

AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, OCTOBER 21, 2025
7:00 P.M.

1. ROLL CALL
2. APPROVAL OF AGENDA
Motion to approve the agenda as presented.
3. APPROVAL OF COMMITTEE MINUTES
 - AUGUST 19, 2025
Motion to approve the minutes of the August 19, 2025 meeting as presented.
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. Fertilizer and Chemical 2026 Early Order Bid / M25-094
Motion to recommend to the full board to award the bid to Simplot Turf for their lowest bid products for the total not to exceed \$93,288.23;; and Conserve FS for their lowest bid products not to exceed \$6,485.85.
 - B. Lightning Detection System / M25-096
Motion to recommend to the full board to approve lightning detection services only to be used at Seascope Family Aquatic Center and Bridges of Poplar Creek Country Club.
 - C. Parks, Planning & Maintenance Board Report and 3Q2025 Goals / M25-095
Motion to recommend to the full board to include the Parks, Planning & Maintenance October Board Report and 3rd Quarter Goals in the October Executive Director's Report.
 - D. 2026-2030 Capital Expenditures Plan / M25-090
Motion to recommend to the full board the approval of the 2026 Capital Expenditures as presented, with the authority to purchase certain items as needed prior to the end of 2025.
 - E. Sexual Harassment Training
7. COMMITTEE MEMBER COMMENTS
8. ADJOURNMENT
Motion to adjourn the meeting.

MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
August 19, 2025

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on August 19, 2025, at 7:01 p.m. at Triphahn Center in Hoffman Estates, IL.

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

Absent:

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

Audience: President Friedman, Commissioners Dressler, Kaplan, McGinn, and MacGregor, Comm Rep Aguilar

2. Approval of Agenda:

Executive Director Talsma noted that Item A under New Business would be moved to Item E.

Comm Rep Poeschel made a motion, seconded by Comm Rep Dowling to approve the agenda as amended. The motion carried by voice vote.

3. Approval of the Minutes:

Comm Rep Sernett made a motion, seconded by Comm Rep Pilafas to approve the minutes of the June 17, 2025 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Old Business:

None

6. **New Business:**

A. Video Presentation – Adding Electricity to District Ponds

Director Huguen presented pictures and videos of several ponds, basins, and other waterways within the Hoffman Estates Park District properties, all of which have different aspects in terms of water flow, drainage, and shoreline. He highlighted the following:

- Some water areas are basins, not ponds. We do not control the water level in these; they could be dry at times, and when they do have water after a rain, it does not drain anywhere; there is no movement.
- Staff will make a recommendation in October regarding how to fully maintain a select number of basins moving forward. 95% of our ponds/basins are fine, but there are four or five that we need to make some decisions on.
- South Ridge Park is one of our largest. It has a fountain in the middle, but the fountain does not necessarily assist with movement. The North Ridge pond flows into South Ridge and the South Ridge pond flows to Westbury. Shorelines are fully established at South Ridge and Westbury.
- We hired a new Horticulture Specialist this year (Karlie), who is an ecologist, to work on our shorelines. Some ponds she has not looked at yet, and each one will be a 2–3-year process. All shorelines need to have “woodies” removed (non-grass / wood stem).
- Kingston Basin – no water flow; we own adjacent property, and the shoreline around one side, but the HOA owns the water. There is a shoreline all the way around.
- Charlemagne – large body of water; complete flow-through; no bubblers or fountains, but no issues and water continuously flows through.
- Whispering Pond takes on water from the street, and it all flows out to Seminole Park, which is a wetland.
- Bergman Pointe – 100% basin. Designed to not go anywhere. All homes and streets drain to this area, and the water stays here and eventually goes into the ground. We mow two mower passes around the shoreline. Shoreline is 10-15 all the way around. Burn every three years and mow every other year.
- Fabbrini has two large ponds. All water from the golf course flows into the first pond on west side. First pond is 2 ½ feet deep in the middle. This is here for flood control, and it flows into the large pond. Large pond has a village control on it that flows to South Twin to North Twin and then to the village storm drain under the interstate. The park district cannot control the water level here. Water lilies are natural and are doing what they are supposed to do. Root system is 10”.
- South and North Twin ponds were the first two that Karli worked on. Nothing out there is over 5 feet tall right now. Flowers are coming in nicely.
- Oak Preserve – we own a portion of the land here that includes a small body of water.
- Highland Park- has two bubblers; not a lot of flow but the bubblers do aide it; shoreline is 10-15 feet wide; wetland is adjacent to here – we maintain the edge of it to ensure it doesn’t encroach, but we cannot maintain inside the wetland (do not have the proper tools/boats/machinery).
- Small basin at Triphahn Center- the building drains into here and the apartment complex next to our building.

- Vogeley has been turned off for now as the OSLAD project is completed; it will have two fountains in it. The entire shoreline is being redone. This could be considered a basin as the water does not go in or out of the area.
- Evergreen – this has a lot of good water movement with flow; very thick shoreline.
- Chestnut – we have not started any work on the shoreline here; There are many volunteer trees along the shoreline. We will likely get to this shoreline this coming winter. Trees that are there will be pruned up and the shoreline will be kept at 4-5 feet.
- Victoria Park is a full-blown wetland. Last year we were able to mow down and burn a large portion of it. This is something that we can do every six years or so. The plan is to keep the area at bay and not let it encroach on other areas. The District does not do the burns out here as there is so much material and it gets extremely hot.
- Princeton Pond is our only body of water that does not have a natural shoreline. Years ago, there was a handshake agreement with the HOA; they wanted the riprap left in place and they would maintain a portion of the area beyond that. As a result, the pond takes on a lot of runoff from the neighboring yards, which exacerbates algae growth. The pond is only 2 ½ feet deep in the middle. The outflow is higher than the current water level. If they lower the outflow there would be no water. CT – it is not the responsibility of the park district to clean up any body of water, and we could leave them in their natural state. We do treat them to help with the algae to a certain extent, but where the basins have no water movement, there will be algae and duckweed and water lilies, etc.. Developers have sold houses with the promise of “lakefront property.” We installed a solar fountain and treated the water once per month. We brought in an outside firm to get an estimate for how much it would cost to keep it as clean as possible: it would be \$500-600 per week, or over \$6,000 per season, assuming appropriate rainfall. The HOA mows the property all the way around and the clippings are thrown from the mower directly into the water.
- Yorkshire Basin – very small basin. We have been treating it for cattails. If we didn’t treat it, it would be full with two feet of water.
- Yorkshire development also includes McDonough – same as Princeton. Water comes in and stays unless it rains, in which case there is some water movement. Slightly deeper at 3-4 feet in the middle. We own the shoreline and the basin for both Yorkshire and McDonough basins, but the value to the district in terms of recreational use is quite small.
- Walnut Basin – name of development is “Walnut Pond Estates,” which is misleading. The shoreline is fully exposed up to 20 feet, and then water in the middle. The homes are not draining into this basin, but into another one with a stormwater culvert. This is because Walnut Basin cannot hold that much water. Extremely shallow.
- Black Bear – was higher in the past, but it was lowered to prevent neighboring homes and our path from flooding. We do have power out there. For about \$2,000, we could put a 5hp pump in the pond that would move the water and solve the issue here.
- Hunters Ridge – good ponds with full flow through it.

Director Hugen noted that we wanted to have discussions regarding options for maintaining Princeton, Yorkshire and McDonough, and Black Bear. These are the newest waterways in the district. They do not have bubblers or fountains. We are looking for suggestions. Director Hugen has spoken to residents at Princeton and has suggested they take back the ownership

and control of their basin. Many want to, but many others who don't back to the water are not interested.

Executive Director Talsma added that we do not want these basins, as they do not aid the district in our mission, and we would like the HOAs to take them. Or if the HOAs pay to bring in power, we will put in bubblers and pay for the ongoing power to run them.

Comm Rep Kratochvil said he thought the MWRD owns the water. Director Hugen said no, they do not own anything, they just oversee the water flow.

Director Hugen added that we maintain all of the other ponds in the district for less money than the three or four that we are concerned with.

Comm Rep Dowling asked if we treat for mosquitoes. Executive Director Hugen said no we do not treat for mosquitoes or ticks. There is a separate organization that is responsible for that.

B. 2025 Virtual Park Tour

Director Hugen presented a drone video tour of parks and playgrounds that have recently been renovated, are currently under construction, or are scheduled for replacement in the next year. The following items were highlighted:

- Moon Lake Park was completed earlier this year and has been a huge success with area residents consistently visiting the park.
- Two dog parks – Bo's Run near Willow Rec Center and Freedom Run out on the west side of town. We added new dog park equipment to create an obstacle course (for small dogs) at Bo's Run. We have received good reviews. Freedom Run is almost 300 yards long. We added a couple new pieces to the small dog area, and several to the large dog area. We moved garbage cans and dog poop bag containers up to the front near the gate, which received some complaints, but it is better for staff to maintain them without having to attract the dog by moving the red cans across the park.
- Hunter's Ridge – replaced the playground this year; used to be surrounded by tall, unmaintained grass, but is now mowed grass; synthetic turf under the playground; the zip line is a hit.
- Pebble Park – next to Cipri which is currently receiving a playground replacement. At Pebble, we have a 9v9 and a 7v7 field, with micro fields within the 7v7 field. We program and rent this often.
- Cipri Park – large land designed to hold water. The village owns a large drainage area (currently a sunken pipe that they are waiting to repair until we are finished with our project). The shelter just arrived, and we hope to have the concrete pad and shelter installed in the next couple of weeks and then finish the grass around it.
- Sycamore Park – adjacent to Lincoln Prairie School (District 54). Practice football field has been regraded. Baseball/softball field is being changed to a tee ball field. New playground has a sidewalk that extends to the sidewalk along the street, as well as toward the school via a crosswalk across the parking lot. The other baseball field will be a little league field with a home run fence at 200' (4th grade and under).

- Vogelei Park – multi-golf course if fully designed but the targets will not go in until it is grassed. In-house staff have removed the earthwork and playground. The playground company started this week to stake out the new layout. We used the extra dirt over in the multi-golf area to create berms.
- Tall Oaks – the playground here is up for replacement in 2026. It is a very large property mostly dense trees. There is a sidewalk from the street to the playground (no neighborhood sidewalks here), and a mulched pathway on the southwest side of the creek. The shelter will remain; the playground equipment will be replaced with a synthetic turf fall surface.

Comm Rep Sernett asked if there had been a bench added to Poplar Park recently. Director Hugen said yes.

Comm Rep Kratochvil asked what determines which ponds get burned and how often? Director Hugen said the plants around the pond and the water level. It would not be done more than once every three years. He added that at Yorkshire it would be no more than every three years.

C. Golf Course Superintendent Position /M25-079

Comm Rep Sernett made a motion, seconded by Comm Rep Poeschel to recommend to the full board to approve the new position of Golf Course Superintendent as part of the upcoming 2026 budget.

Executive Director Talsma stated that Director Hugen has overseen the superintendent level at the golf course for the last few years. In order to get a qualified candidate, we need to get the word out and interview in January, so staff is asking for board approval to include this new position in the 2026 budget.

Commissioner Kaplan asked what the interaction is between Kurtis Hartwig (Golf Operations Manager) and Golf Maintenance Operations. Director Hugen said that they don't necessarily interact at all. Anything that has to do with the golfer is Kurtis. Anything that has to do with what grows out of the ground or with the bathrooms/facilities is the superintendent.

The motion carried by voice vote.

D. Parks, Planning & Maintenance Board Report / M25-077

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

Commissioner Evans said he noticed some paths marked with orange or white cracks and asked if they were being surveyed for repair or if they were warnings/cautions. Director Hugen said these areas are planned for repair.

Commissioner McGinn asked how many offices were created with the Wolves space. Director Hugen said that seven offices were renovated for Recreation staff.

The motion carried by voice vote.

7. Comments:

Executive Director Talsma introduced new Community Rep Bill Kratochvil.

Comm Rep Poeschel thanked Director Hugen for the education on the ponds and basins and said the virtual park tour was great.

Comm Rep Pilafas thank you for the tours; getting a wholistic view of the park district is important and necessary. Excited to see the progress we are making.

Commissioner Evans asked if we could put the ponds and basins video on the website. Executive Director Talsma said we are in the process of building a new website and we could build this into our mapping system with still photos and explaining what type of waterway is there and what the maintenance plan is. Commissioner Evans said we could add a picture of what the shoreline will look like in a couple of years.

Commissioner Chhatwani thanked Director Hugen for the presentations. She reminded everyone that the next B&G and Rec & Facilities meetings will be on Tuesday, October 21 (September meeting is canceled due to the NRPA Conference).

Executive Director Talsma reminded everyone that the September A&F and Board meetings will be on Tuesday, September 30 due to Rosh Hashanah.

8. Adjournment:

Comm Rep Sernett made a motion, seconded by Comm Rep Poeschel to adjourn the meeting at 8:11 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant

MEMORANDUM M25-094

TO: B&G Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning and Maintenance
RE: Fertilizer and Chemical 2026 Early Order Bid
DATE: 10/21/2025

Motion:

Recommend to the full board to award the bid to Simplot Turf for their lowest bid products for the total not to exceed \$93,288.23, and Conserve FS for their lowest bid products for the total not to exceed \$6,485.85

Background:

Bridges of Poplar Creek Country Club and HEParks Maintenance have been participating in a Fertilizer and Pesticide Early Order Program that allows you to purchase items at special pricing and obtain rebates once certain prices have been obtained. Early Order Programs start in October and run through January with the best discounts and rebates applied when agreed to purchase in October with January delivery and payments. Bridges of Poplar Creek Country Club and the Parks Department have been using different combinations of products over these years that have been working to keep the golf course in the best possible playing condition and keeping parks safe and usable for our residents.

Rationale:

At the time of bid opening, staff received bids from two vendors of which all meet standards for this bid. The bids received represent prices broken down per case or bag for each product. Staff has determined that the following breakdown per item and vendor is the best available price for the district. Manufacturer rebates and vendor rebates are obtained through the Early Order Program. Recommended prices are all not to exceed prices as both the golf course and parks have remaining sprays to finish with final inventory to take. After final applications, adjustments to the 2026 program are likely to happen. All total costs will be represented in the 2026 operating budgets for parks and golf maintenance. All products and vendor costs are shown in the attached document.

Control	Product	Package	Simplot Turf & Horticulture	Conserve FS	Totals Needed	Simplot Turf & Horticulture	Conserve FS
Aquatic	Captain XRT	case 2x2.5 gal	\$104.03	\$189.33	2	\$208.06	
Aquatic	SonarOne	pail 20#	\$759.40	\$759.40	0	\$0.00	
Fungicide	Daconil Action	case 2x2.5 gal	\$530.00	No Bid	17	\$9,010.00	
Fungicide	Fiata	case 2x2.5 gal	\$364.00	No Bid	6.5	\$2,366.00	
Fungicide	Propiconazole	case 2x2.5 gal	\$281.84	\$269.83	2		\$539.66
Fungicide	Tebuconazole	case 4x1 gal	\$214.00	\$196.33	2		\$392.66
Fungicide	Mirage	case 2x2.5 gal	\$986.00	No Bid	0	\$0.00	
Fungicide	Banol	1 gallon	\$237.44	No Bid	3	\$712.32	
Fungicide	Signature Extra	5.5 lb Jug	\$184.88	No Bid	7	\$1,294.16	
Fungicide	Chipco 26019 Flo	case 2x2.5 gal	\$367.76	No Bid	0	\$0.00	
Fungicide	Indemnify	17.1 Oz Bottle	\$1,865.42	No Bid	1	\$1,865.42	
Fungicide	XT Solutions Pallet	Pallet	\$18,563.00	No Bid	1	\$18,563.00	
Fungicide	Resilia	case 2 x 2.72 gal	\$1,893.12	No Bid	2	\$3,786.24	
Herbicide	Defendor	Jug 1 qt	\$213.13	\$213.13	15	\$3,196.95	
Herbicide	Dimension	case 2x2.5 gal	\$1,287.26	\$1,287.25	0	\$0.00	
Herbicide	Fusilade II	case 4X32 fl oz	\$390.00	\$480.00	2	\$780.00	
Herbicide	Barricade 4FL	case 2x1 gal	\$336.50	No Bid	0	\$0.00	
Herbicide	Millenium Ultra 2	case 2x2.5 gal	\$560.50	\$560.50	0	\$0.00	
Herbicide	Sure Power	case 2x2.5 gal	\$425.00	\$425.00	0.5	\$212.50	
Herbicide	Quick Silver T&O	8 fl oz bottle	\$227.00	No Bid	16	\$3,632.00	
Herbicide	Dimension 2EW + Defendor Pak	Pak	\$1,340.00	\$1,340.00	2	\$2,680.00	
Herbicide	Dicamba	case 2x2.5gal	\$234.29	\$225.00	0		\$0.00
Nutirents	18-3-6 Liquid Fertilizer	case 2x2.5 gal	\$120.00	No Bid	1.5	\$180.00	
Nutrient	Prudent 44	case 2x2.5 gal	\$308.00	No Bid	7	\$2,156.00	
Nutrients	Foltec SG Minors	case 10x2.5#	\$262.00	No Bid	5	\$1,310.00	
Nutrients	Krystal Klear Mn	case 2x2.5 gal	\$260.00	No Bid	0.5	\$130.00	
Nutrients	Anderson 14-7-14	50# bag	\$67.90	No Bid	80	\$5,432.00	
Nutrients	HCU	50# bag	\$53.50	No Bid	35	\$1,872.50	
Nutrients	HCU	50# bag	\$53.50	No Bid	20	\$1,070.00	
Nutrients	Rapture 4-0-4	5# bag	\$26.00	No Bid	36	\$936.00	
Nutrients	Amino Foliar 8-4-6	case 2x2.5 gal	\$144.00	No Bid	17	\$2,448.00	
Nutrients	TV 25-0-8	50# Bag	\$27.89	No Bid	100	\$2,789.00	
Nutrients	Shaws 44-0-0	50# Bag	\$44.98	\$38.99	40		\$1,559.60
Nutrients	Shaws 44-0-0	50# Bag	\$44.98	\$38.99	100		\$3,899.00
PGR	Anuew	case 4x1.5#	\$487.20	\$730.80	9	\$4,384.80	
PGR	Primo Maxx	Case 2x1 gal	\$640.00	No Bid	0	\$0.00	
PGR	Proxy	case 2x2.5 gal	\$242.95	No Bid	4.5	\$1,093.28	
Pigment	Ambient Plus	1 Gal Jug	\$240.00	No Bid	1	\$240.00	
Wetting Agent	Non-ionic surfactant	case 2x2.5 gal	\$490.00	\$94.93	1		\$94.93
Wetting Agent	Rely III	case 2x2.5 gal	\$400.00	No Bid	29	\$11,600.00	
Wetting Agent	Syringe	case 2x2.5 gal	\$2,400.00	No Bid	3.5	\$8,400.00	
Wetting Agent	Brilliance	case 2x2.5 gal	\$470.00	No Bid	2	\$940.00	
Aquatic	SePro Eutrosorb	50# bag(two sock)	\$193.00	\$201.00	0	\$0.00	
Aquatic	SureGuard	64 oz jug	\$281.20	\$287.20	0	\$0.00	
Aquatic	Reward	case 2x2.5 gal	\$485.00	No Bid	0	\$0.00	
Herbicide	Garlon	case 2x2.5 gal	\$400.00	\$340.00	0		\$0.00

