

DETAILED LIST OF FUTURE POTENTIAL NEW PROJECTS/FACILITIES

Expand existing daily activity space for seniors/active adults at TC

From the list of five potential actions, expanding existing daily activity space for seniors/active adults at TC was clearly deemed the most important action and was identified as either very important or somewhat important to 52.7% of all respondents, with 83.3% of the respondents identifying that this action was either their 1st, 2nd, or 3rd choice of 5 possible choices as most important to their household.

With over 500 current senior active adult members not including the 500 memberships who joined through St. Alexian Medical Center and with demographics shifting rapidly to a more aging community, the programming space currently available at TC does not meet the growing program needs and wants of our active adult population. The consensus when the 50+ activity space was originally created as part of the 2004 TC expansion project was that the population was more effectively and efficiently served at one central facility. However, with a strong need for more activity/programming for seniors/active adults at TC, the district must take a holistic look at all available programming space districtwide in order that other strong program areas do not lose space at the expense of the growing senior program.

To more effectively and efficiently evaluate available options from a space utilization and architectural perspective, staff is recommending that an architectural consultant be retained to evaluate the options available to renovate TC including future estimated costs to renovate TC and/or possibly relocate existing programs to other facilities.

**Estimated cost: TBD from space utilization study
 Space utilization study: \$20,000**

Off-Ice Training Facility

Off-ice training is an area that has been identified as a need for the Wolf Pack Program. Off-ice training programs provide enhanced player development from a skill, speed and endurance standpoint. In order to meet this need, potential locations for an off-ice training facility will be evaluated as part of the District's facility space utilization study.

Estimated cost: TBD from space utilization study

Splash Pad/Water Feature – North of I-90

Ever since the failed 1994 referendum and subsequent opening of Seascape in 1996, many residents living north of I-90 feel that their need for outdoor water activities have been left unfulfilled. The community survey identified a future potential action by the park district as developing a splash pad/water feature within a park north of I-90. This action was identified as either very important or somewhat important to 42.5% of all respondents, with 69.4% of the respondents selecting this project/action as their 1st, 2nd or 3rd choice. The action was further supported by residents who identified living north of I-90, where 88.1% identified the action as either the 1st, 2nd or 3rd choice vs. only 55.8% from respondents south of I-90 and East of Barrington Road and 52.6% of respondents west of Rt. 59.

In evaluating potential locations for a splash pad/water feature located north of I-90, two park sites were identified as potentially suitable to accommodate the splash pad. The first site was the old safety village located directly across the street (Lexington) from WRC; the second site being South Ridge Park. The old safety village site is very limited in size and has two residential homes located adjacent to the site which could cause potential problems considering the noise created by a splash pad. The South Ridge site is more expansive in its size, and by expanding

the existing parking lot, the larger parking lot would help meet the additional demand for parking during youth athletic games and use of the tennis courts.

Because water-based play is limited to summer months, additional outdoor dry type activities should be considered for all children's age groups. A themed playground of some magnitude could be adjacent to the water play feature. A structure for teens to encourage active play could also be included in the destination facility concept.

The CIRP in 2018 currently has \$114,500 for the replacement of the South Ridge playground located next to the pond in the northwest portion of the park. In addition, \$177,500 is designated for replacement of the fitness cluster in South Ridge along with a new ADA rubber surface. If the water feature/community playground project moves forward, it would be recommended that both the existing South Ridge playground and the fitness cluster be removed when they reach their life expectancy. This \$292,000 could then be allocated toward the new splash pad/community playground.

Estimated cost: \$260,000 - \$650,000 (See Appendix A)

Providing a New Indoor Multi-purpose Facility

An indoor multi-purpose facility is one of the major indoor facility deficiencies identified in the park district inventory and assessment. Within the community survey, providing an indoor multi-purpose facility was identified as a possible future action. When asked the importance of providing a new indoor multi-purpose facility, 43.8% responded as being either very important or somewhat important with 67.2% of the respondents selecting this project/action as their 1st, 2nd, or 3rd choice.

