

To: Board of Commissioners
From: Jim Reuter, Executive Director
Date: July 8, 2019
**Discussion: Capital Improvement Plan - Updated to
May 31, 2019 Financials** **Agenda Item #: 6B**

Since the 2010 Referendum, staff has been reporting progress of capital improvement projects. Several different report formats have been used; the most recent being the CIP Narrative & CIP Multi-Year Snapshot Spreadsheet. As we approach the end of the referendum funds, we propose a new format for regular reporting of capital improvements, and major repairs/replacements.

The **CIP Narrative Review** (*which immediately follows this memo*) will be broken out into 3 sections:

- Current Projects
- Proposed Projects
- Completed Projects

Each Current or Proposed project will include:

- funding source for that project,
- estimated budget, or encumbered costs,
- year-to-date expenditures.

As the remaining referendum dollars are spent, future capital improvements will be funded through the following sources:

- Capital Repair & Replacement reserves
- Operational Repair & Replacement reserves
- New Grants
- Cash-in-Lieu

- Special Recreation reserves
- General Operating fund
- New Bond Issues (when and if that is the case)

We will continue to deposit interest earned from the Capital Funds into the Capital Repair & Replacement Fund. Additionally, once the Corporate and Recreation funds reach their target balances and per our Fund Balance Policy, any surplus of unrestricted net earnings over the target balances will be transferred to the Capital Repair & Replacement Fund.

Current Projects:

Includes projects for which contracts have been signed (for engineering/design, or construction, and funds have been committed or encumbered).

1. Coral Cove Water Park

At the close of the 2018 season, staff identified the need for repairs to the concrete stairs/treads for the water tower staircase leading to the Dual Water Slide area, and the concrete stair tower for the Drop Slide. The diving board needed to be replaced as well. These items were included in the 2019 budget with funding to be shared between Capital, Capital Repair & Replacement, and Recreation Operating Funds.

- The Board awarded a bid for Coral Cove Water Park repairs in the amount of \$41,528. Recreation Fund will cover \$6,528; Capital R&R will cover \$35,000. Repairs include:
 - ✓ 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
- The Diving Board was replaced. Recreation will fund \$10,000; Capital R&R will fund \$10,344.

Coral Cove Water Park		\$ 61,872
Revenue Source:		
Capital R&R		45,344
Operations		16,528
		61,872
Expenses:		
Encumbered in Capital R&R		45,344
Encumbered in Recreation Operational		16,528
		61,872

2. Elk Trail Recreation Center:

After much consideration, Board has directed staff to continue the District's Preschool Program at the Elk Trail Recreation Center. As previously identified in the comprehensive deferred maintenance plan, a complete roof replacement has been pushed to the forefront after the harsh winter season. The Board awarded a bid in May and total project will be \$115,860.

Elk Trail Recreation Center		\$ 115,860
Revenue Source:		
Capital R&R		115,860
		115,860
Expenses:		
Expenses YTD		900
Encumbered in Capital R&R		114,960
		115,860

3. Fountain View Recreation Center

Staff has addressed the functionality of the **Geothermal System** through a recommissioning process; final payment is complete. Several improvements were presented to the Board on April 8; no funding is currently assigned for those improvements.

Staff addressed the reoccurring issues with the **lighting over the indoor pool**. An LED solution has been completed for \$21,450.

Staff has been working for months to replace a **UV Light for the Indoor Pool**; it impacts the chemicals and effects ability to manage water quality. The \$14,685 was funded through Recreational Operational R&R Budget's GBN Pool contributions.

Consultants provided a \$453,250 plan **for improvement plan for the FVRC roof**. Phase I was completed in 2018 for \$113,382; Phase II was completed in 2019 for \$137,691. Both projects were funded through the Capital budget. Estimate for remaining funds needed to repair roof is \$202,177.