Totals	\$93,288.23	\$6,485.85
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MEMORANDUM NO. M25-096

TO: B&G Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Lightning Detection
DATE: 10/21/2025

Motion:

Recommend to the full board to approve lightning detection services only to be used at Seascape Family Aquatic Center and Bridges of Poplar Creek Country Club.

Background:

Currently the district uses Thorguard for our lightning detection services. The current system is outdated and will require a complete change as parts are no longer available for the system. Our current system serves the following locations:

- **Bridges of Poplar Creek** main station
 - **Golf Maintenance** remote station
 - **Seascape** remote station
- **Cannon Crossings** main station
- **Canterbury Fields** main station
 - **Black Bear** remote station
 - **Canterbury** remote station
- **North Maintenance Shop** main station
 - **Huntington** remote station
 - **Olmstead** remote station
 - **Pine** remote station
 - **South Ridge** remote station
- **Sycamore** main station
 - **Eisenhower** remote station
 - **Vogelei** remote station
- **Triphahn Center** main station
 - **Cotton Wood** remote station
 - **Victoria** remote station
 - **Fabbrini** remote station

Rationale:

Staff have been working with three separate lightning detection system vendors on our setup for 2026. To keep the lightning detection system at all current locations would cost the district roughly \$210,500 (cost not including installations), with yearly fees around \$16,000. With today's technology and alerts from multiple weather services on your phone staff feels that park patrons can use their own discretion and that we should move forward with a system at Seascape Family Aquatic Center and Bridges of Poplar Creek only. PDRMA does not have a stance one way or the other, except that if you have the system then it must be in operation and working correctly. A new system at Seascape and Bridges would be under \$30,000 (including installations) with yearly fees around \$3,500.

Memorandum M25-095

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance – October Board Report
Date: 10/21/2025

MOTION

Recommend to the full board to include the Parks, Planning & Maintenance October Board Report in the October Executive Directors Report.

ADMINISTRATION & CAPITAL PROJECTS

Sycamore Park

At Sycamore Park HEParks crews laid 8 full semi loads of sod for the two outfields and the end zone of the football field. This was a long couple of days laying sod, but everything went well. Staff have been able to keep up with watering by using our Kifco watering reels and lots of hours of staff watering areas that were dry. The next task at Sycamore Park is the installation of the home run fence on the southwest ball field. This will be completed by our in-house crews with a goal of completing it by mid-November. If the weather stays good, we also plan to add infield mix to the northeast ballfield prior to winter.

Willow Recreation Center Renovations

The renovations at Willow Recreation center started on 8/18/2025, and while there are still items to be completed such as the front entrance doors being converted to sliding doors (expected mid-December) and upgrades to all lights (expected completion 10/31/25) the majority of the project has been completed. HEParks staff have been working hard to complete this project since Bear Construction completed the concrete walls, door, and window framing. The new front desk entrance area, multipurpose rooms (both levels), two new fitness centers, and a great gymnastic center along with the upgrades to the hallways and floors all turned out great.

Valley Park

Concrete work and restoration around the concrete have been completed at Valley Park. The concrete from the public sidewalk to the baseball/softball field and into both dugouts was removed and replaced with the landscaping around the area cleaned and re-grassed. The concrete on the half basketball court was also removed, and restoration was completed. The basketball court was raised almost 7 inches to become level.

Vogelei Park OSLAD Renovations

Vogelei Park is starting to look like a park again. The playground contractors have completed the installation of the playground equipment and are starting on the splash pad this week. Our fall surface contractor has completed the fall surface for the new playground as well. HEParks staff have completed the grassing around the greenhouse and the multi golf course. Staff completed all the plantings for the sensory garden which includes over 80 plantings. The work on Vogelei Park will continue into next year with an anticipated opening in the spring of 2026.

