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MINUTES
BUILDING & GROUNDS COMMITTEE MEETING
May 18, 2021

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on May 18, 2021 at 7:05 p.m. remotely via ZOOM.

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

Absent: Comm Reps Bettencourt & Sernett

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

Audience: President Kaplan, Commissioners K. Evans, Chhatwani, Friedman, McGinn, Comm Reps Kulkarni, MacGregor, Macdonald, Wilson, Dressler (7:15), Beranek (7:20)

2. Approval of Agenda:

Comm Rep Poeschel made a motion, seconded by Comm Rep Aguilar to approve the agenda as presented.

On a Roll Call: Carried 4-0-2

Ayes: 4 R. Evans, Aguilar, Poeschel, Kinnane

Nays: 0

Absent: 2 Sernett, Bettencourt

3. Approval of the Minutes:

Commissioner R. Evans made a motion, seconded by Comm Rep Aguilar to approve the minutes of the April 20, 2021 meeting as presented.

On a Roll Call: Carried 4-0-2

Ayes: 4 R. Evans, Aguilar, Poeschel, Kinnane

Nays: 0

Absent: 2 Sernett, Bettencourt

4. **Comments from the Audience:**

None

5. **Old Business:**

None

6. **New Business:**

A. **Bridges Driving Range Enhancement Project / M21- 050**

Director Bechtold shared that modifications to the project plan were developed which include an adjustment to the gas heaters layout resulting in a decrease in the width of the area while still keeping the overall design of the project. The value engineered budget is listed in detail in the memo and the builder is confident in the numbers presented. The new budget is \$785,000 for the project with an ROI of around eight years.

Director Hugen explained that the original project bids must be approved first and then the change orders will be approved.

Commissioner K. Evans asked if the project will include power doors. The revised project plans do not include power doors, but there is an ADA entrance near the Beer Garden and in the front of the shelter.

Commissioner R. Evans asked if the project is being cheapened. Director Bechtold responded that the original project was over designed, so the revised plans are more economical. Executive Director Talsma explained that staff want this to be attractive, but not lose any amenities. Director Hugen shared that the Parks Department will be doing the work on the roof and the internal finishes, like the drywall, to keep the costs down as well.

Commissioner Kinnane asked if material costs continue to increase, will that increase the project price. Director Hugen responded that once the project is approved, the prices will be locked in.

Commissioner McGinn asked if Value Engineering was done in the original plan. Director Hugen explained that the increase in the material costs drove up the bid prices after the project was designed.

Commission R. Evans made a motion, seconded by Comm Rep Poeschel to recommend to the Board an additional \$135,000 in funding from the Capital Fund to reflect the Value Engineered Budget of \$785,000 plus 5% contingency for the Driving Range Enhancement Project.

On a Roll Call: Carried 4-0-2
Ayes: 4 R. Evans, Aguilar, Poeschel, Kinnane
Nays: 0
Absent: 2 Sernett, Bettencourt

B. General Contractor for Building Finishes, Doors, Windows, Electric and Gas / M21-044

Director Huguen explained that Integrity Builders, Inc. was the low bidder received on April 13.

Comm Rep Aguilar made a motion, seconded by Commissioner R. Evans to recommend to the Board awarding the contract for General Contractor for Building Finishes, Doors, Windows, Electric and Gas to Integrity Builders Inc., for \$404,000.

On a Roll Call: Carried 4-0-2
Ayes: 4 R. Evans, Aguilar, Poeschel, Kinnane
Nays: 0
Absent: 2 Sernett, Bettencourt

C. Prefabricated Building Purchase and Install at Bridges Driving Range / M21- 045

Director Huguen shared that the low bidder, Morton Building, was not able to begin the project until December 2021 which did not meet our timeline. Therefore, the next lowest bidder was Integrity Builders, Inc. with a price of \$431,190.

Commissioner R. Evans made a motion, seconded by Comm Rep Poeschel to recommend to the Board awarding the contract for Prefabricated Building Purchase and Install at Bridges Driving Range Enhancement to Integrity Builders Inc., for \$431,190.

