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**MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
January 18, 2022**

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on January 18, 2022 at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Chairman McGinn, Commissioner Evans, Comm Rep Poeschel, Comm Rep Evans, Comm Rep Sernett, Comm Rep Bettencourt

Absent: Comm Rep 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, Director of Administration and Finance Hopkins, Executive Assistant Flynn

Audience: President Kinnane, Commissioners Chhatwani, Friedman, and Kaplan, Community Reps Macdonald, MacGregor, Henderson (7:22 p.m.) and Beranek (7:26 p.m.)

2. Approval of Agenda:

Comm Rep Poeschel made a motion, seconded by Comm Rep Bettencourt 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 Sernett to approve the minutes of the October 19, 2021 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Old Business:

None

6. New Business:

A. Court Repairs at Multiple Locations / M22-003

Director Hugen stated that our tennis and basketball courts are all on a three-year repair cycle, meaning that each year, about six or seven parks receive court repairs. He noted that due to a shortage of product, there has been a large increase in prices.

Three bids were received, from Sport Surface, US Tennis Court, and American Sealcoating. All three contractors have submitted bids in the past as well. Sport Surface was the low bidder, and has completed projects for the District in the past, as well as in many other local areas. The project was budgeted at \$71,500.

Director Hugen explained that the alternates are locations listed in next year's GIS system. These courts are in poor shape, and if the price including the alternates falls within our budget, we can include them in this year's repairs.

Commissioner McGinn asked why US Tennis Court had South Ridge at \$26,300. Director Hugen replied that they went above what the bid was asking and quoted two coats of slurry.

Comm Rep Bettencourt made a motion, seconded by Comm Rep Poeschel to recommend to the full board to award the bid to Sport Surface for \$68,950 plus a contingency of \$2,500 for a grand total of \$71,450. The motion carried by voice vote.

B. Purchase of Smithco Spray Star 3185 Satellite-Controlled Sprayer / M22-004

Director Hugen explained that this unit is planned to be used by both the Parks and Golf Course maintenance staff. Currently the golf course has a 300-gallon Toro sprayer that they share with Parks. This unit is not equipped with GPS. The new unit can be used at the golf course, where the greens, tees, fairways and rough can be mapped during the first run, and then the unit will only spray within those parameters, cutting down on waste of expensive material. The GPS program can also map our sports fields. The efficiencies of the unit will save several days of labor as well.

Director Hugen stated that they demo'd every sprayer on the market in our area, including units made by Smithco, John Deere, and Toro. The Smithco unit had advantages that the other two did not, including a larger tank capacity, and the GPS system is made by the same manufacturer as the unit.

Comm Rep Sernett asked if the District staff would be trained on how to use the unit. Director Hugen replied that yes, our staff will be trained and will operate the unit in-house.

Comm Rep Evans asked if we would keep the old sprayers. Director Hugen responded that we will get rid of the smaller 100-gallon sprayer and Parks will house the 300-gallon sprayer.

Commissioner Evans asked if we have any other equipment from this manufacturer. Director Hugen said that Burris sells the Smithco unit. The golf course has a tractor from Burris and Parks staff uses a ball field machine from this manufacturer; staff is very satisfied with both. The manufacturer is equal to John Deere and Toro.

Comm Rep Evans made a motion, seconded by Comm Rep Bettencourt to recommend to the full board the purchase of the Smithco Spray Star 3185 for a purchase price of \$89,776. The motion carried by voice vote.

C. Bridges TopTracer Bathroom Facility / M22-005

Executive Director Talsma noted the following:

- The TopTracer project did not include a bathroom facility. It was discussed in the early planning stages, but left off of the plans to save money. After the soft opening on December 10, and during the first two weeks of use, it became apparent that a bathroom will be needed to serve not only the TopTracer area, but also the beer garden and gazebo as well.
- This project was presented to the A&F Committee in December 2021, and was included in the final budget, but we were asked to bring the project to the other committees.
- The proposed plan would run water and sewer to the area, which could also serve a potential future bar (where the current hut is). We are not currently looking at constructing a bar, but thinking toward the future.

Director Hugen added the following:

- The proposed bathroom facility will be similar to those built at South Ridge or the other facilities on the golf course.
- The process would start with engineering and permitting, having to go through the Village and MWRD. Then, the excavation would take place to bring the water and sewer lines to the area, followed by concrete work. After this step, in-house labor would complete the rest of the work on the facility, with the exception of some soldering by a plumber.
- Our goal is to put this out to bid and have the excavation begin in March.

Comm Rep Macdonald asked if the bathroom would be heated. Director Hugen said yes, this is part of the electrical cost.