AQUATICS AND BUILDINGS

Triphahn Center:

- Replaced pressure switches and relay for ignition board on Rink 2 dehumidification unit.
- After a blown fuse, rewired the motor and it's now running successfully. Also replaced mechanical seals on spa motor pump.
- New lighting fixtures were installed at the ice box.
- Compressor rebuilds were completed for the ice rinks, and Rink 2 is up and running.

Bridges of Poplar Creek:

- Replaced faucets and sensors in women's bathroom.
- Completed AED electrical for climate-controlled cabinet.

The Club at Prairie Stone:

- Banda plumbing repaired a leak in the play feature in the activity pool.
- Tile work was completed on the hot tub and multiple shower cartridges were replaced.

Willow Rec Center:

- Renovations continued at Willow Rec. Removed carpet, painted walls, and installed rubber floor for the fitness center. Prepped and painted walls in front desk area and built/installed new front desk.
- The floors in front lobby and the viewing area for gymnastics were painted. Cabinets were set for front lobby area.
- Hung sound panels in racquetball court and in the gym.
- Installed new electricity at the front desk and wired for front desk TV.
- Installed all new emergency lights and exit signs in mini gym, and reinstalled door.
- Ran data cables from server room to front desk and back desk. Terminated data cables for I.T.
- Ran new electric from electrical room to new fitness center.
- Door alarm wiring and security camera wiring were re-installed in mini gym.
- New water bottle filler was installed downstairs, outside of mini gym.
- Ran new electric for 100" TV on lower level.
- Installed complete kitchen cabinets and sink in downstairs room.
- Repaired electrical run for upstairs emergency lighting.

Vogelei:

- Plumbers finished the tap for the greenhouse gas heater.
- Completed electrical work in the greenhouse.

Seascape/Parks:

- Seasonal shut down is complete at Seascape & winterization started; splash pads are turned off for the season.
- Adjusted timers for the lights at the pickleball courts.
- Replaced cartridges at South Ridge women's restroom and a toilet seat at Fabbrini.

PARKS

Parks & Forestry:

- Event prep for Haunted Hoffman and Pumpkin Splash fall events, including transporting pumpkins and hay bales.
- Restorations after fire damaged a porta potty and fence structure at Victoria.
- Turf removal and construction prep at Vogelei.
- Drainage installation at Sycamore Park. Prepared seed bed and applied seed & mulch, then sod was installed and watered.
- Ponds were treated for algae at Westbury, Black Bear, Princeton, Yorkshire & Vogelei.

- Completed woody plant removal at Evergreen.
- Landscape cleanup at Willow Rec entrance.

Playgrounds:

- Conducted routine playground checks and inspections; sprayed weeds.
- Repaired broken gate latch at Freedom Run Dog Park.
- Replaced tennis nets at Evergreen; fixed broken swing at Fairview.

Athletic Fields:

- Prepped baseball fields at Cannon and Fabbrini, cleared warning tracks and raked infield.
- Striped all North & South ball fields, as well as flag football and cricket pitch.
- Mowed, striped, and set goals for soccer fields at various parks.

**HOFFMAN ESTATES PARK DISTRICT
2025 BUDGET GOALS & OBJECTIVES
PARKS, PLANNING & MAINTENANCE**

Key: C = Complete / O = On Track / D = Deferred / N= Not Complete

DISTRICT CORNERSTONE #1: HEALTHY AND ENJOYABLE EXPERIENCES

Objective/Goal	Performance Measures	Status
Parks Shoreline Maintenance	Maintain healthy shorelines with water views and access points.	O
1Q Comments:	Shorelines have been mowed and/or burned, and inspections have begun.	
2Q Comments:	Shorelines and water views/access points continue to be maintained.	
3Q Comments:	Shorelines and water views/access points continue to be maintained.	
Cipri Playground	Replace the playground and fall surface at Cipri Park.	C
1Q Comments:	Playground equipment is purchased and installer selected. Install is fall of 2025.	
2Q Comments - Complete	Playground and fall surface have been installed.	
Sycamore Park Playground	Install a new playground at Sycamore Park in the fall of 2025.	C
1Q Comments:	Playground equipment purchased; installer has been selected with work to be performed in summer of 2025.	
2Q Comments:	Playground installation is in progress with expected completion date of August 10.	
3Q Comments - Complete	Project completed in September with ground work taking place.	
Bell Works Playground	Install a new playground at Bell Works once Bell Works has completed land donation.	D
1Q Comments – Deferred to 2026	Project is estimated to begin in 2026.	
Park Shelter Renovations	Renovate the park shelter at Olmstead Park and water overlook shelter at Fabbrini Park.	D/O
1Q Comments:	Shelters will be renovated later in 2025.	
2Q Comments:	Shelters will be renovated later in 2025.	
3Q Comments:	Olmstead Shelter moved to 2028 with the playground replacement at Olmstead. Fabbrini is being completed.	
Dog Park Features	Install new dog park features at Bo's Run and Freedom Run.	C
1Q Comments:	Equipment has been ordered.	
2Q Comments - Complete	New dog park ramps and toys have been installed and old wooden structures have been removed.	
Seascape New Park	Finish the new park at Seascape Family Aquatic Center to be open before the pool opens.	C
1Q Comments:	Estimated open date of May 16, 2025.	
2Q Comments - Complete	Moon Lake Park is complete. Ribbon cutting ceremony took place on May 17.	

Hunters Ridge OSLAD	If the OSLAD is awarded, start the first phase of the OSLAD project at Hunters Ridge.	C
1Q Comments:	No OSLAD, new playground renovation is underway.	
2Q Comments – Complete	New playground equipment and fall surface are installed, and new park opened on May 24.	

