

# Board Memo

**To:** Board of Commissioners

**From:** Jim Reuter, Executive Director

**Date:** December 3, 2018

**Re:** Capital Improvement Plan – Proposed for 2019

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The Capital Budget is considered a rolling budget. Funding carries from year to year, as do many of the projects within the plan.

The Board is presented with a Capital Improvement update on a quarterly basis. This narrative and the accompanying spreadsheet provides an overview of the proposed Capital Improvements Plans for the 2019 Budget Year.

**1. Elk Trail Recreation Center:**

Kluber Architects & Engineers prepared a comprehensive Assessment and Deferred Maintenance Plan for Elk Trail Recreation Center. A formal property appraisal was also prepared by Valuation Compliance, Inc. A taskforce comprised of staff and a Board representative gathered information for presentation to the entire Park Board to use in a discussion about the future of this facility.

| Elk Trail Recreation Center |  |  |  |               |
|-----------------------------|--|--|--|---------------|
| 2010-2017                   |  |  |  | 44,389        |
| 2018 YTD & Encumbered       |  |  |  | 1,600         |
|                             |  |  |  |               |
| <b>Multi-Year Total</b>     |  |  |  | <b>45,989</b> |

**2. Armstrong Park:**

Several projects are under consideration. Staff identified the north parking lot (nearest Kids World playground) for a complete renovation. Board will be asked to consider a paver lot or other water retention options (County’s Klein Creek Master Plan) in lieu of asphalt with grant funds potentially offsetting the higher cost. Funds are still set aside for possible removal of the Tot Lot for replacement with a fabric shade structure. In response to community feedback, staff is working on plans to improve the Armstrong Park Sled Hill.

| Armstrong Park                                      |  |  |  |                  |
|---|--|--|--|------------------|
| 2010-17   |  |  |  | 2,093,559        |
| 2018 YTD & Encumbered                               |  |  |  | -                |
| <b>Proposed- Estimates Only:</b>                    |  |  |  |                  |
| Armstrong North Parking Lot (Water Quality Grant)   |  |  |  | 75,000           |
| Tot Lot Removal/Fabric Shade Structure Added (HOLD) |  |  |  | 10,000           |
| Armstrong Park Sled Hill (ESTIMATE)                 |  |  |  | 10,000           |
|   |  |  |  |                  |
| <b>Multi-Year Total</b>                             |  |  |  | <b>2,188,559</b> |

**3. Simkus Recreation Center:**

Staff continues to follow the Board’s direction to make aesthetic changes that improve revenue production, operating cost reduction, and customer perception.

Improvements to SRC Kitchen and adjoining room are complete. Installation of north perimeter landscaping is also complete.

Possible Future Projects include:

- Gymnastics Pit (Estimated \$25,000; not currently funded).

| Simkus Recreation Center                              |  |  |  |                  |
|---|--|--|--|------------------|
| 2010-17   |  |  |  | 2,425,026        |
| 2018 YTD & Encumbered                                 |  |  |  | 25,545           |
| <b>Proposed- Estimates Only:</b>                      |  |  |  |                  |
| Gymnastics Pit - Est \$25,000 is not currently funded |  |  |  |                  |
|   |  |  |  |                  |
| <b>Multi-Year Total</b>                               |  |  |  | <b>2,450,571</b> |

**4. Coral Cove:**

2018 identified gutter issues. Staff anticipates that a full gutter repair in the zero-depth portion of the pool will have to take place in the near future so an estimated \$30,000 in funding has been earmarked. The exhaust fan for the water park’s pump room has failed; it is considered a safety issue and will be replaced in this off season.

