

Deerfield Park District  
Capital Improvement Plan Update  
March 2022

In 2017 and 2018, district leadership staff completed physical assessments of all its parks and facilities. The assessments were intended to provide a snapshot of the physical conditions of all assets and forecast long-term capital purchases and project financial requirements. The resulting assessments provided insight that the district's then current 5-year Capital Improvement Plan would provide more planning value if it was expanded to include more physical assets and forecasted needs.

As part of the proposed 2019 budget, the plan's components were expanded to include a wider range of needs within the plan's existing framework. Beginning with the 2020 district budget, the 5-year plan was then extended to a 7-year plan and even more items were added to the categorized plan. This 7-year plan provided valuable insight into the district's potential financial needs on a longer term basis as well as additional enhancement opportunities. This 7-year planning tool was continued for the 2021 district budget process. Important to note, that due to anticipated and eventually realized losses in revenue in 2020 due to the COVID-19 virus, a number of projects and purchases were deferred to 2021 or later. The continuance of developing a 7-year plan again helped forecast the financial needs of the district and to best balance the long-term expenditures for the most equitable allotments needed to follow the plan as adjusted. Important to note is that the plan is a roadmap and can be altered or adjusted according to available and forecasted financial capabilities.

Project deferrals from 2020 and 2021 created a potential backlog of projects within their preferred timelines for completion. Fortunately, the district is near the end of some debt from bonds. These bonds will be paid off in full in 2023. As a way to regain some revenues to return to preferred project completion timelines, the district will re-issue a similar amount of debt. These bond proceeds of approximately \$5 million will supplement the dollars committed in the district's Capital Improvement Plan. As a result, the district updated its 7-year Capital Improvement Plan beginning in 2022 and also created a bond proceeds related Capital Improvement Plan for 2022-2025. With both of these plans, the district will be able to complete deferred projects from 2020 and 2021.

**Deerfield Park District  
7-year Capital Plan  
FYE 2022 Budget Book**

**Information Technology**

JPCC Servers  
SRC Server  
Cisco Call Manager/Phones  
Cisco Voice Gateway  
Switch Replacements  
Firewall Upgrades  
Wireless Access Points  
Data/IT Storage Equipment  
Video Surveillance Systems

Total Information Technology

	2022	2023	2024	2025	2026	2027	2028	2022 GL #'s
JPCC Servers	8,000		25,000					10-10-90-6103970
SRC Server					10,000			
Cisco Call Manager/Phones	5,000				15,000			10-10-90-6103970
Cisco Voice Gateway				7,000				
Switch Replacements			25,000			15,000		
Firewall Upgrades				25,000				
Wireless Access Points	7,000				10,000			10-10-90-6103970
Data/IT Storage Equipment		50,000					60,000	
Video Surveillance Systems	15,000	13,000	16,000	20,000	12,000	12,000		10-10-90-6107000
<b>Total Information Technology</b>	<b>35,000</b>	<b>63,000</b>	<b>66,000</b>	<b>52,000</b>	<b>47,000</b>	<b>27,000</b>	<b>60,000</b>	

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**Park Vehicles & Equipment**

	2022	2023	2024	2025	2026	2027	2028	2022 GL #s
International 2 1/2 Ton Dump w/Plow #1		60,000						
Chevrolet 1 Ton Dump 4 x4 w/plow / salter #2			45,000					
Chevrolet 3/4 Ton 4x4 w/plow crew cab #4				35,000				
Chevrolet 3/4 Ton w/tool box side lift gate #7			35,000					
Chevrolet 3/4 Ton 4x4 w/plow #9		35,000						
Chevrolet Silverado 1500 2WD Pick-up #11		35,000						
Chevrolet 3/4 Ton w/tool box side lift gate #12	50,000							10-10-90-6105510
Chevrolet 1 Ton w/service body #13	70,000							10-10-90-6105510
Chevrolet Equinox (Director of Parks)				35,000				
Tool Cat Utility Vehicle							75,000	
Case Backhoe						90,000		
Toro Sand Pro Ballfield Groomer				25,000				
Bobcat Skid Steer S650					75,000			
Toro Workman Utility Vehicle #2							35,000	
Toro Zero Turn Mower #1				15,000				
Toro Zero Turn Mower #2			15,000				18,000	
Toro Zero Turn Mower #3				15,000				
Farris Walk Behind Mower 48"			7,000					
Progressive Tow Behind Mower			18,000					
Mobark Chipper 50/50 Village & PD					50,000			
Turf Aerator			10,000					
Mini Compact Excavator						60,000		
Mowing Trailer - Enclosed							25,000	
Track Machine Tooth Bucket	3,000							10-10-90-6106390
<b>Total Vehicles &amp; Equipment</b>	<b>123,000</b>	<b>130,000</b>	<b>130,000</b>	<b>125,000</b>	<b>125,000</b>	<b>150,000</b>	<b>153,000</b>	

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<u>Park Improvements</u>	2022	2023	2024	2025	2026	2027	2028	2022 GL #s
Asphalt Repairs	9,000	8,000	8,000	8,000				10-10-90-6103050
Ballfield Upgrades	20,000	20,000	20,000	15,000				10-10-90-6107450
Briarwood Park								
Briarwood Park Basketball Court		10,000						
Briarwood Park Tennis Courts		18,000						
Brickyards Park								
Brickyards Park Basketball Court			12,000					
Brickyards Park Field Lighting			200,000					
Light Pole Painting	28,000							10-10-90-6107440
Clavey Park								
Retaining Wall	15,000				500,000			10-10-90-6106340
Clavey Park Field Lighting								10-10-90-6104100
Clavey Irrigation Repairs	3,000							
Cumnor Court Park				200,000				
Cumnor Playground (Sara Channick)								
Deerspring Park								
Water Meter	6,000							10-10-90-6104190
Tennis Court Resurfacing	8,000							10-10-90-6104190
Deerspring Park Parking Lot					200,000			
Fence/Backstop Repairs & Replacement	60,000	40,000	20,000	20,000	20,000	20,000	20,000	10-10-90-6103110
Floral Park								
Floral Park Basketball Courts				80,000				
Floral Park Tennis Courts				80,000				
Floral Park Turf Tennis Courts					100,000			
Floral Park Court Lighting		150,000						
Floral Park Pathway	12,000							10-10-90-6103670
Floral Park Parking Lot							100,000	
Jaycee Park								
Jaycee Park Pathway			15,000					
Jaycee Park Parking Lot			150,000					
Jaycee Park Shelter Roof	20,000							10-10-90-6103060
Jewett Park								
Jewett Park Parking Lot (North)				80,000				
Jewett C.C. 5-12 Year Old				350,000				
Jewett Park Field Lighting				150,000				
Jewett Park North Shelter Roof					30,000			
Jewett Vet's Memorial Flag Pole Solar Panel	6,000							10-10-90-6103920
Keller Park								
Keller Park Pathway	80,000							10-10-90-6107390
Keller Park Playground (McLean Rohn Mem)	280,000							10-10-90-6107390
Kipling School Playground							200,000	

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**Parks Improvements (cont.)**

	2022	2023	2024	2025	2026	2027	2028	2022 GL #'s
Maplewood Park								
Maplewood Park Parking Lot		180,000						
Maplewood Pathway	10,000		15,000					10-10-90-6107080
Maplewood Park Basketball Court	12,000							10-10-90-6107080
Park Amenities/Drinking Fountains	15,000	15,000	15,000	15,000	15,000	15,000	15,000	10-10-90-6103120
Parks Department								
Maint. Garage - Rebuild Floor Drains/Covers	20,000							10-10-90-6106400
Maint. Garage - Mechanics Shop Flat Lift Hoist	18,000							10-10-90-6106400
Utility Locator	6,000							10-10-90-6106410
Maintenance Garage Storage Building			180,000					
Parks Department Office Furniture	4,000							10-10-90-6106410
Park Maintenance Facility Roof			150,000					
Park Shelter Painting/Staining	25,000	15,000	15,000		15,000		15,000	10-10-90-6103060
Park Signs - Various	10,000	15,000	15,000	12,000	12,000	10,000	10,000	10-10-90-6103030
Pickleball Courts - Site TBD				175,000		200,000		
Playground Component Replacements	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10-10-90-6105320
Shade Structures				25,000	30,000	35,000		
Skylogic Upgrade - Field Lighting	6,000							10-10-90-6107730
Stryker Park	8,000							10-10-90-6106520
Wilmot Elementary East Playground - D109 IGA				175,000				
Wilmot Elementary East Playground - D109 IGA				-175,000				
Wilmot Elementary West Playground						175,000		
Woodland Park								
Batting Cage Renovation	25,000							10-10-90-6106490
Woodland Park Basketball Court					12,000			
Woodland Park Parking Lot						275,000		
<b>Sub-Total Park Improvements</b>	<b>716,000</b>	<b>481,000</b>	<b>825,000</b>	<b>1,220,000</b>	<b>944,000</b>	<b>740,000</b>	<b>370,000</b>	
D109 Joint Projects IGA Payments	255,000	255,000	255,000	255,000				10-10-90-6003000
<b>Total Park and D109 Improvements</b>	<b>971,000</b>	<b>736,000</b>	<b>1,080,000</b>	<b>1,475,000</b>	<b>944,000</b>	<b>740,000</b>	<b>370,000</b>	

Note 1: D109 IGA includes \$1,000,000 for the Carusso auditorium renovation, \$100,000 for the South Park playground, and \$175,000 for the Wilmot playground  
 Note 2: Certain park improvements will be provided for in the Special Recreation Fund (see Special Rec. Fund detail)