Vogelei Park OSLAD	Continue the Vogelei Park OSLAD project to be completed by year end.	O
1Q Comments:	Phase one is near completion with phase two in process.	
2Q Comments:	Old playground, splash pad and landscape walls have been removed; staff is working on earthwork plan; installation of new equipment is expected in mid-August, with additional phase two work to follow.	
3Q Comments:	Playground and Sensory Garden installed. On track to open in the spring of 2026.	

Facility Upgrades at WRC	Conversion of racquetball courts to functional fitness/ninja warrior; mini gym conversion to gymnastic center and facility front entrance renovations.	O
1Q Comments:	Project to start August 18, 2025.	
2Q Comments:	Project to start August 18, 2025.	
3Q Comments:	Majority completed, lights and front doors still to be completed. Lead times were extended by manufacturers.	

Vogelei Barn Upgrades	The upstairs of Vogelei Barn will be renovated to become a multipurpose space.	O
1Q Comments:	Project to start October 2025.	
2Q Comments:	Project to start October 2025.	
3Q Comments:	Project will start October 27.	

BPC Patio Furniture	Purchase new patio tables and chairs at BPC.	C
1Q Comments - Complete	Purchase completed and equipment is out on the patio.	

BPC Driving Range Artificial Mats	Replace all artificial mats at the driving range with continuous artificial turf to match the new area installed in 2023.	C
1Q Comments:	Project started 4/9/2025.	
2Q Comments - Complete	Installation of the new mats and restoration around the mats was completed in May.	

DISTRICT CORNERSTONE #2: SOCIAL EQUITY

Objective/Goal	Performance Measures	Status
ADA Certification	Staff members beginning the process of becoming ADA Certified to complete our next Accessibility Assessment.	O
1Q Comments:	Looking into options for certification.	
2Q Comments:	Looking into options for certification.	
3Q Comments:	Plan to complete in 4th quarter.	

TC Spa Handicap Lift	Replace the handicap lift for the spa at TC.	O
1Q Comments:	Being scheduled.	
2Q Comments:	Being scheduled for later in the year.	
3Q Comments:	4th quarter project.	

DISTRICT CORNERSTONE #3: FINANCIAL & ENVIRONMENTAL STEWARDSHIP

Objective/Goal	Performance Measures	Status
Hold Special Events for Environmental Awareness	Hold Earth Day, Seed Bombing, Invasive Removal and Seed Collection events.	C
1Q Comments:	Events are all planned.	
2Q Comments:	Earth Day, Seed Bombing and Invasive Plant Removal Events were held at various parks. Seed Collection is planned for October.	
3Q Comments - Complete	Seed collection event took place October 11.	

Audubon International	Continue the certification process for becoming Audubon Cooperative Sanctuary Program for Golf Courses	O
1Q Comments:	This process is ongoing.	
2Q Comments:	This process is ongoing.	
3Q Comments:	This process is ongoing and will not be completed in 2025. The process has started and should be completed in 2026.	

Arboretum Status at Vogelei	Once greenhouse and tree nursery are complete apply for and receive complete arboretum certification.	O
1Q Comments:	Once the OSLAD project is finished then staff will apply.	
2Q Comments:	Once the OSLAD project is finished then staff will apply.	
3Q Comments:	Once the OSLAD project is finished then staff will apply.	

Controlled Burns at Select Parks	Contract with vendor to complete controlled burns in sections of Victoria and Hunters Ridge Park.	O
1Q Comments:	Victoria Park complete. If necessary, Hunters Ridge burn will take place in the fall or winter.	
2Q Comments:	Victoria Park complete. If necessary, Hunters Ridge burn will take place in the fall or winter.	
3Q Comments:	Remaining burns will take place as weather allows.	

Groundmaster 7200 Mower	Purchase a Groundmaster 7200 mower.	C
1Q Comments:	Purchase of new mower is complete, waiting on delivery.	
2Q Comments - Complete	New mower has been received.	

Utility Vehicle Purchases	Purchase a Workman HDX and Workman 2110 or similar.	C
1Q Comments:	Purchase is complete, waiting on delivery.	
2Q Comments - Complete	Utility Vehicles have been received.	

BPC Main Floor Vinyl Flooring	Replace all flooring at BPC on the main floor with vinyl.	C
1Q Comments - Complete	Project Complete	

Fleet Vehicle Purchases	Purchase two fleet trucks to replace a GMC 2500 and Dodge Ram 2500.	C
1Q Comments:	Orders have been placed; delivery is set for May 2025.	
1Q Comments - Complete	Fleet trucks have been received.	

Kids Room and Playground Area Renovation at The Club	Convert old kids' room to multipurpose room and old playground area to outdoor fitness area.	C
1Q Comments:	Kids' room conversion is complete and outdoor is in progress.	
2Q Comments - Complete	Outdoor fitness area is complete.	

Wolves Offices & North Side Rooms Renovations	Convert Wolves' offices into usable space for HEParks staff and renovate north side offices to become multipurpose rooms.	O
1Q Comments:	Scheduled for August/September 2025.	
2Q Comments:	Staff has removed furniture and patched holes in the walls. Painting and carpet will be done soon, as outdoor weather allows staff to work indoors.	
3Q Comments:	Recreation Offices are complete and remainder of project is set for November and December of 2025.	

The Club Third Tennis Court Conversion	Convert the old third tennis court area into more fitness opportunities.	C
1Q Comments - Complete	Renovation completed.	

DISTRICT CORNERSTONE #4: OPERATIONAL EXCELLENCE

Objective/Goal	Performance Measures	Status
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Engineering for The Club Roof Project	Release an RFP / obtain proposals for the engineering for the roof replacement at The Club.	O
1Q Comments:	Working with vendors to provide a proposal for roof construction.	
2Q Comments:	Working with vendors to provide a proposal for roof construction.	
3Q Comments:	Working with vendors to provide a proposal for roof construction.	

