

AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, AUGUST 15, 2023
7:00 P.M.

1. ROLL CALL
2. APPROVAL OF AGENDA
Motion to approve the agenda as presented.
3. APPROVAL OF COMMITTEE MINUTES
 - July 18, 2023
Motion to approve the minutes of the July 18, 2023 meeting as presented.
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. Vogelei Park Final Renovation Plans (OSLAD 2024) / M23-076
Motion to recommend to the full board the approval of the Vogelei Park Renovation Final Plans as presented with a budget of \$600,000 with matching funds from the OSLAD Grant of \$600,000 for a total of \$1,200,000.
 - B. Parks, Planning & Maintenance Board Report / M23-075
Motion to recommend to the full board to include the Parks, Planning & Maintenance August Board Report in the August Executive Director's Report.
 - C. Virtual Park Tour
7. COMMITTEE MEMBER COMMENTS
8. ADJOURNMENT
Motion to adjourn the meeting.

MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
July 18, 2023

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on July 18, 2023 at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Commissioner Evans, Comm Reps Macdonald, Poeschel and Sernett, Chairman Kaplan

Absent: Comm Reps Evans, Utas, Student Liaison Sabesan

Also Present: Executive Director Talsma, Director of Parks, Planning and Maintenance Hugen, Director of Golf & Facilities Bechtold, Director of Recreation Miletic, Executive Assistant Flynn, IT Specialist Kevin Hassler

Audience: President Chhatwani, Commissioners McGinn and Friedman; Comm Reps Bettencourt, Beranek (7:14), Henderson (7:05), MacGregor and Pilafas

2. Approval of Agenda:

Commissioner 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 Sernett made a motion, seconded by Comm Rep Macdonald to approve the minutes of the May 16, 2023 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Old Business:

None

6. New Business:

A. Beacon Pointe Park Construction / M23-063

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to recommend to the full board to award the Beacon Pointe Park Construction to Perfect Turf for a total of \$132,950.00.

Director Huguenot noted that this is the last phase of the Beacon Pointe Park project, to complete the earthwork, concrete curbing and turf installation. Perfect Turf is already doing the installation of the playground, so we requested a quote from them through Omnia Partners (purchasing coop).

Commissioner Evans asked to confirm that this did not go to bid because it was through a state coop, and asked if it is a reasonable estimate. Director Huguenot said he is correct regarding the purchasing coop, and this quote is better because they are already on site for the playground installation.

The motion carried by voice vote.

B. Hot Water Heaters at Triphahn Center / M23-067

Commissioner Evans made a motion, seconded by Comm Rep Poeschel to approve to the full board the purchase of hot water heater replacement units from C. Acitelli Heating & Piping Contractors, Inc. for a total of \$233,919 with a 10% contingency of \$23,000 for a total of \$256,919.

Director Huguenot explained that there are four hot water heaters to cover the entire south side of the Triphahn Center, including the administrative offices, the Wolves areas, both ice rinks and the locker rooms for the ice rinks. Two of the four hot units for this area have gone down this year. They are in our GIS system to be replaced in 2026, noted with a 25 year life cycle. The lifespan on these units is closer to 15 years.

Director Huguenot added that we asked for a price to replace the two units, and to replace all four. It is more economical to replace all four at one time, as they need to be dismantled inside the building. The building was constructed around the hot water tanks. This item was not budgeted for 2023 and will come from capital reserves.

Commissioner Kaplan asked if there is a cost advantage to doing all four. Director Huguenot said the installation costs are much less to do all four at one time, compared to doing two now and two later.

Commissioner Evans asked about using tankless water heaters. Director Huguenot said tankless water heaters cannot produce the volume needed for the Zambonis.

Commissioner Evans asked about the disruption to activities. Director Huguenot said we will have one day with no hot water, and this will be scheduled when the Wolves team is on the road.

Comm Rep Macdonald asked if the warranties are the same from each bidder. Director Huguen said yes, the warranty is from the manufacturer, and all bidders would be using the same units.

The motion carried by voice vote.

C. Willow Rec Center Windows and Skylights / M23-066

Comm Rep Sernett made a motion, seconded by Commissioner Evans to recommend the full board reject all bids for the Willow Rec Center Windows and Skylights project.

Executive Director Talsma explained that we only received one bid and the pricing wasn't where we hoped it would be. This will be rebid at a later date.

The motion carried by voice vote.

