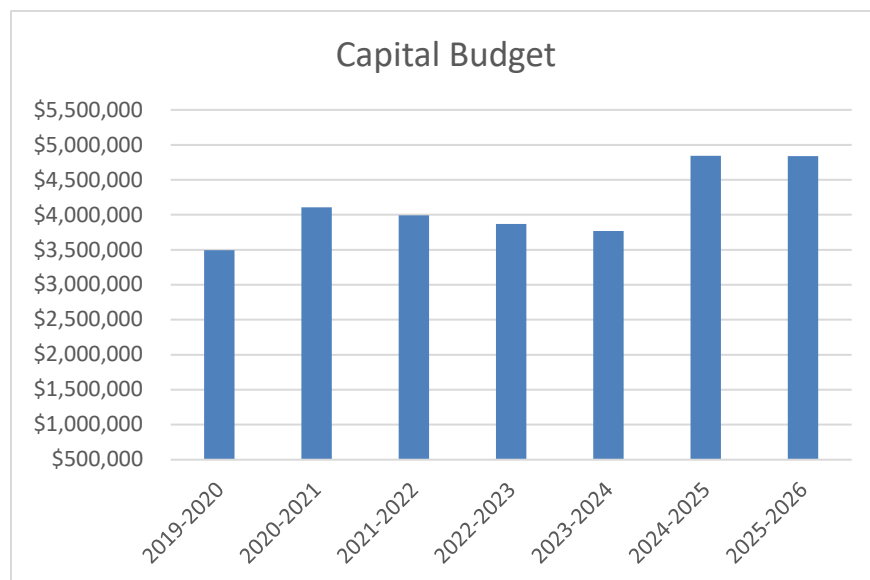


## Tinley Park-Park District Capital Improvement Plan Fiscal Year 2025-2026

The 2025-2026 Capital Budget is \$19,264,6138. 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 has been excluded from the upcoming total and graph. We estimate approximately \$4,838,550 will be available for capital improvement projects in the 2025-2026 fiscal year, which is similar to last year's budget. As in previous years, we plan to sell bonds in the fall to help meet the organization's capital requirements. Please note that this plan represents a wish list of budgeted items and, as in past years, some projects may not be completed 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	\$1,312,800
Recreation Fund	\$149,450
Tinley Junction Mini Golf	\$71,000
Fitness Center Capital	\$302,000
Special Recreation Fund	\$483,000
Museum Fund	\$150,000
Security Fund	\$23,250
Water Park Capital Improvement	\$395,300
Capital Fund Balance	\$516,650
Grant Funding	\$156,000
Bond Funding	\$1,168,300
Cellular Tower Revenue	\$105,000
Capital Fund Interest	\$5,800
<b>Total w/out Fund 23</b>	<b>\$4,838,550</b>
 Fund 23-Remediation Grant Funds	 \$14,426,063
<b>Grand Total</b>	<b>\$19,264,613</b>

## **Expenses by Category Detail**

### **Tinley Junction at McCarthy Park - \$71,000**

In 2025-2026 we are going to continue to 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	\$1,500
Miscellaneous	\$3,500
Obstacle Repair and Replacement	\$1,000
Shed Replacement	\$25,000

## **Building Improvements- \$883,500**

For 2025, we are planning several renovations within the Bettenhausen Recreation Center. Updates will include improvements to the kitchen, resurfacing the gym floor and replacing the surrounding gym mats. While the rec center will undergo major work, we are also scheduling renovation projects at the McCarthy Recreation Building and the Performing Arts Center (PAC).

Below is a list of building improvements planned for the upcoming fiscal year:

Teaching Kitchen	\$200,000
Door Access Free/Bet Cons	\$3,500
Door Replacement McCarthy Rec Building	\$12,000
Flat Roof Replacement Memorial Concessions	\$7,000
General Building Repairs (Tuckpoint)	\$6,500
Hand Dryer Install McCarthy PAC and REC	\$3,000
LED Light Replacement Memorial Con/Garage	\$1,000
LED Light Replacement TBRC/Etc	\$10,000
LED Lighting VVAC	\$3,000
LED Replacement Misc	\$2,500
Light redo PAC	\$25,000
Miscellaneous	\$3,500
Paint Exterior Areas VVAC and LMC Trim	\$5,000
Parks Garage Floor Drain Replacement	\$35,000
Renovate MCREC South Side	\$15,000
Replace Decking Gazeebo	\$10,000
Replace Lift	\$70,000
RTU Repl Final Half TBRC B Wing	\$140,000
Security Light Addition MCREC/PAC Exit	\$2,000
Security Light Addition VWREC West Side	\$2,500
TBRC Gym Floor Resurfacing	\$70,000
TBRC H2O Tanks	\$44,000
TBRC Half Wall Mats	\$25,000
TBRC Office Carpet Replacement	\$60,000
Tile McCarthy Rec South	\$20,000
Tile TBRC (Arts/Cr, Raceway, Work Room)	\$19,000
Tuck Point Int/Ext PDG	\$17,000
Turf in Sante Fe	\$30,000
VVAC Door Swipe	\$10,000
Window Replacement MCREC	\$24,000
Window/Door Replacement MCPAC Front	\$8,000

### **Fitness Center \$302,000**

During this cycle, we plan to upgrade the cardio equipment when the current lease expires in late fall. At the same time, we will replace the flooring within the center and undertake various other projects to further improve the facility.

Cardio Equipment Lease	\$79,200
Carpet Tile Replacement	\$50,000
Custodial Equipment	\$3,000
Desk Repair/Replace	\$40,000
IT Switches, Computers, Other	\$10,000
LED Lamp Upgrade	\$5,000
Miscellaneous	\$15,800
Personal Training Equipment	\$2,000
Pool Equipment	\$10,000
Pool Wall and Gutter Reps	\$8,000
Program Equipment Purchase	\$10,000
Sauna Repair	\$55,000
Surge Float Repl	\$8,000
Tile Scrub and Deep Clean LLTBRC	\$6,000

### **Vehicle and Equipment- \$547,350**

The District has included a variety of projects in the budget for vehicle and equipment purchases and upgrades. One of the largest line items is always IT equipment, as these needs impact all District operations. The next largest expenses typically involve vehicles and heavy equipment purchases. Below is a list of recommended items in this category, as proposed by staff.

10' Snow Blade	\$5,000
Adopt A Park Equipment/Tools	\$1,000
AED-Freedom Park and Community Park	\$3,700
Ball Field Drag 3pt	\$4,000
Building Tools	\$2,000
CPR Equipment	\$3,000
Ellison Dies and Pads	\$1,000
Equipment Purchase Bucket Truck	\$40,000
Equipment Purchase Tractor	\$100,000
Equipment Replacement Utility Vehicle	\$25,000
Fitness Class Equipment	\$2,500
Harley Rake	\$15,000
IT Switches, Computers, Other	\$140,000
Miscellaneous	\$11,150
Portable Fencing-Athletics	\$3,500
Push Mower Replacement	\$2,000
Radios/Tablets	\$2,000

Safety Equipment	\$3,000
Special Events	\$1,000
Shop Tools	\$2,000
Small Equipment	\$2,000
Sound Board-PAC	\$1,500
Stage Mics-PAC	\$750
String Trimmer Replacement	\$1,200
Teen Room	\$20,000
Theater Seat Repair	\$750
Tot Time	\$5,300
Turf Tank - Intel Marketing Co.	\$15,000
Vehicle Replacement 350 Dump	\$60,000
Vehicle Replacement EDSUV	\$75,000
Wireless Sound System	\$4,000

This category has a \$5,000 deduction left up to the Department Head to decide where it comes from

### **General Park Improvements \$1,998,400**

Outside of the remediation fund, the largest category of capital expenses is always general park improvements. This category covers a range of projects, including parking lot repairs, fencing, benches, accessibility upgrades and more. For this cycle, we have allocated \$500,000 for various asphalt projects across our properties, as well as fencing and grading work at specific parks such as Bettenhausen, planned for the fall. Additionally, we are considering lighting improvements in the Community Park area.

Accessible Amenities (Parks)	\$14,000
Accessible Entry Improvements VVAC	\$20,000
Accessible Expenditures for Sites/Facilities	\$85,000
ADA Hand Dryers	\$5,000
Bench Replacement / Additions	\$18,000
Bicycle Repair Stations	\$5,000
Bleacher/Player Bench Replacement	\$25,000
Brick Patio Area LMC	\$2,500
Changing Tables	\$2,750
Community Court Drainage	\$25,000
Community Entry Landscape Imps	\$3,000
Concrete Pads Various Sites	\$35,000
Concrete/Asphalt Accessible Rte Imps	\$30,000
Deinert Basketball Court Color Coat	\$17,000
Duct Cleaning TBRC/C,TF,PDG	\$10,000
Fall Tree Planting Various Sites	\$30,000
Fence Repairs Misc	\$5,000