Facility RTU Replacements	Replace RTU 1 and 3 at TC and RTU 11 and 13 at The Club.	C
1Q Comments:	Planning is in place.	
2Q Comments:	Cahill Heating & Air has been selected/approved by the Board for this work, to begin soon.	
3Q Comments - Complete	Units were installed the week of October 13.	

Zamboni Purchase	Purchase a new Zamboni for ice operations.	C
1Q Comments - Complete	Order has been placed; expected delivery November 2025.	

Replace Stairs Treads at TC	Replace all stair treads at TC.	C
1Q Comments - Complete	Treads were replaced on 4/7/2025-4/11/2025.	

Valley Park Concrete Work	Replace and/or repair concrete paths at Valley Park and replace the concrete half basketball court at Valley Park.	C
1Q Comments:	Weather dependent work.	
2Q Comments:	Weather dependent work.	
3Q Comments - Complete	Completed	

Asphalt Repairs – Multiple Locations	Complete crack fill and sealcoating at the following district owned parking lots: The Club, Seascape, South Ridge South, Huntington Park. Path overlays will be completed at Huntington-South Ridge and Walnut Pond.	C
1Q Comments:	Agreement with contractor is in place, all work dependent on weather.	
2Q Comments:	Seascape, South Ridge and Hunters Ridge parking lots are complete. Parking lot at The Club and path overlays at Walnut Pond are being scheduled.	
3Q Comments - Complete	Completed	

BPC Kitchen Appliances	Replace Vulcan Warming Oven and Kitchen Sink with pre-rinse faucet assembly.	C
1Q Comments:	Oven has been ordered and receiving quotes for the faucet assembly.	
2Q Comments:	Vulcan Oven is installed. Staff is still investigating options for faucet assembly.	
3Q Comments - Complete	Vulcan oven replaced and sink assembly is working great and not being replaced with GIS dates changed.	

BPC Bridge Abutments	Install new bridge abutments from bridge to existing asphalt on remaining bridges not completed in 2024.	C
1Q Comments:	To be completed on 4/15/2025.	
2Q Comments - Complete	Project was completed in April.	

BPC Patio Grill Station	Build a new area for an outdoor grill station at BPC in the area near the halfway house.	D
1Q Comments:	To be completed on 4/15/2025	
2Q Comments – Deferred to 2026	Pushing back this project, as the cost exceeded our budget expectations. Staff will reevaluate for 2026.	

Resurface Whirlpool Bottom at The Club	Remove the existing tile bottom and have it resurfaced during normal pool closure for maintenance.	C
1Q Comments:	To be completed during pool shut down in August.	
2Q Comments:	To be completed during pool shut down in August.	
3Q Comments - Complete	Completed	

MEMORANDUM M25-090

TO: B&G Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: 2026-2030 Capital Expenditures Plan
DATE: October 21, 2025

Motion:

Recommend to the full board the approval of the 2026 Capital Expenditures plan as presented, with the authority to purchase certain items as needed prior to the end of 2025.

Background:

Using the District's GIS system, staff can anticipate capital replacement needs based on each asset's life expectancy. This proactive approach allows us to identify which items are due for replacement in a given year and to evaluate whether certain replacements can be safely and financially deferred when appropriate.

Staff is presenting the complete five-year Capital Plan (2026-2030) for informational purposes, which seeking formal approval only for the 2026 plan. Some capital purchases must be ordered before the end of 2025 to ensure timely delivery in 2026 or to secure available discounts and rebates.

Rationale:

The attached plan outlines the tentative 2026-2030 capital expenditure schedule, including items that require advance ordering this year. As the 2026 budget process is finalized, minor adjustments may occur, and the final version will be incorporated into the overall budget submission.

The plan includes all Capital Fund projects, as well as Operational Fund items exceeding \$10,000.

A significant portion of the 2026 capital budget is dedicated to the District's multi-year roof replacement initiative across all facilities. This effort begins in 2026 with The Club. As part of this project, staff is evaluating solar energy options to help reduce future operating costs. All roof replacement expenses have been planned in advance and will be funded through existing fund balance reserves.

Description	Install Year	Total Cost
Disc Golf Baskets (all 18 Holes)	2006	\$12,600
PSSWC RTU-1, New heat exchangers 2014 w/mini split	2000	\$114,500
Clubhouse RTU 1	2001	\$10,000
Clubhouse RTU-9	2001	\$15,000
Clubhouse RTU-7	2001	\$30,000
Clubhouse AC #2 (Ground Level)	2001	\$20,000
Zamboni (Garibaldi's)	1983	\$141,750
Toro 4100 Mower (575)	1994	\$60,000
TC North Domestic Hot Water Heater	2011	\$18,000
Ford Explorer E-85 4WD (495)	2005	\$60,000
Freightline Bus 72 Pass (510)	2002	\$150,000
International 7400 Dump Plow/Salt (542)	2013	\$145,000
Chevy Cheyenne 3500 Dump Truck (912)	1996	\$55,000
TC Director Windows	2004	\$150,000
Basketball Hoops, large gym	1996	\$65,000
Asphalt Repairs and PM	Routine Maintenance	\$386,282
CLUB Roof Replacement	2000	\$1,200,000
Solar at The Club	New Addition	\$950,000
Lighting Detection Bridges of Poplar Creek and Seascap	2013	\$30,000
Tall Oaks Playground Replacement	2005	\$300,000
Hallway Flooring at TC	2012	\$55,000
Entrance / Exit at Seascap	2004	\$25,000
Banquet Chairs BPC	1992	\$50,000
Bell Works Playground	*New Park	\$350,000
		\$4,393,132

*Bell Works Playground will be funded by land cash donation from developer.

