



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.

**MINUTES
BUILDING & GROUNDS MEETING
June 2, 2015**

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Building & Grounds Committee was held on June 2, 2015 at 7:00 p.m. at the Triphahn Center in Hoffman Estates, IL.

Present: Commissioner Mohan, Comm Rep Bettencourt, Friedman, Triphahn, Chairman Kilbridge

Absent: Comm Rep Dekirmenjian, Snyder

Also Present: Executive Director Bostrom, Deputy Director/ A&F Director Talsma, P&D Director Buczkowski, Parks and Risk Director Giacalone

Audience: President Bickham, Commissioners McGinn, Kinnane, R. Evans, Kaplan; Dr. Steinberg, Mr. K. Evans

2. Agenda:

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

3. Minutes:

Commissioner Mohan made a motion, seconded by Comm Rep Triphahn to approve the minutes of the May 5, 2015 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

Dr. Steinberg of 4158 Portage addressed the committee to discuss the maintenance of the parks and lakes, specifically the naturalized areas. He noted that soccer and baseball fields were mowed and maintained but park areas and specifically South Ridge Park shoreline was not mowed as it was a naturalized area. He noted that with better equipment or more staff they might be able to maintain the area, but presently it looked like hay behind his house after a mowing. He noted that it was mowed at 2 inches and looked terrible. He also noted that he did not like the "Do Not Enter" and "Keep Out" signs posted around the naturalized area. He explained that the area was full of thistle and did not know how those participating in the Fishing Derby would be able to trample through on their way to the lake. He said he would like to see a change and asked staff to look into a mulching blade for the district mowers as well as mowing the naturalized areas to keep the thistle at bay. He suggested that funding could be provided by only having the new commissioners attend conference and use those funds on maintaining the parks.

5. Old Business:

None

6. New Business:

A. Repair of PS Dectron Units 1 and 2/M15-070:

Executive Director Bostrom reviewed the item explaining that the units had been installed 15 years ago and were reaching their lifetime limit before they were scheduled to be replaced. He explained that they were a significant amount of money to replace and that Director Giacalone had been reviewing options on replacement and/or repair and maintenance. He explained that the units removed the humidity from the air and that without them; the interior of the building was at risk for rust.

Director Giacalone agreed that the replacement costs were expensive and that the units were 15 years old. He also explained that they had been repaired in the past but that the conditions they were used for/in were highly corrosive. He explained that they were working with Trane as part of the Joint Purchasing process and they were suggesting to start with the dampers and see how much work would actually need to be done to get the units up and running. He explained that Trane had been there for ½ day to evaluate the situation.

Deputy Director Talsma explained that the replacement cost could be between \$800,000 and \$900,000 for the 2 units. He explained that they were looking at a repair today along with a service contract for the next several months and/or a year so that the district could budget for the replacement in next year's budget.

Commissioner Mohan asked about the original contractor and Director Giacalone explained that they would get a price for replacement from them also. Executive Director Bostrom explained that in 15 years, the technology had changed much and there might be a better alternative out there now.

Comm Rep Triphahn asked if 10% contingency would be enough and Director Giacalone explained that at this point, staff did not know what they might encounter until Trane began the repairs. She asked when they would get a quote for the service contract and Deputy Director Talsma said they were hoping to see it soon.

Chairman Kilbridge asked about the comment of getting through to winter and Deputy Director Talsma noted that they did not use the units as heavily in the colder weather as well as the opportunity to schedule it into the next budget.

Commissioner R. Evans asked about the maintenance of the units and Director Giacalone explained that it was done in-house and by contract. Executive Director Bostrom noted that the original units cost \$600,000 to \$700,000 when installed and had a 1 year warranty.

Commissioner Kaplan asked about health concerns. Commissioner Kinnane noted that he and his children could feel the effects of the chlorine. Executive Director Bostrom explained that the units affected the air quality rather than water. He believed the issue was a long-term impact on the structures within the area; however, with the dampers not working, there certainly would be more of a chlorine smell in the air.

Dr. Steinberg asked how long they had been repairing the units and Director Giacalone explained that it started approximately 5 years earlier. Dr. Steinberg asked if the district had a contingency plan and Executive Director Bostrom explained that there were funds in the Capital Reserve to deal with these issues. Dr. Steinberg questioned if there were EPA levels that had to be taken into consideration. He said he believed the approach to do the minimal amount was a good one.

Mr. K. Evans asked if we had the same system at Triphahn Center, but we do not. Director Giacalone explained that it was a much smaller

area and was just exhausted out of the building. Mr. Evans suggested replacing the system now rather than repair and replace later.

Deputy Director Talsma said there was a quote from Trane in next year's budget and that the district had thought to get another 5 years out of the units. Mr. Evans asked if the air exhausted from TC was an issue and Director Giacalone noted that it was not and that it was done according to industry standards.

Commissioner Kaplan asked how long it would take to replace. Director Giacalone noted that it would be a week's work and Executive Director Bostrom noted that was why they were also looking to replace over the winter when use was down.

