

**AGENDA**  
**BUILDINGS & GROUNDS COMMITTEE MEETING**  
**TUESDAY, MAY 20, 2025**  
**7:00 P.M.**

1. ROLL CALL
2. APPROVAL OF AGENDA  
*Motion to approve the agenda as presented.*
3. APPROVAL OF COMMITTEE MINUTES
  - APRIL 15, 2025  
*Motion to approve the minutes of the April 15, 2025 meeting as presented.*
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
  - A. Longevity Recognition of Community Representatives
    - Lauren Sernett – 8 years
  - B. Installation of Playground and Splash Pad Equipment at Vogelei Park / M25-054  
*Motion to recommend to the full board to approve Hacienda Landscaping, Inc. for the installation of the Vogelei Park playground and splash pad equipment, for a total of \$266,600 with a contingency of \$19,995 for a total of \$286,595.*
  - C. Purchase and Installation of Fall Surface at Vogelei Park / M25-053  
*Motion to recommend to the full board to approve the purchase of the fall surface and installation from Perfect Turf for a total of \$171,520 with a 5% contingency of \$8,576, for a total of \$180,096.*
  - D. Parks, Planning & Maintenance Board Report / M25-051  
*Motion to recommend to the full board to include the Parks, Planning & Maintenance May Board Report in the May Executive Director's Report.*
7. COMMITTEE MEMBER COMMENTS
8. ADJOURNMENT  
*Motion to adjourn the meeting.*

**MINUTES**  
**BUILDINGS & GROUNDS COMMITTEE MEETING**  
**April 15, 2025**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on April 15, 2025, at 7:02 p.m. at Triphahn Center in Hoffman Estates, IL.

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

Absent: Comm Reps Dowling and Meyer

Also Present: Executive Director Talsma, Director of Parks, Planning and Maintenance Huguen, Deputy Director Bechtold, Director of Recreation Sweeney, Executive Assistant Flynn, IT Specialist Hassler

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

**2. Approval of Agenda:**

Commissioner Friedman 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:**

Commissioner Friedman made a motion, seconded by Comm Rep Sernett to approve the minutes of the March 15, 2025 meeting as presented. The motion carried by voice vote.

**4. Comments from the Audience:**

Executive Director Talsma introduced new Director of Recreation Jennifer Sweeney.

**5. Old Business:**

None

**6. New Business:**

**A. Purchase of Vogeley Park Playground Equipment / M25-038**

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett, to recommend to the full board the purchase of Vogeley Park Playground Equipment from Play Illinois (Burke) for a total of \$312,859.20.

Director Hugen noted the following:

- The design was planned through public input, district input and NWSRA input.
- All standalone features are 100% accessible.
- You can park a wheel chair at the bottom or top of slide and move on the conveyer belt.
- The splash pad and playground will be in same location as the existing areas. The playground will be much larger, however, than the current one.

Commissioner Evans asked how many people were at the public meeting. Director Hugen said there were about 12 residents in attendance.

The motion carried by voice vote.

**B. Purchase of Vogeley Park Splash Pad Equipment /M25-039**

Comm Rep Sernett made a motion, seconded by Comm Rep Poeschel to recommend to the full board the purchase of Vogeley Park Splash Pad Equipment from Imagine Nation, LLC for a total of \$76,849.50.

Commissioner Evans asked if anything can be reused. Director Hugen said that everything will be torn out; the base of the splash pad is currently brick paver, and will be replaced with the same base as the South Ridge splash pad so nothing can grow through it.

The motion carried by voice vote.

**C. Purchase of Vogeley Park Shelter / M25-040**

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to recommend to the full board to approve the purchase of the Vogeley Park Shelter from Team Reil for a total not to exceed \$41,000.

Commissioner Dressler asked if there is an existing shelter that is staying. Director Hugen explained that the gazebo near the pond will stay. This is a new shelter that will serve the playground and splash pad area. The shelter will be 24' x 24' and will have three regular tables and one ADA accessible table. This shelter will not be rentable during splash pad season.

Director Hugen stated that the price is “not to exceed \$41,000” because they can only guarantee the price of steel for seven days.

The motion carried by voice vote.