Description	Install Year	Total Cost
WRC Multi zone RTU	2003	\$100,000
WRC RTU-2	1999	\$20,000
ICE Dehumidification Unit	2012	\$120,000
WRC RTU-3	1999	\$20,000
ICE Dehumidification Unit	2012	\$120,000
Workman (593)	1996	\$25,000
Toro Greensmaster 3150 #16 (1811)	2007	\$40,000
Toro Greensmaster 3150 #17 (1812)	2007	\$40,000
Outside Fuel Pumps - Parks	2017	\$105,000
Ford Expedition 4WD (501)	2008	\$55,000
Ford E250 E-85 VAN (508)	2008	\$60,000
Dodge Dump 3500 Salt Spread (513)	1998	\$55,000
WRC Roof Replacement	1984	\$500,000
Colony Park Playground Replacement	2005/2017	\$325,000
Tropicana Splash Pad & Park Renovation	2007	\$375,000
Field Park Patio	2000	\$30,000
Sundance Park Concrete	1996	\$25,000
Asphalt Repairs and PM	Routine Maintenance	\$331,792
PSSWC Lap Pool Surfacing	2016	\$400,000
PSSWC Activity Pool Surfacing	2016	\$350,000
Robotic Mower and Ball Collector BPC	New Equipment	\$120,000
		\$3,216,792

Description	Install Year	Total Cost
Clubhouse RTU-4	2003	\$15,000
Clubhouse RTU-2	2003	\$15,000
Clubhouse RTU-3	2003	\$15,000
Clubhouse RTU-5	2003	\$20,000
RTU-2, Not Operational	2002	\$25,000
Ford 250C 4x4 Tractor (587)	1997	\$60,000
Genie Boom lift (425)	1994	\$50,000
Morbark Brush Chipper (641)	1995	\$39,500
Ford 345D Tractor (470)	1996	\$49,050
Toro Groundsmaster 4700 (0139)	2003	\$60,000
Toro 5900 Mower (583)	2012	\$79,000
GMC 2500 4X4 (512)	2002	\$50,000
Chevy 2500 Crew Cab (523)	2003	\$50,000
Dodge Dakota S-1600 4X4 (520)	2005	\$40,000
Irrigation Satellites- Par	1998	\$135,000
Flowtronix Pump Controller (8023-C)	1998	\$100,000
BPCMNT Roof Replacement	1998	\$226,570
PARKS Roof A Replacement	2001	\$693,000
PARKS Roof B Replacement	2001	\$63,845
Shade Structure- Metal	1998	\$22,000
Shade Structure- Wood	2002	\$19,000
Shade Structure- Wood	2003	\$28,000
Shade Structure- Metal	1998	\$22,000
Asphalt Repairs and PM		\$251,794
Olmstead Playground & Shelter Replacement		\$375,000
		\$2,503,759

Description	Install Year	Total Cost
TC RTU-4	2004	\$20,000
TC RTU-5	2004	\$20,000
TC RTU-11	2004	\$20,000
TC RTU-7	2004	\$20,000
TC RTU-9	2004	\$20,000
TC AHU-1	2004	\$20,000
Clubhouse RTU-4	2004	\$25,000
Clubhouse RTU-6	2004	\$25,000
Golf Cart Storage Cabinet Fan	2004	\$25,000
Phone System	2014	\$55,000
Skytrac Scissor Lift	1990	\$12,000
Toro Reelmaster 5210 (0113)	2003	\$55,000
Smithco Sweeper Star 60 (H-269)	2003	\$15,000
Toro Workman HDX Auto (0167)	2006	\$22,000
Vilter 456XL Compressor 1	2004	\$75,000
Vilter 456XL Compressor 2	2004	\$75,000
Vogelei Parking Lot Cameras	2019	\$21,000
Chevy Crew Cab 2500 (528)	2001	\$50,000
Dodge 2500 4x4 Garbage Truck (511)	2001	\$55,000
Ford Explorer 4WD (453)	2007	\$45,000
Wooden Lake Bridge	1979	\$85,000
In-Line Skate Fence	1999	\$10,000
Asphalt Repairs and PM	Routine Maintenance	\$380,396
Bode Salem Playground Replacement	2009	\$300,000
TC Roof F Replacement	2004	\$549,230
TC Roof A Replacement	2004	\$587,356
TC Roof D Replacement	2004	\$249,750
TC Roof C Replacement	2004	\$169,400
TC Roof B Replacement	2004	\$27,720
Shade Structure- Metal	1999	\$22,000
Shade Structure- Metal	1999	\$19,000
		\$3,074,852

Description	Install Year	Total Cost
Club Rock Climbing Wall	2000	\$50,000
Skating Community Locker Room Benches	2005	\$75,000
MAU-1	2005	\$25,000
Quick Pass Top Dresser (456)	2005	\$10,000
Toro Reelmaster 5210 #21 (0162)	2013	\$55,000
Turfco Widespin 1550 (0336)	2015	\$16,000
Ryan Overseeder (7331)	1997	\$11,000
Kifco Water Reel (422)	2010	\$15,000
PSSWC Running Track Elevator Modernization	2000	\$80,000
Sewage Ejector Pump 2	2010	\$14,000
Lap Pool Variable Frequency Drive	2020	\$12,000
Vilter 456XL Compressor 3	2005	\$75,000
Ford 2500 Pickup 4X4 Plow (522)	2009	\$60,000
Chevy Van 2500 Diesel (517)	2001	\$60,000
Ford Entourage Bus (534)	2010	\$95,000
Driving Range/Top Tracer Net	2010	\$58,000
Cart Paths	2000	\$350,000
Fabbrini Viewing Platform	2000	\$15,000
Asphalt Repairs and PM	Routine Maintenance	\$240,848
Brick Pavers Patio and Grill Station	1996	\$30,000
Cannon Playground	2010	\$350,000
Seascape Playground	2010	\$200,000
BPC Roof Replacement	2013	\$79,000
Highland Park Conc Walks	2000	\$24,840
Huntington Park Concrete walk to baseball Fields from Parking Lot	2000	\$13,120
Colony park concrete Walk 5ft around Shelter	2000	\$36,819
PSSWC Concrete Walks towards Parking Lot and Enterance	2000	\$87,500
		\$2,138,127