

To: Board of Commissioners

From: Jim Reuter, Executive Director

Date: May 22, 2023

Discussion: Capital Improvement Plan – First Quarter 2023

Agenda Item # 6B

Commissioners,

Attached is the Capital Improvement Plan for the quarter ending March 31, 2023. As you know, the Capital Improvement Plan is fluid; it adjusts to accommodate grant opportunities, changes in priority or need, and fluctuations in pricing.

We will continue to provide quarterly updates; staff is happy to answer any questions you may have.

P R I O R I T Y - Board Recommended

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

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. A cost estimate obtained late last for replacement was \$537,296. Staff had hoped to win a grant to cover the \$440,000 cost to install an outfield irrigation system. While we did not receive the full grant requested, we did receive \$37,637. The irrigation system will be put on hold, and the small grant will help cover the cost for the turf replacement. Staff will confirm pricing in late fall for tentative November installation; the turf product is available through a national government consortium so that no bidding is necessary. Minor repairs are being completed this spring with full turf replacement planned once the playing season is over.

McCaslin Storage Structure was identified as an immediate need to support the continuing growth and success of our concession business. The storage unit will improve efficiency of the growing and successful concession business. Permit has been received, storage structure ordered, concrete is ready to pour; ancillary budgeted items are being purchased. This \$70,000 project should be complete this summer.

Staff acquired approximately 6,000 yards of free soil from the Village of Carol Stream. This soil is being used to level the **Cricket Pitch**. The entire project including grading, seeding, and permits will not exceed \$35,000. Wight & Co. is coordinating the permitting and grading plans; work will be completed this year. Capital funds have been reallocated to support this project. In addition the Cricket Association has agreed to contribute \$2,500/year for the next 4 years to offset the cost of improvement.

The **parking lot** is budgeted to be resealed late this year; this is being funded through the Paving & Lighting fund (not capital).

McCaslin Park			
2010-2022			\$ 5,433,780.49
Current YTD			\$ 9,670.50
Encumbered			\$ 32,994.00
Capital \$ from Tourism Grant - Turf Replacement			\$ 37,637.52
Storage Garage Balance - 2023			\$ 23,229.85
Cricket Pitch Balance - 2022-2023			\$ 15,247.50
Turf Replacement Balance - 2023			\$ 499,658.67
Tourism Grant - Turf Replacement	\$	(37,637.52)	
Multi-Year Total			\$ 6,052,218.53

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. Staff have been made aware of a small grant that may cover some costs for some of the aesthetic improvements. Work is almost complete, and staff is working on major cleaning prior to the May 27 opening. Some fun activities are planned for opening week.

Coral Cove Water Park			
2021-2022			\$ 545,061.69
Current YTD			\$ 167,192.79
Encumbered			\$ 307,089.85
Major Pool Repairs/Engineering '22-'23			\$ 272,895.10
Entry/Lobby/Locker Room Facelift '22-23			\$ 19,760.57
Special Recreation \$			\$ 288,000.00
Special Rec Funds; estimate 18% of \$1.6M	\$	(288,000.00)	
Total			\$ 1,600,000.00

Paths/Trails/Parking Lots/Lighting

The **North Armstrong Park Parking Lot** requires a complete renovation. 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 project was put on hold to coordinate with a village project for shoreline restoration that runs adjacent to Armstrong Park. A cost of \$185,000 was approved by the Board. This bring the cost to the capital budget to \$115,604.33 which is \$23,417.29 over budget. Additional capital funds will be shifted to cover the cost. Work will be completed this summer/fall.

Veterans Park Trail (Phase I) is the final major pathway that requires resurfacing. The District was unsuccessful in an attempt to gain an Illinois Transportation Enhancement Program Grant which would have covered 80% of the project total. We will immediately apply for an Illinois Department of Natural Resources Grant for Bike Paths/Trails which will cover 50% (up to \$200,000) of the \$493,000 project. That grant is due for submission by May 15. This pathway was identified in the District’s ADA Transition Plan and is therefore eligible for partial funding from our Special Recreation budget.

Paths / Trails / Parking Lots / Lighting			
2022			\$ 5,760.00
Current YTD			\$ -
Encumbered-Bierman Path Retainage			\$ 18,623.81
Encumbered			\$ -
Capital \$ from Pavers Grant-Arm North Lot			\$ 40,395.67
Special Recreation \$			\$ 97,750.00
	Total per Trail	Spec Rec Flat \$	CIP Amount
Arm North Park Lot '23	\$ 185,000.00	\$ (29,000.00)	\$ 115,604.33
Veterans Park Path '24	\$ 283,200.00	\$ (68,750.00)	\$ 214,450.00
DuPage Cty Pavers Grant		\$ (40,395.67)	
Multi-Year Total			\$ 492,583.81

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 basically complete; the construction company is doing some final clean up on site.

Walter Park has been awarded a \$400,000 OSLAD Grant and will cover half of this \$800,000 project. An estimated \$200,000 will be funded through the Special Recreation Fund, bringing the capital dollars needed for this project down to \$200,000. Once an executed contract is received from IDNR,

the project can go to bid, for completion this year. At the April 24, 2023 Board Meeting, staff is presented a final design, construction documents and oversight proposal from Wight in the amount of \$56,200. This amount is not yet included below. We have not yet gone to bid on this project.