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**Golf Operations**

	2022	2023	2024	2025	2026	2027	2028	2022 GL #'s
Clubhouse/Proshop Flooring		50,000						
Deck Furniture		15,000						
Fore Equipment	5,000	6,000	12,000	2,000	6,000	4,000		20-21-22-6107420
Fore Furniture			12,000					
Golf Cart Fleet (75 carts + 1 range) Lease to Own	14,558	38,816	38,816	38,816	38,816	24,257	37,000	20-20-20-5620100
HVAC	16,000	16,000	16,000	16,000	16,000	16,000	16,000	20-20-20-6107810
Pull Carts/Rental Sets	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20-20-20-6107410
Restroom Retrofit				25,000				
Washer & Dryer Basement		2,500						
Water Heater			5,000					
<b>Total Golf Operations</b>	<b>37,558</b>	<b>130,316</b>	<b>85,816</b>	<b>83,816</b>	<b>62,816</b>	<b>46,257</b>	<b>55,000</b>	

**Golf Driving Range**

	2022	2023	2024	2025	2026	2027	2028	
Ball Dispenser System	8,000					15,000		20-20-25-6105990
Ball Washer					6,500			
HVAC Replacement - 2 Wall Units		3,500						
Picker Rack			6,000					
<b>Total Golf Driving Range</b>	<b>8,000</b>	<b>3,500</b>	<b>6,000</b>	<b>0</b>	<b>6,500</b>	<b>15,000</b>	<b>0</b>	

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**Golf Maintenance**

Blower Buffalo KB - 01  
 Cart Paths- Resurface  
 Fairway Mower  
 Greens Aerifier  
 Greensmower Toro 3108  
 Greensmower Toro 3100  
 Sand Pro Toro 3020  
 Sidewinder Toro 30821 - banks  
 Sprayer Toro  
 Toro Workman HDX  
 Irrigation Well Retrofit - 2008  
 Irrigation Lines and Wires  
 Bunker Renovations  
 Rough Mower  
 Main Lot/Driveway Resurface  
 Sealcoat & Strip Parking Lot  
 Gator JD C4131  
 Truck Dump - 16  
 Utility Cart Toro - 2005  
 Utility Cart Yamaha 1998  
 Utility Cart Yamaha 2016  
 Utility Cart Yamaha 2011  
 Utility Cart Yamaha 2017

	2022	2023	2024	2025	2026	2027	2028	2022 GL #s
							10,000	
		150,000	150,000					
55,000								20-20-23-6107520
						35,000		
			50,000		50,000			
			50,000					
				30,000				
48,000		48,000			45,000			20-20-23-6107520
				30,000				
85,000								20-20-23-6107820
					150,000	150,000	150,000	
140,000								10-10-90-6205000
		75,000						
				150,000				
		10,000						
				30,000				
						50,000		
		12,000						
12,000								20-20-23-6107140
			12,000					
12,000								20-20-23-6107140
				12,000				
<b>Total Golf Maintenance</b>	<b>352,000</b>	<b>295,000</b>	<b>262,000</b>	<b>252,000</b>	<b>245,000</b>	<b>235,000</b>	<b>160,000</b>	
<b>Total Golf</b>	<b>397,558</b>	<b>428,816</b>	<b>353,816</b>	<b>335,816</b>	<b>314,316</b>	<b>296,257</b>	<b>215,000</b>	

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**Deerspring Pool**

Deck Lighting - LED  
Fencing  
Storage Room and Concrete Repairs  
Filtration System (replace)  
Drop Slide (replace)  
Large Slide  
Pool Heaters/Boiler  
Exterior Building Painting  
Pool Vacuum  
Filter System Components  
Program Equipment

	2022	2023	2024	2025	2026	2027	2028	2022 GL #'s
		8,000						
		60,000						
		10,000						
			100,000					
		20,000						
			30,000					
				30,000				
6,000								60-41-00-6107240
4,500								60-41-00-6104800
3,500	3,000	3,000	3,000	3,000	3,000	3,000	3,000	60-41-00-6104170
1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	60-41-00-6105310
	<b>15,500</b>	<b>102,500</b>	<b>134,500</b>	<b>34,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	

Total Deerspring Pool

**Mitchell Pool**

Guard Office Lockers  
Domestic Hot Water Tanks  
Pool Vacuum  
Filter System Components  
Program Equipment

	2022	2023	2024	2025	2026	2027	2028	
3,000								60-43-00-6107245
					20,000			
4,500								60-43-00-6104800
6,500	4,000	4,000	4,000	4,000	4,000	4,000	4,000	60-43-00-6104170
1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	60-43-00-6105310
	<b>15,500</b>	<b>5,500</b>	<b>5,500</b>	<b>5,500</b>	<b>25,500</b>	<b>5,500</b>	<b>5,500</b>	
	<b>31,000</b>	<b>108,000</b>	<b>140,000</b>	<b>40,000</b>	<b>30,000</b>	<b>10,000</b>	<b>10,000</b>	

Total Mitchell Pool

Total Pools

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**Sachs Recreation Center**

	2022	2023	2024	2025	2026	2027	2028	2022 GL #s
Mechanicals - West								
RTU Units	50,000	75,000	75,000	75,000	75,000	75,000	75,000	60-50-00-6107610
Mechanicals - East								
Steam Generators (2)	30,000							60-50-00-6107610
Boiler - Teldyne Lars					45,000			
Hot Water Hold Tank (300 gal)	30,000							60-50-00-6107610
Commercial Dryer (100lb)		7,500						
Commercial Washer (100lb)		15,000						
Other								
Tennis Curtains			15,000					
Building Systems & Equipment		4,000		4,000		4,000		
Pool Liner Replacement			50,000					
New Additional Windows			50,000		50,000			
Protective Cover for Gym Floor				50,000				
West End F,F&E		50,000						
Gyms A&B Sand/Paint/Refinish		60,000						
Furnishings and Equipment	2,500	2,500	2,500	2,500	2,500	2,500	2,500	60-50-00-6107340
Fitness Equipment	46,305	48,620	51,051	53,603	56,283	59,097	62,051	60-50-00-6107280
<b>Total Sachs Recreation Center</b>	<b>158,805</b>	<b>262,620</b>	<b>243,551</b>	<b>185,103</b>	<b>228,783</b>	<b>140,597</b>	<b>139,551</b>	

**Jewett Park Community Center**

	2022	2023	2024	2025	2026	2027	2028	
3-way Mixing Valves for HVAC	5,000							60-52-10-6105330
Replace Chiller Expansion Tank	6,000							60-52-10-6105330
Boiler Damper Repair	5,000							60-52-10-6105330
HVAC Control Update	10,000							60-52-10-6105330
Building Items	3,500	5,000	5,000	5,000	5,000	5,000	5,000	60-52-10-6105310
Building Interior Improvements	17,000							60-52-10-6107500
Roof		350,000						
Program Equipment (preschool)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	60-52-31-6105310
Furnishings & Equipment	12,985	3,000	3,000	3,000	3,000	3,000	3,000	60-52-10-6204100
<b>Total Jewett Park Community Center</b>	<b>62,485</b>	<b>361,000</b>	<b>11,000</b>	<b>11,000</b>	<b>11,000</b>	<b>11,000</b>	<b>11,000</b>	

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<b>Patty Turner Center</b>		<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2022 GL #s</b>
Exterior Building Repairs		15,000	10,000						60-54-10-6107665
Exterior Restroom Door Locks		3,500							60-54-10-6107665
Hot Water Pump Valve Replacement		4,500							60-54-10-6105330
VAV Control Box Upgrade		10,000							60-54-10-6105330
Building - Interior Repairs		6,500							60-54-10-6107500
Portable TV		3,000							60-54-10-6104360
Parking Lot			275,000						
Sewer Line Rebuild		15,000	15,000	15,000	15,000	15,000	15,000	15,000	60-54-10-6107430
Program Equipment		1,500	1,500	1,500	1,500	1,500	1,500	1,500	60-54-70-6105310
<b>Total Patty Turner Center</b>		<b>59,000</b>	<b>301,500</b>	<b>16,500</b>	<b>16,500</b>	<b>16,500</b>	<b>16,500</b>	<b>16,500</b>	
<b>Sub-Total For Operating Funds</b>		<b>1,837,848</b>	<b>2,390,936</b>	<b>2,040,867</b>	<b>2,240,419</b>	<b>1,716,599</b>	<b>1,391,354</b>	<b>975,051</b>	
<b>Special Recreation</b>		<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	
ADA Projects - per transition plan		25,000	25,000	25,000	25,000	25,000	25,000	25,000	
Parks Improvements ADA projects		45,000	48,000	51,000	54,000	57,000	60,000	63,000	
NSSRA MAC Contribution			20,000	20,000	20,000	20,000	20,000	20,000	
Deerspring Splashpad/ADA Accessibility Projects		205,000	185,000	185,000	185,000	185,000	185,000	185,000	
<b>Total Special Recreation</b>		<b>275,000</b>	<b>278,000</b>	<b>281,000</b>	<b>284,000</b>	<b>287,000</b>	<b>290,000</b>	<b>293,000</b>	85-00-00-6207000
<b>Capital Projects</b>		<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	
Deerspring Splashpad		702,449							90-41-00-6103000
<b>Total Capital Projects</b>		<b>702,449</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Summary of Replacement Items</b>		<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	
Information Technology		35,000	63,000	66,000	52,000	47,000	27,000	60,000	
Park Vehicles & Equipment		123,000	130,000	130,000	125,000	125,000	150,000	153,000	
Parks Improvements		971,000	736,000	1,080,000	1,475,000	944,000	740,000	370,000	
Golf Club & Learning Center		397,558	428,816	353,816	335,816	314,316	296,257	215,000	
Swimming Pools		31,000	108,000	140,000	40,000	30,000	10,000	10,000	
Sachs Recreation Center		158,805	262,620	243,551	185,103	228,783	140,597	139,551	
Jewett Park Community Center		62,485	361,000	11,000	11,000	11,000	11,000	11,000	
Patty Turner Center		59,000	301,500	16,500	16,500	16,500	16,500	16,500	
Special Recreation		275,000	278,000	281,000	284,000	287,000	290,000	293,000	
Capital Projects		702,449	0	0	0	0	0	0	
		<b>2,815,297</b>	<b>2,668,936</b>	<b>2,321,867</b>	<b>2,524,419</b>	<b>2,003,599</b>	<b>1,681,354</b>	<b>1,268,051</b>	