Fence Replacement Vogt Woods	\$25,000
Fencing Bettenhausen Park	\$240,000
Fencing Replacement Moose	\$45,000
Flagpole Light Install VW	\$5,000
Flower Block Display Boxes	\$30,000
Freedom Field PM/Impact	\$4,000
Freedom Park Scoreboard	\$15,000
Front /Rear Door VVAC	\$15,000
Grading Bettenhausen Park	\$150,000
Holiday Decor	\$500
Holiday Decor (TBRC/MC)	\$2,500
Landscape Improvements VVAC	\$8,000
Large Tree Install	\$9,000
LED Bollard Replacement TBRC ISLAND	\$10,000
LED Light Install Com West Lot/Path	\$450,000
Limestone	\$35,000
Marquee Sign Repl. McCarthy	\$70,000
McCarthy Park ADA Improvements	\$84,000
McCarthy Park ADA Updates	\$28,000
Misc Asphalt Work District wide	\$500,000
Miscellaneous	\$98,650
Pathway Distance Signage	\$8,000
Picnic Tables	\$12,000
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
Shrub and Perennial Plant Replacements	\$10,000
Signage-McCarthy & Centennial Park/PAC	\$5,000
Survey/Topo Various Park Sites Prof. Serv.	\$12,000
Trash Cans Replacements/Additions	\$12,000
VVAC Landscape Lighting	\$2,500
Water Fountain Replacement WWC and McRec	\$10,000

This category has a \$264,000 deduction left up to the Department Head to decide where it comes from

### **Playground \$641,000**

The District's replacement plan includes annual playground updates. For this cycle, our focus will be on improvements at Centennial Park. As the year progresses, we will begin gathering public input regarding these amenities.

Centennial Park Fitness Zone Replacement	\$386,000
Centennial Park Playground Replacement	\$255,000

## **Water Park \$395,300**

With the water park now over 20 years old, capital improvements remain a top priority. For the upcoming cycle, we plan to replace shade structures throughout the park, install new boilers for both the river and activity pool and complete the regular slide restoration.

Annual Infrastructure Updates	\$18,000
Audio and Speaker Upgrades	\$10,000
Boiler Replace Pool/River	\$90,000
Caulk Gutters Pool	\$12,000
Chemical Pumps/Filter Equipment	\$30,000
Deep Well Sump Pump Repl	\$55,000
Furnace/AC Repl. Guard	\$12,000
Gate Replace/Repair	\$15,000
Gutter/Spout Updates Guard House	\$4,000
IT Switches, Computers, Other	\$10,000
Life Jackets/Rescue Tubes	\$2,000
Lockers in Breakroom	\$15,000
Lounge Chairs	\$8,000
Miscellaneous	\$3,300
Miscellaneous	\$9,000
Partitions in Front Entrance	\$4,000
Program Equipment -	\$1,500
Program Supplies	\$1,000
Replace Gutter Grates River -	\$4,000
Replace Starters	\$12,000
Safety Harness/Tripod Equipment	\$2,000
Shade Structure throughout Facility	\$100,000
Slide Restoration	\$75,000
Tile guard and concession	\$35,000
Valve Replacement	\$7,500
VFD Pump Replacement	\$50,000
Water Tubes	\$5,000

This category has a \$195,000 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 on page 1 of 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.

The Remediation Fund has been carried over into the 2025-2026 budget with only minor adjustments, such as the removal of expenses like the insurance policy that was purchased in the previous cycle.

As of the end of the last fiscal year, approximately 30% of the allocated funds had been spent, while over 90% had been committed. Billing typically lags by about 30 days and is expected to continue throughout the 2025-2026 cycle. It is anticipated that additional funds will be needed and requested from the State of Illinois.

If additional funds are received, a supplemental budget will be created to accommodate any necessary adjustments. This process was also followed in the 2023-2024 cycle after receiving new funds and incurring related expenses.



### Expenditure by Category

Building Improvements	\$883,500
Fitness Center	\$302,000
Tinley Junction	\$71,000
General Parks	\$1,998,400
Playground	\$641,000
Vehicle/Equipment	\$547,350
Water Park	\$395,300
<b>Capital without Fund 23</b>	<b>\$4,838,550</b>
Fund 23-Remediation Fund	\$14,426,063
<b>Grand Total</b>	<b>\$19,264,613</b>