

AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, JUNE 17, 2025
7:00 P.M.

1. ROLL CALL
2. APPROVAL OF AGENDA
Motion to approve the agenda as presented.
3. APPROVAL OF COMMITTEE MINUTES
 - MAY 20, 2025
Motion to approve the minutes of the May 20, 2025 meeting as presented.
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. Furnish & Install HVAC Units / M25-063
Motion to recommend to the full board the approval to purchase the furnishing and installation of HVAC units at Triphahn Center and The Club from Cahill Heating & Air Conditioning Services, Inc. for a total of \$141,100 with a 5% contingency of \$7,000 for a total of \$148,100.
 - B. Parks, Planning & Maintenance Board Report / M25-062
Motion to recommend to the full board to include the Parks, Planning & Maintenance June Board Report in the June Executive Director's Report.
7. COMMITTEE MEMBER COMMENTS
8. ADJOURNMENT
Motion to adjourn the meeting.

***NOTE* - The July B&G meeting is canceled due to lack of new business.**
The next B&G meeting will be Tuesday, August 19.

MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
May 20, 2025

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on May 20, 2025, at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

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

Absent: Comm Rep Meyer

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

Audience: President Chhatwani, Commissioners Dressler, Kaplan, McGinn, and MacGregor; Comm Reps Beranek (7:08) and Kulkarni (7:10)

2. Approval of Agenda:

Comm Rep Sernett 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:

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

4. Comments from the Audience:

None

5. Old Business:

None

6. New Business:

A. Longevity Recognition of Community Representatives

Commissioner Evans recognized Lauren Sernett for 8 years of service, (Comm Reps are recognized every other year for their years of service).

B. Installation of Playground and Splash Pad Equipment at Vogelei Park /M25-054

Comm Rep Poeschel made a motion, seconded by Comm Rep Dowling 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 7.5% contingency of \$19,995 for a total of \$286,595.

Director Hugen said we had three bidders, and Hacienda was the lowest bidder. One bidder was extremely high. This project will include all of the concrete work, installation and plumbing of the splash pad, and installation of all playground equipment.

Commissioner Evans asked about the budget mentioned in the memo, and where the numbers come from in the overall project budget. Director Hugen explained that this part of the project also includes the line items for playground concrete and the splash pad concrete.

Commissioner Dressler asked why the contingency percentages are different for the two aspects of the project. Director Hugen said that more could go wrong or change in the installation of these items, so the contingency factor is higher. It is all based on the scope of work.

The motion carried by voice vote.

C. Purchase and Installation of Fall Surface at Vogelei Park / M25-053

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

Director Hugen said that they reached out to a handful of turf and pour-in-place installers. The only vendor that responded with a competitive price was Sidlawn, but Forever Turf had the best price. These were all priced through the purchasing coop. He added that the fall surface will all be turf except for one steep hillside which will be poured in place.

Commissioner Kaplan asked if the poured-in-place surface holds up well. Director Hugen said that it will have concrete underneath with a shock pad.

Commissioner Friedman asked what the expected completion date is for Vogelei Park. Director Hugen said the OSLAD grant agreement stipulates that we must complete the project by March 28, 2026.

The motion carried by voice vote.

D. Parks, Planning & Maintenance Board Report / M25-051

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

Director Huguenot noted that Moon Lake Park was busy all weekend. He said that the same residents that received a postcard for the informational meeting in the planning stages received a postcard for the grand opening. Also, we had a sign out there. Thus, the large turnout for the ribbon cutting.

Executive Director Talsma said we received a lot of positive feedback from the residents. Kudos to Director Huguenot and his team, and thanks again to Representative Crespo.

Commissioner Kaplan asked if we could put in a nice crosswalk across Moon Lake Road. There was a discussion about different options, and we can request this, but it is ultimately up to the village. Commissioner Evans said as a member of the Hoffman Forward committee, he would ask them to review the safety of the crossing and see if anything could be done.

Director Huguenot added that Hunters Ridge playground renovation is also complete and will open on Saturday, May 24.

The motion carried by voice vote.

7. Committee Member Comments:

Comm Rep Poeschel said that she wasn't able to attend the ribbon cutting but came back on Sunday and saw that it was packed.

Comm Rep Dowling thanked staff for getting the flag back up at Bo's Run. Director Huguenot said this is temporary (until the unit can be permanently fixed).

Commissioner Friedman said Moon Lake Park is great. Kudos to Director Huguenot and crew

Commissioner Evans said great job to Director Huguenot and team, and also great job to staff for keeping the kids off the playground until after the ribbon cutting. He said that the Kids to Parks Day event went well also.

8. Adjournment:

Comm Rep Sernett made a motion, seconded by Comm Rep Poeschel to adjourn the meeting at 7:17 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant

MEMORANDUM M25-063

TO: Building & Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Furnish and Install RTU Units
DATE: 6/17/2025

Motion:

Recommend to the full board the approval to purchase the furnishing and installation of HVAC units at Triphahn Center and The Club from Cahill Heating & Air Conditioning Services, Inc. for a total of \$141,100 with a 5% contingency of \$7,000 for a total of \$148,100.