**Deerfield Park District  
3-year Bond Capital Plan  
July 2022 - June 2025**

<u>Park Improvements</u>	2022	2023	2024	2025
Jewett Park 2.1	20,000	1,000,000	960,000	
Pickleball/Ballfields	630,000			
Wi-Fi in the parks		25,000	25,000	
Shade Structures		25,000	25,000	
Total Park Improvements-	650,000	1,050,000	1,010,000	0
<u>Golf Club</u>	2022	2023	2024	2025
Golf clubhouse roof, siding, patio & deck roof	485,000			
Total Golf Club	485,000	0	0	0
<u>Sachs Recreation Center</u>	2022	2023	2024	2025
<u>Roofs</u>				
Roofs (2) OR				
Interior renovations TBD		600,000		
<u>Interior Renovation</u>				
West - carpet, lobby/front desk renovation	150,000			
East - painting, carpet and track resurface		205,000		
Total Sachs Recreation Center	150,000	805,000	0	0
<u>Jewett Park Community Center</u>	2022	2023	2024	2025
Building renovation	100,000	100,000	300,000	350,000
Total Jewett Park Community Center	100,000	100,000	300,000	350,000
<u>Summary</u>	2022	2023	2024	2025
Parks Improvements	650,000	1,050,000	1,010,000	0
Golf Club	485,000	0	0	0
Sachs Recreation Center	150,000	805,000	0	0
Jewett Park Community Center	100,000	100,000	300,000	350,000
Grand Totals	1,385,000	1,955,000	1,310,000	350,000

Jewett Park 2.1 = A/E fees in 2022, construction in 2023 and 2024; will apply for OSLAD grant in 2022 for project  
 JPCC = A/E fees and new offices in 2022, other components of facility improvements TBD in 2023, 2024, 2025  
 SRC = Phased in interior improvements in 2022, 2023 and either 2 roof replacements or additional interior renovations  
A/E  
 Jewett Park 2.1 = Will continue to use Planning Resources for design, engineering and bidding  
 JPCC = Will need to select architect  
 Pickleball/Ballfields = Will use Gewalt Hamilton for engineering, design and bidding  
 Golf Club Improvements = will use construction management firm  
 SRC = Will continue to use Partners in Design Architects as needed

# Deerfield Park District

## Master Plan for Capital Improvement Projects



*Completed September 2018*

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## Introduction

A series of physical inspections were completed in 2017 and 2018 for Deerfield Park District parks and facilities. The assessments were intended to provide a source of information for short- and long-term capital improvement planning processes. By providing a snapshot of the physical condition of park and facility features and amenities, the assessments were then matched and compared to existing 5-year Capital Improvement Plans developed annually for insertion into the district's overall annual budget. The assessments were performed by the district's Executive Director, Director of Parks and Director of Revenue Facilities.

Parks Assessments



## John Blumberg Tot Lot

The John Blumberg Tot Lot is a triangular .14-acre mini-park located on North Avenue near the Portage Pass intersection. The lot is village owned as it houses a lift station within the park. The park is located in a residential area. The park's main amenities include playground equipment, a small area with picnic tables and landscaping. The playground equipment was installed in 2004 and some equipment was repositioned in 2009 when the village completed improvements to its lift station.

The playground equipment includes a play structure, a slide/climber piece and a playhouse designed for 2–5-year-olds. The park also has a 2-bay swing set and a “sway” unit for 2–12-year-olds. The safety surfacing is engineered wood fiber. A small poured-in-place rubber path leads to the lift station and to a small “patio” area with 2 picnic tables. The patio area has brick pavers. Two trees are located within the playground and extensive landscaping and a chain link fence border the park along North Avenue. A park sign is located on the tree lawn area along North Avenue.

Overall the park is in very good condition. The playground equipment, installed in 2004, should be considered for replacement in the next 2-5 years. A new park sign should be installed at that time if not sooner. Landscaping, fencing and trees are in good condition and should be maintained at its current level of service.

## Briarwood Park and Nature Area

Briarwood Park and Briarwood Nature Area encompass a total of 19.65-acres located in the southeastern area of the Deerfield Park District. It is bordered primarily by residential areas and the Middle Fork of the North Branch of the Chicago River. As the two sections of this parkland vary significantly in uses, an assessment of each area is provided.

### Briarwood Park

Briarwood Park is a 7.69-acre neighborhood park with many amenities for active recreation. It is bordered to the south by Greenbriar East Drive, residential property to the north, residential and the Moriah Congregation to the west and the nature area to the east. The park's amenities include a playground, a full court basketball court, a 2-bank tennis court area, a small ballfield, open space for athletic fields and a depressed area for seasonal ice skating. It also has a 950 linear foot paved trail leading from Greenbriar East Drive north through the park to the Congregation. A wooded area is also located to the park's northern boundary bordering it from a residential area. A small ribbon of property owned by the park also encompasses an area around the east, north and west side of the Congregation. This area is mostly wooded with some invasive plants. As both sides of the ribbon are bordered by either residential properties or the Congregation, removal of invasives should be coordinated with all parties.

Upon entering the park from the south side along Greenbriar East Drive, a paved trail leads to the playground area. The playground was replaced in 2017 shortly before this assessment was completed. The equipment includes a 2-5-year-old play structure, a 5-12-year-old play structure, a 2-bay swing set and two independent pieces that include a small playhouse and a spinner. A climber with a bell on top was salvaged from the previous playground and is provided as well. The playground is named in memory of Shana Ellman. A new park and Shana Ellman sign is at the entrance of the park/playground area. The safety surfacing for the park consists of some poured-in-place rubber and engineered wood fiber. There are 5 benches and 3 picnic tables in the playground area. A Thorguard lightening prediction system is adjacent to the playground. A number of deciduous, conifer and ornamental trees are located around the perimeter of the playground. All but the pines are in good health. The pines show signs of decline due to possible blight. Overall, the playground is in very good condition.

Just to the east of the playground area is a small ballfield with a backstop and team bench areas. The backstop and benches are in very good condition. The ballfield has cut-out areas for the bases and pitcher's area. Regrading those areas would provide a more level playing surface. A water fountain is located in between the ballfield and the playground and is in good condition. There are additional mature trees on the sidelines of the ballfield and the deciduous trees are in good health. The pines are in decline and should be replaced.

To the east and the northeast of the playground/ballfield area is approximately 1 ½-acres of open space often used for youth soccer fields. The overall condition of the turf is good. In the southeastern corner of the park is a depressed area that is utilized for a free skate ice skating

area. The area is about ¼-acre in size and is flooded in the winter for skating when conditions arise. The skating area has a light pole with one fixture and is in good condition.

Continuing along the paved trail past the playground, visitors will encounter a basketball court and a tennis court area in the park's northwest section. Both areas are in good condition. The basketball court has tall fencing on the ends and shorter fencing along portions of the side court. All fencing, surfacing and basketball standards are in good condition. The 2 tennis courts share the same favorable condition. None of the sports courts have lighting and are intended for daylight usage. A shaded area is near the corner of the basketball court near the path. The trees are in fair to good condition. One picnic table is located in this area.

Within the northeast section of the park, there is a wooded area that connects to Briarwood Nature Area. A gravel trail leads into the hardwood forested area. The trees are in overall good health with a few ash trees still remaining. The ash should be removed. This area is a good candidate for a prescribed burn, along with the rest of the rectangularly shaped strip of woods that lead into and become part of the Nature Area.

The park has numerous trash and recycling containers, rules and instructional signage and is well maintained overall. One significant note for this park is that although it's heavily utilized, it provides no off-street parking. Adding parking within the park would impact the park's overall amenity provision. Continued tree care and replacement and ballfield regrading are the most evident and recommended improvement opportunities within the park.

#### Briarwood Nature Area

The Briarwood Nature Area is an 11.96-acre natural area located in the southeastern portion of Deerfield. The park is irregularly shaped and has many borders. It is bordered to the east by the Middle Fork of the North Branch of the Chicago River, and residential areas off of River Road, to the south by residential areas on Greenbriar East Drive, to the west by Briarwood Park, to the west by residential areas on St. Andrews and to the north by Carriage Way. Upon crossing Carriage Way, one can enter Trail Tree Park.

The main amenities the park offers are a parking lot on the north end of River Road, over 4,300 linear feet of crushed limestone trails weaving through the park, some benches, signage and an area predominantly consisting of mature hardwood trees.

The parking lot provides 12 parking spaces and 1 space for handicap parking. The parking lot's surfacing is permeable paver bricks. A number of younger trees surround the parking lot and it has a center island with native plants and ornamental trees. The lot is located just south of the Village of Deerfield East Side Pumping Station which is fenced off from the park. Closer to the east edge of this area is the middle fork which has some buckthorn on top of the shoreline. A nearby sign provides information on the environmental value of permeable pavers. The parking lot has two light poles with single fixtures and are in good condition. The parking lot area is in good condition.

To the west of the parking lot visitors can enter the trail system and have numerous directional options to choose from. One path leads west to Briarwood Park and two other lead west and north. All paths are woven through the hardwood forest. The paths are in good condition. As with all crushed stone trails, they will require monitoring and maintenance for washouts and low spots. A few benches are situated within the trail system. Consideration could be given to adding a few more benches throughout the trail system and possibly adding to the 1 picnic table located near the parking lot and actually creates a designated picnic area with multiple tables.

