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**MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
September 14, 2021**

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on September 14, 2021 at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

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

Absent: Comm Reps Bettencourt and Aguilar

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

Audience: President Kinnane, Commissioners Kaplan, Friedman, and Dressler, Community Reps McIlrath, Kulkarni, and MacGregor.

2. Approval of Agenda:

Comm Rep Evans 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:

Comm Rep Poeschel made a motion, seconded by Comm Rep Evans to approve the minutes of the August 17, 2021 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Old Business:

None

6. New Business:

A. Triphahn Center Hot Water Boiler Bid / M21-083

Executive Director Talsma noted that on a related topic, we have had a union representative stop by the Bridges TopTracer project. The rep was interviewing workers, asking if the workers were not being paid a prevailing wage. The foreman stated that they are indeed paying a prevailing wage. By law, we require anyone who bids on our projects to agree to pay a prevailing wage. Then, it is up to that company to file their prevailing wage certified payroll directly with the state. Our only requirement is to file a prevailing wage ordinance each year. After that, it is between the contractor and the state.

Director Hugen noted that the hot water boiler is in need of replacement, as it is the original unit from 1984, and is past its useful life. Last year a contractor estimated it would be a \$70,000 project, to replace the 500-gallon unit, including removing and replacing walls. Director Hugen then looked into replacing the unit with two smaller units or a tankless system. The two smaller units would not require additional construction other than cutting out the original.

Director Hugen explained the three bids. Anchor Mechanical was the low bidder for the two 250-gallon tank project, and they received very positive responses from their references. The requested budget is \$33,790 with a 10% contingency, for a total of \$37,169.

Commissioner McGinn asked if the new units would have any energy efficiency benefits. Director Hugen responded that no, it would take a very long time to see any additional savings.

Commissioner Evans asked if the tankless unit would offer better energy efficiency. Director Hugen stated that the return on investment would be 40 years to see any savings. The only benefit is it provides hot water slightly faster.

Commissioner Kaplan asked if the 500-gallon tank would be more efficient than the two 250-gallon tanks. Director Hugen said that no, they are both piped the same way.

Commissioner Evans asked if one unit gets used more than the other. Director Hugen said this is not the case. Commissioner Evans also asked if this contractor will be paying a prevailing wage. Director Hugen stated that all bidders must comply with the prevailing wage rules.

Commissioner Dressler asked if we are under budget (compared to the \$70,000 originally budgeted), where does that money go? Director Hugen explained that we have other projects that are under the capital fund budget that may be higher. If we are under budget at the end of the year, the balance will go into next year's budget.

Comm Rep Evans made a motion, seconded by Comm Rep Poeschel to recommend to forward the Triphahn Center Hot Water Boiler Bid Memo M21-083 to the full board. The motion carried by voice vote.

C. Parks, Planning & Maintenance Board Report / M21-082

Director Hugen highlighted the following:

The application was submitted for the OSLAD grant for Beacon Pointe. The residents received close to 100 signatures, so we included that with the application.

Birch Park is now fully seeded and is being watered.

The Bridges TopTracer project is moving along nicely. All walls and beams are up.

Commissioner McGinn asked if the repaired pickle ball fence at Fabbrini was due to vandalism or normal wear and tear, and has there been any additional vandalism at the park. Director Hugen responded that it was storm damage, and only a small amount of graffiti has occurred.

Commissioner Kaplan inquired about a camera at Fabbrini. Director Hugen said that the camera at Cannon Crossing has stopped all vandalism, and we are still in the process of installing cameras at Fabbrini.

Executive Director Talsma noted some potential vandalism at South Ridge. The seat is missing from the zip line. Director Hugen has ordered a replacement seat.

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to recommend to forward the Parks, Planning and Maintenance Board Report Memo M21-082 to the full board. The motion carried by voice vote.

7. **Committee Member Comments:**

Comm Rep Beranek: Noticed that the Palatine library card provides a discount to our Park District. Executive Director Talsma explained that Hoffman Estates does not have a library of its own, so may residents use the Palatine library, and Palatine has a library satellite location at our Willow Rec Center. We offered discounted skate passes on the library card, trying to get those patrons to come to our other facilities.

Comm Rep Poeschel: Thank you for all of the hard work the staff is doing.

Commissioner Evans: Thank you for the prevailing wage explanation.

Commissioner McGinn: Nicely done on the Eagle Scout project. Also, he was at South Ridge over Labor Day weekend. The park was packed with people and activity, which was nice to see.

Commissioner Dressler: Thank you to Director Hugen for your help on the Eagle Scout project and for fielding all of the questions. Also, it was nice to speak to a resident about the district at the local hair salon.

Commissioner Friedman: If any of you have any kids who have never been to Boomers stadium, his team would be playing over the weekend. Executive Director Talsma thanked Commissioner Friedman for his coaching.

8. Adjournment:

Comm Rep Sernett made a motion, seconded by Comm Rep Poeschel to adjourn the meeting at 7:26 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant