

To: Board of Commissioners

From: Jim Reuter, Executive Director

Date: September 9, 2019

Discussion: Capital Improvement Projects

Agenda Item #: 6A

Staff has prepared an update to the District's Capital Improvement Plan. Per the Board's request, the plan format has been returned to the formatting used in previous years.

The following narrative and the accompanying spreadsheet provide an overview of ongoing capital improvements, as well as future needs.

1. Armstrong Park:

No projects are planned for Armstrong Park at this time. (Do we need to mention Sled Hill enhancement as a potentially “unfunded” improvement?)

Armstrong Park	
No Projects Planned at this time.	2,093,559
Refer to Trails/Paths/Parking Lots for North Armstrong Lot	
Multi-Year Total	2,093,559

2. CIP Administration:

These were charges for staff wage and benefits associated with the first several years of major Capital Projects and capital improvements. No additional charge backs were made after 2015.

CIP Admin	
2010-YTD	708,963
Multi-Year Total	708,963

3. Carolshire Park:

The total estimated budget for the project is \$400,000 and includes ADA accessible features which qualify for funding through the Special Recreation budget. The District has been awarded a \$200,000 CDBG grant. Cash-in-Lieu funds of \$85,808, and \$84,989 from Special Recreation would reduce the District’s portion of the project. The balance of the project will be charged to the Capital budget; the grant funds will reimburse the Capital fund when they are received after the project’s completion.

Carolshire Park	
YTD and Encumbered	180,841
* Budget Est \$400,000;	
Cash-In-Lieu Funds	85,808
Possible Special Rec Funding	84,989
CDBG	200,000
Multi-Year Total	180,841

4. Community Park:

This Park will be a good candidate for a future Community Development Block Grant (CDBG) or OSLAD Grant. \$100,000 is currently being held for this project. Staff and VCS are moving forward to transfer portions of the parcel to the Park District. We will also look for community input. We want to be prepared for any future OSLAD/CDBG cycle that may open. Additional funding will be necessary to make improvements to this project, and in order to qualify for any matching grants.

Community Park	
YTD and Encumbered	100,000
Additional Funded Estimate Needed	800,000
Multi-Year Total	900,000

5. Coral Cove:

Staff anticipates that a full gutter repair in the zero-depth portion of the pool, and major repairs to infrastructure in the near future with a rough estimate is \$500,000. Increased leaks in the pool liner have increased chemical and water costs. The pool liner is due for replacement at an estimated cost of \$550,000.

Resurfacing or a portion of the water tower steps for the Dual Water Slides, repair and sealing to the worst areas of the stairs for the tower to the drop slide, and replacement of the exhaust fan for the water park’s pump room were all completed prior to the opening of this season.

Coral Cove Water Park & CONCESSIONS	
YTY and Encumbered	1,064,385
Major Repairs - Estimate	500,000
Pool Liner Replacement - Estimate	550,000
Multi-Year Total	2,104,385

6. Coyote Crossing Mini Golf

The putting greens were replaced in 2017; the party room has been converted to a secure concession storage area, and some minor improvements were made to accommodate our in-house concession sales. The shade structure for the outdoor eating/party area will need to be replaced next season. Replacement with a similar material would be a \$5,000 operational expense. Total replacement of the entire covering and structural support would be a capital improvement of \$17,500. Before making a recommendation to the Board, staff is seeking an additional option with a longer life span.

Coyote Crossing Minigolf	
2010-YTD	45,684
Shade Structure Replacement - ???	
Multi-Year Total	45,684

7. Dog Park:

No Projects are planned for the Dog Park. Minor improvement have been funded through Operational Repair & Replacement fund – supported by the Intergovernmental Agreement with the Winfield Park District.

Dog Park	
2010-YTD	106,016
Multi-Year Total	106,016

8. Elk Trail Recreation Center:

Kluber Architects & Engineers prepared a comprehensive Assessment and Deferred Maintenance Plan for Elk Trail Recreation Center. With Board direction to keep this building, and continue to run Preschool from this location, the deferred maintenance plan will guide the capital improvements needed. The roof had to be replaced this spring, but the remainder of the maintenance plan will require additional funding.

Elk Trail Recreation Center	
2010-YTD	161,849
Deferred Maintenance Plan	335,336
Multi-Year Total	497,185

9. Evergreen Gymnasium:

In accordance with the intergovernmental agreement with Benjamin School District the Park District built and splits the cost to repair Evergreen Gymnasium. Work was completed to the north parking lot which serves the gymnasium, as well as the roof over the gymnasium. The school district provides advance notice of all repairs, and we have requested an updated schedule of repair/replacement plans.

Evergreen Gymnasium	
2010-YTD	57,940
*Requested CIP schedule for 2020-2025	
Multi-Year Total	57,940

10. FVRC:

Indoor lighting over the pool, and geothermal projects are complete. Phase I and II of the FVRC roof repairs are complete. The final phase is estimated at \$175,000 and should be addressed in the next few years.

The re-plastering of the indoor pool will be necessary in approximately 3-5 years. Staff will provide a cost estimate for planning purposes.

FVRC Recreation Center	
YTD and Encumbered	21,881,488
Future Roof Phase III	175,000
Future Indoor Pool Replastering	TBD
Multi-Year Total	22,056,488

11. GBN Turf Replacement:

In accordance with the Park District's intergovernmental agreement, and with Board direction to continue the relationship with Glenbard North High School for the artificial turf football field, staff has set aside an amount not to exceed \$255,000 for the 2019/2020 (summer of 2020) replacement of the turf field. Life span is approximately 8-10 years.

