

AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, AUGUST 20, 2024
7:00 P.M.

1. ROLL CALL
2. APPROVAL OF AGENDA
Motion to approve the agenda as presented.
3. APPROVAL OF COMMITTEE MINUTES
 - June 18, 2024
Motion to approve the minutes of the June 18, 2024 meeting as presented.
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. Hunters Ridge Renovation (OSLAD 2025) Final Plans, Budget, and Resolution / M24-071 / R24-003
Motion to recommend to the full board the approval of a resolution accepting the Hunters Ridge Park Development Plans as presented with a budget of \$300,000 with matching funds from the OSLAD Grant of 300,000 for a total budget of \$600,000.
 - B. Installation of New Park at Seascape / M24-072
Motion to recommend to the full board to award the installation of the new playground at Seascape Family Aquatic Center to Paul Herrera Construction for a total of \$58,750 with a contingency of \$15,000 for a total of \$73,750.
 - C. Parks, Planning & Maintenance Board Report / M24-070
Motion to recommend to the full board to include the Parks, Planning & Maintenance August Board Report in the August Executive Director's Report.
 - D. 2024 Virtual Park Tour
7. COMMITTEE MEMBER COMMENTS
8. ADJOURNMENT
Motion to adjourn the meeting.

MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
June 18, 2024

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on June 18, 2024, at 7:02 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Chairman Evans, Commissioner Friedman, Comm Reps Dowling, Poeschel, and Sernett

Absent: Comm Reps Macdonald and Meyer

Also Present: Executive Director Talsma, Deputy Director Bechtold, Director of Parks, Planning and Maintenance Hugen, Director of Recreation Miletic, Executive Assistant Flynn, IT Specialist Hassler

Audience: Commissioners Dressler, McGinn, McGregor, and Kaplan (7:26); Comm Reps Bettencourt and Ostermeyer

2. Approval of Agenda:

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

3. Approval of the Minutes:

Commissioner Friedman made a motion, seconded by Comm Rep Poeschel to approve the minutes of the May 21, 2024, meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

Mr. Ostermeyer noted that during an ice storm over a year ago, a limb broke on a tree. HEParks staff came and trimmed part of it off, but it is still partially broken with a 12–14-inch diameter. Executive Director Talsma suggested he show the location on the map to Director Hugen.

5. Old Business:

None

6. **New Business:**

A. Hunters Ridge Renovation (OSLAD 2024) Conceptual Plans / M24-049

Commissioner Friedman made a motion, seconded by Comm Rep Sernett to recommend to the full board the Hunters Ridge Conceptual Plans and the approval to apply for the 2025 OSLAD Grant with a total project budget of \$520,000.

Executive Director Talsma explained that because we were able to secure funding for the Seascape playground project, we will apply for an OSLAD grant for the Hunters Ridge playground renovation. He noted that since we received a large OSLAD grant this year for Vogeley, there is a chance we will not receive another for 2025 given that this is a renovation project.

Director Huguen said that Hunters Ridge is planned for renovation in 2025 regardless of whether or not we receive an OSLAD grant. He added that the walking path was not scheduled for replacement until 2027 or 2028, and this is why the project is \$520,000 instead of the \$200,000 which would be for the playground only. There are some other items that can take place as part of this OSLAD project, including natural burns and native growth.

Director Huguen outlined some of the plans, including taking a native area and turning it into a passive picnic area; using one of the two ponds as a fishing pond with a picnic area; updating the path with a new path; incorporating a ½ mile nature walk which would be maintained by mowing a 6-foot wide trail through the large nature area, with signage showing which plants and wildlife are living there.

Commissioner MacGregor said he is happy to see we are trying to bring more of the property to use, and asked if it was possible to connect the nature walk to the far south end of the park. Director Huguen said there is a large creek that we cannot cross, and we were trying not to be too close to the homes that line the south end of the park (there is more room between the houses and the park where the nature trail is conceptually planned).

Comm Rep Ostermeyer asked if the nature trail or natural burn would harm any wildlife. Director Huguen said that a natural burn promotes more wildlife.

