Fiscal Year 2016 Capital Projects Plan

Summary

As of December 31, 2014, the Downers Grove Park District owns $70 million of Capital Assets ($50.7 million net of depreciation). Of this approximately $48.6 million are considered Depreciable Capital Assets, which lose value and eventually need to be replaced. These costs are listed in the audit at their historic value, not replacement value. This includes buildings, land improvement, playgrounds, equipment, vehicles, and many other assets scattered throughout the District.

This winter, staff will be analyzing these assets very closely, through work on the District’s long-term planning. Staff will scrutinize each of these assets, asking questions that will include: how often should this be replaced, what is the useful life, and is this a need or want? The information presented in this report contains staff recommendations for 2016, based on the available funding. Staff is asking for the Board’s final determination as to what capital should be completed based on the finances available in the 2016 budget.

As part of the proposed 2016 budget, capital includes: (1) $308,987 in governmental projects & equipment, (2) $83,300 for the golf course, and (3) $85,433 for the final payment of a 3 year capital lease (server and phone system). This does not include the expenses that were previously considered “Operating Capital”, as these items are small items of annual maintenance and replacement. These expenses have been combined with Maintenance and Repairs, now entitled the “Maintenance, Repairs, and Replacements” category. Staff believes that this is a more accurate presentation of items that are required to maintain the District’s Facilities and Parks. The $477,720 in capital represents approximately 4% of the overall budget.
Fiscal Year 2016 Capital Projects Plan
Summary (Continued)

**TOTAL GOVERNMENTAL CAPITAL PROJECTS AND EQUIPMENT $394,420**

Recommendations include:

**Building Improvements**
- Lincoln Center Roof $35,000
- Storage Workshop at Lyman Woods $45,000

**Land Improvements**
- Lyman Woods Trail and Boardwalk $90,000
- Unplanned Capital $58,987*

**Vehicles and Equipment**
- Phone System & Servers (Pmt. 3 of 3) $85,433
- Wide Area Lawn Mower $80,000

**Additional Unbudgeted Land Improvement**
- Ebersold Parking Lot $160,000 *

* Unplanned capital will be increased to $70,000 and Ebersold Parking Lot will be completed if property is sold on Maple.

**TOTAL GOLF CAPITAL PROJECTS AND EQUIPMENT $83,300**

Recommendations include:

**Building Improvements**
- Clubhouse Carpeting & Desk Replacements $13,000

**Land Improvements**
- Tee Renovations $12,000

**Vehicle and Equipment**
- Fairway Mower Replacement $58,300
Fiscal Year 2016 Capital Projects Plan
Lincoln Center Roof Replacement

Project Justification: The current roof on the Lincoln Center, estimated to have been installed in the late 1990’s, has required ongoing maintenance/patching/repairs as it is nearing the end of its lifespan. A portion of the roof was coated this year, and after the very positive results, this project would coat the remaining areas of the roof.

Project Description: Coat the remaining area of the roof.

Associated Project Costs: The following is an estimate prepared by staff for the above mentioned construction activities.

| Coating/Surfacing | $35,000 |

Project Budget: $35,000

Account Number: 30-80-240-66-6830
New or Replacement: Replacement
Annual Maint. Staff/Contracted
Estimated Useful Life: minimum 12 Years

Current Roof Condition
Auditorium Roof Recently Covered
**Fiscal Year 2016 Capital Projects Plan**

**Lyman Woods Storage Workshop**

**Project Justification:** In recent years, both staff and programming at the Interpretive Center Facility have grown. This new shed will provide onsite storage for many items that are now stored throughout the District. Furthermore, a workshop space will provide the Staff and volunteers with additional work space.

**Project Description:** Build a Storage Workshop along the access road at Lyman Woods.

**Associated Project Costs:** The following is an estimate prepared by staff for the above mentioned construction activities.

| Materials & Labor | $45,000 |

**Project Budget:** $45,000

| Account Number: 30-80-240-66-6830 |
| New or Replacement: New |

| Annual Maint. Staff/Contracted |
| Estimated Useful Life: 30 Years |

**Planned Addition**
### Fiscal Year 2016 Capital Projects Plan

**Lyman Woods Main Trail Improvements**

#### Project Justification:
The main trail leading into Lyman Woods from the parking lot (Former Forest Grove Lane roadway) has deteriorated severely and has become difficult to walk on. Resurfacing the main trail will provide an accessible route and surface to areas south of the interpretive center.