GBN Turf Replacement	
2019	255,000
Multi-Year Total	255,000

12. Land/Shoreline Restoration:

Work was completed last year to stabilize the shoreline area surrounding the bridge at Veterans Park, and a second area of Mitchell Lake. Staff has identified shoreline along the Heritage Lakes for restoration. Access to the lake will create a higher labor cost for this repair and restoration; staff suggests addressing this project in the near future.

Land / Shoreline Restoration	
2010-YTD	1,646,571
Heritage Lake Shoreline - Estimate Only	80,000
Multi-Year Total	1,726,571

13. Legal:

The total cost for legal fees paid for the suit by Riley Construction was \$114,047.

Legal Fees	
2014-YTD	114,047
Multi-Year Total	114,047

14. McCaslin:

The artificial turf fields at McCaslin were installed with a 10-12 year life expectancy. With the park's opening in 2011-12, staff is estimating replacement of all 4 turf infields in the year 2023.

McCaslin Park & CONCESSIONS	
2010-YTD	5,866,287
Future Turf Replacement	500,000
Multi-Year Total	5,866,287

15. Parks & Playgrounds:

The Parks department maintains a repair & replacement schedule for the District's 34 parks and playgrounds. Replacement standard is 20 years for playgrounds, and 10 years for tile surfaces. Playgrounds would be evaluated and recommended for replacement based on actual condition. The playgrounds currently scheduled for replacement starting in 2020 include: Appomattox, Armstrong Central, Community Park, Friendship, and Hampe. Playgrounds also scheduled for replacement next on the list include: Walters, Papoose, and Blue Heron.

Staff would like to explore hiring an expert to create a formal Playground Replacement Plan (similar to the Elk Trail Maintenance Plan) to provide an expert plan.

Playgrounds & Parks	
2010-YTD	1,106,305
Playground - & Replacements starting in 2020 -ESTIMATE	820,000
Multi-Year Total	1,926,305

16. PMO (Project Management Office)

Total costs for PMO services were \$949,435.

PMO	
2010-YTD	949,435
Multi-Year Total	949,435

17. Simkus Recreation Center:

No projects are planned for Simkus Recreation Center at this time.

Simkus Recreation Center	
2010-YTD	2,425,026
Multi-Year Total	2,467,759

18. Trails/Paths/Parking Lots/Lighting:

Staff has submitted for a Recreational Trails Grant to repave 5,000 feet of 8-foot wide bituminous trail around Mitchell Lake. Grant would cover 80% of the cost, with the balance owed by the District to be \$55,000. This path was also identified as a priority in the ADA Transition Plan and would therefore receive funding from the Special Recreation Budget.

The north parking lot (nearest Kids World playground) requires a complete renovation. Staff is obtaining estimates and plans in order to be prepared for any grant opportunities. The Heritage Lakes Path, the parking lot at Volunteer Park (Maintenance facility) lot are also in need of repair. The Simkus Center parking lot will need sealcoating in the next year or so.

Paving costs can be paid for through capital dollars as well as through Paving & Lighting Levy funds; balances would need to be accumulated over several years in order to accrue adequate funds. Staff would like to explore hiring an expert to create a formal Paving Replacement Plan (similar to the Elk Trail Maintenance Plan) to provide an expert plan.

Trails / Paths/Parking Lots/Lighting	
2010-YTD	633,128
YTD & Encumbered in 2019	176,725
Future Paths / Parking	435,000
Multi-Year Total	1,244,853

19. Vehicles & Equipment:

The fleet replacement schedule is reviewed annually. When practical replacements are deferred until replacement is necessary. With other repairs taking priority, the funding of the District's fleet through the Capital Repair & Replacement fund will be insufficient.

A field striping machine sports fields was purchased this spring. Staff has also estimated \$60,000 will be needed to replace the 39 passenger bus. Staff has included vehicle replacement costs through 2025.

Vehicles/Equipment	
2010-YTD	221,033
Vehicle and major equipment through 2025	301,500
Multi-Year Total	221,033

Please refer to the attached spreadsheet for details, funding balances, and funding deficits.

<u>Project Name</u>	<u>Approximate Cost</u>	<u>Grant Qualified?</u>
Existing Projects:		
Heritage Lakes Pathway	\$275,000	Yes Recreational Trails Grant 80/20
Heritage Lakes Wall Project	\$80,000	No
Mitchell Lakes Path	\$274,000	Yes Recreational Trails Grant 80/20
Coral Cove -New Pool Liners or Repair to Under the Liner for all pools	\$550,000	Possible PARC Grant 50/50
Coral Cove – Other major repairs or Replacements (tower stairs/gutters/ filtration system, etc.)	\$500,000	Possible PARC Grant 50/50
Elk Trail Deferred Maintenance	\$300-\$400,000	Yes PARC Grant 50/50
Volunteer Park Parking Lot	\$125,000	No Would Levy what we can through paving and lighting
Armstrong North Parking Lot	\$125,000	Yes Water Quality Grant up to \$25K
New Development:		
Community Park Redevelopment	\$800,000	Yes OSLAD 50/50 CDBG

NOTE:

All of the above costs are **ESTIMATES** and do not include any type of consultant cost if needed.

This is not a comprehensive list, but rather based off the most recent Capital Improvement Plan.

Also, grants are not guaranteed but you need the funding match to obtain the funding.

Capital Improvement Plan Spreadsheet
Under separate file.