D. Parks, Planning & Maintenance Board Report / M25-037

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

Commissioner McGinn asked why we are selling the International truck. Director Hugen said that the engine blew three weeks ago and it would cost \$50,000 to replace the engine. Instead, we will apply the value of the truck to next year’s budget and purchase a replacement. This is also our largest snow plow truck. Director Hugen also explained that 38,000 miles on a truck like this includes 3,000 or more idle hours, which converts to over 200,000 miles for the engine.

The motion carried by voice vote.

7. **Committee Member Comments:**

Comm Rep Beranek asked about the playground that was previously at The Club. Director Hugen said that it was removed about a year ago since we no longer have a Kids Club there. The mulch was recently removed and we will create a synthetic turf area for outdoor workouts.

Comm Rep Sernett there is not a place to sit at Poplar Park. Director Hugen said there is a bench near the playground entrance. He will look again, and believes it is 20 feet away from the main playground, closer to the toddler area.

Comm Rep Poeschel said that the design and equipment for Vogelei Park is very impressive. The playground at Seascap is amazing and everyone wants to know when it will open. Executive Director Talsma said it will open in May.

Commissioner Evans said he can’t wait to see the dirt moving at Vogelei.

8. **Adjournment:**

Commissioner Friedman made a motion, seconded by Comm Rep Sernett to adjourn the meeting at 7:24 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma  
Secretary

Cindy Flynn  
Executive Assistant

**MEMORANDUM NO. M25-054**

**TO: Building and Grounds Committee**  
**FROM: Craig Talsma, Executive Director**  
**Dustin Hugen, Director of Parks, Planning & Maintenance**  
**RE: Vogelei Park Playground and Splash Pad Installation**  
**DATE: 5/20/2025**

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**Motion:**

Recommend to the full board to approve Hacienda Landscaping, Inc. for the installation of the Vogelei Park playground and splash pad equipment, for a total of \$266,600 with a 7.5% contingency of \$19,995 for a total of \$286,595.

**Background:**

The Vogelei Park OSLAD project has a total budget of \$1,200,000, with this portion of the project budgeted for \$220,000. We anticipate a portion of the overages in this area to be offset by savings in other areas. The breakdown of this overall OSLAD budget is attached. The bid breakdown for the installation of the playground and splash pad equipment is shown below:

Scope of Work	Paul Herrera Construction Co.	Hacienda Landscaping, Inc.	Innovation Landscape, Inc.
Bid Bond	X	X	X
Installation of playground curbs	\$15,140.00	\$18,000.00	\$24,000.00
Installation of playground equipment	\$118,810.00	\$108,000.00	\$239,590.00
Installation of playground drainage and of stone base to 3 inches from top of curb (stone to be compacted as well)	\$47,080.00	\$31,000.00	\$48,500.00
Installation of splash pad equipment, including electrical and plumbing (from the splash pad vault to the splash pad)	\$47,575.00	\$45,500.00	\$115,275.00
Installation of concrete for splash pad	\$31,990.00	\$34,000.00	\$64,000.00
Installation of concrete sidewalk	\$5,384.00	\$7,600.00	\$35,200.00
Installation of concrete pad for shelter and maze	\$33,086.00	\$22,500.00	\$40,000.00
<b>Total Bid</b>	<b>\$299,065.00</b>	<b>\$266,600.00</b>	<b>\$566,565.00</b>

This installation is for the playground and splash pad equipment that the board approved in April of 2025. The scope of work involves the installation of all playground equipment, splash pad equipment and plumbing, and all concrete work on the site.

**Rationale:**

We received three bids for the installation of Vogelei Park playground equipment and splash pad. The lowest qualified bidder is Hacienda Landscaping, Inc. We have completed projects in the past with Hacienda Landscaping, with the most recent being the OLSAD project at Birch Park. They have completed installations in a timely manner with quality workmanship.

## Budget for Vogelei OSLAD Project

Scope of Work	Budget	Notes
Engineering & Planning	\$ 120,000.00	Consultant work is estimated at 11% of the project total prior to consultant fees
Earthwork & Utilities	\$ 30,000.00	Majority of work to be completed in house.
Playground Equipment	\$ 315,000.00	Pricing from Burke
Playground Install	\$ 120,000.00	Based on industry average.
Playground Surfacing (turf and poured in place)	\$ 200,000.00	Price for material and install from Perfect Turf based on 2023 pricing of \$22 sqft with 7,611 sqft of surface.
Playground Concrete	\$ 15,000.00	376 linear feet of concrete curbing at an estimated price of \$36(industry average in 2023) per linear foot, plus 10%.
Splash Pad Equipment	\$ 80,000.00	Price Quote from Water Play
Splash Pad Install	\$ 35,000.00	Install cost at 50% of equipment cost.
Splash Pad Concrete	\$ 25,000.00	2,000 sqft area at \$25 per sqft for concrete pad at four to six inches thick.
Shelter	\$ 38,000.00	Price estimates provided by superior recreational products.
Shelter Concrete	\$ 25,000.00	Area between playground and splash pad is 1200 sqft at \$25 per sqft
Walking Paths	\$ 35,000.00	New Paths completed, crackfill and seal coat on existing paths.
Greenhouse & Install	\$ 38,000.00	Partially Completed
Tree Nursery (product only)	\$ 6,000.00	see plant list
Shoreline Establishment (product only)	\$ 1,700.00	see product list
Outdoor Classroom (grading and product)	\$ 1,300.00	Minor earthwork and grassing. Cost is associated with seating and signage.
Bank Shot Sports	\$ 35,000.00	
Bank Shot Sports Asphalt Surface	\$ -	Included with walking paths
Bocce Ball Courts	\$ 45,000.00	Completed
Multigolf Course	\$ 10,000.00	Completed
Sensory Garden (product only)	\$ 10,000.00	See plant list
Accessories & Signage	\$ 15,000.00	
<b>Total</b>	<b>\$ 1,200,000.00</b>	

**MEMORANDUM NO. M25-053**

**TO:** Building and Grounds Committee  
**FROM:** Craig Talsma, Executive Director  
Dustin Hugen, Director of Parks, Planning & Maintenance  
**RE:** Vogelei Park Fall Surface / Installation  
**DATE:** 5/20/2025

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**Motion:**

Recommend to the full Board to approve the purchase of the fall surface and installation from Perfect Turf for a total of \$171,520 with a 5% contingency of \$8,576, for a total of \$180,096.

**Background:**

This portion of the Vogelei OSLAD project was budgeted for \$200,000. An overall OSLAD budget outline is attached. The fall surface designed for this playground will be synthetic turf on the flat areas and poured in place rubber on the hillside slopes. The fall surface is just one of many components for the new park design at Vogelei Park. The equipment was secured in April and the installation of the equipment along with concrete curbs and stone base are part of Memo M25-054. We received three proposals for the fall surface and installation, and they are listed below:

Perfect Turf	\$171,520.00
SynLawn Chicago	\$180,610.00
ForeverLawn	\$206,438.38

**Rationale:**

The purchase for the fall surface and its installation will be through OMNIA contract #R230201. The anticipated time frame for this project is fall of 2025 with the park opening in spring of 2026.



## Budget for Vogelei OSLAD Project

Scope of Work	Budget	Notes
Engineering & Planning	\$ 120,000.00	Consultant work is estimated at 11% of the project total prior to consultant fees
Earthwork & Utilities	\$ 30,000.00	Majority of work to be completed in house.
Playground Equipment	\$ 315,000.00	Pricing from Burke
Playground Install	\$ 120,000.00	Based on industry average.
Playground Surfacing (turf and poured in place)	\$ 200,000.00	Price for material and install from Perfect Turf based on 2023 pricing of \$22 sqft with 7,611 sqft of surface.
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Greenhouse & Install	\$ 38,000.00	Partially Completed
Tree Nursery (product only)	\$ 6,000.00	see plant list
Shoreline Establishment (product only)	\$ 1,700.00	see product list
Outdoor Classroom (grading and product)	\$ 1,300.00	Minor earthwork and grassing. Cost is associated with seating and signage.
Bank Shot Sports	\$ 35,000.00	
Bank Shot Sports Asphalt Surface	\$ -	Included with walking paths
Bocce Ball Courts	\$ 45,000.00	Completed
Multigolf Course	\$ 10,000.00	Completed
Sensory Garden (product only)	\$ 10,000.00	See plant list
Accessories & Signage	\$ 15,000.00	
<b>Total</b>	<b>\$ 1,200,000.00</b>	

## Memorandum M25-051

**To:** B&G Committee  
**From:** Craig Talsma, Executive Director  
Dustin Hugen, Director of Parks, Planning & Maintenance  
**RE:** Parks, Planning & Maintenance – May Board Report  
**Date:** 5/20/2025

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### **MOTION**

Motion to recommend to the full board to include the Parks, Planning & Maintenance May Board Report in the May Executive Directors Report.

### **ADMINISTRATION & CAPITAL PROJECTS**

#### **BPC Driving Range Hitting Mat Area Renovation**

ForeverLawn was able to complete the installation of the new driving range mats. HEParks staff completed the restoration around the mats on Thursday, May 8. The entire driving range including the grass tee opened for play on Friday, May 9.

#### **New Park at Seascap**

The fall surface for the playground has been installed. HEParks staff prepared the area for sod and plants. On May 8, the restoration of the area was completed. HEParks installed the shade structure, garbage cans, picnic tables and rock with dedication plaque. The park will have its grand opening on May 17, 2025.

#### **Hunters Ridge Playground**

HEParks staff have been working on clearing the land around the playground and toward the pond at Hunters Ridge. Team Reil was able to finish the installation of the fall surface on May 9. Staff are planning to complete the majority of the restoration and open the park on May 24, 2025, weather dependent.



#### **Seal Coating and Crack filling**

Seascap, South Ridge Park (splash pad/playground) and Hunters Ridge Park parking lots have all been completed with crack filling, sealcoating, and striping. The only parking lot remaining to be completed this year is The Club. Path overlays at Hunters Ridge Park and Walnut Basin are being scheduled.

## **Vogelei OSLAD**

Staff have been busy getting bids and contractors lined up for the construction portion of the project at Vogelei Park. The current plan is to close the playground and splash pad area starting June 2 and this area will remain closed for the remainder of the year with the anticipated opening of the park in the spring of 2026. Phase one of the project will be open this summer with bocce ball courts, bank shots sports, multi golf course and the greenhouse.

## **AQUATICS AND BUILDINGS**

### ***Triphahn Center:***

- Doors in room 114 were cut to swing properly and locks were installed on the front desk drawers.
- Changed the exhaust fan belts on 3 units above the custodial closet.
- I9 compliance inspection was done for ammonia system at ice rink.
- Installed a new shaft seal on compressor 3 for ice rink.
- Installed a New ORP probe for the hot tub whirlpool chemical controller.

### ***Bridges of Poplar Creek:***

- Installed a new TV and repaired a sliding door at Toptracer.
- Reinstalled hinges on a cabinet in the Pro Shop.
- The lobby had no cool air, due to bad start/run capacitor on compressor – part has been ordered.

### ***The Club at Prairie Stone:***

- Moved speed bags into the blue room, per work order request.
- The TVs on the track were replaced with ones from Vogelei E-sports.
- The lap pool boiler had “auxiliary 2 open” codes – re-wired loose wires in Molex plug and boiler is now running.
- Replaced shower valves.

### ***Vogelei House/barn:***

- Mitsubishi came out to look at the house elevator and indicated there was an open contact in the main disconnect. After testing we determined the contact is good. Found that d/c power supply in control module has input voltage, but no output - contacted DME Elevator for possible repair.
- Started tear-down at E-Sports facility at Vogelei.

### ***Parks/Maintenance Building:***

- Built shelves and cabinets in the construction shop, as well as pallets to store Halloween and Christmas signs/sleigh.
- Started building, sanding and staining park benches for Vogelei Sensory Garden.

### ***Seascape:***

- Power-washed the pool and filled with water; all filters were cleaned. All motors were checked and greased.
- Boilers were cleaned and started. Excell Mechanical did a boiler start-up and recommended four new pilot assemblies. We will purchase the parts and replace them in-house.
- Power-washed the deck and repaired deck grates. Installed new drain grate bolts in the deep end.
- Painted steps and touch up paint was completed. IPS is scheduled to touch up slides to repair any chipping paint.
- Repaired depth markers.

- Replaced O Rings on chemical pumps.
- Installed new shower cartridges.
- All tents were put up and two new Funbrella bows with winch hoist systems were installed. Replaced missing caps and brackets for all Funbrellas.

#### ***Splash Pads/Other:***

- Completed splash pad start-ups and testing for the season. Community Park splash pad had two cracked pipes just outside the manifold pit. Pipes were excavated and repaired, and it is now running successfully.
- Installed an above ground booster pump at Princeton Park – hard piped all connections. Installed faux rock over pump and secured.
- All park bathrooms are open and running.
- Water has been turned on at the dog parks. RPZ at Freedom Run was rebuilt.
- Installed new lights and covers at Cannon concession stand.

## **PARKS**

#### ***Parks & Forestry:***

- Bank shot sports layout completed at Vogelei for concrete install. Installed bank shot backboards, rims and nets, and painted posts black.
- Installed brick pavers inside the Vogelei greenhouse and then installed pave lock sand and brick edging.
- Prepped and started installation of tee boxes at Vogelei; worked on tee boxes 4-6; gravel and compact.
- Dug out the front of the bridges at the golf course on holes 2-5 to prep for concrete. Cut/installed new 2x3 nosing on each bridge.
- Removed asphalt from the golf course.
- Started installing canopies and ThorGuard at the parks.
- Shoreline clean up completed at South Ridge, Westbury, and Hunters Ridge Park/Wetland. Assessment of Walnut shoreline and woody removal, and shoreline cleanup at Evergreen.
- Prepped for Earth Day event at Victoria Park – tree planting prep and bed clean up/pruning.
- Cleared and prepped soil for seeding at Hunters Ridge and tagged trees for removal.
- Installed grand opening sign for the new Moon Lake Park near Seascape.
- Planned out and planted beds at TC, Seascape and Bridges.
- Tree maintenance and pruning at Devonshire Estates Basin, South Ridge, and Huntington Park.
- Inspection and branch clean up at Black Bear Disc Golf Park and Charlemagne.
- Tree clean-up was completed at Bridges of Poplar Creek.
- Wedding/Event area at Bridges: tree removals, new plantings and annual flowers all installed.

#### ***Playgrounds:***

- Stone was picked up for playground fill at The Club, then installed and leveled for turf installation.
- A pull-up bar, speed bags and battle ropes were reinstalled at The Club.
- Conducted routine playground inspections; repairs were completed as needed.
- Looked into repairs and quotes for cracked slide at Birch Park.
- Replaced tennis net at Cannon and nets were checked at various parks.
- Repaired PVC sleeves on the pickleball courts at Pine Park.
- Park ID sign clean up and inspections were completed at various parks.
- Swings were taken apart and reinstalled at Evergreen; and hanging pods were fixed at Brittany.
- Graffiti was removed at Sheffield Park.
- Repaired bathroom door at South Ridge Park.

### ***Athletic Fields:***

- Dragged all fields making them playable. Painted all foul lines of baseball fields and the cricket pitch.
- Baseball field maintenance was done - game preps, warning track and dugout work.
- Windscreens were taken down on Cannon 2 and replaced bad ones. New windscreens were hung on home run fences of Cannon 2 and started replacing backstop screens.
- Aerated Canterbury field, Pine and Huntington.
- Flipped fields at Upper Cannon, greened out 3 micros and 7v7 fields and striped new layouts.
- Striped soccer fields at Cottonwood, Fabbrini, Victoria, Pebble, Eisenhower, Cannon, and Canterbury. Checked anchors of goals and secured nets.
- Set goals and hung nets for the 7v7 at Fabbrini and Eisenhower. Moved 8x24 goals at Canterbury and set 11v11 fields and hung nets.

### ***Golf Course:***

- Greens, tees, and approaches were all aerified and top-dressed.
- Fairways were verticut with a complete cleanup.
- New bridge abutments were installed on bridges near holes 2,3,4 and 5.
- Completed irrigation repairs at the wedding/event area so that the irrigation can be in service for 2025.
- Re-graded and sodded many areas of the driving range. The first 120 yards from Toptracer were aerified, overseeded, top dressed and fertilized. This area is now lush with grass and provides a great look from top tracer.
- Completed regular course maintenance.

