



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, SEPTEMBER 14, 2021
7:00 P.M.

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF COMMITTEE MINUTES
 - August 17, 2021
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. Triphahn Center Hot Water Boiler Bid / M21-083
 - B. Parks, Planning & Maintenance Board Report / M21-082
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
BUILDINGS & GROUNDS COMMITTEE MEETING
August 17, 2021**

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on August 17, 2021 at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Chairman McGinn, Commissioner K. Evans, Comm Rep Bettencourt, Comm Rep Poeschel, Comm Rep R. Evans

Absent: Comm Reps Sernett & Aguilar

Also Present: Executive Director Talsma, Director of Recreation Kapusinski, Director of Parks, Planning & Maintenance Hugen, Director of Golf & Facilities Bechtold, Director of Finance Hopkins, Director of Administrative Services Cahill, Executive Assistant Flynn

Audience: President Kinnane, Commissioners Chhatwani, Friedman, and Dressler, Community Reps McIlrath, Beranek, Macdonald and MacGregor, and Michael Bickham.

2. Approval of Agenda:

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

3. Approval of the Minutes:

Comm Rep Bettencourt made a motion, seconded by Comm Rep Poeschel to approve the minutes of the July 20, 2021 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

Chairman McGinn welcomed back previous Commissioner Michael Bickham who was in attendance.

5. Old Business:

None

6. New Business:

A. Virtual Park tour

Executive Director Talsma stated that this virtual version works well, and we will continue to offer the park tour in this manner. Thank you to Kyle Wozny for the drone footage.

Director Hugen presented the Virtual Park Tour:

1. South Ridge

- a. The tennis courts will be resurfaced in 2022. We began the project in 2018, and courts are typically resurfaced every three years.
- b. South Ridge has been a very successful development. The parking lot is always packed. The splash pad gets a lot of use.
- c. The drainage issue has been fixed by using an underground drainage system and installing field turf to keep the area from being muddy.
- d. The tot playground has been repurposed into a nature playground, using old logs as climbing structures, and creating a hill/tunnel feature.
- e. We received a request for an additional bench memorial, but we did not have room for another bench, so we turned an area into a fishing spot with a picnic table. This area gets a lot of use. Patrons were using it as a fishing spot beforehand, so we formalized that, along with a memorial.
- f. The sand volleyball court serves as drainage for the entire area. Eventually we will put a black vinyl fence around the volleyball area to deter kids from moving sand from there to the splash pad.
- g. We installed a new fishing pier and a kayak launch.
- h. The walking path is completely ADA compliant.

2. Princeton Park

- a. Princeton Park is located on the west side of town, across Shoe Factory Road from Cannon Crossing.
- b. We have turned this into an active playground, where kids need to climb and move, as opposed to standing still. The park include a 75-foot zipline, a ½ basketball court, a new splash pad, and a Bocce Ball area.

3. Birch Park

- a. We were able to provide the community with 1/3 mile of walking paths for their use. Birch Park is located in Parcel A of Hoffman Estates, where there are otherwise no sidewalks.
- b. A new playground has been installed, as well as a sport court, which includes ½ basketball court as well as four square and other asphalt games. Also included in the plan is a full shelter, a sled hill (currently 50 feet, but will be higher once all soil is moved over), and a soccer field.
- c. Soil will be moved to sled hill because nothing can leave the site, according to MWRD (Metropolitan Water Reclamation District) regulations.
- d. The sled hill will be mowed on one side, with golf course fescue on the other.
- e. The parking lot will have 15 spaces, including space for handicap parking.

4. Beacon Pointe

- a. This park is located in the Amber Meadows development, which was started by one developer nine years ago, and then sold to another. We are working on an OSLAD (Open Space Land and Acquisition Development) grant application for this area. The new developer is going to honor the \$10,000 donation for the park, put forth by the original developer.
- b. The land for the park will be deeded to the Park District from the Village.
- c. The detention area is only open space; cannot be used for programming.
- d. Members of 23 households attended the informational meeting held on August 17. All but one are in favor of the park, and the group offered to get community members to sign a petition.
- e. The homeowners were presented with two possibilities: one with the OSLAD grant, and one without. If we receive the OSLAD grant, we have budgeted for a \$300,000 project. If we do not receive the grant, the project budget will be in the \$100,000 to \$150,000 range. The residents are aware of this difference, and are hoping their petitions will make a difference with the grant application.
- f. As with any OSLAD project, once approved, you cannot go back and change the plan.
- g. Commissioner K. Evans asked how long we need to follow the outline of the project if we receive the OSLAD grant. Executive Director Talsma stated that the time period is indefinite. We can add items but will not be reimbursed. If a feature naturally goes away or changes, that is fine, but we still need to meet the general outline of the plan.