D. Pine Park Pickleball Fence Installation / M23-064

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to approve to the full board the purchase and installation of the fence at the Pine Park pickleball courts to Fence Connection for a total of \$50,850 with a 10% contingency of \$5,085 for a total cost of \$55,935.

Director Huguen noted that the pickleball court is shaped and new asphalt has been poured over the top. The next phase is for the fence to go in. This will be the same process as the Fabbrini fence installation, driving fence posts through the existing asphalt to a four foot depth. The corner posts and gates will go into concrete. Once this is complete, a sport surface company will put the pickleball surface in place.

Director Huguen added that the lowest bidder was Fence Connection, who has done work for various villages and park districts with good reviews.

Commissioner Evans asked how long Fabbrini pickleball courts were down for this process. Director Huguen replied that they were closed for nine days, but all of Pine Park is closed until 2024, so this will not affect residents any differently.

Comm Rep Sernett asked if we have received any complaints in the community about pickleball noise. Executive Director Talsma said that these courts are removed from the houses by a school yard, and we will have the proper windscreens which help as well.

Commissioner McGinn asked if there are lights on these courts. Director Huguen said yes, you push a button to turn the lights on, and they can stay on until 10:00 p.m.

The motion carried by voice vote.

E. Vogelei Park Conceptual Renovation Plans (OSLAD 2024) / M23-065

Comm Rep Macdonald made a motion, seconded by Comm Rep Sernett to recommend to the full board the Vogelei Park Renovation Conceptual Plans as presented with the addition of any committee comments.

Director Hugen highlighted the following regarding the planning process for the Vogelei Park Renovation:

- Have met internally with staff for their input
- Met with NWSRA for what their needs would be
- Held public meeting on July 10 to get resident input
- The main focus is to replace the playground and splash pad.
- The playground will be replaced with a fully inclusive playground, bringing all features to ground level access. If child is going up, there will be an entrance and an exit point at ground level.
- To tie the splash pad and playground together, there will be an area between the two that is wheelchair accessible, and will include a shelter, benches and shade structure. The splash pad will double in size and will have two or three above ground sprays and four or five ground sprays.
- The idea is to make the playground and splash pad enjoyable for all well-bodied and non-well-bodied individuals (not just wheelchair bound, but also those with sensory issues, for example).
- The area behind the barn had been used by the Wings & Talons organization. There are currently three mews still here which are used approximately once per year. Behind that is green space.
- NWSRA would like to use this for an active sports area, possibly including bocce ball courts. To be ADA accessible, the ledge of bocce ball courts would need to have a gate that opens on both sides.
- We are also looking into Bank Shot Sports and disc golf (possibly just three holes).
- We could potentially reach full arboretum status if we put a greenhouse in the west side of the area behind the barn. There would be ADA garden beds outside of the greenhouse. Educational events could be held here. We could plant all of our materials for parks; we could also have a tree nursery, so if a tree needs to be removed in any of our parks, it can be replaced with one of our own.
- On the hill to the east of the house, the plan is to develop a sensory garden which would flower all year. A path leading to the garden would likely be crushed red granite.
- The shoreline along the pond is grown over and there are two benches with no path leading to them. We would add a path here, and in between the path and the water would be an outdoor nature classroom which could be used by our preschool, summer camp, NWSRA.
- Other features could include a “Simon Says”-type structure which could be solar powered; musical components on the playground; swing types will include full ADA, toddler/parent, ADA/parent, and regular swings; a slide with rollers.

Commissioner Evans asked what an outdoor nature classroom looks like. Director Hugen said that it would have tree trunks cut in half for benches, signs showing what kind of plants are there. Anything can be taught in this area.

Comm Rep Henderson asked what Arboretum Status means. Director Hugen explained that you need a certain amount of tree species and to hold educational events. Having arboretum status would make us the first organization besides Morton Arboretum to be a full arboretum, and would be good publicity for the District.

Comm Rep Henderson asked about Bank Shot Sports. Director Hugen explained that this is for people of all abilities to play. The baskets are all at different heights and have different backboards.

Commissioner Evans noted that we are putting a lot of things in a small area, and are there any concerns about water. Director Hugen said the pavement for the Bank Shot area is what used to be Safety Town. The playground and splash pad area is the same size. He added that as long as we are under 40% of total volume of pavement, we don't need a permit from MWRD.