As suggested by the survey results, support to provide a new indoor multi-purpose facility is relatively strong. Furthermore, an indoor multi-purpose facility would provide the district with tremendous opportunities to our residents currently not available. However, trends and demographic shifts, along with recent participation numbers in both youth and adult athletics suggest that the demand may not be great enough to financially self-sustain this facility. Additionally, the project's estimated \$3 million to \$5 million cost would be more than the district could absorb. Beyond the significant initial construction cost, an ongoing operational feasibility study would be necessary to determine if the facility could be self-sustaining operationally. This project could only move forward if the district was able to secure a substantial portion of the total construction costs through alternative sources of revenues (grants) and feasibility study results which indicated that the project could be self-sustaining operationally.

Estimated cost: \$3,000,000 - \$5,000,000

Dog Park east of Barrington Rd., South of I-90

Overall, 27.6% responded that this action was either very important or somewhat important, while 50.9% of respondents to the survey consider this action as either their 1st, 2nd, or 3rd choice of most important to them. 67.5% of respondents who reside east of Barrington/south of I-90 identified this action as either their 1st, 2nd, or 3rd choice of most important to them. These results were comparable to respondents west of Barrington Road where 67.7% identified as either their 1st, 2nd, or 3rd choice. Of respondents north of I-90, only 37.3% of respondents north identified this action as their 1st, 2nd, or 3rd choice, with 5.8% indicating 1st choice and 10.9% indicating 2nd choice.

While Bo's Run and Freedom Run have been extremely popular with our residents and surrounding communities, both Arlington Heights and Schaumburg Park Districts are opening new dog parks in the fall of 2014. Both park districts believe they will reach their capacity of 500 dogs within the first year. As implied within the survey results, location and convenience are key factors when determining which dog park residents and their dogs become members. Developing a smaller dog park in SE Hoffman Estates as suggested by the survey results, could potentially be equally popular to our dog parks located north of I-90 and west of Route 59.

Estimated cost: \$30,000 - \$60,000

Converting existing baseball/softball fields to artificial turf

Within the community survey, this action was by far the least supported and deemed the least important as it was identified by only 3.1% as 1st choice for being most important and only 9.0% as 2nd choice for being most important. While there are significant benefits to having artificial turf fields, the return on investment is difficult to justify, particularly when the artificial turf would be replacing existing quality athletic fields.

The district by national standards has sufficient softball, baseball and soccer fields for our population and, therefore, it is not recommended that artificial turf be considered unless the district secured over 80% of the total construction costs from alternative sources of revenue.

Estimated cost: TBD

Community Gardens

The village currently operates two community gardens located adjacent to Sunderledge home and Westbury fire station. Both gardens are filled to capacity and have waiting lists on an annual basis. This project ties directly back to our mission and goal of advancing environmental awareness. Community gardens provide the opportunity for residents to garden who live in condominiums, townhomes or apartments that in most cases are only available to single family homeowners/renters. Additionally, community gardens provide opportunities to offer "green" programs to the community.

Estimated cost: 10,000 - \$50,000

Chino Park

Chino Park is approximately a 6 acre park which is leased from the Village of Hoffman Estates. The existing lease expires in 2028, however, provides for an extension of the lease for 20 years following the park district's renovation or reinvestment into the park. The park is currently utilized on a very limited basis for baseball/softball as the two existing fields are very uneven and the fencing/backstops are very worn.

Staff identified two community needs, a dog park (limited size) and community gardens, that could be located into Chino which are supported by the community survey results and our mission and goals.

Estimated cost: Dog Park: \$30,000 - \$60,000

Community Gardens: \$10,000 - \$50,000

West side Maintenance Garage

The district currently operates all of its maintenance operations out of a central facility located on Hassel Road. In addition, a satellite facility located at South Ridge Park acts as a point of dissemination for the north turf maintenance region. However, out west no such facility exist which results in the need to travel great distances with off road equipment. As labor along with

fuel and equipment costs continue to increase, the viability of a west side satellite facility will become relevant. To better understand the cost ramifications and where this facility should be located, a feasibility study should be done by an architect with maintenance staff input.

Estimated cost: \$60,000 - \$150,000

Retain architectural consultant: \$10,000

Additional tennis courts/pickleball courts

The Park District maintains only one tennis court in the west Hoffman region. With a population approaching 8,000 the recommended NRPA standard suggests the district should have four courts available for open public use. However two existing tennis courts are maintained and available to residents of Haverford subdivision through their association. Assume these residents are served by this complex, the population west of Route 59 would drop to just under 7,000 and in the need to add two to three additional courts west of Route 59.

