

AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, MARCH 18, 2025
7:00 P.M.

1. ROLL CALL
2. APPROVAL OF AGENDA
Motion to approve the agenda as presented.
3. APPROVAL OF COMMITTEE MINUTES
 - FEBRUARY 18, 2025
Motion to approve the minutes of the February 18, 2025 meeting as presented.
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. WRC Renovations Construction Plan and Contract / M25-024
Motion to recommend to the full board the approval of the construction contract for the Willow Receptions Center to Bear Construction for \$129,700 with a 15% contingency for a grand total of \$149,155.
 - B. Sycamore Playground Installation / M25-026
Motion to recommend to the full board to approve the Sycamore Park Playground installation to Paul Herrera Construction for a total of \$72,700 with a 10% contingency of \$7,270 for a total of \$79,970.
 - C. Sycamore Park Fall Surface and Installation / M25-031
Motion to recommend to the full board to approve the purchase of the fall surface and installation from Perfect Turf for a total of \$104,250.
 - D. Cipri Park Playground Equipment / M25-027
Motion to recommend to the full board the purchase of the Cipri Park Playground equipment from Game Time for a total of \$81,363.15 through Omnia Contract #2017001134.
 - E. Cipri Park Fall Surface/Installation and Playground Equipment Installation / M25-032
Motion to recommend to the full board the purchase of the Cipri Park Fall Surface and Playground Equipment Installation from Perfect Turf for \$177,850 with a 10% contingency for a total of \$187,850 through Omnia Contract #R230201.

Buildings & Grounds Mtg.

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F. District Utility Vehicles and Mower Purchase / M25-028

Motion to recommend to the full board the approval of the purchase of two utility vehicles and one mower from Revels Turf and Tractor, LLC for a total of \$72,763.00

G. Parks, Planning & Maintenance Board Report / M25-025

Motion to recommend to the full board to include the Parks, Planning & Maintenance March Board Report in the March Executive Director's Report.

7. COMMITTEE MEMBER COMMENTS

8. ADJOURNMENT

Motion to adjourn the meeting.



MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
February 18, 2025

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on February 18, 2025, at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Chairman Evans, Commissioner Friedman, Comm Reps Dowling, Meyer, Poeschel, and Sernett

Absent:

Also Present: Executive Director Talsma, Director of Parks, Planning and Maintenance Hugen, Deputy Director Bechtold, Director of Administrative Services Rivas, Executive Assistant Flynn, Superintendent of IT Agudelo

Audience: President Chhatwani, Commissioners Dressler, McGinn, and MacGregor

2. Approval of Agenda:

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

3. Approval of the Minutes:

Comm Rep Dowling made a motion, seconded by Comm Rep Poeschel to approve the minutes of the January 21, 2025 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

Executive Director Talsma introduced Director of Administrative Services Amy Rivas.

5. Old Business:

None

6. **New Business:**

A. Asphalt Repairs, Sealcoating and Striping / M25-016

Comm Rep Poeschel made a motion, seconded by Comm Rep Meyer, to recommend to the full board to award the crack filling and sealcoating bid project to Patriot Maintenance, Inc. for a total of \$82,211 plus a 15% contingency for a total of \$94,542.65.

Comm Rep Meyer asked what the purpose is of this aside from sealcoating and giving a fresh black look to the surface. Director Hugen said that sealcoating is more of a water protectant/barrier to keep the water from penetrating, which will buy you years of cost savings and allowing you to not have to tear it out and completely redo the project.

The motion carried by voice vote.

B. Court Repairs and Color Coating at Multiple Locations /M25-017

Comm Rep Dowling made a motion, seconded by Comm Rep Meyer to recommend to the full board to award the bid for 2025 Court Repairs and Color Coating to Sport Surface Pros for a total of \$87,000 with a 15% contingency for a grand total of \$100,500.

Director Hugen explained that this is for outdoor sport courts, repairs, and color coating. Our sport courts are on a three-year rotation. He added that we budgeted for this project based on last year's numbers, but the bids came in much lower this year.

Commissioner Dressler asked if we are still checking for prevailing wage. Executive Director Talsma said this is a bid requirement and added that Patriot Maintenance is a union contractor.

The motion carried by voice vote.

C. Parks, Planning & Maintenance Board Report / M25-018

Comm Rep Meyer made a motion, seconded by Comm Rep Poeschel, to include the Parks, Planning & Maintenance February Board Report in the February Executive Director's Report.

Commissioner Dressler asked if there was a timeframe for when the Bridges elevator will be finished. Director Hugen said the project is still on schedule as we bid it, to be finished by February 26. The contractor did not find any major issues; it is sitting in test mode, waiting for inspection.

The motion carried by voice vote.

7. **Committee Member Comments:**

Commissioner Friedman said he is happy that the north side desk is staffed on Saturday mornings during basketball.

Commissioner Evans asked if there would be a dedication for the playground at Moon Lake. Executive Director Talsma said yes, we are still waiting for the finalization of both the Triphahn Center and Seascapes playgrounds grants.

