

To: Board of Commissioners

From: Lisa Scumaci, Director of Finance & IT

Date: August 11, 2025

Discussion: Capital Improvement Plan –
Second Quarter 2025

Agenda Item# 6C

The following is an updated Capital Improvement Plan for the Second Quarter of 2025. Capital projects are separated into two main categories - Board Priorities, and General Maintenance/Staff Suggestions/Repair & Replacement Needs.

The current Capital Improvement Plan is funded by earned revenue; this has been a long-time goal. As the Corporate and Recreation Funds reached their target balances, the Board gave authority for the first transfer of funds from the Corporate Fund to the Capital Fund. We will evaluate fund balances annually with the intention of making annual transfers to meet the bulk of our capital needs. Additionally, needs associated with paving/lighting for parking lots, pathways and trails will be primarily funded by the Paving & Lighting Tax Levy thereby removing most of the burden from the capital budget. Many capital projects are also supported by the Special Recreation Tax Levy which provides for the removal of barriers so that individuals with varying levels of ability may enjoy parks and recreation facilities and amenities. Staff will continue to seek additional funding for capital improvements through grants and alternative revenue sources.

The 2023 Community Needs Assessment provided strong support of the District from the Community. It reinforced the community's desire for the Park District to "take care of what we have" and continue to provide recreational opportunities and outdoor space. In November 2024 the Park Board took part in a new prioritization exercise which resulted in the following ranking:

1. Fitness Center Flooring/Carpet
2. Coral Cove Water Park Bucket Feature Painting
3. Armstrong Baseball Hub
4. SRC Locker Rooms
5. Evergreen Shoreline Stabilization
6. CCWP Bathroom/Locker Rooms
7. Armstrong Park Pickleball Enhancement

P R I O R I T Y - Board Recommended

Priority 1 – Fountain View Recreation Center, Fitness Center Flooring

The hallway area to the Fitness Center locker rooms at Fountain View Recreation Center is a heavy traffic area that is starting to show its age, even with more frequent cleaning. Staff has recommended the carpeting be replaced. The most recent quote for updated flooring is \$108,000 for a vinyl type floor product, which is what staff recommends over carpet replacement. Vinyl is easier on feet and knees, is easier to clean and maintain, and has a longer life expectancy. We originally set an \$85,000 budget for this project and continue to seek quotes for a product that can fit both our budget and our needs. A DCEO Senate Initiative Grant of \$75,000 is also expected to offset the cost of this project. Project will be completed when grant funding is received (estimated for 2026).

FV Fitness Flooring			Priority #1
Budget/Estimate			108,000
Total			108,000

Priority 2 - Coral Cove Bucket Feature Painting

After the Coral Cove Water Park renovation in 2022/2023, the water slides were re-surfaced and repainted, it became clear the bucket feature needed some attention. Mechanically the feature is in working condition, however, aesthetically the structure could use a refresh. Staff has obtained an updated quote for \$29,975 to repaint the entire structure. Paint supplies continue to be delayed; hoping for a completion date of fall 2025.

Coral Cove Bucket Feature '25			Priority #2
Budget/Estimate			-
2025 YTD			14,988
Encumbered			14,988
Total			29,975

Priority 3 - Armstrong Park Baseball Hub

Armstrong Park continues to be a staple in the District for baseball/softball. Staff would like to make some aesthetic improvements to the facility including, but not limited to: field improvements, dugout improvements (concrete floor and adding roofs similar to McCaslin Park), and improving site amenities such as trash cans, reset existing pavers in the HUB and add ballfield mix to all fields. Staff is currently working on a master plan and suggesting a tentative budget of \$300,000. Scheduling for this work is currently pending.

Armstrong Baseball Hub			Priority #3
Budget/Estimate			300,000
Total			300,000

Priority 4 – Simkus Recreation Center Locker Rooms

The Simkus Recreation Center bathrooms/locker rooms need renovation as they haven't been updated in quite some time. The District also has a dire need for storage at this facility; staff is exploring various concepts to renovate the bathrooms while creating needed storage space. Staff has obtained an estimate for \$55,000 for this improvement. Scheduling for this work is currently pending.