Towards the north end of the park close to Carriage Way, a second informational sign covering the history of the middle fork is provided. The sign is in good condition. Upon coming out of the trail on the park's northern end on Carriage Way, a park sign and a restoration plan and informational sign are located just within the park's boundary. The park sign identifies numerous partners in acquisition and development and is aging. This sign should be replaced. The restoration plan and informational sign are within a small, covered kiosk and is in overall good condition. It is, however, oriented to show Trail Tree Park on the top and could one day be reversed to provide a more accurate orientation in relation to Trail Tree Park and Briarwood Nature Area.

The majority of the park is populated by mature hardwood trees. Some areas of buckthorn are present as are some ash trees. The area will benefit from incremental management practices of removing invasives such as buckthorn, removing ash trees and restoring areas with native plants and trees. The entire area is an excellent candidate for a prescribed burn program as well.

## Brickyards Park

Brickyards Park is a 13-acre Community Park located within the southern area of Deerfield. The park is bordered to the east by railroad tracks, to the south by Kates Road and office space, a residential area to the west and by the joint Deerfield Public Works and Parks Maintenance Facility to the north. Located within the park is the park district's Patty Turner Center, a center for active adults. The entire parcel is owned by the village and the park district, through a long-standing Intergovernmental Agreement, operates and maintains the entire park and its amenities.

The park offers a wide array of amenities which include the aforementioned Patty Turner Center, two parking lots, a full-size basketball court, a seasonal sled hill, several lighted and irrigated soccer fields, a playground, a picnic shelter, numerous landscaped planter beds, picnic tables and benches, some perimeter fencing, equipment storage sheds and a paved path running north to south connecting the parking lots and leading to many of the amenities.

Upon entering the park from the south, or Kates Road, visitors will find one of the two parking lots. The lot provides 71 parking spaces and two handicap spaces. The lot is in fair condition and should be resurfaced in 1-3 years. The lot has 6 light poles with single units and are in good condition. The basketball court is just east of the lot and is in fair condition and should be resurfaced, perhaps at the same time as the parking lot. There is no dedicated pedestrian access to the south end of the park from Kates Road. A sidewalk leading into the park should be added. A park sign is also located at the south entrance and is in good condition. The sign identifies the partnership with the Village of Deerfield for the park's disposition and usage. Within this southern area of the park, a seasonal sled hill is located along the north side of Kates Road leading down into the soccer field section of the park. Also located within this area are a significant number of conifers and deciduous and ornamental trees. The trees are in good health but some of the pines appear to be in decline due to possible blight.

Following the paved trail from the south parking lot into the park, the playground and shelter are located on the west side and soccer fields are on the east side. The playground area is a substantial space with many features. They include a 2–5-year-old and 5–12-year-old composite play structure, four stand-alone climbing structures, three rockers, a game table, sitting wall, a sandbox and numerous benches. The safety surfacing is a combination of engineered wood fiber and poured-in-place rubber. The area also includes numerous ADA compliant entrances, concrete borders and planter beds. Overall, the playground is in fair to good condition as its features are becoming outdated and replacement should be considered in 3-5 years.

The large picnic shelter is located just north of the playground and provides access to the playground and the paved trail. The shelter is masonry, steel and wood construction with an asphalt shingle roof and has a concrete floor suitable for 12 picnic tables. It is 42 x 38 feet in size. The entire shelter area is in good condition with a painting of the steel posts and beams suggested. A Thorguard lightening prediction system is mounted on the shelter's roof. A 911 call box is also near the playground.

Located to the west of the playground is a landscaped stretch of berm that separates the playground area from the residential area. The berm and entire area is well landscaped with a mix of conifers, deciduous and ornamental trees. The majority of the trees are in good health although some pines are in decay due to possible blight. Replacing the failing trees should be incorporated into the district's tree replacement program.

On the east side of the paved trail is the soccer field area. The area, a total of 4.22 acres, is dedicated to soccer fields. The field configuration includes one full-size field and a total of 3 smaller fields. The entire field area has 10 lighting structures. The lights are in good condition and could be replaced in 7-12 years with a more efficient system. The space is fully covered by an irrigation system. The turfgrass is in good condition and continued rotation of the field layout will prolong the turf's overall condition. This area, along with other sections of the park, sits on top of an old manufacturing landfill and does provide challenges due to shifting ground under the playing surface.

Along the east side of the field area is an elevated area adjacent to the railroad tracks. There are a number of trees planted for shade and separation. Most trees are in good health but as other trees in the park, some conifers are in decline and should be replaced. Along the north edge of the field area there is chain link fencing section of over 250 feet. Due to continued shifting, the fence should be replaced in 1-3 years to more effectively contain balls and players away from the detention area just to the north of the fencing. Overall, the sport field area is in good condition with healthy turfgrass.

Continuing along the paved trail, the Patty Turner Center sits to the west. The Center has a number of landscaped areas with planter beds and trees. The trees are in good condition. The beds provide opportunities for additional beautification and possibly function for Monarch butterfly habitat areas. A sculpture is also located in this area.

Continuing along the paved trail, the northern end of the Patty Turner Center, a large parking lot, a stormwater detention area and the continuation of the west berm separating the area from the residential area can be found. The front entrance, or north end, of the Patty Turner Center, includes numerous planter beds that offer opportunities for enhancement. The actual park entrance, if entering from the north along the trail, also has multiple planter beds and trees. These beds also offer opportunities for enhancement. The area has a number of different types of trees. Most are in good condition. Close watch on the conifers in this area should be dedicated to monitor their health. There is no park sign greeting visitors entering the park and one should be added when resources are available.

The parking lot on the north end of the park, accessed from Elm Street, provides 153 spaces along with 12 handicap spaces. The lot serves both the Patty Turner Center and the park itself. The lot is full of planter beds, trees, some fencing and has varying grades to enhance drainage. The planter areas provide opportunity for enhancement and native plant areas. Overall, the lot is in good condition. Restriping the lines should be pursued in the next 3-5 years. The lot also has a total of 13 light poles, some with 2 fixtures and some with 1 fixture. They are in good condition. Resurfacing the lot should be pursued in the next 5-10 years.

A small detention area is located between the east side of the parking lot and the soccer field area. The area is becoming dominated by invasive plants and should be eradicated and then restored with native and non-invasive plantings.

Overall, the park and its amenities are in good condition. Routine maintenance of parking lots, enhancement of some planter beds and replacing declining trees are some areas for improvement. Replacement of the playground and resurfacing of the parking lots and the basketball court are significant projects that should be incrementally performed. Adding a walkway from the sidewalk on Kates Road leading into the park will provide improved pedestrian access. Ensuring the paved trail going through the park is properly maintained and eventually resurfaced is also a consideration to be integrated into the park's capital improvement plan.

## Cumnor Court Park/Sarah Channick Play Area

Cumnor Court Park is a .35-acre mini-park located at the intersection of Cumnor Court and Carlisle Drive. The property is owned by the Village of Deerfield. The park is located in a residential area and a small drainage ditch is located to its north border. The park is fully fenced in with chain link and decorative fencing and contains playground equipment, extensive landscaping and seating areas. It also has small sections of turfgrass areas around the perimeter of the playground. A concrete sidewalk provides entrance to the park off of Cumnor/Carlisle past a landscaped area with the park sign and a decorative metal fence.

The playground equipment is the main amenity within the park. It is a play structure designed for 2–5-year-olds and contains numerous ramps and climbers. There is also a 2-bay swing set, 3 swing toys and an ADA accessible sand digger. The playground surfacing is a mix of rubber tiles and engineered wood fiber. A small concrete slab is nearby with a picnic table and 2 viewing benches are adjacent to the playground. There are 3 mature and 3 young trees within the park.

The playground equipment was installed in 2007 and is in good condition despite some fading colors. The concrete border around the playground has some opportunity for crack repairs but is in fair to good condition. The turfgrass areas also provide an opportunity for improved health. The park sign is older and would benefit from being replaced. Overall the park is in good condition and playground and signage replacements should be considered within 4-6 years.

## Deerspring Park

Deerspring Park is a 15.79-acre Community Park located off of Deerfield Road to the south and Manor Drive to the north. The road that goes through the park connecting those two roads is named Lions Drive. The park is located on the eastern side of the district's boundaries.

The park's main amenities include the Deerspring Pool, a playground, two tennis courts, a sand volleyball court and a 60-space paved parking lot. The majority of the rest of the park consists primarily of undeveloped open space heavily populated by trees and undergrowth. The pool assessment was completed independently under the facilities section of this plan. The following is an assessment of the park and its amenities.

Upon entering the park from Deerfield Road, both sides of the park contain some green space areas each with a large art piece within them. The pieces are donated by an artist through the Village's Fine Arts Commission. A park sign is also located in one of the areas. The sign is aging and should be replaced. The roadway, (Lions Drive), leading into the park is in good condition. Wooded areas on each side of the road are heavily populated with buckthorn. There is no pedestrian trail or sidewalk leading from Deerfield Road into the park. Pedestrians currently must use Lions Drive. A future project could be to add a dedicated sidewalk/paved trail parallel to the east side of Lions Drive leading into the park.

Moving into the parking lot area, the area opens up to the 55 car parking lot. There are also 5 handicap parking spots on the east side of the lot near the playground area. The parking lot has two light poles with two light fixtures each. The light poles and fixtures appear to be in good condition. The fixtures could be eventually upgraded to a more efficient system. The overall condition of the parking lot is good. Re-striping the lot should be pursued in the next 2-3 years. There are also 3 trees in the planter areas where the lights are located and they appear to be in good health.

A playground and picnic shelter are located on the east side of the parking lot just south of the fenced in area of Deerspring Pool. The playground's main feature is that the majority of pieces are connected by ADA compliant ramps and platforms. The playground could be classified as a 2-12-year-old structure. There are also 5 free-standing play pieces within the playground area and a themed drinking fountain. The playground structure offers numerous climbing pieces and slides. A number of benches surround the playground. The safety surfacing is primarily engineered wood fiber and the surfacing area has a recycled material border. The border displays signs of pulling apart and will continue to require oversight until replaced. The playground is in overall good condition but is showing signs of wear and could be replaced within the next 5-7 years.

