

**To:** Board of Commissioners

**From:** Jim Reuter, Executive Director

**Date:** September 9, 2019

**Discussion:** Capital Improvement Projects

**Agenda Item #: 6A**

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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?)

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

**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.

<b>CIP Admin</b>	
2010-YTD	708,963
<b>Multi-Year Total</b>	<b>708,963</b>

**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.

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

**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.

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

**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.

<b>Coral Cove Water Park &amp; CONCESSIONS</b>	
YTY and Encumbered	1,054,385
Major Repairs - Estimate	500,000
Pool Liner Replacement - Estimate	550,000
<b>Multi-Year Total</b>	<b>2,104,385</b>

**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.

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

**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.

<b>Dog Park</b>	
2010-YTD	105,016
<b>Multi-Year Total</b>	<b>105,016</b>

**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.

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

**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.

<b>Evergreen Gymnasium</b>	
2010-YTD	57,940
<i>*Requested CIP schedule for 2020-2025</i>	
<b>Multi-Year Total</b>	<b>57,940</b>

**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.

<b>FVRC Recreation Center</b>	
YTD and Encumbered	21,551,488
Future Roof Phase III	175,000
Future Indoor Pool Replastering	TBD
<b>Multi-Year Total</b>	<b>22,056,488</b>

**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.

<b>GBN Turf Replacement</b>	
2019	255,000
<b>Multi-Year Total</b>	<b>255,000</b>

**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.

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

**13. Legal:**

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

<b>Legal Fees</b>	
2014-YTD	114,047
<b>Multi-Year Total</b>	<b>114,047</b>

**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.

<b>McCaslin Park &amp; CONCESSIONS</b>	
2010-YTD	5,866,287
Future Turf Replacement	500,000
<b>Multi-Year Total</b>	<b>5,866,287</b>

**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.

<b>Playgrounds &amp; Parks</b>	
2010-YTD	1,105,305
Playground - 8 Replacements starting in 2020 -ESTIMATE	820,000
<b>Multi-Year Total</b>	<b>1,925,305</b>

**16. PMO (Project Management Office)**

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

<b>PMO</b>	
2010-YTD	949,435
<b>Multi-Year Total</b>	<b>949,435</b>

**17. Simkus Recreation Center:**

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

<u>Simkus Recreation Center</u>	
2010-YTD	2,425,026
<b>Multi-Year Total</b>	<b>2,467,759</b>

**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.

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

**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.

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

**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>
<b>Existing Projects:</b>		
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
<b>New Development:</b>		
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.





Capital Improvement Plan

Using Financials Ending: July 31, 2019

RUNNING ESTIMATES OF COSTS

	Armstrong Park	CIP Admin	Crowshire Park	Community Park	Coral Cove Water Park & CONCESSIONS	Coyote Crossing Mini Golf	Dog Park	Elk Trail	Evergreen Gymnasium	Fountain View Rec Center	GBN Turf Polcmt	Land & Shoreline	Legal Fees	McCaslin Park & CONCESSIONS	Parks & Playgrounds	PMO	Simkus Rec Center	Trails/Paths/ Parking Lots & Lighting	Vehicles & Equipment	Veteran's Memorial	TOTALS
2010 Total	1,327	110,110				2,009	2,399			205,237		4,938		25,750	346,785	212,096	8,429	(101)	35,314		952,293
2011 Total	3,965	167,199			7,900		103,617		956,442	595,442		1,609,777		1,086,603	237,803	320,576	2,900	146,223	30,564		4,662,769
2012 TOTAL	50,658	147,030			250,038		0		9,787,436	9,787,436		0		2,734,873	(4,188)	285,700	7,900	289,027	49,560		13,355,896
2013 TOTAL	509,389	81,871			445,726		10,119,848		413,556	413,556		0		519,653	125,078	116,000	65,162	0	36,001		11,424,185
2014 TOTAL	378,929	46,212			24,889		0	18,712	31,157	31,157		0	52,164	878,944	3,605	15,063	1,382,913	161,619	46,991		3,996,157
2015 TOTAL	926,418	0			26,123	17,097	0	19,888	18,932	18,932		11,600	53,039	9,989	181,998	0	168,155	0	25,303	2,197	940,914
2016 TOTAL	187,403	0			20,288	26,578	0	5,789	21,230	21,230		20,256	8,844	37,330	163,577	0	394,187	0	765	1,624,761	
2017 TOTAL	0	0			0	0	0	1,600	0	1,600	0	0	0	67,038	13,532	0	358,380	0	0	7,894	981,687
2018 TOTAL	0	0			0	0	0	0	0	0	0	0	0	6,107	28,310	0	36,372	36,360	0	10,812	306,060
2019 Projects:																					
July			5,836	5,663	45,344			115,860	57,940	23,728	255,000				4,465		6,361	(415)	13,944	34,753	568,479
August											Hold <sup>a</sup>								125,000		688,479
September			175,005	94,337						137,691									Armstrong <sup>a</sup>		137,691
October			Encumbered <sup>a</sup>	Encumbered <sup>a</sup>					Encumbered <sup>a</sup>												137,691
November																					137,691
December																					137,691
2019 TOTAL	0	0	180,841	100,000	45,344	0	115,860	161,419	57,940	161,419	255,000	0	0	0	4,465	0	6,361	126,725	73,944	39,177	1,217,076
Project Totals	2,099,559	708,963	180,841	100,000	1,054,385	45,684	106,016	161,419	57,940	21,881,488	255,000	1,646,571	114,047	5,866,287	1,106,305	949,435	2,467,759	809,853	294,977	60,839	39,461,798

2020-2025 Proposed Projects - ROUGH ESTIMATES ONLY:

Community Park				800,000																	
Coral Cove Pool Liner					550,000																
Coral Cove Major Repairs					500,000																
Coyote Crossing Shade Area						TBD															
Heritage Lakes Path																					
Heritage Lakes Shoreline												80,000									
Elk Trail Deferred Maint																					
Evergreen Gym								335,336	TBD												
FVRC Roof Phase III																					
FVRC Indoor Pool Replaster																					
McCaslin Turf Replacement																					
Playgrounds thru 2023																					
SRC Parking Lot Sealcoat																					
Volunteer Parking Lot																					
Vehicles Replacement thru 2025																					
Estimated Totals:	0	0	0	800,000	1,050,000	0	0	335,336	0	210,000	0	80,000	0	500,000	820,000	0	0	483,000	301,500	0	4,531,836
Future Project Totals	2,099,559	708,963	180,841	900,000	2,104,385	45,684	106,016	497,485	57,940	22,091,488	255,000	1,796,571	114,047	5,866,287	1,926,305	949,435	2,467,759	1,244,853	596,477	60,839	43,993,634

**REVENUE (Referendum Bond Proceeds / Grants / Donations / Reimbursements/Interest Earned)**

Bonds															
October 2010E Bond Issue Proceeds:	(Fund 42-71)														14,200,000
December 2011B Bond Issue Proceeds	(Fund 42-73)														7,750,000
March 2013 Bond Issue Proceeds	(Fund 42-74)														14,690,000
<b>TOTAL BOND PROCEEDS TO DATE:</b>															<b>36,640,000</b>
<b>Grants</b>															
Charging Station - Manufacturer's Rebate		Received	7,500												
PAFC Grant		Received	2,000,000												
Rotary or Carol Stream		Received	5,000	06/07/12											
Senate Member Initiative Grant (McCaslin Concession)		Received	100,000	12/13/13											
Clean Energy Grant/LEED Rec Center (showing minimum)		Received	390,000	09/09/12											
County Grant (Clean Water Grant)		Received	117,000	12/20/12											
OSLAD Grant - McCaslin Phase II		Received	50,000	12/27/12											
Special Recreation Fund Contribution (will reimburse Capital fund in account 42-00)		Received	388,000												
DCEO Grant (Lighting @ Armstrong Park)		Received	700,000	12/31/15											
DCEO Grant (Lighting @ Armstrong Park)		Received	7,000												
Submitted Grants															
SFC - Accessible Entrance / CDBG		AWARDED	50,000												
Carrollshire Park - CDBG		AWARDED	200,000												
<b>Total Grant Proceeds currently available (does not include grants DUE to CSPD)</b>			<b>3,814,500</b>												<b>3,565,372</b>
<b>YTD Interest Earned on Grant Investments</b>															<b>38,786</b>
<b>Total Capital Improvement Plan Receipts * Available</b>															<b>40,244,159</b>

**EXPENDITURES ( YTD - Budgeted - Encumbered )**

Actual 2010		
Actual 2011	952,295	
Actual 2012	4,662,769	
Actual 2013	13,355,896	
Actual 2014	11,424,185	
Actual 2015	3,996,157	
Actual 2016	940,914	
Actual 2017	1,624,761	
Actual 2018	981,687	
YTD and Budgeted 2019	306,060	
TOTAL Projected Spending through December 31, 2019	<b>1,217,078</b>	
	39,461,798	

