

**To:** Board of Commissioners

**From:** Jim Reuter, Executive Director

**Date:** October 31, 2022

**Discussion:** Capital Improvement Plan

**Agenda Item # 6A**

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Commissioners,

The following is an updated Capital Improvement Plan using financials of September 30, 2022. The District's Capital Improvement Plan is supported by 3 reports: this narrative, a funding and expenditure summary, and a capital spending plan. Capital projects are separated into two main categories - **Board's Priorities**, and **General Maintenance/Staff Suggestions**.

The current Capital Improvement Fund consists of the unused grant funds, interest earned on capital fund investments, and bond proceeds from the 2021 issue. The Funding & Expenditure Summary (attachment A) provides a financial snapshot and outlines what has been spent, what is committed to be spent, and what dollars have been earmarked for the capital improvements designated by the Board as priorities, or staff suggested general maintenance.

**Per Board direction from the priority exercise that took place on July 13, 2020, the priority of Capital Projects follows; items marked with \* were not identified in original exercise.**

- McCaslin Turf Field Replacement
  - \*Storage Facility*
- Coral Cove Water Park
- Pathways
- Playground Replacements
- Fountain View Recreation Center Roof – Phase III
  - \*Geothermal Repairs to remaining modules*
  - \*Led lighting (Gym)*
  - \*Indoor Pool Re-plastering*
- Community Park Improvements
- Heritage Lakes Retaining Wall and Shoreline
- Parking Lot Maintenance

## P R I O R I T Y - Board Recommended

### McCaslin

The **artificial turf fields at McCaslin** were installed with a 10-12-year life expectancy. With the park's opening in 2011-12, replacement would be due in 2023. The 2021 quote included a \$30,000 alternate for an upgraded and totaled \$564,124. Staff has also received a quote for \$440,000 to install an **outfield irrigation system** bringing the project total to \$1,004,124. Replacing the turf, and improving the outfields with an irrigation system will increase McCaslin's reputation as a premier venue for in-house, local, and regional/national tournaments.

We plan to repurpose the old turf to use in the hub's planting islands and thereby eliminate all mulch from the area. The mulch creates a good amount of 'mess' and increases operating costs related to manpower to maintain the area.

We resubmitted an application for a Tourism Attractions & Festivals Grant that would pay up to 50% of the project total. We await a decision on the grant application. Without the grant, the irrigation system cannot be accomplished.

Staff has identified that a **McCaslin Storage Structure** is an immediate need. A small storage unit (similar to that at Armstrong Park) now houses the turf maintenance equipment. However, storage is still needed for concession dry goods. The storage unit being considered will improve the efficiency of concession storage and operations. The structure, ancillary shelving and equipment will be accomplished with the budgeted \$70,000.

The McCaslin Concession building has been repainted to match Coyote Crossing and adjacent picnic shelter.

Staff has the opportunity to acquire up to 6,000 yards of free soil from the Village of Carol Stream. This soil could be used to level the cricket pitch. We are seeking a quote to move the soil to McCaslin and having it properly graded; staff will handle the seeding. This project would not exceed \$70,000 and will require a reallocation of funding from the Capital budget.

McCaslin Park			
Current YTD			\$ 1,200.00
Encumbered			\$ 20,000.00
Storage Garage - 2022			\$ 70,000.00
Cricket Pitch - 2023			\$ 70,000.00
Turf Replacement - 2023			\$ 564,125.00
<b>Multi-Year Total</b>			<b>\$ 725,325.00</b>

## Coral Cove Water Park

Major renovations to the operating systems along with a general facelift of other parts of the facility are underway with completion by spring of 2023. The total budget for the entire project which includes engineering, replacement of all major mechanical systems, pool liners, new spray feature, slide resurfacing, and overall aesthetic improvements inside and out will not exceed \$1,600,000. Up to 18% (\$288,000) of the overall project is chargeable to the Special Recreation fund.