Commissioner Evans asked how isolated this would be at night, adding that he knows signs would be posted that it is closed after dusk. Director Huguen agreed that this nature path would be isolated at night.

The motion carried by voice vote.

B. BPC Utility Vehicle Purchase / M24-050

Commissioner Friedman made a motion, seconded by Comm Rep Sernett to recommend to the full board to approve the purchase of one John Deere Gator 2020A (Gas) from Deere and Company for a total of \$33,706.

Director Hugen said that the District budgeted \$38,000 this year for a new utility vehicle at Bridges of Poplar Creek. Staff looked into two different models. The 2020A is the best utility vehicle for the District; it has a weight capacity of 2,000 pounds.

Commissioner Evans said he was glad to hear the \$38,000 vehicle has additional capacity.

The motion carried by voice vote.

C. Purchase of Playground Equipment for New Park Development / M24-051

Comm Rep Poeschel made a motion, seconded by Comm Rep Dowling to recommend to the full board the purchase of playground equipment from Play Illinois (BCI Burke) for a total of \$169,661.70, with a contingency of 10% for a grand total of \$185,527.87 for the new park to be located at Seascapes Family Aquatic Center.

Executive Director Talsma said that as we discussed last month, we were very excited to secure \$500,000 from the State of Illinois for a new playground at Seascapes (working with Representative Fred Crespo; special thanks to Senator Cristina Castro who had also earmarked funding for HEParks, but upon learning that we would be receiving the \$500,000, she decided to steer funding toward another deserving community). He added that we do need to verify the timeline as to when the project needs to be complete; sometimes it is at fiscal year-end (for the state), and sometimes at calendar year end. This approval is to purchase playground equipment. If we proceed next week, we should have the equipment in September.

Commissioner Evans asked what happens if the state decides to pull this funding. Executive Director Talsma said it was approved in the final budget for the state, but we did receive the payment of approximately \$560,000 from the Moon Lake apartment developers, which would cover this cost as well.

Director Hugen presented the conceptual playground layout and location. He noted that the goal is to have the playground accessible from the sidewalk and not through the parking lot. The entire area would be fenced in with a four-foot fence due to the parking lot and the road within 200 feet of the playground. There would be a 15-foot buffer of trees and turf between the parking lot and playground.

Director Hugen noted that this would be a very active playground, a new design for HEParks. Anyone with upper body movement would be able to climb up the middle of the structure. The swing area would include traditional, toddler, ADA, and parent/tot swings. Additional climbing structures for the younger age group are planned as well.

Director Hugen stated that this request is for the playground equipment only, and that staff will submit additional board items for earthwork, curb work and the installation of the playground.

Commissioner Evans asked if the entire area would have a fall surface. Director Hugen said the full 76'x90' area will have either synthetic turf or poured in place rubber, but not engineered wood fibers.

Comm Rep Sernett asked if there would be a park bench. Director Hugen said the at the blue area on the drawing would be a shelter with a picnic table. He added that Poplar Park did have a picnic table and bench but the school asked staff to remove it because the kids kept tearing it up.

Commissioner Dressler asked about the Eagle Scouts archery project in this location. Director Hugen said the archery area and shed that was there has not been maintained. Eagle Scout projects are to be maintained by the scouts. Commissioner Dressler said she would contact the scout troops to let them know which projects need to be updated.

The motion carried by voice vote.

D. Parks, Planning & Maintenance Board Report / M24-052

Commissioner Friedman made a motion, seconded by Comm Rep Sernett, to include the Parks, Planning & Maintenance May Board Report in the June Executive Director's Report.

Director Hugen noted that the playground at Pine Park is installed but not open yet. The 2-5-year-old playground just arrived and will be installed. Once that is complete, the fall surface will be put in place and then both playground areas will open.

Commissioner Dressler asked if there would be a ribbon cutting. Director Hugen said we only do ribbon cuttings for community parks; this is a neighborhood park. Executive Director Talsma said that we will do a ribbon cutting for the park we worked on with Representative Crespo.

