

To: Board of Commissioners

From: Jim Reuter, Executive Director

Date: August 9, 2021

Discussion: Capital Improvement Plan Review

Commissioners,

The following is an updated Capital Improvement Plan using financials of May 31, 2021. The narrative and the accompanying spreadsheets provide an overview of proposed improvements based on **Board's Directed Priorities, Ongoing Capital Improvements, and Staff Suggestions**.

The current Capital Improvement Fund consists of the unused grant funds, interest earned on capital fund investments, and new 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 in 2021, and earmarks capital funds for the capital improvements that have been designated by the Board as priorities.

Note: The capital fund balance will increase by an estimated \$610,000 once the District closes on the sale of the Elk Trail Recreation Center in the next month or two.

Per Board direction from the priority exercise that took place on July 13, 2020, the priority of Capital Projects is:

- 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*

Capital Project Priorities continued . . .

- Community Park Improvements
- Heritage Lakes Retaining Wall and Shoreline
- Parking Lot Maintenance

**not identified in original priority exercise; priorities from Staff/Board.*

Additional capital improvements will be listed according to Repair & Replacement Schedules, or Staff Recommendations.

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. We will consider repurposing the old turf for smaller projects, and coordinate proactive replacement of the fiber line to the McCaslin concession stand at the same time. The quote includes a \$30,000 alternate for an upgraded produce, but staff would research this option prior to making any recommendation.

While the facility is under construction, staff recommends a **garage like structure** for storage of the gator, turf maintenance equipment, and concession dry goods. This is much smaller, and more basic structure than what was recommended several years ago. A concrete pad, materials, installation, and electricity are estimated at \$100,000.

McCaslin Park		
Turf Replacement - 2023		423,147
Storage Garage - 2022		100,000
Multi-Year Total		523,147

Coral Cove Water Park

Staff has been addressing increased water and chemical costs for the last two years; tears in the pool liner, and cracks in the gutter system are also visible. A formal evaluation of the pool and filtration system was recently completed by the WT GROUP. As suspected, immediate repairs recommended include specific leak detection testing, pool liner replacement, resealing, and gutter repair and replacement with a cost of \$683,000-\$761,000. Repairs for 2022 include replacement of corroded

valves, replacement of filter sand, removal of corrosion and chemical sealing of the stainless-steel gutters with a cost of \$51,000-\$65,000. In addition, the large waterslide will require replacement; staff estimates \$100,000. Staff is also proposing replacing the smaller Kids Play feature with a small splash pad that create a fully accessible area; we propose to earmark \$100,000. There will be an evaluation with ADA consultants on whether any of these costs can be allocated to Special Recreation Fund.

Coral Cove Water Park			
Current YTD			4,700
Encumbered/Held			1,200
Major Repairs - 2021			761,000
Subtotal			766,900
Major Pool Repairs - 2022			65,000
Entry/Lobby/Locker Room Facelift - 2022			100,000
Waterslide Replacement			100,000
Kids Play Area Splash Pad			100,000
Special Recreation Funds - Potential Funding TBD			TBD
Total			1,131,900

Pathways

Two projects are currently underway; each has been awarded a partial grant.

The **North Armstrong Park Parking Lot** requires a complete renovation. WBK Engineering provided a budget estimate of \$161,582.71 for the project. The District has been 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. Work is scheduled to begin after Labor Day.

The **Mitchell Lakes Pathway**, 5,000 linear feet of 8-foot wide bituminous trail was awarded a Bike Trail Grant by the IDNR. The 2019 budget estimate for the project was \$360,000. The IDNR Grant will cover up to \$180,000. This trail was identified in the District’s ADA Transition Plan as a priority, with \$156,975 attributable to accessibility and ADA costs. The total Capital funds for this project were estimated at \$23,025 using 2018 costs; we have earmarked \$55,000 to account for inflation.

Staff next suggests **Heritage Lakes Pathway** for renovation. A contract has been signed for services to create a formal budget estimate and completion of an IDNR Bike Trail grant application; we are currently earmarking \$275,000 as a placeholder for this project.

Staff proposes addressing **Veteran’s Trail Pathway** for repair/renovation between 2023-2025 using the same funding sources if available.

