTD.
WMH

LINCOLN
MARSH

1.1

E:\ACTIVE-PROJECTS\46162-Various Sites-DuPage\ENGR-RS\46162 WPD Restrooms.dgn, Model: 1.1, Date: 3/25/2026



WHEATON PARK DISTRICT
RESTROOM IMPROVEMENT STUDY

KELLY PARK

1.2

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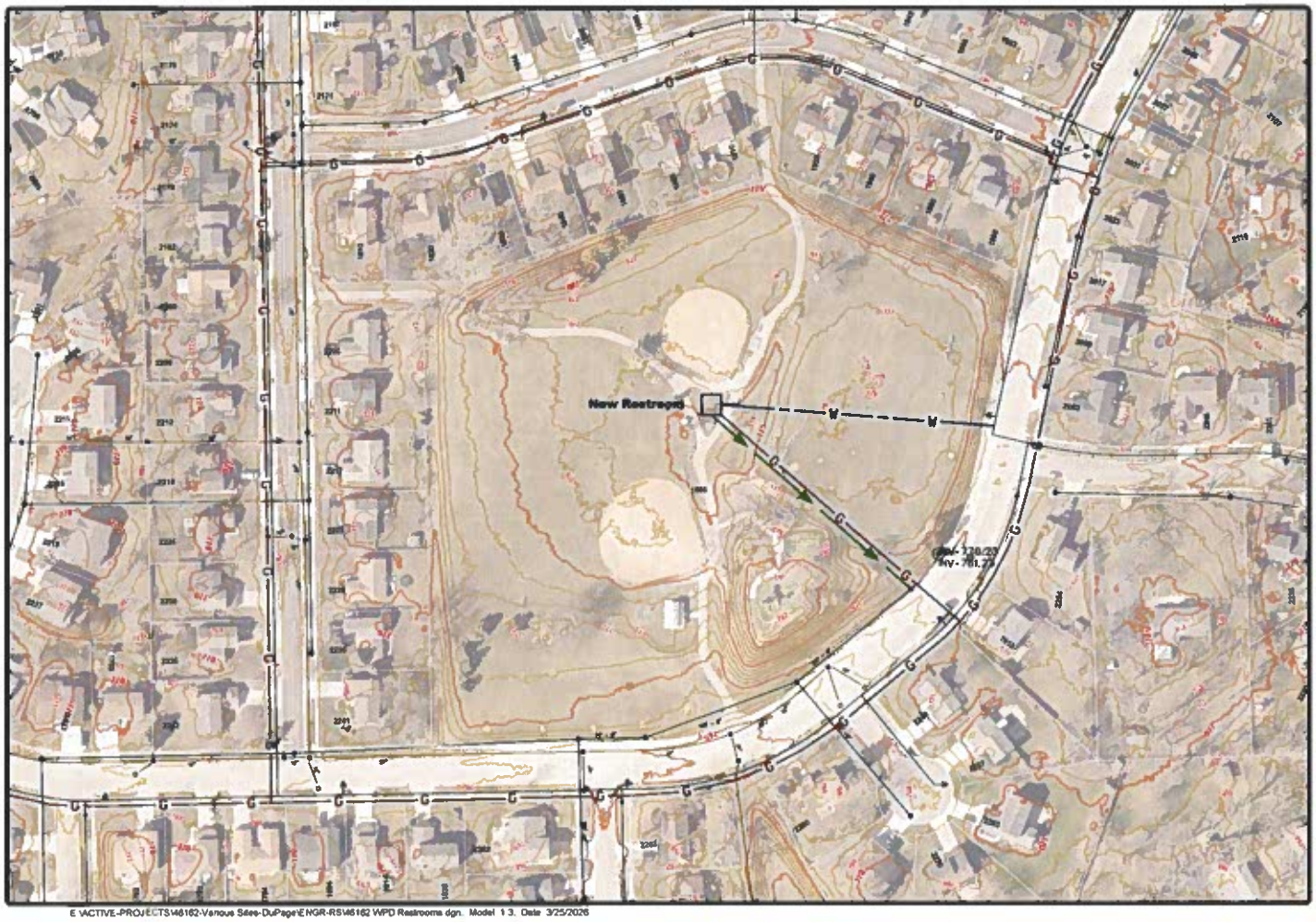

WHEATON PARK DISTRICT
RESTROOM IMPROVEMENT STUDY

WMA

SCOTTDA
PARK

1.3

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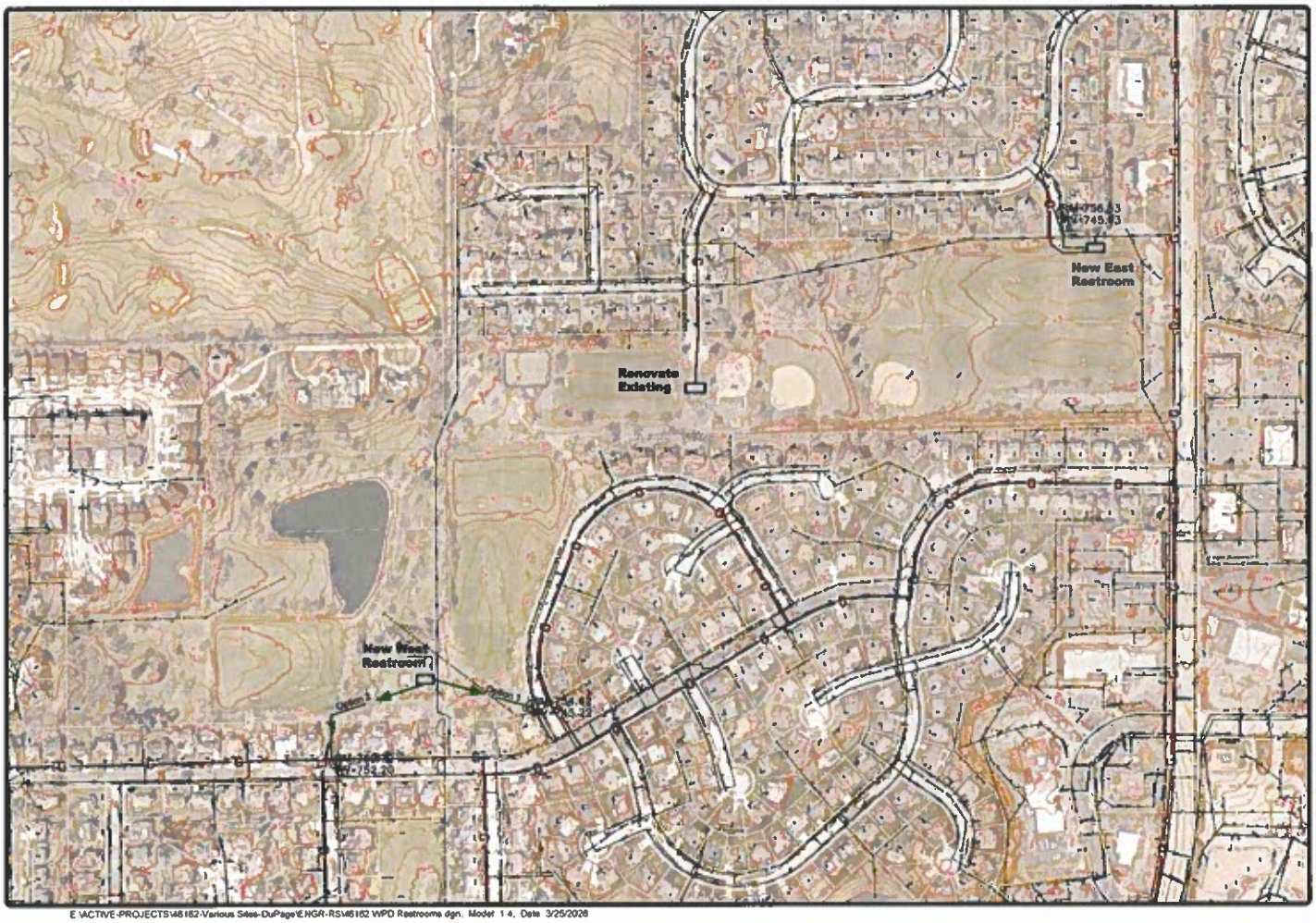


WHEATON PARK DISTRICT
RESTROOM IMPROVEMENT STUDY

SEVEN GABLES PARK

1.4

E:\ACTIVE-PROJECTS\46182-Various Sites-DuPage\ENGR-RS\46182 WPD Restrooms.dgn, Model: 1.4, Date: 3/25/2026

WHEATON PARK DISTRICT
RESTROOM IMPROVEMENT STUDY

Wiesner, Walker Pc & Associates, Ltd.
WMA

ATTEN PARK

2.2

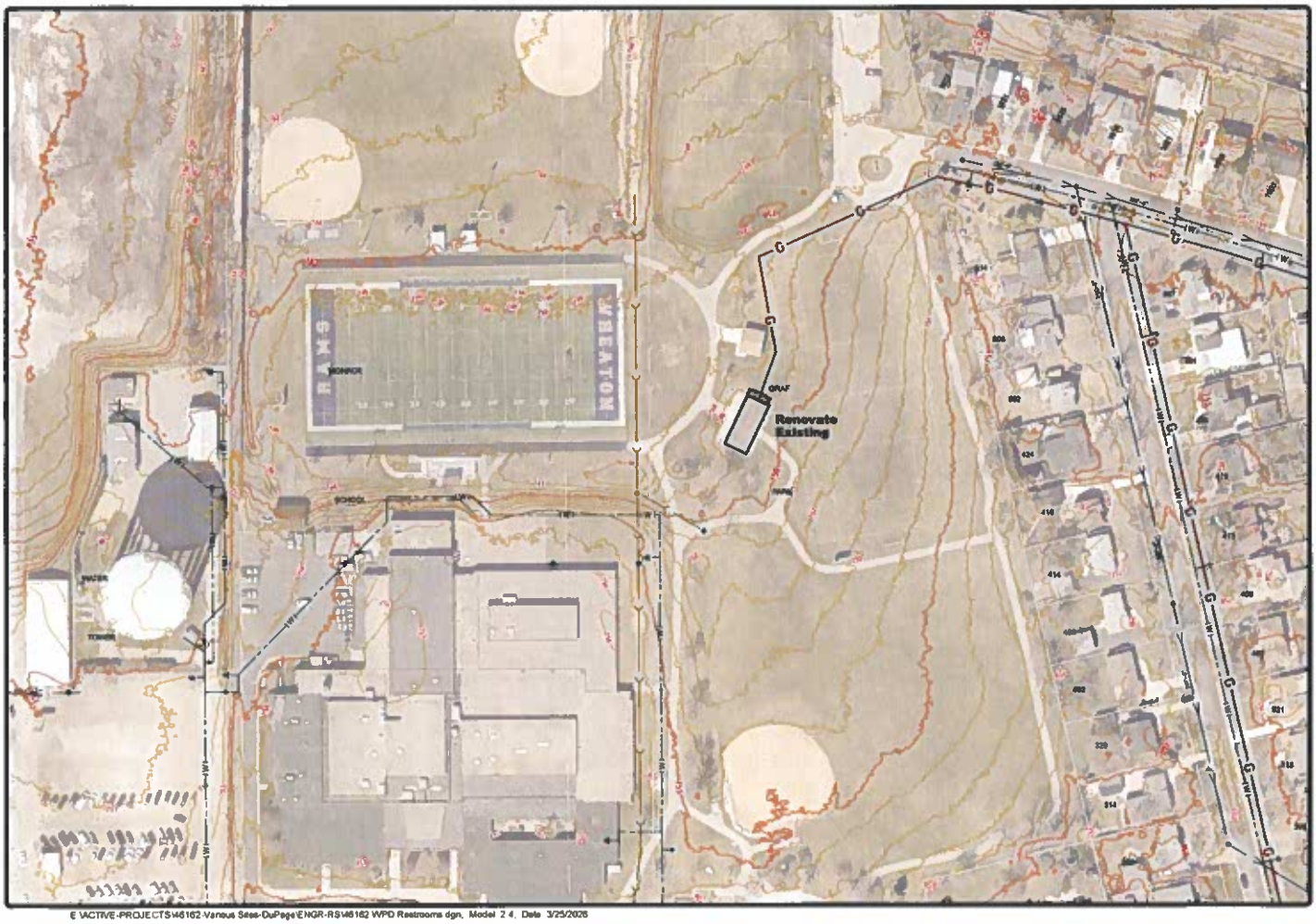
E:\ACTIVE-PROJECTS\46162-Various Sites-DuPage\ENGR-RS\46162 WPD Restrooms.dgn, Model: 2.2, Date: 3/25/2026