#### Project Description:
Resurface the main trail into Lyman Woods to provide an accessible route into Lyman Woods.

#### Associated Project Costs:
The following is an estimate prepared by staff for the above mentioned construction activities.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trail Improvements/Paving</td>
<td>$60,000</td>
</tr>
</tbody>
</table>

#### Project Budget:

<table>
<thead>
<tr>
<th>Account Number: 30-80-240-66-6810</th>
</tr>
</thead>
<tbody>
<tr>
<td>New or Replacement: Upgrade/New</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Annual Maint. Staff/Contracted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Useful Life: 25 Years</td>
</tr>
</tbody>
</table>

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![Main Trail](image1.png)

![Paving Failure](image2.png)
Fiscal Year 2016 Capital Projects Plan
Lyman Woods Boardwalk Improvements

Project Justification: Over the past few years beaver activity in the main wetland area has raised water levels to the point that the existing boardwalk is no longer accessible, due to flooding. Extending the current boardwalk will allow access to flooded areas, while preserving the beaver habitat.

Project Description: Increase the overall length of the boardwalk to allow access to flooded areas, while preserving the beaver habitat.

Associated Project Costs: The following is an estimate prepared by staff for the above mentioned construction activities.

| Boardwalk Extension (Phase 1) | $30,000 |

Project Budget: $30,000

Account Number: 30-80-240-66-6810
New or Replacement: Upgrade/New

Annual Maint. Staff/Contracted
Estimated Useful Life: 25 Years

Current flooding to get to boardwalk
Beaver Pond view from existing boardwalk
**Fiscal Year 2016 Capital Projects Plan**

**Unplanned Projects**

**Project Justification:** Each year a percentage of the overall capital budget is set aside for unplanned capital. This will be increased to $70,000, if the property on Maple is sold. It is currently budgeted at the lesser amount.

**Project Description:** Each year, projects arise that need to be completed, which are not foreseen during the budget process.

**Future Improvements:** As funds allow, Staff will continue to maintain/update parks and facilities annually to the highest level.

**Project Budget:**

<table>
<thead>
<tr>
<th>Account Number: 30-80-245-66-6810</th>
<th>Annual Maint. TBD (depends on project)</th>
</tr>
</thead>
<tbody>
<tr>
<td>New or Replacement: TBD (depends on project)</td>
<td>Estimated Useful Life: TBD (depends on project)</td>
</tr>
</tbody>
</table>

**Projects from the past year:**

<table>
<thead>
<tr>
<th>New retaining wall at Ned Bell Park</th>
<th>Sidewalk extension at Doerhoefer Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Softball Field &amp; Regrading at Whitlock</td>
<td>Parking Lot Replacement Work at Patriots’ West Parking Lot</td>
</tr>
</tbody>
</table>
Fiscal Year 2016 Capital Projects Plan
Phone System & Servers Capital Lease Payment

**Project Justification:**
Staff added approximately 6 new servers, along with an all new phone system in 2014 for the cost of $250,000. This cost was financed with the final payment being due in 2016. The update provided for a revamp of the District’s IT, along with a phone system that no longer requires calls to be filtered through a master phone number.

**Project Description:**
This will be the third of three payments to revamp the District’s phone system and purchase six servers. The overall three year cost for this was approximately $250,000.

**Associated Project Costs:**
The following is an estimate prepared by staff for the above mentioned construction activities.

**Project Budget:**
$85,433

<table>
<thead>
<tr>
<th>Account Number: 30-80-281-66-6870</th>
<th>Annual Maint. Costs: No Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>New or Replacement: New &amp; Replacement</td>
<td>Estimated Useful Life: 7-10 Years</td>
</tr>
</tbody>
</table>

2014 Purchase
Fiscal Year 2016 Capital Projects Plan

Toro 5900 Wide Area Mower

**Equipment Justification:** Staff has identified a 2004 Toro 580-D Wide Area Mower for replacement. The existing unit was purchased in 2004 and was due for replacement in 2012. The unit is the oldest of the 4 Wide Area Mowers the Park District utilizes for mowing our parks. Due to its extensive number of engine hours, this mower has been reduced to a backup in order to extend its useful life.

**Equipment Description:** Staff is recommending that the Park District replaces the existing 2004 Toro 580-D mower with a new Toro 5900 Wide area mower.

**Associated Project Costs:** The following is an estimate prepared by staff for the above mentioned improvements.

| Toro 5900 | $80,000 |

**Project Budget:** $80,000

| Account Number: 30-80-280-66-6870 | Annual Maint. Costs: No Change |
| New or Replacement: Replacement | Estimated Useful Life: 8 - 10 Years |

Existing 2004 Toro 580-D Wide Area Mower

Proposed New Toro 5900 Wide Area Mower
Fiscal Year 2016 Capital Projects Plan
Ebersold Parking Lot Replacement

Project Justification: The typical life expectancy of an asphalt parking lot with proper maintenance is 20 to 25 years. The current parking lot was installed in 1994, 21 years ago. Its condition is poor and deteriorating. Parking lot patchwork has been completed in several areas and continues to be an annual ongoing maintenance issue. This can and would be completed only if the property on Maple is sold. It is currently not include in the budget.

Project Description: Remove the existing asphalt parking lot and replace with new paving.