Commissioner Evans asked if the new playground at Moon Lake will be named. Executive Director Talsma said yes, there would be a recommendation.

8. **Adjournment:**

Comm Rep Sernett made a motion, seconded by Comm Rep Dowling to adjourn the meeting at 7:16 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant

The following questions were asked and answered via email prior to the meeting:

1. The minutes refer to the younger characteristic of the Club membership. Can the demographics of the membership be captured through Club membership applications for a more precise understanding of the user profile?

[Yes we are able to pull our age demographics from our software.](#)

2. The minutes also refer to Life Fitness bike as the “winner.” What other options were provided, and to whom?

[We explored many options for the Spin Bikes. The Life Fitness unit was selected by our management team. Based on product reviews, member input, and even discussions with service providers who repair this type of equipment. The demo unit was in the facility for almost three months.](#)

3. Why was the timer at the Club’s steam room replaced?

[The timer was broken.](#)

3a. Will the Club be sponsoring another 5K in May with Anderson Humane and Duck Pond?
We are exploring another 5K this season (Dick Pond was the main sponsor last year). We will highlight details in our monthly report when finalized.

4. Just a suggestion. Thursday evening around 6 pm, there were five cars waiting to get into the Club parking lot. The main drive in is not really a two-car lane with cars getting ever larger. Perhaps making one way in to the left and out the other. And similarly in the back lot.

The parking lot, though busy at times, meets all village code and directional patterns that they established.

5. What is the status of the flag at Bo park? Any delivery date yet?
The flagpole is still broken. We will update when this is repaired..

6. To better understand the purchase process, I have the following inquiries. Am I correct in my understanding that Sourcewell is a self-sustaining government agency, paid by vendors? And that the coop feature is derived from different agencies agreeing to use the procurement services of the organization based in Minnesota. And that Board in Minnesota needs to approve a procurement request for solicitation?

Cooperative purchasing is “Procurement conducted by, or on behalf of, one or more Public Procurement Units” as defined by the American Bar Association Model Procurement Code for State and Local Governments.

Sourcewell is not a government agency, but a coop where analysts streamline the procurement process by developing RFPs and IFBs for national, competitive solicitations that meet or exceed local requirements. Their rigorous process is continually refined to best meet the needs of participating agencies and allows us to offer exceptional products from nationally acclaimed suppliers.

7. I noticed Sourcewell was not used for the patio furniture \$57,000. Are there criteria when Sourcewell is or is not used? I did notice the furniture purchased matches what is currently at the Golf club.

In order to match the furniture, we utilized the same company for our previous furniture purchase for Toptracer. This specific furniture was not available on Sourcewell, so therefore we went to bid. As mentioned previously, purchases from Sourcewell are bid-exempt.

8. I did not see Direct Fitness Solution on the Sourcewell MN vendor list. Does each state have a separate vendors list? Is one objective of the coop to give priority to local/community suppliers?

Direct Fitness Solution is a sales company that sells products on the Sourcewell contract. As noted in the memo the Sourcewell Contract #052324PC. Neither Sourcewell nor the Park District give priority to local suppliers as we must purchase based on cost.

MEMORANDUM NO. M25-024

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: WRC Renovation Construction Contract
DATE: 3/18/2025

Motion:

Recommend to the full board the approval of the construction contract for the Willow Recreation Center to Bear Construction for \$129,700 with a 15% contingency for a grand total of \$149,155.

Background:

As part of the 2025 capital improvements, the board approved a WRC renovations budget of \$450,000. The breakdown of that budget is shown below.

Scope of Work	Cost
Construction (Bear Construction)	\$ 145,000.00
Front Door	\$ 30,000.00
Front Entrance Renovation (In House)	\$ 20,000.00
Carpet	\$ 15,000.00
Fitness Flooring / Mini Gym Floor	\$ 15,000.00
Fitness & Gymnastic Equipment	\$ 205,000.00
Misc Supplies / Exterior Upgrades	\$ 10,000.00
Furniture	\$ 10,000.00

A public meeting was held at Willow Recreation Center on January 6, 2025 to show the conceptual designs to the public. Over 30 residents attended the meeting. The major concerns from the public include: keeping at least two courts for racquetball and wallyball (volleyball on a racquetball court); baton practice location with the mini gym being converted to gymnastics; and how programs will be affected. Staff took the information from the public meeting and developed a final plan for the renovations at Willow Recreation Center.

The final plan for the Willow Recreation Center is set to bring an exciting revitalization to the facility, enhancing its offerings and creating even more opportunities for fitness and recreation. One of the most significant changes is the transformation of the mini gym into a dedicated gymnastics area. This newly designed space will allow the center to expand gymnastics programs to accommodate a broader range of age groups and skill levels, from toddlers to teens. With additional room for both instruction and practice, the updated gymnastics area will ensure that participants of all ages have a safe, welcoming environment to develop their skills.

