

AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, NOVEMBER 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
 - OCTOBER 21, 2025
Motion to approve the minutes of the October 21, 2025 meeting as presented.
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. Solar Panel Purchase and Installation / M25-108
Motion to recommend to the full board to approve the purchase and installation of solar panels from Verde Solutions via TIPS Cooperative contract #25020102, with a down payment of 20% for The Club in the amount of \$367,449; 10% for Triphahn Center (TC) in the amount of \$204,452, and 10% for Willow Rec Center (WRC) in the amount of \$37,946.
 - B. New Roof at The Club / M25-107
Motion to recommend to the full board the approval for the purchase and installation of a new roof system at The Club from Anthony Roofing (parent company Tecta America LLC) for a total of \$1,116,500 through Omnia Contract 04-29 JOC.
 - C. 2026 Park District Vehicle Purchases / M25-110
Motion to:
 1. Recommend to the full board the approval to purchase a Ford F350 from Landmark Ford for a total of \$69,287 via Illinois State Contract Purchasing
 2. Recommend to the full board the approval to purchase a Ford F600 from Morrow Brothers Ford for a total of \$99,388 via Illinois State Contract Purchasing
 3. Recommend to the full board the approval to purchase a Ford Explorer from Currie Motors for a total of \$59,819 via Northwest Municipal Cooperative Program Contract #231
 4. Recommend to the full board the approval to purchase a 72-Passenger Blue Bird Bus from Central States Bus Sales, Inc. for a total of \$170,570 via Sourcewell Contract #063020-BBB



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D. 2026 Zamboni Purchase / M25-106

Motion to recommend to the full board the approval to purchase the Zamboni 526 by Zamboni Company USA, Inc. through Sourcewell Contract for a total of \$141,423.36.

E. Perry Weather Lightning Detection / M25-109

Motion to recommend to the full board the approval of the purchase and installation of two outdoor lightning detection systems at Bridges of Poplar Creek Country Club and Seascape Family Aquatic Center from Perry Weather for a total of \$30,000.

F. Parks, Planning & Maintenance Board Report / M25-105

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

7. COMMITTEE MEMBER COMMENTS

8. ADJOURNMENT

Motion to adjourn the meeting.

MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
October 21, 2025

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on October 21, 2025, at 7:01 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Chairman Chhatwani, Commissioner Evans, Comm Reps Dowling, Kratochvil, Pilafas, Poeschel and Sernett

Absent:

Also Present: Executive Director Talsma, Director of Parks, Planning and Maintenance Huguen, Deputy Director Bechtold, Director of Recreation Sweeney, Director of Administrative Services Rivas, Executive Assistant Flynn

Audience: President Friedman, Commissioners Dressler, Kaplan, McGinn, and MacGregor, Comm Reps Aguilar, Bettencourt, P. Henderson, Kulkarni

2. Approval of Agenda:

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

3. Approval of the Minutes:

Comm Rep Sernett made a motion, seconded by Commissioner Evans to approve the minutes of the August 19, 2025 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Old Business:

None

6. **New Business:**

A. Fertilizer and Chemical 2026 Early Order Bid /M25-094

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to recommend to the full board to award the bid to Simplot Turf for their lowest bid products for the total not to exceed \$93,288.23; and Conserve FS for their lowest bid products not to exceed \$6,485.85.

Executive Director Talsma stated that we do this each year, as it gives us the ability to get discounts and rebates. We will not receive or pay until 2026 but need board approval so Director Huguen can place the order.

Commissioner McGinn asked if there was any significant increase. Director Huguen said we are seeing between ten and thirty percent increases on individual items, but for our budget, it is not that much of an increase overall.

The motion carried by voice vote.

B. Lightning Detection System / M25-096

Comm Rep Dowling made a motion, seconded by Comm Rep Poeschel to recommend to the full board to approve that lightning detection services only be used at Seascape Family Aquatic Center and Bridges of Poplar Creek Country Club.

Executive Director Talsma explained that this approval is just for the concept of having lightning detection services at only these two locations. We currently have a Thorguard detection system, which was the new technology when we first installed it but is now outdated. Over the years, the cost has escalated, and it would cost approximately \$200,000 to replace all locations.

Director Huguen added that the current Thorguard system has one main system and remote systems. We spend 100-120 hours of main labor per year to keep these up and running. With the new system, Bridges would be the main station with its own built-in weather station, rather than pulling weather from O'Hare like our current system. We can have a certain number of users with access to an app to pull the weather from our station. Also, the weather station can show current weather on our website, and any coach or resident can see this at any time.

There was discussion about having a station in other areas of town. Director Huguen added that Perry Weather (potential vendor) recommends having a station at facilities where you can control what patrons are going to do (golf course and swimming pool). We do not necessarily have staff at other parks, so individuals are expected to use the park at their own risk regardless of the detection systems.

C. Parks, Planning & Maintenance Board Report and 3rd Quarter Goals / M25-095

Comm Rep Poeschel made a motion, seconded by Comm Rep Dowling, to include the Parks, Planning & Maintenance October Board Report and 3rd Quarter Goals in the October Executive Director's Report.

Director Huguen recommended that the committee members go see the new renovations at Willow Rec Center. The whole facility has a new vibe and there is a new front entrance as well.

Executive Director Talsma added that Director Huguen and his crew did a lot of the work over at Willow. The fitness center is now a full center. There are new sound panels on the walls. There is now one price to use either the Willow or Triphahn Fitness Center. The gymnastics area is phenomenal.

The motion carried by voice vote.

D. 2026-2030 Capital Expenditures Plan / M25-090

Comm Rep Sernett made a motion, seconded by Comm Rep Poeschel to recommend to the full board the approval of the 2026-2030 Capital Expenditures Plan as presented, with the authority to purchase certain items as needed prior to the end of 2025.

Executive Director Talsma said this will be two-phased, as staff often needs to order things early (e.g., vehicles, lightning detection, solar panels, Zamboni), and we will have those specific memos at the November meeting. These items will not be paid for until 2026 but we need to get them on order now, so we receive them in 2026.

Commissioner Dressler said she saw Tropicana Park on the schedule and asked if the tiles were still out there and if they would remain. Director Huguen said they are still there, but we will not know the plan until we are in the planning phase for that park. He added that we can only install a playground if we take away the shelter.

The motion carried by voice vote.

E. Sexual Harassment Training

Director Rival presented the annual Sexual Harassment Training to the Board of the Commissioners, as well as the B&G and Rec & Facilities Community Representatives.

7. **Comments:**

Comm Rep Kratochvil thanked Director Huguen for treating the water at Yorkshire Woods.

Commissioner Evans said he would like to see the cost of having one weather station in all three main areas of town (like Cannon Crossing and South Ridge). Director Huguen replied that the difference is that right now our sirens will travel up to two miles. New sirens are not

allowed to go over 1500 feet and may not go into residential areas – this is a nationwide regulation. Commissioner Evans said we would need to do some education for the public if we no longer have sirens in the area.

Comm Rep Pilafas said it is good to be back. He lives close to Sycamore, and it has been cool to see all that is happening there, as well as all other projects.

Comm Rep Dowling said The Club just celebrated 25 years. It always looks new, the spin room is cozy, the massage service is good. She is now a graduate of the citizen public works academy.

Commissioner Chhatwani thanked everyone for good discussions today. Congratulations to Craig and Sue. Today is Diwali – she wished everyone a happy and prosperous life.

8. Adjournment:

Comm Rep Sernett made a motion, seconded by Comm Rep Pilafas 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 M25-108

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Solar Panel Purchase and Installation
DATE: 11/18/2025

Motion:

Recommend to the full board to approve the purchase and installation of solar panels from Verde Solutions via TIPS Cooperative contract #25020102, with a down payment of 20% for The Club in the amount of \$367,449; 10% for Triphahn Center (TC) in the amount of \$204,452 and 10% for Willow Rec Center (WRC) in the amount of \$37,946.