Commissioner Evans asked if OSLAD Grants are always paid at the end. Executive Director Talsma said they have moved to quarterly billings.

Commissioner McGinn said that the parking lot and trail at Victoria Park is complete and is very nice.

The motion carried by voice vote.

7. **Committee Member Comments:**

Comm Rep Sernett said the parks all look good; any issues are always fixed right away; kudos to Director Hugen on all the work he and his team get done.

Executive Director Talsma introduced Maggie Dowling, a new Community Rep for the B&G Committee.

Comm Rep Poeschel said she was happy to see the proposed park layout; it looks like a good location; she is amazed at Executive Director Talsma's ability to secure funding from different sources.

Commissioner Evans said he is happy to be back on this committee.

8. **Adjournment:**

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to adjourn the meeting at 7:32 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant

MEMORANDUM M24-071

TO: Building & Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Hunters Ridge Park Development (OSLAD) Final Plans, Budget, and Resolution
DATE: 8/20/2024

Motion:

Recommend to the full board the approval of a resolution accepting the Hunters Ridge Park Development Plans as presented with a budget of \$300,000 with matching funds from the OSLAD Grant of \$300,000 for a total of \$600,000.

Background:

Hunters Ridge Park and Wetlands is comprised of 30 acres of natural area with a ½ mile walking path and a playground. Currently the park land is referred to as Hunters Ridge Wetland and Hunters Ridge East, with the divide between the two being the creek. The park has a playground (set for replacement in 2025), a ½ mile walking path on the east side only (also due for renovation work) with the remainder of the park set predominately as unmaintained area.

With the playground up for replacement in 2025, the district planning committee, consisting of our administration staff, developed an overall park plan. A public meeting was held at the playground at Hunters Ridge on July 23, 2024, and attended by residents that surround Hunters Ridge. The residents' main concerns were a playground that can be used without the nuisance of flying insects, an improved walking path with access from the west side, and outdoor recreational activities.

The Buildings and Grounds Committee and Board of Commissioners commented on the conceptual plans in June and the final plans are being presented at this time.

Rationale:

The goals of this project are to provide a park that has more opportunities for the residents to enjoy this area of 30 acres of land, meaning this plan is not only for an improved playground and walking path. To accomplish this, the planning committee has developed the final plan which is outlined in the bullet points below. After the public meeting, there were some changes made to the design and budget to address the feedback from that meeting. Attached are the final plans that will be presented on the OSLAD application.

- New playground with synthetic fall surface.
- Renovated walking/biking path.