5. Huntington Park

- a. This playground is 21 years old, and will be redeveloped in 2022. We will replace the equipment and upgrade the shelter. The 2-5 and 5-12 age features will both be replaced. This will remain a neighborhood park (no

enhancements like South Ridge), although there is a sidewalk that connects to South Ridge Park.

- b. Commissioner Friedman asked if there would be any upgrades to the baseball diamonds. Director Hugen said no, the outfield is a drainage area designated by the village, so any change to the fields would change the drainage system for the entire park.
- c. The basketball court will be resurfaced.

6. Hoffman Park

- a. This park is in the SE corner of town near Chino Park. The two parks are not connected, and we actually lease Chino Park (we do not own) from the Village of Hoffman Estates.
- b. This is a small neighborhood park that will be upgraded in 2022. We will keep the same footprint.
- c. President Kinnane asked if there was a “teeter-totter” that was taken out. Director Hugen said there was a “rocker” that had failed and cracked out of the concrete so it was removed.
- d. The drainage of the playground will be replaced. This is true with every park renew project. The system is removed down to the level of the drain line, and the drain line is routed to remove any debris.
- e. The Cub Scouts have a 9/11 memorial here, which includes a bench and a plaque. We maintain this area.
- f. Commissioner Dressler asked if we have any plans for another ninja park. Director Hugen responded that we are limited at this park due to the size of the footprint. At Willow Park, we were able to set up structures in a way that created an “obstacle course” of sorts to get to the slide, but we would need a large footprint to have a ninja park like the one at South Ridge.
- g. Commissioner K. Evans stated that the public gardens in this park are wonderful.

7. Bridges of Poplar Creek – Top Tracer Facility

- a. This project is coming along nicely. The parks department has been doing the earthwork instead of hiring out the work, and that is going well.
- b. There will be a berm to separate the Top Tracer area from the first tee box.
- c. The area will be landscaped in the same way that the wedding event area is landscaped, with spruce and river birch trees.
- d. The concrete work has begun, and we are hoping to pour the rest of the slab this week. From there we can begin construction on the building.

B. Beacon Pointe OSLAD Grant / M21-074

Executive Director Talsma stated that Director Hugen presented the details of this during the Virtual Park Tour. A community meeting was held, and there is a tight timeframe with the application date of the OSLAD Grant application (September 1).

Commissioner K. Evans asked if the retention area is available at all. Director Hugen stated that it can be used as an open space when not raining, but we cannot plan for any programming in this space.

Community Rep Bettencourt made a motion, seconded by Community Rep R. Evans to recommend to forward the Beacon Pointe OSLAD Grant Memo M21-074 to the full board. The motion carried by voice vote.

C. Parks, Planning & Maintenance Board Report / M21-073

Executive Director Talsma stated that Director Hugen touched on most items during the Virtual Park Tour.

Director Hugen provided an update on the vandalism (football field damage) at Sycamore Park. An 18-year-old confessed to the act after his father had asked the Park District staff questions about the event. We will be reimbursed for the damage.

On the Parks Board Report, there is a picture of three workers standing in holes. Director Hugen explained that this is a photo of some of our staff doing our own earthwork, which has been very successful and has saved us some money.

Director Hugen provided an update on the storm damage. Cleanup is ongoing. If trees are not hazardous to the public, they will be trimmed up if needed, but left for removal in the winter.

Executive Director Talsma reminded the committee that if a live Park District tree falls on a resident's property and causes damage, then the liability goes to the homeowner's insurance. If the tree was dead before the event that caused damage, then the Park District would be liable. We can still remove a tree if it can be done safely and won't cause further damage, but any repair to the property (from live tree) would be at the expense of the homeowner or their insurance.

Executive Director Talsma stated that the Communications & Marketing department has been working on a social media campaign around vandalism, which has a general theme of "if you see something, say something". Some examples of tag lines will be "Don't Let it Slide"; "Sand and Water Don't Mix"; and "Enough is Enough".