Background:

As part of the 2025 budget, the Board approved \$137,000 for RTU replacements. The four units being replaced (two at each facility) are all over 20+ years old and are scheduled for replacement per GIS. The units are RTU 1 & 3 at TC and 11 & 13 at The Club. The cost of metal, steel and refrigerant for the units has all increased over the past six months along with the availability of units; all of these factors have driven this cost over our budget.

The units will be installed at each facility by the contractor with in-house staff taking care of disposing the old units once they are removed from the roof. The old units will be stripped by staff and all metal will be recycled.

Rationale:

A total of seven bids were received. The low bid is from Cahill Heating & Air Conditioning Services, Inc. Cahill has completed our past HVAC replacement of RTU #3 at The Club in 2023 with great success. Bid results are attached.

Scope of Work	Amber Mechanical Contractors, Inc.	Cahill Heating Cooling Electric Plumbing & Sewer, Inc.	C. Acitelli Heating & Piping Contractors, Inc.	Modern Energy Systems, Inc.	Core Mechanical, Inc.	Moltree Mechanical, LLC	Jones Environmental Control, Inc.
Bid Bond	X	X	X		X	X	X
Triphan Center:							
New Unit Model 48FCEM12A3A6 (10 Ton)	both units:	\$19,100.00	\$19,606.00	\$19,600.00	\$24,150.00	\$25,424.00	\$22,447.00
New Unit Model 48FCFM24A3AA5 (20 Ton)	\$50,500.00	\$43,700.00	\$33,178.00	\$33,800.00	\$48,300.00	\$39,880.00	\$35,109.00
Removal of existing units (to be placed on owners trailer)	\$12,500.00	Included	Included	Included	Included	\$5,650.00	\$2,337.00
Installation of new unit: To include all piping, ductwork, electrical and curb work if needed.	\$40,000.00	\$4,000.00	\$28,656.00	\$28,900.00	\$35,000.00	\$15,306.00	\$3,571.00
Triphan Center Total:	\$103,000.00	\$66,800.00	\$81,440.00	\$82,300.00	\$107,450.00	\$86,260.00	\$63,464.00
The Club at Prairie Stone:							
New Model Number 48FEFM24A3A6-8U0A0 (20ton)	both units:	\$43,700.00	\$33,115.00	\$33,100.00	\$48,300.00	\$39,882.00	\$34,453.00
New Model Number 48FEFM16A3A6-0A0A0 (15 ton)	\$59,000.00	\$26,600.00	\$23,715.00	\$24,000.00	\$36,225.00	\$31,210.00	\$25,174.00
Removal of existing units (to be placed on owners' trailer)	\$10,400.00	Included	Included	Included	Included	\$2,295.00	\$2,337.00
Installation of new unit: To include all piping, ductwork, electrical and curb work if needed.	\$40,000.00	\$4,000.00	\$20,549.00	\$20,800.00	\$19,736.00	\$10,856.00	\$34,450.00
The Club at Prairie Stone Total:	\$109,400.00	\$74,300.00	\$77,379.00	\$77,900.00	\$104,261.00	\$84,243.00	\$96,414.00
Bid Total	\$212,400.00	\$141,100.00	\$158,819.00	\$160,200.00	\$211,711.00	\$170,503.00	\$159,878.00

Memorandum M25-062

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance – June Board Report
Date: 6/17/2025

MOTION

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

ADMINISTRATION & CAPITAL PROJECTS

Vogelei Park OSLAD

Staff have been in the planning process of phase two of this park for the last couple of months and have begun implementing those plans. The layout for the sensory garden has been completed in the field and plants are being selected from appropriate vendors. All equipment for the playground and splash pad has been secured as well as contractors for the installation. In-house staff is planning to start demo work on the existing playground and splash pad this month.

Cipri Park

The existing playground has been removed by our in-house staff. Perfect Turf is set to start the installation of the new playground this month. While the installation of the playground is taking place, the park district will be working on park drainage at this site to improve the area around the playground.

Sycamore Park

Staff have been working closely with School District 54 and their contractors at Sycamore Park. The existing playground is set to be removed by Kids Around the World and have that area turned over to the school district for the entryway to the school. Once all topsoil has been removed from the ballfield area, staff will begin restoring the infield of the west field and grassing the outfield. We plan to start the earthwork for the new playground in the last week of June and then start park restoration in August. The northeast ballfield will be a project that will take place in late August into September as this area is currently the staging area for all construction.

AQUATICS AND BUILDINGS

Triphahn Center:

- A power outage occurred at TC due to a dropped phase at a power pole. This shut down all mechanical equipment and blew one fuse on a pneumatics compressor. All mechanical equipment was restarted successfully.
- Changed the flame sensor on a hydronics boiler.
- Installed a new ballast for lights in the dance room.
- Tightened leaking pump-down solenoids on AHU-1 north side A/C unit.
- A new fan was installed on a condensing unit mini-split for the server room.
- Exhaust fan motor in spa & sauna area went bad and will be replaced.
- Replaced capacitor on RTU 7.
- Cleaned and removed cotton from gym RTU coils.
- Conducted recalibration of spa chemical controller.