Coral Cove Water Park			
Current YTD			\$ 662,370.80
Encumbered			\$ 779,023.67
Major Pool Repairs/Engineering - 2022			\$ 114,672.00
Entry/Lobby/Locker Room Facelift - 2022			\$ 43,933.53
Special Rec Funds; estimate 18% of \$1.6M	\$	(288,000.00)	
<b>Total</b>			<b>\$ 1,600,000.00</b>

## Paths/Trails/Parking Lots/Lighting

The **North Armstrong Park Parking Lot** requires a complete renovation. The budget estimate for the project is \$161,582.71. The District was awarded a clean water grant of \$40,395.67 for use of permeable pavers, and another estimated \$29,000 (18% of total) will be funded with Special Recreation dollars to cover the cost of accessibility improvements. The total Capital funds for this project are estimated at \$92,187.04. The project will be bid in conjunction with the Village of Carol Stream's Klein Creek Restoration Section 3 Project to reduce the overall cost.

**Veterans Park Trail** is the final major pathway that requires resurfacing. Staff has submitted for the Illinois Transportation Enhancement Program Grant through the Illinois Department of Transportation. If successful, the grant will cover 80% of the \$577,920 project total. A portion of this pathway resurfacing was also identified in the District's ADA Transition Plan and is therefore eligible for partial funding from our Special Recreation budget. The grant was submitted on September 30, and we await a decision on the application.

Paths / Trails / Parking Lots / Lighting			
Current YTD			\$ 21,192.94
North Parking Lot			\$ 92,187.04
Encumbered			\$ 315,156.25
Subtotal			\$ 428,536.23
<b>2023-2025</b>	<b>Total per Trail</b>	<b>Spec Rec 18%</b>	<b>CIP Amount</b>
Veterans Park	\$ 275,000.00	\$ (49,500.00)	\$ 225,500.00
	\$ 275,000.00	\$ (49,500.00)	\$ 225,500.00
<b>Multi-Year Total</b>			<b>\$ 703,536.23</b>

## Playgrounds Replacement

### Parks & Playgrounds:

All District playgrounds are inspected and evaluated regularly; recommendations for replacement are based on 'actual' condition. The District contracted with Wight & Company for a complete analysis of its park system. **These high budget estimates are 'suggested' improvements and will be adjusted as funding needs allow. As playgrounds are completed, and actual costs are assigned, the funding will shift to additional playground replacement needs.**

**Park on the Green** is under construction and will be completed soon. The District purchased the playground and artificial turf directly through a purchasing cooperative; the construction contract was awarded to Hacienda Landscaping.

Playgrounds / Parks			
Current Year			\$ 144,853.26
Encumbered - Park-Green/Walter			\$ 160,130.48
Subtotal			\$ 304,983.74
<b>2023</b>	<b>Total per Park</b>	<b>Spec Rec 25%</b>	<b>CIP Amount</b>
Walter	388,200	(97,050)	291,150
Appomattox	175,000	(43,750)	131,250
<b>2024</b>	<b>Total per Park</b>	<b>Spec Rec 25%</b>	<b>CIP Amount</b>
Friendship	250,000	(62,500)	187,500
Kent Park	100,000	(25,000)	75,000
Papoose	225,000	(56,250)	168,750
<b>2025</b>	<b>Total per Park</b>	<b>Spec Rec 25%</b>	<b>CIP Amount</b>
Weeks East	225,000	(56,250)	168,750
	\$ 1,363,200.00	\$ (340,800.00)	\$ 1,022,400.00
<b>Multi-Year Total</b>			<b>\$ 1,668,183.74</b>

With the State's announcement of \$56M in OSLAD grants for the 2022-23 cycle, staff submitted an application for improvements to **Walter Park** on September 30. The OSLAD Grant would cover 50% of the \$800,000 project. We are awaiting the award announcements; the project will not move forward until we learn of the award decision.

## Fountain View Recreation Center

### Geothermal System:

Staff has consulted with two experts on geothermal systems for opinions on solutions. We have accepted a proposal for \$13,000 to conduct an evaluation of the system's operations and isolate the leaks in the wells; this price will also get the glycol auto-fill feature working activated. We will reassess the status of the system once the analysis is complete to identify if any additional funding needs to be shifted to the geothermal system.

