



1685 West Higgins Road, Hoffman Estates, Illinois 60169
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The mission of the Hoffman Estates Park District is to offer healthy and enjoyable experiences to our residents and guests by providing first class parks, facilities, programs and services in an environmentally and fiscally responsible manner.

**AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, DECEMBER 12, 2017
7:00 P.M.**

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF COMMITTEE MINUTES
 - November 21, 2017
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. 2018 Playground Renovations/Armstrong & MacArthur/ M17-135
 - B. Seascape Sand Filters / M17 - 143
 - C. Parks Board Report / M17-140
 - D. Planning & Development Report / M17-138
7. COMMITTEE MEMBER COMMENTS
8. ADJOURNMENT

All meetings are held in the boardroom of the Scott R. Triphahn Community Center & Ice Arena at 1685 W. Higgins Road in Hoffman Estates, unless otherwise specified. If an accommodation or modification is required to attend this public meeting please call 847-885-8500 with at least 48 hours' notice.



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**MINUTES
BUILDING AND GROUNDS COMMITTEE
November 21, 2017**

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Building and Grounds Committee was held on November 21, 2017 at 7:00 at the Triphahn Center in Hoffman Estates, IL.

Present: Commissioner K. Evans, Comm Rep Bettencourt, Dekirmenjian, Friedman, S. Triphahn, Chairman McGinn

Absent: Comm Rep Castillo

Also Present: Executive Director Bostrom, Deputy Director/A&F Director Talsma, Rec/Facilities Director Kies, P&D Director Buczkowski, Golf Director Bechtold

Audience: Commissioners Kilbridge, Kinnane, R. Evans, Bickham, President Kaplan, Comm Rep Snyder

2. Approval of Agenda:

Comm Rep S. Triphahn made a motion, seconded by Comm Rep Dekirmenjian to approve the agenda as presented. The motion carried by voice vote.

3. Approval of the Minutes:

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep Bettencourt to approve the minutes of the October 17, 2017 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None

5. **Old Business:**

None

6. **New Business:**

A. Conference Education Session Summaries/M17-124:

Executive Director Bostrom reviewed the information noting that it was from the NRPA Conference held in New Orleans. He also noted that all session summaries were available to all Commissioners, Comm Reps and staff.

Commissioner K. Evans commented on how pertinent the topics had been.

No vote required.

B. Balanced Scorecard/M17-127:

Executive Director Bostrom reviewed the information noting that it was a snapshot of the district. He explained that staff did not have an explanation as to why the 2016 accident reporting had been so high; perhaps it was due to different recording requirements. Comm Rep S. Triphahn asked about more detail for the facility membership and visits and it was noted that future scorecards would include more detail for those areas.

Comm Rep Friedman made a motion, seconded by Comm Rep Bettencourt to approve the Balanced Scorecard as presented and outlined in M17-127. The motion carried by voice vote.

C. Parks Report/M17-128:

Executive Director Bostrom asked for questions. Commissioner K. Evans asked about the tree maintenance at Black Bear as the area was very overgrown. Executive Director Bostrom noted that the trees should not impede the Disc Golf; however, tree should not be cut just to accommodate the game. Staff will check on the situation.

Comm Rep Friedman made a motion, seconded by Comm Rep Bettencourt to send the Parks Report M17-128 to the board as presented. The motion carried by voice vote.

D. P&D Report/M17-123:

Commissioner K. Evans and Chairman McGinn asked about the PSSWC locker room project. Director Buczkowski noted that the floor puddle had been

taken care of, that work crews were cleaning up the grout and the grab bars were installed.

It was also noted that the door to the steam room would not need an ADA access button as there was enough room next to the door for a wheel chair so that there would be access to the steam room.

Executive Director Bostrom explained that the steam room control system was more complicated than the original system and staff was looking to replace it to accommodate participants. Staff was presently checking on the cost for this installation.

Comm Rep Friedman made a motion, seconded by Comm Rep S. Triphahn to send the P&D Report M17-123 to the board as presented. The motion carried by voice vote.

7. Committee Member Comments:

Commissioner K. Evans noted that the PSSWC locker rooms were beautiful, well designed and comfortable to use.

Comm Rep Friedman thanked the park district for his nomination and award for his volunteer service.

8. Adjournment:

Comm Rep S. Triphahn made a motion, seconded by Comm Rep Bettencourt to adjourn the meeting at 7:30 p.m. The motion carried by voice vote.

Respectfully submitted,

Dean R. Bostrom
Secretary

Peg Kusmierski
Recording Secretary

MEMORANDUM NO. M17-135

TO: B&G Committee
FROM: Dean Bostrom, Executive Director
Gary Buczkowski, Director of Planning and Development
RE: Playground Renovations 2018; Armstrong & MacArthur Schools
DATE: December 4, 2017

Background:

Proposed capital funding for the replacement of Armstrong and MacArthur School playgrounds have been included in the district's 2018 capital budget plan. The Armstrong School playground was partially renovated in 2005 with some of the original equipment dating back to 1998. It is the 1998 equipment that is scheduled to be replaced. In addition to the playground equipment to be replaced, pathway work is also scheduled and will address ADA issues at that location. MacArthur was last renovated in 1999 and all the equipment is scheduled to be replaced. Both of these playgrounds have been identified in the CAMP as needing attention.