Another thing to consider with tennis is the aging population of the user group. As the population ages they become less mobile and find it more difficult to be successful in participating in an activity that requires quickness to cover the tennis court territory. With this phenomena occurring, the sport of pickleball is seeing great growth and appeal especially with the 50+ population. With this in mind the district should consider additional courts designed to accommodate pickleball throughout the district. Out west, we could consider building one or two new tennis courts and four to six pickleball courts. This could be accomplished by expanding the existing tennis courts at Cannon Crossings and converting the tennis court into four to six pickle ball courts. So as to address the tennis need west of Route 59, two new tennis courts could be built southwest of the playground located off Nicholson Drive. Further research should be conducted before making any decisions regarding adding any additional tennis or pickleball courts and the location of these facilities.

Estimated cost: \$150,000 - \$240,000

Children's Early Learning Garden/Community Garden

Requests have surfaced from staff and the public to develop an outdoor environment that can be used to instill in youth the value of gardening and the fruits of good nutrition. This facility if constructed should be built in walking distance from our existing early childhood programming centers at TC or WRC. Ideally the former site for bike safety across from Willow Recreation Center would be a possible good location. An ongoing programming and maintenance commitment would have to be made by the recreation and maintenance departments. Such a commitment would require an ongoing budget for materials and labor input resources. An initial or phased concept at the WRC site could be implemented starting with community gardens with limited amenities and expand over time with various options as outlined in Appendix B. If successful, an additional community garden could be located west of Route 59.

Estimated cost: \$60,000 - \$200,000 (See Appendix B)

Extreme Challenge Fitness Adventure

Interest in extreme challenge activities has continued to gain national attention both from a participant and spectator point of view. Most of the attention has been garnered by national media and television show competitions. A limited number of facilities have been developed across the country primarily in camp type settings and in a few cases in vacation destination venues. In some cases these facilities are utilized to attract motivational team building and enhancement of self-esteem. Zip line parks have become extremely popular across the world and provide the sense of accomplishment and help to conquer ones fear. Developing an Extreme

fitness adventure area and program adjacent to Prairie Stone Sports and Wellness Center could give the center a marketing advantage over other clubs in the area. In addition such of facility could be considered an additional element as part of the prairie stone entertainment district. Another possible location would be adjacent to Willow Recreation Center and would utilize the land to the west of the existing building. Unless a minimum of 80-90% of funding was secured by alternative sources or the project was developed with an independent contractor, this project would not be considered a high priority due to the financial limitations of the district.

Estimated cost: \$680,000 - \$885,000 (See Appendix C)

Additional Parking Prairie Stone and Wellness Center

If the numbers of memberships increase, the need for additional parking recourses will become a limited factor in programming and/or customer satisfaction. As part of the club's master plan, additional parking was planned along the south side of the existing building. An additional 40 to 50 spaces could be added to the existing access drive that serves the building loading door.

Estimated cost: \$40,000

Nature/Environmental Education Center

The development of a Nature/Environmental Education Center would provide opportunities for residents and guests to connect to our environment in ways currently not available in Hoffman Estates. This project could be located in either Essex Park or Golf Road Nature Preserve. A comprehensive study and research of best practices would define the scope and budget for the project. While not anticipated to become a reality during this CMP, research should be conducted for future reference and enable the district to start to develop concept plans necessary to submit application for grants and other alternative funding sources to assist in the development of the Nature/Environmental Education Center.

Estimated cost: TBD

Park & Playground Rules Signs

Over the years the district has adopted rules and guidelines for park patrons. To inform residents of these rules and guidelines, the district has created and installed signage at its facilities and parks. Much of this information has been developed over time and added to existing information. The overall aesthetic result is a hodgepodge of signs of various sizes, colors and font styles. In addition, no coordinated effort was made to comply with ADA requirements as they apply to readability. With this deficiency in mind, a team of employees has developed a series of sign concepts to address the problems in an aesthetic manner. The new signs would be housed in a powder coated sign frame produced by a leading playground manufacturer. It is anticipated that 155 park rules signs and 40 playground rules signs would need to be manufactured and installed. The final product would have a 15 to 20 year life cycle and would have the ability to have limited additional information added if and when it becomes necessary.

