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**MINUTES  
BUILDING AND GROUNDS MEETING  
April 4, 2017**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Building and Grounds Committee was held on April 4, 2017 at 7:00 p.m. at the Triphahn Center in Hoffman Estates, IL.

Present: Commissioner Kilbridge, Comm Rep Dekirmenjian, R. Neel, S. Triphahn, Chairman McGinn

Absent: Comm Rep Bettencourt, Friedman

Also Present: Deputy Director/A&F Director Talsma, Rec/Facilities Director Kies, P&D Director Buczkowski, Parks and Risk Director Giacalone, Golf Course Superintendent Huguen

Audience: President Bickham, Commissioners Kinnane, R. Evens, K. Evans, Jodi Frailey and Michael Lingl from Federation for Fair Contracting (FFC)

**2. Approval of Agenda:**

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

**3. Recognition of Remaining B&G Reps (BOH for February):**

Chairman McGinn acknowledged Comm Rep Bettencourt (not present) and Comm Rep R. Neel for their participation in the B&G Committee meetings and thanked them for their time and services. He awarded Comm Rep R. Neel for his year of service.

**4. Minutes:**

Commissioner Kilbridge made a motion, seconded by Comm Rep Dekirmenjian to approve the minutes of the April 4, 2017 meeting as presented. The motion carried by voice vote.

**5. Comments from the Audience:**

None

**6. Old Business:**

None

**7. New Business:**

A. Playground Install Victoria, Colony and SFAC/M17-041.

Deputy Director Talsma reviewed the item noting that staff had recommended Innovation Landscapes for the job but that at the March 28<sup>th</sup> Board meeting, representatives from the Federation for Fair Contracting (FFC) had brought comments to the Board that they wanted to review prior to presenting the award. He also explained that staff had rechecked Innovation's recommendations and continued to stand by their initial recommendation to award the project to Innovation Landscapes in the amount of \$166,650.42.

Deputy Director Talsma noted that the recommendation was for the lowest qualified bidder and that staff felt that to be true. He also explained that the project was covered by a Payment and Performance Bond (as they always are) if there were any issues. He also explained that there was a connection between Fuertes and Innovation as Innovation's president was believed to be Fuertes' president's daughter in law and Innovation was employing many of Fuertes employees.

Commissioner Kilbridge asked about St. Charles and Director Buczkowski noted that he spoke with them and they had no problems with Innovation. Deputy Director Talsma noted that they had both favorable and non-favorable information on Innovation.

Comm Rep Dekirmenjian asked if the district had dealt with Fuertes and it was noted that the district had. However, it was also noted that the discussion was with regard to Innovation and their track record as they were a separate entity from Fuertes.

Commissioner R. Evans asked how long Innovation had been in business and it was noted that they were created in 2014 but in public work for only 1-2 years.

Mr. K. Evans asked if the district could confirm that the president of Fuertes did not have any ownership in Innovation and Deputy Director Talsma noted the family relationship but as it was not a publicly traded company, he did not have additional ownership information.

Commissioner McGinn asked if the district had used Innovation before and Director Buczkowski noted that they had not and explained that last year they were not the low bidder for this project.

Mr. Lingl introduced himself as the regional director for the FFC and that they monitor construction projects. He reviewed Innovation's past history and their president's family history with Fuertes' president. He explained that last year Innovation had 5 projects and that they were not able to complete two of the three fall projects. He also explained, in his opinion, that this year they had been awarded \$1.4 million in projects as of this date and expressed concern that they would not be able to complete all the work with only 8 employees. He also noted that he had lived in the area for some time and thanked the district for doing such a wonderful job.

Mr. K. Evans questioned what exposure the district would have if they did not award the project to Innovation and Deputy Director Talsma explained that if they did not feel that Innovation was the lowest responsible bidder, then they would go to the next lowest or they could reject all bids. Mr. K. Evans asked if staff had talked with Ancel, Glink and Deputy Director Talsma explained that they had contacted Adam Simon, Attorney, agreed that the district had done their due diligence but that the board could choose not to view Innovation as the lowest responsible bidder. He did, however, encourage the board to look at Innovation based on their history and not Fuertes.

Mr. Lingl noted that approximately 50% of Innovation Landscape's bids had been rejected. Commissioner McGinn asked if Mr. Lingl had attended other park district meetings and Mr. Lingl noted that he had.