WHEATON PARK DISTRICT
RESTROOM IMPROVEMENT STUDY

BRIAR
PATCH
PARK

2.3

E:\ACTIVE-PROJECTS\46182-Various Sites-DuPage\ENGR-RS\46182 WPD Restrooms.dgn, Model: 2.3, Date: 3/25/2026



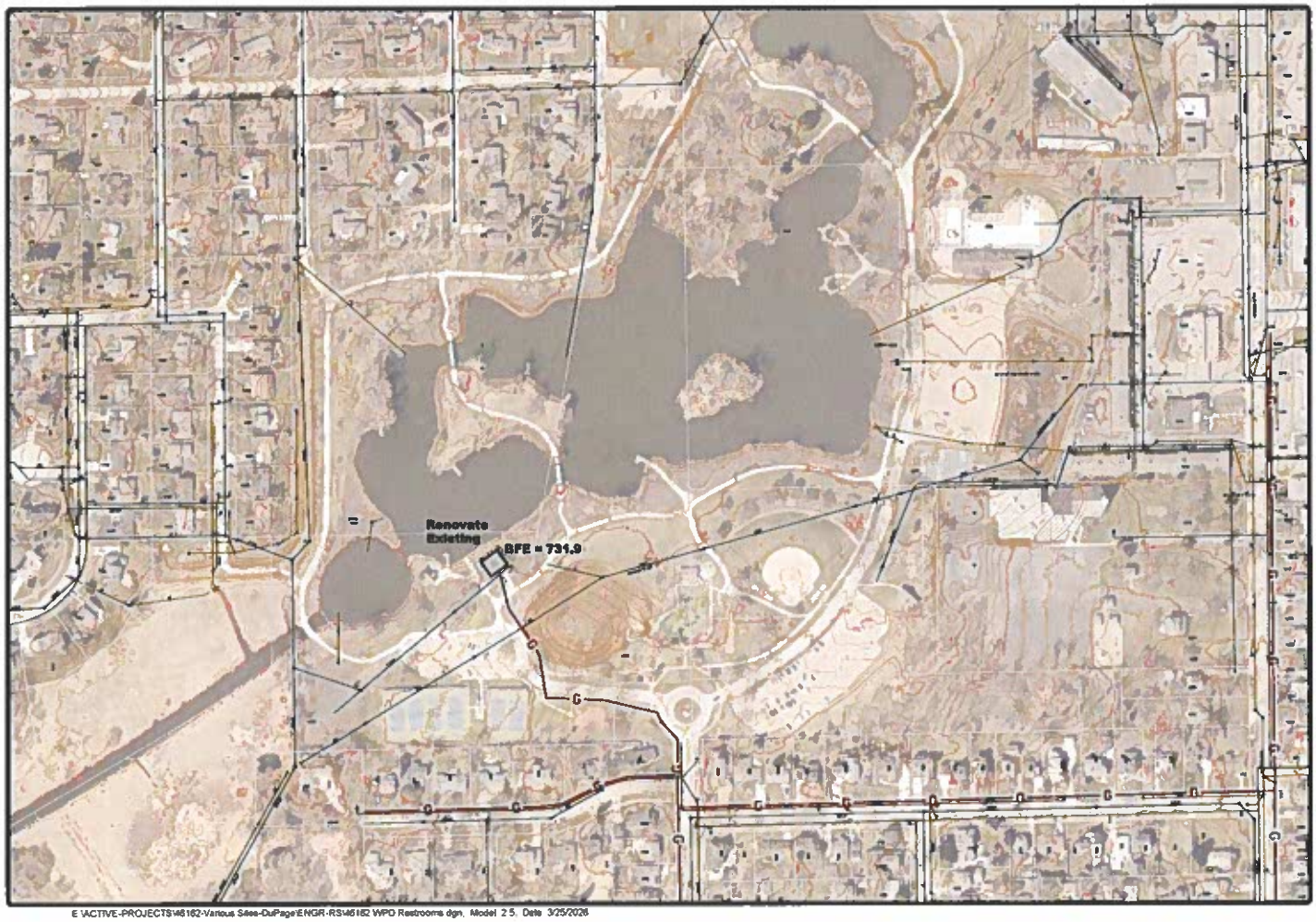
WHEATON PARK DISTRICT
RESTROOM IMPROVEMENT STUDY

Wheaton, Northern & Associates, Ltd.
WNA

GRAF PA

2.4

E:\ACTIVE-PROJECTS\46162-Various Sites-DuPage\ENGR-RS\46162 WPD Restrooms.dgn, Model 2.4, Date 3/25/2026



WHEATON PARK DISTRICT
RESTROOM IMPROVEMENT STUDY

WEBSTER, MERRILLIN & ASSOCIATES, LTD.
WMA

NORTHSI
PARK

2.5

E:\ACTIVE-PROJECTS\46162-Various Sites-DuPage\ENGR-RS\46162 WPD Restrooms.dgn, Model: 2.5, Date: 3/25/2026

create.
discover.
play.

Board of Commissioners

John Vires
William Barrett
Bob Frey
John Kelly
Terry A. Mee
Linda Pecharich
Angela Welker

Executive Director
Michael Benard
630.510.4945

Community Center
630.690.4880

Administration
102 E. Wesley St.
Wheaton, IL 60187

SUBCOMMITTEE & SPECIAL MEETING SCHEDULE 2026
Updated September 16, 2026

The Wheaton Park District Board of Commissioners Buildings and Grounds Committee and Finance Committee meetings for the year 2026 will be held on the following dates. Committee meetings typically take place on the first Wednesday of each month at the DuPage County Historical Museum 102 E. Wesley Street, Wheaton, IL, Beginning at 5:00 p.m. **Please note deviations below in bold.**

January 7	Buildings Grounds & Finance Meeting
January 17	**Building Grounds & Finance Meeting Third Saturday of the Month- Held at the Community Center 1777 S. Blanchard at 9:00 a.m.**
February 4	Building Grounds & Finance Meeting
~~**February 18**~~	~~**Building Grounds & Finance Meeting – Held at City Hall, City Council Chambers 303 W. Wesley St. at 4:00 p.m.**~~ **Meeting Canceled**
March 4	Buildings Grounds & Finance Meeting
April 8	**Buildings Grounds & Finance Meeting Second Wednesday of the month**
May 6	Buildings Grounds & Finance Meeting
June 3	Buildings Grounds & Finance Meeting
July 1	Buildings Grounds & Finance Meeting
August 5	Buildings Grounds & Finance Meeting
September 2	Buildings Grounds & Finance Meeting
~~**October 7**~~	~~**Buildings Grounds & Finance Meeting**~~
October 14	**Buildings Grounds & Finance Meeting**
November 4	Buildings Grounds & Finance Meeting
~~**December 2**~~	~~**Buildings Grounds & Finance Meeting**~~
December 9	**Buildings Grounds & Finance Meeting**

Respectfully Submitted

Michael Benard
Board Secretary

People 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. dsiciliano@wheatonparks.org or Telephone number 630-510-4944 Fax number 630.665.5880

Wheaton Park District 2027 Budget Development Calendar

September 2026

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
30	31	1	2 Finance Committee Meeting Park Board Debt Update - Speer Financial	3	4	5
6	7	8	9	10	11	12
13	14	15	16 Regular Board Meeting	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3
4	5					

Notes

Wheaton Park District 2027 Budget Development Calendar

October 2026

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
27	28	29	30	1	2	3
4	5	6	7 If a tax levy hearing is required, this is the first date that the tax levy hearing publication notice can be published. *(Required only if the total tax levy exceeds the prior year's extension by 105%)* [Executive Assistant]	8	9	10
11	12	13	14 Finance Committee meeting review of operating budget and Estimate of Tax Levy Resolution. Last date the tax levy hearing publication notice can be published, if required. [Executive Assistant]	15	16	17
18	19	20	21 Approve Estimate of Levy Resolution. *Truth in Taxation Public Hearing held, if required.* Board acknowledges receipt of budget which starts the 30 day viewing period. (Post document Raise pool percentage review. (Closed Session)	22	23	24
25	26	27	28	29	30	31
1	2					

Notes

Wheaton Park District 2027 Budget Development Calendar

November 2026

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
1	2	3	4 Finance Committee meeting review of budget. Publication notice of budget hearing (7-14 days prior to hearing). **This is the 1st day it can be published.** [Executive Assistant] Raise pool percentage review, if not done in October. (Closed Session)	5	6	7
8	9	10	11 Publication notice of budget hearing (7-14 days prior to hearing). **This is the last day it can be published.** [Executive Assistant]	12	13	14
15	16	17	18 Regular Board Meeting *GO Bond Issue* ***Budget and Appropriations Hearing (Board must take final action within 7-30 days)***	19	20 30 day public viewing period satisfied.	21
22	23	24	25	26	27	28
29	30					

