

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
November 18, 2025

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on November 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 Director Talsma explained that staff has been looking into this as we plan for the roof replacements. The Club roof is scheduled for replacement next year. The optimal time to install solar panels is during renovation if it is a good fit for the district. We spoke with Verde about the ROI on the project.

He added that the federal government has a cash payment rebate where a municipal government would receive a cash payment in lieu of tax rebate (since we don't have taxes). This is a 50% rebate. The State of Illinois has a 30-35% credit, and ComEd has a 10% credit. The federal payment comes back after the completion of the project; this is the same for ComEd. The State of Illinois credit is paid over six years. The federal incentive goes away after this year, as it is being discontinued. Therefore, if we are ever going to do solar, we would do it now, because the rebate makes it worth it.

Executive Director Talsma added that we would own the solar panels. It is our energy that we use. Any additional energy we need we would get from our current supplier. He explained the savings and net cost for all three facilities (Triphahn Center, The Club and Willow Rec Center).

There was extensive discussion regarding the solar panel project, with the motion amended to move the item to the full board to discussion, and not to Consent Agenda.

The motion carried by voice vote.

B. New Roof at The Club / M25-107

Comm Rep Poeschel made a motion, seconded by Comm Rep Pilafas 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.

Director Huguen explained that we met with two companies that we met through the IAPD conference who do both the engineering and installation of the roof. This project includes removing the pea gravel roof, removing the insulation, and putting on the new roof with Rhine reflective roofing. This company has completed projects for numerous park districts with very good results.

The motion carried by voice vote.

C. 2026 Park District Vehicle Purchases / M25-110

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

Director Hugen said that these purchases were planned replacements via the GIS system. We used several different coops to find the best price for each vehicle.

Commissioner Evans asked why all at once and why now and not throughout the year. Director Hugen explained that this approval is for 2026 spending; we need to put orders in now to guarantee delivery during 2026. The pricing will be locked in if we place order now.

The motion carried by voice vote.

D. 2026 Zamboni Purchase / M25-106

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

Director Hugen stated that this is the second Zamboni purchase. We did this at the end of 2024 and are expecting delivery next week, as it takes nearly a year to receive the unit.

The motion carried by voice vote.

E. Perry Weather Lightning Detection System / M25-109

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett 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 Seascope Family Aquatic Center from Perry Weather for a total of \$30,000.

There was discussion about liability, access to the weather app, and coaches' training, and Commissioner Evans asked that the QR code for the weather app be available at any park/field, and to potentially look into expanding to Cannon and South Ridge at some point.

The motion carried by voice vote.

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

Comm Rep Poeschel made a motion, seconded by Comm Rep Pilafas, to include the Parks, Planning & Maintenance November Board Report in the November Executive Director's Report.

The motion carried by voice vote.

7. **Comments:**

Executive Director Talsma noted that next month, all committee members are invited to the Special Board Meeting/Committee of the Whole Budget Workshop.

Comm Rep Kratochvil said it is amazing how much goes into running the park district. It is a lot of work, and thank you.

Comm Rep Pilafas said he appreciates the work and the regular activity of the committee.

Commissioner Evans said thank you for your patience, and to staff for all of the work. Executive Director Talsma thanked Commissioner Evans for his input and said his questions are good.

8. **Adjournment:**

Comm Rep Sernett made a motion, seconded by Comm Rep Poeschel to adjourn the meeting at 8:01 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

Langston 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

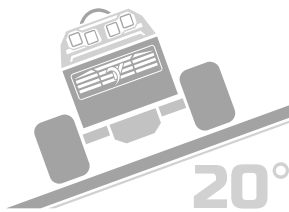
Folding ROPS	Standard
Heavy Duty Off-Road Seat Belt	Standard

All specifications subject to change without notice or obligation

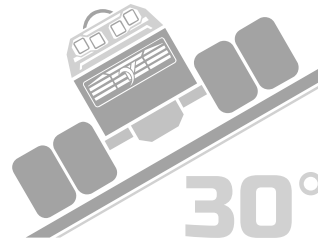
Max Slope Rating (in any direction)

	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:



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
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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.	

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.	

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.	

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.	

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.	

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.	

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.	

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.	

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.	

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.	

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.	

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

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
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
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.	

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.

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.	

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.	

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

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.	

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.	

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.	

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
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.	

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.

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.	

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

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.	

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	

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	

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.	

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.	

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	

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	