

MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
June 17, 2025

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on June 17, 2025, at 7:01 p.m. at Triphahn Center in Hoffman Estates, IL.

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

Absent:

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

Audience: President Friedman, Commissioners Dressler, Kaplan, McGinn, and MacGregor; Comm Rep Henderson; Bill Kratochvil

2. Approval of Agenda:

Commissioner Evans made a motion, seconded by Comm Rep Poeschel 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 Comm Rep Dowling to approve the minutes of the May 20, 2025 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Old Business:

None

6. **New Business:**

A. Furnish & Install HVAC Units /M25-063

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to recommend to the full board the approval to purchase the furnishing and installation of HVAC units at Triphahn Center and The Club from Cahill Heating & Air Conditioning Services, Inc. for a total of \$141,100 with a 5% contingency of \$7,000 for a total of \$148,100.

Director Huguen said we received seven bids, and Cahill was the lowest qualified bidder. This company performed our last two HVAC replacements with great success.

Commissioner Evans asked about the project being over budget. Director Huguen said yes, the project is slightly over budget. We bid the two locations together to get the best price. The Triphahn Center location is under budget; The Club is over budget by about \$3,000.

Comm Rep Pilafas asked if this is a consolidated cost. Director Huguen said that both locations have separate installation costs.

Comm Rep Dowling asked about a warranty. Director Huguen said all units come with a manufacturer warranty of 10-15 years, depending on the part. The warranty does not cover installation. He added that we are replacing units that are 20 years old.

The motion carried by voice vote.

B. Parks, Planning & Maintenance Board Report / M25-062

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

Director Huguen noted that Cipri Park construction has begun. In-house crews removed everything and completed the drainage work. We are hoping the weather allows us to stay on schedule. He added that Sycamore Park sodding started this week, and they are hoping to start the playground installation on June 23, as we are on a tight schedule with the school opening.

Commissioner Evans asked about the old playground equipment at both locations. Director Huguen said that the old playground from Sycamore Park is going to Kids Around the World. We offered them all of the playgrounds from our park renovations this year, but Sycamore is the only one they will be taking.

The motion carried by voice vote.

7. **Committee Member Comments:**

Comm Rep Sernett said there has been a lot of activity at Moon Lake Playground

Comm Rep Poeschel said after reading through the report, it is amazing how much routine and required maintenance the staff takes care of in the buildings, facilities and parks. Everything runs very efficiently.

Comm Rep Pilafas said he drives past Sycamore Park often, and it is exciting to see the progress.

Comm Rep Dowling said she is impressed at how well the young staff at Seascapes are trained. They are very nice and polite.

Commissioner Evans went to the Fishing Derby on Saturday at South Ridge Park. Staff works hard the day of the event and in preparation. People were standing at arm's length around the entire lake – he was proud to see this.

Commissioner Chhatwani reminded everyone that the July B&G and Rec & Facilities meetings would be canceled due to lack of new business.

8. Adjournment:

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to adjourn the meeting at 7:17 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant

The following question was asked and answered via email, prior to the B&G meeting:

The dropped phase at power pole electrical issues that created TC mechanical outage.....
Is this a COMED, Village, or Park District repair expense issue/responsibility?

This was a ComED issue, and they repaired the power at the pole.