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AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, JUNE 15, 2021
7:00 p.m.
***Room 113 of the Triphahn Center**
(Northside – 50+ Program Rooms)

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF COMMITTEE MINUTES
 - May 18, 2021
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. Parks, Planning & Maintenance Board Report / M21-064
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 847-885-7500 with at least 48 hours' notice.



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 Hugen 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 Hugen 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 Hugen 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

Memorandum M21-064

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance May Board Report
Date: June 15, 2021

ADMINISTRATIVE

Staff continued to work with NWSRA on the renovation at the Vogelei House. WT Group will be handling the project engineering and management of the project. The current goal is to be out to bid in late June with the bids opening in July. The end goal is to have NWSRA into the Vogelei House by January 1, 2022.

Staff had applied for FEMA Covid Relief Funds and were awarded \$28,834.88 to be used for the purchase of sanitation supplies.

This past month, staff took advantage of PDRMA's alternative ladder reimbursement program and received \$500 toward the purchase of new ladders.

BIRCH PARK

The earthwork and utilities contractor, AJ Oleson Construction, has started work at Birch Park. The paths, basketball court, shelter, and parking lot have all been rough cut. The detention area has been established and material from there has been shaped into the sled hill. During the week of June 14th, staff has construction meetings with asphalt and concrete contractors to establish dates and timelines for their work. We are still looking at an early fall completion for this project.

You can follow this project on a weekly basis via our drone footage at the following link: [Birch Park OSLAD Project Renovation](#)



SEASCAPE FAMILY AQUATIC CENTER

When we opened, we knew we were losing close to 70,000 gallons of water per day due to a leak. We worked with Spear Corporation who sub contracted United Leak Detection to perform the leak test. John, from United Leak Detection, was out prior to opening of Seascape and worked for roughly a day and half performing tests of all lines, gutters, lights, the surge pit and valves. Based on the set-up of our pool, he needed to order close to 400 plugs to complete the testing; the plugs are to block the return (filtered water) holes coming from the pipe

next to the gutters. Just this past Wednesday, once the plugs were installed, the leak detection process began. The process entailed using water and helium to fill the lines and then detecting where the helium leaves the lines in order to identify leaks. A major leak was detected behind the tube slides in a six inch line that returns filtered water to the tube slide section of the pool.

Staff immediately began to remove concrete and soil to find the pipes. After digging, we located the two 16 inch pipes and then the two six inch pipes were below that roughly 6-7 feet below grade. Staff made the decision that we must hire a utilities contractor because once your hole is over 5 feet you have to perform a special dig, secure the walls, or have a dig box installed. Staff was able to have AJ Oleson Construction come out to help with the repair on very short notice and perform the task in a timely fashion. By the end of the day on Thursday, the leak was repaired. After the leak was repaired, staff was able to prime the pumps and start moving water through the lines with no apparent issues. Staff then began to plan how to get patrons to the tube slide. We have fenced off the leak repair section and provided two entrances to the tubes, so that the pool may be opened without disruption on Friday, June 11.

Friday morning, staff was able to fill the hole with pea gravel followed by CA 6 stone. The next step will be to pour the concrete sidewalk.

United Leak Detection continued to investigate all other lines during our repair of the six inch line. Two very small leaks were detected, one in a gutter line and one in the surge pit. It was recommended by United Leak Detection to do nothing with these leaks; they are so minor that the splash effect of patrons causes more water loss than these leaks.

We are going to monitor water usage over the weekend and will be able to provide an update on our water loss now that this process has been completed.



TC ICE RINK

On Monday, June 7, the compressors that keep our ice chilled failed. The temperature of the floor began to rise and the ice began to melt. Staff was able to uncover that it was the control drive for the water tower fan that had failed. Staff, along with the assistance of Dual Temp, was able to bypass the drive and provide the fan with constant power allowing the compressors to run. We were without quality ice all day, but back up and running close to 5:00 p.m. Parts have been ordered and Dual Temp (Ice Maintenance Contractor) is confident we can run the way we are currently operating until the parts arrive.

BRIDGES DRIVING RANGE ENHANCEMENT

This project continues to move forward. All final plans have been submitted to The Village for building permits. The surveyors have identified sub grades and HEParks staff will now begin earthwork to establish proper subgrades. Once permits are finalized, Integrity Building will begin the concrete portion of the project.

The following is a brief list of other items completed by staff during May:

- HVAC preventative maintenance and repairs.
- South Ridge splash pad set-up and sequencing.
- Splash Pad startups.
- BPC Range house electric work.
- Auto locks set for outdoor bathrooms.
- The Club lap pool accutab float repairs.
- Rebuilt north side water service shut off valve at TC.
- Aquatic applications made to ponds at Black Bear, Princeton, Yorkshire Ponds, South Ridge and North Ridge.
- Playground mulch installed at TC, The Club, Willow, and Cottonwood.
- Graffiti removal at Fabbrini, Canterbury Fields, Field Park and Tropicana.
- Installed benches and bike rack at South Ridge.
- Bench memorial at South Ridge.
- Landscape work at Seascape, TC, The Club, Locust, Sycamore, Highland and Field Parks.
- Tree work at TC, Seascape, and Victoria.
- Sodded area around splash pad at South Ridge and watered every day to keep alive.
- GIS updating maps and assets.
- Parks garbage at all locations has begun.
- Custodial maintenance at all facilities.
- Playground checks.
- Vehicle safety and emission test completed.
- Vehicle checks and repairs.