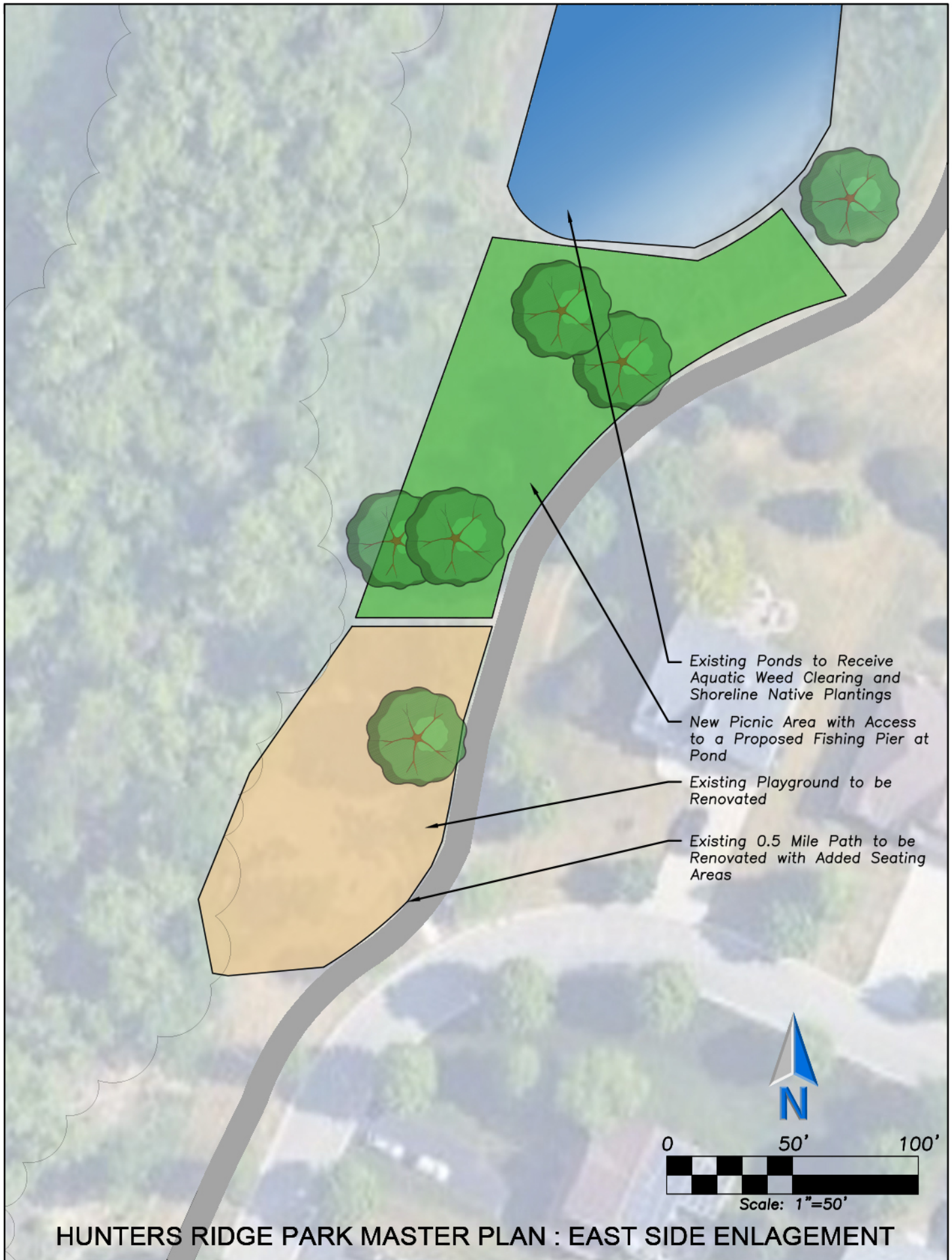
- New walking/biking path to connect the west side of the park to the east side of the park with a bridge over the creek.
- Fishing pier.
- Passive park section for picnics and activities.
- Park benches along the walking/biking paths.
- Natural Area Management consisting of controlled burns, invasive control, Illinois prairie planting, tree clearing and tree planting.

A budget outline for this project is shown below, and Resolution R24-003 is attached.