Background:

With the district's major roof replacement schedule occurring over the next few years, staff investigated the option of placing solar panels on our new roof systems. The first roof replacement is The Club in 2026, then WRC in 2027 and then TC (new side) in 2028.

Staff sent out multiple inquiries to solar providers and installers as well as talking with other districts and businesses that have installed Solar. We had three firms respond and provide a proposal for solar for The Club roof: Verde Solutions, Ameresco and Love Energy & Construction. All proposals are listed below. Love Energy & Construction were only proposing to place panels on about half of the roof system, thereby preventing larger future savings.

<u>VERDE Solutions</u>	
System Investment	\$1,815,161 <i>turnkey installation cost (\$2.34/Wp)</i>
Smart Inverter Incentive	(\$193,928)
Illinois Shines REC 2025-2026 - Group B	(\$661,414)
Investment Tax Credit (ITC) 50% (EC + DC)	(\$907,581)
Net Investment After Incentives	\$52,239 <i>net after-tax investment</i>
<u>Love Energy & Construction</u>	
Upfront system cost	\$888,250
Incentives	(\$266,475)
Net Cost	\$621,775
<u>Ameresco</u>	
System Investment	\$2,867,000
Less Tax Credits (40% ITC)	(\$1,146,000)
Less Rebates	(\$160,353)
Less 15 Year REC Revenue	(\$603,702)
Net System Cost	\$956,146

Rationale:

After meeting with Verde staff, staff are pleased with the details of their work, responsiveness and understanding of the project scope, as well as the rebates and the required filings. Their overall proposal for The Club would provide over half of the electrical consumption and after rebates would have a full rate of return in less than five years. Over the 30-year useful life of the solar panels, the District would see positive current value cash flow of about \$4.5 million.

The construction of the panels ties well with the roof project. Verde would install the panels once the new roof is done, verifying all warranties for the roof remain in place. The District is purchasing the panels, therefore all electricity provided would be ours, and additional electricity needed would come from our current supplier.

After discussing the intricacies of the rebates, it was verified that the largest, 50% rebate from the federal government expires at the end of this year. If a project is contracted and in place with the minimum panel order, then the installation must be completed within the next four years.

We were pleased to determine that the ROI at those locations was as good, and the overall larger scope also reduced the total cost at The Club. These projects would not be as feasible without the large federal rebate. Since all these roofs are scheduled within the next three years, it made sense to see if we could lock in the rebates. This is possible if we approve all three projects this year and provide at least a 10% order for solar panels.

Over the 30-year life, the overall net current District cash flow will exceed \$10 million. Since the projects are through the co-op there was an additional 2% surcharge (net 1%) for the total investment cost. The overall project cost will be \$1,837,245 for the Club for 2026; \$2,044,521 for TC in 2027; and \$379,460 for WRC in 2028. We will need to order and incur the downpayment expenses this year from available General Fund reserves.

The overall total project costs are reduced by 50% federal credit in year one, along with the ComEd utility credit (Smart Invertor) of approximately 10%. The remaining approximately 35% credit from the state of Illinois (Illinois Shines) is distributed over a seven-year time frame with one residual payment over 14 years. Even with the timing of that, the District should see positive cash flow in year five, based on reduced electrical charges. The state of Illinois credits are based on consumption versus cost.

An executive summary showing the costs and overall savings, along with the individual proposals for each facility are attached.



Executive Summary for Hoffman Estates Park District

11/14/2025

Site Name	Solar Mount Type	System Size (kW-DC)	Annual Production (kWh)	Avoided Utility Rate (\$/kWh)	Annual Percent Offset	Total Investment	Total Cash Flow Year 1	Net Investment After Incentives	Annual Energy Savings	Total 30-Year Cash Flow	IRR	Payback Period (Years)
Triphahn Community Center	Roof	838.3	1,040,930	\$0.097	37%	\$2,044,521	\$1,392,873	\$92,961	\$101,238	\$5,091,779	18.1%	4.3
The Club at Prairie Stone	Roof	775.7	956,935	\$0.093	75%	\$1,837,245	\$1,256,270	\$63,281	\$88,747	\$4,481,764	18.0%	4.3
Willow Recreation Center	Roof	129.9	159,412	\$0.101	53%	\$379,460	\$243,083	\$9,680	\$16,060	\$812,822	16.3%	4.6
		1743.9	2,157,277	\$0.097	55%	\$4,261,226	\$2,892,226	\$165,922	\$206,045	\$10,386,365	17.5%	4.4

Executive Summary for Hoffman Estates Park District				
Site Name	<u>Triphahn Community Center</u>	<u>The Club at Prairie Stone</u>	<u>Willow Recreation Center</u>	<u>Total</u>
Solar Mount Type	Roof	Roof	Roof	
System Size (kW-DC)	\$ 838.30	\$ 775.70	\$ 129.90	\$ 1,743.90
Annual Production (kWh)	\$ 1,040,930.00	\$ 956,935.00	\$ 159,412.00	\$ 2,157,277.00
Avoided Utility Rate (\$/kWh)	\$ 0.10	\$ 0.09	\$ 0.10	\$ 0.10
Annual Percent Offset	\$ 0.37	\$ 0.75	\$ 0.53	\$ 0.55
Total Investment	\$ 2,044,521.00	\$ 1,837,245.00	\$ 379,460.00	\$ 4,261,226.00
Total Cash Flow Year 1	\$ 1,392,873.00	\$ 1,256,270.00	\$ 243,083.00	\$ 2,892,226.00
Net Investment After Incentives	\$ 92,961.00	\$ 63,281.00	\$ 9,680.00	\$ 165,922.00
Annual Energy Savings	\$ 101,238.00	\$ 88,747.00	\$ 16,060.00	\$ 206,045.00
Total 30-Year Cash Flow	\$ 5,091,779.00	\$ 4,481,764.00	\$ 812,822.00	\$ 10,386,365.00
IRR	\$ 0.18	\$ 0.18	\$ 0.16	\$ 0.17
Payback Period (Years)	\$ 4.30	\$ 4.30	\$ 4.60	\$ 4.40

**Prepared by:**

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Prepared for:

Hoffman Estates Park District
 5050 Sedge Blvd
 Hoffman Estates, IL 60192

Verde Solutions is pleased to present this solar PV proposal for your review. This proposal is based on preliminary information to provide an initial suggested system configuration, size, and budgetary estimate. A final proposal with sizing and firm pricing will be provided after all required information has been received and validated.

Input Parameters & Assumptions

Current Annual Energy Consumption	1,274,833 kWh / year
Avoided Utility Cost	\$0.093 /kWh

System Overview

Based on review of your usage information, available space for installation, and utility constraints, the proposed system has a peak power rating of 775.7 kW-DC. The system is estimated to produce 956,935 kWh/year which will offset approximately 75% of your current annual energy consumption. Solar production estimates were made using Helioscope, published by Folsom Labs.

System Size	1326 modules
System Module Power Capacity	775.7 kW-DC
Projected Annual Energy Production	956,935 kWh / year
Ratio of Current Consumption Offset with Solar System	75%
Mounting Style	Ballasted Flat Roof
Labor Type Assumed	Prevailing Wage

Investment Overview

Currently there are two federal tax credit programs, the Investment Tax Credit (ITC) and the Federal MACRS, Bonus Depreciation, which significantly reduce the net after-tax cost of the system investment. The ITC also contains a "direct pay" provision that enables certain tax-exempt customers to receive a direct cash payment in lieu of an ITC. All applicable state and utility incentives have been included.