Comm Rep Macdonald asked if there would be another bathroom built, as the only one is attached to the barn. Director Hugen said that most people don't know we have a bathroom at all, so we will add directional signage to the existing bathroom.

Comm Rep Macdonald asked if Director Hugen had seen Bison's Bluff. Director Hugen said he did, and we would try to add a water feature to the sensory garden.

Commissioner McGinn asked how many trees would be in the nursery area. Director Hugen said that if we use saplings, there could be 12 rows of 40 saplings each. Once the trees are 8-10 feet tall (3-5 years), we need to find a place to relocate the trees.

Commissioner Evans asked what the dimensions of the proposed greenhouse would be. Director Hugen said 20'x30', and there is no minimum requirement.

Director Hugen said if you have ideas to add, please send them via email. We will continue to collect input for the next two weeks and will return to the Board with final plans.

The motion carried by voice vote.

F. Parks, Planning & Maintenance Board Report and 2nd Quarter 2023 Goals / M23-062

Comm Rep Macdonald made a motion, seconded by Comm Rep Poeschel to include the Parks, Planning & Maintenance July Board Report and 2nd Quarter 2023 Goals in the July Executive Director's Report.

Director Hugen highlighted a few items from work at Fabbrini Park:

- The pickleball courts are complete with a new surface, new fence and windscreen.

- Dredged an area near the parking lot.
- Drainage pipes had collapsed; put in new pipes all the way to the pond.
- Dug out the creek and the basin; found all pipes.
- The Village brought out their pump truck and pumped out all of their lines.
- Received four inches of rain since then with no standing water in the parking lot.

Commissioner McGinn asked if there was any rain issues at Beacon Pointe Park. Director Hugen said no, the basin there is designed to hold water, and the playground is up on higher ground near the fire station.

The motion carried by voice vote.

7. Committee Member Comments:

Comm Rep Sernett said she is enjoying the weather and the parks; she sees a lot of kids at Poplar Park.

Comm Rep Poeschel is impressed with the project at Fabbrini and the concept at Vogeley is impressive. She took her granddog to Bridges for the PC for K9 demonstration, and said the beer garden was great.

Commissioner Evans said he is happy to be back on the B&G Committee. The plans for Vogeley look great.

Commissioner Kaplan thanked Director Hugen for his work.

8. Adjournment:

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to adjourn the meeting at 7:52 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant

MEMORANDUM M23-076

TO: Building & Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Vogelei Park Renovation (OSLAD) Final Plans and Budget
DATE: 8/15/2023

Motion:

Approve to the full board for new business the Vogelei Park Renovation Final Plans as presented with a budget of \$600,000 with matching funds from the OSLAD Grant of \$600,000 for a total of \$1,200,000.

Background:

Vogelei Park is one of the district's community parks that receives multiple visitors every day. The park currently has a playground and splash pad (set for replacement is 2024), a walking path around a small pond and perimeter of park, a barn that houses gymnastics and party rentals, and the Vogelei House. In 2022, Northwest Special Recreation Association moved into the renovated Vogelei House. With the playground and splash pad up for replacement, the district has been planning a major renovation of the park. The District planning committee consists of our administration team as well as team members from NWSRA. A public meeting was held at Vogelei Park on 7/10/2023 and attended by residents that surround Vogelei Park. The Building and Grounds Committee and Board of Commissioners commented on the conceptual plans in July and the final plans are being presented at this time.

Rationale:

The goals of this project are to provide a park that has opportunities for all individuals with multiple activities throughout the park setting. This plan is not only an all-inclusive playground but an all-inclusive park site. To accomplish this, the planning committee has developed the final plan outlined in the bullets points below. Attached is are the final plans that will be presented on the OSLAD application.

- All-inclusive playground
- Accessible splash pad with above ground and ground based sprays
- Sitting area including a shelter and a sensory/play panel maze will be positioned between the splash pad and playground
- Outdoor environmental classroom in a natural setting with a renovated shoreline
- Renovated walking paths along with additional paths to access current and new features
- Sensory garden with multiple tree varieties, plant life and a water feature
- Tree nursery to be utilized as a source for all park district locations
- Greenhouse with ADA garden beds for growing our own plants and providing educational events throughout the year

- Sport area to include inclusive bocce ball courts and Bank Shot sports courts for individuals with all abilities
- Multi Golf Short Course that integrates foot golf, disc golf and park golf all in one setting
- Newly landscaped areas
- Passive park areas for open use and special events
- Bike racks along the path with bike repair stations
- Dog friendly items (drinking fountain) as multiple residents use the path for dog walking
- Shoreline and swale renovations
- Updated signage on lake use and current plant life

A budget outline for this project is shown below.

