



*The mission of the Hoffman Estates Park District is to offer healthy and enjoyable experiences to our residents and guests by providing first class parks, facilities, programs and services in an environmentally and fiscally responsible manner.*

**MINUTES  
BUILDING AND GROUNDS COMMITTEE  
March 1, 2016**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Building and Grounds Committee was held on March 1, 2016 at 7:00 pm at the Triphahn Center in Hoffman Estates, IL.

Present: Commissioner Mohan, Comm Rep Dekirmenjian, Friedman, Triphahn, Chairman Kilbridge

Absent: Comm Rep Bettencourt, Snyder

Also Present: Executive Director Bostrom, Deputy Director/A&F Director Talsma, Rec/Facilities Director Kies, P&D Director Buczkowski, Parks and Risk Director Giacalone

Audience: President Bickham, Commissioner McGinn, R. Evans, Kaplan, Mr. K. Evans

**2. Approval of Agenda:**

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

**3. Minutes:**

Commissioner Mohan made a motion, seconded by Comm Rep Dekirmenjian to approve the minutes of the February 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. Natatorium HVAC purchase/M16-034:

Executive Director Bostrom reviewed the item noting that Director of Parks Giacalone had past, positive experience with W-T's recommended vendor. He also explained that the sand filters would have to be replaced and that would come to the B&G next month and be replaced at the same time as the HVAC units, while the pool was shut down. Additionally, required roof work would be done according to the specs.

Director Giacalone noted that he felt very confident about the project with W-T Engineering overseeing the work.

Commissioner Mohan asked about duct work and Director Giacalone noted that there may be just a little bit; just where the project interfaced with the roof.

Comm Rep Dekirmenjian asked why the pool would be closed for 3-4 weeks and Executive Director Bostrom explained that it was in the replacement of the filters and would be done in conjunction with the opening the Seascapes. Comm Rep Dekirmenjian asked if W-T was overseeing the entire project and Director Giacalone noted that they were.

Commissioner McGinn asked why the original budget had been set for \$600,000 and Executive Director Bostrom explained those numbers were based upon the cost of the Dectron Units which were the Cadillac unit of industry and that W-T had done an excellent job writing the specs for the project to include cost efficient bidding.

Commissioner R. Evans asked if there had been questions at the bid opening on the specs and Executive Director Bostrom explained that there had been a pre-bid meeting that addressed those questions.

President Bickham asked about the communication to the PSSWC members about the closing of the pool and if Seascapes would be available to them. Executive Director Bostrom explained that staff would be reviewing options, noting that he did not want to negatively impact Seascapes's budget for the coming summer months.

Mr. K. Evans asked if the pool had ever been shut down that long in the past and it was noted that the longest had been 1 week. Mr. Evans asked about offering an arrangement with Schaumburg and Executive Director Bostrom noted that they would most likely prefer to keep the arrangement within district facilities.

Comm Rep Triphahn asked about historical data that would show the usage and it was noted that while it would show membership, it would not detail lap pool usage.

Commissioner R. Evans asked if it would include other maintenance and Executive Director Bostrom noted that work originally scheduled in the 2017 budget for ceiling and other maintenance would be moved to the 2016 so that the pool would not need to close again next year for those repairs.

Mr. K. Evans asked if there were concerns about all the work being done at once and it was noted that the HVAC and filter work would not take place at the pool but in the mechanical closet. Mr. K. Evans asked about the danger when draining a pool and Director Kies noted that was typically an outdoor pool issue. Executive Director Bostrom explained that the district would be relying on W-T's expertise in aquatics to deal with this issue.

Chairman Kilbridge asked why it would take so long with the filters and Director Kies explained that it was a state approved process to remove the old filters due to the environmental factors that would be involved.

Commissioner Mohan made a motion, seconded by Comm Rep Dekirmenjian to recommend the board award a contract for the Natatorium HVAC Units Replacement to the low bidder, Amber Mechanical, for the low bid price of \$356,000 and a contingency fund of \$17,800 (5%). The motion carried by voice vote.

B. Install Playgrounds Bid/M16-032:

Director Buczkowski reviewed the memo noting that it was for the installation of the playground equipment approved by the board last month for Canterbury and Sheffield Parks.

Comm Rep Dekirmenjian asked why the district bid out multiple facilities on a project and Director Buczkowski noted that it was economy of scale and more cost efficient.

Comm Rep Triphahn made a motion, seconded by Comm Rep Friedman to recommend the board award a contract with the low

bidder, Elanar Construction Company for the installation of playground equipment at Canterbury and Sheffield Parks and miscellaneous concrete work at TC, PS, BPC for the low bid price of \$128,967 and a contingency fund of \$9,027 (7%). The motion carried by voice vote.