System Investment	\$1,837,245 <i>turnkey installation cost (\$2.37/Wp)</i>
Smart Inverter Incentive	(\$193,928)
Illinois Shines REC 2025-2026 - Group B	(\$661,414)
Direct Pay, Investment Tax Credit (ITC) - 50% (EC & DC)	(\$918,623)
Net Investment After Incentives	\$63,281 <i>net after-tax investment</i>

Economic Summary

Internal Rate of Return (IRR)	18.0% per year
Annual Energy Savings	\$88,747 year 1
Reduction in Energy Bill	56.5% reduction
Payback Period	4.3 Years

- **Internal Rate of Return (IRR)** - Used to estimate profitability of investment. An effective "interest rate" equal in value to the after-tax cash flows the system is projected to generate. If the IRR is greater than the business cost of capital, the investment may be attractive.
- **Annual Energy Savings** - The estimated amount of money saved on utility bill the first year the system is installed. This value is expected to increase over time as the cost of energy increases.
- **Reduction in Energy Bill** - The estimated average percentage an electric bill will decrease the first year. Due to seasonal variance, this value will change month to month.
- **Payback Period** - The length of time required to recover the cost of the investment.

Project Installation

The project will commence with a detailed site assessment from one of our field engineers moving into full engineering and design. Verde Solutions will obtain client approval on the design and handle all required building & electrical permits, utility interconnection applications, incentive applications (if applicable), and any other needs as they arise.

Materials will be ordered after the design is finalized. Each project is designed and built to suit. Installation begins when materials are delivered on site. Once installed, the system undergoes testing and commissioning upon permission to operate (PTO) from the electric utility.

Disclaimer

This proposal includes forecasts, projections and other predictive statements resulting from an analysis by Verde Solutions of the information provided by the prospective client as well as information from Verde Solutions' operations and what is available within the marketplace. Prospective clients should recognize that the forecasts, projections and other predictive statements stated herein, although based upon information and assumptions that Verde Solutions believes to be viable and accurate, are projections and that Verde Solutions does not provide any guarantees for the achievement by the prospective client of the projections noted herein. The prospective client must realize that in the development of any projection there are certain factors that are unforeseen at the time the projection is made and thereby there are certain risks involved that provide for uncertainty. The prospective client's actual performance results may differ from those projected in this proposal. Therefore, there is no guarantee presented or implied as to the accuracy of any specific forecast, projection or predictive statement contained herein.

Calculations illustrating tax savings and deductions are estimates only. Please consult your tax expert regarding tax advantages specifically available for your organization.

Solar Renewable Energy Credits (SRECs) are administered on the state level and are subject to availability based on state specific program limits and participation.

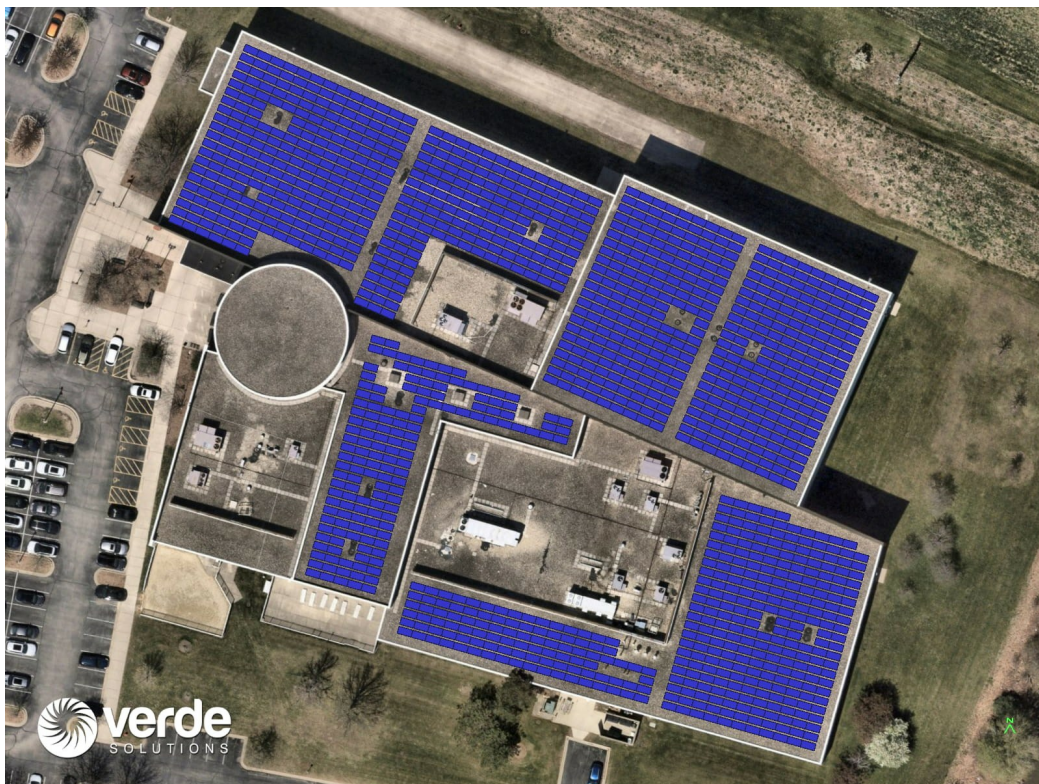
Ground based systems may require additional investments in civil work and landscaping. The cost of standard fencing is included: seven foot tall galvanized steel chain link fence with one pedestrian gate, set back 17 feet from the solar array.

Ballasted rooftop systems are assumed to be fully ballasted. The final racking design is subject to change based on, but not limited to, structural capacity, wind loading, and Authority Having Jurisdiction (AHJ) code requirements.

System Configuration

Verde Solutions has adopted a modular approach to project sizing by scaling projects with pre-engineered and proven subsystems. This approach leads to highly repeatable results, maximizes cost efficiency and offers the greatest value. Detailed engineering will occur upon project acceptance. Final engineering analysis may alter the following system outline; however, the final system will be equivalent or superior to what is presented below.

System Size & Configuration	600.0 kW-AC power capacity (grid) 775.7 kW-DC power capacity (solar modules) 1.29 DC/AC ratio
Solar PV Modules (Panels)	Tier 1 commercial monocrystalline silicon panels 585 Watt/module power capacity 1326 modules in system 30-year performance warranty
Inverter(s)	120 kW-AC inverter capacity 5 inverters in system 20-year extended warranty
Mounting System	All necessary structural engineering included 25-year warranty
Production Monitoring	Online monitoring & smartphone access Complimentary flat screen display provided for on-site showcase of energy

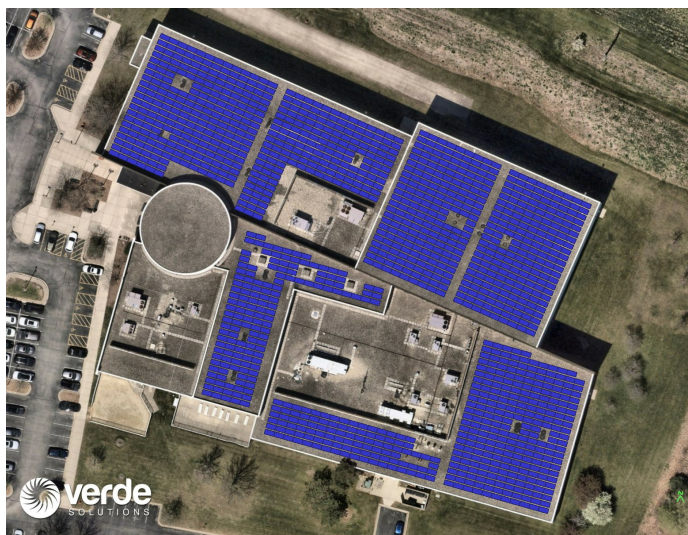


The above image is a preliminary concept based on initial information and satellite imagery