One racquetball court will be converted into a modern weight room, featuring the latest Tag Fitness equipment. This updated space will offer a comfortable and well-equipped environment for strength training, supporting a variety of fitness goals, from building muscle to maintaining overall fitness. The new weight room will be a valuable addition to the facility, providing more options for those looking to enhance their workouts.

The current fitness center will be updated into a spacious area focused on cardio, offering a wide range of cardiovascular equipment to enhance fitness routines. With both the weight room and cardio space, the Recreation Center will provide a comprehensive fitness experience for all members of the community.

Additionally, the front entrance will undergo a complete renovation to improve the overall visitor experience. The new design will feature automatic doors, an open seating area for easy drop-offs and pick-ups, and a sleek, modern front desk setup. This upgrade will create a welcoming atmosphere and improve the flow of visitors as they enter the center.

As part of a separate but complementary project, the Vogeley Barn will also receive a facelift. The upstairs area will be fully renovated, featuring brand-new flooring, essential structural repairs, and the creation of a cozy lounge and viewing area overlooking the program space. These renovations will ensure that no program loses valuable space; in fact, they'll benefit from flexible new areas designed to meet growing needs and accommodate future programming. It will also become the dedicated home for the baton program and HOTT Theater.

With these updates, Willow Recreation Center will continue to provide top-notch amenities while offering even more opportunities for the community to engage in exciting new programs. Attached are the drawings showing the planned fitness rooms and mini-gym renovations.

Rationale:

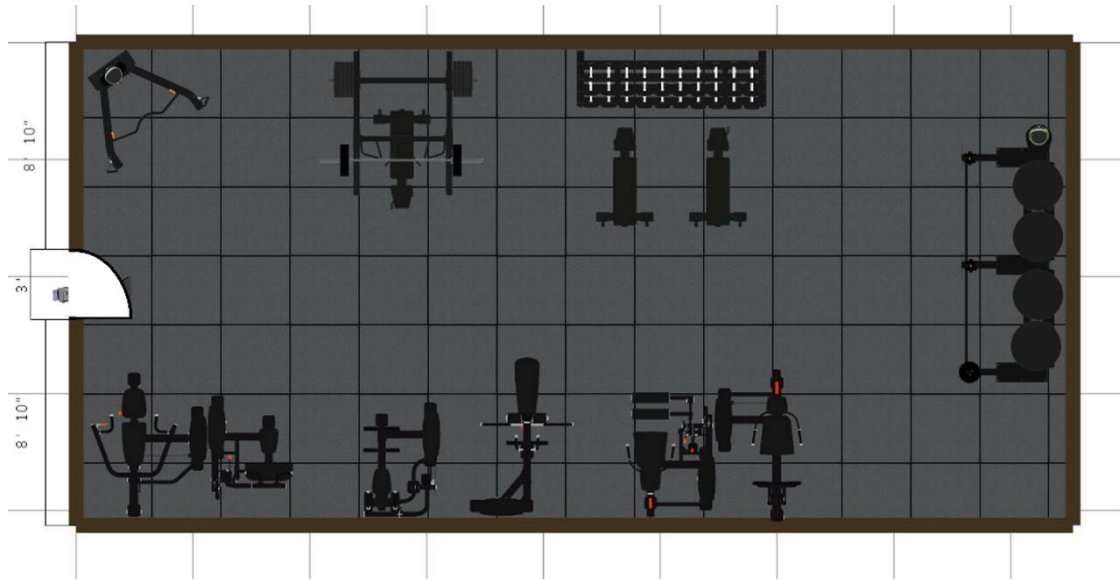
The scope of work for the construction part of the Willow Recreation Center is listed below.

Scope of Work – One Racquetball Court

- Remove and salvage laminate wall panels at the upper portion of the court wall where new windows are to be installed.
- Remove and modify metal wall framing to create new window openings.
- Demo and remove (1) existing entry door.
- Shore masonry wall, cut in new 3ft x 7ft door opening with steel lintel at existing door location.
- Shore exterior masonry walls and install new steel lintels to create (2) new window openings.
- Provide and install (2) new dark bronze anodized fixed aluminum storefront windows. Windows to be 3 ft high x 8 ft wide with thermally broken frames, and 1” insulated, low e, tempered and laminated glazing.
- Patch the courtside with salvaged laminate panels.
- Touch up paint on the corridor side where the new door was cut in.

- Provide and install (1) full glass aluminum frame storefront doors at the court entrance.
- Install rubber gym flooring.
- Install new fitness equipment, mirrors, and accessories.