Estimated cost: \$125,000

Skate Park – South of Hoffman Estates

In 1999, the Park District constructed a concrete skate park adjacent to the Willow Recreation Center. The skate park design was created based on the input of over 20 youth and teenagers. Today, the skate park continues to be very popular as skateboard classes are offered every spring, summer and fall. Daily attendance over the summer months averages 25 +/- skaters/bikers typically between the ages of 10 and 20. Sheffield Towne Association management has been evaluating the level of interest from surrounding teenage youth for a skate park. The often repeated response is that WRC skate park is great, but too far to get to without transportation. A more comprehensive⁶ study would be required to determine the level of interest for a skate park along with potential location and financial implications.

Estimated cost: \$60,000 to \$100,000

Short Course

Expanding the game of golf is becoming more and more challenging. Providing families, junior golfers, adult beginners and individuals with disabilities with opportunities to enjoy the game of golf is critical to the future success of Bridges of Poplar Creek (BPC). BPC is fortunate enough to have unutilized space to address this need. Building a 3 to 5 hole short course will enable us to provide a fun, enjoyable, time sensitive and inexpensive round of golf for all ages and skills. This type of facility will also provide BPC with a competitive advantage over our competition. Dundee Park District is a great example of the success with the short course as they have added a second short course. Due to the significant capital funds required to construct the short course, the district would need to receive alternative sources of funding to cover 50%+ of the capital cost. If the hotel project ever comes to fruition it would be an ideal time to construct this facility.

Estimated cost: \$450,000 - \$750,000

Winter Range Enclosure

Providing golf in the winter since the removal of the dome has been a challenge. Staff has investigated building a small structure that could give us the ability to have 3 to 4 hitting stalls enclosed. The structure would be heated to provide a practice environment in the winter months. It would also give us the opportunity to provide a covered area in the summer from rain and sun. A financial feasibility study would have to be conducted to determine if there would be a return on investment given the total cost of the project.

Estimated cost: \$100,000 - \$250,000

Extended Stay Hotel

As staff continues to look at alternative revenue streams at BPC, it has been identified the area of the south side of the parking lot adjacent to hole #6 is a prime spot for a small extended stay hotel. The district has been in negotiations to secure a reputable extended stay hotel franchise to locate at BPC. The addition of an extended stay hotel would generate additional revenue for BPC from profit sharing as well as both food & beverage and golf operations. The extended stay hotel would provide BPC with a competitive advantage in securing weddings and special events as well as being able to offer stay and play golf packages to those guests staying at the hotel. To consider proceeding forward with this project, it would require that 100% of the initial construction costs be secured outside of the district.

Estimated cost: 100% outside funded

Golf Road Access

BPC has been known as a challenging facility to access since it is not conveniently located off a major road. Providing direct access from Golf Road would provide us with additional exposure along a major state road. The access road would most significantly impact the Golf Learning Center and bar & grill. While there are significant benefits to having direct access to the facility, the return on investment is not justified unless the district received alternative funding equal to 80% to 90% of the total capital project budget.

Estimated cost: \$1,800,000 - \$2,200,000

RECOMMENDATION

Approve the Future Potential New Projects/Facilities that fulfill identified community needs and the District's Mission and Goals. Approval of these projects/facilities will be identified as unfunded projects within the CMP. Projects/facilities that are identified for further research and possible funding will be included as an action item (division objective) as part of the District's annual budget process.

