

# Tinley Park-Park District Capital Improvement Plan Fiscal Year 2024-2025

The 2024-2025 Capital Budget is \$19,469,038. This amount is larger than our normal budget due to the former Tinley Park Mental Health Center site (TPMHC) Remediation Project, which is approximately \$15 million of the total budget amount for 2024-2025. The \$15 million dollar project is being paid for by a grant provided to the Park District by the Department of Commerce and Economic Opportunity (DCEO). This project fund is fund 23.

For ease of comparison, Fund 23 was removed from the upcoming total and graph. Estimates are approximately \$4,842,975 available for capital improvement projects for 2024-2025 fiscal year. This is a 28% increase from last year's budget. In 2024-2025 we will again sell bonds in the fall to help fund the capital requirement of the organization. Keep in mind that this plan is the wish list of items that we have in the budget and as in pasts years, we may be unable to complete some for various reasons.

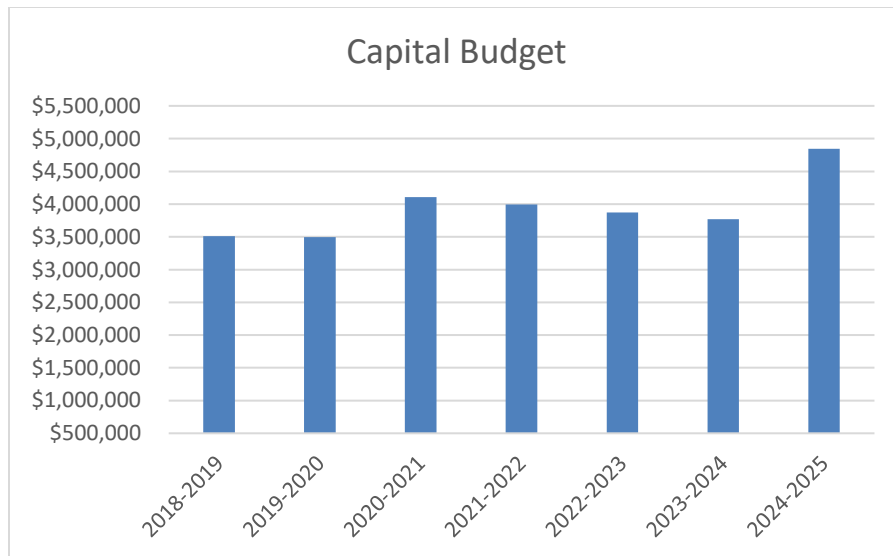


Figure 1 The TPMHC Remediation Project is not included in the graph to provide a more comparable graph

<b><u>Income</u></b>	
Corporate Fund	\$1,440,530
Recreation Fund	\$78,000
Tinley Junction Mini Golf	\$72,000
Fitness Center Capital	\$297,000
Special Recreation Fund	\$324,500
Museum Fund	\$105,000
Security Fund	\$16,500
Water Park Capital Improvement	\$233,000
Capital Fund Balance	\$910,245
Grant Funding	\$156,000
Bond Funding	\$1,120,000
Cellular Tower Revenue	\$90,000
Capital Fund Interest	\$200
<b>Total w/out Fund 23</b>	<b>\$4,842,975</b>
Fund 23-Remediation Grant Funds	\$14,626,063
<b>Grand Total</b>	<b>\$19,469,038</b>

## **Expenses by Category Detail**

### **Tinley Junction at McCarthy Park - \$72,000**

For 2024-2025 we will focus on infrastructure improvements at the facility. While we have maintained the facility for many years, the aging infrastructure needs to be addressed over the next couple of years to improve operations and appeal to the public.

Batting Cage Equipment Roof	\$20,000
Concession Equipment	\$5,000
Fencing Updates/Repair	\$5,000
IT Switches, Computers, Other	\$10,000
LED Lighting Upgrades	\$2,500
Misc. Items for Area	\$2,500
Obstacle Repair and Replacement	\$1,000
Shed Replacement	\$25,000
Train Set Work	\$1,000

## Major Site Development \$1,100,000

In the 2024-2025 cycle we will be in the construction phase of the Buedingen Park Renovation Project. The District was awarded an OSLAD (Open Space Land Acquisition and Development) Grant from the Illinois Department of Natural Resources (IDNR) to renovate the park. Work on the park should be completed in the fall this cycle.