SRC Locker Rooms			Priority #4
Budget/Estimate			55,000
			-
Total			55,000

Priority 5 - Evergreen Shoreline Stabilization – Phase 1

Evergreen Lakes is owned by the Carol Stream Park District, but its primary purpose is for storm water management. It is connected via underground storm sewers to multiple other bodies of water in Carol Stream. Evergreen Lakes, in addition to the other bodies of water, are all managed by the Village of Carol Stream under the DuPage County Storm Water Commission. The lake's ancillary use is for recreational fishing and non-motorized boating. Because of the regular rise and fall of the water levels, shoreline erosion has occurred. The District initiated a native planting shoreline project several years ago which slows erosion and protects the shoreline through its deep rooting system. The restoration of the shoreline throughout both bodies of water at Evergreen Lakes will need to be addressed in the coming years. Staff contracted with WBK Engineering in 2024 to assess the shorelines of both bodies of water, place the areas of concern in order from most important to least important and provide approximate costs for each portion of shoreline restoration. This project will require substantial grant funding, and staff will work with Village engineers who have experience in that type of grant availability. The WBK study was completed with a total cost of \$1,600,000 in its entirety with Priority 1 areas totaling \$433,000. Staff received a second cost estimate from Bedrock Earthscapes in late May with a total cost of \$300,000. Funding has yet to be secured for this improvement.

Evergreen Lakes Shoreline			Priority #5
Budget/Estimate			300,000
Total			300,000

Priority 6 – Coral Cove Water Park – Family Bathroom/Locker Room Renovations

The pool renovation in 2022/2023 improved function but did not enhance a majority of the aesthetics throughout the water park. This renovation would focus on the family bathrooms (flooring, lighting, fixtures) and both locker rooms for our patrons. Renovations would include: flooring, lighting, fixtures, partitions, lockers and locker configuration. Funding has yet to be secured for this improvement until an estimate is determined. Scheduling for this work is currently pending.

Coral Cove Bath/Locker Rms			Priority #6
Budget/Estimate			TBD
Total			-

Priority 7 - Armstrong Park Pickleball Enhancement

With the continued success of the pickleball courts at Armstrong Park, there is a need for a practice court to be placed in the open center area. The practice court would not have a net as requested by multiple regular pickleball players, however, it will be lined on the existing surface. Additionally, some form of shade and seating remains a goal. Staff suggests \$55,000 for this improvement. Scheduling for this work is currently pending.

Armstrong Pickleball Enhancement			Priority #7
Budget/Estimate			55,000
Total			55,000

Special Priority - 39 Passenger Bus

The District currently owes a 39 passenger bus with a handicapped lift. Originally purchased in 2012, the bus has provided transportation for the Senior/Adult Trips, the youth summer camp program, and even served as emergency transportation in cooperation with the local Fire Protection District. Now at the end of it's useful life, replacement of this vehicle will cost \$250,000. As a unique benefit that serves both our youth, adult, and senior populations, the Carol Stream Parks Foundation plans to take on a fundraising effort to help purchase a new bus. The District's 501(c)3 is hoping to raise \$100,000. The replacement bus will also be outfitted with a wheelchair lift to ensure accessibility for individuals with physical restrictions. With this accomodation, up to 50% of the cost can be covered by the Special Recreation Tax Levy. Because of the limits of the Special Recreation Fund, the District must accumulate those taxes over the next few years. We will also trade-in the old vehicle to offset part of the cost. Capital funds will pay for whatever is left; we have earmarked \$50,000 at this time.

39 Passenger Bus			
Budget/Estimate			50,000
Total			50,000

Continuous Priority - Playground Replacement

Parks & Playgrounds:

All District playgrounds are inspected and evaluated regularly; recommendations for replacement are based on 'actual' condition. The District uses the 2020 Park Analysis Plan to guide replacement needs of its playgrounds.