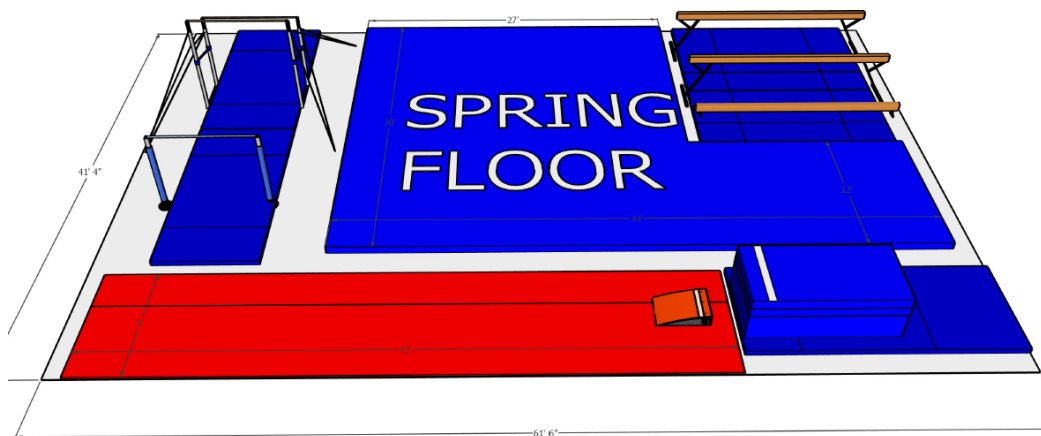
Below are early conceptual designs for our upcoming facility updates. We will be converting an existing racquetball court into a modern weight room, providing an expanded space for strength training. Additionally, our current fitness center will be enhanced and transformed into a dedicated cardio room. These initial plans are just the beginning, and will evolve as we refine the designs to best serve our community's needs.



Scope of Work – Mini Gym Conversion to Gymnastic Center

- Shore masonry wall as needed and cut in (2) new 6 ft wide x 4 ft tall window openings.
- Provide and install steel lintels at each opening.
- Install new HM window frames
- Provide and install 7/16” clear tempered laminated glass at each window opening.
- Construct new partition wall in existing storage area. Wall to be framed to the underside of the ceiling grid. Hang, tape, and finish gyp board and paint new wall.
- Provide and install a double entry storage room door in new wall.
 - HM frame to be 6070
 - (2) 3070 prefinished red oak doors
 - Hardware to be (6) hinges, (2) manual flush bolts for inactive door, (1) cylindrical lockset for active door, and (1) door closer for active door.
- Removal of existing acoustic panels on the gym walls, with new sound panels installed.
- Paint all walls.
- Removal of existing basketball hoops.
- Installation of new gymnastic equipment and accessories.

Below are the early conceptual designs for our new gymnastics room. These initial drawings showcase the foundational ideas for the space, still in their early stages. As we move forward in the planning process, the designs will be refined and enhanced to better meet the needs of our participants.



Scope of Work – Front Desk

- Demo CMU wing walls and half wall at the current reception desk.
- Cut and patch soffit as needed.
- Clean up and patch masonry to remain at demo locations.
- Construct new “corridor wall” at renovated reception area. Framing to the underside of the grid, hang and finish drywall, and paint new wall.
- Demo existing front desk and cabinetry.

- Install all new furniture for the front desk area as well as the new open seating area.
- Remove existing front doors and replace them with automatic sliding doors.

Scope of Work – Basement Hallway and Current Fitness Room

- Removal of all existing carpets with new carpet in the hallway and fitness rubber flooring in the fitness room.
- Fitness room conversion to cardio room with new layout.
- Paint hallways.

Bear Construction is a general contracting and construction management firm that is based out of Rolling Meadows Illinois. They have completed a long list of commercial renovations that include healthcare, education, and municipal buildings. They have recently completed building renovations for the villages of Schaumburg and Libertyville; both municipalities had good reviews. The contract for Willow Recreation Center will be using TIPS Purchasing Cooperative Contract # 23010402.

MEMORANDUM NO. M25-026

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Sycamore Park Playground Installation
DATE: 3/18/2025

Motion:

Recommend to the full board to approve Sycamore Park Playground Equipment Installation to Paul Herrera Construction for a total of \$72,700 with a 10% contingency of \$7,270 for a total of \$79,970.

Background:

The board approved \$325,000 for the Sycamore Park Playground replacement as part of the 2025 budget. The breakdown of this budget is listed below. Red numbers have already been spent or are being approved this month, and black numbers are current estimates.

Playground Equipment	\$125,364.15
Playground Install	\$72,700.00
Fall Surface and Install	\$104,250.00
Restoration & Ammenities	\$22,500.00
Total	\$324,814.15

The equipment this playground was approved by the board in October 2024.

Rationale:

We received six bids for the installation of Sycamore Park Playground equipment. The lowest qualified bidder is Paul Herrera Construction Company. We have completed many projects over the past five years with Paul Herrera Construction Company, including the concrete perimeter for the playground and shelter construction at Pine Park, the patio construction and concrete at Toptracer, the installation of Pine Park playground equipment and the installation of the new park at Seascape playground equipment. All projects that they have completed with us have been finished on time with quality work.

