

TO: Board of Commissioners

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

THROUGH: Michael Benard, Executive Director

RE: Arrowhead Clubhouse Kitchen Rooftop Unit Replacement

DATE: July 15, 2026



SUMMARY:

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

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

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

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

PREVIOUS COMMITTEE/BOARD ACTION:

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

REVENUE OR FUNDING IMPLICATIONS:

Account: 60-000-000-57-5701-0000	Budget: \$300,000
----------------------------------	-------------------

A portion of the work is anticipated to occur in 2027 due to manufacturing lead time. The balance of the project will be budgeted appropriately.

STAKEHOLDER PROCESS:

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

LEGAL REVIEW:

Bidding and contract documents were provided by our legal counsel.

ATTACHMENTS:

Recommendation from Berg Engineering

ALTERNATIVES:

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

RECOMMENDATION:

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



Celebrating Over 50 Years

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

June 26, 2026

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

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

Dear Mr. Hinchee:

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

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

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

Very truly yours,
Berg Engineering Consultants, Ltd.

A handwritten signature in dark ink, appearing to read 'Mark J. Goedjen', is written over a light blue horizontal line.

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

p:\5281\lrs\6-26-2026.docx