In an effort to get public input into the process, residents within 300 feet of each proposed renovations were sent notices inviting them to a public information gathering meeting. The meeting for both of these sites was held on November 21, 2017 at the Triphahn Center. Two interested individuals from the Armstrong neighborhood were present and offered positive comments to the proposed plans provided by staff. In addition, one individual requested that additional lighting be considered for the area. Staff responded that the parks should be vacated at the first sign of dusk. Everyone agreed that the policy was in the best interest of the neighboring residents. In addition to the two attendees, staff received a phone call from a Mrs. Miller. She agreed that the older equipment needed attention. She also commended on the snow plowing that is done next to her home on the access from Meyers road to the school. Apparently when the school district plows the walk, they damage her turf in her front yard. Staff explained that the plowing was out of the control of HEPD but suggested that she place stakes along her property line. Staff dropped of three stakes for that purpose. No one came forward to comment on the MacArthur project.

In addition to resident input, staff met with the Armstrong and MacArthur Elementary School Principals to determine the school's utilization needs. The overall designs were well received. The MacArthur Principal requested that they be included in the color selection once the equipment manufacturer was identified. This requested will be addressed at a later date.

Implications:

Based upon the comments received, staff is proposing the following items and/ or improvements be made at the two locations slated for renovation in 2018.

Armstrong School Playground:

- Remove and replace the existing playground equipment originally installed in 1998 with a composite structure designed to stimulate active climbing.
- Add a realistic rock climbing element.
- Add a two person stand-up spring rocker.
- Add two more single person spring rockers.

- Replace the existing asphalt walkway and concrete from the existing basketball court to the mid-point of the existing walkway between the residential homes to the west of the playground.
- Install a new ADA compliant concrete walkway to the existing baseball player's benches and spectator bleachers. This item is to be bid as an alternate item and accepted if the ROI is acceptable based on economy of scale.
- Supply and install two new park benches.
- Replace existing loose fill wood fiber mulch fall surface with new loose fill mulch material.

MacArthur School Playground:

- Remove and replace the existing composite playground structure with a new composite structure designed to stimulate active climbing play activities.
- Add a two person stand-up spring rocker.
- Add a realistic rock climbing element.
- Install approximately 350 square feet synthetic turf fall surface material from the existing concrete walk to the transfer deck.
- Remove and replace two three bay to and fro swing sets that are no longer plumb and showing signs of rusting.
- Replace existing loose fill wood fiber much fall surface with new mulch material.

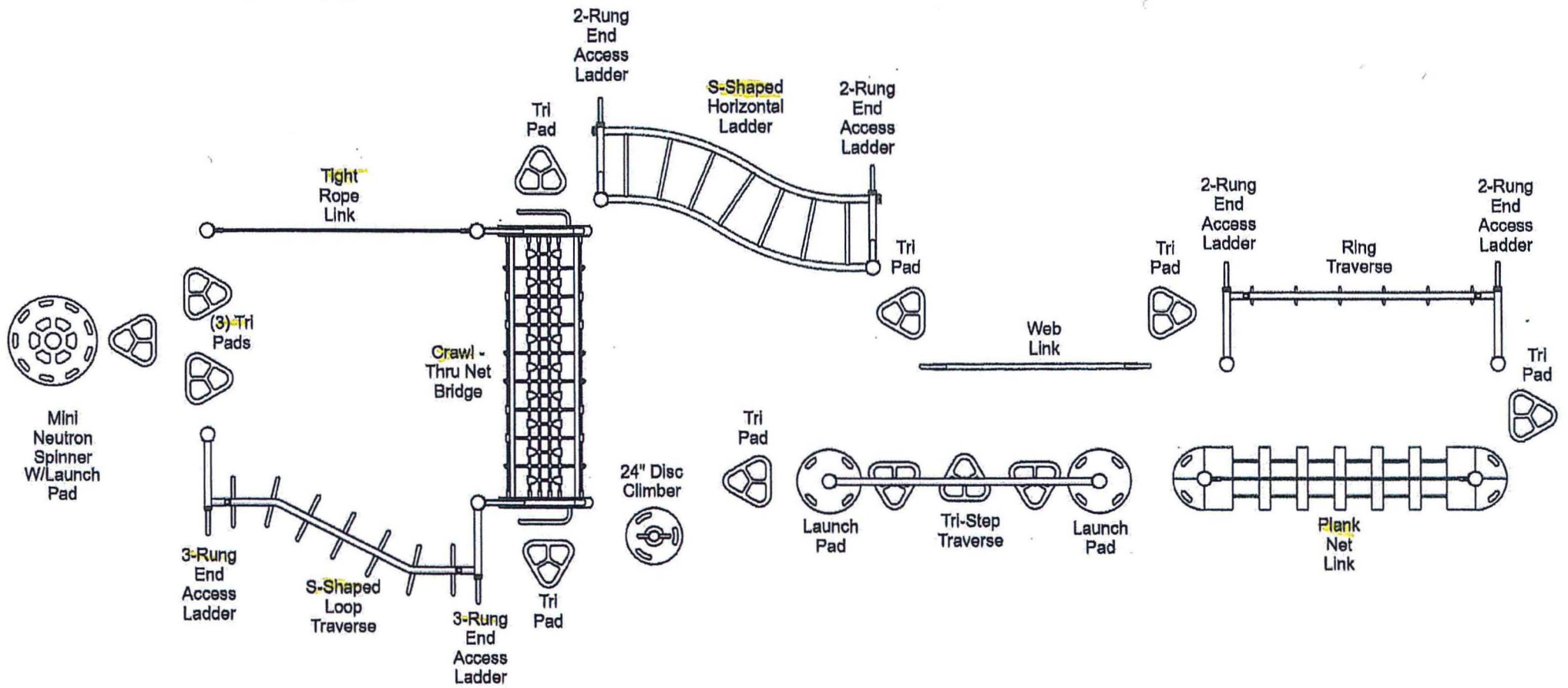
Attached are 3D images along with plans for each of the two projects. The following is the estimated cost for each of the two projects in overall general terms.