Community Rep R. Evans asked if there was an update on the vandalism at Fabbrini. Director Hugen responded that the vandalism has stopped, but we do not have an update

on suspects. The contact given by Commissioner Dressler did not have any new information, but said he would be able to identify the suspect(s) if he saw them again. Executive Director Talsma said that Director Hugen is trying out an inexpensive camera system at Cannon Crossing, which could also be used at other parks.

Community Rep McIlrath stated that she remembers another town where they had seniors wear t-shirts that said “Park Narks” to parks in the evening to deter vandalism, and suggested that perhaps Cub Scouts could do some “policing”.

Community Rep Poeschel made a motion, seconded by Community Rep Bettencourt to recommend to forward the Parks, Planning and Maintenance Board Report Memo M21-073 to the full board. The motion carried by voice vote.

7. Committee Member Comments:

Comm Rep Evans: Regarding the storm cleanup. The golf course had 15 trees affected. There was a golf outing the next day at noon, and everything was already picked up. Great work! Executive Director Talsma added that Director Bechtold worked on an insurance claim for the loss of the trees. There may be a deductible, but we will see what happens with that.

Comm Rep Poeschel: The park tour was fabulous, and the social media campaign sounds great!

Commissioner K. Evans: He does not miss the park tours on the bus; the virtual version is very good. Good job on Black Bear. Also, the zip lines keep breaking. Director Hugen responded that the manufacturer is working on a new design, but will keep sending replacement cables in the meantime. The cables are not meant for bouncing, but we have a lot of bouncing. Along with the new design, we will include a sign that says “no bouncing”.

Commissioner McGinn: Thank you to Director Hugen and his staff for the quick cleanup after the storms. Thank you for the park tour. Thank you to Executive Assistant Flynn for keeping us informed.

8. Adjournment:

Comm Rep Bettencourt made a motion, seconded by Comm Rep Evans to adjourn the meeting at 7:48 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant

Memorandum No. M21-083

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: TC Hot Water Tank Replacement
DATE: 9/14/2021

Background:

The hot water tank at TC that services the north side of the building was due for replacement based on our internal geographical information system. The hot water tank was installed in 1984 and has definitely passed its useful life.

Implications:

Staff investigated the replacement of this tank in 2020 to figure out how to replace it. The tank is an original and would need to be cut out and removed. The new tank would not fit through the doors (original was installed before walls were built around it). Last year, when planning the budget for the hot water tank replacement, we had a mechanical contractor provide a proposal to remove the 500-gallon tank and replace it. Based on this, staff budgeted \$70,000, which included the cost of removing and replacing walls.

When going out to bid, we allowed for contractors to provide a minimum capacity of 500 gallons. We bid it out as replacing the unit with a like unit that matches this water storage capacity; this would leave it up to the vendor to size it appropriately and then bid an alternate option of tankless water heaters. We received three bids for the replacement, and the two low bidders proposed doing this work with two 250-gallon tanks that fit through our doors instead of possibly having to remove walls.

Anchor Mechanical

Base Bid	\$33,790.00
Tankless Bid	\$51,460.00

Bee Liner Lean Services

Base Bid	\$58,916.00
Tankless Bid	\$48,873.50

Integrity Builders

Base Bid	\$66,340.00
Tankless Bid	\$94,880.00

Anchor Mechanical was the low bidder with a bid of \$33,790. Staff reached out to their references with similar work at Talbott Hotel and Sterling Bay Prudential and both parties highly recommended them and stated they were very professional and completed work on time.

Recommendation:

Staff recommends the Buildings and Grounds Committee recommend to the full Board to award Anchor Mechanical the bid for \$33,790 with a 10% contingency of \$3,379 for a total of \$37,169 to complete the install of the TC hot water tank.

Memorandum M21-082

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance August Board Report
Date: 9/14/2021

ADMINISTRATIVE

Staff submitted the OSLAD Grant application to IDNR for the Beacon Pointe Park Project on August 30, 2021 and received confirmation of receipt. Staff put together the bid documents for Hot Water Storage Tank replacement at TC. Staff is in the process of developing the plans for sport court surface enhancement and parking lot seal coating and crackfill bids, with plans to open the bids in October and close them in December or January.