The Plan includes suggested improvements and enhancements as well as estimated costs. As time passes, the District applies a cost of living increase to those cost estimates for budget purposes. The plan includes many suggestions that can be considered 'a la carte' amenities – in other words, the actual playground replacement plan will be adjusted based on capital funds available, grant opportunities, and special recreation funds. The plan creates a comprehensive roadmap for the District replacement needs with a goal of replacing one playground per year. Staff is working on securing funding for playgrounds beyond 2025.

Pleasant Hill Park is being added ahead of Appomattox Park to allow the District to work jointly with Community Consolidated School District 200 (CUSD200) on the renovation through an OSLAD Grant. The \$600,000 grant was awarded in December 2024. The current project estimate is \$1,243,200 all-in, to be funded by the \$600,000 OSLAD grant, a \$250,000 donation by CUSD200, \$90,000 by the Paving & Lighting fund, and \$303,200 by CIP, Cash-in-Lieu and Special Recreation funding.

Construction is well underway after an unexpected permit delay, with a new full completion date of November 30. Current encumbrances are the final design contract/reimbursables balance with Hitchcock Design Group at \$38,334, 50% of the pickleball courts contract with Sport Court Midwest at \$73,150, and the playground replacement quote with Landscape Structures at \$179,999.

Appomattox Park was the next playground renovation scheduled, but will be moved to 2026 (See Pleasant Hill Park). A contract for \$18,500 is in place for landscape architecture and design, civil engineering, cost estimate, permitting, bidding and construction. This small park is not a candidate for an OSLAD grant, and staff has budgeted an all-in amount of \$196,000 for the project. Up to 25% of the overall cost can be funded through the Special Recreation, and a new development at Fair Oaks/Lies could contribute \$50,000 in Cash-in-Lieu funding by the time we renovate this playground.

Parks & Playgrounds				
2023 YTD - Fund 42 \$	Appomattox			9,037.34
2024 YTD	Pleasant Hill			24,701.20
2025 YTD	Pleasant Hill			171,137.68
Encumbered	Pleasant Hill			289,711.32
PER LIST	Total per Park	Cash in Lieu	Spec Rec 25%	CIP Net Amount
Pleasant Hill '25	303,200	32,282	85,918	185,000
Funding=OSLAD, Cash in Lieu, Paving/Lighting, Spec Rec, D200				
Appomattox '26	186,963	26,220	43,750	116,993
Total \$196,000 [-\$9,037.34 referendum funding]				
Total				681,550

Other Repair & Replacement Plans ~ Staff Recommendations

Paths/Trails/Parking Lots/Lighting

Pathways/Trails ranked as the most popular park district provided amenity during the 2023 Community Needs Assessment. The same has been true for the past several Community Assessments making funding very important. The Park District annually levies taxes for the purposes of Paving and Lighting improvements. Our extensive trail system and multiple public parking lots require several years to accumulate funding to support our needs, therefore grant funding will be an important supplement to meet the repair and replacement plan for this category.

We budgeted to share the cost of a pathway improvement near Spring Trails Elementary School; we will only address the section of pathway on our property, with a budget of \$55,000. After recent staffing changes at U-46, our multiple attempts to revisit this project with new staff have gone unanswered. We have therefore put this project on hold to allow us to look into a more economical solution.

While the Spring Trail path is on hold, we have moved forward using most of the earmarked \$30,000 for the much-needed resealing/restriping of Armstrong Park Parking Lot. The vendor's current quote of \$26,120 remained unchanged from earlier this year. This project will be done in late July. Future funding of Paths/Trails/Parking Lots/Lighting will be done through the Paving & Lighting Tax Levy and grant funding; *therefore, projects will be shown here for information only*. We will continue to prioritize projects based on need.