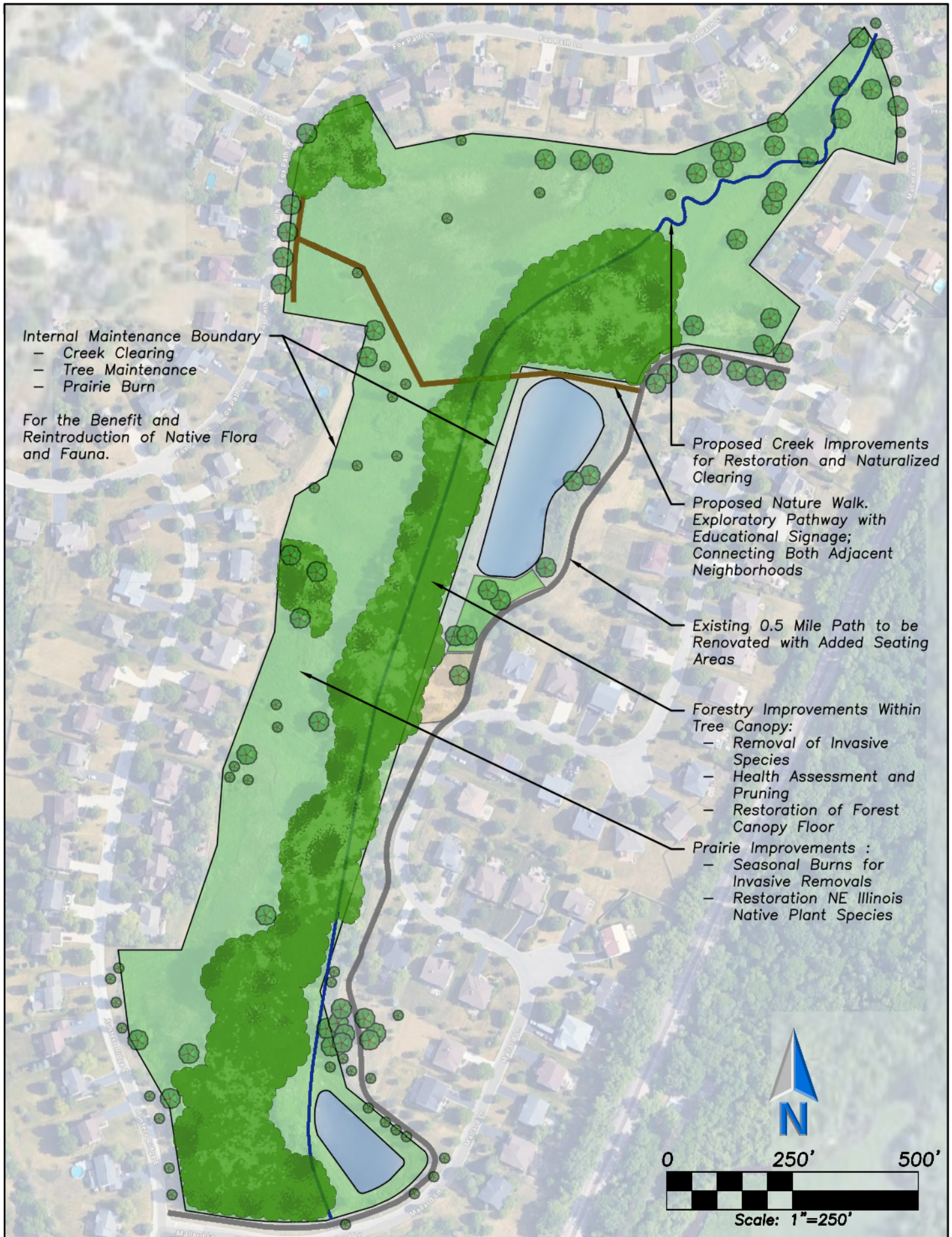
Scope of Work	Budget
Playground	\$120,000.00
Fall Surface and Playground Install	\$210,000.00
Passive Park	\$5,000.00
Fishing Dock	\$15,000.00
Walking/Biking Path	\$200,000.00
Aquatic Management	\$7,500.00
Natural Area Restoration	\$37,500.00
Site Amenities	\$5,000.00
HEParks Budget	\$300,000.00
OSLAD	\$300,00.00
Total Budget	\$600,000.00



HUNTERS RIDGE PARK MASTER PLAN : OVERALL IMPROVEMENTS



HUNTERS RIDGE PARK MASTER PLAN : EAST SIDE ENLARGEMENT



Internal Maintenance Boundary
 - Creek Clearing
 - Tree Maintenance
 - Prairie Burn

For the Benefit and Reintroduction of Native Flora and Fauna.

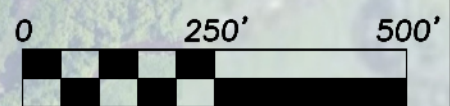
Proposed Creek Improvements for Restoration and Naturalized Clearing

Proposed Nature Walk, Exploratory Pathway with Educational Signage; Connecting Both Adjacent Neighborhoods

Existing 0.5 Mile Path to be Renovated with Added Seating Areas

Forestry Improvements Within Tree Canopy:
 - Removal of Invasive Species
 - Health Assessment and Pruning
 - Restoration of Forest Canopy Floor