The picnic shelter located next to the playground is a hexagonal 12-foot unit in good condition and provides 2 picnic tables underneath. There are six mature and two ornamental trees within the perimeter of the playground area and are in good health. The entire playground and shelter area are ADA accessible from the parking lot and offer no significant ADA barriers. An emergency call box unit is located just to the north of the playground off a sidewalk leading to

the pool. The area just outside the pool building contains some planter areas which could be enhanced with native and perennial plants.

On the north end of the park, there is a sand volleyball court and a two bank tennis court area. There is also a paved path leading from the north side of the pool area to Manor Drive. This path is separated from Lions Drive by a split rail fence. The path itself is in fair condition and should be replaced within 5-8 years along with the fence. The sand volleyball court is in good condition as are the tennis courts. The tennis courts also have pickleball lines painted within the tennis courts. The paved surface and fencing are both in good condition. Sealcoating the courts could be pursued in the next 3-5 years as a continual maintenance item.

Within this area of the park are a number of topographical changes within a turf grass area. The elevation changes appear to be intended to facilitate drainage as there is a stormwater drain in this area as well. To the north of the sand volleyball court is a lightly wooded area with some mature cottonwoods. The area could be enhanced with more trees and some native plants.

Along both sides of this area, along with the areas east and west of the parking lot and the areas east and west of the Deerfield Road access are heavily wooded areas with a significant amount of buckthorn and other forestry issues. There are a number of dead and dying ash and some other trees that are declining in health. An incremental forestry strategy to remove the ash and other declining trees, in addition to buckthorn removal, should be developed. This entire wooded area, nearly half of the overall space of the park, should be an area where necessary resources are allocated. Along with the removals, there should be a strategy to restore the wooded area to a more indigenous state.

Overall, the park is in good condition. Eventual playground replacement will enhance the active play section of the park. Adding a pedestrian path or walkway from Deerfield Road is another aspect to encourage pedestrian access. The reforestation of its entire wooded areas within the entire park is also another initiative to enhance the park's overall appearance and improved environmental condition.

## Jaycee Park

Jaycee Park is a 9.22-acre Community Park located on the west side of Wilmot Road just north of Hazel Avenue. The park is bordered by residential areas on its south, west and north sides. Residential areas and Mitchell Park and Pool are located across Wilmot on its east side. It can be accessed by vehicle off of Wilmot and provides 2 pedestrian access points off of Wilmot, one pedestrian access via a paved trail from Peartree to the west and via a paved trail from Castlewood to the south. Major amenities within the park include a paved parking lot, a dog park, a picnic shelter/restroom facility, a playground area, 2 ballfields, an open space utilized for soccer and an additional open space along Wilmot utilized for ice skating in the winter. It has nearly ½ mile of paved trails and sidewalks throughout the park. The park contains an extensive amount of landscaped areas near the parking lot and playground areas and a high number of ornamental and mature trees throughout the park.

The vehicle access area to the park contains a turn-around/drop-off area which then leads to a lot with 82 parking spaces and an additional 3 handicapped spaces. A landscaped area within the turn-around/drop-off area contains a flagpole which should be lighted. The overall condition of the vehicle access and parking lot areas is good with some cracks in the asphalt surfacing as some short-term improvements. Long range planning, (7-10 years), should include repaving the entire area and associated curb repairs. The extensive landscaped areas around the parking lot are in good condition. There is a total of 5 lights within the drop-off and parking lot areas and are in overall good condition. Upgrading the fixtures with energy efficient lighting could be pursued with external grant support.

An extensive sidewalk system leads from the drop-off and parking lot areas and provides ADA access to the park. The sidewalks are in good condition.

The dog park is located just west of the parking lot. It is approximately .65-acres in size. The area contains a 6-ft. high vinyl coated chain-link fence, a picnic shelter, sidewalk areas, a water fountain and a separate hose bib water source. A few concrete agility stations are located just south west of the shelter which has a crushed stone surface. The shelter sits on a concrete pad. The area outside the play/training area has turf grass and a wooded area to the west. A few mature trees are scattered throughout the turf grass area. The overall condition of the dog park is fair as the fencing is a candidate for replacement as well as the shelter. The concrete agility stations are also a prime candidate for replacement and improved drainage in some areas of the park should also be pursued. The dog park is scheduled for renovation in 2019 and all listed improvement possibilities should be considered. Getting park user feedback should be a component of any desired improvements.

Located just north of the parking lot is a large playground area which is approximately .31-acres in size. The playground contains numerous pieces for both 2-5-year-old and 5-12-year-old children. The 2-5-year-old area includes swings, 3 play structures and 3 spring toys with age-appropriate signage. The 5-12-year-old play area includes a large play structure, a climber and a zip line. The playground area also contains 2 planter beds each housing a mature tree. The safety surfacing is a mixture of poured-in-place rubber and engineered wood fiber. The area has

numerous viewing benches of which some are ADA compliant. A small sand play area is also provided in the area. The ADA access points via poured-in-place rubber into the playground are located within the 2-5-year play area. A water fountain and a bike rack are located near the playground area.

The overall condition of the playground is fair. A significant portion of the playground has wooden platforms, railings and other pieces and the entire area is aging. As the playground is scheduled for replacement in 2019, adding more ADA access points, recurling the tree beds and ensuring ample ADA compliant viewing bench areas are included as part of the renovation.

The 3,500-square foot picnic shelter/restroom facility is located just north of the playground area. It was built in 2000. The structure has a brick exterior finish and an asphalt shingle roof. The shelter is surrounded by ADA compliant sidewalks and includes restrooms, storage space and a covered picnic area which houses 6-8 picnic tables. The shelter also serves as a warming house in the winter for the temporary skating rink constructed east of the shelter. The skating area has one light fixture for evening skating. Overall, the shelter is in very good condition. The asphalt shingle roof, however, should be replaced within 2-3 years. Possible upgrades to lighting to the ice-skating area could also be considered.

The green space within the north side of the park is where the two ballfields and open space for soccer are located. The two ballfields have backstops and team bench areas and grass infields. Only the base and pitcher's mound areas are skinned. The overall condition of the backstops and team bench areas are good. The condition of the infields is fair as the skinned areas are mounding above the infield and the infield areas are not level or pitched for drainage and have numerous low spots. Better grading and drainage should be pursued for each infield. The backstop area at the west field is also not ADA accessible from the nearby paved trail that circles the entire area.

The open space in between the two ballfields can house a mid-size soccer field. The field also has uneven terrain and a mixture of healthy turf grass and some broadleaf weed areas. Pitch and drainage is also an issue with this field in times of heavy rainfall.

The .5-mile paved trail system winding through the park varies in condition. Portions to the south and west are in good condition and sections to the east and north are candidates for widening and resurfacing. These improvements can be done incrementally and independently of any other significant improvement projects as long as drainage is not impaired.

Overall, the park is in good condition. Short-term improvement considerations should include the playground replacement, dog park improvements and a new roof on the shelter. Mid-term improvements should include some paved trail and ballfield infield improvements. Long-term improvements should include access drive and parking lot resurfacing and an overall regrading of the ballfield/soccer field area with necessary infrastructure to improve drainage and usability.

## Jewett Park

Jewett Park is a 13.81-acre Community Park located just northwest of the Waukegan Road/Deerfield Road intersection in Deerfield. The park is bordered by a residential area to the north, a Metra station and parking to the west, parking lots and an AT & T building to the south and numerous entities such as the Deerfield Library, the Village Hall and the First Presbyterian Church to the east. The Jewett Park Community Center, a main operational and programming center for the park district, is situated in the southeast corner of Jewett Park. The park has a significant number of features and amenities for a park of this size. The features and amenities include 2 lighted ballfields, a Veteran's Memorial area, a warming shelter/restroom/picnic shelter facility, two playground areas, a skate park, a large wooded area with over 60 mature oak trees, an extensive sidewalk system winding through the park, 2 parking lots, water fountains, many other landscaped areas and trees in addition to the "oak grove" and numerous benches, trash receptacles and picnic tables located throughout the park. The park also serves as a host to 2 ice skating areas during winter months. One area is a depression that is flooded and one area within the baseball field's outfield is the site of where a hockey rink with boards is set-up every year. The picnic shelter is winterized every year to serve as the warming shelter. The park is equipped with a lightning prediction system.

The two parking lots within the park provide a total of 76 spaces and 4 additional HC spaces. The lot on the southern end of the park provides 28 spaces and 2 HC spaces. The lot is lighted by one pole and two fixtures. The lot's condition is fair and could be part of a larger renovation project when the turn-around and entry area to the Jewett Park Community Center's entrance on its west side is renovated. The parking lot on the northern end of the park has 48 spaces and 2 HC spaces. It is in good condition and should not need any renovation for over 5-10 years. The lighted sidewalk leading from the lot towards the west side of the library is also in good condition. The lot was developed in part with an Intergovernmental Agreement which permits library staff to utilize the lot.

The Veteran's Memorial area is located at the southwest corner of the park. It was dedicated in 1993 by the American Legion. The Deerfield Park Foundation added a statue of a flag to the area in 2004. The walkway leading to the area comes off the sidewalk on the park's west side. It is narrow, uneven and not ADA accessible. The walkway leads to the memorial area which has attractive granite walls, emblems of all armed and civil forces and services, a lighted flagpole, benches and an extensive amount of landscaping and mature trees. The area would benefit from a fully accessible walkway, or two, leading to the memorial area, updated landscaping and perhaps a larger "garden area" in front of the wall monument location.

