

AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, SEPTEMBER 17, 2024
7:00 P.M.

1. ROLL CALL
2. APPROVAL OF AGENDA
Motion to approve the agenda as presented.
3. APPROVAL OF COMMITTEE MINUTES
 - August 20, 2024
Motion to approve the minutes of the August 20, 2024 meeting as presented.
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. Parks, Planning & Maintenance Board Report / M24-078
Motion to recommend to the full board to include the Parks, Planning & Maintenance September Board Report in the September Executive Director's Report.
7. COMMITTEE MEMBER COMMENTS
8. ADJOURNMENT
Motion to adjourn the meeting.

MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
August 20, 2024

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on August 20, 2024, at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

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

Absent: Comm Rep Macdonald

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: President Chhatwani, Commissioners Dressler, McGinn, McGregor, and Kaplan; Comm Reps Bettencourt, Pilafas, Henderson, 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:

Comm Rep Sernett made a motion, seconded by Commissioner Friedman to approve the minutes of the June 18, 2024, meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None.

5. Old Business:

None

6. **New Business:**

A. Hunters Ridge Renovation (OSLAD 2025) Final Plans, Budget and Resolution / M24-071 / R24-003

Comm Rep Sernett made a motion, seconded by Commissioner Friedman 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.

Executive Director Talsma noted that this park was scheduled for renovation in GIS for 2025, and if the OSLAD is not awarded, we will still do a scaled down project with a budget of \$300,000. Without a lot of new additions to the park, there is a chance we will not receive the OSLAD, so we are planning for both.

Director Huguen stated that this motion is to approve the final plans we will be submitting to the state for the OSLAD grant. He added that he met with community members at Hunters Ridge and presented them the conceptual plans. One of their main concerns was having the walking path connect the west side to the east side, because today they cannot reach the other side of the park without walking in the street (no neighborhood sidewalks). The original plan had a walking path going through the wetlands, but not all the way around.

Director Huguen continued to say that six kids attended the meeting, and all of them mentioned “zip line” several times, so we will incorporate some version of that in both plans.

Director Huguen added that the path would be eight feet wide on the full side with benches along the way. Between the playground and the pond will be an open, passive park and picnic area that leads to a fishing pier. A cleanup of the shoreline around this pond is planned as well.

The entire open space around the wetland will be turned back into native prairie. The wetland areas will remain cattails – this cannot be disturbed without permits. This is beneficial to the neighborhood and the wildlife.

Commissioner Evans asked if we have worked out the issues we have had with ziplines. Director Huguen said yes, the design is much better now.

Comm Rep Meyer asked how old the existing playground equipment is. Director Huguen said it is 21 years old, and we typically replace at 20 years.

Commissioner MacGregor said he is happy to see the path connecting the two sides of the park. It is a very long way to get around to the playground.

Comm Rep Dowling asked if the green area was trees or grassland. Director Huguen explained that it is 60% trees and 40% grassland and will go to equal.

Commission Kaplan asked if there was a way to meld together the preserve area and the usable area. Director Huguen said this is a full-blown Level 4 (according to our Land Definition Management Plan) natural area. Nothing is buildable outside of our playground area.

Comm Rep Henderson asked why we are tearing trees down. Director Huguen explained that in order to return to Illinois native prairie, we need to remove the trees that are blocking the wildlife and ecosystem from surviving.

Commissioner Evans asked if we would control the cattails like we do at Victoria Park. Director Huguen said the wetlands here are already controlled naturally as they are condensed into small pockets, and they will not be encroaching into neighbors' yards like they do at Victoria Park.

The motion carried by voice vote.

B. Installation of New Park at Seascape / M24-072

Commissioner Friedman made a motion, seconded by Comm Rep Poeschel 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.

Executive Director Talsma said that this is one of the few times we have had a lower bidder but had to disqualify them. Through extensive review and reference checks of DJ Landscapes, we have disqualified them due to other park districts' experiences of delayed and incomplete projects.

Director Huguen added that this project is massively dependent on timing, as it needs to be completed between Seascape closing in 2024 and opening in 2025. We have used Paul Herrera Construction in the past and have been very pleased with their work. He also said that the reason for the \$15,000 contingency, as opposed to a percentage of the installation cost is that we do not know about the footings for the concrete. The stated contingency amount should cover any unknowns.

Comm Rep Dowling asked if landscaping is included in this project. Director Huguen said this is only for the playground installation. The rest of the project will be presented in separate phases later.

The motion carried by voice vote.

C. Parks, Planning & Maintenance Board Report / M24-070

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

The motion carried by voice vote.

D. 2024 Virtual Park Tour

Director Hugen presented the Virtual Park Tour (the unnarrated video is available on the website under Park Updates). Following are the highlights from the tour:

- Cipri Park was shown first. This playground is scheduled to be replaced in 2025. This will be a full replacement; staff is still looking at what type of fall surface will be used. This is a large park with a playground in the northwest corner. The drainage leading out of the park to the south will be replaced.
- Hunter's Ridge. This is the 2025 OSLAD project if the grant is awarded. If not, the project will be scaled back. Director Hugen showed the current playground, followed by a sketch of the plan for the new playground. Neighbors refer to this as "bug park" so the goal is to cut back the tree canopy to help reduce the bugs in the area.
- Oakdale playground: This 2–5-year-old playground, located at the NW corner of Fabbrini Park, was replaced this year. The project was completed fully in-house and included all new drainage, engineered wood fiber, and new swings and tot features.
- Pine Park: Showed the new soccer field area that was a project in conjunction with the school district. They brought over 300 cubic yards of soil which meant they did not need to pay to haul it out. HEParks staff then leveled and grassed the field. The project also included new playgrounds, pickleball courts, sled hill/running hill and a path around the entire park, as well as a renovated shelter. A section at southwest corner was stubborn in terms of growing grass, so the soil has been amended and seeded again.
- Sycamore Park: This is a current project that just began, also in conjunction with the school district. Both playgrounds are being removed, and the park district playground will be moved to where the current central baseball field is. The rear baseball field will be leveled to improve the play surface. Through this intergovernmental agreement, the school district is purchasing 1/10 acre, which includes our current playground, to create a safer entrance/exit and more parking. In turn, they are paying the park district \$350,000 for our new playground.
- Vogeley Park: This is the approved 2024 OSLAD project. We are currently in the construction and document planning phase. Safety Town and the Mews have been removed, and we are a couple of weeks away from setting examples of where the multi golf course, Bank Shot Sports and the greenhouse will go. All of these items have been purchased. The goal is to get the northwest corner complete so we can grass it in the spring.
- Seascape: The new playground will be located in what is now the northeast section of the parking lot. It will be accessed from the parking lot or the sidewalk, and a four-foot fence will surround the entire playground area. The trees will stay in place as a

buffer from the parking lot, and the light fixtures in the playground area will be removed.

7. Committee Member Comments:

Comm Rep Sernett said it is nice to see all of the renovations going on.

Comm Rep Poeschel said she attended the Volunteer Appreciation event at Seascap, which was very nice. She loved the drone tour and is happy to hear there will be something done about the insects at Hunters Ridge.

Commissioner Evans also attended the Volunteer Appreciation event, and it was very nice. He saw Brian Wright (Marketing Manager for Bridges and The Club) at the Community Car Show, and it was nice to see the MORE van there.

8. Adjournment:

Commissioner Friedman made a motion, seconded by Comm Rep Sernett to adjourn the meeting at 7:47 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant

The following questions were received and responded to prior to the meeting on 8.20.2024:

I bumped into Jim Pye (Board president at SD 54) while I was walking through Victoria Park. We both noticed a dam being formed again (perhaps 3/4's across already) from kids or beavers just south of the tennis courts. He mentioned he had called either the Village or HEPD (he wasn't 100% sure) about removal but nobody responded. I advised I would mention it at the next meeting and would respond to him accordingly. [The dam is the result of beavers, which is an ongoing issue at Victoria Park. We continue to work with a certified Illinois trapper, and they have removed seven beavers from Victoria in the last 18 months. We are aware of the current dam, and it will be addressed as in the past.](#)

Also going back a while, we had the two bridges but took one out.....My recollection was that it was too cost prohibitive to replace both especially for such a short distance between bridges.....was that the case? Just want to be sure I follow up with him

[There was a second bridge, about 120 feet away from the existing bridge. The village said we needed to remove or replace the bridge, so it was removed.](#)

Memorandum M24-078

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance – September Board Report
Date: 9/17/2024

MOTION

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

ADMINISTRATION & CAPITAL PROJECTS

Hardwood Floors

All hardwood gym floors in the district have been completed. The last floors to be finished were at The Club and were all completed and ready for use on September 6. All existing lines at every court were put back on the courts with the addition of three pickle ball courts at WRC and three more pickle ball courts added to the east court at The Club.

WRC Renovations and Skylights

On September 11, the old skylights at WRC were removed and the new skylights were installed. The remaining windows are set to arrive between the end of September and the end of October and will be installed as soon as they arrive.

This season staff has become aware of many new concrete issues at WRC. The concrete sidewalk and curbs outside the dog park are failing and in need of replacement; the ADA pads from the parking lot into the sidewalk have failed and have been removed, and the north side exit door landing has been deemed unsafe to exit that door. The district has hired Herrera Construction to complete the concrete repairs this year using the approved Capital Contingency budget. Capital Contingency has a budget of \$100,000 and these repairs total \$28,600.