Notes

Wheaton Park District 2027 Budget Development Calendar

December 2026

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
29	30	1	2	3	4	5
6	7	8	9 Finance Committee meeting	10	11	12
13	14	15	16 *Regular board meeting - Budget and Appropriations, Tax Levy and Tax Abatement Ordinances on agenda for adoption.*	17 *BAO, Tax Levy, Tax Abatement Ordinances to be filed [Executive Assistant]*	18	19
20	21	22	23	24	25	26
27	28	29 **Deadline for filing the tax levy with DuPage County** *- if not already done with BAO and Abatement Ordinance after December meeting.*	30	31	1	2
3	4	*Notes*				

Wheaton Park District 2027 Budget Development Calendar

January 2027

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15 Deadline for filing the BAO, if adopted at December board meeting *(Executive Assistant)*	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February 2027

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26 Deadline for filing any Tax Abatement Ordinances with the County	27
28						

March 2027

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

TO: Board of Commissioners
FROM: Daniel Novak, Director of Arrowhead Operations
Kim Prazak, Assistant Director of Arrowhead Operations
Matthew Nations, Director of Golf
THROUGH: Michael Benard, Executive Director
RE: 2026 Arrowhead Driving Range By-Owner Furniture Purchase
DATE: September 2, 2026

SUMMARY:

FGM Architects continues to assist staff in developing plans for the Arrowhead Driving Range Improvements. A portion of the project includes owner furnished purchases requiring quotes from vendors participating in municipal cooperative purchasing programs. The overall owner furnished purchases were budgeted at $470,600, with $225,000 allocated for furniture. FGMA sought both pricing and samples from four vendors: Barco Products, The Prestwick Group, Krueger International, and Benchmark. A PowerPoint look book is provided showing the proposed furniture makes, models, and color schemes.

A breakdown summary of the price quotes provided by the FGMA interior design group working with IFB, Interiors for Business) are listed below.

Vendor	Municipal Co-Operative Pricing Program	Price / Cost
Barco Products	Barco (Source Well #101625-BC0)	$ 3,984.27
The Prestwick Group	The Prestwick Group (101625-PSW)	$15,691.05
Krueger International	Krueger International (KI) (Source Well #091423-KI)	$97,527.19
Benchmark	Benchmark (TIPS USA #230301)	$58,847.26
Labor	Labor / Installation	$21,847.62
Total		**$197,897.39**

Work on the driving range is scheduled to begin on September 8, 2026, with completion targeted January 24, 2027. Orders would be placed in mid-September to accommodate the anticipated 12–14-week lead time.

PREVIOUS COMMITTEE/BOARD ACTION:

- A contract with FGM Architects in the amount of $23,500 for schematic design services was approved at the July 16, 2025, Wheaton Park District Board meeting.
- The concept was reviewed and discussed at the Capital Projects review meeting on January 17, 2026.
- A contract with Cover the Tees in the amount of $693,036 was approved at the March 18, 2026, at the Wheaton Park District Board meeting.
- FGM Architects provided an update at the board on April 8, 2026, Board Subcommittee meeting. The schedule was reviewed at the June 3, 2026, board subcommittee meeting and consensus was reached allow for start the project on September 8, 2026.
- An agreement to lease Top Tracer equipment was approved at the June 17, 2026, board meeting in the amount of $52,905 annually, with a 3% increase each calendar year.
- GEOCON construction testing and inspection services in the amount of $33,717 were approved at the August 19, 2026, Board meeting.

- Bid results for the EP Doyle contract were discussed and approved on August 19, 2026. Consensus was reached on the base bid of $2,415,000 and recommended Alternates #1 (Heaters) and #3 (Service Gate) for a total contract amount of $2,619,935.

REVENUE OR FUNDING IMPLICATIONS:

Capital	60-000-000-57-5701-0000	$2,000,000 FY 26 $2,500,000 FY 27 (proposed)

Anticipated expenses are as follows:

FGM Architects schematic design	$23,500	Approved on July 16, 2025
Cover the Tees	$693,036	Approved on March 18, 2026
Top Tracer	$52,905	Approved on June 17, 2026
EP Doyle	$2,619,935	Approved on August 19, 2026
Geocon for materials testing	$33,717	Approved on August 19, 2026
FGM Architects	$253,748	SOI for Approval on September 16,2026
Owner-Furnished Items	$470,600	Attached Business Plan / Itemized Purchases
Total	**$4,147,441**	

Revenue and expense projections for updated driving range. These projections are for twelve complete months of operation. The driving range is scheduled to reopen in February of 2027.

Driving Range Revenue	$ 929,625
Driving Range Expenses	$ 195,470
Net Total	$ 734,155
Food and Beverage Revenue	$ 551,150
Food and Beverage Expenses	$ 189,120
Net Total	$ 362,030
Annual Combined Net	$1,096,185

STAKEHOLDER PROCESS:

Arrowhead staff, in conjunction with the FGMA interior design team and IFB (Interiors for Business) have been involved throughout the process in the planning and preparation of the owner furnished purchases.

LEGAL REVIEW:

Legal counsel provided clarification regarding the use of the Sourcewell and TIPS cooperative purchase programs, which allow the district to make these purchases without conduction a separate competitive bid process.

ATTACHMENTS:

Legal review municipal cooperative purchasing program
FGM Architects Quote Utilizing IFB (Interiors for Business)
Proposed purchase summary
FGM Architects Furniture Lookbook

RECOMMENDATION:

Staff recommend that the Wheaton Park District Board of Commissioners approve the cooperative purchase of the Arrowhead Driving Range from Interiors for Business, INC (IFB), through the Sourcewell and TIPS cooperative purchasing programs, in an amount not to exceed $197,897.39.

INTERIORS FOR BUSINESS, INC.
409 N. River Street
Batavia, Illinois, 60510
630.761.1070 Main
www.interiorsforbusiness.com

Quotation

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
41083	08/21/26		1	Anne Yardley	

Quote To

WHEATON PARK DISTRICT
26W151 BUTTERFIELD ROAD
ARROWHEAD GOLF RANGE
Wheaton IL 60189

Ship To

WHEATON PARK DISTRICT
26W151 BUTTERFIELD ROAD
ARROWHEAD GOLF RANGE
Wheaton IL 60189

Terms 50% Deposit Net 15

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
1	72	OSSBH KI OUTSPAN ARMLESS BAR STOOL. 23 x 22 x 39-3/4High 4 LEG STOOL WITH BACK, 30" SH PAINT COLOR: ODTQ TARRAGON TEXT.(GREEN) TOP COLOR: HPSLW SLATE GREY WOODGRAIN TEXTURED. HIGH DENSITY POLYETHYLEN HDPE COLOR. NON STACKABLE.	611.05	43,995.60
2	16	OSLBS KI OUTSPAN ARMLESS DINING CHAIR. 23 x 23 x 31.5"H 4 LEG STOOL WITH BACK, 18" SH PAINT COLOR: ODTQ TARRAGON TEXT.(GREEN) TOP COLOR: HPSLW SLATE GREY WOODGRAIN TEXTURED. HIGH DENSITY POLYETHYLEN HDPE COLOR. STACKABLE.	468.05	7,488.80
3	18	OSPCA3054 KI OUTSPAN RECTANGULAR BAR TABLE 30D X 54W X 42"High PAINT COLOR: ODTQ TARRAGON TEXT.(GREEN) TOP COLOR: HPSLW SLATE GREY WOODGRAIN TEXTURED. HIGH DENSITY POLYETHYLEN HDPE COLOR.	1,208.35	21,750.30

Accepted By _____ Date _____

INTERIORS FOR BUSINESS, INC.
409 N. River Street
Batavia, Illinois, 60510
630.761.1070 Main
www.interiorsforbusiness.com

Quotation

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
41083	08/21/26		1	Anne Yardley	

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
4	4	OSPAA3054 KI OUTSPAN RECTANGULAR DINING TABLE 30D X 54W X 29H PAINT COLOR: ODTQ TARRAGON TEXT.(GREEN) TOP COLOR: HPSLW SLATE GREY WOODGRAIN TEXTURED. HIGH DENSITY POLYETHYLEN HDPE COLOR.	1,083.50	4,334.00
	Tag For	BAY 1/2 ACCESSIBLE BAYS		
5	13	X-170093 S INTERIORS FREESTANDING 8 BAG, SINGLE SIDE BAG STANDS TO CONSIST OF 4 STALLS ON EACH SIDE. 62"WIDE X 40H x 24 deep. FINISHES : 1. 01- BACK PANEL: NAVY 2. 02- POST : COASTAL GREY 3. 03- TOP RAIL : COASTAL GREY 4. 04- SUPPORT BRACKET:COASTAL GREY 5. 05- BASE : COASTAL GREY 6. 06- BAG DIVIDER POST: COASTAL GREY	1,130.63	14,698.19
6	7	16438 INTERIORS BENCHMARK, 42 GALLON TRASH RECPTACLE 24W X 24W X 45"HIGH. WITH SWING HINGE DOOR. LABEL: "LITTER" LINER INCLUDED. WOOD SLAT COLOR: WEATHERED TEAK TRIM AND CANOPY COLOR: GREEN TO MATCH RAL COLOR# RAL 7009.	2,118.60	14,830.20
7	4	9910 INTERIORS JASPER LOUNGE CHAIR, 28W X 27.25D X 32.75H, SH 16" ALUMINUM FRAME WITH ALUMINUM SLATTED SEAT AND BACK. FINISH: WOOD SUBLIMATION FINISH: WEATHERED TEAK- SLATS SEAT AND BACK FRAME: WEATHERED TEAK	3,029.16	12,116.64

Accepted By _____ Date _____

INTERIORS FOR BUSINESS, INC.
409 N. River Street
Batavia, Illinois, 60510
630.761.1070 Main
www.interiorsforbusiness.com

Quotation

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
41083	08/21/26		1	Anne Yardley	

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
		FRAME FINISH: WEATHERED TEAK TO INCLUDE: SEAT CUSION FOR LOUNGE CHAIR 4" THICK FABRIC SUNBRELLA CANVAS, COLOR NAVY # 5439-0000		
8	1	9911 INTERIORS JASPER SOFA 72 72W X 27.25D X 32.75H, SH 16" ALUMINUM FRAME WITH ALUMINUM SLATTED SEAT AND BACK. FINISH: WOOD SUBLIMATION FINISH: WEATHERED TEAK. FRAME FINISH: WEATHERED TEAK TO INCLUDE: SEAT CUSION FOR 72 Sofa 4" THICK FABRIC SUNBRELLA CANVAS, COLOR NAVY # 5439-0000	3,859.48	3,859.48
9	2	14654-9624 INTERIORS JAMESON BAR COUNTER 96W X 24D X 42H. TOP SURF: SOLID SURFACE TOP SILVER BIRCH. METAL BASE: MATCH RAL COLOR TO KI TARRAGON GREEN,	5,449.95	10,899.90
10	8	OSSBH KI OUTSPAN ARMLESS BAR STOOL. 23 x 22 x 39-3/4High 4 LEG STOOL WITH BACK, 30" SH PAINT COLOR: ODTQ TARRAGON TEXT.(GREEN) TOP COLOR: HPSLW SLATE GREY WOODGRAIN TEXTURED. HIGH DENSITY POLYETHYLEN HDPE COLOR. NON STACKABLE.	611.05	4,888.40
11	2	9916-4525 INTERIORS	2,649.60	5,299.20