The following repairs will be funded through the Capital Repair & Replacement fund, and therefore not impact this Capital Improvement Program:

- Re-surfacing of a portion of the water tower steps for the Dual Water Slides
- Repair and sealing of the concrete stairs tower for the Drop Slide

| Coral Cove Water Park & CONCESSIONS            |  |  |  |                  |
|--|--|--|--|------------------|
| 2010-2017                                      |  |  |  | 988,753          |
| 2018 YTD & Encumbered                          |  |  |  | 20,288           |
| <b>Proposed:</b>                               |  |  |  |                  |
| Main Pool Gutter Replacement- PLACEHOLDER ONLY |  |  |  | 30,000           |
| <b>Multi-Year Total</b>                        |  |  |  | <b>1,039,041</b> |

**5. Trails/Paths/Parking Lots/Lighting:**

Staff obtained a cost estimate of \$235,755 for future repaving of 5,000 feet of 8-foot wide bituminous trail around Mitchell Lake; the estimate includes engineering design plans, contract specification and pavement cores, construction management bidding, permitting, and site inspections. The project would be planned to align with a future Pathway Grant which could fund up to 80% of the cost. Staff will look into the Recreational Trails Grant Program.

Previously reported under Playgrounds, the replacement of the south pathway near Pleasant Hill Park is complete. The cost was shared between the Park District and School District. The District’s all-inclusive portion of the cost is \$37,832.

A grant for LED lighting through ComEd became available. Replacing lighting with LED fixtures will reduce electric costs/operating expenses. LED lighting is being installed inside/outside the Maintenance Facility, SRC Gymnasium, Coral Cove Deck, and outdoor lighting at Red Hawk Concessions. The total cost of \$16,032 recognizes a 50% rebate from ComEd. Funding was shifted to accommodate this improvement.

| Trails / Paths/Parking Lots/Lighting                              |  |  |                |
|---|--|--|----------------|
| 2010-YTD  |  |  | 596,768        |
| Pleasant Hill Pathway (previously under Playgrounds & Parks)      |  |  | 37,832         |
| (includes engineering/some tree removal in preparation/path work) |  |  |                |
| LED Lighting (Maint Fac/Simkus Gym/CCWP Deck/Redhawk Concession)  |  |  | 16,032         |
| <b>Proposed - Estimates Only:</b>                                 |  |  |                |
| 20% of Mitchel Lake Path  |  |  | 55,000         |
| <b>Multi-Year Total</b>   |  |  | <b>705,632</b> |

## 6. Parks & Playgrounds

- A. **Veteran's Memorial Plaza at Town Center:** Staff is working with the Carol Stream Parks Foundation, the VFW, the American Legion and the Memorial Plaza Task Force to raise funds for this project.
- B. **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. Next steps include a formal survey to allow for conveyance of property. A Phase 1 environmental study will likely be required. We will also look for community input. We want to be prepared for any future OSLAD/CDBG cycle that may open. Any additional funding would need to be transferred from other projects, or contingency.
- C. **Carolshire Park:** The District gathered input from surrounding residents. 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 \$85,807, and \$72,000 from Special Recreation would reduce the District's portion of the project to \$42,193. We have earmarked \$45,000 to complete the park.
- D. **Cambridge Park:** The rubber tiles surrounding the play structure has been replaced by staff. The rubber tiles are considered an 'accessible surface' and will be funded by the Special Recreation Budget in lieu of the Capital Budget as previously planned.

| Playgrounds & Parks (include Carolshire, Community, Memorial Plaza, Horizon, etc.) |  |         |                  |
|--|--|---------|------------------|
| 2010-2017  |  |         | 1,084,380        |
| 2018 YTD & Encumbered  |  |         | 99,112           |
| <b>Carolshire Park Balance</b>   |  |         | <b>45,000</b>    |
| * Budget Est \$400,000; other funding totals \$357,807                             |  |         |                  |
| Cash-In-Lieu Funds   |  | 85,807  |                  |
| Possible Special Rec Funding   |  | 72,000  |                  |
| CDBG   |  | 200,000 |                  |
| <b>Community Park</b>  |  |         | <b>100,000</b>   |
| *Potential CDBG Grant Match  |  | 100,000 |                  |
| <b>Multi-Year Total</b>  |  |         | <b>1,328,492</b> |

**7. Land/Shoreline Restoration:**

Bedrock Earthscapes completed a project to improve and stabilize the shoreline area surrounding the bridge at Veterans Park, and a second area of Mitchell Lake. No other projects are planned at this time.

| Land / Shoreline Restoration |  |  |  |                  |
|------------------------------|--|--|--|------------------|
| 2010-2018                    |  |  |  | 1,646,571        |
|                              |  |  |  | -                |
| <b>Multi-Year Total</b>      |  |  |  | <b>1,646,571</b> |

- 8. FVRC:** Staff has addressed the functionality of the geothermal system through the services of E-Cube and the geothermal system is now fully operational. Consultant has some tweaks in preparation for formal recommissioning. Total cost likely not to exceed another \$18,200.