Prairie Improvements :
 - Seasonal Burns for Invasive Removals
 - Restoration NE Illinois Native Plant Species



Scale: 1"=250'

HUNTERS RIDGE PARK MASTER PLAN : ECOLOGICAL IMPROVEMENTS

HOFFMAN ESTATES PARK DISTRICT

Resolution No. R24-003

**Resolution of Authorization
2025 OSLAD Grant Application**

Hunters Ridge Renovation

WHEREAS, the Hoffman Estates Park District hereby certifies and acknowledges that it has the sufficient funds necessary (includes cash and value of donated land) to complete the pending OSLAD project within the timeframes specified herein for project execution, and that failure to adhere to the specified project timeframe or failure to proceed with the project because of insufficient funds or change in local recreation priorities is sufficient cause for project grant termination which will also result in the ineligibility of the Hoffman Estates Park District for subsequent Illinois IDNR outdoor recreation grant assistance consideration in the next two (2) consecutive grant cycles following project termination.

WHEREAS, it is understood that the project must be completed within the timeframe established. The OSLAD timeframe is two years as is specified in the project agreement. The Billing Certification Statement must be submitted within 45 days of the grant expiration date and the last reimbursement request must be submitted within one year of the grant expiration date. Failure to do so will result in the Hoffman Estates Park District forfeiting all project reimbursements and relieves IDNR from further payment obligations on the grant.

WHEREAS, the Hoffman Estates Park District further acknowledges and certifies that it will comply with all terms, conditions and regulations of 1) the Open Space Lands Acquisition and Development (OSLAD) program (17 IL Adm. Code 3025); 2) the Illinois Grant Funds Recovery Act (30 ILCS 705); 3) the federal Uniform Relocation Assistance & Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and/or the Illinois Displaced Parsons Relocation Act (310 ILCS 40 et. seq.), as applicable; 4) the Illinois Human Rights Act (775 ILCS 5/1-101 et. seq.); 5) Title VI of the Civil Rights Act of 1964, (P.L. 83-352); 6) the Age Discrimination Act of 1975 (P.L. 94-135); 7) the Civil Rights Restoration Act of 1988, (P.L. 100-259); and 8) the Americans with Disabilities Act of 1990 (P.L. 101-336); and will maintain the project area in an attractive and safe condition, keep the facilities open to the general public during reasonable hours consistent with the type of facility, cease any farming operations, and obtain from the Illinois DNR written approval for any change or conversion of approved outdoor recreation use of the project site prior to initiating such change or conversion; and for property acquired with OSLAD assistance, agree to place a covenant restriction on the project property deed at the time of recording that stipulates the property must be used, in perpetuity, for public outdoor recreation purposes in accordance with the OSLAD programs and cannot be sold or exchanged, in whole or in part, to another party without approval from the Illinois DNR, and that development at the site will commence within three (3) years.

BE IT FURTHER PROVIDED that the Hoffman Estates Park District certifies to the best of its knowledge that the information provided within the attached application is true and correct.

Hoffman Estates Park District
Resolution R24-003 (cont.)

AYES _____

NAYS _____

ABSENT _____

Passed and approved this _____ day of _____, 20__.

Attested by: _____
President

MEMORANDUM NO. M24-072

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Installation of New Park at Seascape
DATE: 8/20/2024

Motion:

Recommend to the full board to award the installation of the new playground at Seascape Family Aquatic Center to Paul Herrera Construction for a total of \$58,750 with a contingency of \$15,000 for a total of \$73,750.

Background:

The new playground at Seascape Family Aquatic Center was originally budgeted for \$400,000 in 2024 before we received State Legislative funding of \$500,000. The expected budget for this park is broken down below. The need for the \$15,000 contingency on the playground installation is due to the unknown of the underneath stone and concrete curbing.

