

MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
March 18, 2025

1. Roll Call:

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

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

Absent: Comm Reps Poeschel and Meyer

Also Present: Executive Director Talsma, Director of Parks, Planning and Maintenance Hugen, Deputy Director Bechtold, Director of Administrative Services Rivas, Director of Recreation Miletic, Executive Assistant Flynn, IT Specialist Hassler

Audience: President Chhatwani, Commissioners Dressler, Kaplan, McGinn, and MacGregor; Connor Schwarz; Comm Reps Kulkarni, Beranek, and Henderson

2. Approval of Agenda:

Commissioner Friedman made a motion, seconded by Comm Rep Dowling to approve the agenda as presented. The motion carried by voice vote.

3. Approval of the Minutes:

Commissioner Friedman made a motion, seconded by Comm Rep Sernett to approve the minutes of the February 18, 2025 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Old Business:

None

6. **New Business:**

A. WRC Renovations Construction Plan and Contract / M25-024

Comm Rep Sernett made a motion, seconded by Comm Rep Dowling, to 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.

Executive Director Talsma stated that we have had positive communication with residents about the upcoming changes, and have met with program leaders and participants about moving locations around.

Director Huguenot noted the following:

- Bear Construction will complete a lot of the structural work, and most of the finish work will be completed in-house.
- One racquetball court will be converted into a fitness area, and two windows will be added.
- The main entrance doors will look similar to those on the north side of the Triphahn Center.
- The mini gym will be converted in a gymnastics center. A large existing closet will be converted into a viewing area where parents can view but not hear the gymnastics instruction/participation. Storage for gymnastics equipment will be moved to a new area on the right side of the gym.
- Concrete walls will be removed from the front desk; a new hallway will be created going toward the office; the existing front desk area will move 12-15 feet toward the gym; new furniture and cabinets will be installed by HEParks staff.

Commissioner Evans asked if there would be any change to the ventilation in the racquetball room. Director Huguenot said the contractor looked into this, but nothing needed to be changed or added.

President Chhatwani asked about the timeframe for the project. Director Huguenot said the plan is to do this after school is back in session, beginning August 18 and wrapping up by the first week in October.

The motion carried by voice vote.

B. Sycamore Playground Installation /M25-026

Comm Rep Sernett made a motion, seconded by Comm Rep Dowling 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.

Director Huguenot explained that this is for the project we are doing in conjunction with School District 54's renovation of Lincoln Prairie School. The old playground will be removed when school ends, and the new one will go in before school starts again in the fall. The playground

equipment is already at the maintenance shop; this bid is for the installation. He noted that the lowest bidder was disqualified for not having any references for installing commercial playground equipment and for not having their bid notarized.

Executive Director Talsma reminded the committee that the School District will reimburse the Park District for the cost of the playground equipment and installation.

The motion carried by voice vote.

C. Sycamore Park Fall Surface and Installation / M25-031

Commissioner Friedman made a motion, seconded by Comm Rep Dowling 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.

Director Huguenot noted that there are no contingencies because the stone base and all other work is taking place through the bid that was just approved.

The motion carried by voice vote.

D. Cipri Park Playground Equipment / M25-027

Commissioner Friedman made a motion, seconded by Comm Rep Dowling 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.

Director Huguenot noted the following:

- Cipri Park playground is up for replacement this year.
- He shared drawings of the 5-12, 2-5 playground pieces, basic swings and some other stand along features.
- There will be synthetic turf; residents noted that the park floods and sweeps the mulch away. We will add underground storage for that water.
- There is an 8-12 week order timeframe from the date of approval.
- Kids Around the World will remove the existing playground and take for re-use.

Commissioner Evans asked how well artificial turf holds up under swings. Director Huguenot responded that at South Ridge, a heavily used park, we stand the turf back up once/week with an extension on a trimmer. And twice per year we add extra pellets to the turf. This process keeps the turf looking new.

The motion carried by voice vote.

E. Cipri Park Fall Surface/Installation and Playground Equipment Installation / M25-032

Comm Rep Sernett made a motion, seconded by Comm Rep Dowling to recommend to the full board the purchase of the Cipri Park Fall Surface and Playground Equipment Installation from Perfect Turf for a total of \$177,850 with a 10% contingency for a total of \$187,850 through Omnia Conttract #R230201.

Commissioner Evans asked if this includes the water issue. Director Hugen said that the water issue will be taken care of by in-house staff, and the curb is already there.

The motion carried by voice vote.

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

Commissioner Friedman made a motion, seconded by Comm Rep Dowling 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.

Director Hugen stated that this purchase is to replace a couple of older units plus an additional mower for the fleet.

Commissioner Evans asked about the price difference between the two vehicles. Director Hugen explained that one has a 5 ½ foot bed with a hydraulic dump; the other is slightly larger than a golf cart utility vehicle.

The motion carried by voice vote.

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

Commissioner Friedman made a motion, seconded by Comm Rep Sernett, to include the Parks, Planning & Maintenance March Board Report in the March Executive Director's Report.

Director Hugen noted that the photos from The Club renovation that were in the board report were from before the project was finished. It has changed a lot since then and looks very nice. Also, the new driving range area at the golf course is scheduled to open by the end of April.

The motion carried by voice vote.

7. **Committee Member Comments:**

Comm Rep Sernett said she is happy to be getting out to the parks to walk the paths in the warmer weather.

Comm Rep Dowling said she went to a play in Chicago where all they do is gymnastics. She noticed a large sign in The Club advertising the Fish Fry, but hadn't noticed that sign saying

the spin bikes were available for testing. She voted for the commissioners. And she read that gym attendance is expected to increase by 8.7 percent next year.

Commissioner Friedman said he finished coaching the 1st/2nd grade team, and his 5th/6th grade team won their tournament.

Commissioner Evans thanked the committee members for attending and thanked Director Hugen for all of the explanations.

8. Adjournment:

Commissioner Friedman made a motion, seconded by Comm Rep Sernett to adjourn the meeting at 7:33 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:

Regarding B & G M25-024:

The \$20,000 budget for the front entrance renovation being done in house. Is the \$20,000 budget just for the materials then? How much are we saving on labor by doing the work in house versus Bear construction doing the entire project themselves?

Staff will be doing a large amount of labor. Bear Construction is completing all of the structural work for the WRC project, and staff will do anything non-structural including the front desk upgrades.

As always, this will be significant savings, amounting to at least \$50,000 on the WRC project.