Cash Flow Analysis								
Years	Cash					PV Generation (kWh)	Total Cash Flow	Cumulative Cash Flow
	Project Costs	Electric Bill Savings	Utility Incentive	IL Shines REC	Direct Pay ITC			
Upfront	-\$1,837,245	-	-	-\$46,358	-	-	-\$1,883,603	-\$1,883,603
1	-	\$88,747	\$193,928	\$54,973	\$918,623	956,936	\$1,256,270	-\$627,333
2	-	\$91,836	-	\$97,347	-	952,152	\$189,183	-\$438,150
3	-	\$95,029	-	\$97,347	-	947,367	\$192,377	-\$245,773
4	-	\$98,331	-	\$97,347	-	942,582	\$195,679	-\$50,094
5	-	\$101,746	-	\$97,347	-	937,798	\$199,093	\$148,998
6	-	\$105,275	-	\$97,347	-	933,013	\$202,623	\$351,621
7	-	\$108,925	-	\$97,347	-	928,228	\$206,272	\$557,893
8	-	\$112,698	-	-	-	923,443	\$112,698	\$670,591
9	-	\$116,599	-	-	-	918,659	\$116,599	\$787,190
10	-	\$120,631	-	-	-	913,874	\$120,631	\$907,821
11	-	\$124,800	-	-	-	909,089	\$124,800	\$1,032,621
12	-	\$129,108	-	-	-	904,305	\$129,108	\$1,161,729
13	-	\$133,562	-	-	-	899,520	\$133,562	\$1,295,292
14	-	\$138,166	-	-	-	894,735	\$138,166	\$1,433,457
15	-	\$142,924	-	\$68,716	-	889,951	\$211,640	\$1,645,097
16	-	\$147,842	-	-	-	885,166	\$147,842	\$1,792,939
17	-	\$152,925	-	-	-	880,381	\$152,925	\$1,945,864
18	-	\$158,177	-	-	-	875,597	\$158,177	\$2,104,041
19	-	\$163,605	-	-	-	870,812	\$163,605	\$2,267,646
20	-	\$169,215	-	-	-	866,027	\$169,215	\$2,436,861
21	-	\$175,011	-	-	-	861,243	\$175,011	\$2,611,872
22	-	\$181,000	-	-	-	856,458	\$181,000	\$2,792,872
23	-	\$187,189	-	-	-	851,673	\$187,189	\$2,980,061
24	-	\$193,582	-	-	-	846,889	\$193,582	\$3,173,643
25	-	\$200,188	-	-	-	842,104	\$200,188	\$3,373,832
26	-	\$207,013	-	-	-	837,319	\$207,013	\$3,580,844
27	-	\$214,063	-	-	-	832,535	\$214,063	\$3,794,908
28	-	\$221,346	-	-	-	827,750	\$221,346	\$4,016,254
29	-	\$228,869	-	-	-	822,965	\$228,869	\$4,245,123
30	-	\$236,640	-	-	-	818,181	\$236,640	\$4,481,764
Totals:	-\$1,837,245	\$4,545,045	\$193,928	\$661,414	\$918,623	26,626,752	\$4,481,764	-

Inputs & Assumptions	
Project Price	\$1,837,245
Avoided Utility Cost	\$0.093 /kWh
Annual Energy Consumption (kWh)	1,274,833 kWh
Energy Consumption Inflation Rate	0.0%
Year 1 Energy Savings	\$88,747
kW-DC	775.7 kW-DC
Projected Annual Energy Production	956,935 kWh
Utility Inflation Rate	4.0%
Solar Degradation Rate	0.50%
Investment Tax Credit (ITC)	40 % of system value
Effective Federal Tax Rate	0.0%
Average Soiling Losses	5% of annual production

Sustainability Report



The proposed system has a peak power rating of 775.7 kW-DC. The system is estimated to produce **26,626,716 kWh** over its 30 year lifespan.



26,626,716 kWh is equivalent to 17,889 metric tons of CO₂.

Greenhouse Gases from:



4,178 passenger vehicles driven for one year

CO₂ Emissions from:



3,728 homes' electricity use for one year

Carbon Sequestered by:



313,751 tree seedlings grown for 10 years

CO₂ Emissions from:



41,603 barrels of oil consumed

Calculations obtained from the US EPA Greenhouse Gas Equivalencies Calculator

**Prepared by:**

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Prepared for:

Hoffman Estates Park District
 1685 W Higgins Rd
 Hoffman Estates, IL 60169

Verde Solutions is pleased to present this solar PV proposal for your review. This proposal is based on preliminary information to provide an initial suggested system configuration, size, and budgetary estimate. A final proposal with sizing and firm pricing will be provided after all required information has been received and validated.

Input Parameters & Assumptions

Current Annual Energy Consumption	2,844,822 kWh / year
Avoided Utility Cost	\$0.097 /kWh

System Overview

Based on review of your usage information, available space for installation, and utility constraints, the proposed system has a peak power rating of 838.3 kW-DC. The system is estimated to produce 1,040,930 kWh/year which will offset approximately 37% of your current annual energy consumption. Solar production estimates were made using Helioscope, published by Folsom Labs.

System Size	1433 modules
System Module Power Capacity	838.3 kW-DC
Projected Annual Energy Production	1,040,930 kWh / year
Ratio of Current Consumption Offset with Solar System	37%
Mounting Style	Mixed
Labor Type Assumed	Prevailing Wage

Investment Overview

Currently there are two federal tax credit programs, the Investment Tax Credit (ITC) and the Federal MACRS, Bonus Depreciation, which significantly reduce the net after-tax cost of the system investment. The ITC also contains a "direct pay" provision that enables certain tax-exempt customers to receive a direct cash payment in lieu of an ITC. All applicable state and utility incentives have been included.

System Investment	\$2,044,521 <i>turnkey installation cost (\$2.44/Wp)</i>
Smart Inverter Incentive	(\$209,576)
Illinois Shines REC 2025-2026 - Group B	(\$719,723)
Direct Pay, Investment Tax Credit (ITC) - 50% (EC & DC)	(\$1,022,261)
Net Investment After Incentives	\$92,961 <i>net after-tax investment</i>

Economic Summary

Internal Rate of Return (IRR)	18.1% per year
Annual Energy Savings	\$101,238 year 1
Reduction in Energy Bill	28.3% reduction
Payback Period	4.3 Years

- **Internal Rate of Return (IRR)** - Used to estimate profitability of investment. An effective "interest rate" equal in value to the after-tax cash flows the system is projected to generate. If the IRR is greater than the business cost of capital, the investment may be attractive.
- **Annual Energy Savings** - The estimated amount of money saved on utility bill the first year the system is installed. This value is expected to increase over time as the cost of energy increases.
- **Reduction in Energy Bill** - The estimated average percentage an electric bill will decrease the first year. Due to seasonal variance, this value will change month to month.
- **Payback Period** - The length of time required to recover the cost of the investment.

Project Installation

The project will commence with a detailed site assessment from one of our field engineers moving into full engineering and design. Verde Solutions will obtain client approval on the design and handle all required building & electrical permits, utility interconnection applications, incentive applications (if applicable), and any other needs as they arise.

Materials will be ordered after the design is finalized. Each project is designed and built to suit. Installation begins when materials are delivered on site. Once installed, the system undergoes testing and commissioning upon permission to operate (PTO) from the electric utility.

Disclaimer

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Calculations illustrating tax savings and deductions are estimates only. Please consult your tax expert regarding tax advantages specifically available for your organization.