Accepted By _____ Date _____

INTERIORS FOR BUSINESS, INC.
409 N. River Street
Batavia, Illinois, 60510
630.761.1070 Main
www.interiorsforbusiness.com

Quotation

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
41083	08/21/26		1	Anne Yardley	

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
		JASPER COFFEE TABLE, 45W X 25D X 13.5"H ALUMINUM FRAME WITH ALUMINUM SLATTED TOP FRAME FINISH: TO MATCH RAL @ 7009 (SOFT GREEN) FINISH: WOOD SUBLIMATION FINISH WEATHERED TEAK.		
12	2	16438 INTERIORS BENCHMARK, 42 GALLON TRASH RECPTACLE 24W X 24W X 45"HIGH. WITH SWING HINGE DOOR. LABEL: "LITTER" LINER INCLUDED. WOOD SLAT COLOR: TRIM AND CANOPY COLOR: GREEN RAL 7009.	2,118.60	4,237.20
13	4	OSPAA3054 KI OUTSPAN RECTANGULAR DINING TABLE 30D X 54W X 29H ***WITH UMBRELLA HOLE **** PAINT COLOR: ODTQ TARRAGON TEXT.(GREEN) TOP COLOR: HPSLW SLATE GREY WOODGRAIN TEXTURED. HIGH DENSITY POLYETHYLEN HDPE COLOR.	1,083.50	4,334.00
	Tag For	OUTDOOR		
14	16	OSLBS KI OUTSPAN ARMLESS DINING CHAIR. 23 x 23 x 31.5"H 4 LEG STOOL WITH BACK, 18" SH PAINT COLOR: ODTQ TARRAGON TEXT.(GREEN) TOP COLOR: HPSLW SLATE GREY WOODGRAIN TEXTURED. HIGH DENSITY POLYETHYLEN HDPE COLOR. STACKABLE.	468.05	7,488.80
15	4	05UF2516--NB INTERIORS	356.28	1,425.12

Accepted By _____ , Date _____

INTERIORS FOR BUSINESS, INC.
409 N. River Street
Batavia, Illinois, 60510
630.761.1070 Main
www.interiorsforbusiness.com

Quotation

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
41083	08/21/26		1	Anne Yardley	

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
		MARINE GRADE PLAZA 7.5 UMBRELLA WITH CRANK LIFT POLE AND TILT POLE: WH WHITE COLOR: NB NAVY BLUE WITH WHITE TRIM (COATED UMBRELLA - WATER REPELLANT)		
16	4	05UG2530-WH INTERIORS DONUT UMBRELLA BASE, CONCRETE FILLED BASE, WHITE	272.32	1,089.28
17	4	WEIGHTED RING- WH INTERIORS ADD ON WEIGHTED RING TO SIT ON TOP OF UMBRELLA BASE. COLOR: WHITE	215.00	860.00
18	1	LABOR INTERIORS IABOR TO RECIEVE DELIVER AND INSTALL ALL ITEMS LISTED ON THE ABOVE QUOTATION DURING NORMAL WORKING HOURS.	21,847.62	21,847.62

QUOTATION TOTALS

Sub Total	185,442.73
INTERIORS FREIGHT BARCO	609.87
INTERIORS SURCHARGE KI	3,247.29
INTERIORS Freight Prestwick	992.86
INTERIORS Freight- benchmark	7,604.64
Exempt Sales Tax	0.00
Grand Total	197,897.39

End of Quotation

Total

Accepted By _____ Date _____

4x Umbrella	$ 1,425.12
4x Donut Umbrella Base	$ 1,089.28
4x Weighted Base Ring	$860
Freight	$ 609.87
Barco	**$ 3,984.27**
72x Armless Bar Stool	$ 43,995.60
16x Armless Dining Chair	$ 7,488.80
18x Rectangular Bar Table	$ 21,750.30
4x Rectangular Dining Table	$ 4,334.00
8x Armless Bar Stool	$ 4,888.40
4x Rectangular Dining Table	$ 4,334.00
16x Armless Dining Chair	$ 7,488.80
Freight	$ 3,247.29
KI	**$ 97,527.19**
13x Single Side Bag Stands	$ 14,698.19
Freight	$ 992.86
Prestwick	**$ 15,691.05**
7x Trash Receptacle	$ 14,830.20
4x Lounge Chair	$ 12,116.64
1x Sofa	$ 3,859.48
2x Bar Counter	$ 10,899.90
2x Coffee Table	$ 5,299.20
2x Trash Receptacle	$ 4,237.20
Freight	$ 7,604.64
Benchmark	**$ 58,847.26**
Labor	**$ 21,847.62**
TOTAL	$ 197,897.39

ARROWHEAD GOLF CLUB

08.21.26 FURNITURE LOOK BOOK

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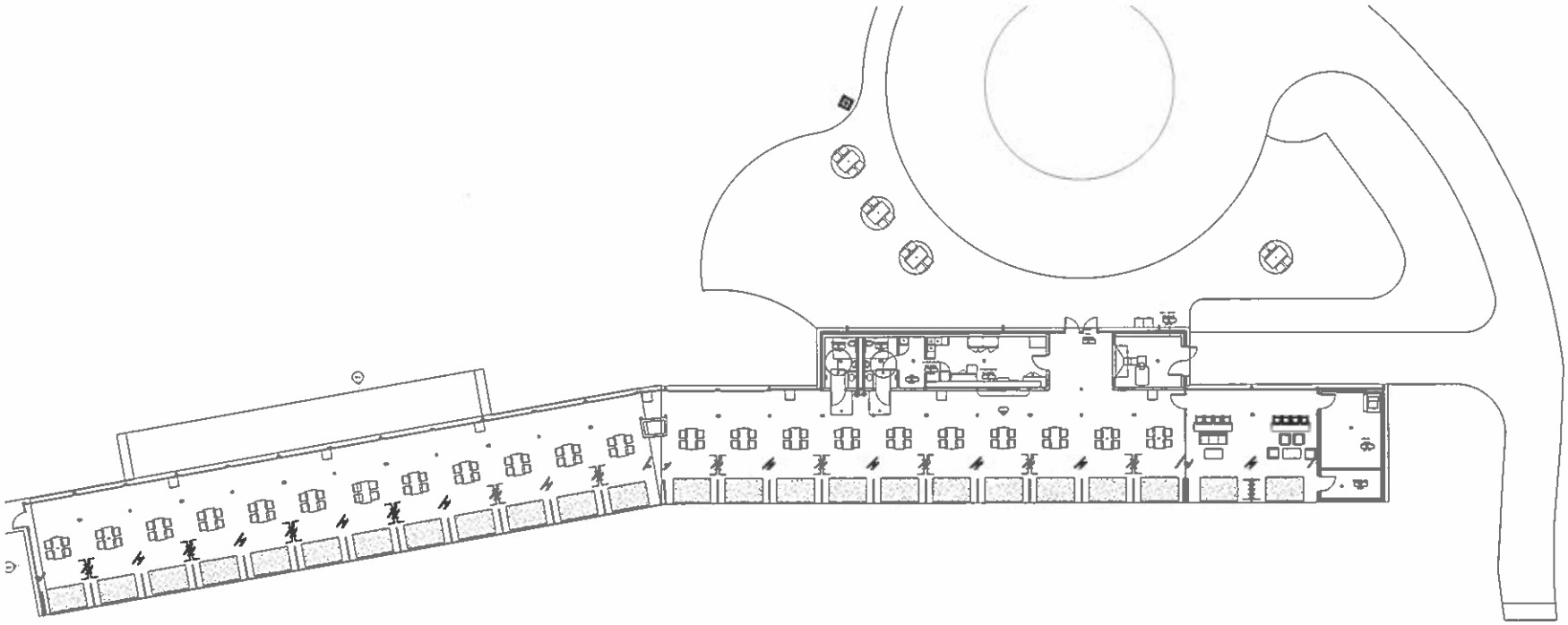
FLOOR PLAN

OVERALL PLAN VIEW



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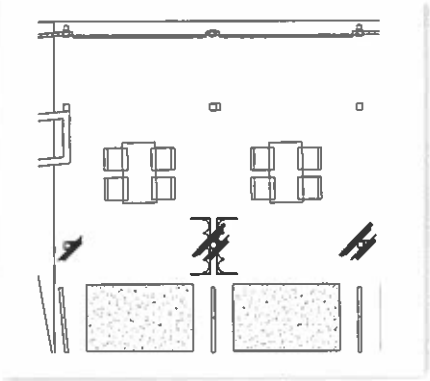
STANDARD BAYS

PLAN VIEW & ANCILLARY PRODUCT IMAGES

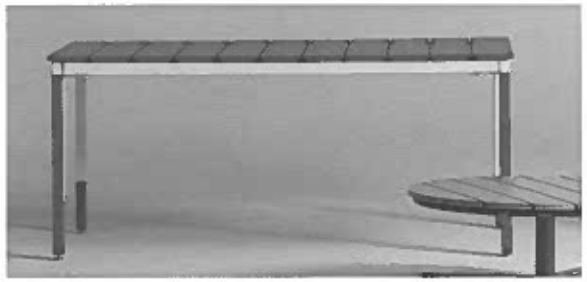
PLAN VIEW



Paint: Tarragon

Poly (HDPE) . Slate Grey Woodgrain

(72) **BARSTOOLS**
KI OUTSPAN
- 23" x 22" x 39.75"H – 30"SH



Paint: Tarragon

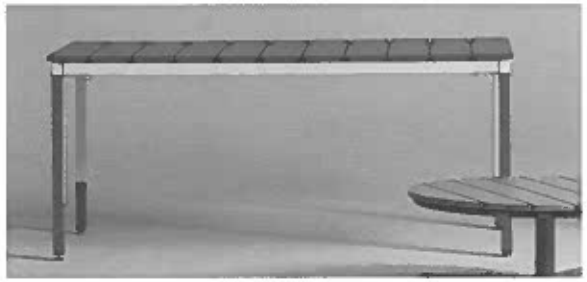
Poly (HDPE) : Slate Grey Woodgrain

(18) **BAR HEIGHT TABLE**
KI OUTSPAN
- 30"D x 54"W x 42"H

Paint: Tarragon

Poly (HDPE) : Slate Grey Woodgrain

(16) **DINING CHAIRS**
KI OUTSPAN
- 23" x 23" x 31.5"H – 18"SH



Paint: Tarragon

Poly (HDPE) : Slate Grey Woodgrain

(4) **DINING HEIGHT TABLE**
KI OUTSPAN
- 30"D x 54"W x 29"H

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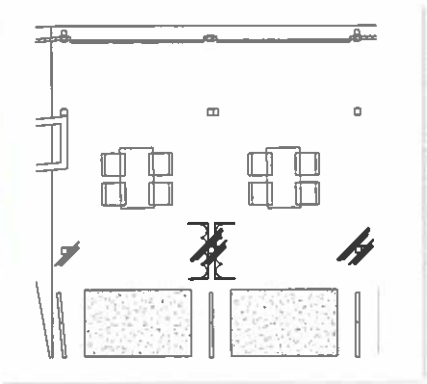
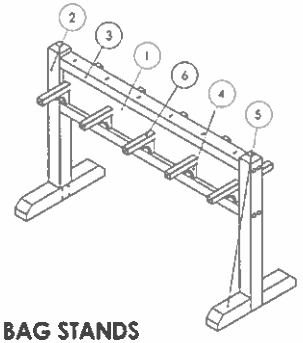
STANDARD BAYS

