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**MINUTES  
BUILDING AND GROUNDS COMMITTEE MEETING  
November 1, 2016**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Building and Grounds Committee was held on November 1, 2016 at 7:00 p.m. at the Triphahn Center in Hoffman Estates, IL.

Present: Commissioner Kilbridge; Comm Reps Dekirmenjjan, R. Neel, S. Triphahn, Chairman McGinn

Absent: Comm Reps Bettencourt, Friedman

Also Present: Executive Director Bostrom, Rec/Facilities Director Kies, P&D Director Buczkowski, Parks and Risk Director Giacalone

Audience: President Bickham, Commissioners Kaplan & Kinnane, Mr. K. Evans

**2. Approval of Agenda:**

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

**3. Minutes:**

Commissioner Kilbridge made a motion, seconded by Comm Rep R. Neel to approve the minutes of the October 4, 2016 meeting as presented. The motion carried by voice vote.

**4. Comments From the Audience:**

None

**5. Old Business:**

None

**6. New Business:**

A. Victoria South Playground Renovation/M16-121:

Director Buczkowski reviewed the memo noting that this was the beginning of the playground renovation cycle for 2017.

Chairman McGinn asked about not taking the posts out as they had at Victoria North and Director Buczkowski noted that the savings had come from not having to remove the rubber fall surface but that Victoria South did not have that surface so they were not seeing as much savings by reusing the posts.

Mr. K. Evans asked where the park was located and it was noted that it backed up to Bode Road.

Chairman McGinn noted that it was a dark spot and a cut through. Director Buczkowski said that they could consider a solar light in the area.

Comm Rep S. Triphahn made a motion, seconded by Comm Rep Dekirmenjian to recommend the board approve the conceptual plans as proposed in the implications and instruct staff to solicit bids for supply of equipment, installation of equipment and report back to the committee with the results of those bids for further recommendations as outlined in M16-121. Motion carried by voice vote.

B. Triphahn Center North End Renovation Bids/ M16-126:

Director Buczkowski reviewed the memo noting that he was acting as the Construction Manager of the project for the district. He noted that while they had re-bid the concrete portion of this project in an effort to get more than one concrete bid, they had been unsuccessful. He explained that they had received a single concrete bid on the original bid opening day and had elected not to open it and returned it to the bidder, hopefully for resubmission at the re-bid opening. However, Schaeffges Brothers had been the only bid received at the rebid opening. He also explained that Pinnacle Services Inc. for electric was \$30,000 less than the next low bid. While staff was recommending Pinnacle and had worked well with them in the past, in the event that they would be unable to attain a bid bond due to the discrepancy in the job cost, staff was asking that they be able to proceed with the next lowest bidder. He also explained that the project was at budget.

Director Buczkowski explained what a helical foundation was and Commissioner Kilbridge noted that the reference for the stoop should be for the new early **learning exit** door.

Comm Rep R. Neel asked if the floor plans would be updated with the new construction information and Director Buczkowski noted that they would. He also asked about Pinnacle's initial no response on the electric for the partition and Director Buczkowski explained that it was an alternate for an electric partition, however, it had been determined that the partition would be manually operable.

President Bickham asked about the discrepancy in the Contingency Funds and Executive Director Bostrom explained that the first Contingency amount was with the low bid of Pinnacle and the second Contingency amount reflected the higher bid from Ridgeview reducing the amount of funds for the Contingency.

Commissioner Kinnane asked if the district would be responsible for the permits and Director Buczkowski noted that they would.

Executive Director Bostrom reminded the board that the district had used Director Buczkowski in the position of Contract Manager very effectively in the past.

Mr. K. Evans asked why they thought that the bonding would be an issue for Pinnacle and Executive Director Bostrom noted that it was based solely on the \$30,000 difference between the low bid and other bidders and that the bonding companies might question those bid amounts.

Comm Rep R. Neel asked about the warranty and Director Buczkowski explained that it was the standard one year.

Commissioner Kilbridge asked about the \$33,000 in netting and Director Buczkowski explained that it was the off-ice area; that they needed to keep the pucks from hitting lights, ceiling and flying off the shelf area into the gym below.

Commissioner Kilbridge made a motion, seconded by Comm Rep Dekirmenjian to recommend the board approve awarding these contracts to the low bidder as follows:

- Efraim Carlson & Sons (\$248,800)
- Jensen's Plumbing & heating Inc. (\$32,900)
- Cyril Regan Heating (\$92,706)
- S.G. Krauss Co. (\$54,000)
- Automatic Fire Systems, (\$17,956)
- Vortex Commercial Flooring (\$95,585)

- Midwest Decorating (\$18,300)
- Schaeffgas Brothers, Inc. (\$45,000)

Furthermore staff recommends the committee recommend the board award the electrical work to Pinnacle Services Inc. in the amount of \$116,900 however should Pinnacle Services not be able to obtain a 100% performance and payment bond, the electrical contract should then be awarded to Ridgewood Electric in the amount \$146,750.00. Should the award to Ridgewood be necessary, the committee recommends staff come back to the committee with a recommendation as to how to allocate additional funds for the contingency line item as outlined in M16-126. The motion carried by voice vote.

C. Park Report/M16-128:

Chairman McGinn asked about the installation of playground safety surface and Director Giacalone noted that it was mulch.

Commissioner Kinnane asked if there had been a savings doing the furnaces in-house and Director Giacalone noted that there had at Vogelei.

Comm Rep S. Triphahn made a motion, seconded by Comm Rep R. Neel to send the Park Report M16-128 to the board. The motion carried by voice vote.

D. P&D Report/M16-127:

Comm Rep R. Neel made a motion, seconded by Comm Rep Dekirmenjian to send the P&D Report M16-127 to the board. The motion carried by voice vote.

**7. Committee Member Comments:**

Commissioner Kilbridge said she was looking forward to the North Side Project.

Chairman McGinn noted that he had been to the Halloween Bash and it had been well attended.

**8. Adjournment:**

Commissioner Kilbridge made a motion, seconded by Comm Rep S. Triphahn 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