Solar Renewable Energy Credits (SRECs) are administered on the state level and are subject to availability based on state specific program limits and participation.

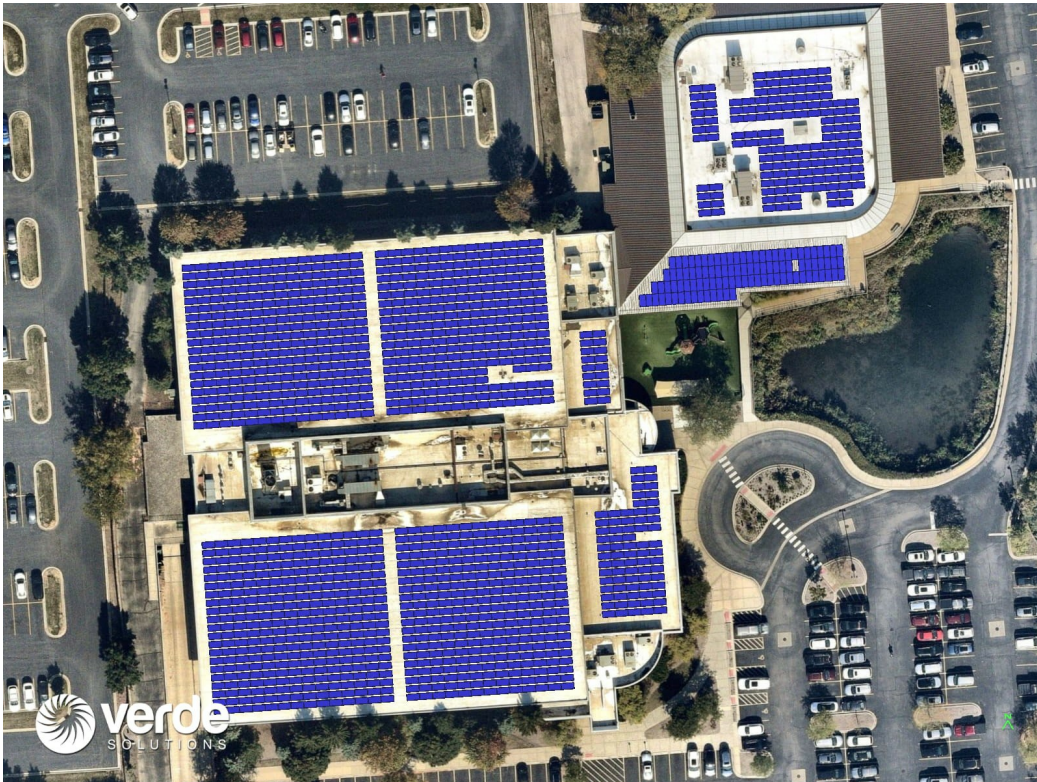
Ground based systems may require additional investments in civil work and landscaping. The cost of standard fencing is included: seven foot tall galvanized steel chain link fence with one pedestrian gate, set back 17 feet from the solar array.

Ballasted rooftop systems are assumed to be fully ballasted. The final racking design is subject to change based on, but not limited to, structural capacity, wind loading, and Authority Having Jurisdiction (AHJ) code requirements.

System Configuration

Verde Solutions has adopted a modular approach to project sizing by scaling projects with pre-engineered and proven subsystems. This approach leads to highly repeatable results, maximizes cost efficiency and offers the greatest value. Detailed engineering will occur upon project acceptance. Final engineering analysis may alter the following system outline; however, the final system will be equivalent or superior to what is presented below.

System Size & Configuration	640.0 kW-AC power capacity (grid) 838.3 kW-DC power capacity (solar modules) 1.31 DC/AC ratio
Solar PV Modules (Panels)	Tier 1 commercial monocrystalline silicon panels 585 Watt/module power capacity 1433 modules in system 30-year performance warranty
Inverter(s)	120, 100 kW-AC inverter capacity 2, 4 inverters in system 20-year extended warranty
Mounting System	All necessary structural engineering included 25-year warranty
Production Monitoring	Online monitoring & smartphone access Complimentary flat screen display provided for on-site showcase of energy

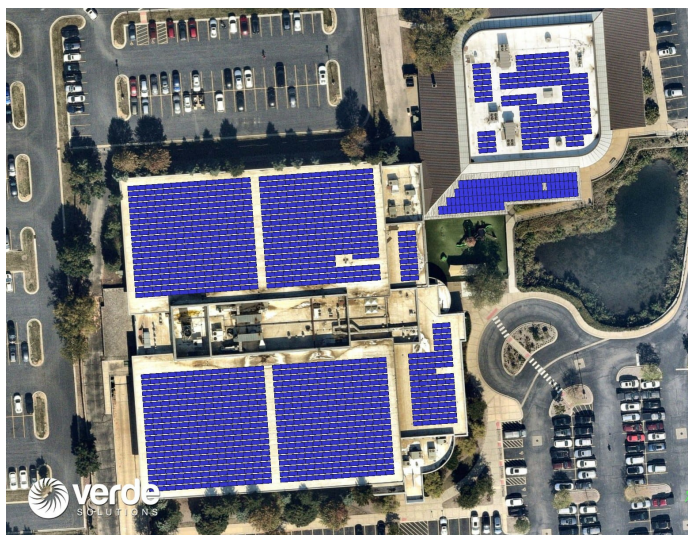


The above image is a preliminary concept based on initial information and satellite imagery

Cash Flow Analysis								
Years	Cash					PV Generation (kWh)	Total Cash Flow	Cumulative Cash Flow
	Project Costs	Electric Bill Savings	Utility Incentive	IL Shines REC	Direct Pay ITC			
Upfront	-\$2,044,521	-	-	-\$50,174	-	-	-\$2,094,695	-\$2,094,695
1	-	\$101,238	\$209,576	\$59,798	\$1,022,261	1,040,929	\$1,392,873	-\$701,822
2	-	\$104,761	-	\$105,892	-	1,035,724	\$210,653	-\$491,169
3	-	\$108,404	-	\$105,892	-	1,030,520	\$214,296	-\$276,872
4	-	\$112,171	-	\$105,892	-	1,025,315	\$218,063	-\$58,809
5	-	\$116,066	-	\$105,892	-	1,020,110	\$221,958	\$163,148
6	-	\$120,093	-	\$105,892	-	1,014,906	\$225,984	\$389,133
7	-	\$124,256	-	\$105,892	-	1,009,701	\$230,148	\$619,281
8	-	\$128,560	-	-	-	1,004,496	\$128,560	\$747,840
9	-	\$133,010	-	-	-	999,292	\$133,010	\$880,850
10	-	\$137,609	-	-	-	994,087	\$137,609	\$1,018,459
11	-	\$142,365	-	-	-	988,882	\$142,365	\$1,160,824
12	-	\$147,280	-	-	-	983,678	\$147,280	\$1,308,104
13	-	\$152,361	-	-	-	978,473	\$152,361	\$1,460,464
14	-	\$157,612	-	-	-	973,268	\$157,612	\$1,618,077
15	-	\$163,040	-	\$74,747	-	968,064	\$237,787	\$1,855,864
16	-	\$168,650	-	-	-	962,859	\$168,650	\$2,024,514
17	-	\$174,448	-	-	-	957,655	\$174,448	\$2,198,962
18	-	\$180,440	-	-	-	952,450	\$180,440	\$2,379,402
19	-	\$186,632	-	-	-	947,245	\$186,632	\$2,566,034
20	-	\$193,031	-	-	-	942,041	\$193,031	\$2,759,065
21	-	\$199,643	-	-	-	936,836	\$199,643	\$2,958,708
22	-	\$206,475	-	-	-	931,631	\$206,475	\$3,165,183
23	-	\$213,535	-	-	-	926,427	\$213,535	\$3,378,718
24	-	\$220,828	-	-	-	921,222	\$220,828	\$3,599,546
25	-	\$228,364	-	-	-	916,017	\$228,364	\$3,827,910
26	-	\$236,149	-	-	-	910,813	\$236,149	\$4,064,059
27	-	\$244,192	-	-	-	905,608	\$244,192	\$4,308,251
28	-	\$252,500	-	-	-	900,403	\$252,500	\$4,560,750
29	-	\$261,082	-	-	-	895,199	\$261,082	\$4,821,832
30	-	\$269,947	-	-	-	889,994	\$269,947	\$5,091,779
Totals:	-\$2,044,521	\$5,184,740	\$209,576	\$719,723	\$1,022,261	28,963,845	\$5,091,779	-