	<i>Armstrong</i>	<i>Mac Arthur</i>
Supply playground equipment	42,000	45,000
Demolition	14,500	13,000
Install new equipment	15,500	17,100
Install drainage	9,000	11,000
Install Concrete	14,300	6,800
Install Synthetic turf fall surface		7,700
Install loose fill wood fiber fall surface	20,500	22,463
In-house turf restoration materials	1,000	500
	116,800	123,563
Budget amount Special Rec. Fund	75,000	44,000
Budget amount Capital Fund	42,000	84,000
Budgeted amount total	117,000	128,000

Recommendation:

Staff recommends that the B&G Committee recommend to the board the approval of the conceptual plans as proposed in the implications and instruct staff to solicit bids for supply of equipment, installation of equipment and to report back to the committee with the results of those bids for further recommendations.

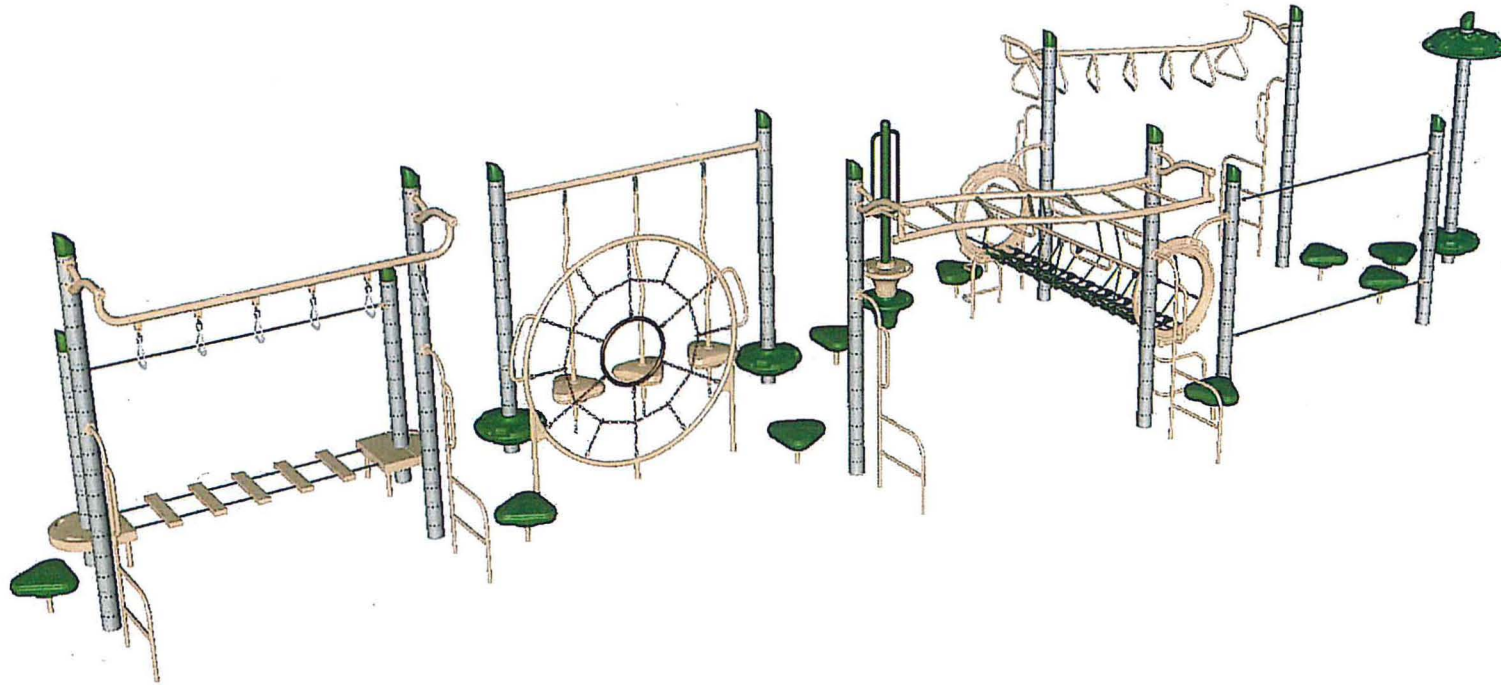
Armstrong Playground Plan 2018



ARMSTRONG
NE VIEW

RV5

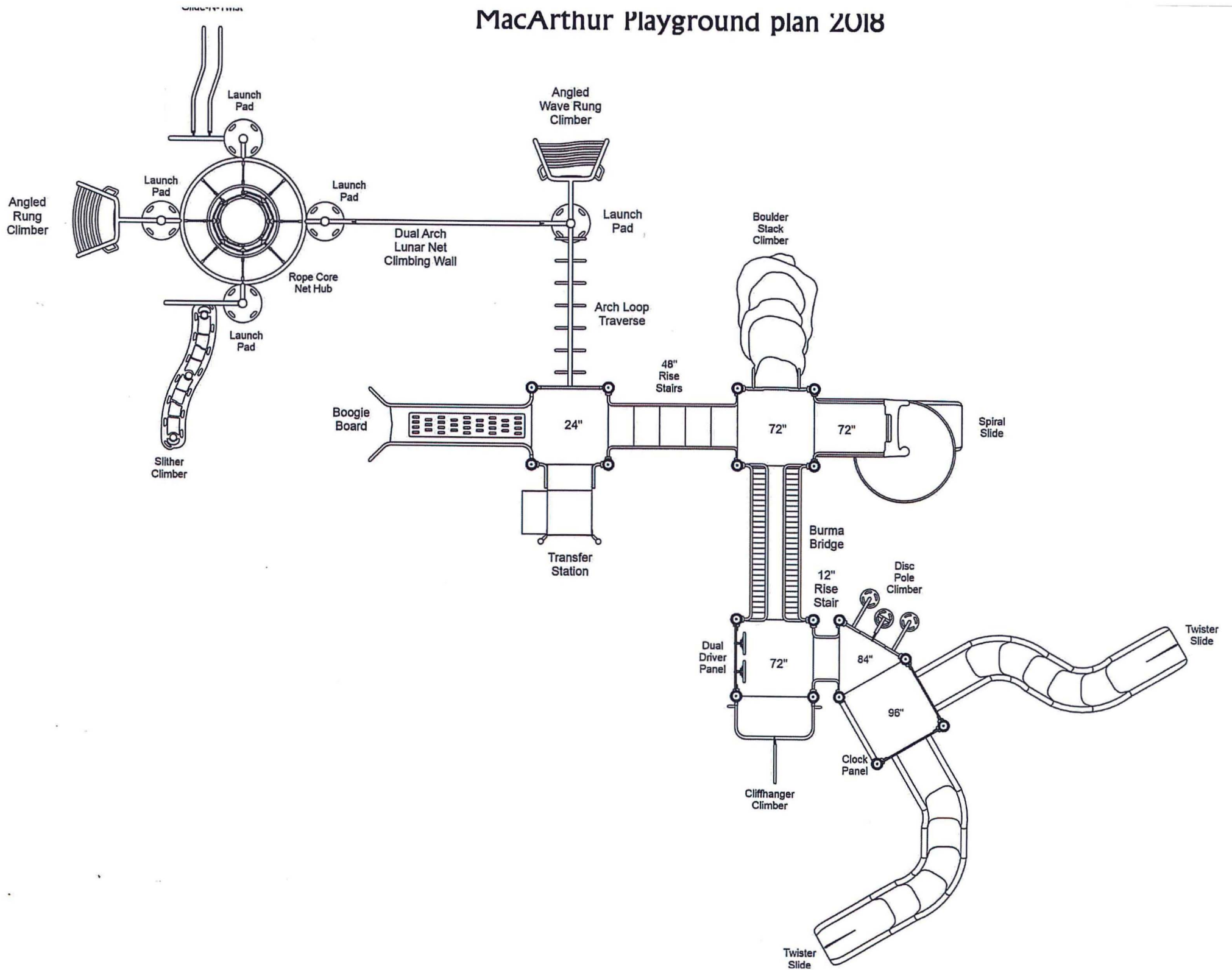
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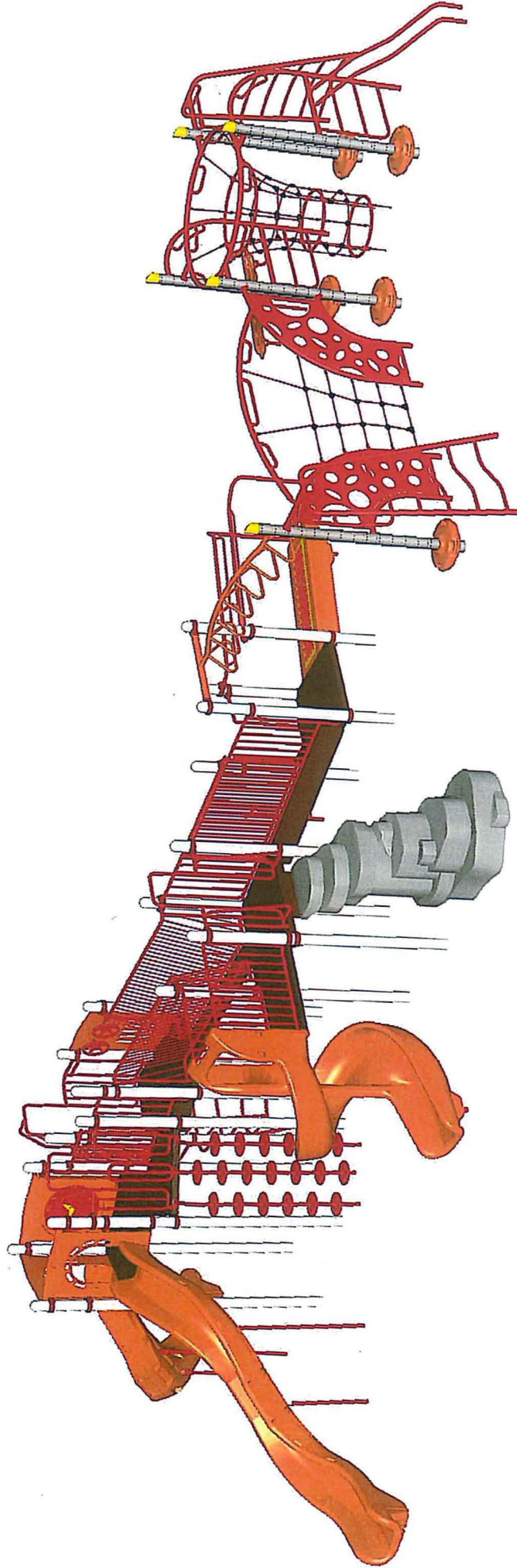
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PROJECT#: ZCY17E4F6EA
DATE: 9/26/2017 | DRAWN BY: AMG