Staff is looking into for more cost effective solutions to the ongoing conversion to LED with the lighting over the indoor pool. A possible conversion of the existing fixtures and an analysis of the existing cables is being driven by staff. Rebates may provide significant funding.

Consultants provided a \$660,000 improvement/repair for the FVRC Roof. Phase I repairs were paid for from the Capital Improvement Budget and are included in the YTD/Encumbered total. Phase II is also considered very important; estimated at \$175,000 this project will be funded by the Capital Repair & Replacement Budget when we move forward and is therefore not included in this plan.

| FVRC Recreation Center                      |  |  |  |                   |
|---|--|--|--|-------------------|
| 2010-2017                                   |  |  |  | 21,553,858        |
| 2018 YTD & Encumbered                       |  |  |  | 172,051           |
| <b>Proposed:</b>                            |  |  |  |                   |
| Balance of Geothermal                       |  |  |  | 18,200            |
| Indoor Pool Area Lighting-PLACE HOLDER ONLY |  |  |  | 50,000            |
| <b>Multi-Year Total</b>                     |  |  |  | <b>21,794,109</b> |

**9. McCaslin:**

Year to date expenses include the design services for a future storage garage near the hub; the project has been halted until further direction from the Board.

| McCaslin Park & CONCESSIONS |  |  |  |                  |
|-----------------------------|--|--|--|------------------|
| 2010-2017                   |  |  |  | 5,360,180        |
| 2018 YTD & Encumbered       |  |  |  | 6,107            |
| <b>Multi-Year Total</b>     |  |  |  | <b>5,366,287</b> |

**10. 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. Staff is seeking options for replacing the shade cover over the outdoor eating/picnic area.

| Coyote Crossing Minigolf |  |  |  |               |
|--------------------------|--|--|--|---------------|
| 2010-2017                |  |  |  | 45,684        |
| 2018 YTD                 |  |  |  | 0             |
| <b>Multi-Year Total</b>  |  |  |  | <b>45,684</b> |

**12. Equipment/Vehicles:**

The fleet replacement schedule is reviewed annually, and will now be funded through the Capital Repair & Replacement Fund.

| Equipment/Vehicles  |  |  |  |                |
|---|--|--|--|----------------|
| 2010-2017   |  |  |  | 221,033        |
| *Now funded through Capital Repair & Replacement Fund (42-11) |  |  |  |                |
| <b>Multi-Year Total</b>                                       |  |  |  | <b>221,033</b> |

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

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

| PMO                     |  |  |  |                |
|-------------------------|--|--|--|----------------|
| 2010-2017               |  |  |  | 949,435        |
| <b>Multi-Year Total</b> |  |  |  | <b>949,435</b> |

**14. CIP Admin:**

A portion of staff salaries (of those involved in capital project management) were charged to this line item between 2010 -2015.

| CIP Admin               |  |  |  |                |
|-------------------------|--|--|--|----------------|
| 2010-2017               |  |  |  | 708,963        |
| <b>Multi-Year Total</b> |  |  |  | <b>708,963</b> |

**15. Legal:**

The total cost for legal fees paid for the claim was \$114,047. The unused balance of transferred funds will be returned to contingency.

| Legal Fees              |  |  |  |                |
|-------------------------|--|--|--|----------------|
| 2014-17 YTD             |  |  |  | 114,047        |
| <b>Multi-Year Total</b> |  |  |  | <b>114,047</b> |

**Based on the Year-to-Date expenses, encumbrances and the “proposed” plans outlined above, there is a balance of \$115,371 in unassigned funds. There is also a balance of \$1,309,168 in the CAPITAL REPAIR & REPLACEMENT FUND.**