FVRC Recreation Center			
Current YTD			\$ -
Encumbered			\$ -
Subtotal			\$ -
Geothermal			\$ 13,000.00
<b>Total</b>			<b>\$ 13,000.00</b>

### Community Park:

The Community Park Master Plan was developed by Wight & Company; it creates a roadmap and estimated budget for renovation of the 17+ acre park. Board has voted to dedicate an additional \$800,000 to the project. Staff applied for two separate grants (OSLAD and CDBG). 25% of this project could also be funded with Special Recreation dollars (estimated at \$450,000 at this time). The District has been awarded a total of \$1,000,000 through two CDBG Grants.

Timing of this project will be based on when the District receives the fully executed CDBG grant agreements from DuPage County; no work can be started until that time. Estimated date for bidding of this project is January 2023. The Park District will be required to cover the CDBG portion of the project costs while we await reimbursement.

Funding Breakdown for chart: \$1,000,000 from CDBG; \$800,000 from CSPD Capital; \$450,000 from Special Recreation Fund, for a total budget of \$2,250,000.

Community Park			
Current YTD			\$ 66,951.67
Encumbered			\$ 118,870.88
Additional Capital			\$ 614,177.45
Additional Capital from Grants			\$ 1,000,000.00
OSLAD Grant - Pending		\$ (400,000.00)	
CDBG Grant - Awarded		\$ (600,000.00)	
Special Rec Funds; estimate 25% of \$1.8M		\$ (403,544.36)	
<b>Total</b>			<b>\$ 1,800,000.00</b>

## Repair & Replacement Plans & Staff Recommendations

### Evergreen Gymnasium

In accordance with the intergovernmental agreement with Benjamin School District, the District shares costs to repair and maintain Evergreen Gymnasium and accompanying shared space.

**The District's share of the tuckpointing of the gymnasium exterior** was paid earlier this year.

Benjamin School District is preparing to **replace the flooring in the shared gymnasium** in 2024-2025. The initial cost estimate ranges from \$137,000 to \$176,000. The District's will be responsible for 50%; we have earmarked 50% of the higher estimate for 2024.

Evergreen Gymnasium			
Current YTD			\$ 26,000.00
Encumbered			\$ -
Subtotal			\$ 26,000.00
2024-2025 Evergreen Gym Flooring 50%			\$ 86,000.00
Multi-Year Total			\$ 112,000.00

### Vehicles and Capital Equipment

The **Fleet Replacement Schedule** is reviewed annually. When practical, replacements are deferred until necessary. Plans are also affected by the State's release of public bid values for fleet vehicles. The program saves significant money and typically justifies delaying purchase unless it becomes an emergency situation. The latest fleet replacement plan is listed below and does not account for any savings brought about through trade-in value of current equipment/vehicles:

A **one-ton dump truck** was approved for purchase by the Board last October in the amount of \$86,780; we expect delivery by the end of the year. A **F250 Super Duty Pickup Truck** with Service body was approved on June 13 in the amount of \$48,420; that vehicle has been delivered. The Board approved a purchase of a **John Deere Utility Tractor** for \$61,454.65 at the October 11 meeting. The trade in value of \$26,000 for the old tractor brings the net cost of the new equipment to \$35,454.65. Delivery of the tractor will take 10-12 months.

Vehicles/Equipment			
Current YTD			\$ 48,420.00
Encumbered - Dump Truck/John Deere Tractor			\$ 122,234.65
Subtotal			\$ 170,654.65
2022		CIP Amount	
John Deere Tractor			encumbered
2023		CIP Amount	
Small Gator			\$ 15,500.00
F150 Pickup (replacing 2010 F150)			\$ 37,500.00
2024		CIP Amount	
Bunker Rake			\$ 20,000.00
F250 Pickup #1 (replacing 2012 Pickup)			\$ 57,500.00
2025		CIP Amount	
Large Gator			\$ 18,500.00
F250 Pickup #2 (replacing 2012 Pickup)			\$ 57,500.00
Multi-Year Total			\$ 377,154.65

## Summary

**Based on the values/estimates above, and pending grants, capital projects will be funded through 2025 with a remaining balance/deficit of \$1,456,134.**

- This is a fluid plan – it will adjust to accommodate the unexpected, and project budgets will be reduced/increased to match funding.
- This amount does NOT include grant money not yet received, so the deficit will decrease as they are received and posted.