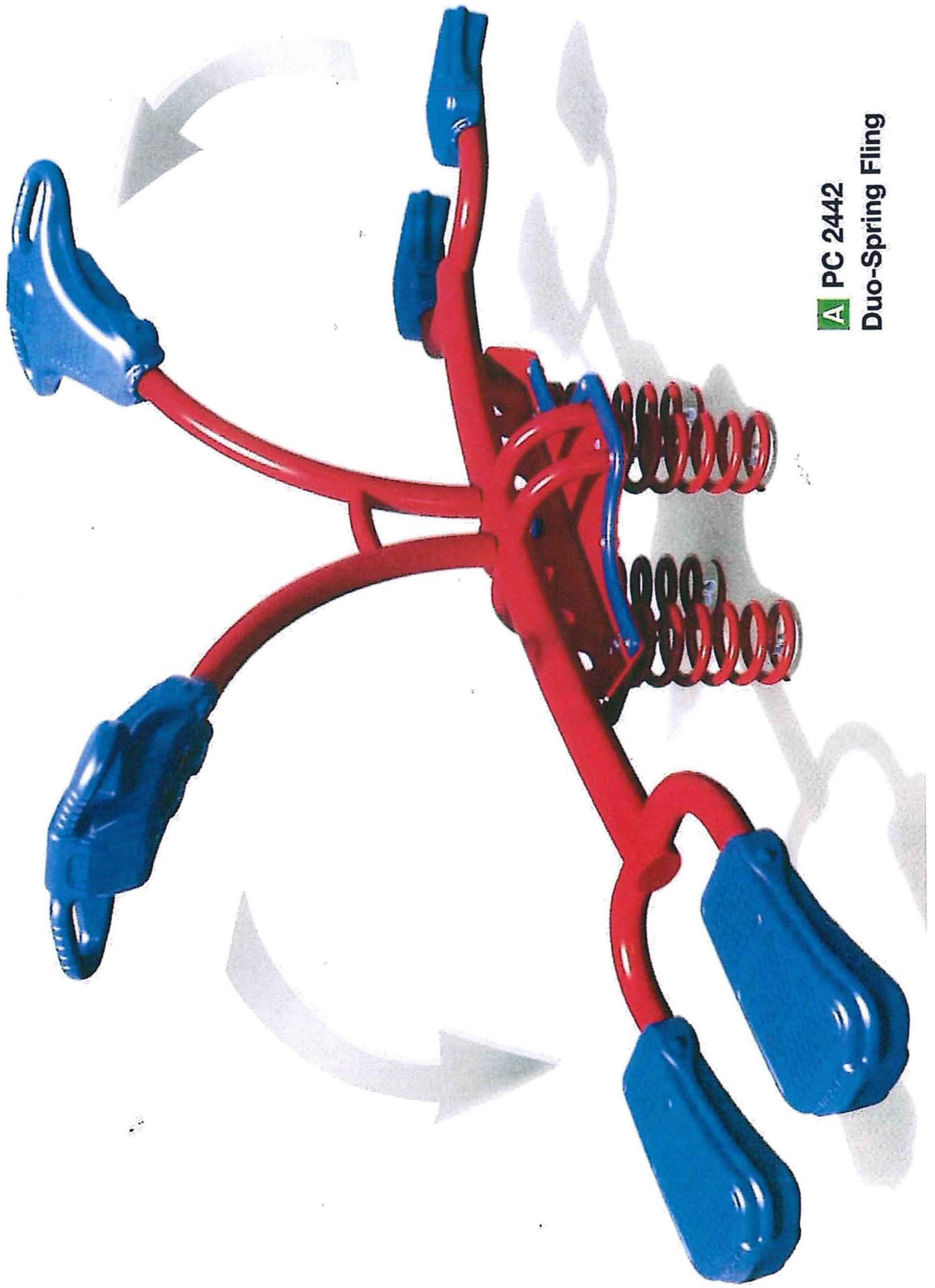


MacArthur Playground plan 2018



MacArthur Playground ISO View west

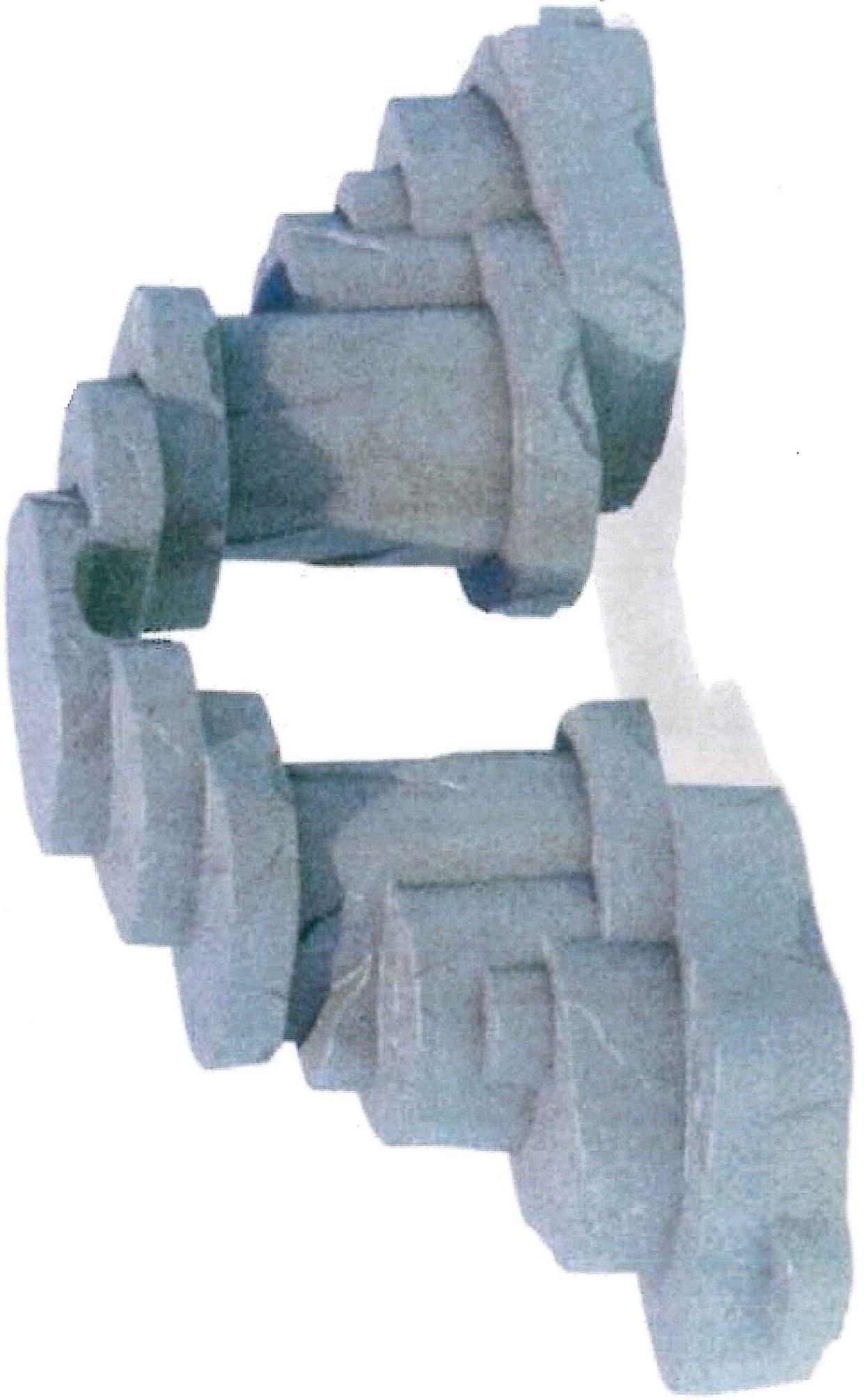




A PC 2442
Duo-Spring Fling

B PC 2272-66

66" Boulder Stack



MEMORANDUM # M17-143

TO: Building & Grounds Committee
FROM: Dean R. Bostrom, Executive Director
Craig Talsma, Deputy Director/Dir A&F
Dustin Hugen, Director of Park & Facilities Services
SUBJECT: **Seascape Family Aquatic Center Filtration Systems**
DATE: December 7, 2017

Background

Staff has identified that the current (original) Sand Filter System at Seascape Family Aquatic Center is corroded to the point that they do not hold sand to properly filter the water. Staff enlisted the services of Jim Lueders of Innovative Aquatic Design to design the new filtration system and aid in preparing the bid documents.

Through conversations with Jim it was determined that the District would be better served by upgrading the entire filtration system to with new pumps, piping, electrical and chlorinators, instead of repairing a portion of the system that is outdated. Our current filtration systems are called High Rate Sand Filters, the sand is the medium that catches the particles and impurities in the water. When the particles build up, a backwash is required. To backwash you reverse the flow of the water and force it backwards with water coming out of a 6 inch diameter pipe through the sand to loosen up the sand and to flush the filtered particles to waste water.