Buedingen Re-Development Project	\$1,100,000
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## Building Improvements- \$614,195

In 2024, we plan to replace another roof top unit (RTU) on B wing of the Tony Bettenhausen Recreation Center. Most of the building improvements that are planned are smaller items compared to the RTU replacement, but they add up quickly as they are implemented. Below is a list of the building improvements that are planned for the fiscal year.

Accessible Entry Improvements VVAC	\$20,000
ADA Hand Dryers	\$5,000
Flat Roof Replacement Memorial Concessions	\$7,000
Front Door VVAC	\$15,000
General Building Repairs (tuckpoint)	\$6,500
Gutter Repairs	\$6,000
Hand Dryer Install McCarthy PAC and REC	\$3,000
LED Light Replacement TBRC	\$8,000
LED Replacement Misc	\$2,000
Miscellaneous	\$3,500
Paint Exterior Areas VVAC and LMC Trim	\$4,000
Renovate MCREC South Side	\$15,000
Replace Lift	\$65,000
RTU Rep TBRC A Wing (remainder)	\$123,695
RTU Replacement TBRC B Wing	\$185,000
TBRC H2O Tanks	\$44,000
TBRC VAV Insp/Repairs	\$13,000
Turf in Sante Fe Room TBRC	\$30,000
VVAC Door Swipe	\$10,000
Water Fountain Replacement various sites	\$16,500
Window Replacement MCPAC Front	\$8,000
Window Replacement MCREC South Side	\$24,000

## **Fitness Center \$297,000**

The largest expense in the Fitness Center is the payment on the Cardio Equipment Lease. Most of the expenses within the Fitness Center fund are improvements for the Center use as well as upgraded equipment.

Cardio Equipment Lease	\$79,200
Carpet Tile Replacement	\$35,000
Custodial Equipment	\$3,000
Desk Repair/Replace-	\$40,000
IT Switches, Computers, Other	\$10,000
LED Lamp Upgrade	\$5,000
Locker room partitions	\$10,000
Men's Sauna Replacement-	\$60,000
Miscellaneous	\$15,800
Personal Training Equipment	\$2,000
Personal Training Shared Space	\$10,000
Pool Equipment	\$10,000
Pool Wall and Gutter Reps	\$8,000
Reception Area Replacement	\$2,000
Surge Float Replacement	\$7,000

## **Vehicle and Equipment- \$394,500**

Annually the District has regular IT upgrades that occur to stay up to date on security requirements and infrastructure needs. Additionally, we plan to replace vehicles this year. While the back up of vehicles has improved, it still takes a considerable amount of time to get them so we will be ordering early in the year to take delivery by the end of the fiscal year.

Equipment Replacement- Tractor	\$55,000
IT Server Upgrades	\$70,000
IT Switches, Computers, Other	\$70,000
Misc. Equipment	\$1,500
Scissor Lift	\$18,000
Vehicle Replacement - 150 Pick Up	\$60,000
Vehicle Replacement - SUV	\$60,000
Vehicle Replacement- 250 Pick Up	\$60,000

## General Park Improvements \$1,624,030

In 2024, the District has planned a considerable amount of parking lot and pathway work. Additionally, work at McCarthy Park is planned to improve the ballfield and various other projects.

Accessible Amenities (Parks)	\$14,000
Accessible Expenditures for Sites/Facilities	\$85,000
Bench Replacement / Additions	\$80
Bettenhausen Crack and Seal	\$31,000
Bicycle Repair Stations	\$4,000
Bleacher/Player Bench Replacement	\$20,000
Brick Patio Area LMC	\$2,000
Centennial Repair/Replacement	\$191,000
Changing Tables	\$2,750
Community Court Drainage	\$25,000
Community Park Lots	\$138,000
Community Pathway	\$500,000
Concrete Pads Various Sites	\$35,000
Concrete/Asphalt Accessible Route Imps	\$30,000
Deinert Basketball Court Color Coat	\$17,000
Dog Park Patio	\$75,000
Door Access Free/Bet Cons	\$3,250
Duct Cleaning B/C Wing TBRC	\$20,000
Fall Tree Planting Various Sites	\$30,000
Fence Repairs Misc.	\$5,000
Fence Replacement Vogt Woods	\$25,000
Fencing Replacement Memorial School Park	\$45,000
Flagpole Light Install VW	\$6,000
Flower Block Display Boxes	\$30,000
Freedom Park Scoreboard Ball Field	\$15,000
Holiday Decor	\$2,800
Kiwanis Crack and Seal	\$16,000
Landscape Improvements VVAC	\$7,000
Large Tree Install (Buedingen Park and other)	\$12,000
LED Bollard Replacement TBRC Island	\$10,000
LED Light Install Com West Lot/Path	\$100,000
LED Light Replacement Memorial Park	\$1,000
LED Lighting VVAC	\$3,000
Limestone - Ballfields (Approx 5 Fields)	\$10,000
McCarthy Park ADA Improvements	\$112,000
McCarthy Park Ball Field Redevelopment	\$110,000
Miscellaneous	\$103,050
Pathway Distance Signage	\$6,000
Picnic Tables	\$9,600
QR Fitness	\$5,000