PLAN VIEW & ANCILLARY PRODUCT IMAGES

PLAN VIEW





(13) **BAG STANDS**
DESIGN INNOVATIONS

- 62"W x 24"D x 40"H
- Freestanding, (4) Bags, Single-Sided

Back Panel: Navy

All Other Parts: Coastal Grey

Woodgrain Metal: Weathered Teal

Paint: RAL 7009

(7) **TRASH**
BENCHMARK

- 24"W x 24"D x 42"H
- 42 Gallon – Label "Litter"

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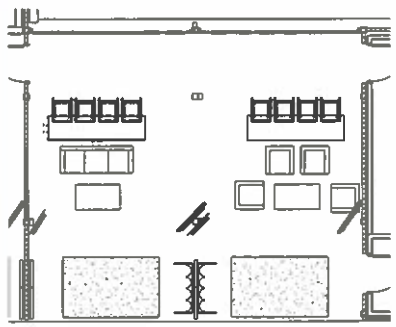
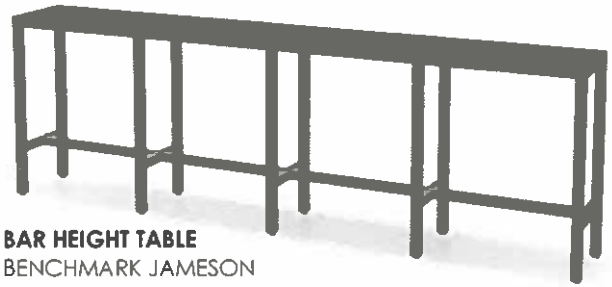
STUDIO BAY

PLAN VIEW & ANCILLARY PRODUCT IMAGES

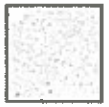
PLAN VIEW





(2) **BAR HEIGHT TABLE**
BENCHMARK JAMESON

- 96"W x 24"D x 42"H
- Solid Surface Top, Metal Base



Top: Silver Birch

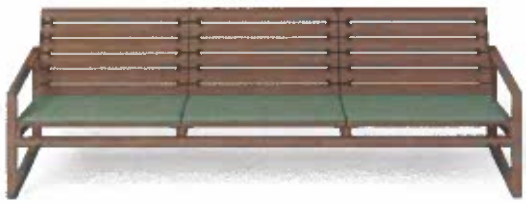
Paint: RAL 7009

(8) **BARSTOOLS**
KI OUTSPAN

- 23" x 22" x 39.75"H – 30"SH

Paint: Tarragon

Poly (HDPE) : Slate Grey Woodgrain



Seat/Back/Frame Woodgrain Metal: Weathered Teal.

Cushions: Sunbrella Navy

(1) **SOFA**
BENCHMARK JASPER

- 72"W x 27.25"D x 32.75"H – 16"SH
- Aluminum Frame, Aluminum Slatted Seat/Back
- 4"Seat Cushions

Seat/Back: Weathered Teal.

Frame: RAL 7009

(2) **COFFEE TABLE**
BENCHMARK JASPER

- 45"W x 25"D x 13.5"H
- Aluminum Frame, Aluminum Slatted Top

Seat/Back/Frame Woodgrain Metal: Weathered Teal.

Cushions: Sunbrella Navy

(4) **LOUNGE CHAIR**
BENCHMARK JASPER

- 28"W x 27.25"D x 32.75"H – 16"SH
- Aluminum Frame, Aluminum Slatted Seat/Back
- Seat Cushions

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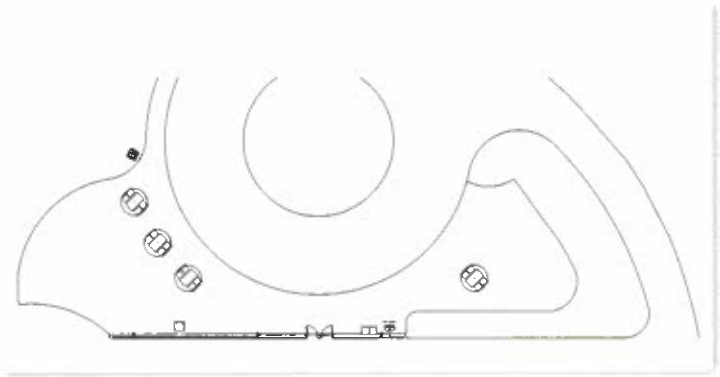
OUTDOOR

PLAN VIEW & ANCILLARY PRODUCT IMAGES

PLAN VIEW



Fabric: Navy

(4) **UMBRELLA**
BARCO MARINE GRADE

- 7.5'
- Navy with White Trim
- Donut Umbrella Base - White

Paint: Tarragon

Poly (HDPE) : Slate Grey Woodgrain

(16) **DINING CHAIRS**
KI OUTSPAN

- 23" x 23" x 31.5"H – 18"SH

Paint: Tarragon

Poly (HDPE) : Slate Grey Woodgrain

(4) **DINING HEIGHT TABLE** W/holes
KI OUTSPAN

- 30"D x 54"W x 29"H
- With Umbrella Hole

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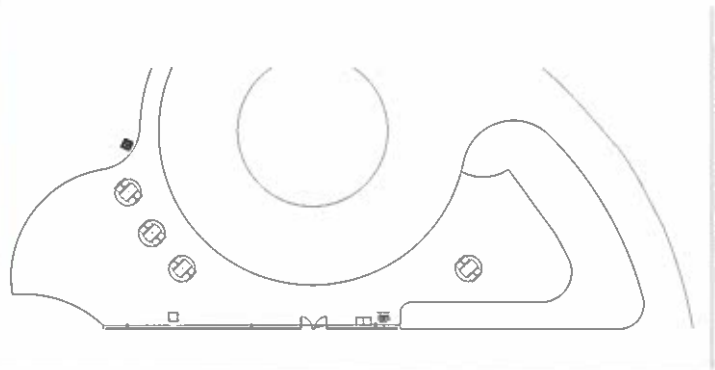
Outdoors

PLAN VIEW & ANCILLARY PRODUCT IMAGES

PLAN VIEW



(2) **TRASH**
BENCHMARK

- 24"W x 24"D x 42"H
- 42 Gallon – Label "Litter"

Wood Slat Weathered Teak

Paint, RAL 7009

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Arrowhead Golf Club – Toptracer Range and Outdoor Food & Beverage Business Plan

Executive Summary

Aligned with the Park District's mission to "enrich the quality of community life through a diversity of healthy leisure pursuits and heightened appreciation for our natural world," a state-of-the-art Toptracer Driving Range partnered with a full-service food & beverage operation is poised to establish Arrowhead Golf Club as a premier recreational destination in the western suburbs year-round. With twenty-four covered & heated hitting bays, industry-leading technology, a versatile food & beverage operation, and revitalized short-game practice area & outdoor social space, the Toptracer Range represents a sustainable and exciting investment opportunity in the community's recreational landscape.

Mission Statement: To provide a one-of-a-kind year-round golfing experience with high-quality food and beverage offerings that contribute to and enhance the overall experience for guests in one convenient location.

Vision: To become the go-to venue for golf enthusiasts and casual visitors by offering a dynamic mix of state-of-the-art golf technology and excellent F&B services.

Business Description

Overview

The completely reimagined and revamped Toptracer Driving Range at Arrowhead will offer lounge-style F&B service for individuals & groups of all skill levels and experience. Each of the 24 hitting bays includes a touchscreen monitor to access game modes and provides instant shot replays & statistical feedback. The multitude of game modes available are guaranteed to satisfy everyone from the advanced player to the recreational beginner just learning the game. Players can enjoy simulator-style golf on world-renowned golf courses, compete with friends in closest-to-the-pin & longest drive challenges, a variety of skills-based contests, play family-friendly games based on iconic franchises like Angry Birds®, or simply use the practice mode for a casual golfing experience. Toptracer also has a free smartphone app users can download with challenges that players can use to develop and track their own game as well as online challenges with other Toptracer app users. Toptracer truly has something to offer everyone. A major renovation of our existing practice chipping area will be key to the success of this Toptracer Range project:

- Our current chipping area struggles with accessibility due to its small size. It severely limits the number of golfers that can utilize it at the same time. With the increase in usage at our range from the Toptracer Range addition, safety concern

arises with golf balls being hit in such proximity to others. This expanded short-game area allows guests to spread out dramatically minimizing potential safety concerns.

- Due to the demand for tech-forward driving ranges, we anticipate times when groups will need to wait before a hitting bay becomes available. A larger and more functional short-game area provides guests with another activity while waiting for a driving range space rather than potentially leaving our facility due to wait times.

Target Market

Golfers, families, corporate groups, and recreational visitors looking for casual entertainment and quality dining. Beginner, intermediate, & advanced golfers, recreational players, families, and corporate & social groups. Individuals or groups looking for outdoor recreational activity.

Facility Layout

The Toptracer Range will live where our current driving range is located. Due to the size of the structure and necessary space to accommodate the grouping & social nature of the activity, the existing footprint will expand to just over 7,800 square feet (existing range area is 5,400 sq ft). Each of the 24 hitting bays will be accompanied by its own seating area and monitors so all members of the group can see on-screen Toptracer results. All hitting bays will have retractable garage doors on the opposite side of where they hit from to allow maximum airflow while under the enclosure. While the entire driving range will be covered, these garage door additions give us the ability to keep them open during the warmer months to maintain an open-air feel, while also allowing us to close them during colder seasons for improved climate control and year-round comfort.