Implications

The latest in swimming pool sanitation is the Regenerative Media Filtration systems which utilize zoned chlorinators. They benefits include much less water usage, less chemical usage, reduced heating costs, and substantially clearer water. The new filtration system has a life expectancy of 20 years (warranty of 10 years). After conducting research into the new filtration systems staff is also proposing new mechanical systems including piping, circulation pumps, filters, chlorinators and electrical to ensure the effectiveness of the entire system.

With the information staff obtained and Innovative Aquatic Design's specifications we went out to bid for a completely new filtration systems that can be zoned into multiple section at Seascape Family Aquatic Center. The bid package was sent directly to six contractors with two sealed bids turned in that were publically opened and read on December 4th at 10:30am. The bid results are as follows:

SFAC Sand Filters 12/4/17 @ 10:30 am	Schaeffges Brothers, Inc. 851 Seton Ct Suite 2A Wheeling, IL 60090	Aqua Pure Enterprises, Inc. 1404 Joliet Rd Romeoville, IL 60446
Bid Bond	5% of total bid	no bid bond
Demo & Removal of existing material	\$27,000.00	\$74,512.00
Required Material	\$374,475.00	\$377,177.50
Alternate	\$18,075.00	\$36,325.38
Required Permits, etc.	\$4,050.00	\$7,096.00
Installation	\$106,475.00	\$102,400.00

The apparat low bidder is Schaeffges Brothers in the amount of \$530,075.00. Staff checked references which were all positive and Jim at Innovative Aquatic Design verified that they are a good contractor and capable of performing the specified work.

Included in the 2018 budget in the Capital Fund 12 was \$350,000 for the Seascap sand filter replacement; also budgeted in the Recreation Fund was \$32,000 for a pump and pump motor. These would all be part of this replacement. As this expense is within the Recreation Fund's operations it is a viable usage of our Recreation Fund Balance reserves. The 2018 Budget will be updated (prior to final approval) to reflect the cost of this project as a Recreation Fund capital project.

Recommendations

Staff recommends that the Recreation Committee recommend to the full Board, approval of awarding a contract to install the new filtration system at Seascap Family Aquatic Center to Schaeffges Brothers in an amount not to exceed \$530,075.

MEMORANDUM NO. M17-140

TO: Buildings & Grounds Committee
FROM: Dean R. Bostrom, Executive Director
Dustin Hugen, Director Parks & Facilities Services
RE: Parks Board Report
DATE: November 16, 2017

All work/tasks completed in this report were performed by in house staff unless otherwise noted.