Vogelei Park OSLAD

HEParks staff is progressing nicely at Vogelei Park. All demo work of the northwest corner has been completed. All necessary tree removals have also been completed. On September 12, our survey contractor was on site to set grade elevations so that HEParks staff can complete earthwork necessary to start the installation of the greenhouse, bocce ball courts, multi-golf and Bank Shot sports court.



Sycamore Park

Construction at Sycamore has begun. HEParks staff completed the first steps for leveling the ballfield by applying herbicide to the area in order for the topsoil to be stripped. The construction of the haul road and staging area has been completed. The older fitness playground was removed and as you can see in the photos below they have started the layout of the parking lot.



Eisenhower Track

The track at Eisenhower Park has been completed. The lines for the track were completed on September 7. HEParks staff have completed the restoration work around the track and are in the process of growing in the new grass.



New Park at Seascap

Final drawings have been completed and submitted to the Village of Hoffman Estates for approval. Once the permit is obtained, AJ Oleson Construction along with HEParks staff will start the demo, earthwork and utilities followed by Herrera Construction with the playground install.

AQUATICS AND BUILDINGS

Triphahn Center:

- The senior side was not cooling - high temperatures caused the unit to go out under high pressure. The unit was reset and now working successfully.
- The billiards room and North Side office had cooler temperatures – the hot water recirculation pump in the ceiling was not running. A new motor was ordered and will be installed.
- The exhaust fan belt was replaced above custodial storage area by generator room.
- Met with electricians to figure out proper power changes for the new marquee signs.
- VAV 5 was not responding to building automation system; staff ran a manual update to get the VAV back online.
- The hot water heat boiler set point was too low and was adjusted to a new high limit of 180.
- New oil and water separator filters were installed on the pneumatics system.

T.C. – Ice Arena:

- Ice was taken down and the rink allowed to thaw out.
- The ice sub floor was brought down to 19 degrees, then the first three layers of water were laid. Added three layers of paint, followed by two seal coats.
- Additional seal coats were done then rink lines were laid out, along with logos and Wolves textile logo.
- Painted logos and the rest of the lines and sealed over the ice with backpack sprayer and boom.
- Started one flood coat then continued to flood the rink. The ice was ready as of September 4.

Bridges of Poplar Creek:

- The hose bib outside of the kitchen was broken and water was not shutting off. The entire hose bib was replaced with a freeze proof one.
- Adjusted metering time. Toptracer bathroom faucet to resolve issues.
- RPZ rebuilds were completed.

The Club at Prairie Stone:

- Olsson Roofing came out to fix a leak above the east basketball court before the floor refinishing project. The roof was flood tested afterwards and the leak seems to be resolved.
- Staff piped condensate drains directly to the roof drains to help with the roof leak.
- Installed seven new dedicated circuits in the tennis court area for more new equipment. Installed custom extension cords in cord cover ramps for new equipment.
- Three new track lighting fixtures were installed.
- Repaired a loose wire on the control board for RTU1 in main corridor to restore functioning.
- RTU3 for the gym was making noise; found that it needs a new blower motor shaft bearing.
- A broken ladder step in Activity Pool was replaced.
- AED box and two signs were installed.
- The stair tread was re-glued in the lobby area.

Seascape & Splash Pads:

- Community Splash Pad timers were off and needed to be reset.
- RPZ rebuilds were completed.

PARKS

Parks & Forestry:

- Removed the black chain-link fence at Vogelei, as well as the posts and frame. Holes from the posts were refilled with dirt.
- Sheds were knocked down at Vogelei and debris was hauled away. All pipes and wires were removed, as well as the screws/nails from the foundation.
- Removed concrete from safety town curbs and sidewalks at Vogelei, along with the gravel. Started asphalt removal as well.
- South Ridge fountain had water that got in the motor; it was replaced under warranty and reinstalled.
- A pothole at Fabbrini pathway was repaired/ filled with cold patch.
- Met with Peerless Fence regarding estimate for new dog park fence at Bo's Run.
- Investigated bee situation at Freedom Run Dog Park and new magnetic lock was installed.
- Work was done at Brittany, Victoria and Vogelei to prepare for recreation events.
- Routine checks were done at various parks and courts.
- Removed bench at Westbury to begin sanding, cleaning, and painting.
- Removed graffiti at Field Park from bench and water meter cover.
- Turf maintenance and watering done at Pine Park; sod preparation and installation done at Eisenhower.
- Completed landscape maintenance and weeding at various parks and along fence lines.
- Completed tree maintenance and pruning at several playgrounds, along with tree removal at Evergreen and North Twin Park.

Playgrounds:

- Seascape playground was delivered and unloaded; it is currently being stored until installation.
- Repaired a swing and spring rockers at Canterbury Park, along with rubber tile floor.
- Replaced see-saw at Sheffield Park and tightened loose bolts at Pine Park.
- Replaced decks at Valley, replaced broken cargo net at Olmstead, and repaired zip line at South Ridge.