Inputs & Assumptions	
Project Price	\$2,044,521
Avoided Utility Cost	\$0.097 /kWh
Annual Energy Consumption (kWh)	2,844,822 kWh
Energy Consumption Inflation Rate	0.0%
Year 1 Energy Savings	\$101,238
kW-DC	838.3 kW-DC
Projected Annual Energy Production	1,040,930 kWh
Utility Inflation Rate	4.0%
Solar Degradation Rate	0.50%
Investment Tax Credit (ITC)	40 % of system value
Effective Federal Tax Rate	0.0%
Average Soiling Losses	5% of annual production

Sustainability Report



The proposed system has a peak power rating of 838.3 kW-DC. The system is estimated to produce **28,963,877 kWh** over its 30 year lifespan.



28,963,877 kWh is equivalent to 19,459 metric tons of CO₂.

Greenhouse Gases from:



4,544 passenger vehicles driven for one year

CO₂ Emissions from:



4,056 homes' electricity use for one year

Carbon Sequestered by:



341,290 tree seedlings grown for 10 years

CO₂ Emissions from:



45,254 barrels of oil consumed

Calculations obtained from the US EPA Greenhouse Gas Equivalencies Calculator

**Prepared by:**

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 800.541.1137
 leads@verdesolutions.com

Prepared for:

Hoffman Estates Park District
 3600 Lexington Dr
 Hoffman Estates, IL 60192

Verde Solutions is pleased to present this solar PV proposal for your review. This proposal is based on preliminary information to provide an initial suggested system configuration, size, and budgetary estimate. A final proposal with sizing and firm pricing will be provided after all required information has been received and validated.

Input Parameters & Assumptions

Current Annual Energy Consumption	299,867 kWh / year
Avoided Utility Cost	\$0.101 /kWh

System Overview

Based on review of your usage information, available space for installation, and utility constraints, the proposed system has a peak power rating of 129.9 kW-DC. The system is estimated to produce 159,412 kWh/year which will offset approximately 53% of your current annual energy consumption. Solar production estimates were made using Helioscope, published by Folsom Labs.

System Size	222 modules
System Module Power Capacity	129.9 kW-DC
Projected Annual Energy Production	159,412 kWh / year
Ratio of Current Consumption Offset with Solar System	53%
Mounting Style	Ballasted Flat Roof
Labor Type Assumed	Prevailing Wage

Investment Overview

Currently there are two federal tax credit programs, the Investment Tax Credit (ITC) and the Federal MACRS, Bonus Depreciation, which significantly reduce the net after-tax cost of the system investment. The ITC also contains a "direct pay" provision that enables certain tax-exempt customers to receive a direct cash payment in lieu of an ITC. All applicable state and utility incentives have been included.

System Investment	\$379,460 <i>turnkey installation cost (\$2.92/Wp)</i>
Smart Inverter Incentive	(\$32,468)
Illinois Shines REC 2025-2026 - Group B	(\$147,582)
Direct Pay, Investment Tax Credit (ITC) - 50% (EC & DC)	(\$189,730)
Net Investment After Incentives	\$9,680 <i>net after-tax investment</i>

Economic Summary

Internal Rate of Return (IRR)	16.3% per year
Annual Energy Savings	\$16,060 year 1
Reduction in Energy Bill	39.9% reduction
Payback Period	4.6 Years

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- **Reduction in Energy Bill** - The estimated average percentage an electric bill will decrease the first year. Due to seasonal variance, this value will change month to month.
- **Payback Period** - The length of time required to recover the cost of the investment.

Project Installation

The project will commence with a detailed site assessment from one of our field engineers moving into full engineering and design. Verde Solutions will obtain client approval on the design and handle all required building & electrical permits, utility interconnection applications, incentive applications (if applicable), and any other needs as they arise.

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System Configuration

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System Size & Configuration	100.0 kW-AC power capacity (grid) 129.9 kW-DC power capacity (solar modules) 1.3 DC/AC ratio
Solar PV Modules (Panels)	Tier 1 commercial monocrystalline silicon panels 585 Watt/module power capacity 222 modules in system 30-year performance warranty
Inverter(s)	100 kW-AC inverter capacity 1 inverters in system 20-year extended warranty
Mounting System	All necessary structural engineering included 25-year warranty
Production Monitoring	Online monitoring & smartphone access Complimentary flat screen display provided for on-site showcase of energy



The above image is a preliminary concept based on initial information and satellite imagery

Cash Flow Analysis								
Years	Cash					PV Generation (kWh)	Total Cash Flow	Cumulative Cash Flow
	Project Costs	Electric Bill Savings	Utility Incentive	IL Shines REC	Direct Pay ITC			
Upfront	-\$379,460	-	-	-\$10,042	-	-	-\$389,502	-\$389,502
1	-	\$16,060	\$32,468	\$4,825	\$189,730	159,411	\$243,083	-\$146,419
2	-	\$16,619	-	\$22,786	-	158,614	\$39,405	-\$107,014
3	-	\$17,197	-	\$22,786	-	157,817	\$39,983	-\$67,031
4	-	\$17,795	-	\$22,786	-	157,020	\$40,581	-\$26,450
5	-	\$18,413	-	\$22,786	-	156,223	\$41,198	\$14,748
6	-	\$19,051	-	\$22,786	-	155,425	\$41,837	\$56,585
7	-	\$19,712	-	\$22,786	-	154,628	\$42,498	\$99,083
8	-	\$20,395	-	-	-	153,831	\$20,395	\$119,477
9	-	\$21,101	-	-	-	153,034	\$21,101	\$140,578
10	-	\$21,830	-	-	-	152,237	\$21,830	\$162,408
11	-	\$22,585	-	-	-	151,440	\$22,585	\$184,993
12	-	\$23,364	-	-	-	150,643	\$23,364	\$208,357
13	-	\$24,170	-	-	-	149,846	\$24,170	\$232,527
14	-	\$25,003	-	-	-	149,049	\$25,003	\$257,531
15	-	\$25,865	-	\$16,084	-	148,252	\$41,949	\$299,480
16	-	\$26,754	-	-	-	147,455	\$26,754	\$326,234
17	-	\$27,674	-	-	-	146,658	\$27,674	\$353,908
18	-	\$28,625	-	-	-	145,861	\$28,625	\$382,533
19	-	\$29,607	-	-	-	145,064	\$29,607	\$412,140
20	-	\$30,622	-	-	-	144,267	\$30,622	\$442,763
21	-	\$31,671	-	-	-	143,470	\$31,671	\$474,434
22	-	\$32,755	-	-	-	142,673	\$32,755	\$507,189
23	-	\$33,875	-	-	-	141,876	\$33,875	\$541,064
24	-	\$35,032	-	-	-	141,079	\$35,032	\$576,096
25	-	\$36,227	-	-	-	140,281	\$36,227	\$612,323
26	-	\$37,462	-	-	-	139,484	\$37,462	\$649,786
27	-	\$38,738	-	-	-	138,687	\$38,738	\$688,524
28	-	\$40,056	-	-	-	137,890	\$40,056	\$728,580
29	-	\$41,418	-	-	-	137,093	\$41,418	\$769,998
30	-	\$42,824	-	-	-	136,296	\$42,824	\$812,822
Totals:	-\$379,460	\$822,503	\$32,468	\$147,582	\$189,730	4,435,604	\$812,822	-