Appomattox Park will be the next playground renovation and is scheduled for 2024. A Contract for \$18,500 is in place for landscape architecture and design, civil engineering, cost estimate, permitting, bidding and construction. This small park will not be a candidate for an OSLAD grant, and staff has budgeted an all in amount of \$175,000 for the project. Up to 25% of the overall cost will be funded through the special recreation budget.

Playgrounds / Parks			
Current Year			\$ 13,849.46
Encumbered - Park-Green/Walter			\$ 35,148.99
2023	Total per Park	Spec Rec 25%	CIP Amount
Walter	800,000	(200,000)	600,000
2024	Total per Park	Spec Rec 25%	CIP Amount
Appomattox	175,000	(43,750)	131,250
Friendship	250,000	(62,500)	187,500
Kent Park	100,000	(25,000)	75,000
Papoose	225,000	(56,250)	168,750
2025	Total per Park	Spec Rec 25%	CIP Amount
Weeks East	225,000	(56,250)	168,750
	\$ 1,775,000.00	\$ (443,750.00)	\$ 1,331,250.00
Multi-Year Total	\$ 1,775,000.00	\$ (443,750.00)	\$ 1,380,248.45

Fountain View Recreation Center

Geothermal System:

The Geothermal System continues to perform with minimum issues. We have been referred to THE HELM GROUP. Preliminary discussions suggest repairing any leaks which are easily accessed, and then monitoring how much glycol is actually being used. The 4 barrels per year may simply represent the cost of running this type of system.

FVRC Recreation Center			
Current YTD			\$ -
Encumbered			\$ -
Total			\$ -

Community Park:

The Community Park Master Plan created a roadmap and estimated budget for renovation of the 17+ acre park. Board has voted to dedicate an additional \$800,000 to the project. The District has been awarded a total of \$1,000,000 through two CDBG Grants; 25% of this project will be funded with Special Recreation dollars.

The total budget for this project is now \$2,374,684; it includes \$1,000,000 from CDBG, \$924,684 from Capital, \$450,000 from Special Recreation. The engineering and construction for Wight & Co of \$182,300 combined with a low bid of \$2,118,000 to Construction, Inc. brings the project to \$2,374,684, which is \$124,684 over budget. Additional capital funds will have to be shifted to support the project.

Community Park			
2019-2022			\$ 166,813.31
Current YTD			\$ 32,931.79
Encumbered			\$ 59,586.77
Capital \$			\$ 665,352.13
Capital \$ from Grants			\$ 1,000,000.00
Special Recreation \$			\$ 450,000.00
CDBG Grant - Awarded		\$ (400,000.00)	
CDBG Grant - Awarded		\$ (600,000.00)	
Special Rec Funds; estimate 25% of \$1.8M		\$ (450,000.00)	
Total			\$ 2,374,684.00

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.

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			\$ -
Encumbered			\$ -
Evergreen Gym Flooring 50% '24-'25			\$ 86,000.00
Multi-Year Total			\$ 86,000.00

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:

The Board approved a purchase of a **one-ton dump truck** in October of 2021 in the amount of \$86,780; **we are still awaiting delivery**. The Board approved a purchase of a **John Deere Utility Tractor** for \$61,454.65 in October of 2022. The trade in value of \$26,000 for the old tractor brings the net cost of the new equipment to \$35,454.65; **we are still awaiting delivery**.

The 2023 fleet budget calls for replacement of the small gator and a 2010 F150 Pickup Truck. Staff was able to purchase two brand new gators through the municipal market place for \$18,750; delivery is expected around June or July. The board approved the purchase of a F150 pickup truck in April in the amount of \$45,385, against the original budget of \$37,500. Although over budget the estimated trade in value of the current vehicle is \$7,885 - \$9,800 and will offset the budget overage.

Vehicles/Equipment			
Current YTD			\$ -
Encumbered - Dump Truck/JD Tractor/Gators			\$ 140,983.93
2023			CIP Amount
F150 Pickup (replacing 2010 F150)	trade (\$7,885)		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			\$ 331,983.93

Summary

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

Based on the values/estimates above, and assuming awarded grants are received, capital projects planned through 2025 there is a **funding shortfall of \$681,592**.

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In other words, the current Capital Improvement Plan is partially funded through the end of 2025. Additional funding is required for the following Park Improvements and Vehicle Replacements:

Vehicles		
2024	Bunker Rake	20,000
2024	F250 Pickup #1	57,500
2025	Large Gator	18,500
2025	F250 Pickup #2	57,500
Unfunded Vehicles: \$153,500		
Parks		
2024	Kent Park	100,000
2024	Papoose	225,000
2025	Weeks East	225,000
Unfunded Parks: \$550,000		

Additional funding will be explored with:

- unbudgeted/excess earnings on investments (at year end),
- unbudgeted/excess Personal Property Replacement Taxes (at year end),
- and transfers from Operating Funds since target balances are expected to be met by year end.