- Girl Scout Troop leader Sarah Johnson from Troop #40438 contacted the HEPD Parks & Facilities Department to engage in the opportunity to build a “little free library” for one of our park locations. We are in preliminary stages of discussing the options but as of now Sycamore Park is the destination and the troop is going to work with the Hoffman Estates Library on content. If details are worked out, a proposal will be presented to a future B&G Committee meeting.
- Parks staff has also been in contact with a Boy Scout Bear Den Pack 297 (Pack Leader Steve Hoover) on doing a joint project. We are planning on working with Pack 297 to build Wood Duck Boxes for numerous locations in the district. Parks & Facilities staff will purchase the materials and work with scouts on January 12th to build the boxes. This event will be a true partnership with the scouts and their parents.
- Building maintenance has been and still is busy getting all heating units up and running properly as the cold weather looks to be upon us for good.
- Updates and addition to the GIS system have taken place.
- RTU unit #2 was lifted at WRC to locate roof leaks so that Olsson Roofing could make repairs.
- Thirty six can light fixtures were replaced in the men’s and women’s club locker rooms at PSS&WC.
- The ADA ladder in lap pool at PSS&WC was modified to allow no gap between pool bottom and ladder bottom.
- Winterized and blew out all outdoor bathhouses, drinking fountains, irrigation lines and piping at Seascap.
- A heater was installed in the sprinkler room at Seascap to provide proper heat through the winter to avoid winter damages.
- The boiler heat system was completely drained down at TC north side. Staff worked for two days with a service representative from General Mechanical to remove all filters and valves to have them cleaned and inspected. Upon completion water temperature throughout the pipe runs were at optimum temperature.
- The heating unit in the Zamboni room at TC was repaired.
- We began a drainage project at Cannon baseball/softball fields. The project is to aid in poor surface drainage that causes infield mix to drain off the infields towards dugouts. Field one is complete and after three rain events no infield mix was lost. Fields 3 and 4 will be completed this winter.
- *No Ice Use* signs and flags have been placed throughout the district at ponds and lakes.

- Due to natural wear and tear two park ID signs were rebuilt at Chestnut and Westbury Park.
- A sand digger and double slide were replaced at Princeton Playground.
- An ADA deck at TC tot playground was replaced.
- Wildflower/Native seed has been ordered and received. As natural areas are burned the seeds will be planted to allow growth without too much competition from other plant life.
- Fall/Winter tree maintenance is ongoing. We are planning to build a chipper box for the back of our trucks to allow for more efficient tree removal and disposal of mulch.
- Soccer goal mouths and midfields received end of the year maintenance. This involves aerification to loosen up the soil, addition of quality soil and seed followed by winter grow covers. This process will introduce new plant growth and the grow cover are to aid in establishment for the spring season.
- Turf restoration to viewing areas outside of Cannon Field 1 and 3 were completed.
- Crews worked hard on mowing fire breaks for all the in-house burns to be completed from now through the spring.
- Truck 491's front/rear brake pads and rotors were replaced.
- Fuel filters were changed on Bus 534.
- Muffler was replaced on vehicle 518.
- Completed maintenance and repairs on all trailers.
- Completed maintenance and repairs on all small equipment.
- Winter maintenance on all mowers has begun.

MEMORANDUM NO. M17-138

TO: Building and Grounds Committee
FROM: Dean R. Bostrom, Executive Director
Gary Buczkowski, Director of Planning & Development
RE: Planning & Development Board Report
DATE: December 5, 2017

1. **Playground Renovations 2018:**

Bid packets have been completed for the supply of playground equipment for Armstrong and MacArthur parks. Performance specs outline in detail the play opportunities to be provided with this equipment. Interested vendors will submit their concepts based upon the performance spec for staff to review and, if necessary, the vendors will alter their designs to meet minimum requirements. The goal is to have 3-4 vendors pre-qualified for each of the 2 projects. Bid pricing will be presented to the B&G committee in February.

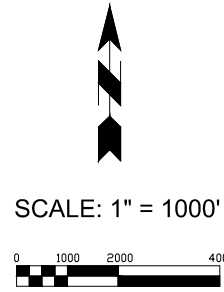
2. **Shoe Factory Bike Trail Projects:**








In anticipation that the project will move forward, the engineering consultants have completed the design development plans for the project. These documents once finalized will be submitted to the state for their review and comment prior to letting for bid. If all goes as planned, the bidding could occur in late summer or early fall 2018 with construction commencing in Spring 2019 and completion by fall 2019. Click below for a link to the document:
[Bike Project Development Report](#)

3. **CAPRA:**

Planning staff has completed a review of the asset equity study for the entire district that includes playgrounds, tennis courts, basketball courts, volley ball courts, and splash pads. These existing facilities were mapped with distribution standards overlaid in an effort to identify any areas where coverages are lacking within the park district. It should be noted that asset distribution is dependent upon availability of land owned by the park district. From a planning base the park district is at or exceeds the standards set forth by NRPA. See attached example.

HOFFMAN ESTATES PARK DISTRICT EXISTING PARK AMENITIES 2017



-  PLAYGROUNDS (LOOSE FILL FIBER)
-  PLAYGROUNDS (RUBBER FALL SURFACE / LOOSE FILL FIBER)
-  RAMP ACCESSIBLE PLAYGROUNDS
-  PARK SERVICE AREA
-  DEFINED ACCESS BARRIER
-  SERVICE AREA
-  SERVICE GAP

