

**To:** Board of Commissioners

**From:** Sue Rini, Executive Director

**Date:** August 14, 2023

**Discussion:** Capital Improvement Plan –  
Second Quarter 2023

**Agenda Item# 6A**

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Commissioners,

The following is an updated Capital Improvement Plan using financials of **June 30, 2023**. The District's Capital Improvement Plan is supported by 3 reports: this narrative, a funding and expenditure summary, and a capital spending plan. Capital projects are separated into two main categories - **Board's Priorities**, and **General Maintenance/Staff Suggestions**.

The current Capital Improvement Fund consists of the unused grant funds, interest earned on capital fund investments, and 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, and what dollars have been earmarked for the capital improvements designated by the Board as priorities, or staff suggested general maintenance.

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

## 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. A cost estimate obtained late last year 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. The Board approved a turf purchase of \$537,295.65 from FieldTurf, USA – a member of a government consortium. This will get us on the schedule for November installation. Staff is also getting a quote for the cost to include 'permanent foul lines' as part of this turf replacement. The additional capital expenditure would result in reduction of operating costs.

**McCaslin Storage Structure** was identified as an immediate need to support and improve the efficiency of our growing and successful concession business. The storage unit has been delivered; we are awaiting inspection from the County of the electrical work before we can complete the project. Originally budgeted at \$70,000, we estimate the final cost to be closer to \$78,000.

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 cost of this project including grading, seeding, and permits has dropped to under \$25,000. Bedrock contract for \$13,760; Wight contract for \$5,100. 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 permit has been received and work will take place the first/second week of July.

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

<b>McCaslin Park</b>			
2010-2022			\$ 5,433,780.49
Current YTD			\$ 82,233.07
Encumbered			\$ 556,155.65
Capital \$ from Tourism Grant - Turf Replacement			\$ 37,637.52
Tourism Grant - Turf Replacement	\$	(37,637.52)	
<b>Multi-Year Total</b>			<b>\$ 6,034,531.69</b>

### **Coral Cove Water Park**

Major renovations to the operating systems along with a general facelift of other parts of the facility were completed prior to opening this season. 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. A small grant will cover the costs of a bench, the giant beach chair, and new landscaping at the entrance.

<b>Coral Cove Water Park</b>			
2021-2022			\$ 545,061.69
Current YTD			\$ 407,788.21
Encumbered			\$ 81,163.35
Major Pool Repairs/Engineering '22-'23			\$ 264,737.75
Entry/Lobby/Locker Room Facelift '22-23			\$ 10,749.00
Special Recreation \$			\$ 288,000.00
CCWP Aesthetics Grant-Mainstreet Realtors			\$ 2,500.00
Special Rec Funds; estimate 18% of \$1.6M	\$	(288,000.00)	
<b>Total</b>			<b>\$ 1,600,000.00</b>

### **Paths/Trails/Parking Lots/Lighting**

The **North Armstrong Park Parking Lot** will be redone with permeable pavers; a clean water grant of \$40,395.67, an estimated \$29,000 of Special Recreation dollars to cover the cost of accessibility improvements, and \$115,604.33 of capital dollars. The project has been coordinated with Village project for shoreline restoration that runs adjacent to Armstrong Park. A bid of \$185,000 was approved by the Board. Work will be completed this summer/fall.

In addition to the north parking lot, this project (through an IGA with the Village) will result in an improved sled hill, and the relocation of the maintenance barn – there is no cost to the District for these two amenities. The District will place a small storage unit near the flushable bathroom facility to house a gator and field equipment. Staff would like to paint the storage unit and bathroom building to match. Depending on the cost, this small storage unit may be considered an operational expense.

**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 immediately applied 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; no word yet on grant awards. This pathway was identified in the District’s ADA Transition Plan and is therefore eligible for partial funding from our Special Recreation budget.