The lowest overall bidder was Daybreaker Landscapes, but they did not provide any references with like jobs. After calling all references listed, they performed lawn care, snow removal, concrete, and paver patio work. Daybreaker also failed to finish the bid packet by not having the bid certification page notarized, therefore the district is considering them a non-qualified bidder.

MEMORANDUM NO. M25-031

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Sycamore Park Fall Surface / Installation
DATE: 3/18/2025

Motion:

Recommend to the full board to approve the purchase of the fall surface and installation from Perfect Turf for a total of \$104,250.

Background:

The entire Sycamore Park project has an approved budget of \$325,000, as part of the overall 2025 budget. The fall surface designed for this playground is synthetic turf. The fall surface is just one of many components for the new park design at Sycamore Park. The equipment was secured in October of 2024 and the installation of the equipment along with concrete curbs and stone base are part of Memo M25-026. The overall budget is shown below.

Playground Equipment	\$125,364.15
Playground Install	\$72,700.00
Fall Surface and Install	\$104,250.00
Restoration & Ammenities	\$22,500.00
Total	\$324,814.15

Rationale:

This purchase and installation of the fall surface will be through Omnia contract #R230201. The anticipated time frame for this project is late June through early August but is 100% contingent on School District 54 and the timing of the overall project at Sycamore Park.

MEMORANDUM NO. M25-027

TO: B&G Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Purchase of Cipri Park Playground Equipment
DATE: 3/18/2025

Motion:

Recommend to the full board the purchase of Cipri Park Playground Equipment from Game Time for a total of \$81,363.15 through Omnia Contract #2017001134.

Background:

As part of the district’s 2025 capital budget, Cipri Park Playground was approved for \$285,000 to have the playground equipment replaced with upgrades to the fall surface and surrounding drainage.

This budget is to include playground removal, playground equipment, installation, fall surface and restoration. In-house staff will be taking care of removals and restoration. The budget breakdown is listed below.

Equipment - Game Time	\$ 81,363.15
Fall Surface and All Equipmetn Install (Memo M25-032)	\$ 177,850.00
Contingency	\$ 10,000.00
Total	\$ 269,213.15

Staff also obtained a proposal from Team Reil with the purchase and installation through Sourcewell Cooperative Purchasing that totaled \$264,880.00, with a 10% contingency would have been \$274,880.00.

Rationale:

Staff held a public meeting on January 6, 2025, for the renovations at Cipri Park Playground. Three members of the community attended the public meeting. Residents are interested in the upgraded playground and ways to keep the park clean. The main concern was the fall surface of the current park being engineered wood fiber and constantly washing away. The new design for the playground has the fall surface as synthetic turf which will take care of the cleanliness issue at this park site.

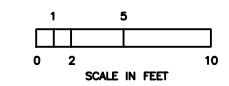
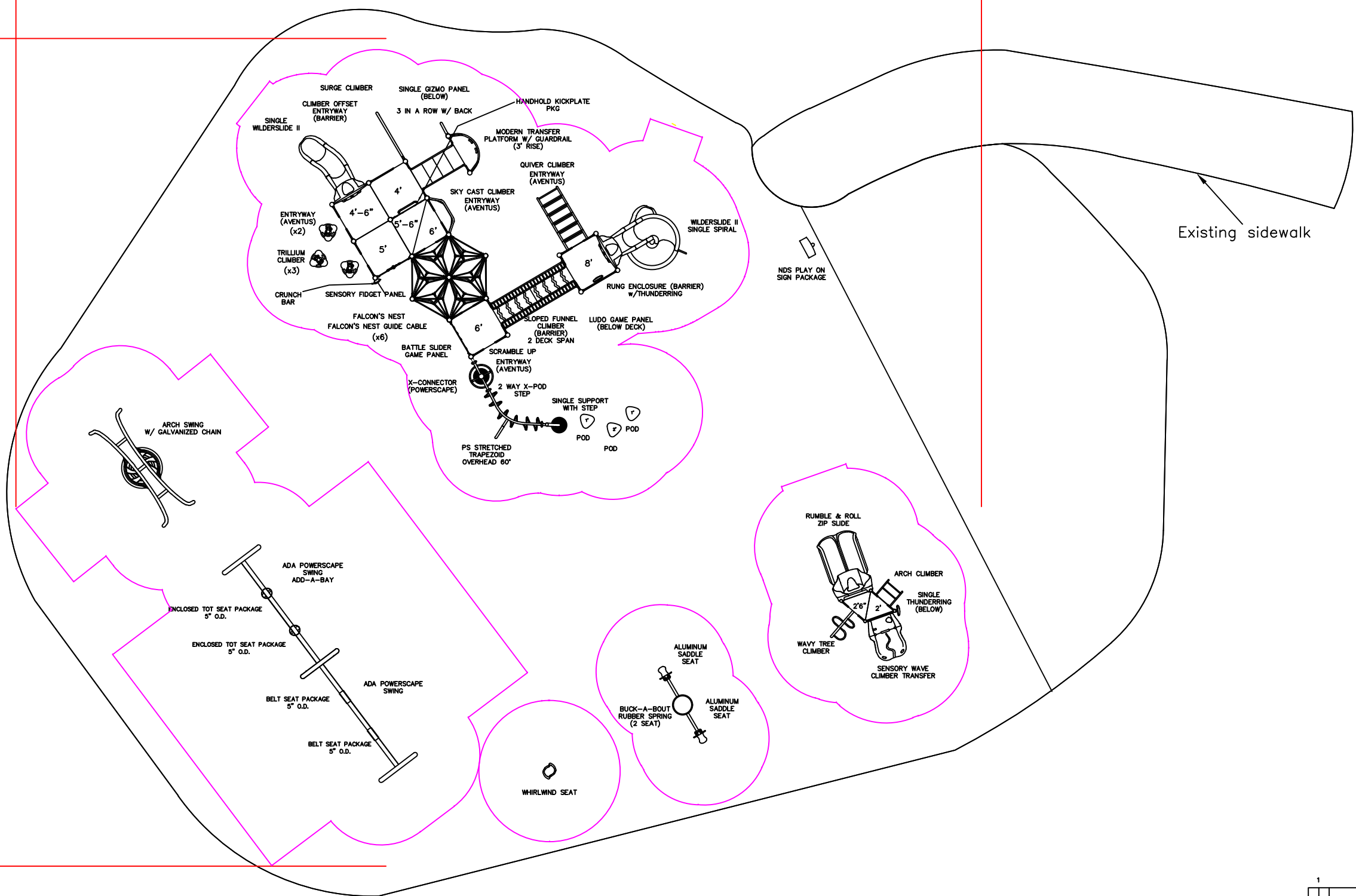
Also, as part of the restoration, in-house staff will be adding drainage around the playground. The purchase of this park will be through Omnia Cooperative Purchasing. Attached is the layout of the playground.