Bridges of Poplar Creek:

- Installed new capacitor for the lobby A/C and unit was charged.
- Installed new pressure washer hose.
- Installed new gear boxes at Toptracer on bays 4 and 8.
- Total Fire came out to clear zone 7 trouble codes for high air pressure – technician adjusted pressure switch.
- Emergency call for downstairs kitchen exhaust fan. Found that motor was locked up – assisted with smoke removal from kitchen and installed new fan.
- Cleaned coil for kitchen condenser units to remove cotton buildup.
- Assembled and installed a new oven in the lower level kitchen.
- Installed concrete patch by the range house at Bridges.

The Club at Prairie Stone:

- Spa boiler was reported to be making noise – when checked, found that bypass valve in the header was broken. New bypass rebuild kit has been ordered; temporarily using valve from old activity pool boiler until it arrives.
- Ten emergency lights were replaced, per HEFD fire inspection.
- Activity pool Seresco had multiple alarms – and unit going off on low pressure. Filters were replaced and blower wheel & coils were cleaned to restore proper functioning.
- Main urinal line was rodded out in men's club locker room & diaphragms replaced in toilets in club locker room.
- Back doors were taken apart, the latch was fixed and doors were reinstalled.

Vogelei House/barn:

- DME found burnt out 3D sensor on the house elevator - parts will be ordered and installed.
- New barn elevator door latch was installed.

Seascape:

- Rebuilt mechanical seals on the Accutab chlorinators. Installed new motor on the deep end Accutab and rewired the motor on zero depth Accutab motor.
- Lost full power out of the RP1 electrical panel – main breaker blew. The panel was opened and inspected for damage. Turned breakers back on one by one and performed an amp draw on each circuit. Everything tested fine and power was restored.
- Water slides were repaired at the leaking pool.
- Continued grinding and working on cracks and trip hazards around the pool deck.
- Built and installed ADA picnic table at Seascape, as well as new netting.

Splash Pads/Other:

- District-wide back flow inspections have been scheduled for June 9-10.

PARKS

Parks & Forestry:

- Installed new gate & latch at Bo's Run Dog Park and ran new power and data cable to the latch. A new push button box was installed with a weather shield over the credit card reader.
- Lumber was painted and used to repair the fence around the gate at Bo's Run.
- Built dog park ramps and toys for Bo's Run & Freedom Run Dog Parks. Installed new features and removed old wooden structures.
- Adjusted Pine Park timer for pickle ball court lighting and repositioned windscreen.
- Prepped and closed off parking lots for sealcoating at Huntington, South Ridge, and Seascape. 8

- Algaecide application was done at Princeton basin and Black Bear Disc Golf Park.
- Conducted routine tree maintenance and clean-up at various parks, along with locations per resident requests.
- Prepped for and held seed bombing community event at South Ridge Park.
- Invasive woody plant removal and clean up at North Twin Pond & Winding Trails Basin.
- Shoreline assessment was done at Vogelei, along with weed removal at Vogelei House beds.
- The wood dock at South Ridge was repaired with some new planks/hardware.
- Bridge at Westbury Park was repaired/replaced with new board.
- Landscaping and annuals were installed at Bridges.
- Worked on pruning shrubs at Vogelei and removal of dead shrubs.
- Tree pruning, mulching and clean up were done at the dog parks.

Playgrounds:

- Conducted routine playground checks & inspections.
- Dug holes, installed posts, and poured concrete for the shade structure outside of Seascape at Moon Lake Park. Built the rest of the shade structure and installed new shade.
- Fixed pour-in-place surface at Moon Lake playground. Laid sod and completed landscape bed.
- Installed boulder for memorial plaque at Moon Lake Park.
- Tested ThorGuard system at Sycamore, Eisenhower, Vogelei, Bridges and Seascape.
- Spinner was installed at Canterbury Park, near Lincoln Elementary.
- Bench at North Ridge Park was repaired and benches were stained for use at Vogelei.
- New signs were installed at Essex Preserve and “no motor vehicles” sign installed at Fabbrini.
- Turf seeding and leveling was done at Hunters Ridge & Moon Lake Park.
- Cipri playground was delivered and unloaded at the Shop.
- Transported gravel from Seascape to Vogelei.

Athletic Fields:

- Striped all soccer game fields, secured nets, inspected bleachers and soccer goals.
- Prepped various baseball fields for games – worked on infields, warning tracks and striped foul lines.
- Weeded along fence lines and warning tracks at several fields and cleared dugouts.
- Moved four new mounds to Cannon and did pitching mound placement. Adjusted bases layout at Cannon 3 and added lines. Mowed at Cannon for baseball tournament prep.
- Striped the cricket fields at Canterbury.