<b>Paths / Trails / Parking Lots / Lighting</b>			
2022			\$ 5,760.00
Current YTD			\$ (19,672.35)
Encumbered			\$ 174,623.81
Capital \$ from Pavers Grant-Arm North Lot			\$ 40,395.67
Special Recreation \$			\$ 97,750.00
	<b>Total per Trail</b>	<b>Spec Rec Flat \$</b>	<b>CIP Amount</b>
Arm North Park Lot '23	\$ 29,000.00	\$ (29,000.00)	\$ (40,395.67)
Veterans Park Path '24	\$ 279,896.10	\$ (68,750.00)	\$ 211,146.10
DuPage Cty Pavers Grant-Arm North Lot		\$ (40,395.67)	
<b>Multi-Year Total</b>			<b>\$ 469,607.56</b>

## 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 complete.

**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. The Parks & Facilities Committee has selected a playground design; it will be presented to the Board for approval on July 10. The plan is to purchase the playground directly through a government consortium and avoid upcharges from the company who is awarded the construction contract. Bidding is planned for early fall.

**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.

<b>Playgrounds / Parks</b>			
Current Year			\$ 38,737.13
Encumbered - Walter/Appomattox			\$ 71,700.00
<b>2023</b>	<b>Total per Park</b>	<b>Spec Rec 25%</b>	<b>CIP Amount</b>
Walter	800,000	(200,000)	600,000
<b>2024</b>	<b>Total per Park</b>	<b>Spec Rec 25%</b>	<b>CIP Amount</b>
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
<b>2025</b>	<b>Total per Park</b>	<b>Spec Rec 25%</b>	<b>CIP Amount</b>
Weeks East	225,000	(56,250)	168,750
	\$ 1,775,000.00	\$ (443,750.00)	\$ 1,220,812.87
<b>Multi-Year Total</b>	<b>\$ 1,775,000.00</b>	<b>\$ (443,750.00)</b>	<b>\$ 1,331,250.00</b>

**Fountain View Recreation Center**

**Geothermal System:**

The Geothermal System continues to perform with minimum issues. We met with THE HELM GROUP and await a report on their thoughts and findings.

<b>FVRC Recreation Center</b>			
Current YTD			\$ -
Encumbered			\$ -
<b>Total</b>			<b>\$ -</b>

## 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 \$2,378,082; it includes \$1,000,000 from CDBG, \$928,082 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 \$2,378,082, which is \$128,082 over budget. Additional capital funds were shifted to support the project. Work began the week of June 26 and substantial completion is scheduled for mid-October.

Community Park			
2019-2022			\$ 166,813.31
Current YTD			\$ 41,828.56
Encumbered			\$ 2,169,440.00
Capital \$			\$ (1,451,000.00)
Capital \$ from Grants			\$ 1,001,000.00
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)	
<b>Total</b>			<b>\$ 2,378,081.87</b>

## 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
<b>Multi-Year Total</b>			<b>\$ 86,000.00</b>

## 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; *new tractor was received and trade in was completed in late May*.

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			\$ 35,454.65
Encumbered - Dump Truck/JD Tractor/Gators			\$ 143,029.28
2023			<b>CIP Amount</b>
F150 Pickup (replacing 2010 F150)		trade (\$7,885)	37,500.00
2024			<b>CIP Amount</b>
Bunker Rake			20,000.00
F250 Pickup #1 (replacing 2012 Pickup)			57,500.00
2025			<b>CIP Amount</b>
Large Gator			18,500.00
F250 Pickup #2 (replacing 2012 Pickup)			57,500.00
<b>Multi-Year Total</b>			<b>\$ 334,029.28</b>

## 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/donations are received**, capital projects planned through 2025 there is a **funding shortfall of \$630,907**.

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**In other words, the current Capital Improvement Plan is funded through the end of 2023, and can support the replacement of Appomatox and Friendship Parks during 2024-2025. Additional Funding is required to fund the following Park Improvements and Vehicle Replacements during 2024-2025:**

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

**Funding Plans include:**

- Using unbudgeted earnings on investments (at year end),
- Using unbudgeted Personal Property Replacement Taxes (at year end),



- **Making transfers from Operating Funds since target balances are expected to be met by year end.**