The two ballfields make up the majority of open space within the park. A full-size 80/90-foot base path field is located at the southwest corner of the park and has grass base lines. Supporting features include a backstop, fenced-in and covered dugouts, 2 sets of bleachers and 6 light poles serving the field. It has a water fountain nearby and a scoreboard in the left field foul area. Mature trees are also in that area. The infield is in good condition but does display some minor drainage challenges due to settling of the grass portion of the infield and uneven areas in the outfield. The area just south of the first base dugout collects run-off from the

higher elevation area starting at the Jewett Park Community Center. The backstop is in fair condition as are the dugouts. The dugout floors are asphalt and are uneven. The entire field would benefit from being renovated or entirely rebuilt to promote drainage and function. All of the fencing should be part of that renovation along with addressing drainage issues on the first base side. The lights are aging and could be part of the entire renovation or be a separate phase. The bleachers are not accessible along with there being no ADA access to the entire field area to the rear of the backstop.

The other ball field has 60' base paths, a skinned infield, backstop, fences and covered dugouts and 4 sets of bleachers. These dugouts are also paved and have drain grates within them. The drain system appears to be inadequate as debris often collects at the drains. The infield has drainage challenges due to high outfield lips in some areas and uneven infield levels. The field is served directly with 4 light poles. A scoreboard is located off the third base line in foul territory. The backstop area is accessible from the east side of the park and from the Jewett Community Center. The field "shares" the outfield space with the full-size field to the southwest. The outfield turf area is irrigated and the turf grass is in good condition. The outfield however is uneven and has a number of high and low spots that do not encourage drainage. The field's drainage issues, aging backstop and fencing and older lights display similar need for renovation as the full-size field. Renovating both fields at once would appear the most efficient and expedient way to provide up-to-date fields and supporting features.

The outfield area within left field of the large field and right field of the smaller field is the location of the temporary hockey rink set-up in the winter. That area is sloped which makes it difficult to set-up the boards all on one level. Leveling that area out or having a minimal slope should be incorporated into any renovation of the two ball fields.

Located just north of the Jewett Park Community Center is a significant playground area. One large section contains 14 play structures for 2–5-year-olds and is fenced in. Access to this play area is near the Jewett Center and has multiple gated entrances and a small shelter. The play pieces are worked into the sloping terrain and there are numerous mature trees and benches within the area as well. The play pieces differ in age as the district has generally replaced one piece at a time over time.

The other section of the playground is just outside the fenced in area and is designated for 5–12-year-olds. A large play component takes up the majority of this playground. It is also installed along a sloping terrain and offers limited ADA accessibility. Near this playground area are more mature trees, picnic tables and benches. The picnic tables are not ADA accessible. A water fountain is also located nearby.

Overall, the playground is in fair to good condition. The ages of the playground pieces and areas range from 2003-2005 installations. It does have challenges due to its sloping terrain and current limitations for ADA accessibility.

Replacing this entire playground area, as opposed to each area inside and outside the fence, would provide the best opportunity to incorporate the sloping terrain into the actual play

features along with ensuring the entire area is ADA accessible. There are also a few declining oak trees that will eventually have to be removed and that could be accomplished along with the renovation project.

Another amenity located within the park is a large concrete poured skate park. The skate park offers a bowl and many other features. The concrete is showing its age through cracks and settling. The age of the skate park and the ability to provide more up-to-date features display an eventual need to renovate the area. Extensive landscaping and fencing around the area will need to be updated at the same time.

The north side of the park has a range of features and amenities. They include the warming shelter/restroom/picnic facility, a playground, a heavily wooded area, a low lying area for an ice skating area and a newly established open space area.

The warming shelter/restroom/picnic building is a four season facility. It is in very good condition. It does however show some need of repairs to its lap siding and possibly improved door systems when the temporary walls enclosing the shelter are installed for winter months.

Located just to the east of the building is a low lying area that is flooded for winter skating. The area is irregularly shaped and appears to have very little uniformity. The area is approximately  $\frac{1}{4}$  plus acre in size. More uniform shaping of this area may facilitate improved management of ice making during the winter and drainage as spring arrives.

The majority of the north end of the park has over 60 mature oak trees and other native trees. This area is ideal for picnic areas. The trees are aging but in good condition and consideration should be given to continue to plant younger oaks to replace the aging ones. Located within this area directly north of the restroom facility is another playground. It provides play pieces for both 2-5 and 5-12-year-old age groups and is in good condition. Installed in 2006, replacement should be considered by 2021 or when that portion of the park is updated.

The northeast corner of the park, at the intersection of Park and Hazel, has recently become open space due to recent demolitions of district owned buildings. The area will provide for options such as open space or continuing the "oak grove" or other amenities to be determined.

Interestingly, the north "edge" of the park is indented by three residential properties along Hazel Avenue. One of the three homes is district owned and is leased as residential property. The other two homes are privately owned. There is a set of power lines running along the edge of these backyards that services all three homes.

The entire park contains extensive landscaping, maturing trees and exposed aggregate sidewalks. The landscaping and tree health are in overall good condition. Close monitoring of some of the mature oaks should continue until removal(s) become a necessity. The array of sidewalks running through the park range in width from 5 to nearly 10 feet. Some have flush concrete "curbing" on both sides. The overall condition of the sidewalks is good although some sections are showing wear more than others. Benches and trash receptacles are also located

throughout the park. There are memorial benches and multiple types of picnic tables, benches and trash receptacles. Replacing these amenities with identical models will enhance the uniformity and appearance of the park.

One important consideration to take into account while planning any partial or entire renovation of Jewett Park is the Northwest Quadrant Stakeholder Working Group and associated planning processes. The working group is made up of village, library, park district, First Presbyterian Church representatives and local retail owners. The quadrant essentially covers the area northwest of the Waukegan Road and Deerfield Road intersection. The group has been meeting for quite a few years to examine the feasibility of altering traffic flow, providing pedestrian access to all areas and providing public parking. How this currently affects the park district is considerations to possibly add a walkway from the Jewett Park Community Center to the Library and possibly alter traffic flow and the drop-off area by the Center's preschool. The traffic flow and drop-off area considerations appear to be less of an agreed upon concept than the sidewalk access along the east side of the park at this time.

Prior to the park district developing any renovation plans within the park, providing the walkway appears to be as a strong component of any plan. This walkway could be done in phases if the park's renovation is planned accordingly. In any case, the two areas within the park that will be affected are the playground area for 2–5-year-olds and the skate park. The existing terrain does provide for a walkway just outside the playground area if the playground was shifted approximately 10 feet to the west. The second section of walkway will affect the skate park as present terrain features do not currently provide a clear direction on how to extend that walkway to the library. Funding sources and responsibilities will also have to be established for each of these sections of the walkway.

Jewett Park, due to its proximity to the Community Center and other community services, is an ideal candidate for a significant renovation. Improving current physical conditions of existing amenities, with the Northwest Quadrant plans taken into account, will be a significant project that may be best undertaken in phases. The northern section of the park offers additional opportunities to add amenities and features as the park renovation plan is developed. Some potential additions to the park would be to add a performance pavilion for concerts and other productions, adding more oak and other native trees and possibly even adding more sculptures such as the ones located at village hall.

## Keller Park

Keller Park is a 5.49 -acre Neighborhood Park located in the southwest area of Deerfield. The park is bordered by residential areas to its west and south. A private school is just north of the park and the west fork of the north branch of the Chicago River runs along its east side. Major amenities within the park include a portion of a 9-hole disc golf course, paved trails, open space, a playground and a mix of mature and young trees. A steel pedestrian bridge is located on the park's northeast corner and crosses the west fork of the north branch of the Chicago River. The bridge connects Keller Park to another park district park, Shepard Park, on the east side of the west fork. Just to the east of Shepard Park is Shepard Middle School. A paved trail from the dead end of Hackberry Road runs through the north side of the park and also leads to the bridge.

On the north side of the park is the signage identifying the disc golf course which a portion, (4 holes and the tee for hole 5), is located with the park. The signage, along with the disc golf amenities, are in good condition. One option could be to expand the concrete tee boxes in the future. Adding another 9 holes, with the new baskets in proximity of the existing course, could be another way to improve the course. There is no other signage besides the disc golf course signage along the park's northern edge. Adding a park sign should be considered.

A paved trail leading south into the park is also located in the northern section of the park. The paved trail runs the length of the park to another pedestrian entrance off Laurel Avenue in between residential properties. The trail is in fair to good condition and would benefit from widening, crack filling and sealcoating or entire replacement. A chain link fence is located just east of the trail and runs along the west fork. The fence is in fair condition and could be replaced prior to or along with any trail improvements.

The majority of the park contains primarily open space with turfgrass areas along with a mix of mature and younger trees. Some pines along the west side of the park are in decline and should be replaced. The turfgrass would also benefit from broadleaf weed control. The park has a .19 acre "spur" that goes in between 2 residential properties to Pine Street 4 properties south from its northern edge. Park signage identifying the park is located here. The signage area has a landscaped bed and some mature trees. The entire area would benefit from new landscaping and signage. Despite the park signage being here and the park property runs all the way to the sidewalk, no trail or sidewalk leads into the park from this area. Consideration could be given to add a section of paved trail into the park from this access point.

The playground area is located in the mid-section of the park. The equipment includes a play structure for 2-5- year-olds, a structure for 5-12- year-olds, 2 – 2 bay swings and 2 stand-alone play pieces. The playground has a mix of poured-in-place rubber and engineered wood fiber for safety surfacing. There are 3 viewing benches located around the perimeter of the playground. The playground is in good condition and should be considered, consistent with the district's replacement schedule, to be replaced in 2021/2022.

Overall, the park is in good condition. Improvements to be considered include replacing the steel pedestrian bridge, (scheduled for 2018), replacing some declining trees, turfgrass treatments, paved trail and fencing replacements, new signage and eventually the playground.

## Maplewood Park

Maplewood Park is a 11.59-acre Community Park centrally located in the Village of Deerfield. The park is bordered by residential areas on all sides and is accessed by vehicles from Hazel Avenue. Major amenities at this park include a restroom facility, a picnic shelter gazebo, two separate playground areas, a drinking fountain, 3 exercise stations, 3 softball fields, 6 seasonal youth soccer fields, 3 half-court basketball goals, 3,666 linear feet of paved pathways and a parking lot. The park offers many benches and picnic tables and contains a mixture of mature and younger trees.

