



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



**MINUTES  
BUILDING AND GROUNDS COMMITTEE  
November 20, 2018**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Building and Grounds Committee was held on November 20, 2018 at 7:00 p.m. at the Triphahn Center in Hoffman Estates, IL.

Present: Chairman McGinn; Commissioner K. Evans; Comm Reps Bettencourt, Dekirmenjian, Friedman, and Poeschel

Absent: Comm Rep Sernett

Also Present: Executive Director Talsma, Director of Finance and Administration Hopkins, Director of Recreation Kapusinski, Director of Parks, Planning and Maintenance Hugen, Director of Golf and Facilities Bechtold

Audience: President Kaplan; Commissioners Bickham, R. Evans, Kinnane, and Kilbridge; Comm Reps Veronico, Macdonald

**2. Approval of Agenda:**

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

**3. Approval of the Minutes:**

Comm Rep Poeschel made a motion, seconded by Comm Rep Bettencourt to approve the minutes of the October 16, 2018 meeting as presented. The motion carried by voice vote.

**4. Comments from the Audience:**

None

**5. Old Business:**

None

**6. New Business:**

A. BPC Irrigation Pump Replace Bid/M18-110:

Director Hugen reviewed the item noting that initially staff had hoped they would have more time prior to replacement. With the seizing up of one pump, it became necessary to address the issue.

Comm Rep Macdonald asked about the difference in pricing in some of the items. Director Hugen noted that in the case of Water Well Solutions, they had individually priced out all the equipment bringing the cost up.

Comm Rep Friedman made a motion, seconded by Comm Rep Dekirmenjian to recommend the board award the bid to Midwest Well Services for their low bid of \$38,080 as outlined in M18-110. The motion carried by voice vote.

B. TC Ice System Consulting Services/M18-115:

Executive Director Talsma reviewed the item noting that it involved Rink 1; the Wolves Rink and that they had recently seen a major shift and cracking of the cement floor. He noted that the replacement of the rink would cost an estimated \$1 million and he was negotiating with the Wolves to renew their contract and have them cover one-half of the cost of the repairs to bring the rink to their professional requirements. Executive Director Talsma also noted that he had made contact with the insurance company to see if any of the damages might be covered by insurance.

Director Hugen explained that they had sent out Requests for Qualifications to select a firm for ice consulting services and had received two responses of the seven requests.

Chairman McGinn asked for an estimate of time and Director Hugen noted that it could be as quick as 3 ½ months or as long as 6 months depending on the depth of the permafrost. Preliminary work was expected to begin in January to allow for the rebuild beginning in March with an August completion date. It was noted that the Wolves season began end of September.

Commissioner K. Evans asked about the total cost of the project and it was noted to be estimated between \$800,000 to \$1,000,000. Commissioner K. Evans asked if they were aware of the issue on the other ice and it was noted that they were.

Director Hugen noted that the leak had been located for Rink 2 and was being repaired in-house. He also explained that it was being recommended that, in the future, the ice be brought down every other year to prevent the permafrost issue.

President Kaplan asked about the brine system and Director Hugen noted that they were looking at a different system but that the brine system had been very popular in 2004. He explained that with air in the pipes, the brine had corroded the pipes creating the leak.

Commissioner Kinnane questioned that since the leak was at an elbow if it would not be better to replace an entire section of piping and Director Hugen noted that it would, however, the leak was six inches from the outside foundation wall.

Executive Director Talsma explained that the professionals agreed that routinely taking down the ice should prevent the permafrost issues and that the brine system was a good system.

Commissioner Bickham asked if the consulting service would disrupt ice use and Director Hugen noted that it would not.

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep Friedman to recommend the Board award the contract of \$82,100 plus \$8,000 in expenses for ice rink consulting services to Stantec Consulting Services, Inc. as outlined in M18-115. The motion carried by voice vote.

C. Balanced Scorecard/M18-113:

Executive Director Talsma reviewed the item noting it was for the 3<sup>rd</sup> Quarter and that it was a snapshot of the district.

Comm Rep Friedman made a motion, seconded by Comm Rep Poeschel to recommend the board approve the Balanced Scorecard for the 3<sup>rd</sup> Quarter 2018 as outlined in M18-113. The motion carried by voice vote.

D. Parks, Planning & Maintenance Board Report/M18-111:

Director Hugen reviewed the report noting that he and Executive Director Talsma had a great meeting with Ann Fletcher on the OSLAD project at South Ridge. He also noted that staff anticipated having to make a presentation on their project in Springfield.

Comm Rep Friedman asked about the competition and it was noted that they had received 108 applicants for a total of \$35,000,000 with \$29,000,000 to distribute. It was also noted that the maximum grant would be \$400,000.

Executive Director Talsma commended Director Hugen and his staff on the tremendous work they had accomplished on the project application.

Comm Rep Bettencourt made a motion, seconded by Comm Rep Dekirmenjian to send the report M18-111 to the board. The motion carried by voice vote.

**7. Committee Member Comments:**

Commissioner K. Evans asked for before and after pictures of the work done at the police station. Executive Director Talsma noted that staff had done \$25,000 worth of landscape work at the police station to help offset the barter agreement the park district has with the Village with regard to waiving permit fees.

Comm Rep Friedman unrolled a banner for the 2018 Palatine Baseball Association noting the advertising given to the Hoffman Estates Park District.

**8. Adjournment:**

Comm Rep Poeschel made a motion, seconded by Comm Rep Bettencourt to adjourn the meeting at 7:35 p.m. The motion carried by voice vote.

All present were invited to have cake in honor of Commissioner Kinnane's and Bickham's birthdays.

Respectfully submitted,

Craig Talsma  
Secretary

Peg Kusmierski  
Recording Secretary