BIRCH PARK

AJ Oleson Construction, the earthwork contractor, was able to finish the rough grading of the site. Once the site was rough graded, HE Parks staff began completing finish grading prior to plantings. Finished grading involved removal of rocks, extra drainage installed, culvert enhancements (rip rap water runoffs) along with final prep prior to seeding. HE Parks staff completed wetland plantings of five river birch trees and ten viburnum shrubs along the southeast section of the path. Staff completed the seeding of the park on 9/3/2021 with some minor touch ups that will take place as we monitor the grow in. Paul Herrera Construction, the concrete contractor, was onsite on 9/4/2021 to finish the concrete portion of the project by installing the basketball pole, filling concrete at the shelter footings and pouring the ramp into the playground.

You can follow this project on a weekly basis at the following link via our weekly drone footage.
<https://www.heparks.org/birch-park-oslad-project-renovation/>



BRIDGES DRIVING RANGE ENHANCEMENT

Concrete work was able to begin the week of August 16. The concrete pours happened in three different sections. The main part of the building was first, followed by the area between support structures and the hitting bays, and the final pour was the hitting bays. Conduit for electrical service and communication to the ball dispensing units were installed in the concrete base prior to the concrete pour. On Thursday September 3, the contractor had crews onsite to start prepping for the construction of the building. As of 9/9/2021 some of

the exterior walls are standing and construction is going well. Staff and contractor have a scheduled construction and progress meeting on 9/15/2021 to outline the next phases of the project.



PARKS DEPARTMENT

August was a busy month for cleaning storm damage to trees district wide. Large trees along with downed limbs were cut up on site and removed from the following parks: Tall Oaks Park (3 trees), South Ridge Park (4 trees), Essex Park (2 trees), Black Bear Park (2 trees), Freedom Run (1 tree, 3 large limbs), Canterbury (1 tree), Cipri (1 tree), Hunters Ridge (1 tree by playground), Bo's run at Willow (3 large limbs), Armstrong (2 trees, 1 large limb), Sycamore (large limb), North Twin (2 large limbs), South Twin (1 tree). There were multiple branch cleanup at Tropicana, Hoffman, Community, Highland, Seminole, Chestnut, and Lincoln, with heavy damage occurring at Fabbrini and Victoria Parks.

Back in May of this year, Eagle Scout Pavan Kannan approached us about completing an Eagle Scout project in one of our parks. Pavan was interested in renovating the sand volleyball court at Sycamore Park. This was going to be a large undertaking for an Eagle Scout project and he was looking for guidance and assistance. With the help of Park Board Commissioner Linda Dressler, we were able to work together on this project and Pavan did an outstanding job organizing and running this project. During the project Pavan and his team removed 50 tons of sand from the court and placed it in the parking lot for the district to remove, they then put a new edge on the volleyball court. Fifty tons of new sand was delivered to the court and the scouts moved this sand and spread throughout the court. Once finished the poles were painted and a new net was installed by the scouts as well. Great idea by Pavan to complete a renovation project for his community.

The following is a brief list of other items completed by staff during August.

- Willow Recreation Center elevator is working and in operation.
- Ponds treated for algae at Princeton, North Ridge, South Ridge, Yorkshire Woods and BPC event ponds.
- New trees were planted at Tropicana and Birch Parks.
- Logs were removed from Freedom Run Dog Park during storm cleanup in preparation for new structures to be installed
- Re-installed cables for both zip lines.
- Repaired Wolves' overhead garage door.
- Repaired pickle ball fence at Fabbrini Park.

- Installed concrete for pathway blocker at Birch Park.
- Completed playground repairs at Hunters Ridge, TC, Victoria, Canterbury and Seascope.
- Ballfield maintenance and game prep.
- GIS updating maps and assets.
- New accutab pump motor and mechanical seals installed at The Club lap pool.
- RTU 6 at BPC had frozen coils, line dryer replaced and unit recharged.
- New exhaust fans installed at TC in the whirlpool area.
- New mini split unit installed at TC in the IT closet.
- Replaced electrical disconnect for RTU 6 @ BPC
- Installed new control module for Tropicana Park splash pad.
- Installed new pond fountain with new control box at Vogelei Pond.
- RTU #1 at Vogelei Barn had the compressor go out. Unit has been scheduled for replacement and will take place in September (was to be replaced in GIS in 2022).
- Replaced faulty breaker at The Club for the autofill on the spa.
- Installed new outlet @ Tropicana for dedication memorial.
- Rebuilt rotary vanes on Highland pond aerator
- Parks garbage at all locations has begun.
- Custodial maintenance at all facilities.
- Playground checks
- Vehicle safety and emission test completed.
- Vehicle checks and repairs.