92'-7³/₁₆"

79'-4¹/₂"

Existing sidewalk



150 PlayCore Drive SE
 Fort Payne, AL 35967
www.gametime.com

Hoffman Estates Park District
 Hoffman Estates Cipri Park
 Hoffman Estates, IL
 Representative
 Cunningham Recreation

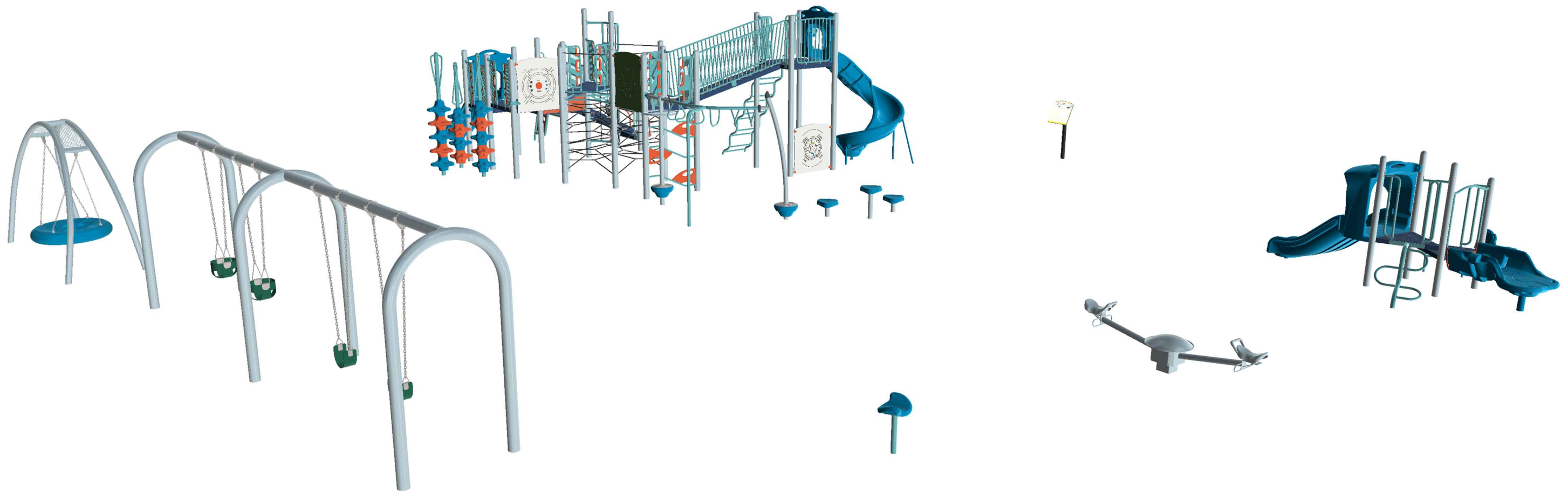
This play equipment is recommended for children ages 2-5 & 5-12

Minimum Area Required:
 Scale:
 This drawing can be scaled only when in an 24" x 36" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By: KA
 Date: 2/4/2025
 Drawing Name: 173625-01-01

Hoffman Estates Cipri Park (Revised) Full Site View



Hoffman Estates Cipri Park Additional Views

5-12 Structure
View 1



5-12 Structure
View 2



5-12 Structure
View 3



* Rolling Wave Palette

2-5 Structure
Alternate View



MEMORANDUM NO. M25-032

TO: B&G Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Cipri Park Fall Surface / Install and Playground Equipment Install
DATE: 3/18/2025

Motion:

Recommend to the full board the purchase of Cipri Park Fall Surface and Playground Equipment Install from Perfect Turf for a total of \$177,850 with a \$10,000 contingency through Omnia Contract #R230201.