Commissioner McGinn asked if the cost of lumber is still high. Director Hugen said that yes, and this is one of the reasons for the contingency.

Comm Rep Macdonald asked if the bathrooms would be multi-gender. Director Hugen responded that both bathrooms will be gender-neutral.

Comm Rep Evans added that even without the TopTracer facility, this is still a good location for a bathroom.

Commissioner McGinn added that the bathroom will be a good addition to the beer garden and gazebo area as well.

Commissioner Evans asked if there is a future bar, would this be at TopTracer. Executive Director Talsma explained that a future bar would most likely be constructed where the current hut is. Currently we serve canned beverages from a cooler in this location. The bar would service the beer garden area more so than TopTracer.

Commissioner Evans asked why there will not be urinals, from a cleanliness standpoint. Director Hugen responded that this was strictly for cost and maintenance reasons; toilets are easier to maintain; and to make both bathrooms gender neutral.

Commissioner Evans expressed his concern for the expense of the project, stating this is a large addition to last year's project, and suggested we see how the operations go for the next five months before moving forward, adding that he would like to defer the project.

Comm Rep Evans made a motion, seconded by Comm Rep Bettencourt to extend to the full board the authorization to install a bathroom facility at the Bridges TopTracer facility for a budgeted amount of \$215,000, plus a 10% contingency, for a grand total of \$236,500. The motion carried by voice vote, 5-1.

D. Seascape Pool Floor Renovations / M22-006

Director Hugen noted the following:

- This project was broken into different bids, this being the first, followed by a bid for concrete work, which will go out next month. The entire Seascape pool will be sandblasted down to the concrete level. We have never had this work done before, as staff usually does an acid wash followed by a new layer of paint. Therefore, this bid is to have the entire pool sandblasted down to the concrete on the floors and walls, remove all caulking in the gutter lines and re-caulk the gutter lines.
- We received four bids, three were comparable, and one was very high. The low bidder was Continental Construction. We received positive references from Itasca Park District and Downers Grove High School

Commissioner Evans asked how many days this project would take. Director Hugen stated that this phase would take approximately two weeks, and then this contractor would come back after the concrete contractor to repaint, totaling about one month for the entire project.

Comm Rep Macdonald asked if there is any risk of finding any issues under the pool. Director Hugen responded that staff believes the only high risk is where the joints are. The second portion of this project is where we will take the risk out and have the joints redone.

President Kinnane asked if there is any concern with anything wrong under the concrete. Director Hugen said that we had all of the concrete plugged last year, and fixed one issue under the slides. Since then we have only lost water to evaporation and splash. He added that we will have the pipes tested again.

Comm Rep Sernett asked if this contractor will handle anything under the slides. Director Hugen explained that the area under the slides is a separate item, and we have maintenance done on this area every year before the pool opens.

Director Hugen added that we were planning \$190,000 for this section of work.

Comm Rep Sernett made a motion, seconded by Comm Rep Bettencourt, to recommend to the full board to award the bid to Continental Construction for a total of \$137,000 plus a \$13,700 contingency for a grand total of \$150,700. The motion carried by voice vote.

E. Parks, Planning and Maintenance Board Report and 4Q Goals / M22-002

Director Hugen highlighted the following:

The Parks department spent time during December and the first two weeks of January to renovate the ELC classroom and preschool room with new flooring, paint and cabinets. Natalie Wood secured a grant to cover the costs of this project. The other two rooms will be completed over Spring Break.

Comm Rep Poeschel made a motion, seconded by Comm Rep Bettencourt to send the Parks, Planning and Maintenance Board Report and 4Q Goals to the full board. The motion carried by voice vote.

7. Committee Member Comments:

Comm Rep Sernett: Nice to be back. Hopeful that this new COVID variant goes away.

Comm Rep Evans: Happy New Year. The breakfast with Santa was the best we've experienced in the 8 years we have attended. He asked if there has been enough snow to test out the new sweeper. Director Hugen responded that we have been sweeping the

paths, but there has not been enough snow to groom the cross country ski path. Comm Rep Evans also asked how many additional rounds of golf were played after the normal closing date. Director Bechtold said that 633 rounds were played, for a total of about \$23,000.

Comm Rep Poeschel: It was interesting to hear how thorough all of the research is for these projects, and it will be fun to hear about all of the other things that the department accomplishes with the time saved with the new sprayer.

Comm Rep Bettencourt: All staff do a great job.

Chairman McGinn: This is a comprehensive list of things going on. Thank you to staff for your hard work.

8. Adjournment:

Comm Rep Bettencourt made a motion, seconded by Comm Rep Poeschel to adjourn the meeting at 7:38 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant