

AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, JANUARY 20, 2026
7:00 P.M.

1. ROLL CALL
2. APPROVAL OF AGENDA
Motion to approve the agenda as presented.
3. APPROVAL OF COMMITTEE MINUTES
 - NOVEMBER 18, 2025
Motion to approve the minutes of the November 18, 2025 meeting as presented.
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. 2026 Asphalt Repairs, Sealcoating and Striping / M26-001
Motion to recommend to the full board to award the asphalt repairs, crack filling and sealcoating bid project to Schroeder Asphalt Services, Inc. for a total of \$208,307.45 plus a 5% contingency for a total of \$218,722.83.
 - B. 2026 Court Repairs and Color Coating at Multiple Locations / M26-003
Motion to recommend to the full board to award the bid for 2026 Court Repairs and Color Coating to Sport Surface Pros for a total of \$83,000 plus a \$3,000 contingency for a total of \$86,000..
 - C. Mowing Services 2026-2028 / M26-002
Motion to recommend to the full board to award the mowing services bid to Gilio Landscapes for \$120,260.00 in 2026 and, if extended, \$122,665.20 in 2027 and \$125,118.51 in 2028.
 - D. Mower Purchase / M26-004
Motion to recommend to the full board to approve the purchase of a Ventrac Tractor with tough cut and boom mower attachments from Burris Equipment for a total of \$59,782.41.
 - E. Parks, Planning & Maintenance Board Report / M26-005
Motion to recommend to the full board to include the Parks, Planning & Maintenance January Board Report in the January Executive Director's Report.
7. COMMITTEE MEMBER COMMENTS
8. ADJOURNMENT
Motion to adjourn the meeting.

MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
October 18, 2025

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on October 18, 2025, at 7:03 p.m. at Triphahn Center in Hoffman Estates, IL.

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

Absent: Comm Rep Dowling

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, P. Henderson, Kulkarni

2. Approval of Agenda:

Executive Director Talsma stated that we would be presenting the IAPD Citizen Volunteer of the Year Award to Dave Negrete before Comments from the Audience.

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

4. Comments from the Audience:

None

5. Old Business:

None

6. **New Business:**

A. Solar Panel Purchase and Installation / M25-108

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

Executive

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 place 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 M26-001

TO: Building & Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: 2026 Asphalt Repairs, Seal Coating and Striping
DATE: 1/20/2026

Motion:

Recommend to the full board to award the asphalt repairs, crack filling and sealcoating bid project to Schroeder Asphalt Services, Inc. for a total of \$208,307.45 plus a 5% contingency for a total of \$218,722.83.

Background:

The board has approved a budget of \$305,000 for Asphalt Repairs, which also includes asphalt court repairs (outlined in Memo M26-003 for total of \$86,000).

Bids were opened on 1/14/2026 for asphalt repairs and seal coating work to be completed at multiple locations. This work is part of an ongoing preventative maintenance program with the intent of extending the life cycle of the existing parking and drive areas of the district.

| Parking Lots | Path Overlay |
|--|--------------------|
| Bridges of Poplar Creek Clubhouse & Road | Hunters Ridge Park |
| Bridges of Poplar Creek Maintenance | Fabbrini Park |
| Canterbury Fields | |
| Cannon Crossings | |
| Cottonwood Park | |
| Olmstead Park | |

Rationale:

A total of five bids were received. The bid results are below. The low bid is from Schroeder Asphalt Services. They completed similar projects last year with Hanover Park District and the Village of Arlington Heights and both organizations were very pleased with their work and would recommend them.

| Denler, Inc. | Chicagoland Paving Contractors, Inc. | Patriot Maintenance, Inc. | Maneval Construction Co. Inc. | Schroeder Asphalt Services, Inc. |
|---------------|--------------------------------------|---------------------------|-------------------------------|----------------------------------|
| \$ 238,263.24 | \$ 219,521.32 | \$ 211,475.63 | \$ 316,871.04 | \$ 208,307.45 |

MEMORANDUM M26-003

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: 2026 Court Repairs & Color Coating at Multiple Locations
DATE: 1/20/2026

Motion:

Recommend to the full board to award the bid for 2026 Court Repairs and Color Coating to Sport Surface Pros for a total of \$83,000 plus a \$3,000 contingency for a total of \$86,000.

Background:

As part of the 2026 Capital Improvement Plan, the board has approved \$305,000 in funds for asphalt improvements which include paths and parking lots (bid total of \$208,307.45, outlined in Memo M26-001) and multiple tennis and basketball courts at Olmstead, Willow, Fabbrini, Black Bear, Huntington, and Poplar Parks. Bids were opened on 1/14/2025 for this project.

Rationale:

As part of our ongoing maintenance, all courts are repaired every three years. We received four bids for this project and Sport Surface Pros LLC was the lowest qualified bidder at \$83,000. Sports Surface Pros completed our outdoor court repairs in 2022, 2023, 2024 and 2025 and have completed all courts in a timely manner with exceptional quality.

| Scope of Work | Everline Coatings and Services | American Sealcoating of Indiana, Inc. | Sport Surface Pros, LLC | Us Tennis Court Construction Co. |
|---|--------------------------------|---------------------------------------|-------------------------|----------------------------------|
| Bid Bond | | X | X | X |
| Item 1T: Olmstead Tennis Courts (2) | \$26,375.00 | \$19,000.00 | \$14,000.00 | \$28,650.00 |
| Item 2T: Willow Recreation Tennis Courts (2) | \$28,600.00 | \$19,000.00 | \$14,000.00 | No Bid |
| Item 3T: Fabbrini Tennis (1) / Pickle Ball Courts (10) | \$50,000.00 | \$44,500.00 | \$28,000.00 | No Bid |
| Tennis Court Repairs Total | \$104,975.00 | \$82,500.00 | \$56,000.00 | Incomplete |
| Item 1B: Olmstead Park Basketball Court | \$15,800.00 | \$9,000.00 | \$6,000.00 | \$14,800.00 |
| Item 2B: Fabbrini Park Basketball Court | \$10,750.00 | \$9,500.00 | \$3,000.00 | No Bid |
| Item 3B: Black Bear Park Basketball Court | \$14,900.00 | \$9,500.00 | \$6,000.00 | \$12,000.00 |
| Item 4B: Huntington Park Basketball Court | \$9,775.00 | \$8,500.00 | \$3,000.00 | \$10,300.00 |
| Item 5B: Poplar Park Basketball Courts (2) | \$16,300.00 | \$9,500.00 | \$6,000.00 | \$14,300.00 |
| Item 6B: Willow Park Basketball Court | \$12,275.00 | \$11,500.00 | \$3,000.00 | No Bid |
| Basketball Court Repairs Total | \$79,800.00 | \$48,500.00 | \$27,000.00 | Incomplete |
| Tennis and Basketball Court Repair Total Bid | \$184,775.00 | \$131,000.00 | \$83,000.00 | Incomplete |

MEMORANDUM NO. M26-002

TO: B&G Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Mowing Services 2026-2028
DATE: 1/20/2026

Motion:

Recommend to the full board to award the mowing services bid to Gilio Landscapes for \$120,260.00 in 2026 and, if extended, \$122,665.20 in 2027 and \$125,118.51 in 2028.

Background:

For the 2023 - 2025 mowing seasons, the park district utilized a mowing contract to complete the mowing of some of our level one parks and most of the level two and three park sites. The contract was for three years, and the service went out to bid again for the 2026-2028 mowing seasons. For 2026, the board has approved a budget of \$180,000 in professional services for parks maintenance. In addition to mowing services, this budget includes all outside contractors used for maintenance in the parks.

Staff has been pleased utilizing a mowing service that has saved both staff time and operating funds for the District.

Rationale:

Bids were opened on 1/14/2026 and we received five bids; the bid results are attached to this memo. The bid results also show all the parks that are being mowed by the contractor. The mowing contract will be for 28 weeks per year and will be a three-year contract. The contract amount will increase by 2% each year of the contract. Any party can terminate the contract if the reason is in writing prior to January 1 of the year of the contract.

Prices have decrease for this service due to a decrease in fuel costs.

Gilio Landscapes was the lowest responsible bidder. Gilio Landscapes was our contractor for our mowing services for the past three years and we were pleased with their services.

2026 Hoffman Estates Park District Mowing Services

| Scope of Work | Gilio Landscape | Uno Mas Landscaping | Langton Group | Mark 1 Landscape, Inc. | Advanced Landscaping, LLC. |
|--|---------------------|---------------------|---------------------|------------------------|----------------------------|
| <i>Bid Bond</i> | X | Cashier's Check | X | X | X |
| Total Cost -All Parks per week (134 acres) | \$4,295.00 | \$5,716.20 | \$6,988.00 | \$5,252.00 | \$4,422.00 |
| Total Cost for 28 Weeks of Mowing | \$120,260.00 | \$160,053.60 | \$195,664.00 | \$147,056.00 | \$123,816.00 |

Gilio Landscape

| Park | Address | Total Acreage | Mowing Acreage | 1 mow per week Cost | 28 Week Total |
|---------------------|---------------------------|---------------|----------------|---------------------|-------------------|
| Armstrong | 1320 Kingsdale | 3 | 2.3 | 73.00 | 2044.00 |
| Bergman | 19 Ela Road | 8.7 | 3.4 | 103.00 | 2940.00 |
| Birch | 1045 Ash Rd | 6.8 | 5.5 | 174.00 | 4872.00 |
| Brittany | 1245 W New Britton Dr | 5 | 4.9 | 155.00 | 4340.00 |
| Canterbury Fields | 1950 Maureen Dr | 15 | 11.7 | 370.00 | 10360.00 |
| Charlamagne | 3799 Bordeaux Dr | 20.3 | 2.3 | 73.00 | 2044.00 |
| Chestnut | 935 N Dovington Dr | 10.3 | 5.6 | 175.00 | 4900.00 |
| Cipri | 4466 Harbor Cir | 5.7 | 5.5 | 175.00 | 4900.00 |
| Colony | 5097 Kingston Dr | 3.4 | 3.2 | 100.00 | 2800.00 |
| Community | 925 Grand Canyon Pkwy | 2 | 1.9 | 60.00 | 1680.00 |
| Douglas | 3694 Whispering Trails Dr | 3.1 | 3.1 | 98.00 | 2744.00 |
| Evergreen | 600 Washington Blvd | 10.6 | 4.1 | 129.00 | 3612.00 |
| Fairview | 341 Arizona Blvd | 3.4 | 2.3 | 75.00 | 2100.00 |
| Field | 410 Durham Ln | 0.7 | 0.6 | 32.00 | 896.00 |
| Highland | 1755 Highland Blvd | 11 | 3.4 | 105.00 | 2940.00 |
| Hunters Ridge | 1305 Hunters Ridge Ct | 31.4 | 5.7 | 180.00 | 5040.00 |
| Hunters Ridge basin | 5694 Red Oak Dr | 1 | 0.2 | 32.00 | 896.00 |
| Kingston | 4009 Huntington Blvd | 6.9 | 6.9 | 218.00 | 6104.00 |
| Lincoln | 1993 Dogwood Dr | 4.8 | 4.8 | 150.00 | 4200.00 |
| Locust | 345 Frederick Ln | 4.6 | 1.5 | 50.00 | 1400.00 |
| Lombardy | 1535 Westbury Dr | 1.3 | 1.4 | 45.00 | 1260.00 |
| Maple | 105 Illinois Blvd | 1.8 | 1.2 | 40.00 | 1120.00 |
| Meadow | 3830 Whispering Trails Dr | 8 | 3.8 | 120.00 | 3360.00 |
| North Greenway | 1075 Westbury Ln | 5.5 | 5.6 | 175.00 | 4900.00 |
| North Twin | 950 Hassell Rd | 8.3 | 3.9 | 120.00 | 3360.00 |
| Olmstead | 4500 Olmstead Dr | 11 | 6 | 190.00 | 5320.00 |
| Pebble | 1855 Westbury Dr | 3.4 | 3.8 | 120.00 | 3360.00 |
| Poplar | 1901 Hassell Rd | 3.7 | 3.4 | 105.00 | 2940.00 |
| Princeton | 5400 McDonough Rd | 1.7 | 0.7 | 32.00 | 896.00 |
| Seminole | 3914 Whispering Trails Dr | 14.5 | 7.7 | 245.00 | 6860.00 |
| South Twin | 985 Hassell Rd | 8.2 | 4.2 | 133.00 | 3724.00 |
| Sundance | 4485 Sundance Cir | 0.9 | 0.8 | 32.00 | 896.00 |
| Thornbark | 4475 Thornbark Dr | 1.5 | 1.8 | 55.00 | 1540.00 |
| Tropicana | 680 Audubon St | 1 | 0.7 | 32.00 | 896.00 |
| Valley | 850 Park Ln | 4 | 3.2 | 100.00 | 2800.00 |
| Whispering | 3957 Whispering Trails Dr | 6 | 1.9 | 60.00 | 1680.00 |
| Wilmington | 1072 Wilmington Ln | 4 | 4.1 | 130.00 | 3640.00 |
| Winding Trails | 1193 Mallard Ln | 3.1 | 0.9 | 32.00 | 896.00 |
| Total Acres | | 245.6 | 134 | 4295.00 | 120,260.00 |

Uno Mas Landscaping

| Park | Address | Total Acreage | Mowing Acreage | 1 mow per week Cost | 28 Week Total |
|---------------------|---------------------------|---------------|----------------|---------------------|----------------------|
| Armstrong | 1320 Kingsdale | 3 | 2.3 | \$ 96.60 | \$ 2,704.80 |
| Bergman | 19 Ela Road | 8.7 | 3.4 | \$ 142.80 | \$ 3,998.40 |
| Birch | 1045 Ash Rd | 6.8 | 5.5 | \$ 231.00 | \$ 6,468.00 |
| Brittany | 1245 W New Britton Dr | 5 | 4.9 | \$ 205.80 | \$ 5,762.40 |
| Canterbury Fields | 1950 Maureen Dr | 15 | 11.7 | \$ 491.40 | \$ 13,759.20 |
| Charlamagne | 3799 Bordeaux Dr | 20.3 | 2.3 | \$ 96.40 | \$ 2,704.80 |
| Chestnut | 935 N Dovington Dr | 10.3 | 5.6 | \$ 235.20 | \$ 6,585.60 |
| Cipri | 4466 Harbor Cir | 5.7 | 5.5 | \$ 231.00 | \$ 6,468.00 |
| Colony | 5097 Kingston Dr | 3.4 | 3.2 | \$ 134.40 | \$ 3,763.20 |
| Community | 925 Grand Canyon Pkwy | 2 | 1.9 | \$ 78.80 | \$ 2,234.40 |
| Douglas | 3694 Whispering Trails Dr | 3.1 | 3.1 | \$ 130.20 | \$ 3,645.60 |
| Evergreen | 600 Washington Blvd | 10.6 | 4.1 | \$ 172.20 | \$ 4,821.60 |
| Fairview | 341 Arizona Blvd | 3.4 | 2.3 | \$ 96.60 | \$ 2,704.80 |
| Field | 410 Durham Ln | 0.7 | 0.6 | \$ 42.00 | \$ 1,176.00 |
| Highland | 1755 Highland Blvd | 11 | 3.4 | \$ 142.80 | \$ 3,998.40 |
| Hunters Ridge | 1305 Hunters Ridge Ct | 31.4 | 5.7 | \$ 239.40 | \$ 6,703.20 |
| Hunters Ridge basin | 5694 Red Oak Dr | 1 | 0.2 | \$ 42.00 | \$ 1,176.00 |
| Kingston | 4009 Huntington Blvd | 6.9 | 6.9 | \$ 289.80 | \$ 8,114.40 |
| Lincoln | 1993 Dogwood Dr | 4.8 | 4.8 | \$ 201.60 | \$ 5,644.80 |
| Locust | 345 Frederick Ln | 4.6 | 1.5 | \$ 63.00 | \$ 1,764.00 |
| Lombardy | 1535 Westbury Dr | 1.3 | 1.4 | \$ 58.80 | \$ 1,646.40 |
| Maple | 105 Illinois Blvd | 1.8 | 1.2 | \$ 50.40 | \$ 1,411.20 |
| Meadow | 3830 Whispering Trails Dr | 8 | 3.8 | \$ 159.60 | \$ 4,468.80 |
| North Greenway | 1075 Westbury Ln | 5.5 | 5.6 | \$ 235.20 | \$ 6,585.60 |
| North Twin | 950 Hassell Rd | 8.3 | 3.9 | \$ 163.80 | \$ 4,586.40 |
| Olmstead | 4500 Olmstead Dr | 11 | 6 | \$ 252.00 | \$ 7,056.00 |
| Pebble | 1855 Westbury Dr | 3.4 | 3.8 | \$ 159.60 | \$ 4,468.80 |
| Poplar | 1901 Hassell Rd | 3.7 | 3.4 | \$ 142.80 | \$ 3,998.40 |
| Princeton | 5400 McDonough Rd | 1.7 | 0.7 | \$ 42.00 | \$ 1,176.00 |
| Seminole | 3914 Whispering Trails Dr | 14.5 | 7.7 | \$ 323.40 | \$ 9,055.20 |
| South Twin | 985 Hassell Rd | 8.2 | 4.2 | \$ 176.40 | \$ 4,939.20 |
| Sundance | 4485 Sundance Cir | 0.9 | 0.8 | \$ 42.00 | \$ 1,176.00 |
| Thornbark | 4475 Thornbark Dr | 1.5 | 1.8 | \$ 75.60 | \$ 2,116.80 |
| Tropicana | 680 Audubon St | 1 | 0.7 | \$ 42.00 | \$ 1,176.00 |
| Valley | 850 Park Ln | 4 | 3.2 | \$ 134.40 | \$ 3,763.20 |
| Whispering | 3957 Whispering Trails Dr | 6 | 1.9 | \$ 78.80 | \$ 2,234.40 |
| Wilmington | 1072 Wilmington Ln | 4 | 4.1 | \$ 172.20 | \$ 4,821.60 |
| Winding Trails | 1193 Mallard Ln | 3.1 | 0.9 | \$ 42.00 | \$ 1,176.00 |
| Total Acres | | 245.6 | 134 | \$ 5,716.20 | \$ 160,053.60 |

Langton Group

| Park | Address | Total Acreage | Mowing Acreage | 1 mow per week Cost | 28 Week Total |
|---------------------|---------------------------|---------------|----------------|---------------------|----------------|
| Armstrong | 1320 Kingsdale | 3 | 2.3 | 117 | 3,276 |
| Bergman | 19 Ela Road | 8.7 | 3.4 | 173 | 4,844 |
| Birch | 1045 Ash Rd | 6.8 | 5.5 | 280 | 7,840 |
| Brittany | 1245 W New Britton Dr | 5 | 4.9 | 249 | 6,972 |
| Canterbury Fields | 1950 Maureen Dr | 15 | 11.7 | 596 | 16,688 |
| Charlamagne | 3799 Bordeaux Dr | 20.3 | 2.3 | 117 | 3,276 |
| Chestnut | 935 N Dovington Dr | 10.3 | 5.6 | 285 | 7,980 |
| Cipri | 4466 Harbor Cir | 5.7 | 5.5 | 285 | 7,980 |
| Colony | 5097 Kingston Dr | 3.4 | 3.2 | 163 | 4,564 |
| Community | 925 Grand Canyon Pkwy | 2 | 1.9 | 96 | 2,688 |
| Douglas | 3694 Whispering Trails Dr | 3.1 | 3.1 | 163 | 4,564 |
| Evergreen | 600 Washington Blvd | 10.6 | 4.1 | 209 | 5,852 |
| Fairview | 341 Arizona Blvd | 3.4 | 2.3 | 117 | 3,276 |
| Field | 410 Durham Ln | 0.7 | 0.6 | 30 | 840 |
| Highland | 1755 Highland Blvd | 11 | 3.4 | 173 | 4,844 |
| Hunters Ridge | 1305 Hunters Ridge Ct | 31.4 | 5.7 | 290 | 8,120 |
| Hunters Ridge basin | 5694 Red Oak Dr | 1 | 0.2 | 30 | 840 |
| Kingston | 4009 Huntington Blvd | 6.9 | 6.9 | 350 | 9,800 |
| Lincoln | 1993 Dogwood Dr | 4.8 | 4.8 | 244 | 6,832 |
| Locust | 345 Frederick Ln | 4.6 | 1.5 | 100 | 2,800 |
| Lombardy | 1535 Westbury Dr | 1.3 | 1.4 | 100 | 2,800 |
| Maple | 105 Illinois Blvd | 1.8 | 1.2 | 100 | 2,800 |
| Meadow | 3830 Whispering Trails Dr | 8 | 3.8 | 193 | 5,404 |
| North Greenway | 1075 Westbury Ln | 5.5 | 5.6 | 285 | 7,980 |
| North Twin | 950 Hassell Rd | 8.3 | 3.9 | 198 | 5,544 |
| Olmstead | 4500 Olmstead Dr | 11 | 6 | 300 | 8,400 |
| Pebble | 1855 Westbury Dr | 3.4 | 3.8 | 193 | 5,404 |
| Poplar | 1901 Hassell Rd | 3.7 | 3.4 | 173 | 4,844 |
| Princeton | 5400 McDonough Rd | 1.7 | 0.7 | 35 | 980 |
| Seminole | 3914 Whispering Trails Dr | 14.5 | 7.7 | 392 | 10,976 |
| South Twin | 985 Hassell Rd | 8.2 | 4.2 | 214 | 5,992 |
| Sundance | 4485 Sundance Cir | 0.9 | 0.8 | 40 | 1,120 |
| Thornbark | 4475 Thornbark Dr | 1.5 | 1.8 | 91 | 2,548 |
| Tropicana | 680 Audubon St | 1 | 0.7 | 35 | 980 |
| Valley | 850 Park Ln | 4 | 3.2 | 163 | 4,564 |
| Whispering | 3957 Whispering Trails Dr | 6 | 1.9 | 100 | 2,800 |
| Wilmington | 1072 Wilmington Ln | 4 | 4.1 | 209 | 5,852 |
| Winding Trails | 1193 Mallard Ln | 3.1 | 0.9 | 100 | 2,800 |
| Total Acres | | 245.6 | 134 | 6,988 | 195,664 |

Mark I Landscape

| Park | Address | Total Acreage | Mowing Acreage | 1 mow per week Cost | 28 Week Total |
|---------------------|---------------------------|---------------|----------------|---------------------|---------------|
| Armstrong | 1320 Kingsdale | 3 | 2.3 | 90.00 | 2520. |
| Bergman | 19 Ela Road | 8.7 | 3.4 | 132.00 | 3696. |
| Birch | 1045 Ash Rd | 6.8 | 5.5 | 215.00 | 6020. |
| Brittany | 1245 W New Britton Dr | 5 | 4.9 | 193.00 | 5404. |
| Canterbury Fields | 1950 Maureen Dr | 15 | 11.7 | 456.00 | 12,768. |
| Charlamagne | 3799 Bordeaux Dr | 20.3 | 2.3 | 90.00 | 2520. |
| Chestnut | 935 N Dovington Dr | 10.3 | 5.6 | 218.00 | 6104. |
| Cipri | 4466 Harbor Cir | 5.7 | 5.5 | 215.00 | 6020. |
| Colony | 5097 Kingston Dr | 3.4 | 3.2 | 125.00 | 3500. |
| Community | 925 Grand Canyon Pkwy | 2 | 1.9 | 74.00 | 2072. |
| Douglas | 3694 Whispering Trails Dr | 3.1 | 3.1 | 121.00 | 3388. |
| Evergreen | 600 Washington Blvd | 10.6 | 4.1 | 160.00 | 4480. |
| Fairview | 341 Arizona Blvd | 3.4 | 2.3 | 90.00 | 2520. |
| Field | 410 Durham Ln | 0.7 | 0.6 | 25.00 | 700. |
| Highland | 1755 Highland Blvd | 11 | 3.4 | 132.00 | 3696. |
| Hunters Ridge | 1305 Hunters Ridge Ct | 31.4 | 5.7 | 222.00 | 6216. |
| Hunters Ridge basin | 5694 Red Oak Dr | 1 | 0.2 | 25.00 | 700. |
| Kingston | 4009 Huntington Blvd | 6.9 | 6.9 | 270.00 | 7560. |
| Lincoln | 1993 Dogwood Dr | 4.8 | 4.8 | 188.00 | 5264. |
| Locust | 345 Frederick Ln | 4.6 | 1.5 | 59.00 | 1652. |
| Lombardy | 1535 Westbury Dr | 1.3 | 1.4 | 58.00 | 1624. |
| Maple | 105 Illinois Blvd | 1.8 | 1.2 | 47.00 | 1316. |
| Meadow | 3830 Whispering Trails Dr | 8 | 3.8 | 148.00 | 4144. |
| North Greenway | 1075 Westbury Ln | 5.5 | 5.6 | 218.00 | 6104. |
| North Twin | 950 Hassell Rd | 8.3 | 3.9 | 150.00 | 4200. |
| Olmstead | 4500 Olmstead Dr | 11 | 6 | 234.00 | 6552. |
| Pebble | 1855 Westbury Dr | 3.4 | 3.8 | 148.00 | 4144. |
| Poplar | 1901 Hassell Rd | 3.7 | 3.4 | 132.00 | 3696. |
| Princeton | 5400 McDonough Rd | 1.7 | 0.7 | 27.00 | 756. |
| Seminole | 3914 Whispering Trails Dr | 14.5 | 7.7 | 300.00 | 8400. |
| South Twin | 985 Hassell Rd | 8.2 | 4.2 | 164.00 | 4592. |
| Sundance | 4485 Sundance Cir | 0.9 | 0.8 | 31.00 | 868. |
| Thornbark | 4475 Thornbark Dr | 1.5 | 1.8 | 70.00 | 1960. |
| Tropicana | 680 Audubon St | 1 | 0.7 | 27.00 | 756. |
| Valley | 850 Park Ln | 4 | 3.2 | 125.00 | 3500. |
| Whispering | 3957 Whispering Trails Dr | 6 | 1.9 | 74.00 | 2072. |
| Wilmington | 1072 Wilmington Ln | 4 | 4.1 | 160.00 | 4480. |
| Winding Trails | 1193 Mallard Ln | 3.1 | 0.9 | 39.00 | 1092. |
| Total Acres | | 245.6 | 134 | | |

Advanced Landscaping

| Park | Address | Total Acreage | Mowing Acreage | 1 mow per week Cost | 28 Week Total |
|---------------------|---------------------------|---------------|----------------|---------------------|----------------------|
| Armstrong | 1320 Kingsdale | 3 | 2.3 | \$ 75.90 | \$ 2,125.20 |
| Bergman | 19 Ela Road | 8.7 | 3.4 | \$ 112.20 | \$ 3,141.60 |
| Birch | 1045 Ash Rd | 6.8 | 5.5 | \$ 181.50 | \$ 5,082.00 |
| Brittany | 1245 W New Britton Dr | 5 | 4.9 | \$ 161.70 | \$ 4,527.60 |
| Canterbury Fields | 1950 Maureen Dr | 15 | 11.7 | \$ 386.10 | \$ 10,810.80 |
| Charlamagne | 3799 Bordeaux Dr | 20.3 | 2.3 | \$ 75.90 | \$ 2,125.20 |
| Chestnut | 935 N Dovington Dr | 10.3 | 5.6 | \$ 184.80 | \$ 5,174.40 |
| Cipri | 4466 Harbor Cir | 5.7 | 5.5 | \$ 181.50 | \$ 5,082.00 |
| Colony | 5097 Kingston Dr | 3.4 | 3.2 | \$ 105.60 | \$ 2,956.80 |
| Community | 925 Grand Canyon Pkwy | 2 | 1.9 | \$ 62.70 | \$ 1,755.60 |
| Douglas | 3694 Whispering Trails Dr | 3.1 | 3.1 | \$ 102.30 | \$ 2,864.40 |
| Evergreen | 600 Washington Blvd | 10.6 | 4.1 | \$ 135.30 | \$ 3,788.40 |
| Fairview | 341 Arizona Blvd | 3.4 | 2.3 | \$ 75.90 | \$ 2,125.20 |
| Field | 410 Durham Ln | 0.7 | 0.6 | \$ 19.80 | \$ 554.40 |
| Highland | 1755 Highland Blvd | 11 | 3.4 | \$ 112.20 | \$ 3,141.60 |
| Hunters Ridge | 1305 Hunters Ridge Ct | 31.4 | 5.7 | \$ 188.10 | \$ 5,266.80 |
| Hunters Ridge basin | 5694 Red Oak Dr | 1 | 0.2 | \$ 6.60 | \$ 184.80 |
| Kingston | 4009 Huntington Blvd | 6.9 | 6.9 | \$ 227.70 | \$ 6,375.60 |
| Lincoln | 1993 Dogwood Dr | 4.8 | 4.8 | \$ 158.40 | \$ 4,435.20 |
| Locust | 345 Frederick Ln | 4.6 | 1.5 | \$ 49.50 | \$ 1,386.00 |
| Lombardy | 1535 Westbury Dr | 1.3 | 1.4 | \$ 46.20 | \$ 1,293.60 |
| Maple | 105 Illinois Blvd | 1.8 | 1.2 | \$ 39.60 | \$ 1,108.80 |
| Meadow | 3830 Whispering Trails Dr | 8 | 3.8 | \$ 125.40 | \$ 3,511.20 |
| North Greenway | 1075 Westbury Ln | 5.5 | 5.6 | \$ 184.80 | \$ 5,174.40 |
| North Twin | 950 Hassell Rd | 8.3 | 3.9 | \$ 128.70 | \$ 3,603.60 |
| Olmstead | 4500 Olmstead Dr | 11 | 6 | \$ 198.00 | \$ 5,544.00 |
| Pebble | 1855 Westbury Dr | 3.4 | 3.8 | \$ 125.40 | \$ 3,511.20 |
| Poplar | 1901 Hassell Rd | 3.7 | 3.4 | \$ 112.20 | \$ 3,141.60 |
| Princeton | 5400 McDonough Rd | 1.7 | 0.7 | \$ 23.10 | \$ 646.80 |
| Seminole | 3914 Whispering Trails Dr | 14.5 | 7.7 | \$ 254.10 | \$ 7,114.80 |
| South Twin | 985 Hassell Rd | 8.2 | 4.2 | \$ 138.60 | \$ 3,880.80 |
| Sundance | 4485 Sundance Cir | 0.9 | 0.8 | \$ 26.40 | \$ 739.20 |
| Thornbark | 4475 Thornbark Dr | 1.5 | 1.8 | \$ 59.40 | \$ 1,663.20 |
| Tropicana | 680 Audubon St | 1 | 0.7 | \$ 23.10 | \$ 646.80 |
| Valley | 850 Park Ln | 4 | 3.2 | \$ 105.60 | \$ 2,956.80 |
| Whispering | 3957 Whispering Trails Dr | 6 | 1.9 | \$ 62.70 | \$ 1,755.60 |
| Wilmington | 1072 Wilmington Ln | 4 | 4.1 | \$ 135.30 | \$ 3,788.40 |
| Winding Trails | 1193 Mallard Ln | 3.1 | 0.9 | \$ 29.70 | \$ 831.60 |
| Total Acres | | 245.6 | 134 | \$ 4,422.00 | \$ 123,816.00 |

MEMORANDUM M26-004

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Mower Purchase
DATE: 1/20/2026

Motion:

Recommend to the full board to approve the purchase of a Ventrac Tractor with tough cut and boom mower attachments from Burris Equipment for a total of \$59,782.41.

Background:

Approved in the 2026 budget was \$60,000 for a new mower to replace our 2014 Toro 4100 Mower. With the budget under \$60,000 and the new bid requirements on equipment, this item did not have to go to bid.

The Toro 4100 Mower is a mower that is used only for large open area mowing and is set to be replaced per GIS. The Ventrac Tractor Mower gives us the ability to use the mower the same as the Toro 4100 mower and use it for native areas and hard to mow areas.

Rationale:

The Ventrac Tractor Mower gives us the ability to use the mower the same as the Toro 4100 mower in open areas and use it for native areas and hard to mow areas as you can change the attachment for the area you are mowing. With this unit we also have the capability to purchase other attachments such as aerators, sod cutters, tilers, etc. allowing the district to have one unit that serves multiple purposes.

Currently all our units are standalone units that fit either a mower, bobcat, or larger tractor. When future implements are up for replacement they will be replaced with Ventrac Attachments. Attached is more information on the unit.



4520 TRACTOR

4520 TRACTOR

| Model Comparison | 4520K VANGUARD Big Block | 4520P KAWASAKI DFI | 4520Y KUBOTA Diesel | 4520N KUBOTA | 4520Z KUBOTA |
|--|--------------------------------|--------------------------|---------------------------|-----------------|-----------------|
| Stock Codes | 39.51219 | 39.51216 | 39.51217 | 39.51225 | 39.51215 |
| California Model Stock Code | | 39.51221 | | 39.51227 | |
| Accessory Kit: Front fenders, foot pegs, 4 rear weights, weight transfer | Optional | Standard | Standard | Standard | Standard |

Engines

| | | | | | |
|--|------------------------------|-----------------------|---------------------|-----------------------|-----------------------|
| Engine | Vanguard M54 | Kawasaki FD851D DFI | Kubota D902 | Kubota WG972 EFI | Kubota WG972-GL |
| Max Operating Speed | 3600 rpm | 3600 rpm | 3600 rpm | 3600 rpm | 3600 rpm |
| Horsepower | 31 | 31 | 25 | 32.5 | 32.5 |
| Peak Torque | 47 ft lb (64 nm) | 47 ft lb (64 nm) | 42 ft lb (57 nm) | 51 ft lb (69 nm) | 51 ft lb (69 nm) |
| Displacement | 896cc | 824cc | 898cc | 962 cc | 962cc |
| Cylinders | 2 | 2 | 3 | 3 | 3 |
| Engine Oil | Ventrac Full Synthetic 10W30 | | | | |
| Cooling | Air | Liquid | Liquid | Liquid | Liquid |
| Fuel Type | Gasoline | Gasoline | Diesel | Gasoline | Gasoline |
| Fuel Capacity | 6 gal (22.7 L) | 6 gal (22.7 L) | 6 gal (22.7 L) | 6 gal (22.7L) | 6 gal (22.7 L) |
| Fuel Economy^^ | 1.6 gal/hr (6 L/hr) | 1.2 gal/hr (4.5 L/hr) | 1.1 gal/hr (4 L/hr) | 1.2 gal/hr (4.5 L/hr) | 1.5 gal/hr (5.7 L/hr) |
| Slope Rating (continuous/intermittent) | 25°/30° | 30°/30° | 20°/30° | 20°/30° | 20°/30° |
| Alternator | 50 Amp | 30 Amp | 60 Amp | 60 Amp | 60 Amp |

Dimensions

| | | | | | |
|--|---------------------------------|------------------|------------------|------------------|------------------|
| Weight with standard hitch | *1385 lb (628 kg) | 1620 lb (735 kg) | 1705 lb (773 kg) | 1700 lb (771 kg) | 1690 lb (767 kg) |
| Weight with accessories kit | 1610 lb (730 kg) | N/A | N/A | N/A | N/A |
| Weight with 3-point hitch | 1690 lb (767 kg) w/ accr kit | 1700 lb (771 kg) | 1785 lb (810 kg) | 1780 lb (807 kg) | 1770 lb (803 kg) |
| Length with standard hitch (ROPS up) | 81.5 inches (207 cm) | | | | |
| Length with 3-point hitch | 92 inches (234 cm) | | | | |
| Width | 48.5 inches (123 cm) | | | | |
| Width with wheel extensions | 54.5 inches (138.5 cm) | | | | |
| Width with duals | 73 inches (185.5 cm) | | | | |
| Wheelbase (front axle to rear axle) | 45 inches (114 cm) | | | | |
| Height (ROPS up) | 68 inches (173 cm) | | | | |
| Height (ROPS down) | 54 inches (137 cm) | | | | |
| Turning Radius (single tires, standard position) | 39 inches (99 cm) | | | | |
| Turning Radius (position 2) | 54 inches (137 cm) | | | | |
| Turning Radius (position 3) | 68 inches (173 cm) | | | | |
| Oscillation amount (@ wheel) | 7.5 inches (19 cm) | | | | |
| Ground Clearance | 5 inches (13 cm) | | | | |

^^ Fuel Economy tested with HM602 mower for comparison purposes.
Application conditions & attachment will affect fuel economy.

All specifications subject to change without notice or obligation



The Ventrac 4520 tractor was built with you in mind. From the advanced electrical system, redesigned frame, more safety and comfort features; the 4520 offers the reliable performance, astounding versatility and comfortable handling you have come to expect.

Like all Ventrac tractors, the 4520 utilizes All Wheel Drive and an articulating chassis with a low center of gravity to provide superior traction, braking, stability, and security on tough terrain and slopes without disturbing turf when turning.

Over 30 Ventrac Mount Attachments

Choose from over 30 professional grade Ventrac Mount attachments to transform your Ventrac into a productivity powerhouse. This incredibly rugged and dependable machine is a wise business investment for golf courses, schools and universities, parks, street maintenance departments, commercial mowing services, contractors, wineries, farms, property management associations, estate owners and anyone needing one machine to do it all.

STANDARD FEATURES

- Pre-Wired Plug & Play Wiring Harness
- Premium Comfort Seat
- Advanced Electronic Instrument Panel
- 6 Function Warning Gauge & Alarm
- Conveniently Located PTO Belt Tensioner
- On-board Diagnostic System
- Sealed Electrical System
- Thermostatically Controlled Oil Cooler
- Battery Disconnect Switch with Circuit Breaker
- Automotive Style Parking Brake
- Universal PTO Switch
- S.D.L.A. Operator Controls
- Weight Transfer System*
- *Optional on 4520K, standard on other 4520 Models
- USB Charger

Optional Accessories:

- Turf Tires, Chains
- Category 1 3-Point Hitch
- Cold Weather Cab
- Additional Lighting & Signaling Packages
- Electrical Power Outlets
- Digital Slope Indicator
- Dual Wheel or Wheel Extensions for Slope

Visit www.ventrac.com/accessories for full list.



4520 TRACTOR (cont.)

Electrical

| | |
|--------------------|--|
| Battery | 475 CCA (Group 51R) |
| Voltage | 12 volts |
| Battery Disconnect | Standard, with 150A System Circuit Breaker |
| Fuses | Sealed, Mini Fuse and J-Case styles |

Drivetrain

| | |
|------------------------------------|--|
| Hydraulic Pump | Danfoss DDC-20 |
| Pump Drive | Direct Drive (Double U-Joint Drive-shaft) |
| Hydraulic Motors | MPIM |
| Transaxles | Peerless 2600 series |
| Axles | Peerless 40mm (forged) with integrated forged hub |
| Hydraulic Oil Cooler | Aluminum w/ Thermostatically controlled Electric Fan |
| Hydraulic Oil Filter (Suction) | 25 micron |
| Hydraulic Oil Filter (Pressurized) | 10 micron |

Hitch and PTO

| | |
|--------------------------------|-----------------------------------|
| Front Hitch | Ventrac Mount System |
| Electric PTO clutch with Brake | Ogura GT3.5 (250 ft lb) (339 nm) |
| Rear Hitch | 2 inches Receiver |
| 3-Point Hitch | Optional Category 1 3-Point Hitch |

Tires

| | |
|------------------------|----------|
| Standard (All Terrain) | 22x12-8 |
| Optional Turf | 22x11-10 |

Travel Speed (F/R)

| | |
|------------|---|
| Low Range | 5 mph (8 kph) forward / 4 mph (6 kph) reverse |
| High Range | 10 mph (16 kph) forward / 8 mph (13 kph) reverse |

Instruments, Gauges, and Alarm

| | |
|---|--|
| Gauges | Tachometer, Speedometer, Hour Meter, Engine Temperature (liquid cooled engines only), Fuel Level, Volt Meter |
| Indicator Lights ^ Activates Audible Alarm | Parking Brake, Engine High-Temp^, Hydraulic Oil High Temp^, Low Voltage^, Low Oil Pressure^ |
| Switches | Key, PTO, and Lights |
| Lights | |
| Head Lights | (4) LED 1000 Lumen |
| Tail Lights | (2) Red LED Lights |

Controls

| | |
|--------------------------|--|
| Forward Reverse | S.D.L.A. (Speed, Direction, Lift, and Auxiliary) Handle; Optional Foot Pedal |
| Attachment Lift | S.D.L.A. (Primary Handle) |
| Auxiliary Hydraulics | S.D.L.A. (Secondary Handle) |
| Throttle | Dash Mounted |
| Front Hitch Lock | Column Mounted (Accessible from Seat) |
| PTO Belt Tensioner | Front Mounted, Automatic Tension Controlled |
| Weight Transfer | 5 position |
| High/Low Range | Single Lever, Column Mounted |
| 3 Pt Controls (Optional) | Lift + 2 sets of Auxiliaries |
| Steering | Power Steering |

Other Features

| | |
|------------|--|
| Tool Box | Optional |
| Cup Holder | Standard |
| Seat | Deluxe High Back Seat (arm rests and suspension seat optional) |

ROPS

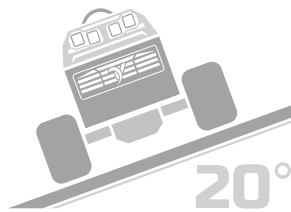
| | |
|-------------------------------|----------|
| Folding ROPS | Standard |
| Heavy Duty Off-Road Seat Belt | Standard |

All specifications subject to change without notice or obligation

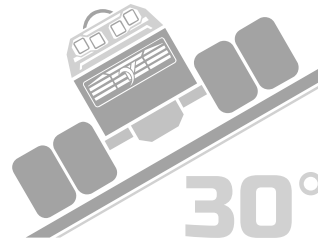
Max Slope Rating (in any direction)

| | Single Tires | Dual Wheels |
|--|--------------|-----------------|
| 4520* w/Front Attachment (unless specified otherwise below) | 20° | 30° |
| 4520 w/Cab | 10° | Not Recommended |
| 4520 w/Spreader | 10° | Not Recommended |
| 4520 w/RV602 | 10° | 15° |
| 4520 w/KH500 | 5° | Not Recommended |
| 4520 w/MA900 | 10° | 18° |

*Attachments, accessories, and tire configuration may reduce the 4520 power unit's maximum angle of operation. Refer to applicable operator manuals for maximum angle of operation of equipment.



Standard



Duals

ENGINE RATINGS

| Model # | 4520K | 4520P | 4520Y | 4520N | 4520Z |
|-------------------------------|-----------------------|-----------------|-------------|------------------|-----------------|
| Engine | B&S Vanguard Model 54 | Kawasaki FD851D | Kubota D902 | Kubota WG972 EFI | Kubota WG972-GL |
| Fuel | Gas | Gas (DFI) | Diesel | Gas | Gas |
| Max Slope Intermittent Use*** | 30° (58%)^ | 30° (58%) | 30° (58%)^ | 30° (58%)^ | 30° (58%)^ |
| Max Slope Continuous Use*** | 25° (47%) | 30° (58%) | 20° (36%) | 25° (47%) | 20° (36%) |

*** For slope operation over 20°, Wheel Extensions are required for up to 25° or Dual Wheels are required for up to 30°



Digital Slope Gauge
Recommended for operation on slopes.



Intermittent Use Defined

^ The engine may operate between 20° and 30° for up to 10 minutes. If 10 minutes is reached, the engine must be returned to 20° or less to assure proper oil lubrication. After returning to 20° or less, the intermittent cycle can be repeated. The 4520P Kawasaki DFI engine is rated for 30° continuous operation and does not have this requirement.

All specifications subject to change without notice or obligation







Shown with Turf Tires

SPECIFICATIONS

Stock Code

| | |
|--------------------------|------------------------------------|
| All Terrain | 70.4067 (1 kit per tractor) |
| Turf | 70.4068 (1 kit per tractor) |
| Bar | 70.4069 (1 kit per tractor) |
| Weight | 80 lbs (36.25 kg) (per axle) |
| Additional Tractor Width | 24 inches (12 inches/tire) (61 cm) |

All specifications subject to change without notice or obligation

Note:

- (A) Do NOT use dual wheels when using the Ventrac VERSA-Loader.
- (B) Engine manufacturers' maximum angle of operation is 25° for continuous use (all directions) and 30° intermittent use*. The 4500P Kawasaki DFI is rated for 30° continuous use.

- (C) Do NOT use with Wheel Extensions

* Intermittent use is up to 10 minutes on the slope, then return to level ground before returning to the slope.

Dual Wheels are available for the 4000 series tractors. They are designed to increase stability, traction, and safety on slopes. Dual wheels are also great for reduction of soil compaction on delicate ground. Once the dual hubs have been installed on each wheel, the duals can be quickly mounted and dismounted.*

Duals are recommended for sandy soils or where a broad distribution of tractor weight is desired, including when driving sideways on slopes greater than 20 degrees (not to exceed 30 degrees).

Duals are only one of numerous considerations for safety on slopes; speed, terrain, irregularities, and stopping the unit are other serious factors to consider for safe operation of the tractor.

* Recommended tire pressure for dual wheels can be found in the 4500 operator manual and also on the sticker inside of the hood



Shown with Standard Tires

TRACTOR COMPATIBILITY KEY:

3400




500 Venture Drive
Orrville, OH 44667
1.866.836.8722

Fax: 330.683.0000
www.ventrac.com
info@ventrac.com



TOUGH CUT
HQ682

TOUGH CUT

| | |
|--|---|
| Model | HQ682 |
| Stock Code | 39.55118 |
| Width of Cut | 68 inches (173 cm) |
| Number of Blades/Type | 3 blades, 5/16 x 2½ x 23 inches (79mm x 6.35cm x 58cm) |
| Cutting Height (with Swivel Wheels Removed) | 3 – 4¼ inches |
| Cutting Height | 3½ - 7 inches (89 to 178 mm) |
| Deck Construction | Multi Gauge, 5/16 inch (7.9 mm) at spindle mount |
| Spindles/Pulleys | Field Serviceable w/ Top Grease Fittings |

Optional Accessory

| | |
|-----------------------|---------|
| Hydraulic Flip-Up Kit | 70.8226 |
|-----------------------|---------|

Dimensions

| | |
|--------|--------------------|
| Length | 59 inches (150 cm) |
| Width | 69 inches (175 cm) |
| Height | 22 inches (56 cm) |
| Weight | 475 lbs (215.5 kg) |

All specifications subject to change without notice or obligation

STANDARD FEATURES

- Rear Adjustment for Deck Pitch
- Heavy Duty Blades
- Tilt-Up Deck
- Ventrac Mount System
- Front Caster Wheels

OPTIONAL ACCESSORIES

- Hydraulic Flip-Up Kit



The HQ682 **Tough Cut Mower** is the mower of choice for mowing high grass, thick weeds, and heavy brush. A large baffled front opening assists in directing materials into the deck and helps hinder debris from escaping. Three heavy-duty blades counter rotate to cut and deposit waste evenly without windrowing. Capable of tackling saplings and large thorn bushes, the Tough Cut makes short work out of overgrown thickets.

The HQ682 comes with front caster wheels as a standard feature. Four tie-down points have been added for secure trailering.

The Tough Cut has adjustable cutting height ranging from: 3" - 7". Easy servicing of belts and pulleys is provided by the hinged and removable cover. The manual tilt-up deck provides access under the deck. A hydraulic flip-up kit is available as an option for easier access to the underside of the deck for cleaning and blade replacement.





BOOM MOWER

MA900

BOOM MOWER

| | |
|---|--------------------|
| Model | MA900 |
| Stock Code | 39.55170 |
| Overall Height | 87 1/2" (222.3 cm) |
| Overall Length | 58" (147.3 cm) |
| Overall Width | 63" (160 cm) |
| Weight | 880 lbs (399.2 kg) |
| Cutting Width | 39" (99.1 cm) |
| Material Cut Diameter | 1/2" (13 mm) |
| Vertical Reach (from ground) | 142" (361 cm) |
| Horizontal Reach (outside of single wheels) | 115" (292 cm) |
| Horizontal Reach (outside of dual wheels) | 103" (262 cm) |
| Max Flat Top Cut (from ground) | 82" (208 cm) |
| All specifications subject to change without notice or obligation | |



Standard Features:

- Out front design increases visibility
- Maintains head angle when extending or retracting boom arms
- 39" (99.1 cm) double action sickle bar
- Head angle ranging from 45° below horizontal to 90° vertical (135° total range)
- Ability to operate on 10° slopes when used with power unit equipped with single wheels or 18° slopes when used with power unit equipped with dual wheels

Accessories:

- 12V Front Kit 4500
- Dual Front Auxilliary Hydraulic Kit 4500
- Spool Float Hydraulic Valve Kit 4500
- Mid Weight Bar Kit 4500
- Suitcase Weight - 42 lbs w/box





Pricing Quote

Quote #: 111396-1001

Date Quoted: January 14, 2026

Quote Expires: February 14, 2026

Prepared For:

MATT SCHILLER
HOFFMAN ESTATES PARK DISTRICT
1685 W HIGGINS RD
HOFFMAN ESTATES, IL 60169
224-840-4738
mschiller@heparks.org

Prepared By:

Burris Equipment Co - Joliet
Mike Thornton
2001 Cherry Hill Rd
Joliet, IL 60433
Phone: 847-417-2436

Thank you for the opportunity to quote the following Ventrac product(s) for your review. I have added the items that we feel would best serve your needs. Please feel free to contact me with any questions.

| QTY | Model # | Description | Unit Price | Total |
|-----|------------------|--|------------|-----------|
| 1 | 4520N (39.51225) | Ventrac Tractor: KN, 4520N Kubota WG972 EFI <i>Included Standard: Weight Transfer, SDLA Hand Controls, 4 Rear Weights, Front Fenders, Foot Pegs</i> | 35,385.00 | 35,385.00 |
| 1 | 70.4067 | Accessory: DUAL WHEEL KIT Kit, Duals Field Trax Black | 1,695.00 | 1,695.00 |
| 1 | 70.4140 | Accessory: DIGITAL SLOPE GAUGE Kit, Slope Indicator | 460.00 | 460.00 |
| 1 | HQ682 (39.55118) | Attachment: MOWERS - TOUGH CUT HQ, HQ682 Mower, Tough Cut | 5,330.00 | 5,330.00 |
| 1 | MA900 (39.55170) | Attachment: MOWERS - BOOM MA, MA900 Boom Mower | 19,795.00 | 19,795.00 |
| 1 | 70.4161 | Accessory: 12V SWITCH & PLUG Kit, 12V Front 4520/4500 | 405.00 | 405.00 |
| 1 | 70.4164 | Accessory: DUAL FRONT HYD AUX Kit, Dual Front Hyd Aux 4520/4500 | 650.00 | 650.00 |
| 1 | 70.4137 | Accessory: MID-WEIGHT BAR KIT Kit, Weight Bar Mid 4500/4520 | 350.00 | 350.00 |
| 1 | 23.0212 | SPOOL FLOAT KIT Service Kit, 4 Pos Spool W/Detent | 81.00 | 81.00 |
| 4 | 47.0115 | Accessory: ADDITIONAL WEIGHTS Weight, Suitcase - 42 LBS w/Box | 125.00 | 500.00 |

Subtotal 64,651.00

DISCOUNTS

Other Discount: New Customer (9%) -5,818.59

CHARGES

Setup Charges +950.00

TOTAL USD \$ 59,782.41

Memorandum M26-005

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance – January Board Report
Date: 01/20/2026

MOTION

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

ADMINISTRATION & CAPITAL PROJECTS

TC Renovations

Board Room carpet was replaced with new carpet to match the administration offices and recreation offices. We have started the painting of the multiple areas at TC as part of the 2026 capital project renovations. Staff met with contractors to get proper pricing and timing for the replacement of windows and framing in the admin area.

Administration

Bids have been opened for asphalt work, court repairs, mowing services. Purchases are being set for new mowers, vehicles and zambonis. Construction meetings have taken place for roofing projects and solar projects.

New staff members have been hired and started on January 5. Andrew Evans is the new Golf Course Superintendent. Andrew comes to us from Lockport Park District where he has been the Golf Course Superintendent for the past 7 years at Prairie Bluff. Andrew was at Bridges of Poplar Creek from 2011 to 2013 as the Assistant Golf Course Superintendent and then spent four years in private industry before his tenure at Prairie Bluff. We are very excited to have him and look forward to his work at Bridges of Poplar Creek. Christian Perez was hired as a Building Technician; Christian was previously working as a part time custodian at Bridges of Poplar Creek and demonstrated great workmanship while there. In his new role as a full-time employee, he will be taking care of our pools and spas at The Club, TC and Seascape while assisting the building maintenance team.

AQUATICS AND BUILDINGS

Triphahn Center:

- Installed new inducer on RTU 6 in Admin office and new flame sensor and ignitor on RTU 7.
- Basketball hoop #1 on the north side was not lowering; repaired key switch mechanism to restore functioning.
- Chicago faucet cartridges were installed in downstairs men's locker rooms, and the drain line was rodded out in men's lower-level locker rooms.
- New lighting was installed in Room 114, and a new ballast was installed in hockey locker rooms.
- Safety outlet covers were added throughout common areas of TC.
- Installed new electric and ran HDMI cables for new TVs in the board room.
- Administration offices had new supply vent diffusers installed.
- Electrical outage occurred for every other light in lower-level ice rinks. Emergency circuit was tripped (shorted from roof leak) – reset breaker to restore power.
- All expired ammonia relief valves were replaced.
- Parks team assisted with construction/painting at TC & Vogelei when snow operations were not necessary.

- Installation of drywall was completed, except for the window walls of the conference room.
- Sanded and mudded drywall in the new admin area and cubicle walls. Painted wood trim for the top of the cubicle walls and started install. Shelf was hung above the copier.
- Metro Door & Dock is scheduled to do yearly drop test on Zamboni doors.

The Club at Prairie Stone:

- Problematic check valve on lap pool; the check valve would not close during filter cleaning. Opened check valve and wiped surfaces clean to resolve issue.
- Blower fan faulted on activity pool Seresco – manually reset phase monitor and VFD.
- New mechanical seal was installed on spa filter pump.
- Replaced solenoid on automatic faucet in women's locker room and rodded urinal in men's community locker room.

Willow Rec:

- Ran electric for Stanley Access for both new automatic front doors.
- Fixed drywall above the new doors, filled side gaps with backing rod and installed foam pieces along bottom of the door to close gaps.

Vogelei:

- Ceiling fan was removed from Vogelei Barn.
- Removed and re-routed electric for remodel of upstairs rooms. Combined light circuits for all three areas and installed all new face plates.
- Moved furniture to Vogelei Barn and assisted with painting and clean up afterwards.
- Transported and built shelving for the greenhouse.

Bridges:

- Met with Metro Door & Dock for door repair at Bridges maintenance shop.

Seascape:

- Heater in bath house sprinkler room burnt out the contactor, causing room to dip below freezing. The sprinkler system was drained down by the fire department, and we were able to replace contactor and restore heat. However, the fire system back flow device appears to be cracked and will need to be repaired by Total Fire.

PARKS

Parks & Forestry:

- Ice depth checks were conducted at Evergreen, North/South Twin, Fabbrini, Black Bear, South Ridge, and North Ridge.
- Cleared snow along school sidewalks at Armstrong Park and Sycamore Park.
- Snow detailing was done around buildings, as well as salting paths. Ice and snow were treated at The Club, Willow Rec, TC and Vogelei.
- Weekly trash removal services were performed throughout the parks and dog parks.
- Inventory was taken for benches, and trash can counts at all of the parks.
- Parks team assessed storm damage and did branch pickup/removal at the West parks, as needed.
- Tree maintenance/clean up was done at Community Park, as well as maintenance for downed tree at Black Bear.
- Assembled fixtures at Vogelei park and fixture count/inspection done at various parks.
- Worked on cleaning native seeds.

Playgrounds:

- Removed ripped windscreens and drop screens from Fabbrini for the winter. Ripped windscreens were taken down at Pine Park sled hill and repaired a windscreen at TC.
- Evergreen playground had a broken gate that was fixed.
- Routine playground checks and clean-ups were conducted.

**HOFFMAN ESTATES PARK DISTRICT
2025 BUDGET GOALS & OBJECTIVES
PARKS, PLANNING & MAINTENANCE**

Key: C = Complete / O = On Track / D = Deferred / N= Not Complete

DISTRICT CORNERSTONE #1: HEALTHY AND ENJOYABLE EXPERIENCES

| Objective/Goal | Performance Measures | Status |
|------------------------------------|--|---------------|
| Parks Shoreline Maintenance | Maintain healthy shorelines with water views and access points. | C |
| 1Q Comments: | Shorelines have been mowed and/or burned, and inspections have begun. | |
| 2Q Comments: | Shorelines and water views/access points continue to be maintained. | |
| 3Q Comments: | Shorelines and water views/access points continue to be maintained. | |
| 4Q Comments - Complete | Shorelines were maintained all year with water views and access points and will continue to be a regular maintenance program. | |

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| Cipri Playground | Replace the playground and fall surface at Cipri Park. | C |
| 1Q Comments: | Playground equipment is purchased and installer selected. Install is fall of 2025. | |
| 2Q Comments - Complete | Playground and fall surface have been installed. | |

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| Sycamore Park Playground | Install a new playground at Sycamore Park in the fall of 2025. | C |
| 1Q Comments: | Playground equipment purchased; installer has been selected with work to be performed in summer of 2025. | |
| 2Q Comments: | Playground installation is in progress with expected completion date of August 10. | |
| 3Q Comments - Complete | Project completed in September with grown in taking place. | |

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| Bell Works Playground | Install a new playground at Bell Works once Bell Works has completed land donation. | D |
| 1Q Comments – Deferred to 2026 | Project is estimated to begin in 2026. | |

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| Park Shelter Renovations | Renovate the park shelter at Olmstead Park and water overlook shelter at Fabbrini Park. | D/C |
| 1Q Comments: | Shelters will be renovated later in 2025. | |
| 2Q Comments: | Shelters will be renovated later in 2025. | |
| 3Q Comments: | Olmstead Shelter moved to 2028 with the playground replacement at Olmstead. Fabbrini is being completed. | |
| 4Q Comments: | Fabbrini shelter completed. Olmstead Shelter moved to 2028 with the playground replacement at Olmstead. | |

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| Dog Park Features | Install new dog park features at Bo's Run and Freedom Run. | C |
| 1Q Comments: | Equipment has been ordered. | |
| 2Q Comments - Complete | New dog park ramps and toys have been installed and old wooden structures have been removed. | |

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| Seascape New Park | Finish the new park at Seascape Family Aquatic Center to be open before the pool opens. | C |
| 1Q Comments: | Estimated open date of May 16, 2025. | |
| 2Q Comments - Complete | Moon Lake Park is complete. Ribbon cutting ceremony took place on May 17. | |

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| Hunters Ridge OSLAD | If the OSLAD is awarded, start the first phase of the OSLAD project at Hunters Ridge. | C |
| 1Q Comments: | No OSLAD, new playground renovation is underway. | |
| 2Q Comments – Complete | New playground equipment and fall surface are installed, and new park opened on May 24. | |

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| Vogelei Park OSLAD | Continue the Vogelei Park OSLAD project; items to be completed by year end. | C |
| 1Q Comments: | Phase one is near completion with phase two in process. | |
| 2Q Comments: | Old playground, splash pad and landscape walls have been removed; staff is working on earthwork plan; installation of new equipment is expected in mid-August, with additional phase two work to follow. | |
| 3Q Comments: | Playground and Sensory Garden installed. On track to open in the spring of 2026. | |
| 4Q Comments - Complete | Completed 2026 planned portion; Restoration and punch list items to be completed as weather allows in 2026. | |

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| Facility Upgrades at WRC | Conversion of racquetball courts to functional fitness/ninja warrior; mini gym conversion to gymnastic center and facility front entrance renovations. | C |
| 1Q Comments: | Project to start August 18, 2025. | |
| 2Q Comments: | Project to start August 18, 2025. | |
| 3Q Comments: | Majority completed, lights and front doors still to be completed. Lead times were extended by manufacturers. | |
| 4Q Comments - Complete | Upgrades are complete. | |

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| Vogelei Barn Upgrades | The upstairs of Vogelei Barn will be renovated to become a multipurpose space. | C |
| 1Q Comments: | Project to start October 2025. | |
| 2Q Comments: | Project to start October 2025. | |
| 3Q Comments: | Project will start October 27. | |
| 4Q Comments - Complete | Upgrades are complete. | |

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| BPC Patio Furniture | Purchase new patio tables and chairs at BPC. | C |
| 1Q Comments - Complete | Purchase completed and equipment is out on the patio. | |

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| BPC Driving Range Artificial Mats | Replace all artificial mats at the driving range with continuous artificial turf to match the new area installed in 2023. | C |
| 1Q Comments: | Project started 4/9/2025. | |
| 2Q Comments - Complete | Installation of the new mats and restoration around the mats was completed in May. | |

DISTRICT CORNERSTONE #2: SOCIAL EQUITY

| Objective/Goal | Performance Measures | Status |
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| ADA Certification | Staff members beginning the process of becoming ADA Certified to complete our next Accessibility Assessment. | D |
| 1Q Comments: | Looking into options for certification. | |
| 2Q Comments: | Looking into options for certification. | |
| 3Q Comments: | Plan to complete in 4 th quarter. | |
| 4Q Comments: | Deferred to 2026 to coincide with Accessibility Assessment. | |
| TC Spa Handicap Lift | Replace the handicap lift for the spa at TC. | C |
| 1Q Comments: | Being scheduled. | |
| 2Q Comments: | Being scheduled for later in the year. | |
| 3Q Comments: | 4 th quarter project. | |
| 4Q Comments - Complete | Lift has been replaced. | |

DISTRICT CORNERSTONE #3: FINANCIAL & ENVIRONMENTAL STEWARDSHIP

| Objective/Goal | Performance Measures | Status |
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| Hold Special Events for Environmental Awareness | Hold Earth Day, Seed Bombing, Invasive Removal and Seed Collection events. | C |
| 1Q Comments: | Events are all planned. | |
| 2Q Comments: | Earth Day, Seed Bombing and Invasive Plant Removal Events were held at various parks. Seed Collection is planned for October. | |
| 3Q Comments - Complete | Seed collection event took place October 11. | |
| Audubon International | Continue the certification process for becoming Audubon Cooperative Sanctuary Program for Golf Courses | D/O |
| 1Q Comments: | This process is ongoing. | |
| 2Q Comments: | This process is ongoing. | |
| 3Q Comments: | This process is ongoing and will not be completed in 2025. The process has started and should be completed in 2026. | |
| 4Q Comments: | The process has been continued and will be ongoing until full completed. | |
| Arboretum Status at Vogelei | Once greenhouse and tree nursery are complete apply for and receive complete arboretum certification. | D |
| 1Q Comments: | Once the OSLAD project is finished then staff will apply. | |
| 2Q Comments: | Once the OSLAD project is finished then staff will apply. | |
| 3Q Comments: | Once the OSLAD project is finished then staff will apply. | |
| 4Q Comments: | OSLAD project finalized documents will not take place until Spring of 2026. Once those are finalized then arboretum certification will be applied for. | |
| Controlled Burns at Select Parks | Contract with vendor to complete controlled burns in sections of Victoria and Hunters Ridge Park. | C |
| 1Q Comments: | Victoria Park complete. If necessary, Hunters Ridge burn will take place in the fall or winter. | |

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| 2Q Comments: | Victoria Park complete. If necessary, Hunters Ridge burn will take place in the fall or winter. |
| 3Q Comments: | Remaining burns will take place as weather allows. |
| 4Q Comments - Complete | Burns have been completed. |

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| Groundmaster 7200 Mower | Purchase a Groundmaster 7200 mower. | C |
| 1Q Comments: | Purchase of new mower is complete, waiting on delivery. | |
| 2Q Comments - Complete | New mower has been received. | |

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| Utility Vehicle Purchases | Purchase a Workman HDX and Workman 2110 or similar. | C |
| 1Q Comments: | Purchase is complete, waiting on delivery. | |
| 2Q Comments - Complete | Utility Vehicles have been received. | |

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| BPC Main Floor Vinyl Flooring | Replace all flooring at BPC on the main floor with vinyl. | C |
| 1Q Comments - Complete | Project Complete | |

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| Fleet Vehicle Purchases | Purchase two fleet trucks to replace a GMC 2500 and Dodge Ram 2500. | C |
| 1Q Comments: | Orders have been placed; delivery is set for May 2025. | |
| 1Q Comments - Complete | Fleet trucks have been received. | |

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| Kids Room and Playground Area Renovation at The Club | Convert old kids’ room to multipurpose room and old playground area to outdoor fitness area. | C |
| 1Q Comments: | Kids’ room conversion is complete and outdoor is in progress. | |
| 2Q Comments - Complete | Outdoor fitness area is complete. | |

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| Wolves Offices & North Side Rooms Renovations | Convert Wolves’ offices into usable space for HEParks staff and renovate north side offices to become multipurpose rooms. | C |
| 1Q Comments: | Scheduled for August/September 2025. | |
| 2Q Comments: | Staff has removed furniture and patched holes in the walls. Painting and carpet will be done soon, as outdoor weather allows staff to work indoors. | |
| 3Q Comments: | Recreation Offices are complete and remainder of project is set for November and December of 2025. | |
| 4Q Comments - Complete | Planned work for 2025 completed. | |

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| The Club Third Tennis Court Conversion | Convert the old third tennis court area into more fitness opportunities. | C |
| 1Q Comments - Complete | Renovation completed. | |

DISTRICT CORNERSTONE #4: OPERATIONAL EXCELLENCE

| Objective/Goal | Performance Measures | Status |
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| Engineering for The Club Roof Project | Release an RFP / obtain proposals for the engineering for the roof replacement at The Club. | C |
| 1Q Comments: | Working with vendors to provide a proposal for roof construction. | |

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| 2Q Comments: | Working with vendors to provide a proposal for roof construction. |
| 3Q Comments: | Working with vendors to provide a proposal for roof construction. |
| 4Q Comments - Complete | Contract is in place. |

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| Facility RTU Replacements | Replace RTU 1 and 3 at TC and RTU 11 and 13 at The Club. | C |
| 1Q Comments: | Planning is in place. | |
| 2Q Comments: | Cahill Heating & Air has been selected/approved by the Board for this work, to begin soon. | |
| 3Q Comments - Complete | Units were installed the week of October 13. | |

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| Zamboni Purchase | Purchase a new Zamboni for ice operations. | C |
| 1Q Comments - Complete | Order has been placed; expected delivery November 2025. | |

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| Replace Stairs Treads at TC | Replace all stair treads at TC. | C |
| 1Q Comments - Complete | Treads were replaced on 4/7/2025-4/11/2025. | |

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| Valley Park Concrete Work | Replace and/or repair concrete paths at Valley Park and replace the concrete half basketball court at Valley Park. | C |
| 1Q Comments: | Weather dependent work. | |
| 2Q Comments: | Weather dependent work. | |
| 3Q Comments - Complete | Completed | |

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| Asphalt Repairs – Multiple Locations | Complete crack fill and sealcoating at the following district owned parking lots: The Club, Seascape, South Ridge South, Huntington Park. Path overlays will be completed at Huntington-South Ridge and Walnut Pond. | C |
| 1Q Comments: | Agreement with contractor is in place, all work dependent on weather. | |
| 2Q Comments: | Seascape, South Ridge and Hunters Ridge parking lots are complete. Parking lot at The Club and path overlays at Walnut Pond are being scheduled. | |
| 3Q Comments - Complete | Completed | |

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| BPC Kitchen Appliances | Replace Vulcan Warming Oven and Kitchen Sink with pre-rinse faucet assembly. | C |
| 1Q Comments: | Oven has been ordered and receiving quotes for the faucet assembly. | |
| 2Q Comments: | Vulcan Oven is installed. Staff is still investigating options for faucet assembly. | |
| 3Q Comments - Complete | Vulcan oven replaced and sink assembly is working great and not being replaced with GIS dates changed. | |

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| BPC Bridge Abutments | Install new bridge abutments from bridge to existing asphalt on remaining bridges not completed in 2024. | C |
| 1Q Comments: | To be completed on 4/15/2025. | |
| 2Q Comments - Complete | Project was completed in April. | |

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| BPC Patio Grill Station | Build a new area for an outdoor grill station at BPC in the area near the halfway house. | D |
| 1Q Comments: | To be completed on 4/15/2025 | |

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| 2Q Comments – Deferred to 2026 | Pushing back this project, as the cost exceeded our budget expectations. Staff will reevaluate for 2026. |
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| Resurface Whirlpool Bottom at The Club | Remove the existing tile bottom and have it resurfaced during normal pool closure for maintenance. | C |
| 1Q Comments: | To be completed during pool shut down in August. | |
| 2Q Comments: | To be completed during pool shut down in August. | |
| 3Q Comments - Complete | Completed | |