Market Analysis

Local Demographics

Wheaton, IL has 53,000+ residents and surpasses both state & federal averages for median household income. Median age in Wheaton is 37.8 years, indicating a balanced age distribution among residents. Wheaton is home to numerous educational institutions including 13 elementary schools, 4 middle schools, and 2 high schools within its public school system. Additionally, the city features 5 private schools and is the location of Wheaton College. Below is a table showing the four-year average of the top five online booking communities. Actual totals are higher as reservations without a zip code make up about 40% of our annual online bookings.

Community	4-Year Average of Online Booking %
Wheaton	19.6%
Naperville	5.96%
Glen Ellyn	2.05%
Lisle	1.35%
Downers Grove	1.13%

Competitive Analysis

While there are numerous public golf courses in our general vicinity, the closest green-grass facility with a Toptracer range is 10+ miles away, putting Arrowhead in a uniquely centralized location in the western suburbs with this amenity.

S.W.O.T. Analysis

Strengths: The biggest advantage Arrowhead has is its central location. Nearby highway access and surrounded by high residential areas. Wheaton and its surrounding communities boast many elementary, middle, & high schools with a population that has active participation in recreational activities. Only two facilities within 10-miles have similar setups at their locations (Top Golf & St. Andrews Golf Course).

Weaknesses: Demand could exceed initial capacity leading to waiting times and potential customer dissatisfaction. Potential negative could be that we're locked into this type of driving range setup. Solely dependent on current ball tracking technology trends.

Opportunities: High potential to attract corporate & social groups for events. Capturing entirely new demographics such as non-golfers or casual players seeking entertainment. There aren't many tech-driven driving ranges in the area. We are a smaller and more accessibly scaled operation compared to our nearest competitor, Top Golf. Increase in private and group lesson offerings. Targeting beginning & end-of-year golf clinic sessions where we haven't been able to do due to weather conditions. Corporate Driving Range Events would see a dramatic uptick in demand.

Threats: Top Golf (5 miles) & St. Andrew's Golf Course (10 miles) are the closest competition we face. Nearby golf courses potentially shift to a technology-driven driving range and could see market saturation in the coming years.

Operations Plan

Food & Beverage Operations

The proposed food and beverage operation at the Toptracer Driving Range aims to enhance the visitor experience, attract diverse clientele, and generate sustainable revenue for the Park District.

1. **Full-Service On-Site Kitchen**
    - **Overview:** A full-service kitchen on-site, allowing for fresh preparation of an expanded menu, including hot entrees, gourmet options, in addition to the traditional grab and go options. The kitchen supports high-quality offerings tailored to Toptracer's premium experience.
    - **Operational Model:**
        - Location: Dedicated kitchen facility adjacent to the driving range, with a service counter and seating area.
        - Service: Counter service with fresh preparation, supported by a small dining area for Toptracer users.
        - Staffing: 4–5 employees per shift (1 chef, 1 prep cook, 2 servers/cashiers, 1 bartender)
        - Suppliers: Local vendors for fresh ingredients beverages; potential partnership with a commissary for overflow prep.
    - **Advantages:**
        - Winterized facility providing year-round operations.
        - High revenue potential due to premium, fresh offers.
        - Enhances Toptracer's upscale experience, attracting repeat customers.
        - Full control over menu quality and customization.
    - **Challenges:**
        - High startup and operational costs.
        - Increased staffing and training requirements.
        - Complex operations with health and safety compliance. Staffing & Management

- **Personnel:** Training will emphasize customer service, knowledge of Toptracer Range systems, and efficient order handling, delivery, and lounge seating upkeep.
- **Management:** A manager will oversee scheduling, inventory, and day-to-day operations, with increased oversight due to kitchen operations

Toptracer Range Operations (Golf)

The operations plan will be divided into in-season & off-season halves as the demand and hours will change due to weather-related factors. We will implement a first-come first-serve policy for hitting bay usage rather than utilizing a reservation system. This decision stems from multiple golf courses with Toptracer systems having negative reviews & poor guest experiences due to reservation issues. Arrowhead plans to utilize the reservation system during off-season months as it would be beneficial to know demand during the

winter & fringe months. To better accommodate our guests during periods of high demand, a limited number of hitting bays at the driving range will be reserved exclusively for golfers with scheduled tee times. This measure is intended to ensure that players can warm up prior to their round. The inclusion of an automated driving range ball washing system and autonomous lawn mower will prove to be invaluable assets in maximizing our efficiency and minimizing labor hours. Because the driving range needs to be mowed once a week, we close the driving range on Monday evenings to clean the range of all balls. Re-opening late morning the following day. With an autonomous mower we'll be able to maintain the range without closing it to the public. This would allow us to remain open for business while also saving up to $1,100 annually in wages. Golf staff spends up to one hour per day washing and reloading our range balls. With an automated washing system it would save up to $3,000 annually in wages and allow staff to focus more energy on the customer-forward aspects of this operation.

Arrowhead's driving range will remain a "mats only" range rather than a grass tee range. Three main factors go into this decision:

1. The hittable surface areas would be under repair often due to the projected increase in usage therefore closed to guests.
2. The hittable surface area would need to be, at minimum, 2-3 times larger in order to accommodate roughly the same amount of potential hitting bays. For reference, the driving range (grass tees) at Village Links has a little over 3x the square footage as our current range. This wouldn't be possible at our facility without massive restructuring of the surrounding holes (#9 South, #16 East, & #17 East).
3. Dispersion patterns grow exponentially when hitting on grass. Arrowhead moved to a grass range in the past and quickly resorted back to mats only due to the large amount of range balls landing in #9 South & #16 East fairways. The enlarged & improved short-game complex will become one of the premier short-game practice areas in the region. The upgraded visual, increase in functional practice space, and an extra "catch-all" area for waiting customers will prove to be an invaluable commodity available to our guests.

Technology Integration: The Toptracer Range system integrates with an online F&B ordering system and provides the ability to make reservations online and menu access and ordering via QR Codes. An additional TV monitor for each hitting bay will allow guests to either watch live TV or it can be synced to show Toptracer data.

Staffing: By having two part-time staff members on shift during peak hours of operation at $15/hour, we are projecting labor costs around $435/day during in-season hours and

$240/day during off-season hours. Annual projections indicate $131,065 in part-time labor to service the year-round operation. Because our existing cart attendant staff handles driving range maintenance, this new amenity allows us to remove that aspect of their job responsibilities therefore our projected hours for cart attendants will decrease with the addition of driving range specific staffing. Estimated savings come just shy of $20,000 annually.

Financial Projections

Structure Revenue and Staffing Expenses (F&B)

Based on full-time operations, the projected staffing expenses for 12 months are summarized below:

Annual Revenue Projections F&B (335 Days)

The revenue projections represent a fully winterized trolley without limiting months of operation.

Full Service On-site Kitchen

REV	Avg. Price	Est. Sales/Day		Annual Revenue
Food Items-hot dog, brats	$6.00	30		$60,300
Food Items – Hot Food menu	$13.00	30		$130,650
Snacks- trail mix, chips, candy	$3.50	20		$23,450
Mixed Drinks – Full Bar	$13.00	45		$180,975
Beer	$6.00	60		$120,600
Non-Alcoholic Beverages	$3.50	30		$35,175
Total Revenue				**$551,150**
EXP	**# of Staff**	**Avg. Wage**	**Monthly Hours**	**Monthly Cost**
Outdoor/Golf F&B Manager	1	$25/hr	160	$4,000
Servers/Runners	6	$10/hr	100 each	$6,000
Cook/Prep	2	$19/hr	120 each	$4,560
Cleaning/Maintenance	1 (shared)	$15/hr	80	$1,200
Total Monthly Payroll				**$15,760**
Seasonal (12-Month) Total				**$189,120**

Pros

- Year-round operation with full kitchen and permanent bathrooms.
- Higher revenue potential through full food + bar service.
- Premium experience can attract a broader customer base.
- One-stop destination—convenient for golfers and visitors.
- Convenient location—right at the range.
- Offers full menu, bar, and comfortable restrooms.
- Creates a gathering space and enhances customer experience.
- Ideal for events, group outings, and casual dining.

Cons

- High initial investment in construction and permits.
- Larger staff requirements increase operational costs.
- Longer development timeline before launch.
- Potential for longer wait times with more complex service.
- May raise expectations and require higher pricing.
- Some customers may find less casual or more structured atmosphere than desired.

Annual Revenue Projections Golf (335 Days)

REV Category	Price	Est. Sales/Day	Annual Revenue
Small Bucket (15)	$5	35	$58,625
Medium Bucket (40)	$10	60	$201,000
Large Bucket (80)	$20	40	$268,000
Jumbo Bucket (120)	$30	40	$402,000
Total Revenue			**$929,625**
2025	***Price***	***Sales/Yr***	***Annual Revenue***
Small Bucket (40)	$7	18,251	$139,142
Large Bucket (80)	$14	9,602	$133,785
Total Revenue			**$272,927**

Toptracer Range Annual Expense Projections (Golf)

EXP Category	Annual Cost Estimate
Staffing (12 Months)	$131,065
Toptracer Range Technology	$52,905.60
Range Balls	$9,000
Utility (Electric & Gas) (12 months)	$2,500
Total Expenses (Annually)	**$195,470.60**

Combined Revenue & Expense Summary

Combined Total Annual Revenue: **$1,480,775** (using 335-day Toptracer projection of $929,625 + 335-day F&B projection of $551,150)

Combined Total Annual Expenses: **$395,125** (using 335 Golf expenses $205,925 + 335-Day F&B expenses $189,200) **Net: $1,085,650**

Note: These projections are based on driving range ball sales and F&B operations. Private Event Rentals, Instructional Opportunities, and additional F&B sales from events are not accounted for but will add to the bottom line.

Sanctuary Golf Course Comparison: Sanctuary Golf Course in New Lenox has a 20-bay Toptracer Range. Before they installed their new Toptracer range, their best year's sales generated $265,825. Year one with the new Toptracer range they generated $713,720 in range sales. They are currently at pace to beat that number this year. They are now confirming plans to build an additional 4 hitting bays to have a total of 24 bays.

Sanctuary Golf Course	**2023** (Pre-TopTracer)	**2024** (TopTracer Year 1)	**2025** (projected)
Range Sales	$265,825	$713,720	$858,000
Range Bucket Pricing	Sm, Med, Lrg	Sm($7);Med($9);Lrg ($14); XL($20)	Same as 2024
Range Expenses	$11,500	$19,000	$28,000
Food Sales	$85,968	$90,485	$92,000
Beverage Sales	$239,900	$259,400	$399,000

Sanctuary Golf Course	**TopTracer Year One Growth**	**TopTracer Year 2 Growth**
Range Sales	168%	20%
Range Expenses	65%	47%
Food Sales	5%	1.67%
Beverage Sales	8.12%	53%

Prairie Bluff Golf Course Comparison: Prairie Bluff Golf Course in Lockport has a 26-bay Trackman Range with 5 enclosed simulators. 2024 was their first year and they generated $517,797 in range sales. They have stand-alone indoor concession stand with two restroom facilities on site. are currently on pace to beat that number this year. They charge per bucket apart from the winter months they switch to a reservation model.