Replace Brick Paver Area VVAC	\$5,000
Room Signage TBRC	\$3,000
Safety Surfacing (EWF)	\$18,000
Sand - Volleyball (Approx 5 Courts)	\$7,000
Sec Light Upgrade Freedom Park Poles/Con	\$6,000
Security Light Addition MCREC/PAC Exit	\$2,000
Security Light Addition VWREC West Side	\$1,000
Shrub and Perennial Plant Replacements	\$9,000
Signage-McCarthy & Centennial Park/PAC	\$5,000
Soffit Repairs TBRC Gym	\$30,000
Survey/Topo Various Park Sites Prof. Serv.	\$12,000
TBRC Gym Floor Resurfacing	\$60,000
TBRC Half Wall - Mats	\$25,000
TBRC Tile Deep Clean/Repair	\$6,000
Thermostat Upgrade McCarthy Buildings	\$1,500
Tile McCarthy Rec South	\$20,000
Tile TBRC (Raceway, Work Room)	\$12,000
Town Point Parking Crack and Seal	\$49,000
Trash Cans- Replacements/Additions	\$11,000
Tuck Point Int/Ext PDG	\$17,000

This category has a \$532,000 deduction left up to the Department Head to decide where it comes from

**Playground \$508,250**

In 2024, the District plans to replace another playground, a broken amenity in Community Park, and consider the Centennial Park Fitness Zone Replacement.

Centennial Fitness Zone Replacement	\$289,500
Commissioners Park Playground Replacement	\$168,750
Movement / Replace Neos Community Park	\$50,000

## **Water Park \$233,000**

The Water Park has a continual capital need annually. We are continuing to upgrade infrastructure within the facility on the mechanical side with VFD (Variable Frequency Drive) installation to improve motor function and longevity. Other updates and regular capital expenditures are included as they typically are.

Annual Infrastructure Updates	\$18,000
Audio and Speaker Upgrades	\$10,000
Chemical Pumps/Filter Equipment	\$30,000
Gate Replace/Repair	\$10,000
Gutter Updates Guard House	\$4,000
H2O Tank Repl. Guard	\$15,000
IT Switches, Computers, Other	\$10,000
Lockers in Breakroom	\$15,000
Lounge Chairs	\$8,000
Miscellaneous	\$9,000
Partitions in front entrance	\$2,000
Point of Sale Structure	\$25,000
Replace Gutter Grates Pool and River	\$6,000
Replace Starters	\$12,000
Slide Restoration	\$86,500
Tile guard and concession	\$35,000
Valve Replacement	\$7,500
VFD Pump Replacement	\$50,000
Water Tubes	\$5,000

This category has a \$125,000 deduction left up to the Department Head to decide where it comes from

## **Fund 23 Remediation \$14,626,063**

As discussed earlier in this narrative, Fund 23 was removed for the purposes of comparison on the graph provided within this document. The \$15 million project is being paid for by a grant provided to the Park District by the Department of Commerce and Economic Opportunity (DCEO). The project involves the remediation of the entire site of approximately 280 acres. Over the current cycle we anticipate spending the largest portion of the grant funds on remediation and demolition of the site structures above and below ground, additional site testing, and any additional remediation as needed.

### Expenditure by Category

Building Improvements	\$614,195
Fitness Center	\$297,000
Tinley Junction	\$72,000
Major Site Development	\$1,100,000
General Parks	\$1,624,030
Playground	\$508,250
Vehicle/Equipment	\$394,500
Water Park	\$233,000
<b>Capital without Fund 23</b>	<b>\$4,842,975</b>
Funds 23-Remediation Fund	\$14,626,063
<b>Grand Total</b>	<b>\$19,469,038</b>