



1685 West Higgins Road, Hoffman Estates, Illinois 60169
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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.

**AGENDA
SPECIAL BOARD MEETING
TUESDAY, SEPTEMBER 6, 2016**

**IMMEDIATELY FOLLOWING 7PM BUILDINGS & GROUNDS COMMITTEE
MEETING**

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. COMMENTS FROM THE AUDIENCE
5. TC GYMNASIUM / M16-104A
6. COMMISSIONER COMMENTS
7. ADJOURNMENT

All meetings are held in the boardroom of the Scott R. Triphahn Community Center & Ice Arena at 1685 W. Higgins Road in Hoffman Estates, unless otherwise specified. If an accommodation or modification is required to attend this public meeting please call 847-885-8500 with at least 48 hours' notice.

MEMORANDUM M16-104A

TO: Board of Commissioners
FROM: Dean R. Bostrom, Executive Director
Gary Buczkowski, Director of Planning & Development
RE: Triphahn Center Gymnasium
DATE: September 1, 2016

Background

The Triphahn Center gymnasium wood floor was recently resurfaced as scheduled and new court lines were applied for basketball, volleyball and Pickleball. During the resurfacing process, the ventilation system within the gymnasium was turned off to prevent dust from the wood floor preparation from getting into the duct work (air intake) and to prevent any dust that might be created from the air handling vents that might settle on the floor during the floor coating process.

While the ventilation system was shut off, staff discovered a dark substance had formed on the surface of the duct work. As a precaution, staff contacted Midwest Environmental Consulting Services (MECS) to determine if the dark substance was mold. MECS determined that the dark substance was in fact mold and proceeded to take air quality samples to determine what type of mold existed. A total of 8 air quality samples were taken and sent to a testing lab to be analyzed. At the time of the air sampling, the ventilation system was still turned off as the floor coating had not yet dried completely. An additional 4 air quality samples were then taken once the ventilation system was turned back on to determine if mold had gotten into the internal duct work and insulation.

On September 1, staff received verbal notification from MECS that the air samples had come back negative to any harmful molds in the air. MECS stated that the gym, running track and shelf could be used as long as the mold was not disturbed. The air samples taken on August 31st are due back late on September 2nd but given the previous samples results, once again, the consultant does not anticipate any health risk to the public or staff in the gym area. However, staff feels that it would be prudent to wait until the second set of samples comes back so prevent programming use of the gym and then coming back to cancel or close the gym if in fact the samples do not come back negative.

In the meantime, the gym remains closed and signage outside of the gym states that the gym is closed for renovations. MECS has assured us that the mold on the duct surfaces presents no immediate health concerns to patrons and staff in areas other than the gym (which is closed off and secured).

Implications

Assuming the second batch of tests comes back negative without any mold implications, staff could open the gym immediately following that finding. To ultimately remove the mold on the duct work, MECS solicited three local contractors capable of performing this work. Attached is a recommendation from MECS for the mitigation for the mold in the gym. In addition, MECS has provided a proposal covering the supervision and monitoring of the mold removal process when that occurs. Staff along with MECS has targeted Monday, September 12th as the date that the mold removal process will begin. The removal process is expected to take five 8-hour shift and those shifts will occur between 7 a.m. and 4 p.m. on five consecutive days. During the mold removal process, those areas being worked on will be tented and monitored to prevent contamination of other areas in the gym. Under those working conditions MECS has stated that the gym could be used by the public without any concern for health

issues. Staff and MECS are currently working with the contractor to see if the work areas could be cleaned up and removed at the end of each work shift to allow the entire gym to be used by the public after 4 p.m. each day.

The TC gym following the floor resurfacing was initially scheduled to re-open on Tuesday, 9/6.

Recommendation

Staff's recommendation based upon a negative analysis of mold present in the air would be to open the gymnasium to the public as soon as those results have been received and recommends the board award the contract for mold mitigation to Cove Remediation in the amount of \$24,754 and to commission MECS to supervise the mitigation removal process for \$3,700.

Funds for this emergency work would have to come from the Recreation /Triphahn Center budget.



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August 29, 2016

Hoffman Estates Park District
1685 West Higgins Road
Hoffman Estates, IL 60169

Attention: Gary Buczkowski, Director of Planning and Development

Subject: **Mold Project Bid Review for the Hoffman Estates Park District**
Project Location: Triphan Center, Hoffman Estates, IL 60169

Dear Mr. Buczkowski;

On Monday, August 29, 2016, bids for mold remediation were received at Midwest Environmental Consulting Services, Inc. A summary of the bids is as follows:

Company	Base Bid
Cove Remediation	\$24,754.00
Kinsale Contracting Group, Inc.	\$29,500.00
Holian Asbestos Removal & Encapsulation Corp.	\$39,000.00

Based on my discussion with Cove Remediation today, they expressed that they understand the project and the entire scope of work. All information requested by the bid document was supplied. After our review of all information Cove Remediation has submitted the lowest responsible bid for the Hoffman Estates Park District.

If you have any questions, please feel free to contact the undersigned at 630-553-3989.

Best Regards,
Midwest Environmental Consulting Services, Inc.

Blake G. Mellecker
President

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**Midwest
Environmental
Consulting Services, Inc.**

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Monday, August 29, 2016

Proposal #1608577

Hoffman Estates Park District
1685 West Higgins Road
Hoffman Estates, IL 60169

Attention: Gary Buczkowski, Director of Planning/Development

Subject: **Proposal for Mold Project Management for the Hoffman Estates Park District**
Project Location: Triphan Center, 1685 West Higgins Road, Hoffman Estates, IL 60169

Dear Mr. Buczkowski;

Thank you for your interest in Midwest Environmental Consulting Services, Inc. (MEC). MEC will complete the following scope of work at the above location. The proposal is as follows:

Item One - Industrial Hygiene Project Management

- Barriers will be checked continuously.
- Daily activities will be logged by Industrial Hygiene Technician.
- Contractor will remediate the gymnasium as directed in the walk through and scope of work.
- Visual Inspection will be performed at the completion of each remediation, no mold samples will be collected, unless as directed by the owner.
- Final report and associated documentation will be reviewed by a Certified Industrial Hygienist.

At the end of the project, MEC will provide a final report documenting completion of work including work plan drawings showing the scope of work (if applicable) and the logs of daily activity completed by MEC's Industrial Hygiene Technician.

Item Two – Project Cost*

Mold Project Management:

\$ 3,750.00*

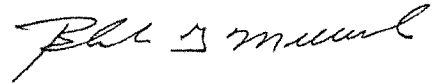
* Project cost includes up to five (5) regular shifts on-site. No overtime or weekend work is included in this cost. Additional time required will be billed accordingly.

If you have any additional questions, please feel free to contact me at my office at 630-553-3989.

Best Regards,
Midwest Environmental Consulting Services, Inc.



Blake Robert Mellecker
Business Development



Blake Mellecker
President

If this proposal is acceptable please sign and return via fax at 630-553-3990.

Name of Organization

Date

Signature of Authorized Person and Title

P.O. Number

Printed Name and Title

#1608577

Proposal Number

Terms: 30 days

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