The parking lot is accessible from Clay Court south of Hazel Avenue. This entrance displays a park identification sign and the lot is split into two sections located on the north end of the park. The west section of the parking lot contains 62 parking stalls including 4 accessible stalls and the east section contains 24 stalls. There are five light poles with LED fixtures that provide light for both sections of the parking lot. Overall, the condition of the parking lot and lighting is good, but asphalt maintenance will be necessary within the next 2-3 years.

The north end of the park consists of two playground areas, one with 2-5- and 5-12-year-old equipment and the other for 13+ age children. This equipment and rubber surfacing was installed in 2012. Other features in this area include accessible sidewalks, a picnic shelter gazebo equipped with a lightning prediction system, a men's and women's restroom facility with storage room and drinking fountain, a circular basketball court with 3 half-court goals, a 911 emergency call box and numerous benches, picnic tables and trash receptacles. The 250 SF restroom building is constructed of split faced concrete block walls and asphalt shingle roof. This building is in good condition. Several branches should be removed from large pine trees that surround the building and the roof will need to be replaced within the next 4-5 years.

The center portion of the park provides an 1860 LF circular paved walking path with three exercise/fitness stations located along the path. Each station has 3 pieces of equipment with poured in place rubber surfacing and was installed in 2015. The pathway surrounds a large open green space which is utilized for softball and soccer athletic fields. The pathway also allows pedestrian access to the park from the west and south sides which are both marked with park identification signs. The pathway is in good condition, but will require asphalt maintenance within the next 2-3 years. There are 3 skinned softball fields in this area which are in good condition including recently renovated backstops. However, these infields would benefit from improved drainage and surfacing. The outfield area between the fields offers good turf grass and is utilized for small to mid-sized soccer fields.

The south end of the park is bordered by Deerfield Road and one residential house that is not owned by the park district. There are many large trees on this end of the park which are declining in health and need to be pruned or removed within the next year. Overall, the park is in very good physical condition. The turf grass areas throughout the park are in good condition, however, turf improvements around the playground area would benefit the appearance of this area.

Areas that should be incorporated into capital planning include restroom building roof replacement, continual maintenance and improvements of the ballfields, parking lot and pathway asphalt maintenance and additional tree planting, pruning and removals.

## James C. Mitchell Park

Mitchell Park is a 12.65-acre Community Park located towards the western side of Deerfield. The park is located at the corner of Wilmot and Hazel and also has frontage along Deerfield Road. The park is surrounded primarily by residential property along with a portion being adjacent to a church on its southwestern border. The park offers many amenities which include the Mitchell Pool Aquatic Facility, over 3,200 linear feet of paved or concrete trails, 2 full-size lighted basketball courts, 4 lighted tennis courts, a playground, a sand volleyball court, a small shelter/band shell, 2 baseball/softball fields, open space between the ball fields for a mid-size soccer field and a mix of mature, young and ornamental trees. Off-street parking is provided off of Hazel. Adjacent to the park on a portion of its western border are 2 residential properties owned by the park district. These will not be included as part of this assessment.

The parking lots along Hazel provide a total of 81 stalls and 2 handicap spots. The parking lots are in good condition and offer no immediate maintenance needs. Sealcoating and striping should be considered in the next 5-7 years. There are a number of paved trails leading into the park and pool area from the residential areas and all are in good condition. One of the paths leads to restrooms in the aquatic facility that can be accessed for park users. Just south of the Aquatic Facility is a single sand volleyball court. It is bordered by sidewalk, turfgrass and a small retaining wall with pavers. Eventual replacement of the pavers to concrete is recommended as some of the pavers are leaning into the sand court. Overall it is in fair to good condition. Also located in this area are numerous park benches and bike racks which serve the aquatic facility and the park. They are in good condition.

To the east of the volleyball court are the basketball and tennis courts. The 2 full court basketball courts have portable standards, backboards and rims. They are in fair to good condition and should be replaced in 3-5 years. The surfacing on the courts is peeling and chipping in numerous areas. They are scheduled for resurfacing in 2018. The fencing around the courts is in fair to good condition and should be replaced within 7-10 years. The lighting is in good condition and can be looked at for replacement for more energy efficient fixtures within 10 years. The next set of courts are two hard surface, (asphalt), tennis courts. Similar to the basketball courts, the surfacing is in need of replacing and is scheduled for 2018. Fencing and lighting upgrades should also be considered in coordination or in rotation with the other lighted courts in this area. The last set of courts is two tennis courts with a short synthetic turf surfacing with sand infill. The turf surface is in good condition but life expectancy of this type of surfacing is generally 10 years. Therefore, the surfacing should be considered for replacement in 2022. Along with the other tennis and basketball courts, the fencing and lighting should be incrementally or wholly replaced within 10 years. Another small "patio" area is located between the 2 sets of tennis courts. The surfacing is brick pavers and the area has a shade structure apparatus. It is heavily used in the summer for camps. The area is in good condition. A paved path leads to all of these areas and is in good condition. One noteworthy improvement would be to provide ADA access to the synthetic turf tennis courts. This is planned for 2018. One significant component of these sport courts is that they are built on top of a stormwater collection system underground. The system is owned by the Village of Deerfield. There is a building adjacent to the synthetic tennis court area that the village owns and operates. Because

of this relationship, the village has partnered on some of the required maintenance and enhancement projects for this area.

Additional amenities within this “northern” section of the park include a small half shelter utilized for concerts and events and a playground. The shelter is in good condition. The playground, replaced in 2016, includes a play structure for 2-5-year-olds, a structure for 5-12-year-olds, a 2-bay tot swing and a 2-bay strap swing with an additional bay with one handicap swing. There is also a free-standing net climber and a free-standing barrel roll structure. The surfacing is a combination of poured-in-place rubber and wood fiber. The area also has extensive landscaping, decorative sitting walls and numerous benches. The entire playground area is in excellent condition. The only recommended improvement would be to add more ADA compliant viewing benches.

The paved paths continue past all of the amenities noted so far and lead east to Arbor Vitae Road and west to Wilmot Road. One portion of this trail just south and east of the playground would benefit from a grade change to reduce water collection on the trail. Otherwise the trails in this area are in good condition.

Heading into the “southern” half of the park, the main amenities include 2 ballfields, a paved trail leading to Deerfield Road and open space in between the ballfields. Both ballfields have skinned infields, backstops and team bench area fencing and 2 sets of bleachers. Field 2, the one farthest north, offers opportunities to improve grade changes from the infield to the outfield to minimize the drop between these surfaces. Overall the field is in good condition. Three large cottonwoods adjacent to the field will require eventual removal as they appear to be aging but are in good health at this time.

The turfgrass area in between the two ball fields is utilized for a mid-size soccer field when the ballfields are not in use. The turfgrass itself is in good condition but there are uneven areas within the field which could be leveled out. The paved trail leading from Field 2 to the southernmost field, (Field 1), is in very good condition. Field 1, similarly to Field 2, is in good condition and offers no immediate capital improvement opportunities.

Within the entire park, there is a mix of mature trees and younger trees planted which were added to enhancements made within areas of the park. Continued monitoring of the aging trees should be pursued with tree replacements of at least 1 for 1 should occur. There are also areas, such as along the south side of the park and east of the basketball court, where additional trees could be planted for sight and sound buffers. Removal of invasives along some of the edges of the park should also be incrementally completed with any areas cleared serving as candidates for a mix of more turfgrass and natural areas with native plantings.

Overall, Mitchell Park is in very good condition. Focus should be paid to incremental improvements of the basketball and tennis courts, especially their fencing and lighting features. As with all parks, continued tree management should occur as maturing trees go in decline.

## Patti Stryker Park

Patti Stryker is a 1.59-acre Neighborhood Park located in the southwest area of Deerfield. The park is located at the intersection of Hackberry Road and Pine Street. There are residential areas on the north, west and south borders of the park. A private school borders the east side of the park. A sidewalk runs along 3 sides of the park.

The park's two main features are an open turfgrass area and multiple tree and shrub beds. A concrete path runs through the north section of the park and has 3 park benches and a water fountain. The majority of the tree and shrub beds are located within this section of the park. Park signs identifying the park are located near each entrance to the concrete path area of the park.

The open turfgrass area is a depression that is flooded and utilized as an ice skating area in the winter. Some regrading within the southeast corner of this area may contribute to a more consistent ice depth when it's made. There is also one light pole with two lights on it utilized for the skating area. The lights are in good condition.

The park has many mature trees and some ornamentals. The ornamentals are primarily located along the path within shrub and tree beds. The plant life appears in good condition. The benches in this area would benefit from improved ADA access. The water fountain, also in this area, is ADA compliant. The signs are in fair condition and could be replaced in the next 3-5 years. Consideration could be given to add another sign or relocate an existing sign to the park's southeast corner for improved visibility. Overall, the park is in good condition with regrading the skating area, adding ADA improvements and improved signage the top priorities for park improvements at this location.

## Trail Tree Park

Trail Tree Park is a 4.96-acre park located in the southeast portion of Deerfield. It is bordered by Carlisle Avenue to the west, Carriage Way to the south, the middle fork of the north branch of the Chicago River to the east and residential properties to the north. It is located in a residential area. The park's main amenities include a playground area, walking trails and wooded areas. Pedestrian access is provided from both Carlisle Avenue and Carriage Way.

Upon entering the park from Carlisle, a playground is the first feature encountered. The playground equipment includes a 2-5-year-old play structure and a 5-12-year-old play structure. There is also a two-bay swing set and a free-standing play piece. Two benches and two picnic tables are also located within the area. The safety surfacing is engineered wood fiber. There are also a number of deciduous trees lining the playground area. A park sign is also located at this entrance to the park. The playground area is defined by a split rail fence. The sign, fence and playground equipment are all in very good condition.