APPENDIX A

South Ridge / Huntington Community park playground																									
Splash Pad																									
Electrical	Water Service	Filteration	spray features	Water channels	Concrete splash	Fabric shelter	plumbing	Concrete	earthwork	fence	landscape	Parking lot	consulting	Amenities	contingency	Total									
		& Building																add 20 spaces							
15,000	28,000		6		2,000			1,750																	
			38,000		23,000		21,000	13,125	17,500	26,000	15,000		15,500	20,000	23,000	255,125	260,000								
15,000	28,000		6		2,000			1,750																	
			38,000		23,000		21,000	13,125	17,500	26,000	15,000	80,000	28,000	20,000	33,000	357,625	360,000								
15,000	28,000		6		2,000			1,750																	
		82,000	38,000		23,000		21,000	13,125	17,500	26,000	15,000		15,500	20,000	31,000	345,125	350,000								
15,000	28,000		6		2,000			1,750																	
		82,000	38,000		23,000		21,000	13,125	17,500	26,000	15,000	80,000	36,000	20,000	42,000	456,625	460,000								
34,000	28,000		6		2,000			1,750																	
		82,000	38,000	28,000	23,000		21,000	26,400	23,000	31,000	19,000		34,000	20,000	40,000	447,400	450,000								
34,000	28,000		6		2,000			1,750																	
		82,000	38,000	28,000	23,000		21,000	26,400	23,000	31,000	19,000	80,000	44,000	20,000	50,000	547,400	550,000								
34,000	28,000		6		2,000			1,750																	
		82,000	38,000	28,000	23,000	30,000	21,000	42,000	31,000	34,000	24,000		41,000	40,000	50,000	546,000	550,000								
34,000	28,000		6		2,000			1,750																	
		82,000	38,000	28,000	23,000	30,000	21,000	42,000	31,000	34,000	24,000	80,000	50,000	40,000	59,000	644,000	645,000								
15,000	28,000		11		3,000																				
		82,000	52,700		34,500		32,000	23,125	26,500	33,000	21,000		35,000	20,000	40,000	442,825	440,000								
15,000	28,000		11		3,000																				
		82,000	52,700	28,000	34,500		32,000	23,125	26,500	33,000	21,000		38,000	20,000	44,000	477,825	480,000								
15,000	28,000		11		3,000																				
		82,000	52,700	28,000	34,500	30,000	32,000	23,125	26,500	38,000	24,000		41,000	40,000	50,000	544,825	545,000								
15,000	28,000		11		3,000																				
		82,000	52,700	28,000	34,500	30,000	32,000	23,125	26,500	38,000	24,000	80,000	50,000	40,000	58,000	641,825	650,000								
		Restroom Facility			190,000																				
												Community Playground						parking add							
				Playground 2-5 Yrs		Playground 5-12 Yrs		Teen fitness		fitness equipment		Rubber surface		Installation		20 total 60		Infrastructure		Contingency		Total			
				49,000								45,000		19,110				13,000		10,020		136130		140,000	
				31,000		49,000						75,000		31,200				26,600		15,960		228,760		230,000	
				31,000		49,000		63,000				107,500		55,770				41,000		36,770		384,040		385,000	
				31,000		49,000		63,000		12,000		113,456		60,450				48,000		39,892		416,798		420,000	
				49,000								45,000		19,110		27,000		13,000		12,045		165155		170,000	
				31,000		49,000						75,000		31,200		27,000		26,600		17,985		257,785		260,000	
				31,000		49,000		63,000				107,500		55,770		27,000		41,000		38,795		413,065		420,000	
				31,000		49,000		63,000		12,000		113,456		60,450		27,000		48,000		41,917		445,823		450,000	

APPENDIX B

COMMUNITY GARDEN/CHILDREN'S EARLY LEARNING GARDEN

Estimated costs:

Phase I

Demolition of existing site	\$ 7,500
Drinking fountain hose bibs and water tap/sewer drain	\$17,000
Brick walkways - 1900 square feet	\$15,200
Ornamental fencing	<u>\$18,200</u>
	\$57,900

Phase II Options

Shelter gathering spot w/tiered amphitheater demonstration/learning area	\$52,000
Vegetable garden plots	\$ 6,400
Pizza garden	\$ 3,700
Butterfly garden	\$ 4,500
Fairy garden	\$ 3,200
The natural garden and bubbling stream	\$11,400
Chalk wall	\$ 9,700
Landscaping	\$23,500
Electrical	\$12,000

APPENDIX C
EXTREME CHALLENGE FITNESS

Estimated costs:

High Ropes course	\$160,000 - \$225,000
Bicycle off road trail and ramps course	\$125,000- \$150,000
Additional parking if located adjacent to PSSWC (50 spaces)	\$ 78,000
Support building / restrooms	\$190,000
Security fencing	\$ 90,000
Utilities	\$ 50,000
Walkways /viewing areas / landscape / amenities	\$100,000
Total Estimated	\$680,000 - \$885,000