Scope of Work	Budget
Engineering	\$25,000.00
Playground Equipment	\$170,000.00
Earthwork/Restoration	\$30,000.00
Playground Install	\$75,000.00
Fall Surface Install	\$120,000.00
Concrete Work	\$30,000.00
Amenities (fence, shelter, benches)	\$50,000.00
10% Contingency	\$50,000.00
Total Budget	\$550,000.00

Rationale:

We received four bids for the installation of the Seascape Playground. The low bidder, D&J Landscapes, is being disqualified based on reference checks that involved completion date issues. The lowest responsible bidder is Paul Herrera Construction Company. We have completed many projects over the past five years with Paul Herrera Construction Company, including the install of Pine Park 5 to 12-year-old playground this year. All projects that they have completed with us have been finished on time with quality work.

Scope of Work	Hacienda Landscaping, Inc.	Innovation Landscape, Inc.	Paul Herrera Construction Co.	D & J Landscape, Inc.
Bid Bond	x	x	x	x
Install Playground, see playground drawings for layout.	75,950.00	99,510.40	58,750.00	55,658.36
Bid Total	\$75,950.00	\$99,510.40	\$58,750.00	\$55,658.36

Memorandum M24-070

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance – August Board Report
Date: 8/20/2024

MOTION

Motion to recommend to the full board to include the Parks, Planning & Maintenance August Board Report in the August Executive Directors Report.

ADMINISTRATION & CAPITAL PROJECTS

Hardwood Floors

The complete sanding of our hard floors project began on July 15 with Willow Recreation Center. All three racquetball courts, the main basketball court and the dance room were completed. The main basketball court at WRC also had three new pickle ball courts lined on the gym floor. Once finished, HEParks staff installed a marly dance surface in the dance room at WRC. We then moved onto Triphahn Center to complete the gym and dance room, which were completed by August 2 and opened on August 8. The dance room at TC is scheduled to receive the marly dance surface but we are first monitoring moisture levels to be sure that surface can be installed. At The Club, work has started in the main gym with sanding down the floors. All floors at The Club should be finished by September 6.



Pine Park

HEParks staff completed the installation of the 2 to 5 playground along with the installation of the fall surface on the 5 to 12 playground. Once the installations were completed, staff began the restoration work around the playground; all earthwork and grassing were completed by August 1 and the playground area was opened. The pickleball courts at Pine Park also needed repairs due to the flush mount net post pulling out of the asphalt. Once the flush mounts were removed, staff removed asphalt and began digging a footing for each pole, while doing this we ran into water two feet deep which explains why the flush mount system did not work. We were able to go almost four feet deep with footings to be below the frost line and not have the high-water level affect the new poles.

Vogelei Park OSLAD

Construction documents have been developed for the northwest corner of Vogelei Park. With these documents complete, HEParks staff have started the demo work of the area. The Birds of Prey houses have been removed, all concrete and asphalt from safety town was removed and fencing that separated safety town from Bird of Prey has been removed and stored to be reused around the greenhouse. Staff will begin to complete earthwork and tree removals over the next couple of weeks.

Sycamore Park

School District 54 installed the construction fence at Sycamore Park. HEParks staff then removed our dugout benches and bleachers from the north field and removed everything from the southeast field. Once the school district has the MWRD Permit in hand they will begin earthwork and parking lot expansions.

Eisenhower Track

In a partnership with School District 54, the track at Eisenhower Park has been under construction this year to level the northeast corner of the track, add two long jump areas as well as discus and shot-put zones. HEParks staff is handling the restoration of the surrounding area; on August 13 staff completed the grass seeding and sodding around the disturbed areas. The final topcoat for the track is set to be installed August 16 and 17.

Parking Lot Crack Fill and Sealcoating

The final parking lot to be completed this year was TC. The lot was completed at night on the evenings of August 12 and 13. The sections that meet Higgins Road still need to be completed and will be completed at a later date.

Seascape New Park

Staff were able to meet with Ericksson Engineering and a survey company to get the earthwork layout completed for this install. The playground equipment has arrived at the park's maintenance facility, and we are currently awarding the installation for this work. Once we have the final drawings and permits, we will begin the construction.

