



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  
BUILDINGS & GROUNDS COMMITTEE MEETING  
TUESDAY, JUNE 18, 2019  
7:00 P.M.**

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF COMMITTEE MINUTES
  - April 16, 2019
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
  - A. Fitness Challenge Course South Ridge Park / M19-063
  - B. RTU repair at The Club / M19-064
  - C. Parks, Planning & Maintenance Report / M19-062
7. COMMITTEE MEMBER COMMENTS
8. 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.



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**MINUTES  
BUILDING AND GROUNDS COMMITTEE MEETING  
April 16, 2019**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Building and Grounds Committee was held on April 16, 2019 at 7:00 p.m. at the Triphahn Center in Hoffman Estates, IL.

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

Absent: Comm Reps Dekirmenjian, Poeschel, 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 R. Evans, Kilbridge and Bickham

**2. Approval of Agenda:**

Chairman McGinn asked to amend the agenda to include New Business, Item F Video Presentation.

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

**3. Approval of the Minutes:**

Comm Rep Friedman made a motion, seconded by Comm Rep Bettencourt to approve the minutes of the March 19, 2019 meeting as presented. The motion carried by voice vote.

**4. Comments from the Audience:**

None

**5. Old Business:**

None

**6. New Business:**

**A. South Ridge Park (OSLAD) Engineering & Consulting Services/M19-040:**

Director Hugen reviewed the item noting that the district was in the process of working with WT Group to secure permits. He explained that they had been able to reduce the costs of working with WT Group by \$45,000. It was noted that because of the prior relationship with WT Group, the district did not have to go out to bid or perform an RFP on this item.

Comm Rep Bettencourt made a motion, seconded by Comm Rep Friedman to recommend the Board to approve a contract with WT Group for their engineering and consulting services for a total of \$52,100.00 as outlined in M19-040. The motion carried by voice vote.

**B. South Ridge Park Playground Equipment/M19-043:**

Director Hugen reviewed the item explaining that South Ridge Park has also been the recipient of the Game Time grant similar to the ones awarded for Willow and Community Parks.

Comm Rep Friedman asked about the swing option and Director Hugen explained that it was for a saucer type of seat to be ADA accessible.

President Kaplan asked about the zip line and Director Hugen explained that it was designed to get to the end and back, however, it could be returned to start manually if necessary.

Commissioner K. Evans asked if this included the adult playground scheduled for the area and it was noted that it did not.

Commissioner R. Evans asked how the zip line was anchored and Director Hugen explained that it was the same as the main structure; sunken 3 to 4 feet into concrete.

President Kaplan asked about weight limits and Director Hugen said he would check but that he had participated on a zip line and it held him.

Comm Rep Bettencourt made a motion, seconded by Comm Rep Friedman to recommend the board to purchase South Ridge Playground equipment for a total of \$80,128.29 from Gametime as outlined in M19-043. The motion carried by voice vote.

C. Highland Park Playground/M19-044:

Executive Director Talsma reviewed the item noting that three years ago past Director Buczkowski had recommended the pulling of this playground equipment due to the redundancy of equipment in the area. He explained that Sycamore and Locust were very nearby. He also explained that they were dealing with safety issues in the area on the retaining wall, sidewalk flooding and 20 year old equipment.

Executive Director Talsma noted that rather than just removing the playground, the idea was to salvage the swing set and install a 2-5 year tot structure at a cost of \$20,000 versus replacement of \$150,000+. Director Hugen explained that the district had one other tot only playground at Fabbrini and that in-house maintenance would remove the walk way and retaining wall and replace it with a smaller swing set, retain the initial swing set and have the tot lot installed. He explained that after the equipment was removed, the district would hold public meetings with residents regarding the installation of new equipment

Commissioners K. Evans and Bickham asked for a sign to notify residents that the playground was being removed due to safety concerns.

Comm Rep Friedman made a motion, seconded by Comm Rep Bettencourt to recommend the board approve the removal of Highland Park Playground due to safety concerns as outlined in M19-044. The motion carried by voice vote.

D. LED Lighting at TC and WRC/M19-041:

Executive Director Talsma explained that this was not a budgeted capital project but that staff had found a great opportunity to address the lighting in these areas providing an excellent ROI due to the rebates. Director Hugen noted that they had been switching to LED lighting for the past 3 years and that the district could take advantage of the Commonwealth Edison rebates but they had to be complete by June 30<sup>th</sup>.

Chairman McGinn asked if they had not just addressed the lights at TC and it was noted that they had worked on the track but not the gym.