Scope of Work	Budget	Notes
Engineering & Planning	\$ 110,000.00	
Playground Equipment	\$ 320,000.00	
Playground Install	\$ 145,000.00	
Playground Surfacing	\$ 165,000.00	
Playground Concrete	\$ 15,000.00	
Splash Pad Equipment	\$ 60,000.00	
Splash Pad Install	\$ 30,000.00	
Splash Pad Concrete	\$ 50,000.00	
Shelter	\$ 30,000.00	
Concrete	\$ 30,000.00	
Walking Paths	\$ 100,000.00	
Greenhouse	\$ 30,000.00	
Greenhouse Install	\$ 8,500.00	
Tree Nursery	\$ 6,500.00	
Shoreline Establishment	\$ 1,500.00	
Outdoor Classroom	\$ 2,500.00	
Bank Shot Sports	\$ 30,000.00	
Bank Shot Sports Asphalt Surface	\$ 17,500.00	
Bocce Ball Courts	\$ 15,000.00	
Multigolf Course	\$ 6,500.00	
Sensory Garden	\$ 12,500.00	
Accessories & Signage	\$ 14,500.00	
Total	\$ 1,200,000.00	



Hoffman Estates Park District

Vogelei Park Playground Rendering

Pages 1 & 2

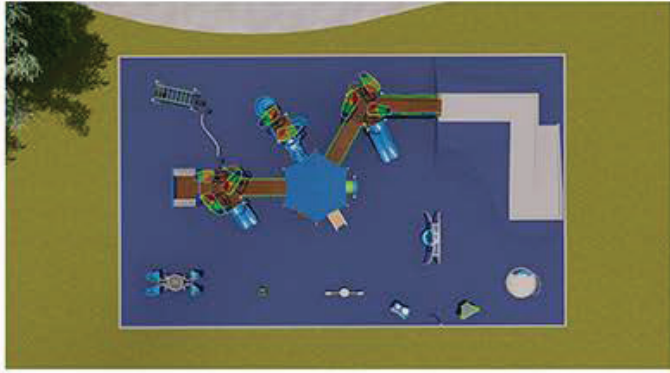
Vogelei Park Splash Pad Renderings

Pages 3 - 7

**Open Space Lands Acquisition and
Development Grant**

Hoffman Estates Park District Vogelei Park

Design • Build • PLAY!



Color Palette: Spring Bloom

Hoffman Estates Park District Vogelei Park

Design • Build • PLAY!



Color Palette: Spring Bloom



Vogelei Park

Copyright 2022 Waterplay Solutions Corp. Artist's visual interpretation of the project. Cannot be considered factual representation of the final product.





Vogelei Park

Copyright 2022 Waterplay Solutions Corp. Artist's visual interpretation of the project. Cannot be considered factual representation of the final product.



Vogelei Park

Copyright 2022 Waterplay Solutions Corp. Artist's visual interpretation of the project. Cannot be considered factual representation of the final product.



Vogelei Park

Copyright 2022 Waterplay Solutions Corp. Artist's visual interpretation of the project. Cannot be considered factual representation of the final product.

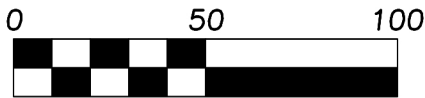




Proposed Tree Nursery
 - Increases Arboretum Inventory
 Proposed Lawn Sports Area
 - Multi-sport Golf Course

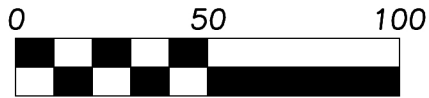
Proposed Greenhouse
 Proposed Lawn Sports Area
 - Bocce Ball

Proposed Connection Path
 Proposed Bankshot Courts



Scale: 1"=50'