Prairie Bluff Golf Course	**2024** (Trackman Year 1)	**2025** (Trackman Year 2)
Range Sales	$517,797	$935,000
Range Bucket Pricing	Sm($6);Med($11); Lrg ($15); XL($22)	Sm($6);Med($11); Lrg ($15); XL($22)
Food & NA Beverage Sales	Included in Range Sales	Included in Range Sales
Alcoholic Bev Sales	$259,400	$300,000

Capital Expenditures (Toptracer Range)

COVER THE TEES

24 Bays – (22 @ 11' and 2 @ 14') – BRONZE Aluminum Driving Range Cover System

- Enclosed Aluminum Hitting Bay Cover
- Exterior Lighting (installed)
- 22 hitting bay dividers (installed)

Total Price for Cover system (installed): $693,036

TOPTRACER Pricing breakdown for 24 bays

- 24 Hitting Bays at $4,408.80/month = **$52,905.60/annually**
- 5-year lease term (3% increase annually)
- Lease includes all the hardware for installing software updates, & installation costs.
- The site is responsible for preparing for installation, P&D runs. That is the only up-front cost.

Additional By Owner Project Expenses:

- Audio Visual Allowance: $20,000
  - Outdoor TV Monitors (x24): Top Tracer Secondary Screen
  - Entertainment TVs with DIRECTV Service
- AIE Technology= $10,000
  - 48 port Switch | 2 access points | Cabling | Lease Agreement | Labor Install
- Sweetspot POS Point of Sale Terminals (x2) at $1,800/per- $3,600
- Security System Allowance: $25,000
- Range Mats (x30): $600/per -$18,000
- Range Servant Automated Range Ball Washing System: $18,000
- Range Servant Ball Dispenser: $16,000
- Full-Service Food Equipment: $80,000
- Furnishing: Seating and Patio Allowance: $225,000
  - Tables | Chairs | Lounge | Bag Racks
- Landscaping Allowance: $30,000
- Signage and Branding: $25,000

Total: $470,600

Project Architects

Staff utilized FGM Architects for design and pre-building services due to working history with the Park District and relevance to this project. They are the only architectural firm that has worked with Cover the Tees, they also work in collaboration with the Martin Design Partnership, LTD who was used for our bunker renovation project 2010 -2012.

Conclusion

The Toptracer Driving Range and Outdoor F&B operation at Arrowhead Golf Club represents a transformative opportunity to enhance the guest experience, attract diverse demographics, and drive significant revenue growth. By integrating state-of-the-art golf technology with high-quality dining options, Arrowhead is poised to become a premier year-round recreational destination in Wheaton, delivering value to the community and financial sustainability for the Park District.

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Arrowhead Driving Range Improvements-
Amendment 2 to FGM Architects Contract

DATE: September 2, 2026

SUMMARY:

Staff has been working with FGM Architects through schematic design for the Arrowhead driving range improvements project. The approved contract with FMG Architects ties architects fee (7%) to the cost of work. At the end of Bidding the approved "Cost of the Work' used to calculate Basic Service fee is.

1.	Bid Package A (Cover the Tees)	$ 693,036
2.	Bid Package B (General Construction)	$ 2,415,000
3.	Alt 1 (Heater)	$ 152,854
4.	Alt 3 (Gates)	$ 52,081
5.	Short Game Alternate	$ 0
6.	Food Service Equipment	$ 80,000
7.	Landscaping	$ 0
8.	FFA	$ 198,000
9.	Ball Vending	$ 34,000
Total		**$3,624,971**

Basic Service Fee 7% = $253,748

PREVIOUS COMMITTEE/BOARD ACTION:

- A contract with FGM Architects in the amount of $23,500 for schematic design services was approved at the July 16, 2025, Wheaton Park District Board meeting.
- The concept was reviewed and discussed at the Capital Projects review meeting on January 17, 2026.
- A contract with Cover the Tees in the amount of $693,036 was approved at the March 18, 2026, at the Wheaton Park District Board meeting.
- FGM Architects provided an update at the board on April 8, 2026, Board Subcommittee meeting. The schedule was reviewed at the June 3, 2026, board subcommittee meeting and consensus was reached allow for start the project on September 8, 2026.
- An agreement to lease Top Tracer equipment was approved at the June 17, 2026, board meeting in the amount of $52,905 annually, with a 3% increase each calendar year.

- GEOCON construction testing and inspection services in the amount of $33,717 were approved at the August 19, 2026, Board meeting.
- Bid results for the EP Doyle contract were discussed and approved on August 19, 2026. Consensus was reached on the base bid of $2,415,000 and recommended Alternates #1 (Heaters) and #3 (Service Gate) for a total contract amount of $2,619,935.

REVENUE OR FUNDING IMPLICATIONS:

Capital	60-000-000-57-5701-0000	$2,000,000 FY 26 $3,000,000 FY 27 (proposed)

Anticipated expenses are as follows:

FGM Architects schematic design	$23,500	Approved on July 16, 2025
Cover the Tees	$693,036	Approved on March 18, 2026
Top Tracer	$52,905	Approved on June 17, 2026
EP Doyle	$2,619,935	Approved on August 19, 2026
Geocon for materials testing	$33,717	Approved on August 19, 2026
FGM Architects	$253,748	Current Recommendation
Owner-Furnished Items	$470,600	
Total	**$4,147,441**	

Projected financials which are outlined in the attached business plan.

Driving Range Revenue	$ 929,625
Driving Range Expenses	$ 195,470
Net Total	$ 734,155
Food and Beverage Revenue	$ 551,150
Food and Beverage Expenses	$ 189,120
Net Total	$ 362,030
Annual Combined Net	$1,096,185

STAKEHOLDER PROCESS:

Arrowhead staff has been involved throughout the process.

LEGAL REVIEW:

Contract documents were developed with assistance of legal counsel

ATTACHMENTS:

Amendment 2 FGMA Architects

ALTERNATIVES:

N/A

RECOMMENDATION:

Staff recommends the Wheaton Park District Board of Commissioners approve amendment 2 in the amount not to exceed $253,748 from FMGA Architects.

Steve Hinchee

From: Dan Nicholas <DanNicholas@fgmarchitects.com>
Sent: Friday, August 28, 2026 3:13 PM
To: Steve Hinchee; Zachary Kile
Cc: Dan Novak; Desiree Vasquez
Subject: RE: FGMA Final Contract Amount

Steve,

In accordance with our Agreement at the conclusion of each phase, we adjust our future fees to reflect the end of phase budget (including alternates)

At the end of Bidding the approved "Cost of the Work' used to calculate Basic Service fee is.

1.	Bid Package A (Cover the Tees)	$ 693,036
2.	Bid Package B (General Construction)	$2,415,000
3.	Alt 1 (Heater)	$ 152,854
4.	Alt 3 (Gates)	$ 52,081
5.	Short Game Alternate	$ 0
6.	Food Service Equipment	$ 80,000
7.	Landscaping	$ 0
8.	FFA	$ 198,000
9.	Ball Vending	$ 34,000
	Total	$3,624.971

Basic Service Fee 7% = $253,748

Design Development (25%)	Complete no adjustment
Construction Document (45%)	Complete no adjustment
Procurement (Bidding Negotiations)(05%)	Complete no adjustment
Construction Administration (25%)	$ 63,437

You will see these numbers reflected in future invoices.

Please call or email with any questions.

Daniel T Nicholas, AIA
Principal

FGM Architects Inc.
We Build Community

D 630.576.1086
M 630.841.6800

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: 2025-2027 Arrowhead Golf Club Parking Lot Project

DATE: September 2, 2026

SUMMARY:

The Arrowhead Golf Club parking lot is scheduled to undergo phased re-paving over a three-year period from 2025 to 2027. The base bid is for the next phase of the project and alternates 1 and 2 include re-paving an additional section (per Wight & Co. plans), and cart path repairs (per Wheaton Park District plans). The re-paving aims to enhance the overall condition, safety, and usability of the parking lot and cart paths. Bid documents were emailed to contractors on August 26th, 2026, and bids will be opened on September 9th. Bid results will be shared in an updated SOI at the September 16th board meeting.

Wight & Company will check references for the apparent low bidder.

This phase of the project is scheduled to be completed by November 3rd, 2026.

PREVIOUS COMMITTEE/BOARD ACTION:

Wight & Company was approved as the project engineer at the October 2024 board meeting.

The board previously approved phase one of the project at the September 24, 2025, board meeting.

REVENUE OR FUNDING IMPLICATIONS:

Account: 60-000-000-57-5701-0000	Asphalt	2026 Budget: $300,000
Account: 60-611-000-57-5701-0000	Cart Path Repairs	2026 Budget: $75,000

STAKEHOLDER PROCESS:

Arrowhead staff has provided design input.

LEGAL REVIEW:

Contract documents were provided by our legal counsel.

ATTATCHMENTS:

Arrowhead Parking Lot Plan

Cart Path Repair Plan

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve the base bid and alternate bids from _____ in the total amount of $_____ along with a 10% contingency of $_____.

ARROWHEAD PARKING LOT BASE BID AND ALTERNATE BID 1

Legend

- Arrowhead Car Path Repairs 2014-2025
- Arrowhead Cart Paths 2026
- Construction Access

Arrowhead Cart Path Repairs with Old Repairs and New 2026 Repairs.

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: 2026 Central Athletic Complex Stairs and ADA Ramp Project

DATE: September 2, 2026

SUMMARY:

The Central Athletic Complex stairs and ADA ramp project will address the replacement of the existing exterior staircase and ADA ramp. The project is intended to correct accessibility, improve safety, and overall condition of these site features. The WT Group's Americans with Disabilities Act Access Audit and Transition Plan report from October 11, 2024 noted a number of ADA compliance issues related to slope, spacing of landings and handrails.

Bid specifications were sent out on August 12th, 2026, and they were opened on August 28th, 2026, and the results are as follows:

Contractor	Central Athletic Complex Base Bid Total
Schaefges Brothers	$272,000

Schaefges Brothers was the only bidder. Other plan holders indicated that their schedules were full for the remainder of the season.

PREVIOUS COMMITTEE/BOARD ACTION:

The board previously approved the project concept at the Jan 17, 2026, Buildings and Grounds meeting.

