



1685 West Higgins Road, Hoffman Estates, Illinois 60169
heparks.org t (847) 885-7500 f (847) 885-7523



**MINUTES
BUILDING AND GROUNDS MEETING
September 6, 2016**

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Building and Grounds Committee was held on September 6, 2016 at 7:00 p.m. at the Triphahn Center in Hoffman Estates, IL.

Present: Commissioner Kilbridge, Comm Rep R. Neel, S. Triphahn, Chairman McGinn

Absent: Comm Rep Bettencourt, Dekirmenjian, Friedman

Also Present: Executive Director Bostrom, P&D Director Buczkowski, Parks and Risk Director Giacalone

Audience: Commissioner R. Evans, Kinnane, President Bickham, Mr. K. Evans

2. Approval of Agenda:

Comm Rep S. Triphahn made a motion, seconded by Commissioner Kilbridge to approve the agenda as presented. The motion carried by voice vote.

3. Minutes:

Comm Rep R. Neel made a motion, seconded by Comm Rep S. Triphahn to approve the minutes of the August 2, 2016 meeting as presented. The motion carried by voice vote.

4. Comments From the Audience:

None

5. Old Business:

None

6. New Business:

A. TC Gymnasium/M16-104:

Director Buczkowski reviewed the memo noting that the second set of air samples had come back that morning as negative.

Chairman McGinn asked why the mold had developed. Director Buczkowski explained that there was mold everywhere and it was difficult to explain exactly why the mold had taken off when it did. He noted that it was a combination of situations starting with the resurfacing of the gym floor for which the A/C and circulation had been turned off to prevent the spread of dust; the fumes created by the resurfacing process that created the need for staff to open the front door; and the excessively humid conditions out of doors that impacted the interior of the building or in short the warm, wet conditions added to the dust food source to create optimum conditions for growing mold.

Executive Director Bostrom explained that the preliminary test with the vents closed came back negative and the second samples were with the vents open and they were also negative showing that the mold was just on the exterior of the vents. He also explained that the mold was not there prior to the resurfacing of the gym floor. He also explained that the district resurfaced the floors approximately every three years without incident and that given the situation; staff would be more alert when resurfacing other gym floors in the future.

Comm Rep R. Neel asked if the district had seen the bids for the cleaning service. Director Buczkowski explained that all three companies had visited the site and that protecting the new floor was in the bid specs.

Comm Rep R. Neel asked about the price difference and Executive Director Bostrom explained that it could be timing with regard to availability for the work and that all had been pre-qualified by MECS. Comm Rep R. Neel asked about the warranty and Executive Director Bostrom explained that the MECS would be supervising to make sure that the issue was cleaned correctly but that there was no guarantee that the mold would not return at some time, given the humid conditions. Comm Rep R. Neel explained that he saw a guarantee when the mold was removed from residential areas and asked staff to check on this item.

Chairman McGinn asked if anyone had seen this before and Director Buczkowski said they had not.

Comm Rep S. Triphahn asked if the mold could be disturbed with a basketball. Director Buczkowski explained that he believed the environmental engineers were being cautious about not disturbing the mold

explaining that the general public would not be affected by this type of mold.

President Bickham asked if the district could file a claim with PDRMA. Staff will check on that. He also asked about preventive maintenance and Executive Director Bostrom noted that the air could be periodically tested for air quality. Staff will check on that.

Mr. K. Evans asked if the vents had been checked and about the shower area.

Commissioner R. Evans asked why they would clean if they were not sure they had identified the initial source and if the mold was on the inside of the vents. Director Buczkowski explained that the negative results from the second set of samples when the vents were open showed that there was no mold on the inside. Commissioner R. Evans suggested talking to the company that did the floor resurfacing. Staff will check with them.

Mr. K. Evans asked if they would also be painting the duct work and Director Buczkowski noted that they would clean the ducts but that touch up painting would most likely be another project. It was noted that the district used a mildew resistant paint on those projects. Mr. K. Evans asked if they would do the entire area and Director Buczkowski explained they would do the outside of all the duct work in the gym. It was noted that the interior could not be reached because of a membrane over the interior, thus the need for the second set of samples with the vents open. Mr. K. Evans questioned if that was not a high cost just to clean the outside of the vents. Executive Director Bostrom explained that in order to clean the outside, the flooring would have to be protected and the area would have to be tented to prevent contamination.

Commissioner Kilbridge made a motion, seconded by Comm Rep R. Nell to recommend based upon a negative analysis of mold to open the gym to the public and recommend the board award the contract for mold mitigation to Cover Remediation in the amount of \$24,754 and to commissioner MECS to supervise the mitigation removal process for \$3,700. Motion carried by voice vote.

B. Seascape Fire Suppression System Bid/M16-0102:

Director Giacalone reviewed the memo noting the Village had mandated that Seascape meet code. Executive Director Bostrom explained that they had checked on grandfather clauses or other ways to bypass this issue but did not feel it appropriate to ask for an exception noting that they would also have to hold public hearings on the issue.

Chairman McGinn asked if the Village had recommended the project engineer and Executive Director Bostrom explained that the Village had worked with the park district to fulfill this requirement.

Comm Rep S. Triphahn made a motion, seconded by Commissioner Kilbridge to recommend the board award the contract to Automatic Fire Systems in the amount of \$52,976 to install a fire suppression system at Seascapes Family Aquatic Center as outlined in M16-100. Motion carried by voice vote.

C. ADA Transition Plan Update/M16-102:

Executive Director Bostrom and Director Buczkowski reviewed the memo. Chairman McGinn asked how the district compared to other districts. Executive Director Bostrom noted that the district had to get approval from NWSRA to spend the ADA funds on approved projects. He noted that the district did a good job of using funds on appropriate projects.

Comm Rep R. Neel made a motion, seconded by Commissioner Kilbridge to recommend the board approve the modified ADA Transition Plan Remediation schedule as outlined in M16-102. The motion carried by voice vote.

D. Parks Board Report/M16-101:

Director Giacalone reviewed the memo. Chairman McGinn asked about the ash trees and Director Giacalone noted that it was the final goal for those in open spaces and there were still some in the wooded areas.

Chairman McGinn also noted that the maintenance department had provided good support on the PSSWC pool projects.

Comm Rep S. Triphahn made a motion, seconded by Comm Rep R. Neel to send the Parks Board Report M16-101 to the board as presented. The motion carried by voice vote.

E. P&D Report/M16-099:

Director Buczkowski reviewed the memo. President Bickham asked about the age of the Seascapes playground and Director Buczkowski noted that it was the original equipment from 1996.

Comm Rep S. Triphahn made a motion, seconded by Commissioner Kilbridge to send the P&D Report M16-099 to the board as presented. The motion carried by voice vote.

7. Committee Member Comments:

Comm Rep S. Triphahn reminded all members of the Uncorked and Untapped on September 23 at BPC and encouraged all to sign up.

Chairman McGinn said he had seen the pool pics of the work done at PSSWC and they looked great. He also reminded everyone of the Wild Flower Seed Collection at Charlemagne and the coming German Fest at the Village Green this weekend.

8. Adjournment:

Comm Rep R. Neel made a motion, seconded by Comm Rep S. Triphahn to adjourn the meeting at 7:55 5p.m. The motion carried by voice vote.

Respectfully submitted,

Dean R. Bostrom
Secretary

Peg Kusmierski
Recording Secretary