Trails / Paths/Parking Lots/Lighting			
Current YTD			7,294
Encumbered/Held			169,482
			176,776
Heritage Lakes Path/Bierman - 2023			275,000
Veteran's Trail Pathway			TBD
Multi-Year Total			451,776

Playgrounds Replacement

Parks & Playgrounds:

The SRC Playground work has begun and funding from the Capital Budget has been encumbered. This project is partially funded by the Special Recreation Fund. *(Up to 25% of the total Project, or 100% of all accessible features/improvements)*

All District playgrounds are inspected and evaluated regularly and recommendations for replacement are always based on 'actual' condition. Replacement standard is 20 years for playgrounds, and 10 year for play tile surfaces. The District contracted with Wight & Company for a complete analysis of its park system. *Each playground will qualify for 25% funding from the Special Recreation Budget, or 100% of accessible features.* In conjunction with those recommendation, staff realigned the order of replacement through 2025 as follows:

- Park on the Green – plan and construct \$325,000*
- Walter Park – plan and construct \$400,000*
- Friendship Park – plan and construct \$350,000*
- Tokarski Park – plan and construct \$100,000*
- Appomattox Park – plan and construct \$175,000*
- Veteran’s Memorial - fishing enhancement \$125,000*
- Kent Park – plan and construct \$150,000*
- Papoose Park – plan and construct \$225,000*
- Weeks East Park - \$450,000*

- Total: \$2,300,000*
- Special Rec Funding \$575,000*
- Capital Funding \$1,725,000*

Playgrounds & Parks			
Current Year			14,983
Encumbered/Held -SRC Playground)			109,458
Subtotal			124,441
Park Replacement thru 2025 (25% from Special Rec)			
	2022	Total per Park	Spec Rec 25%
			CAP Amount
Park on the Green	325,000	81,250	243,750
Walter Park	400,000	100,000	300,000
Friendship	350,000	87,500	262,500
2023			
Tokarski	100,000	25,000	75,000
Appomattox	175,000	43,750	131,250
2024			
Veteran's Mem	125,000	31,250	93,750
Kent Park	150,000	37,500	112,500
Papoose Park	225,000	56,250	168,750
2025			
Weeks East	450,000	112,500	337,500
	<i>2,300,000</i>	<i>575,000</i>	<i>1,725,000</i>
Multi-Year Total			1,849,441

Fountain View Recreation Center

Roof:

Phase I and II of **FVRC Roof Repairs** were completed over the last two years. The final phase of the roof repair has been ranked as a Board priority. The results of the bid came in at \$183,000 and will be completed in fall 2021.

Geothermal System:

The Board approved an emergency repair to the **Geothermal System** earlier this year; costs are encumbered and payment will be released upon completion. We have been informed that units 2 and 3 will likely need replacement in the next 3-5 years. Staff recommends earmarking \$115,000 each for those additional units.

LED Lighting Upgrade:

Also underway (encumbered) is retrofitting of the gym lights at Fountain View with LED lights. This cost of this project is discounted through the Clean Lighting Solution program. Staff suggests replacing the Fitness Studio lighting with LED fixtures as well; no cost estimates at this time. With this final piece, the majority of FVRC lighting will have been converted to LED.

Indoor Pool Re-Plastering:

A future project is the re-plastering of the indoor pool. This repair will be funded through the Recreation Operational Repair & Replacement fund and which holds contributions from Glenbard North High School. (** No capital dollars will be expended, and the re-plastering may not exceed the \$300,000 on hold for that account.*)

FVRC Recreation Center			
Current YTD			26,925
Encumbered/Held			127,276
Roof Repair Phase 3			183,000
Subtotal			337,201
LED Lighting to Fitness Studios - 2022			TBD
Geothermal Unit 2 - 2024			115,000
Geothermal Unit 3 - 2025			115,000
Total			567,201

Community Park:

\$100,000 was originally assigned to the project. To date \$41,775 has been spent for smaller repairs/services. The balance will be spent to address improvements that require immediate attention, and pay for the development of the *Community Park Master Plan*. The Plan which is currently underway will gather board, staff, and community input to create a roadmap and estimated budget for renovation of the 17+ acre park. The Plan will also be advantageous when applying for grants to supplement the cost of the renovation. An additional \$800,000 (to be matched in 2021 with \$400,000 and 2022 with \$400,000 through grants) has been earmarked for the future improvements to the park. *There will be an evaluation with ADA consultants to determine which of these costs will be allocated to Special Recreation Fund.*