FVRC Recreation Center	\$ 179,141
Revenue Source:	
Capital	23,743
Capital Repair & Replacement	137,691
	161,434
Expenses:	
Expenses YTD	108,416
Encumbered in Capital R&R	53,018
	161,434

4. Glenbard North High School – Turf Field

We have been notified by the School District that the turf is scheduled for replacement in 2020. Per Board direction, the District has communicated its intention to continue the partnership. District's portion of the cost will not exceed \$255,000.

GBN Turf Replacement	\$ 255,000
Revenue Source:	
Capital R&R	255,000
	255,000
Proposed - Estimates Only	
Estimated Cost	255,000
	255,000

5. LED Lighting

A grant for LED lighting through ComEd became available. Replacing lighting with LED fixtures will reduce electric costs/operating expenses. LED lighting has been installed inside/outside the Maintenance Facility, SRC Gymnasium, and outdoor lighting at Red Hawk Concessions; the Coral Cove Deck area was completed before the summer swim season. The total cost of \$16,463 recognizes a rebate from ComEd. Funding was shifted to accommodate this improvement.

LED Lighting Upgrade (General Building Infrastructure)	
Revenue Source:	
Capital	16,463
	16,463
Expenses:	
YTD	10,102
Balance of Expenses	6,361
	16,463

6. Parks & Playgrounds

- 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 \$85,807, and \$84,990 from Special Recreation would reduce the District's portion of the project to \$29,203.

Playgrounds & Parks - CAROLSHIRE
Revenue Source:

Capital	29,203
CDBG Grant (50% up to \$200,000)	200,000
Special Recreation Fund (25% of project total)	84,990
Cash-in-Lieu	85,807
	400,000

Expenses:

YTD	42,701
Balance of Expenses	357,299
	400,000

- **Community Park** - \$100,000 was set aside for this project. Staff and VCS are moving forward to transfer portions of the parcel to the Park District; IGA is in draft form. A formal plat survey was completed and cost was shared with the Village. A Phase 1 environmental study will also be required. Property appraisal was completed as part of our exploration as to whether or not the value of the parcel could be counted toward District's expenses for future CDBG/OSLAD Grants. Board is discussing options for a Master Plan. Any additional funding would need to be transferred from other projects, or contingency.

Playgrounds & Parks - COMMUNITY PARK
\$ 100,000
Revenue Source:

Capital	100,000
Grants	
Special Recreation Fund	
	100,000

Expenses:

YTD	5,220
Balance of Expenses	94,780
	100,000

- **Veteran's Memorial Plaza** – Work was completed with the support of the Carol Stream Parks Foundation, the VFW, the American Legion and the Memorial Plaza Task Force. The Memorial was opened in May, 2019. The majority of this project has been funded through cash donations, and in-kind donation of services.

Playgrounds & Parks - Veteran's Memorial Plaza	\$ 74,875
Revenue Source:	
Capital	74,875
	74,875
Expenses:	
YTD	43,921
Balance of Expenses	30,954
	74,875

Proposed Projects:

Includes projects proposed by staff. Funding has been earmarked, but no contracts have been signed.

7. Armstrong Park

Staff identified the north parking lot (near Kids World Playground) for 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. WBK engineering will be asked to provide a cost estimate and concept plan for the parking lot. This project would be funded through Capital R&R, or the Paving & Lighting Fund, or a future Grant.

Armstrong Park	\$ 80,000
Revenue Source:	
Capital R&R - Earmarked	80,000
<i>*possible P&L Levy, or Grant</i>	80,000
	80,000
Proposed- Estimates Only:	
Armstrong North Parking Lot (Water Quality Grant)	75,000
Engineering Plan for Future Grant - ESTIMATE ONLY	5,000
	80,000

8. Coral Cove Water Park:

Future repairs to the pool liners and gutters will be needed in the near future. No formal estimates have been acquired, and this project would be a candidate for a future PARC grant. Staff is suggesting we hold \$300,000 from the Capital Repair & Replacement fund.

