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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
EMERGENCY BOARD MEETING
TUESDAY, JANUARY 15, 2019
IMMEDIATELY FOLLOWING 7:30pm FPC MEETING

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. COMMENTS FROM THE AUDIENCE
5. REPLACEMENT/REPAIR OF DOMESTIC HOT WATER TANK/BOILERS
AT BRIDGES OF POPLAR CREEK
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 No. M19-009

TO: Board of Commissioners
FROM: Craig Talsma, Executive Director
Brian Bechtold, Director of Golf
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Hot Water Tank/Boilers at Bridges of Poplar Creek
DATE: January 15, 2019

Background

The hot water tank at Bridges of Poplar Creek (BPC) experienced a failure on Monday, January 14th. The hot water tank was set for replacement in GIS for 2021. The hot water tank was inspected by Travelers (PDRMA'S inspectors of boiler and vessels) on 1/14/2019 to receive its three year certification. The unit passed its inspection and the state fire marshal was onsite to grant certification on the 14th when the unit blew a hole in the backside of the tank. Staff was also onsite and was able to shut down the hot water and avoid further damage.

The boilers that feed the hot water tank are original A.O. Smith Boilers from 1991 and are set to be replaced in 2020 in GIS. The boilers are both in working order but are at the very end of their life cycle.

Staff has scheduled an emergency board meeting to approve the expenditure to fix the issue. In order to operate Bridges for our large upcoming events, this repair needs to be made. As this is an emergency repair (the tank/boiler system which is integrally intertwined) it can be replaced with a ¾ majority Board approval. As an emergency, staff is obtaining quotes as the timing does not allow for the bidding of this project even though the price may exceed \$25,000 for the repair.

Implications

With no hot water tank, BPC does not have hot water to any kitchens or restrooms in the entire facility. Staff is able to connect a cold line to the kitchen dishwashers and use the booster heater on the dishwasher to have hot water in the dishwashers, allowing the kitchen to operate in low volume situations.

Staff has investigated the options of replacing the boiler and tank with a tank-less system, unfortunately it would require close to 12 tank-less units to meet our current BTU output, providing no return on the upfront investment.

Staff met with three different vendors, The YMI group, US Water Heating Solutions and Quality Plumbing Services. All three vendors recommended replacing the system with a like system with the same BTU output. Since the boilers that feed the tank are set to be replaced in 2020 and they are integrally connected to the tank, it was also recommended to staff to replace them now, so the system operates at full efficiency.

The funds for this infrastructure project will come from the Capital Fund reserves. Staff will present the quotes and a recommendation at tonight's emergency meeting.