On a Roll Call: Carried 4-0-2
Ayes: 4 R. Evans, Aguilar, Poeschel, Kinnane
Nays: 0
Absent: 2 Sernett, Bettencourt

D. Change Order #1 for General Contractor for Building Finishes, Doors, Windows, Electric and Gas at Bridges Driving Range Enhancement / M21-046

Director Huguen explained that this Change Order includes the changes to the design project with a deduction of \$281,555.25 from the original project price of \$404,000.

Comm Rep Aguilar made a motion, seconded by Commissioner R. Evans to recommend to the Board Change Order #1 for a total deduction of \$122,444.75 for General Contractor for Building Finishes, Doors, Windows, Electric and Gas at Bridges Driving Range Enhancement.

On a Roll Call: Carried 4-0-2
Ayes: 4 R. Evans, Aguilar, Poeschel, Kinnane
Nays: 0
Absent: 2 Sernett, Bettencourt

E. Change Order #1 for Prefabricated Building Purchase and Install at Bridges Driving Range / M21- 047

Director Hugen explained that this Change Order includes the changes to the design project with a deduction of \$278,519.90 from the original project price of \$431,190.

Comm Rep Poeschel made a motion, seconded by Commissioner R. Evans to recommend to the Board Change Order #1 for a total deduction of \$152,670.10 for Prefabricated Building Purchase and Install at Bridges Driving Range Enhancement.

On a Roll Call: Carried 4-0-2
Ayes: 4 R. Evans, Aguilar, Poeschel, Kinnane
Nays: 0
Absent: 2 Sernett, Bettencourt

F. Parks, Planning & Maintenance Board Report / M21-051

Director Hugen shared an updated on Seascape. A leak was recently found in a pipe under the concrete and it was fixed. Staff filled the pool and discovered the pool is still leaking. Speer Company is a contractor that will spend two days onsite to study leaks. Their fee is \$8,000. Staff did their own tests over the past day and believes the leak is in the gutter system. Director Talsma explained that he is working with the Village to ensure we are paying JAWA rate for the water, which could range \$300-\$600/day with the daily water loss.

Commissioner McGinn asked what percentage of water is being lost daily. Director Hugen answered that the pool holds 465,000 gallons of water and the surge pit holds 120,000 gallons. When staff shut the filters off today to assess the leak, the surge pit lost half its water.

Commissioner Kinnane stated that it seems we have had issues every year and wanted to know when do we look into an overhaul of the pool. Director Hugen responded that we are in the process of looking into repairs now. He recently received pricing for concrete work and sandblasting the pool concrete. Director Hugen shared that in 2017 new pipes were replaced, as well as geysers in the pool and a main line that leads to the play feature on the slide in the pool.

Staff believes the issues are narrowed down to the following two areas: return system and one other line.

Executive Director explained that repairs to Seascaple will not be cheap. Staff is looking into adding repairs to the 2022 Capital Budget. Executive Director Talsma shared that this pool is almost 30 years old.

Commissioner K. Evans asked if the pool will need to be closed for repair work. Director Huguen responded that work will be done during hours when the pool is not open.

Director Huguen also highlighted from his board report the successful Volunteer Events that were held this month.

Commissioner R. Evans made a motion, seconded by Comm Rep Poeschel to forward the Parks, Planning and Maintenance Board Report to the Board.

On a Roll Call:	Carried 4-0-2
Ayes:	4 R. Evans, Aguilar, Poeschel, Kinnane
Nays:	0
Absent:	2 Sernett, Bettencourt

7. Committee Member Comments:

Comm Rep Poeschel mentioned that she was sad to miss the park clean-up events. She also gave kudos to staff.

Comm Rep Aguilar also thanked the staff.

Commissioner R. Evans said “never a dull moment!”

Chairman Kinnane said we have the hardest working staff with great ideas that have exceeded expectations.

8. Adjournment:

Comm Rep Aguilar made a motion, seconded by Comm Rep Poeschel to adjourn the meeting at 7:50 p.m.

On a Roll Call:	Carried 4-0-2
Ayes:	4 R. Evans, Aguilar, Poeschel, Kinnane
Nays:	0
Absent:	2 Sernett, Bettencourt

Respectfully submitted,
Craig Talsma
Secretary

Alisa Kapusinski
Director of Recreation