Commissioner K. Evans asked about the outdoor lights and Director Hugen explained that staff was working on that but the rebates were for the facilities.

Commissioner Bickham asked about the vendors and Director Hugen explained that they were from ComEd but staff had chosen the 2 that the district had a relationship with from the 30 offered by ComEd.

President Kaplan asked how the district knew the amount of the rebates and Director Hugen explained that reports had been filed with ComEd and that the company would offer the park district a rebate based on ComEd's response and the company would collect the actual rebate from ComEd.

Comm Rep Bettencourt made a motion, seconded by Comm Rep Friedman to recommend the board approve the purchase of new LED lighting system to Dominion Lighting for the total of \$15,083.04 as outlined in M19-041. The motion carried by voice vote.

E. PPM Report and 1Q2019 Goals/M19-042:

Director Hugen reviewed the report explaining that the district was ready to award the installation of WRC and Community playgrounds to George's Landscape. George's Landscape had installed for the district in 2015 and staff was checking references. He explained that the memo would go to the A&F Committee for recommendation to the Board next week but wanted the B&G Committee to be informed.

Director Hugen also reviewed the work being done on the ice rink noting that they would be thawing the permafrost for the next 45 days and would not see much being done on the rink. He explained that they would be replacing the heat pipes on both rinks and that they believed the north rink break was between the mechanical room and ice, however, if they were incorrect in the placement of the leak staff would have to review the options.

Director Hugen explained the change order of \$43,500 noting that the corner boards were so bent that they could not be reused, that the kick plates were so worn that they had to be replaced, that the double doors had been removed and replaced with a single three-foot door and that the door mechanisms were so bent that they had to be replaced.

Commissioner Kilbridge asked about the request to lift glass for the ice rink that appeared in the FP packet and Director Hugen noted that they were using 3 district staff to replace broken glass on the rink and wanted to replace that staff time with more efficient machinery.

Commissioner K. Evans asked why they were not taking the final layer of concrete out and Director Hugen explained that while that layer of concrete was not believed to be part of the foundation structure, staff was concerned that it might be and removing it would cause the walls to heave inward and the roof to collapse.

Chairman McGinn asked about the TC roof gas lines and Director Hugen explained that it was done in-house with the assistance of General Mechanical to lift the units.

Commissioner K. Evans asked about the burns and the clean up after. Director Hugen explained that additional clean-up was done in the fall.

Comm Rep Friedman made a motion, seconded by Comm Rep Bettencourt to send the Parks, Planning and Maintenance Report and 1Q2019 Goals / M19-042 to the board as presented. The motion carried by voice vote.

F. Video Presentation:

Executive Director Talsma presented a video on the Year-End and congratulated the C&M Department on their excellent work.

7. **Committee Member Comments:**

Chairman McGinn noted that he had attended the Egg Slide and it was packed. He also congratulated Director Hugen on the Monarch Butterfly garden and encouraged all to attend the coming egg hunts.

8. **Adjournment:**

Comm Rep Bettencourt made a motion, seconded by Comm Rep Friedman to adjourn the meeting at 8:05 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma  
Secretary

Peg Kusmierski  
Recording Secretary

**MEMORANDUM NO. M19-063**

**TO: B&G Committee**  
**FROM: Craig Talsma, Executive Director**  
**Dustin Hugen, Director of Parks, Planning & Maintenance**  
**RE: Fitness Challenge Equipment at South Ridge**  
**DATE: June 13, 2019**

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**Background:**

Planning for the enhancements for South Ridge Park started in July of 2018, when staff started the application process for the OSLAD Grant. Part of the park enhancement was develop the park to get people of all ages out of the house and using the park. After staff research and multiple public meetings, staff included a fitness challenge course into the plans at Southridge. The fitness challenge course is a combo of ninja warrior and speed and agility fitness. The course is rated for people of all ages to use.

**Implications:**

The fitness challenge course is a unique playground in that the concept that was designed to promote fitness, fun and competition. There are many different fitness playgrounds out on the market but only two manufactures that have the fitness course designed as a timed training course. Burke and GameTime are the current suppliers. Both of these suppliers are offering a grant of \$25,000 towards the purchase of their respective fitness courses. We budgeted \$170,000 for the course and installation as part of the South Ridge grant project. We applied for both of the grants and were successful in receiving both of them. Prices are as follows:

**Game Time (Cunningham Recreation)**

- \$154,920.28 – This price includes a timing feature that has a start button with a scoreboard by the finish line and complete installation of all parts.