Trails/Paths/ Lots/Lighting*		*Funded thru P/L Levy	
Budget/Estimate			81,120
Spring Trail Path		55,000	
Armstrong Lot Reseal/Stripe		26,120	
Total			81,120

Evergreen Gymnasium

In accordance with the intergovernmental agreement with Benjamin School District 25, the District shares costs to repair and maintain Evergreen Gymnasium and accompanying shared space.

District 25 has **replaced the flooring in the shared gymnasium** in 2024-2025. The final bid for the floor was \$119,500, making the District's cost \$59,750. While this project came in well under budget, there has been a new issue with the masonry work on the outside of the gym building. The final masonry repair costs came in at \$56,750; our share of the cost was \$28,375. These two combined repairs are \$88,125 which is slightly above what we originally budgeted for the flooring only. Work was completed over the 2024 summer and winter breaks. District 25 is also planning to replace all gym doors in 2025 for \$70,070.52; the District's cost will be \$35,035.26 to be budgeted for 2026.

Evergreen Gymnasium			
2025 YTD	Masonry, Flooring		88,125
Encumbered			-
EG Gym Doors 50%-2026		35,035	
Total			88,125

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:

The current list for purchase in 2025/2026 is a bunker rake and a small gator and in 2027/2028, replacements of two 2012 pickup trucks for two F250 pickup trucks will occur. Vehicle purchases are ranked lower on the priority list, and therefore purchases will be based on condition and availability of funding. In June, staff received a Sourcewell contract price of \$20,059.44 for the bunker rake replacement, a savings of over \$6,300 from the list price. Staff will use the old rake for parts to potentially extend the life of the second rake still being used.

Vehicles/Equipment			
2024 YTD			51,078
2025 YTD			-
Encumbered	Bunker Rake		20,059
2024 JD 5050E Tractor		21,902.17	
2024 Ford Escape		29,176.03	
2025 Bunker Rake-enc 6/18/25		20,059.44	
			-
2025-2026 Small Gator			12,000
2027 F250 Pickup #1 (replacing 2012 Pickup)			57,500
2028 F250 Pickup #2 (replacing 2012 Pickup)			57,500
Total			147,059

2025 Emergency Repair/Other Projects

With the annexation of Coyote Crossing Minigolf, the District had to move to city water/sewer. Engineering and construction costs to bring water into the facility totaled \$46,625.27 and contractor met the May 1 deadline. The SRC Gym Floor repair was completed for \$63,605 and the Bierman Shoreline repair was completed for \$19,269.

To date we have almost \$66,000 in unbudgeted repair expenditures [CCMG water/sewer, Bierman shoreline repair]; whether due to budget timing or unknown repairs, these items will push back our 'priority' CIP project list.

Other R/R Projects			
2024 YTD			42,519
2025 YTD			128,749
Encumbered			7,220
CCMG Course Turf '24		42,519.00	Complete
CCMG Water Service '25		46,625.27	In Process
SRC Gym Floor '25		63,605.00	Complete
Bierman Shoreline Repair '25		19,269.00	Complete
Total			179,239

Summary

The Capital Improvement Plan is fluid and will adjust to accommodate the unexpected; project budgets may need to be reduced, increased, or put on hold.

This updated Plan now shows how we will spend our new Capital Improvement Fund dollars, sourced from Operational Fund transfers, allowing us to 'taking care of what we have.'

Based on the values/estimates above, and assuming awarded grants/donations are received, there is a **current funding shortfall of (\$339,160)** for projects and vehicles through 2028. **Projects for 2025 are currently fully funded.**

Our future funding plans* will drive how and when we can accomplish any unfunded projects. We frequently review year end projections in order to anticipate future funding, which will allow us to schedule CIP projects each year.

*Funding Plans include:

- Seek grant opportunities and other alternative revenue resources.
- Use unbudgeted earnings on investments (at year end).
- Use unbudgeted Personal Property Replacement Taxes (at year end).
- Make transfers from Operating Funds whose balances are over target balances (at year end).
- Work with the Carol Stream Parks Foundation on funding campaigns for various CIP Projects.