VOGELEI PARK MASTER PLAN ACTIVE AREA ENLARGEMENT

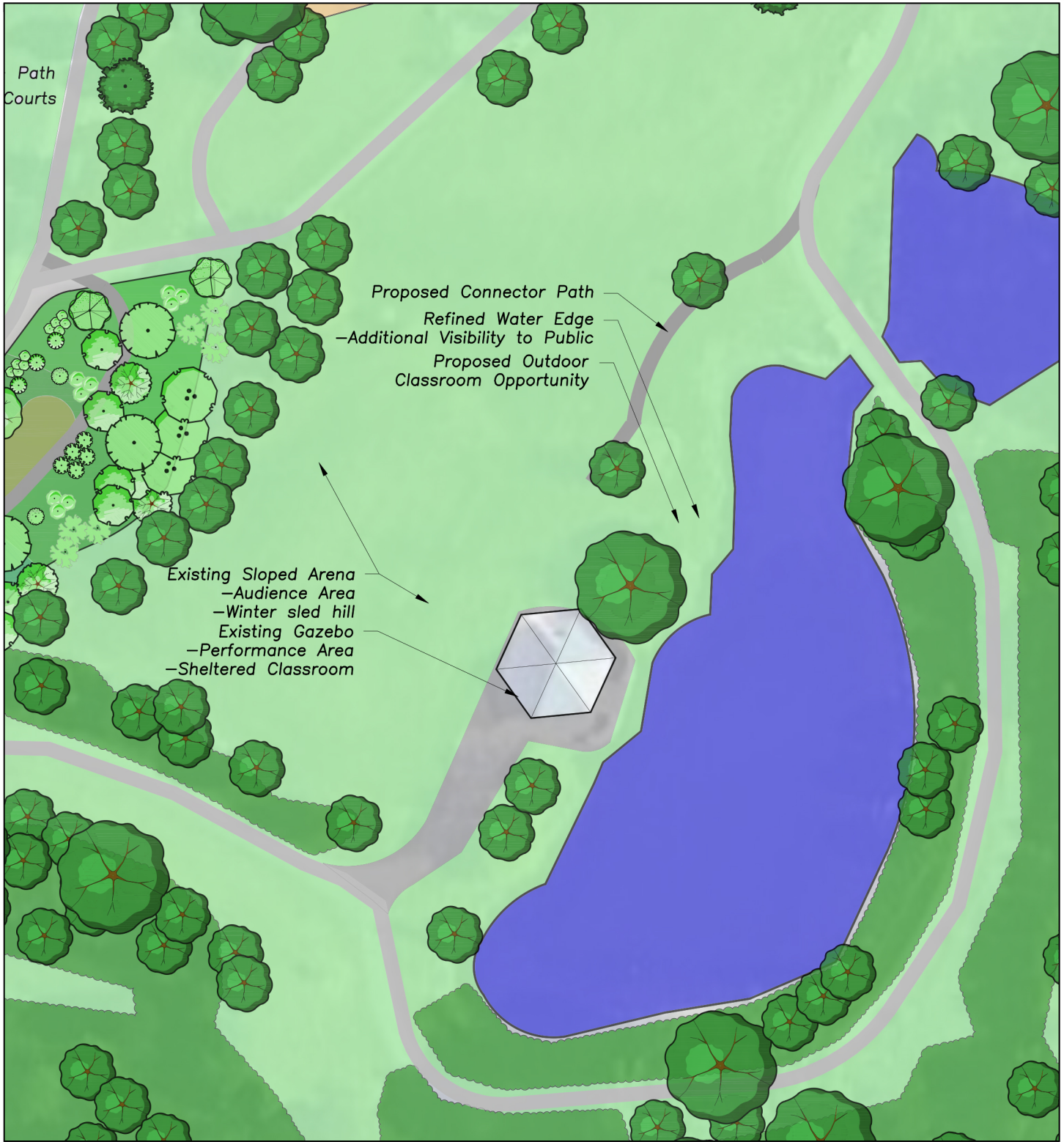


Scale: 1"=50'



VOGELEI PARK MASTER PLAN ALL-INCLUSIVE PLAYGROUND AND SPLASH PAD ENLARGEMENT

VOGELEI PARK MASTER PLAN

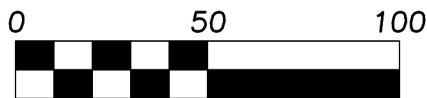


Path
Courts

Proposed Connector Path
Refined Water Edge
-Additional Visibility to Public
Proposed Outdoor
Classroom Opportunity

Existing Sloped Area
-Audience Area
-Winter sled hill
Existing Gazebo
-Performance Area
-Sheltered Classroom

VOGELEI PARK MASTER PLAN POND AREA ENLARGEMENT

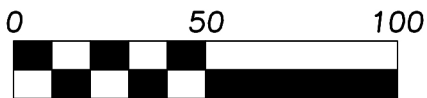


Scale: 1"=50'

VOGELEI PARK MASTER PLAN



VOGELEI PARK MASTER PLAN SENSORY GARDEN ENLARGEMENT



Scale: 1"=50'

Memorandum M23-075

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance – August Board Report
Date: 8/15/2023

MOTION

Recommend to the full board to include the Parks, Planning & Maintenance August Board Report in the August Executive Director's Report.