**Burke (Play Illinois)**

- \$109,277 – This price does not include installation as that would be bid out with the playground and splash pad bid. Base install cost is usually 35% of equipment cost. To compare total costs Installation on Burke should be approximately \$35,000 for a total cost of would be \$147,527 (installation will be bid separately). Burke timing is completed via an app that tracks all your fitness scores on the course.

When comparing the two fitness course staff looked for other course in the surrounding districts, maintenance upkeep and overall cost. Staff found the exact same course from GameTime in Schaumburg, while it has been successful for Schaumburg staff feels that having the same course within five miles would affect participation at Southridge.

The second factor that was considered was the timing feature for the course. With the timing feature from Game Time, we would have electric running underneath the fitness course, a timing start button and an electronic scoreboard outside in the elements. There will be required maintenance upkeep of this timing feature that the Burke Fitness Course does not have as all their timing is completed via the app (works with iOS and Android). After figuring in the installation cost, the course from Burke has the better price option as well.

Staff feels that the idea of having a different course than Schaumburg, the utilization of the app versus the potential cost maintenance of the timing system, and the cost savings, make the Burke playground more favorable for our needs at Southbridge.

The purchase of the fitness court will be going through a cooperative purchase agreement to fulfil bidding requirements. The authorized Illinois supplier of the Burke equipment is Play Illinois. The installation will be bid separately.

**Recommendation:**

Staff recommends that the B&G committee recommend to the full board the purchase of South Ridge Fitness Challenge course Burke equipment for a total of \$109,277 to Play Illinois.



**MEMORANDUM NO. M19-064**

**TO: B&G Committee**  
**FROM: Craig Talsma, Executive Director**  
**Dustin Hugen, Director of Parks, Planning & Maintenance**  
**RE: RTU #1 at The Club**  
**DATE: 6/14/19**

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**Background:**

Roof Top Unit (RTU) #1 at the The Club experienced failure last week. The unit stopped blowing air of any kind and it was found that the two compressors were no longer functioning. The unit is a 40 ton unit that provides HVAC to all the gyms at The Club. In 2017, the unit had new heating elements installed and the replacement date in GIS was changed from 2020 to 2026 to reflect the new feature of the unit and expected lengthening of the useful life. The unit has an estimated replacement cost of \$45,000 plus install cost.

**Implications:**

Based on the replacement cost of the unit staff began investigating replacing items that have failed on the unit. The two main parts that have failed are the two compressors. We have begun receiving quotes for the removal of two compressors, drier housing assemblies and the refrigerant. The quotes will include two new compressors installed, with drier assemble and all valves needed to operate as well as new R-22 Refrigerant. We have received one quote from General Mechanical and are still waiting on two others.

This capital repair is not budgeted but would be funded from Capital Fund reserves.

**Recommendation:**

Staff recommends that the B&G committee recommend to the full board to make the repairs to RTU #1 at The Club for a cost not to exceed \$20,000.

## Memorandum M19-062

**To:** B&G Committee  
**From:** Craig Talsma, Executive Director  
Dustin Hugen, Director of Parks, Planning & Maintenance  
**RE:** Parks, Planning & Maintenance May Board Report  
**Date:** 6/12/2019

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### **ICE RINK**

The soils at the ice rink are all above freezing and we entered the two week drying period. The schedule of plans with tentative dates is as follows:

- As of now, the MN Ice folks will be back on site June 18th to remove the mats and heating equipment. This will take 3 days.
- June 21- July 3rd - MN Ice guys will be installing the mains outside the rink and to rink 2. At this time we will be scheduling the GPR sub and scheduling the soil boring subcontractor. Jim will be letting us know where he wants the 6 @ 15' deep wells drilled. We will also resurveying the concrete subfloor using a benchmark that is away from the rink and surrounding perimeter.
- Based on what we find from this data, we should be able to run the "large vibratory compactor" over the concrete subfloor.
- At this point we will know how to proceed. If we can continue, MN Ice is scheduled to start floor construction July 8th. If we have to alter the concrete subfloor then we will have to develop a new schedule.

### **TC ROOF**

The TC North Roof project experienced a lot of days off this past month due to weather. When DCG Roofing was able to work, good progress was made. While many areas of the roof are completed in sections and are not fully completed the low slope PVC roof has been completed and had its first walk through on June 6<sup>th</sup>. During the walk through they check seems, connections and tie in's to mechanical system. The walk through went well with a couple minor repairs to be completed by next walk through.