Inputs & Assumptions	
Project Price	\$379,460
Avoided Utility Cost	\$0.101 /kWh
Annual Energy Consumption (kWh)	299,867 kWh
Energy Consumption Inflation Rate	0.0%
Year 1 Energy Savings	\$16,060
kW-DC	129.9 kW-DC
Projected Annual Energy Production	159,412 kWh
Utility Inflation Rate	4.0%
Solar Degradation Rate	0.50%
Investment Tax Credit (ITC)	40 % of system value
Effective Federal Tax Rate	0.0%
Average Soiling Losses	5% of annual production

Sustainability Report



The proposed system has a peak power rating of 129.9 kW-DC. The system is estimated to produce **4,435,639 kWh** over its 30 year lifespan.



4,435,639 kWh is equivalent to 2,980 metric tons of CO₂.

Greenhouse Gases from:



696 passenger vehicles driven for one year

CO₂ Emissions from:



621 homes' electricity use for one year

Carbon Sequestered by:



52,266 tree seedlings grown for 10 years

CO₂ Emissions from:



6,930 barrels of oil consumed

Calculations obtained from the US EPA Greenhouse Gas Equivalencies Calculator

MEMORANDUM NO. M25-107

TO: B&G Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: New Roof at The Club
DATE: 11/18/2025

Motion:

Recommend to the full board the approval for the purchase and installation of a new roof system at The Club from Anthony Roofing (Parent Company Tecta America LLC.) for a total of \$1,116,500.00 through Omnia Contract 04-29 JOC.

Background:

In 2017 the district hired Inspec to complete a district wide roof assessment. Since that report, the district has had a plan to complete the installation of new roofs for all of our buildings based on the reports generated by Inspec. The Club roof will be the first to be completed, as it will be replaced in 2026.

Rationale:

Over the past couple of years staff have met with engineers, contractors, and roofers to find the best fit for the Park District. Anthony Roofing offers the district a one contact solution for our roofing needs. They are the engineer, consultant, and roof installation team. Once the roof is completed, they offer preventative maintenance plans and repairs as well. They are based out of Aurora and are a union shop that belongs to the parent company of TECTA America which gives them access to numerous aspects of the roofing industry.

The new roof at The Club will have a 1.5” polyisocyanurate insulation with a new 60-Mil TPO Rhinbond roof system. The finished appearance of the roof will be white (no rock). The white roof allows for better solar consumption on the solar panels. In the last four years, Anthony Roofing has completed similar jobs for Rolling Meadows Park District, Vernon Hills Park District, Oak Brook Park District and Park Ridge Park District with success.

MEMORANDUM M25-110

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: 2026 Park District Vehicle Purchases
DATE: 11/18/2025

Motion:

1. Recommend to the full board the approval to purchase a Ford F350 from Landmark Ford for a total of \$69,287 via Illinois State Contract Purchasing.
2. Recommend to the full board the approval to purchase a Ford F600 from Morrow Brothers Ford for a total of \$99,388 via Illinois State Contract Purchasing.
3. Recommend to the full board the approval to purchase a Ford Explorer from Currie Motors for a total of \$59,819 via Northwest Municipal Cooperative Program Contract #231.
4. Recommend to the full board the approval to purchase a 72 Passenger Blue Bird Bus from Central States Bus Sales, INC for a total of \$170,570 via Sourcewell Contract #063020-BBB.

Background:

All Vehicles are budgeted as part of the capital expenditures in 2026. Staff researched the Illinois State Contract Purchasing Program, Northwest Municipal Cooperative Program, and Sourcewell Purchasing and found suitable replacements with the best value using all three purchase options for the different fleet vehicles.

Rationale:

All vehicles are replacing like vehicles in the fleet that have reached the end of their life cycle or are no longer in service.

- The Ford F350 is replacing a 1996 Chevrolet 3500 Dump Truck.
- The Ford F600 is replacing a 2014 International Truck that had engine failures this year and is no longer in service.
- The Ford Explorer is replacing a 2005 Ford Explorer that is part of the parks fleet. The new Ford Explorer will go to the Executive Director; the two current fleet vehicles at TC (admin and recreation staff use) are becoming part of the parks fleet to be replaced in upcoming years with electric vehicles. TC will then have two Ford Explorers for fleet use until scheduled replacement with electric vehicles.
- The Blue Bird 72 Passenger Bus will replace our current 72 passenger bus from 2002.

All outgoing vehicles from the District will be sold on Govdeals.com once the new vehicles have arrived.

MEMORANDUM NO. M25-106

TO: B&G Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: 2026 Zamboni Purchase
DATE: 11/18/2025

Motion:

Recommend to the full board the approval to purchase the Zamboni 526 by Zamboni Company USA, Inc. through Sourcwell Contract for a total of \$141,423.36.

Background:

Our current 2010 Zamboni is up for replacement in GIS in 2026. In 2021, this Zamboni had numerous parts rebuilt and installed to get three to four more years out of the units. At this time, it is more cost effective to replace the units.

Rationale:

Staff have worked with Zamboni Company to provide us with the most efficient Zamboni for our needs. The purchase will be through Sourcwell using our contract pricing which meets all our bidding needs.

Zamboni 526

3-Way Catalytic Converter, Lambda Fuel Management System, Wash Water System, Aluminum Wheels, Black Powder Coated Conditioner, Conditioner Poly Side Plate, Guide Wheel, Parking Brake, LPG Low Fuel Light, Stainless Steel Water Distribution Pipe, Spare Tire & Wheel Assembly, (2) 77" Blades

ADDITIONAL EQUIPMENT:

LPG Carburetion (No Tanks)
Board Brush w/ Power Fill
Water Level Sight Gauge
Wash Water Tank Poly Insert
Snow Tank Light
Tire Wash System
Integrated Auger Wash Out System
Fast Ice
Heated Seat
Hydraulic Oil Cover

This purchase will be reflected in the 2026 capital plan for the district as the Zamboni will be delivered in Fall 2026 (prior to hockey season). It will not be delivered in 2025, but the order must be placed ASAP to receive the unit for the 2026 hockey season. Production time is currently running around 10 months.

MEMORANDUM NO. M25-109

TO: B&G Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Perry Weather Lightning Detection
DATE: 11/18/25

Motion:

Recommend to the full board the approval of the purchase and installation of two outdoor lightning detection systems at Bridges of Poplar Creek Country Club and Seascapes Family Aquatic Center from Perry Weather for a total of \$30,000.

Background:

Currently the district uses ThorGuard for our lightning detection services. The current system is outdated and will require a complete change as parts are no longer available for the system. Our current system serves the following locations:

- **Bridges of Poplar Creek** main station
 - **Golf Maintenance** remote station
 - **Seascapes** remote station
- **Cannon Crossings** main station
- **Canterbury Fields** main station
 - **Black Bear** remote station
 - **Canterbury** remote station
- **North Maintenance Shop** main station
 - **Huntington** remote station
 - **Olmstead** remote station
 - **Pine** remote station
 - **South Ridge** remote station
- **Sycamore** main station
 - **Eisenhower** remote station
 - **Vogelei** remote station
- **Triphahn Center** main station
 - **Cotton Wood** remote station
 - **Victoria** remote station
 - **Fabbrini** remote station

Our New system will only service Bridges and Seascapes, but with the weather station we will have the ability to have users receive weather alerts through a mobile app and we will have an interface on our website that gives immediate information for weather in Hoffman Estates via our weather station.

Rationale:

After discussion of information outlined in Memorandum M25-096 it was determined that the district would move forward with a system that included lightning detection at facilities that are staffed by Hoffman Estates Park District staff and not an unstaffed park location. Staff met with representatives from ThorGuard, AEM and Perry Weather. AEM and Perry Weather were comparable in price: the Perry Weather cost with installation is \$30,000 and AEM without installation is \$30,116.85. Perry Weather

comes with the ability to have twenty users on the mobile app and an interface on our website while AEM comes with 10 users and the same interface. Elk Grove Park District is currently using Perry Weather and is having great success.

Memorandum M25-105

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance – November Board Report
Date: 11/18/2025

MOTION

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

ADMINISTRATION & CAPITAL PROJECTS

Sycamore Park

In house staff were able to complete the installation of the home run fence and warning track at Sycamore Park on the southwest ball field. We are still waiting on the arrival of the yellow top rail, which will complete the baseball/softball home run fence.

Vogelei Park OSLAD Renovations

The splash pad at Vogelei Park has been installed by the contractor along with the concrete for the splash pad and surrounding apron. HEParks staff completed all undergorund utility work at Vogelei Park by installing two storm water catch basins, underground water lines for the garden pond and drinking fountain, and over 200 feet of drain tile. Once that was completed, staff began the restoration process and as of November 13 have completed the grassing plan around the playground, splash pad and parking lot. There will be more restoration to take place in the spring but we are past the point of being able to seed grass. Staff has the shelter in our possession but installation will likely occur in the spring.



Vogelei Barn

The renovations at Vogelei Barn have begun. In-house staff removed all material from the upstairs of the barn. Some equipment was moved to the Willow Center gymnastics studio and items that belonged to Tumbling Times being given to them. All walls in the stairwell, landing and gym area were prepared for painting with drywall work completed and cleaned. Over the next two months, staff will be creating a two-room viewing area and setting up the gym area for baton, youth sports and multipurpose use.

Fabbrini Park Shelter

The shelter at Fabbrini Park on the southwest side of the park has been renovated. Bear Construction removed the existing shelter and used our current base to build the new shelter in the same place. This allowed the district to keep the shelter as an overlook out to the pond. In-house staff still needs to do some finishing touches with the railings and painting but the shelter is safe for use.



TC Renovations

In-house crews have converted room 105 and 106 into one large multi purpose room. The wall between the two rooms was removed and a new ceiling was installed. All new ceiling tiles and lighting were installed as well. The toddler bathrooms are currently being converted into regular bathrooms. This new multi purpose area will have two bathrooms and two areas with cabinets and counter space. We anticipate this area to be ready for use by December 5. Staff has also begun the construction in the administration area. Over the next month, new cubicles will be installed, all walls will be painted, new carpeting will be installed, the mail room will be converted to a copier/laminating room, the kitchen will receive some updates, a new conference room area will be created.

AQUATICS AND BUILDINGS

Triphahn Center:

- LED light outside room 105 near playground was replaced.
- Completed Ammonia calibration (6-month) and testing for ammonia detection system.
- New gauges and valves were installed in compressor room.
- Broken cylinders were repaired on the doors to the board room, men's locker room and custodial office.
- Installed new door sweeps on compressor room.
- Installed new RTU for fitness center and for lower-level locker rooms.

Bridges of Poplar Creek:

- Advanced Elevator replaced packing again and checked that elevator is not leaking, but they still have work they need to finish.
- Mitsubishi checked the dumbwaiter and a new motor needs to be installed- waiting for quote.
- Leaking toilet valve was replaced.

The Club at Prairie Stone:

- Activity pool chlorinator priming line had to be reamed out to remove calcification from the pump.
- Acid pumps for pools were re-tuned, leaks repaired and lines cleared.
- Media change was done in both defender filters.
- Boiler inspections we completed. Added an emergency stop outside the door to the steam room to remain compliant.
- Installed electrical switch lockouts on the spa boiler.
- Installed new RTU's for converted Kids' Corner area and for South Barrel.
- Replaced multiple floor receptacles on main cardio floor.

Willow Rec Center:

- Removed all items from meeting room and front hallway, including old office desks.
- Caulked and painted around new front desk, along with touchups.
- Installed spring floor in main gym, gymnastics flooring in mini gym, and hung climbing rope.
- Removed uneven bars from Vogelei and reinstalled at Willow, along with quad bar installation.
- Transported pads from Vogelei to Willow gymnastics center and hung wall pads. Cut flooring for the vault and configured orange crash mats to fit at the end of the vault run.
- Installed cubbies and bleachers in the viewing room and added coat rack.
- Installed new shelving in the gym closet.
- Large TV was installed in downstairs hallway.
- New cabinets, countertop and sink were installed in Tot Room and the room was painted.
- Hung sound panels in the dance room.
- Added new bike rack and two new benches in front of the main entrance at Willow.
- Lighting upgrades mostly complete; racquetball courts and lighting will be completed when fixtures arrive.
- Completed finishing work of electrical outlets, faces and data plates.
- New bottle filler was installed in the upstairs hallway.

Vogelei:

- Installed manhole vault, main water supply line and drain line to drinking fountain location.
- Greenhouse gas heater was installed, including flue, then hard piped gas line to it.
- Electrical work has finished for exhaust fans and fresh air intakes.
- Located drain lines for splash pad connection.

Seascape/Splash Pads/Parks:

- Seascape water lines were blown out for the winter, along with concession stand.
- Splash pad water lines were blown out at Princeton, Community and Tropicana.
- South Ridge splash pad was drained and water lines will be blown out with restrooms.
- Fabbrini Park restroom main was clogged and needed rodding out. When rodder and ejector pump were removed, staff found that several garments had been flushed down the toilets. Re-assembled the pump and bathrooms are operational again.
- Drinking fountain leak was repaired at Black Bear.

PARKS

Parks & Forestry:

- Graded soil along the new paths at South Ridge and Huntington.
- Installed soil and graded around new basketball court at Valley.
- Landscaping repairs and bed clean up were done at Willow Rec entrance for grand opening.
- Event prep and cleanup were done at Charlemagne Park for collection of native wildflower seeds.
- Completed park inspections and clean-up at Thornbark, Colony, Kingston, Lincoln, Douglas, and Whispering Basin.
- Completed woody/invasive plant removal and stump treatments at Evergreen Pond shoreline.
- Fabbrini pier will be welded for repair; caution tape was put up prior to repair work.
- Dug trenches for drainage and electrical at Vogelei.
- Tree removal was done at Vogelei pond, along with landscape clean up along the shoreline.
- Watered plant material and seed at Vogelei and mowed remaining vegetation at the watershed.
- New trees and bushes were planted at Vogelei and irrigation & drain repairs were done.
- Surveyed and seeded shore area at Whispering Lake and weeded beds at Prairie Stone.
- Clean up work was done at Maintenance Shop – built storage pallets and organized materials.
- Sprayer maintenance was done to prep for herbicide applications.

Playgrounds:

- Conducted routine playground checks and clean-ups.
- Replaced the spinner at Victoria South.
- Repaired chain-link fence around the playground at Evergreen.
- Replaced drum panel at Cannon playground.
- Halloween trail backgrounds were installed at Fabbrini for Haunted Hoffman event.
- Installed railings on the trailer, in preparation for hayride.

Athletic Fields:

- Baseball field layout (50/70) was done at Cannon 1, along with mound removal.
- Homerun fence has been completed at Sycamore baseball fields. Holes were dug by hand, then posts and bars were installed/cut to size and top rail installed.