Background:

As part of the district’s approved capital budget, Cipri Park Playground was budgeted at \$285,000 to have the playground equipment replaced with upgrades to the fall surface and surrounding drainage.

This budget is to include playground removal, playground equipment, installation, fall surface and restoration. In-house staff will be taking care of removals and restoration. Budget breakdown is listed below

Equipment - Game Time (M25-027)	\$ 81,363.15
Fall Surface and All Equipment Install	\$ 177,850.00
Contingency	\$ 10,000.00
Total	\$ 269,213.15

Staff also obtained a proposal from Team Reil with the purchase and install through Source Well Cooperative Purchasing that totaled \$264,880.00, with a 10,000 contingency would have been \$274,880.00.

Rationale:

Staff held a public meeting on January 6, 2025, for the renovations at Cipri Park Playground. Three members of the community attended the public meeting. Residents are interested in the upgraded playground and ways to keep the park clean. The main concern is the fall surface of the current park being engineered wood fiber and constantly washing away. The new design for the playground has the fall surface as synthetic turf which will take care of the cleanliness issue at this park site.

Also, as part of the restoration, in-house staff will be adding drainage around the playground. The purchase of the fall surface and installation will be through Omnia Cooperative Purchasing.

MEMORANDUM M25-028

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: District Utility Vehicle's & Mower
DATE: 3/18/2024

Motion:

Recommend to the full board the approval of the purchase of two utility vehicles and one mower from Revels Turf and Tractor, LLC for a total of \$72,763.00.

Background:

Approved in the 2025 budget was \$83,000 for a utility vehicle and a mower. The breakdown of the purchase is listed below. The purchase is from Revels Turf and Tractor through Sourcewell Grounds Maintenance Contract 112624-DAC.

Purchase Items	
John Deere Pro Gator 2020A Utility Vehicle	\$34,886.28
John Deere Gator TX Turf Utility Vehicle	\$11,302.72
2020 John Deere 7400A Mower	\$43,999.00
Surplus Trade In's	
2014 Toro 4000 Mower	\$ (8,250.00)
2014 Toro Z Master	\$ (1,500.00)
2014 Toro Z Master	\$ (1,500.00)
2014 Toro Workman HDX Auto	\$ (6,175.00)
Total	\$72,763.00

Rationale:

The JD Pro Gator 2020A is replacing the 2014 Toro Workman HDX Auto, and the John Deere 7400A mower will be replacing all three of the surplus mowers. The John Deere 7400A mower is a used mower that is coming off of a lease with 900 hours on it. In a typical year, the parks department would put roughly 700 hours on a mower. By purchasing the used mower, the district is saving \$17,000. The JD Gator TX Turf Utility Vehicle will be a new addition to our fleet and will be used by the new crew for shoreline and natural area management.

Memorandum M25-025

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance – March Board Report
Date: 3/18/2025

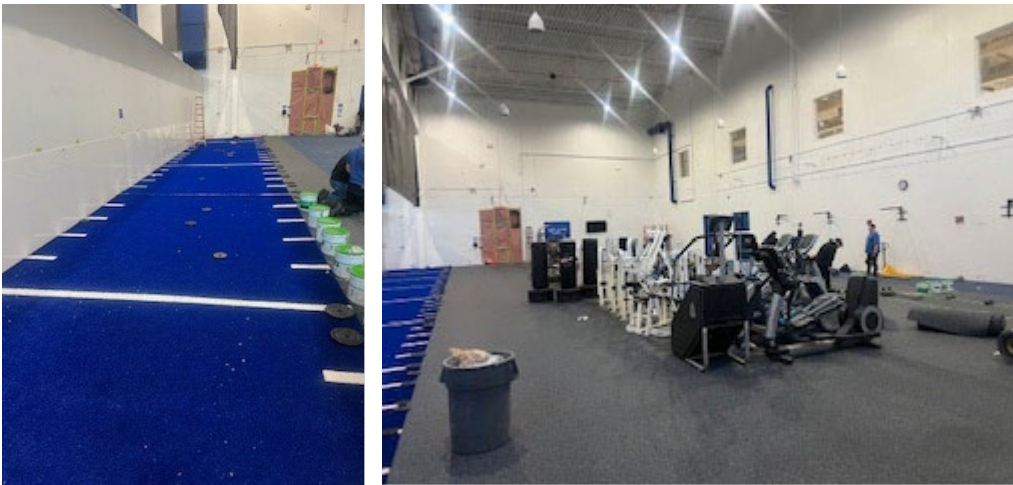
MOTION

Recommend to the full board to include the Parks, Planning & Maintenance March Board Report in the March Executive Directors Report.