ADMINISTRATION & CAPITAL PROJECTS

Beacon Pointe Park:

The playground equipment arrived on 7/28/2023. Cunningham Recreation's installation contractor arrived on site on 7/31/2023 and excavated the area for the playground before beginning to install the playground features. Once all the playground features are installed, Perfect Turf will pour the concrete curbing and install the synthetic turf. When this is finished, HEParks staff will finish up with a complete restoration of the site. We anticipate being able to open the park in early October.



Pine Park Renovation:

Our asphalt contractor was able to strip the existing path all the way around Pine Park and prep it for new asphalt. The asphalt contractor also finished the new surface for the pickleball courts. Fence Connections was selected to install the fence around the pickleball courts and then Sport Surface Pros will complete the final aspect of the courts by lining them and installing nets. HEParks staff is in the process of final grading the entire site. Seeding will take place the last two weeks of August, with sodding of the soccer field planned for late September.

Willow Recreation Center Improvements:

The first round of bids for the skylights and windows were all rejected due to the low number of bids and being over budget. The new bid packet was released on 8/3/2023 with the bid opening scheduled for 9/13/2023. Concrete work that is not part of the windows bid is set to be completed in late September/early October. Some in-house painting work will occur at that time as well.

Vogelei OSLAD

Public meetings were held at Vogelei Park so that residents could provide their input for the project. Working with the residents' input, NWSRA, Ericksson Engineering and HEParks staff, a full conceptual plan was developed. We are currently working on the final plan that will be presented this month to B&G and the full Board.

AQUATICS AND BUILDINGS

The Club at Prairie Stone:

- Conducted a walk-through of the aquatic area with directors and staff for maintenance shut down beginning 7/31. During the week-long maintenance shutdown staff was able to drain both pools, power wash and scrub surge tanks, buff all stainless steel, paint play features in the activity pool, complete maintenance on boilers and filters by cleaning heat exchangers, inducer wheels, and flame sensors, and replacing gaskets. Some minor tile work was completed near the hot tub and staff is currently looking into new lights for the lap pool to provide better lighting.
- Secure ADA lift approval was received from S.R. Smith for the use of a portable chair lift.
- Ran power test for new gym partition curtains and the electrical install was completed.
- Fixed activity pool heater by purging air from water lines, and cleaning air relief valve.
- Backwash valve for the spa filter was repaired at The Club.
- New emergency lights were installed.
- New flame sensor installed on activity pool boiler.

Bridges of Poplar Creek:

- Fire suppression annual test was completed for both kitchens.

Triphan Center:

- Rink one is currently down for its bi-annual rink maintenance. During this time the rink cooling system is shut down so that the rink and ground can thaw out naturally to avoid build up layers of frost permanently in the ground. HEParks staff will remove the ice, let the rink thaw out and then rebuild the ice and paint all new logos and lines. While the rink is down, maintenance will occur in the locker rooms, hallways and around the rink.
- Key pad door lock on front admin office was removed and reinstalled to North side recreation office.

PARKS

Hedge clean up, tree pruning, weed removal and landscape maintenance were done at various park/playground locations.

Parks & Trees:

- Algae treated at Evergreen, Black Bear and North Ridge Parks, along with Princeton Park Basin and Yorkshire Basin West.
- Mowed, trimmed and sprayed nature trail at Black Bear Park.

Playgrounds:

- Conducted routine playground inspections and completed park maintenance.
- The bridge at Vogelei Park was repaired and entrance signs were added.
- Mulch delivered to various playground locations and to maintain mulch levels.
- Bathrooms were painted at Canterbury Fields.

Athletic Fields:

- Ongoing routine maintenance of athletic fields.
- Field usage schedule has been maintained.
- Baseball fields were prepped, mound repairs done and foul lines refreshed.
- Toptracer mats were built and installed and turf was glued/installed around them.
- Greens and fairways sprayed at Black Bear disk golf.
- Irrigation system inspected and audits were done.