

TO: Board of Commissioners
FROM: Steve Hinchee, Superintendent of Planning
THROUGH: Michael Benard, Executive Director
RE: 2025-2028 Arrowhead Golf Club Parking Lot Project
DATE: September 24, 2025



SUMMARY:

The Arrowhead Golf Club parking lot is scheduled to undergo phased improvements over a four-year period from 2025 to 2028. This phased approach and budget allocated each year is detailed in the attachments. This bid is for the first phase of the project, and the re-paving aims to repave the area of the parking lot that is in the worst condition and improve the drainage that contributed to its deterioration. Wight & Company is our project engineer and prepared the plans and specifications. Bid documents were made available to contractors on August 14th, 2025. Bids were opened on August 28th, 2025. The results are as follows:

Contractor	Base Bid Total	Alternate Bid: Cart Path Repairs	Grand Total: Base Bid + Alternate Bid
Chicagoland	\$172,000	\$39,000	\$211,000
Accu Paving	\$159,838	\$54,450	\$214,288
Murphy Construction	\$161,285	\$54,000	\$215,285
Obsidian	\$190,000	\$62,000	\$252,000
Schroeder	\$195,000	\$59,000	\$254,000
Abbey Paving	\$177,900	\$86,500	\$264,400
Troch McNeil	\$182,465	\$112,725	\$295,190
Maneval	\$208,584.62	\$89,298	\$297,882.62

The apparent low bidder Chicagoland has worked on numerous projects for the district and staff has been pleased with their work.

The first phase of the project is scheduled to be completed by November 21st, 2025.

PREVIOUS COMMITTEE/BOARD ACTION:

Wight and company was approved as the project engineer at the October 23, 2024, board meeting.

REVENUE OR FUNDING IMPLICATIONS:

Account: 60-000-000-57-5701-0000	2025 – 2027 Arrowhead Golf Club Parking Lot Project	2025 Budget: \$200,000
Account: 60-611-000-57-5701-0000	Cart Path Repairs	2025 Budget: \$75,000

STAKEHOLDER PROCESS:

Arrowhead staff has provided design input.

LEGAL REVIEW:

Contract documents were provided by our legal counsel.

ATTACHMENTS:

Arrowhead Parking Lot Phases.

Arrowhead budget by phase.

Wight & Company's recommendation letter.

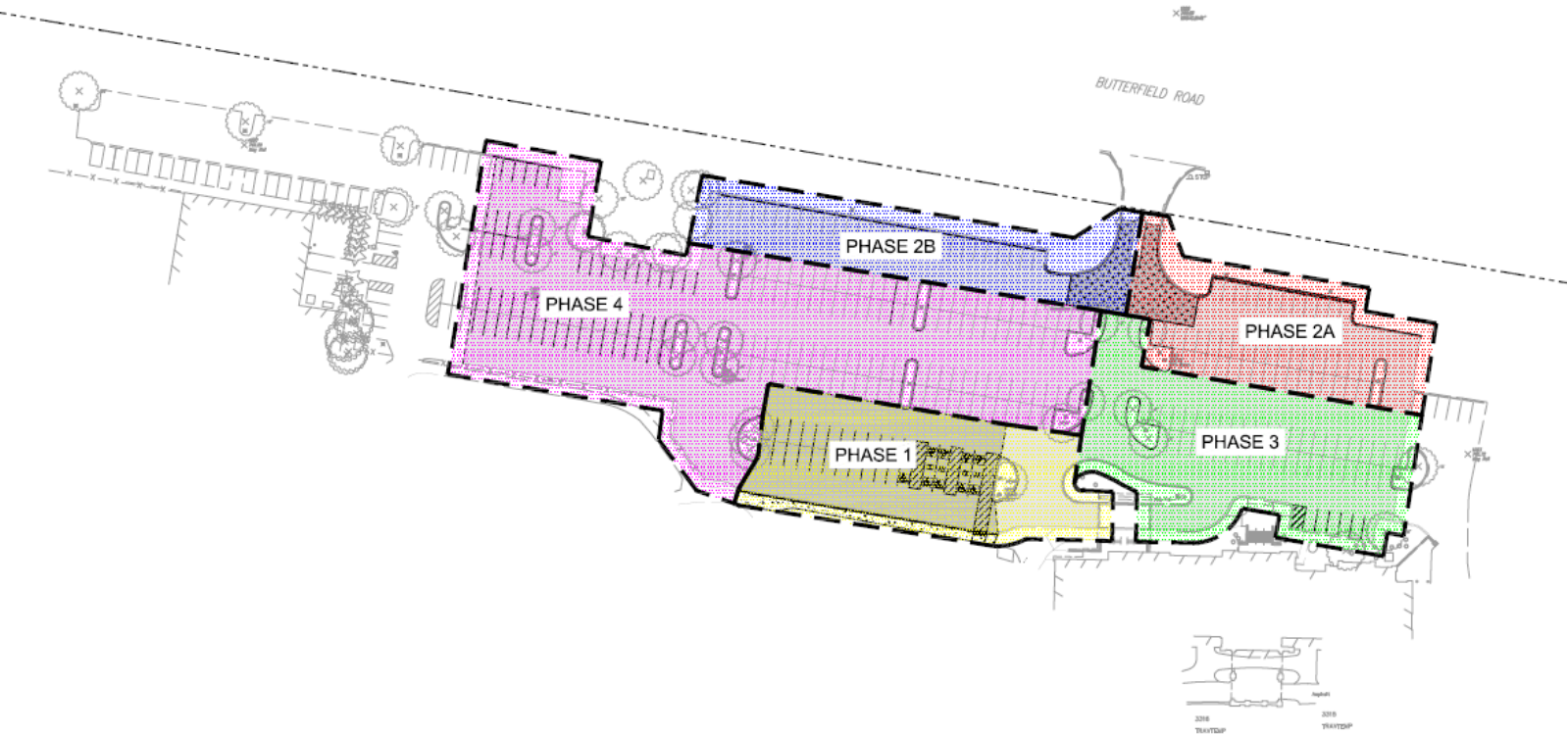
Unit Costs.