REVENUE OR FUNDING IMPLICATIONS:

Account: 40-800-812-57-5701-0000	CAC ADA Ramps	2026 Budget: $260,000

The contract amount will be reimbursed through the 5/8 levy accessibility funding (40-000-000-12-1224-0000)

STAKEHOLDER PROCESS:

N/A

LEGAL REVIEW:

Contract documents were provided by our legal counsel.

ATTACHMENTS:

N/A

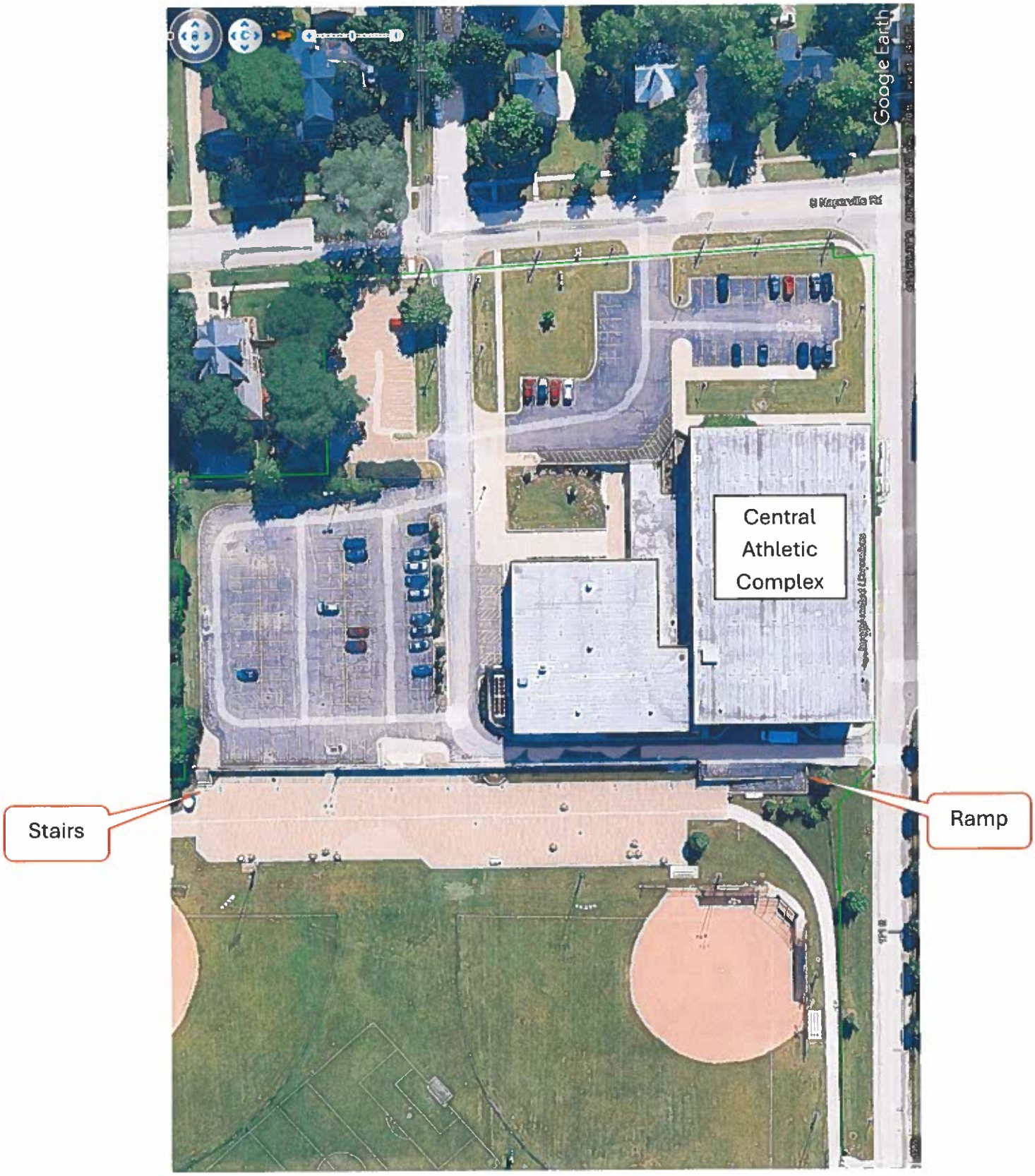
ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's reject the bid from Schaefges Brothers and direct staff to rebid in the spring of 2027.

Site Map


Google Earth
S Naperville Rd
Central
Athletic
Complex
Stairs
Ramp

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 #3

DATE: September 2, 2026

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

	Additional cost to replace existing transfer grilles in vestibule FB36 and FB26 lobby	$1,155.80
	RFP-01 data extra work	$1,318.00
	Steel kicker and angle removal	$3,024.00
	Floor Prep Extra above 1/4"	$15,969.40
	Relocate existing door closet to allow full operation	$1,191.00
	Total Change	**$22,658.20**

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	Approved July 15, 2026
Change Order #3	$22.658.20	Current Recommendation
Total	**$3,301,938.12**	$287,460.88 contingency remaining

STAKEHOLDER PROCESS:
Our architect reviewed these changes and recommended proceeding. Staff continues to be involved though the construction process.

LEGAL REVIEW:
N/A

ATTACHMENTS:
Williams Architects recommendation letter (pending)
Happ Builders quotes (pending)

ALTERNATIVES:
N/A

RECOMMENDATION:
Staff recommend the Wheaton Park District Board of Commissioners approve Change Order #3 in the amount of $22,658.20 a with Happ Builders.

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Graf Park Improvements – Change Order #1

DATE: September 2, 2026

SUMMARY:
Work on the Graf Park Improvements is substantially complete. Some changes were recommended and are detailed in the table below.

PCO 1	Replace drainpipe (12" diameter x 35')	$6,475.00
PCO 2	Undercuts (52' x 12' section of track)	$2,000.00
	Total Change	**$8,475.00**

PREVIOUS COMMITTEE/BOARD ACTION:
The original contract with Innovation Landscape was approved at the March 18, 2026 board meeting, along with a 10% contingency for this project.

REVENUE OR FUNDING IMPLICATIONS:

The original contract	$295,855.00	Approved March 18, 2026
Change Order #1	$8,475.00	Current Recommendation
Total	**$304,330.00**	$21,110.50 contingency remaining

STAKEHOLDER PROCESS:
Our engineer reviewed these changes and recommended proceeding.

LEGAL REVIEW:
N/A

ATTACHMENTS:
Wight recommendation letter
Innovation Landscape quote

ALTERNATIVES:
N/A

RECOMMENDATION:
Staff recommends the Wheaton Park District Board of Commissioners approve Change Order #1 in the amount of $8,475.00 a with Innovation Landscape.

Innovation Landscape, Inc

P.O BOX 505 Plainfield, IL 60544

Phone: 815-557-0473 -www.innovationlandscapeinc.com

Customer Name:	Wheaton Park District
Address:	1855 Manchester Road, Wheaton, IL 60187
Job Name:	**Graf Park**
Contact Name:	David Evans
Contact #:	**630-967-4434**

Graf Park- Drain Tile Replacement

Duration (Months):

We hereby summit specifications and estimates for:

Quantity:	Item	Contractor	Unit Price	Unit	total Bid
	12"HDPE material	Innovation	$600.00	L.S	$600.00
	Pick up from Joliet /deliver to site	Innovation	$300.00	L.S	$300.00
	8hr - Operator local 150	Innovation	$1,480.00	L.S	$1,480.00
	8hr- Laborer- union	Innovation	$1,320.00	L.S	$1,320.00
	8hr- Excavator	Innovation	$1,160.00	L.S	$1,160.00
	8hr- Skid Steer	Innovation	$1,120.00	L.S	$1,120.00
	Material to backfill/stone base	Innovation	$495.00	L.S	$495.00
	Sub-total Subcontractor Costs			0	
	General Conditions-Supervision				
	General Conditions-Mat. & Equip.				0
	Allowances				
		Sub-total	$ -	0	$6,475.00

		OH	0.00%	$ -
			Subtotal	$ 6,475.00
		Profit	0%	$ -
General Conditions %		& Performance Bond, Insurance	0.00%	$ -
Bond, OH/P %		Total Bid Amount		$ 6,475.00
GC, Bond, OH/P %		Discount	0.00%	$ -
SF Costs		FINAL BID AMOUNT		**$ 6,475.00**

WE PROPOSE hereby to furnish all material and labor and necessary for completion of the above work to be performed in accorance with the specifications subbmited and to be completed in a substantial worklike manner for the sum of:_____Dollars

			Total	$ 6,475.00

With payments to be made as follows:_____

Any alterations from the above specifications involving extra cost, will be executed only upon written orders, will become a extra charge over and above the estimate. All agreements contingent upon strikes, accidents delays beyond our control. Owner to carry all necessary insurance upon work.

Submitted By:

Per:

Note--- This proposal may be withdrawn by us if not accepted within_____Days

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Paymemt will be made as outlined above.

Accepted by:		**Signature:**	
Date:	7/28/2026 0:00	**Signature:**	

July 31st, 2026

Steve Hinchee
Wheaton Park District

MEMORANDUM
2025 Graf Park Improvements
Change Order #1 Drain Tile Replacement

Dear Mr. Hinchee,

Wight is in receipt of Innovation Landscape's Change Order #1 Drain Tile Replacement. The associated change order was required due to the existing storm sewer being deteriorated and full of sediment. The scope to replace the existing 12" CMP storm sewer with a new 12" HDPE storm sewer was discussed during a site visit with the Innovation Landscape, Wight and the Park District. The total length of removal and replacement of the storm sewer was 35 LF. The cost for the storm sewer, backfill, and delivery is $1,395, which is a reasonable change order cost. The cost for labor and equipment is $5,080 for a full day of work, which is reasonable. Wight recommends approval of this cost of work, which totaled $6,475. Please reach out with any question.

Respectfully submitted,

Wight & Company

David Evans, P.E.
Project Manager

August 10th, 2026

Steve Hinchee
Wheaton Park District

MEMORANDUM
2025 Graf Park Improvements
Change Order #2 Undercuts

Dear Mr. Hinchee,

Wight is in receipt of Innovation Landscape's Change Order #2 Undercuts. The associated change order was required due to a small section of the track having soft subgrade soils. The scope to undercut a 3" depth of a 52' x 12' section of the track and replace with 3" of HMA binder was discussed during a proof roll with Innovation Landscape, Wight, the Park District and TSC on July 24th at 1pm. The labor cost for this work was $1,150 and the material cost was $850. The total cost for the undercut, haul off, and 3" of additional HMA binder is $2,000, which is a reasonable change order cost. Wight recommends approval of this cost of work. Please reach out with any question.

Respectfully submitted,

Wight & Company

David Evans, P.E.
Project Manager