President Bickham asked if it was in the 2020 CMP and Executive Director Bostrom noted that the CMP was actually only to 2019 and that the cost was identified but not attached to any specific year for replacement.

Chairman Kilbridge asked about the cost for 1 year service contract and Deputy Director Talsma explained that they did not have an exact amount as of yet.

Comm Rep Triphahn noted that the units were operating at 40% and asked if there were repercussions on the equipment in the area. Director Giacalone explained they were seeing some surface rust.

Deputy Director Talsma noted that with opening the dampers and getting the units working; they could get to the next year. He also noted that it would take 6 months to order the new units.

Commissioner McGinn asked how they determined that they were working at 40% and Director Giacalone noted that Trane had made that determination.

Dr. Steinberg asked about the energy uses versus the old and new and Deputy Director Talsma noted that they were working on that information now.

Commissioner Mohan made a motion, seconded by Commissioner Triphahn to award the contract to Trane to repair both Dectron units at a cost not to exceed \$27,215 with a 10% contingency. Additionally, they recommend that staff follow through on adding a 12 month service agreement with the exact cost for that to be presented at the next meeting. The motion carried by voice vote.

B. Park Board Report/M15-069:

Director Giacalone reviewed the item.

Dr. Steinberg asked if there was a wind speed that prohibited spraying and Director Giacalone explained that there was. Presently they are spraying for broadleaf. Dr. Steinberg asked about spraying the dandelions after the puff stage and Director Giacalone explained that the dandelions still produced a chemical that would kill the grass and that if they did not kill the dandelions the district would see a loss of turf. He noted that last year they actually sprayed twice, once prior to the puff stage and again after the fact.

President Bickham asked if there was a way to check for leaks at Seascap prior to the week before opening. Executive Director Bostrom noted that in the future they will be filling the pool earlier to check for leaks and that Seascap is now 19 years old and they are having more repairs. Director Giacalone explained that they would start painting the bottom of the pool in the fall rather than waiting until the spring so that they could fill the pool earlier. Dr. Steinberg asked about servicing the pumps at the end of the season and Director Giacalone explained they serviced 1 – 2 pumps at the end of each year and that they had never had a problem opening FAC because of a pump issue.

Park Overview:

Director Giacalone explained that he was the Division Director of Parks Services and Development and Risk Management. He noted that he had 5 Supervisors working for him; Construction Supervisor with 3 full time and 7 seasonal staff, Turf Supervisor who was also in charge of the Lightning Detection System with 2 fulltime and 7 seasonal staff, Horticulture Supervisor also in charge of the naturalized areas and the aquatic vegetation with 2 full time and 7 seasonal staff, Facility Supervisor who also was in charge of the HVAC systems with 3 full time and 3 seasonal staff, and the Mechanic Supervisor in charge of all vehicles and equipment with 2 full time staff. Director Giacalone noted that they worked on a 7 day work week to control overtime and that in the winter they had a night shift crew that worked on special projects and a snow plow crew. He explained some of the special projects they were working on were the carpet installation at the Triphahn Center, the restrooms project at Fabbrini Park and BPC, shoreline restoration and maintenance at BPC.

Commissioner Mohan made a motion, seconded by Comm Rep Friedman to send the parks report M15-069 to the board. The motion carried by voice vote.

C. P&D Board Report/M15-068:

Director Buczkowski reviewed the item. Chairman Kilbridge asked about the footings at Valley Park and Director Buczkowski explained that they over dug the holes and backfilled them with stone.

Comm Rep Triphahn noted that the parking lot at TC looked great.

Overview:

Director Buczkowski explained that he was the Division Director for the Planning and Development Department and presented a slideshow explaining the unique methodology the district used to move projects forward with outside contractors. He reviewed the yearly cycle noting that he had a relationship with the contractors that helped in the bidding process. He noted that the district's schedule and approach generally allowed them to be first in line for project scheduling with the outside contractors. He explained that he used a CAD system to generate accurate quantities for the bidding packages and that projects were bid out on a unit price that took much of the questions out of the bid process. He explained that the bidding process being used was very successful.

Comm Rep Triphahn made a motion, seconded by Comm Rep Bettencourt to send the P&D Report to the board. The motion carried by voice vote.

7. **Committee Member Comments:**

Comm Rep Triphahn reminded everyone of the SRT on June 17th and that we could use a few more volunteers.

Comm Rep Friedman gave kudos to the maintenance department for getting the fields in playing condition.

Commissioner Mohan asked about the cancellation of the concert and it was noted that it was cancelled for the Blackhawks game and moved to June 18th.

Chairman Kilbridge said staff had done a good job getting the pool opened and that the TC parking lot looked awesome. She reminded everyone of the Social Event next Tuesday at 7 pm at BPC rather than the Recreation Committee meeting.

8. Adjournment:

Comm Rep Triphahn made a motion, seconded by Comm Rep Friedman to adjourn the meeting at 8:15 p.m. The motion carried by voice vote.

Respectfully submitted,

Dean R. Bostrom
Secretary

Peggy Kusmierski
Recording Secretary