### **SEASCAPE FAMILY AQUATIC CENTER**

April is the month that the seasonal crew for Seascape Family Aquatic Center comes back to work and starts getting the facility ready for the pool season. Lots of work was accomplished at Seascape the past two months. Three different contractors visited the facility to complete the new hot water system in the locker rooms, new concrete at joint expansions and tube slide wall repair and the painting of the slides. Along with this staff was busy painting lockers room, setting up the tents, umbrellas, windscreens and cleaning the pool. Staff is prepared to start filling the pool on Friday May 17<sup>th</sup> in time for opening day on Memorial Day weekend.

The facility was in good shape with newly refurbished water slides, hot water in the showers in both locker rooms and a repainted and patched pool bottom. Along with getting the pool ready it was also time to get the splash pads up and running.

## **WILLOW AND COMMUNITY PARK PLAYGROUNDS**

The new playgrounds at Willow and Community Park have been heavily affected by the weather. The construction team continued to remove playground material from Willow and Community Parks. Once all the equipment was removed from Willow and Community, staff started to concentrate on removing the sidewalk that split the park at Community and the entire splash pad, fitness playground curb and sidewalk. Removing all the concrete was a large undertaking that was completed in house. We were able to secure a place to bring the concrete free of charge (they turn it into crushed stone) and after multiple trips we had the concrete removed. The next steps were to remove all the old mulch from the fitness park at community as that is the location of the new splash pad. While removing the mulch in house staff starting laying out the splash pad and completing all the earth work for the contractor to set up frames for all concrete. Weather delayed this process by over two weeks but I am happy to report that all concrete has been poured and we are just waiting on the above ground features to arrive. The splash pad should be open for the July 4<sup>th</sup> weekend, assuming no setbacks.

## **SOUTH RIDGE PARK**

South Ridge Park is in the planning and permitting stages. HE Parks Staff met with Village representatives to outline the scope of work and inquire about any and all permitting requirements from the Village. WT Engineering is developing the drainage and flood water plans for MWRD permit and in house staff is planning soil borings and wetland delineations. The timeline for the project is to have a plan to the Village board in August, MWRD permit secured in September and go out to bid for contractors in October.

## **ATHLETIC FIELDS**

Athletic fields received their annual spring maintenance this past month that involves fertilizations, broadleaf control and aerification. Sharing equipment with the golf course has allowed the crews to finish in a timelier manner, by using the aerifier and tractor mounted spreader for applications.

While trying to get numerous baseball/softball fields open following all the rain events the ball field crew also assisted the construction team in building our first Cricket Practice facility at Canterbury Fields. The cricket practice facility consist of an 80 foot long bowling lane for the pitcher and batter that sits on 6-8 inches of framed crush limestone and a roll of synthetic turf. The cage is 60 feet long and enclosed on three ends, the open end is for the pitcher to run while making the pitch. The complete area was finished on June 6<sup>th</sup> and open for practice June 8<sup>th</sup>.

## **PARK GROUNDS**

May was a tough month for the park grounds crew as the weather did not cooperate at all. Numerous of our parks and open space are designed as detention areas for surrounding homes. The crew does a great job of maintaining these grass areas at 3 inches but with all the rain fall we were unable to even get mowers into numerous parks and grass was over two feet in length. As of 6/14/2019 all district park land has been mowed (at many different heights) with a goal to have them all back to 3 inches by 6/21/2019.

## **OTHER**

Vogelei and Tropicana both were up and running for Memorial Day weekend, there were some wiring issues at Princeton that required new wires to be bored from the point of entry. Once this work was completed, Princeton was up and running as of June 6, 2019.

Recently the pond aerator at Vogelei Park has went down. Currently there are no fountains in at Vogelei as we are looking into a proper size fountain and the correct wiring to run the proper fountain. Pond depth and surface are part of this equation. The pond is being treated for algae to avoid buildup while no fountain exists.

Other items that were worked on in May at Parks, Planning and Maintenance Department:

- Water on in Dog Parks, drinking fountains and athletic fields
- Photo cell replacement at light at Locust Park
- Inducer motor installed on lap pool boiler at The Club
- Ignition and gas valve on TC spa boiler were replaced
- Irrigation startups
- Soccer goal mouth repairs
- Landscape weeding
- Sports field stripping
- Playground mulch groomed at all playground sites
- Backstop and fencing was removed from Maple Park prior to construction
- Ballfield mix installed in premier fields infields
- Playground canopies installed
- Build and install planter boxes for preschool classrooms
- Vehicle inspections
- Repairs to all district equipment as needed
- Vehicle emissions test completed on required vehicles
- Preventative mower maintenance