ADMINISTRATION & CAPITAL PROJECTS

The Club Third Court Renovation

The renovation of the third court area at the club has been going well. Staff have moved and relocated existing equipment, prepared floors for synthetic turf and rubber flooring, and lined existing drywall walls with a more stable surface. Once these items were complete, staff installed all new speakers and sound system and ran new cables for TVs and cameras. Next, staff began to install the flooring in this area. The new fitness equipment has arrived, and sound panels are set to arrive on March 19. Staff will install the panels as the last portion of the project. Equipment will be placed properly while the sound panels are being installed.



BPC Driving Range Hitting Mat Area Renovation

Staff have removed all existing asphalt and prepared the area for Forever Lawn to complete the installation of the new turf hitting areas. Forever Lawn was on site on March 12 to lay out the area and is planning to complete the installation weather dependent during the March 25 – April 8 timeframe. Following the installation of the new hitting area, staff will complete the restoration work which we anticipate taking place mid-April, weather dependent.



New Park at Seascape

The new park at Seascape is coming along nicely. Staff completed the final layer of stone prior to the fall surface installation which will be completed by Forever Lawn. They anticipate completing the installation of the fall surface in April. Staff will be completing the restoration work at this park in April and early May. We have an anticipated opening date of May 15, 2025 for the new playground.

AQUATICS AND BUILDINGS

Triphahn Center:

- The Wolves' locker room area had no heat – installed two new contactors in Wolves super heat unit to restore heating.
- A new blower motor assembly was installed in Wolves spa dehumidification system.
- Located accessible power for card swipe on the senior side billiards room door.
- A new clutch and sprocket were installed on Zamboni for wash water drive system.
- Repaired bad shut off valve and rodded out urinals on the North side to improve water flow.

Bridges of Poplar Creek:

- The pro-shop electrical line that feeds the registration system was removed and will be re-installed when flooring is done.
- Electrical outlets in the downstairs banquet room were removed for flooring contractor.
- The Toptracer heater was making noises - when checked, found that the fan motor is bad and will need to be replaced.
- Bays 5 and 6 had reports of electrical issues/outlets not working-wiring was checked and everything is running okay.
- Two new deep fryers were installed in the downstairs kitchen.

The Club at Prairie Stone:

- Duct valves were adjusted in Kids Corner area to balance space temps between the two rooms. The thermostat was returned to original location (opposite side of wall).
- Reports of no hot water at the Club – mixing valve showed low temps. After adjusting temps came back for a while, but then same issue occurred. Frozen pipes were found in custodial closet (roof hatch left open by roofing contractor) and needed repairs. When pipes thawed water was able to circulate back to storage tank.
- Replaced high bay lighting.
- Cleared shower drains in men's locker rooms.
- Installed new drinking fountain in the gym.
- Installed new bearing coupler on activity pool boiler motor.

- Lap pool dehumidification system blew two main fuses – OHM testing done on all compressors, condensing fans, blower motors and inducer motors. Tested for direct short from disconnect box to main fuse switch gear – all tested good. New fuses installed and started unit up in service mode, no fuses blew and equipment safe to put into run mode.
- Installed ten new speakers with two separate zones as part of tennis court remodel.
- Ran data cable from server back to cardio area.
- Installed two new TVs and ran coax cable from rack to new TVs.
- Ran four data cables from rack in HIIT room to new TV and cameras locations.
- Cut open flooring and installed electrical for treadmills.

Vogelei House:

- Water line froze for a third time due to cold air getting in from above the sill plate; filled with insulation to prevent water line from freezing.
- Met with Kings 3 – they had a trouble code come up for the elevator camera and said it is our elevator company’s responsibility to repair. Advanced does not make the part anymore and were trying to find compatible power module. When we opened up the control panel to test the fuses, two were blown. Installed new fuses and system was back up and working.

PARKS

Parks, Forestry & Playgrounds

- Branch cleanup at multiple parks.
- Tree trimming at BPC around the irrigation pond near homes.
- Snow removal
- Ice depth checks at all ice fishing and skating ponds.
- Staff attended the Illinois Landscape Show from February 26-28
- Tree branch and log removal from BPC to remove all winter pruning.
- Started to open up ballfields to dry them out in anticipation of the spring season.
- Cleaned out dugouts at certain fields.
- Tree pruning at Locust Park and Victoria Park
- Prescribed burns at BPC and Victoria Park.
- Playground/Construction crew completed scope of work at The Club third court renovation.
- Hung new banner at TC entrance.
- Benches for sensory garden were built using the milled Ash trees from Maple Park.
- Spinning rocking chair from Poplar Park was removed, repaired, and reinstalled.