Coral Cove Water Park	\$ 300,000
Revenue Source:	
Capital Repair & Replacement	300,000
<i>*possible future Grant</i>	300,000
Proposed - Estimates Only	
Liner & Gutter Repairs - Placeholder ONLY	300,000
	300,000

9. Maintenance Facility/Volunteer Park – Parking Lot

The Carol Stream Park District was notified of a \$50,000 Capital Improvement Award. Staff suggests using a portion of the Award towards this project; estimate of \$24,250 has been received.

Maintenance Facility Parking Lot	\$ 24,250
Revenue Source:	
Capital Improvement Award	24,250
	24,250
Proposed - Estimates Only	
Maintenance Parking Lot	24,250
	24,250

10. Mitchell Park Pathway

Staff obtained a budget estimate of \$333,000 was received several years ago for repaving of 5,000 feet of 8-foot wide bituminous trail around Mitchell Lake. The Recreational Trails Pathway Grant could fund up to 80% of the cost. Staff submitted an IDNR Grant Application on March 14, 2019. This pathway repair was also identified in the District's ADA Transition Plan;

therefore up to \$156,975 of the pathway project will be covered by the Special Recreation Fund. These two sources could potentially fund a majority of the project. Some capital funding is being held to cover the balance. Staff is awaiting a decision on grant application.

Mitchell Lake Path (Trails / Paths/Parking Lots/Lighting)	\$ 55,000
Revenue Source:	
Capital - Earmarked	55,000
IDNR Recreational Trails Grant-PENDING	200,000
Special Recreation Fund (not to exceed/per ADA Plan)	156,975
	411,975
Proposed - Estimates Only:	
Mitchell Pathway - Engineering Estimate	333,000
	333,000

11. New Bus

Staff has conducted a review of repair costs for the bus, against program earnings. Still makes sense to purchase a bus and maintain affordable programming for seniors. Bus is also used for summer camp. Staff is obtaining a trade in value, and pricing for a replacement bus. Plan is to include an accessible Lift to accommodate passengers with special needs. Up to 50% of the funding can come from the Special Recreation Budget.

Vehicle Replacement - Passenger Bus	\$ 60,000
Revenue Source:	
Capital R&R	60,000
Special Recreation Fund (50%)	60,000
Proposed - Estimates Only:	
35 Passenger Bus (less trade in)	120,000
	120,000

Completed Projects:

The early grants were deposited back into the capital project budget; the second series of grants funded the Capital Repair & Replacement Fund. These

two funds now make up the Districts Capital Fund. The following is a list of projects completed since the 2010 Referendum Vote:

COMPLETED PROJECTS

Referendum Projects

Armstrong Park
CIP Administration
Coral Cove Water Park & Concessions
Coyote Crossing Mini Golf
Dog Park
Elk Trail Recreation Center
Equipment & Vehicles
Fountain View Recreation Center
General/Bldg Infrastructure
Land & Shoreline
Legal Fees
McCaslin/McCaslin Concessions
Perks & Playgrounds
Pathways & Parking Lots
PMO - Project Management Office
Simkus Recreation Center

Repair & Replacement Projects

Equipment & Vehicles
McCaslin Turf Rprs
Coral Cove Water Park
FVRC
Evergreen

ADA Funded Projects

SRC/CCWP ADA Entrances

Remaining Funds:

The Balance of Capital Funds (both Capital, and Capital Repair & Replacement) after deducting encumbrances, held, or proposed is: \$239,834.

Quarterly Financial Position for Capital Improvement Plan

Beginning Balance:	(Current Capital Funds not yet spent - G# 42-00)	238,459
as of 4/30/19	(Current Capital R&R Funds not yet spent - GL# 42-11)	1,080,651
	Available Funds:	<u>1,319,110</u>
Ending Balance	Less all projects listed below:	<u>1,079,276</u>
as of 5/30/19	Unassigned Funds remaining:	239,834

CURRENT PROJECTS

Coral Cove Water Park	\$ 61,872
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Expenses:	
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Proposed - Estimates Only:	
YTD Expenses	2,860
Preliminary Estimate	333,000
	<u>335,860</u>

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