<b>Funding:</b>		
Net Bond Proceeds	36,640,000	
Grants Applied to CIP Program	3,565,372	
Interest Earned	38,786	
Total Proceeds (Includes Funds set aside for Capital R&R)	<b>40,244,159</b>	
<b>Expenditures</b>		
Total of YTD & Budgeted Projects through 2019:	39,461,798	
Balance of Unassigned funds (Included Capital R&R)	782,361	
Estimated Costs of Unfunded Projects:	4,531,836	
<b>Funding Deficit:</b>	<b>\$ (3,749,475)</b>	

. . . D E T A I L . . .

<b>Armstrong Park</b>			
No Projects Planned at this time.		2,093,559	
Refer to Trails/Paths/Parking Lots for North Armstrong Lot			2,093,559
<b>Multi-Year Total</b>			<b>2,093,559</b>
<b>CIP Admin</b>			
2010-YTD		708,963	
<b>Multi-Year Total</b>		<b>708,963</b>	
<b>Carrollhire Park</b>			
YTD and Encumbered		180,841	
* Budget Est \$400,000;			
Cash-in-Lieu Funds	85,808		
Possible Special Rec Funding	84,989		
COBG	200,000		
<b>Multi-Year Total</b>		<b>180,841</b>	
<b>Community Park</b>			
YTD and Encumbered		100,000	
Additional Funded Estimate Needed		800,000	
<b>Multi-Year Total</b>		<b>900,000</b>	
<b>Conal Cove Water Park &amp; CONCESSIONS</b>			
YTD and Encumbered		1,054,385	
Major Repairs - Estimate		500,000	
Pool Liner Replacement - Estimate		550,000	
<b>Multi-Year Total</b>		<b>2,104,385</b>	
<b>Coyote Crossing MiniGolf</b>			
2010-YTD		45,684	
Shade Structure Replacement - ???			
<b>Multi-Year Total</b>		<b>45,684</b>	
<b>Dog Park</b>			
2010-YTD		106,016	
<b>Multi-Year Total</b>		<b>106,016</b>	
<b>Elk Trail Recreation Center</b>			
2010-YTD		161,849	
Deferred Maintenance Plan		335,336	
<b>Multi-Year Total</b>		<b>497,185</b>	
<b>Evergreen Gymnasium</b>			
2010-YTD		57,940	
*Requested CIP schedule for 2020-2025			
<b>Multi-Year Total</b>		<b>57,940</b>	
<b>EVRC Recreation Center</b>			
YTD and Encumbered		21,881,488	
Future Roof Phase III		210,000	
Future Indoor Pool Replastering		TBD	
<b>Multi-Year Total</b>		<b>22,091,488</b>	
<b>GBM Turf Replacement</b>			
2019		255,000	
<b>Multi-Year Total</b>		<b>255,000</b>	
<b>Lans / Shoreline Restoration</b>			
2010-YTD		1,646,571	
Heritage Lake Shoreline - Estimate Only		80,000	
<b>Multi-Year Total</b>		<b>1,726,571</b>	
<b>Legal Fees</b>			
2014-YTD		114,047	
<b>Multi-Year Total</b>		<b>114,047</b>	
<b>Mccaslin Park &amp; CONCESSIONS</b>			
2010-YTD		5,366,287	
Future Turf Replacement		500,000	
<b>Multi-Year Total</b>		<b>5,866,287</b>	
<b>Playgrounds &amp; Parks</b>			
2010-YTD		1,106,305	
Playground - 8 Replacements starting in 2020 -ESTIMATE		820,000	
<b>Multi-Year Total</b>		<b>1,926,305</b>	
<b>PMO</b>			
2010-YTD		949,435	
<b>Multi-Year Total</b>		<b>949,435</b>	
<b>Simkus Recreation Center</b>			
2010-YTD		2,425,026	
<b>Multi-Year Total</b>		<b>2,425,026</b>	
<b>Trails / Paths/Parking Lots/Lighting</b>			
2010-YTD		633,128	
YTD & Encumbered in 2019		176,725	
Future Paths / Parking		435,000	
<b>Multi-Year Total</b>		<b>1,244,853</b>	
<b>Vehicles/Equipment</b>			
2010-YTD		221,033	
Vehicle and major equipment through 2025		301,500	
<b>Multi-Year Total</b>		<b>522,533</b>	