Community Park			
Prior Year/Current Project			30,339
Current YTD			11,435
Encumbered/Held			58,226
Additional Capital/Grant Funds - 2021			800,000
Subtotal			900,000
Additional Capital Funds - 2022			400,000
Estimated Grant Funds			400,000
Special Recreation Funds - Potential Funding TBD			TBD
Total			1,700,000

Heritage Lakes Retaining Wall / Shoreline

Staff has been addressing repairs to the Heritage Lakes retaining wall for several years on the highly used walking path around the lake. Following discussions with consultants it was determined that the best course of action is to repair the wall as needed (properly). The drop off there is restricted by the slope, inhibiting the installation of natural vegetation. The shoreline restoration has been ranked as a Board priority and staff has earmarked \$80,000 for the shoreline project.

Land / Shoreline Restoration	
Heritage Lake Shoreline - Estimate Only	80,000
Multi-Year Total	80,000

Parking Lot Maintenance

This can be funded through taxes collected through the Paving & Lighting Fund levy.

Repair & Replacement Plans & Staff Recommendations

Coral Cove Water Park

In addition to the structural repairs to Coral Cove Water Park, staff is recommending a facelift to the entrance, lobby and locker rooms for an estimated \$100,000.

The water slides need to be replaced, and replacing the kids feature with a small splash pad for an estimated \$100,000.

See Financial Breakdown on Page 3

Coyote Crossing Mini Golf

Currently underway (encumbered) is replacement of outdoor lights in the course and parking lot at Coyote Crossing Mini Golf with LED lights. This cost of this project is discounted through the Clean Lighting Solution program.

There are no immediate capital improvements scheduled for Coyote Crossing Mini Golf. Staff does recommend planning for a **new roof within the next 2-3 years**. We will investigate pricing for both an asphalt replacement roof and a metal roof option.

Coyote Crossing Minigolf			
Encumbered/Held			11,371
Subtotal			11,371
Roof Replacement - 2023			TBD
Multi-Year Total			22,742

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 encumbered \$52,000 as we await the formal invoice for **tuck-pointing** repairs completed in 2020.

Staff has asked Benjamin School District to provide a plan for repair and maintenance costs through 2025. In the meantime, we have used an historical average to estimate \$20,000/year.

Evergreen Gymnasium			
Encumbered/Held			52,000
Subtotal			52,000
Estimated Repairs - 2022			20,000
Estimated Repairs - 2023			20,000
Estimated Repairs - 2024			20,000
Estimated Repairs - 2025			20,000
Multi-Year Total			132,000

Vehicles and Capital Equipment

The **Fleet Replacement Schedule** is reviewed annually. When practical replacements are deferred until replacement is necessary. Plans are also affected by the State's release of public bid values for fleet vehicles. The program saves significant money, so purchases can be delayed, OR higher prices might be necessary if vehicle replacement can't be deferred to a future date.

In addition to the trade-in/fleet replacement of a Ford Escape, the year-to-date expenses of Capital Equipment covered emergency repairs to the Simkus water heater and back flow unit. The Board already approved the replacement of the Ford F250; the cost is encumbered while we await delivery. Also encumbered is \$60,000 towards the replacement of the District 39 passenger bus. Vehicle replacements are budgeted at \$326,500 through 2025.

Vehicles/Equipment			
Current YTD			35,961
Encumbered/Held			140,329
Subtotal			176,290
Vehicles - 2022		120,000	326,500
JD Tractor, 2007 Utility Truck			
Vehicles - 2023		53,000	
Small Gator, 2010 F150 Pickup			
Vehicles - 2024		77,500	
Bunker Rake, 2012 F250 Pickup (1st)			
Vehicles - 2025		76,000	
Large Gator, 2012 F250 Pickup (2nd)			
Multi-Year Total			502,790

Summary

Based on the values/estimates above for capital projects through 2025, there will be a deficit of: **\$773,584**

- Some costs are still only estimates.
- Special Recreation Funds have not yet been assigned for all projects listed. As projects qualify for Special Recreation funding, the capital budget deficit will be reduced.
- The sale of Elk Trail Recreation Center will reduce the capital budget deficit by approximately \$610,000.