

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 16, 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 were opened on September 9th. The bid results are as follows:

Contractor	Base Bid	Alt Bid 1	Alt Bid 2	Base + Alt Bid 1	Base + Alt Bid 2	Base + Alt Bid 1 & 2
M&J	\$73,900	\$25,965	\$40,000	\$99,865	\$113,900	\$139,865
Chicagoland	\$72,900	\$40,000	\$30,000	\$112,900	\$102,900	\$142,900
Obsidian	\$77,256.41	\$35,621.17	\$41,134	\$112,877.58	\$118,390.41	\$154,011.58
Abbey	\$72,865	\$34,995	\$51,315	\$107,860	\$124,180	\$159,175
Maneval	\$116,945	\$38,000	\$39,400	\$154,945	\$156,345	\$194,345

References for M&J were checked and found to be favorable.

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.

ATTACHMENTS:

Arrowhead Parking Lot Plan

Cart Path Repair Plan

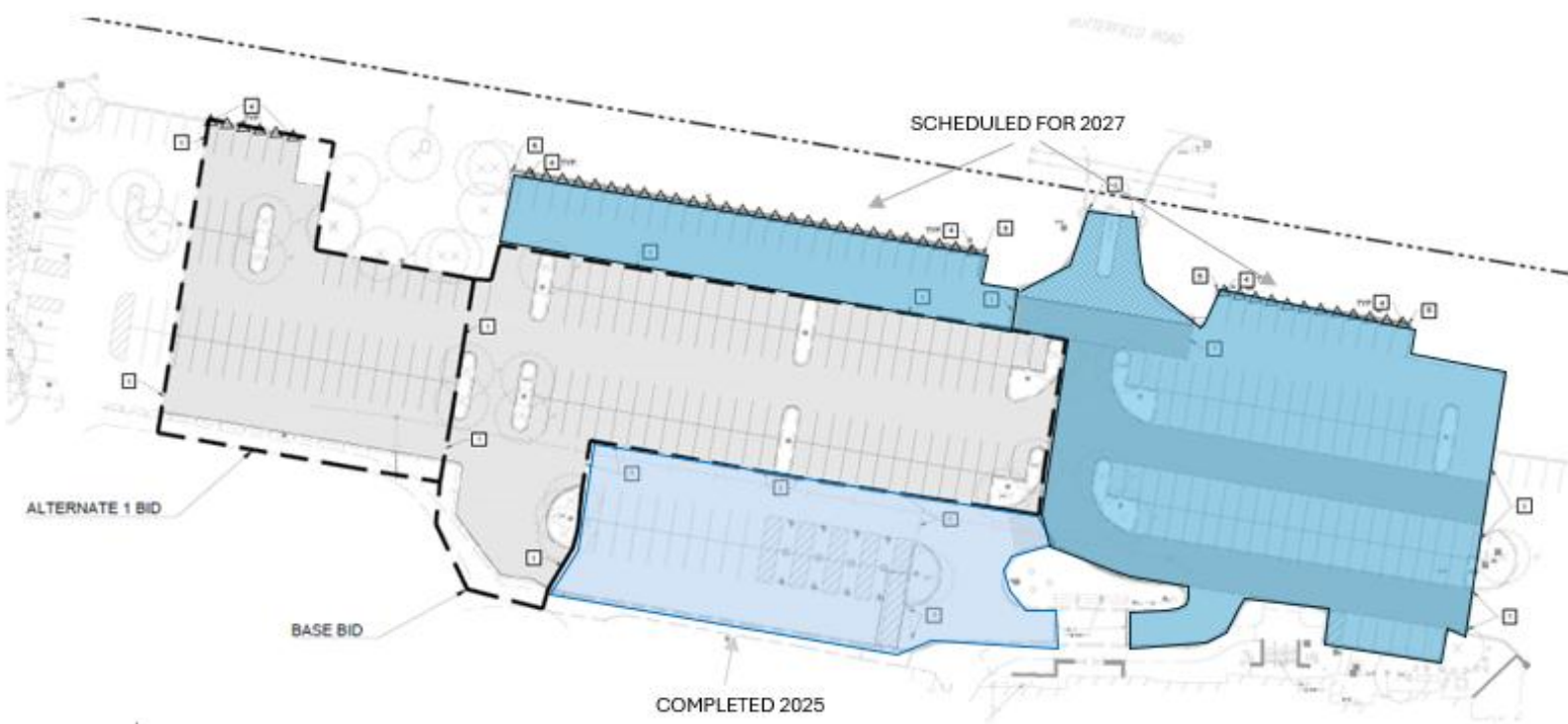
ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve the base bid and both alternate bids from M & J in the total amount of \$139,865 along with a 10% contingency of \$13,986.50.

ARROWHEAD PARKING LOT BASE BID AND ALTERNATE BID 1





Legend

— Arrowhead Cart Paths 2026

--- Construction Access

#10E 184'x8' = 1472

#18E 112'x8' = 896

#5S 204'x8' = 1632