Commissioner Kinnane asked if there was a window of opportunity on this bid and Director Buczkowski noted it was probably 60 days. He explained that he had spoken with Park Ridge and while they had awarded the project to Innovation October 1, 2016 Park Ridge had been unable to obtain an MWD permit until the end of October and not the contractor's fault that the project was not completed in the original time frame. He also explained that as of last week, the project was done; however, the fence was still in place waiting for Park Ridge staff to complete landscape installation that the contractor was never to be responsible for.

President Bickham asked if Innovation was still using Fuertes employees and Deputy Director Talsma said he believed they were.

Commissioner Kilbridge asked about Fuertes projects and Director Buczkowski noted that they had done much work for the HEPD but reminded the committee that the discussion was about Innovation. He also explained that the manufacturers' representative would have to certify the playground prior to the park district allowing any access.

Comm Rep Dekirmenjian asked if the district would hold payment until the job was completed to our specifications and Director Buczkowski noted that they would.

Mr. K. Evans noted that the FFC was funded by member companies, one of which was Georges Landscaping who was the next lowest bidder on the district project. Mr. Lingl noted that there were thousands of companies involved with the FFC. Comm Rep Triphahn noted that Innovation was not one of those companies.

Commissioner R. Evans asked if Fuertes was a legal closing of the company and it was noted that it was. Comm Rep R. Neel asked if Director Buczkowski felt confident with Innovation and Director Buczkowski noted that he was.

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep S. Neel that the B&G Committee reaffirm their prior recommendation to the Board to approve a contract with Innovation Landscapes for the installation of playground equipment at Victoria, Colony and Seascape Parks, concrete work at Evergreen Park and Hassell Road Maintenance, and restoration work at Westbury and Evergreen Parks for the low bid price of \$166,650.42. In addition, staff recommends the B&G Committee recommend the board approve a contingency of 7% (\$11,665.50) be made available for extras deemed necessary by staff to complete each of the projects. The motion carried by voice vote.

Commissioner Kilbridge thanked everyone for their input noting that she felt that Gary would be even more hands on with this project and could approve it based on his confidence in the contractor.

Mr. Lingl and Ms. Frailey thanked the committee for their time and left the meeting.

B. Seascape Parking Request/M17-042:

Deputy Director Talsma reviewed the item noting that the Village would not allow the park district to use SFAC's parking lot for this commercial use without first getting a special use permit. President Bickham asked what

would be involved in getting that permit and Deputy Director Talsma noted that they would have to apply through the Village and hold public hearings.

Comm Rep S. Triphahn made a motion, seconded by Comm Rep Dekirmenjian to recommend the board deny the request of Mr. Puthusseril to park his Bobcat trailer truck in the Seascape parking lot during the off-season. The motion carried by voice vote.

C. Parks Board Report & 1Qgoals/M17-040:

Deputy Director Talsma introduced Golf Course Superintendent Hugen to the committee noting that he had been recently promoted to fill the position of Director of Parks after Director Giacalone retires in May.

Commissioner McGinn asked about training and it was noted that the position would not be official until May 8, 2017; at which time there would be an opportunity for Hugen to work with Director Giacalone. Deputy Director Talsma also noted that HR Manager Leninger had been promoted in January to Superintendent of HR and taken on the Risk Management aspects of the Director of Parks position. Superintendent Leninger has been training with Director Giacalone.

Comm Rep Dekirmenjian made a motion, seconded by Commissioner Kilbridge to send the Parks Board Report and 1Q Goals to the Board. The motion carried by voice vote.

D. P&D Report and 1Q Goals/M17-039:

Director Buczkowski noted that Innovation Landscapes was anxious to begin the playground projects. President Bickham noted that he was in favor of the \$2,500 liquidated damages/bonus on the PSSWC Shower project.

Comm Rep S. Neel made a motion, seconded by Comm Rep Dekirmenjian to send the P&D Report and 1Q goals to the board. The motion carried by voice vote.

**8. Committee Member Comments:**

Commissioner McGinn thanked the Comm Reps for their past service on the committees noting that they played a very important role.

**9. Tour of North Side Triphahn Center:**

The Committee, Board Members and audience left the room at 7:50 p.m. to tour the north side renovation project.

The Committee, Board Members and audience returned at 8:10 p.m.

**10. Adjournment:**

Comm Rep S. Triphahn made a motion, seconded by Comm Rep R. Neel to adjourn the meeting at 8:10 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma  
Deputy Director

Peg Kusmierski  
Recording Secretary