C. Repair playground equipment Victoria Park Bid/M16-031:

Director Buczkowski reviewed the item explaining that Victoria Playground was the district's only fully synthetic, fully accessible playground and part of a grant using used tires. He explained that the tire material was still very good and staff did not want to remove it. The decision was made to re-use the playground structure and replace the components and decks so as not to disturb the tires. He explained that the bid was designed to have the install contractor purchase the playground equipment to facilitate the installation. He also explained that this item would also go to the special board meeting later this night so that the equipment could be purchased in a timely fashion. He also noted that the bid to address the fall surface for the playground would be addressed separately.

Comm Rep Dekirmenjian asked if the district had input on the choice of equipment and Director Buczkowski noted that they had designed the new playground and presented it to the public for their input. He asked if there was a concern about Hacienda paying for the playground equipment up front and Director Buczkowski noted that there was not.

Commissioner McGinn asked about the fall surface noting that the concern with the old surface was with the gaps and screws in the system. Director Buczkowski explained that they were originally going to put a foam mat on top of the tires, but the mat could possibly float during flooding. Additional systems discussed would take a ½" mat over the tires that had been put into plastic bags for greater stability. The final system decided upon was to remove the present mat, regrade the tire substance as needed and place a 1 ½" poured-in-place system over the top.

Comm Rep Triphahn made a motion, seconded by Commissioner Mohan to recommend the board approve a contract with Hacienda Landscape for the supply and installation of playground equipment at Victoria Park for the low bid price of \$75,615 and a contingency fund of \$5,671 (7.5%). The motion carried by voice vote.

D. Victoria Park Fall Surface Bid/M16-030:

Director Buczkowski reviewed the memo. Executive Director Bostrom asked if the other projects reviewed had the same sub-surface and Director Buczkowski noted that they did. He noted that the present ½" mat would be replaced with a 1 ½" poured-in-place, seamless product.

President Bickham asked about being able to maintain the surface and how they would be able to determine if it became too hard and Director Buczkowski noted that the playground would be replaced before it got to that point.

Mr. K. Evans asked about the particulate material and Director Buczkowski noted that it was not loose rubber and there would be no vaporization of the particulate as you see in crumb rubber.

Commissioner Mohan made a motion, seconded by Comm Rep Triphahn to recommend the board award a contract to the low bidder Parkreation for the Victoria Park fall surface project in the amount of \$80,527.50 and a contingency fund of \$5,637 (7%). The motion carried by voice vote.

E. Asphalt Bid/M16-033:

Director Buczkowski reviewed the memo noting that the district patches asphalt each year.

Comm Rep Triphahn made a motion, seconded by Commissioner Mohan to recommend the board award a contract to Allstar Asphalt Company for the asphalt repair work at TC and BPC in the amount of \$37,850 based on actual quantities installed and a contingency fund of \$3,785 (10%). The motion carried by voice vote.

F. IAPD Conference Education Summaries:

Director Buczkowski reviewed the "Changing Image of Aging – Future of Facilities and Programming" noting that it was a good lead in to the presentation next week on the renovation of the north side of the TC to address the 50+ needs.

Director Giacalone reviewed "Lifeguard Planning that Makes Sense" noting that he had been working with Director Kies and his aquatic team on lifeguard safety.

No motion needed.

G. Parks Board Report/M16-027:

No questions.

Commissioner Mohan made a motion, seconded by Comm Rep Friedman to send the Parks Board Report M16-027 to the board as presented. The motion carried by voice vote.

H. P&D Report/M16-029:

Executive Director Bostrom noted that the Village still feels that CNN Railroad was under an agreement and needed some prodding to move forward. Comm Rep Triphahn asked if there were any time parameters but it was noted that there was not. Mr. K. Evans asked if the district could help move the issue forward by contacting Representative Duckworth. Staff will follow through.

Comm Rep Triphahn made a motion, seconded by Commissioner Mohan to send the P&D Report M16-029 to the board as presented. The motion carried by voice vote.

**7. Committee Member Comments:**

Commissioner Mohan noted that he was out at BPC and they had a good crowd. Executive Director Bostrom noted that they did 300 rounds over the weekend and that staff had done a great job getting ahead of getting the course open.

Comm Rep Triphahn noted that the Foundation had held the GNO 2/18 and it was very successful.

Comm Rep Friedman noted that the 5/6 grade and 7/8 grade basketball was going well.

**8. Adjournment:**

Commissioner Mohan made a motion, seconded by Comm Rep Triphahn to adjourn the meeting at 8:15 p.m. The motion carried by voice vote.

Respectfully submitted,

Dean R. Bostrom  
Secretary

Peg Kusmierski  
Recording Secretary