ALTERNATIVES:






N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve the base bid and alternate bid from Chicagoland in the total amount of \$211,000 along with a 10% contingency of \$21,100 .



LEGEND

	PHASE 1		PHASE 2A		PHASE 2B		PHASE 3		PHASE 4
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Arrowhead Golf Course Parking Lot Budget
PHASING BREAKDOWN SUMMARY

Wheaton Park District

Date: July 29, 2025



SECTION	DESCRIPTION					BUDGET
PHASE 1						
						\$ 250,962
PHASE 2A						
						\$ 99,719
PHASE 2B						
						\$ 94,959
PHASE 2 TOTAL:						\$ 194,678
w/ Curb Alternate						\$ 239,678
PHASE 3						
						\$ 116,869
w/ HD Drive Alternate						\$ 276,869
PHASE 4						
						\$ 226,524
BASE BID TOTAL						\$ 789,033
TOTAL W/ ALTERNATES						\$ 994,033



August 29, 2025

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

RE: Arrow Golf Parking Lot Improvements Phase I

Dear Mr. Hinchee,

On August 28, 2025, bids were received by Wheaton Park District for the Arrowhead Golf Parking Lot Improvements Phase I project. A total of 8 contractors submitted bids: Please see the attached bid tabulation sheet. The apparent low bidder is Chicagoland Paving Contractors out of Lake Zurich, Illinois, with a Base Bid of \$172,00.00. The Alternate 1 Bid for Cart Path Repairs was \$39,000.00. The Park District has decided to proceed with the Base Bid and Alternate 1 improvements.

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

Based upon our evaluation of the bids, our scope review, and the references provided, Wight & Company recommends the award of the contract to Chicagoland Paving Contractors in the amount of \$211,000.00.

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

Respectfully submitted,

Sincerely,

WIGHT & COMPANY

A handwritten signature in blue ink, appearing to read "Shawn Benson".

Shawn Benson, PE
Director

2025 - 2027 Arrowhead Parking Lot Unit Costs							
Contractor	Unit Cost:Grind & Overlay 2" per SF	Unit Cost:12" CA 6, 2" binder, 1 1/2" surface per SF	Unit Cost: heavy duty 12" CA 6, 3 1/2" binder, 1 1/2" surface per SF	Unit Cost: cart path 6" CA 6, 1 1/2" binder, 1 1/2" surface per SF	Unit Cost: heavy duty cart path, geo grid, 8" CA 6, 2 1/2" binder, 2" surface per SF	Unit Cost: special excavation & haul off per CY	Porous granular embankment per CY
Chicagoland	\$3.50	\$12.50	\$15.00	\$12.50	\$15.00	\$75.00	\$75.00
Accu Paving	\$3.50	\$9.75	\$12.25	\$7.00	\$14.25	\$125.00	\$70.00
Murphy Construction	\$1.90	\$7.10	\$8.33	\$11.46	\$16.80	\$60.00	\$65.00
Obsidian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Schroeder	\$2.75	\$13.00	\$14.00	\$14.00	\$18.00	\$250.00	\$100.00
Abbey Paving	\$1.85	\$8.00	\$8.70	\$19.90	\$21.25	\$155.00	\$61.50
Troch McNeil	\$4.34	\$5.47	\$6.49	\$25.90	\$30.04	\$80.00	\$60.00
Maneval	\$3.85	\$3.57	N/A	\$15.00	\$25.00	\$98.00	N/A