AQUATICS & BUILDINGS

Triphahn Center:

- North side AHU1 had multiple electrical components shorted out by storms/rainwater; Replaced six timing relays and secondary transformer.
- Replaced hydronic boiler recirculation pump bearing and coupler.
- Installed new temp sensors for the hydronic boiler and new boiler shutoff lock outs.

Bridges of Poplar Creek:

- Replaced all burnt out lights in event area.
- The downstairs kitchen cooling went out; replaced belt to restore system to functioning.
- Added a temporary backup pump ejector pit.

The Club at Prairie Stone:

- Installed new track lighting under mezzanine to supplement the additional lighting in the area.
- Replaced belts on all exhaust fans.
- Installed defender RMF controllers and programmed VFD to the pool filter.
- Updated G.I.S. dates and pricing for The Club.
- Repaired roof leaks (10 holes found) in back admin area.

- Repaired and hung new speed bag. Fixed back door closer in yoga studio, floor tile in west gym and threshold in east gym.

Willow Rec Center:

- Installed Marly floor in the dance room.
- Began replacement fence for outside AC unit.
- Repaired marquee sign outside of Willow Rec.

Seascape & Splash Pads:

- IPS Slides repaired chips in the body and tube slides.
- Built and installed the dolphin height signs for Seascape.
- Ran new speaker wire to 4 poles at Seascape and now the entire speaker system is operational.
- Repaired Community Park splash pad to be operational – disassembled the solenoid and cleared sand/debris.

PARKS

Parks & Forestry:

- Completed turf prep, maintenance and seeding at Pine Park.
- Retaining wall rebuild was started around the lake at Fabbrini; backfilled with gravel then soil & seeded.
- Set up a large tent at South Ridge to Celebrate Illinois Unplug Day.
- Assisted with set up for camp field day at Fabbrini – set up bounce house & transported and filled dunk tank.
- Attempted to remove graffiti at Charlemagne gazebo, however it will require repainting.
- Removed dog ramp at Bo's Run Dog Park and installed playground tube.
- Building privacy fence for Vogelei bathroom.
- Installed new playground decks at Fairview Park.
- Removed bleachers, baseball boxes, benches, back stop and garbage cans at Sycamore baseball field. Fence was rolled up and posts removed.
- Completed algae abatement at Yorkshire Ponds, Black Bear, North Ridge and Vogelei.
- Adjusted timers for Field Park lights.
- Completed tree maintenance & cleanup at several parks and lakes: chipped branches at Bridges.
- Completed routine park checks and cleanup at various parks, including checks for firework damage.
- Completed landscape maintenance and weeding at several parks and sign beds.

Playgrounds:

- Installed new playground and concrete at Pine Park. Dug trenches and installed drainage, then added and leveled mulch on both playgrounds.
- Extended asphalt path in areas at Pine Park.
- Removed and replaced concrete posts for pickle ball courts at Pine Park and re-hung nets. Installed new signs and paddle holders for pickleball. Power-washed and prepped courts for use.
- Repaired rockers at Locust and Armstrong Parks
- Installed ADA swing at Maple.
- Repaired zip line at Princeton Park.
- All pickleball nets were checked and anchors were fixed as needed, to prep for tourney at Fabbrini.
- Replaced bench at Fabbrini with a new one and installed memorial plaque.
- Completed parking lot patch/repairs at Fabbrini.
- Checked all tennis and basketball courts; crack filled as needed.
- Installed memorial plaque at Valley Park.
- Installed all new in stock Park ID signs for this season.

- Fixed drain at Highland Park and added mulch to tot playground.

Athletic Fields:

- Conducted field preps and maintenance, including sand volleyball courts.
- Painted foul lines at North and South baseball fields.
- Cleared out dugouts and removed/reset anchors as needed.
- Started spraying fence lines and back stops at all fields.
- Started edging and weeding at Cannon for warning tracks.
- Completed field maintenance at Cannon baseball and turf repair for soccer fields as needed.
- Painted cricket and lacrosse fields at Canterbury and soccer goals secured.
- Completed monthly inspections and addressed repair issues.
- Completed turf repair from firework damage as needed.
- Painted football fields at Sycamore.