Associated Project Costs: The following is an estimate prepared by staff for the above mentioned improvements.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removal and replacement of the existing pavement</td>
<td>$160,000</td>
</tr>
</tbody>
</table>

Project Budget: $160,000

<table>
<thead>
<tr>
<th>Account Number: 30-80-240-66-6810</th>
<th>New or Replacement: Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Maint. Costs: $500 Sealcoating</td>
<td>Estimated Useful Life: 20 - 25 Years</td>
</tr>
</tbody>
</table>

Main Drive Lane

Existing Conditions
Fiscal Year 2016 Capital Projects Plan
Carpet and Desk Replacement at Dan A. Cermak Clubhouse

**Project Justification:**
The carpeting in the seating area of the Clubhouse is over 6 years old. This carpet is starting to show signs of wear and tear including some staining and pathways being worn along the heavily trafficked areas. Replacing the existing carpet would give the Clubhouse a cleaner look to fall in line with the recent flooring replacement in the restrooms. The staff is also looking to replace and add a desk to make the office better able to accommodate two employees.

**Project Description:**
Replace the carpeting throughout the clubhouse, including the side room and purchase two desks.

**Associated Project Costs:**
The following is an estimate prepared by staff for the above mentioned construction activities.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpeting Replacement</td>
<td>$12,000</td>
</tr>
<tr>
<td>Desk Replacement (x 2)</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

**Project Budget:** $13,000

**Account Number:** 08-60-000-66-6830
**New or Replacement:** Replacement
**Annual Maint. Costs:** No Change
**Estimated Useful Life:** 7 Years

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[Current Condition Image]

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43
Fiscal Year 2016 Capital Projects Plan
# 6 White Tee Renovation at Downers Grove Golf Course

Project Justification: Hole # 6 is part of the tee renovation project that has taken place over the last 10 years. The existing soil mix on this tee is only 4-6” deep, which does not drain well. This has led to the tee being contaminated with annual Bluegrass and Bentgrass, both of which require higher inputs for maintenance.

Project Description: The tee surface will be stripped, 6” of sand will then be added and graded level. New Bluegrass sod will then be installed.

Future Improvements: None.

Associated Project Costs: The following is an estimate prepared by staff for the above mentioned improvements.

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sand, soil, and sod</td>
<td>$8,000</td>
</tr>
</tbody>
</table>

Project Budget: $8,000

Account Number: 08-65-000-66-6810

New or Replacement: Replacement

Annual Maint. Costs: No Change

Estimated Useful Life: 20 Years
#3 White Tee Renovation at Downers Grove Golf Course

**Project Justification:** The existing tee is oriented well right of the center of #3 fairway. This can lead to tee shots coming close to play on the #2 fairway. The tee is also uneven and contaminated with less desirable varieties of turf grass.

**Project Description:** The tee will be redesigned to direct play to the center of #3 fairway. The existing soil will be used to shape the new tee. A sand mix will be used to level the tee surface and new bluegrass sod will be installed.

**Future Improvements:** None.

**Associated Project Costs:** The following is an estimate prepared by staff for the above mentioned improvements.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sand, soil, and sod</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

**Project Budget:** $4,000

- **Account Number:** 08-65-000-66-6810
- **New or Replacement:** Replacement
- **Annual Maint. Costs:** No Change
- **Estimated Useful Life:** 20 Years
Fiscal Year 2016 Capital Projects Plan
Toro Hybrid Fairway Mower for the Downers Grove Golf Course

**Equipment Justification:**
In accordance with the Golf Course Equipment Replacement Plan, the existing 2007 Jacobsen LF 1880 fairway mower is due to be replaced with a Toro Hybrid Fairway Mower. The existing mower has seen an increase in repairs and downtime the past two seasons.

**Equipment Description:**
The new Toro Hybrid Fairway Mower is the first of its kind. Staff has used this unit on a trial basis at the golf course. It is powered by a small biodiesel engine and 4 deep cell batteries. Another advantage is found in the five electric motors that power the cutting units. This feature removes the possibility of leaking hydraulic oil from ruptured hoses onto the turf.

**Future Improvements:**
None.

**Equipment Costs:**
The following is an estimate prepared by staff for the above mentioned equipment.

Toro 5010 Hybrid Fairway Mower $58,300

**Project Budget:** $58,300

<table>
<thead>
<tr>
<th>Account Number: 08-65-000-66-6870</th>
<th>Annual Maint. Costs: Little change/less fuel</th>
</tr>
</thead>
<tbody>
<tr>
<td>New or Replacement: Replacement</td>
<td>Estimated Useful Life: 7 - 9 Years</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Jacobsen LF 1880</th>
<th>New Mower</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.png" alt="Existing Jacobsen LF 1880" /></td>
<td><img src="image2.png" alt="New Mower" /></td>
</tr>
</tbody>
</table>