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**MINUTES
BUILDING AND GROUNDS COMMITTEE
July 16, 2019**

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Building and Grounds Committee was held on July 16, 2019 at 7:10 p.m. at the Triphahn Center in Hoffman Estates, IL.

Present: Chairman Kinnane, Commissioner R. Evans, Comm Reps Aguilar, Bettencourt, Friedman, Poeschel, Sernett

Absent: None

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 Kilbridge, Chhatwani, McGinn, K. Evans, Comm Reps Wilson, Macdonald, Wittkamp, Henderson, Veronico, Neel, Sponsor/Adv Manager Ney

2. Approval of Agenda:

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

3. Approval of the Minutes:

The following corrections to the minutes were noted: Comm Rep Friedman was absent from the meeting and Page 3, Paragraph 7 should read “funds **from** the Capital Fund”. It was also noted that M19-068 of the July B&G packet should read “Commissioners approved **to have the playground** at Highland Park removed”.

Commissioner R. Evans made a motion, seconded by Comm Rep Sernett to approve the minutes of the June 18, 2019 meeting as amended. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Old Business:

None

6. New Business:

A. Highland Park Playground/M19-068:

Director Hugen reviewed the item noting that staff felt Team Reil had given them the best product for the money citing the 5-12 standalone structure with 3 different climbing aspects. Their bid was noted to be a few hundred dollars more than Cunningham Recreation.

Comm Rep Aguilar asked if that particular piece was custom and Director Hugen explained it was a standard piece from Miracle Playgrounds that supplied Team Reil with equipment.

Commissioner K. Evans asked about the replacement schedule for Highland Playground and it was noted to have been originally scheduled for repair/replace in 2017 but recommended for removal instead. Due to neighborhood concerns, it was determined that a tot playground would best serve the community as opposed to removal.

Commissioner Kilbridge asked about the \$11,000 on installation and Director Hugen explained that staff had to rent equipment, remove concrete, add new drainage and mulch and soil as well as regrading. She asked about Team Reil installing and it was noted to be at least twice that cost. Commissioner K. Evans noted that the \$11,000 did not include labor as it was being done in-house.

Comm Rep Poeschel asked about the mulch and Director Hugen explained it was engineered wood fibers.

Comm Rep Sernett asked how long the playground had been closed and Director Hugen noted that it had been closed two months earlier. She asked if the neighborhood had shown interest in retaining some playground equipment and it was noted that they had.

Comm Rep Bettencourt made a motion, seconded by Comm Rep Poeschel to recommend the board approve the purchase of playground equipment for Highland Park from Team Reil for \$18,693 and an additional \$11,307 for installation and restoration for a total project cost of \$30,000. Motion carried by voice vote.

B. Parks, Planning & Maintenance Report and 2Q Goals/M19-067:

Director Huguen reviewed the item.

Commissioner K. Evans asked about the straw blanket for growing grass and Director Huguen explained that it was being irrigated and had germinated.

Commissioner R. Evans asked about turning on and off the new splash pad and it was noted to have an automatic timer.

Chairman Kinnane asked if they blew the lines out at the end of the season and it was noted that they did.

Director Huguen explained that WRC Park had opened at 5 p.m. that evening.

Director Huguen gave an update on the ice rink renovations noting that Minnesota Ice had left the rink July 2, 2019. He explained that the soil boring report was showing some soils that retained more moisture and were more susceptible to frost. He explained that the consultant said they would need more drainage to prevent that frost. Commissioner K. Evans asked where the water was coming from and Director Huguen noted it was from the outside. He also explained that they had tested the concrete for the number of blows the soils could take before collapsing under the weight of construction and that they had two borings that would not hold up. He also explained that one of the borings hit water at 6.5 feet. He explained that the void test showed too large a void in areas under the concrete and that they would need to remove the concrete, address the issues and re-pour the concrete now using rebar.

Commissioner K. Evans asked how much of the rink had been tested and Director Huguen explained that they tested all of it. President Kaplan asked how this would impact the project timing and Director Huguen explained that Minnesota Ice was working with their subcontractors with the intent to hit the time frame and that the district would have a schedule next week.

Comm Rep Macdonald asked about the impact on the budget and Director Huguen explained that it was not expected to exceed \$175,000 and to be closer to \$150,000. He also explained that if the issues were not addressed prior to moving forward that they would have the same problems with the rink in two years as they had started with at the beginning of this project.

President Kaplan asked if there had been a second opinion and Director Huguen noted that he had exhausted all options and that there was really no one else to check with on this issue.

Comm Rep Sernett asked where the money would come from and Executive Director Talsma noted that the district had over \$2,000,000 in Capital Reserve and that he

would be looking for committee and board consensus to move forward as waiting for another week would add delay that Minnesota Ice might not be able to make up.

Commissioner McGinn asked about Rink 2 and Director Hugen explained that if the leak was located outside of the rink, it could be repaired. Once that was accomplished, it would depend on whether there were other less accessible leaks.

Commissioner K. Evans asked about continually surveying the floor levels and Director Hugen noted that it was being done.

Committee consensus was to recommend moving forward and not to exceed \$175,000 in change orders to address the issues with the renovation of the ice rink.

Comm Rep Bettencourt made a motion, seconded by Commissioner R. Evans to send the PPM Report M19-067 and 2Q Goals to the board as presented. The motion carried by voice vote.

7. **Committee Member Comments:**

Comm Rep Friedman thanked the maintenance staff for excellent work on the fields.

Comm Rep Sernett thanked Director Hugen for staying on top of the rink renovations.

Commissioner R. Evans reminded all of the PIP on August 3. Executive Director Talsma noted that this year would be more family oriented and from 2-7 p.m. with free rides and no night time bands. Commissioner R. Evans congratulated Director Bechtold on the Shrek at the 1st tee and the Junior Golf Program.

Comm Rep Aguilar congratulated staff on a good job, noting that he was going to check out the splash pad.

Comm Rep Poeschel thanked staff for some great reports.

Chairman Kinnane thanked staff for their hard work, noted that the parade and float were great, and congratulated the life guards and Seascape managers on their 5-star accreditation.

Comm Rep Friedman was presented with his 8 year service pin.

8. Adjournment:

Comm Rep Poeschel made a motion, seconded by Comm Rep Aguilar to adjourn the meeting at 7:57 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Peg Kusmierski
Recording Secretary