After going through the playground area, visitors will enter the park on a crushed limestone trail. The first additional feature of the park along the trail is a fenced in area with a Native American Marker Tree. A sign outside the fence provides information on the tree and its use by Native Americans. The tree itself, however, is in decline and will eventually die off. The trail then leads southeast through the park and comes out on Carriage Way. Within the 1,200 linear foot trail, a spur heads north and ends. Two pedestrian wood foot bridges provide access over swales along the trail. The trail is in good condition. The bridges are in fair to good condition and replacements should be pursued in the next 5-8 years.

The center of the park is much lower topographically than the south and west perimeter areas. A total of 2.01 acres are identified as wetlands and over 3 acres are floodway for the middle fork of the north branch of the Chicago River.

The wetland and upland areas of the park are heavily wooded. A number of ash trees have been removed and a number of them still remain for removal. Invasive ground cover species are evident as well. The area is a good candidate to initiate a prescribed burn program. There are 2 benches along the trail and another interpretive sign covering floodplain forests along the south edge of the park on Carriage Way. The benches and sign are in good condition.

Overall, the park is in good condition. Areas to focus on will be continued invasive tree and plant removals, eventual replacement of the foot bridges, beginning a prescribed burn program and replacement of lost trees with new ones.

## Woodland Park

Woodland Park is an 18.52-acre Community Park located in the northwest section of the Village of Deerfield. It is accessed by vehicle off of Wilmot Road. It is bordered by residential areas on all sides. The park offers many amenities which include 4 ballfields, two areas dedicated for soccer, a picnic shelter/restroom facility, a playground, 3876 linear feet of paved trails, 1533 linear feet of crushed granite trails, green space, a full court basketball court, a playground, a parking lot and a storage building. The park offers many benches throughout and has a mix of young and mature trees. The parking lot provides a total of 134 parking stalls and another 5 accessible stalls. Portions of the park were renovated in 2011/12. Some of those improvements included land acquisition for additional parking, a parking lot expansion, a new picnic shelter/restroom facility, a new playground, a new basketball court and backstop improvements.

The parking lot is accessible from Wilmot Road and only has a small sign directing vehicles into the park. A larger park sign should be installed at the entrance. The drive into the parking lot is in good condition as is the entire parking lot. Of the 134 parking stalls, 43 are constructed with permeable pavers. There are a total of 12 planter areas and rain gardens within or adjacent to the lot with numerous trees and some plants. The rain garden areas provide an opportunity for improvement with additional native plantings the best option. Adding a fence or shrub/tree line along a section of the northern edge of the parking lot would help define the park's boundary from an adjacent residential property. Just to the east of the parking lot is a hard-scaped area with a decorative stone sitting wall, pavers and picnic tables. This area is in good condition. A storage building is located just south of this area and houses a lightning prediction system. The building is in good condition and will eventually need siding and roofing upgrades. Overall, the parking lot and entry area is in very good condition with the rain garden areas providing opportunities for enhancement.

The northern section of the park offers 2 ballfields, a mid-sized soccer field and trails. This area of the park can be accessed by foot/bike via a trail off of Woodland Drive by way of a concrete sidewalk. A sign identifying some trail distances is posted at this entrance. The trail entering the park is paved and runs along the east edge of the park. It has 2 benches with ADA companion seating areas. A mix of young and mature trees run along the trail. The trail is in fair condition and would benefit from widening and an overlay in the next 3-5 years. Another section of the trail branches off the paved trail and curves around the ball fields and connects with the parking lot. This trail has crushed granite surfacing and would benefit from being paved in the future. The mid-sized soccer field on the northern-most edge of the park is in good condition but does slope from east to west. The slope creates sheet drainage issues at times. Creating some type of swale or grade change within this area will help contain the drainage within the park's west side.

The two ballfields in this area, (Fields 3 & 4), are in good condition and offer opportunities such as pitcher's mound, surfacing, drainage and backstop improvements. Each field provides paved bench and spectator areas and would benefit from ADA access points from the granite trail

once it is paved. The outfield areas for these fields are in good condition. Heavy buckthorn can be found along the west edge of this portion of the park and should be removed.

The “central” section of the park east of the parking lot provides green space, the picnic shelter/restroom facility, the playground, the basketball court and trails. A section of paved trail with one ADA compliant bench area leads from the parking lot to this area. The green space would be an ideal candidate for future development for a mid-sized soccer field or another similar athletic area but will require grading to provide a more consistent pitch.

The picnic shelter/restroom facility is in very good condition. It has wood siding, stone accents and an asphalt shingle roof. The shelter area has space for 8 picnic tables. The shelter utilizes rain water for toilet and urinal flushing and signage depicting that feature is present. The men’s room provides 2 urinals, 1 ADA toilet and 2 sinks. The women’s room provides 3 toilets, 1 being ADA accessible, and 2 sinks. An accessible water fountain is also available at the shelter.

Just to the east of the building is a paved full-court basketball court. It is in good condition and will require sealcoating in the next 3-5 years. The court is bordered by multiple trees as is the shelter. Just south of the basketball court is a small fenced-in memorial area with a statue which is also in very good condition.

The playground is also adjacent to the shelter and offers a play structure for 2-5-year-olds, a play structure for 5-12 year olds and a 3-bay swing set. It has 2 viewing benches and is fully accessible. All equipment is in very good condition. Extensive decorative landscaping is located around this area and is in good condition.

The “southern” portion of the park provides two ball fields, a mix of paved and granite trails, a full-sized soccer field and many mature trees. A granite trail runs east from the shelter area to the end of Elmwood Avenue in the adjacent residential area. Eventual paving of this trail would enhance ADA accessibility into the park. To the south of the trail is the soccer field. The field would highly benefit from a total renovation with irrigation as the existing condition of the field is fair at most due to many uneven areas. Another section of granite trail leads south and connects to a turn-around/drop-off circle off of Crabtree Lane. This path would also benefit from being paved.

The 2 ballfields in this section of the park, (Fields 1 & 2), are in overall good condition and would benefit from typical ball field and backstop maintenance improvements. The outfield area in between the fields offers good turfgrass and is utilized for small sized soccer fields. A paved trail runs from Crabtree Lane around the south and west side of the fields and connects to the parking lot area. The trail, which has 1 bench that would benefit from ADA improvements, is in good condition. A batting cage is located along the trail just would of the storage building and is in good condition.

Overall the park is in good physical condition. Areas that should be incorporated into capital project planning include improved drainage on the north edge of the park by the soccer field, a total re-build of the soccer field on the east side and repaving and widening sections of the

paved trails. Paving the trails that are crushed granite and possibly identifying future use(s) of the green space east of the parking lot and any associated improvements there should also be considered.

Continual maintenance and improvements of the ballfields should be pursued along with rain garden enhancements in the parking lot areas. Incremental planting of trees throughout the park should also be considered to replace aging trees that are in decline.

School/Park Assessments



## Clavey Park

Clavey Park is a 24.77- acre park of which 4.11 acres are owned by School District 109. It is located in the west section of the Village of Deerfield, east of the I-94 Tollway and south of Deerfield Road. The park is bordered on the north and east by residential areas and is accessed by vehicles from Montgomery Road. Charles J. Caruso Middle School, which is a 112,840 S.F. building owned and operated by School District 109, is centrally located at this site. There is also a 2,400 S.F. storage building owned by the park district which is used for Theatre prop storage as well as athletic field equipment and supplies. The park's main features include 4 ballfields, a football field and 2 soccer fields. There are also 2 basketball goals, an asphalt path connecting the parking lot to the ballfields, a long jump pit, a 2-acre natural native prairie area in the southwest corner of the property with the Deerfield Historical Society's Heritage Barn and a variety of mature and young trees.

The 4 ballfields are located in the large open space north of the school building. All the ballfields have skinned infields and are in good condition with 3 of the fields receiving new backstop fencing within the last couple of years. Ballfield #1 will need to have its backstop replaced in the next few years. There is also a turf irrigation system for the ballfields that is in fair condition and should be upgraded in the next five to seven years. In addition, these fields would benefit from improved infield drainage and surfacing as well as better ADA accessibility. These fields are utilized by school children during weekdays and by park district adult softball leagues and sports affiliate organizations on nights and weekends. Two of the ballfields are lighted which will need to be upgraded in the next five to eight years. The turf grass in the outfield areas is in good condition and is also utilized as a lighted football field in the Fall. There is a message board along the pathway south of ballfield #1 and a non-accessible drinking fountain near ballfield 1 that should be replaced. All 4 ballfields have 2 sets of bleachers.

The open space area north of the ballfields has one mid-size soccer field and one regulation size soccer field. Both fields are nonlighted and are in good condition. However, the drainage of these fields needs to be improved and addressed in the next five to seven years.

The parking lot is accessible from Montgomery Road and it provides parking for school and park activities. The parking areas are on the north and south side of the school building with a fire lane/service drive that surrounds the school and connects the two areas. There are a total of 120 parking stalls along with 5 designated accessible stalls. There is a school identification sign near the north entrance of the school along with several park benches along the sidewalk entrance. There is also pedestrian access to the park's athletic fields from the north and east neighborhoods and on the south from Deerfield Road.

Overall, the park is in good condition. Field enhancements such as improved drainage and improved ADA access and eventual lighting and irrigation upgrades should be the park's primary improvements to be included into the districts' Capital Improvement Plan.

## Kipling School Park

Kipling School Park is a 10.23-acre park located south of Deerfield Road, west of Kipling Place and north of Longfellow Avenue. The property is surrounded by residential housing as well as the West Deerfield Township Offices and retail stores and restaurants to the northwest. School District 109 owns the property which features a 67,255 S.F. elementary school and District 109's Administrative offices. It also has a Historical Village area in the northeast corner of the property which includes 5 historical buildings, mature trees and numerous artifacts. This area is bordered by a split rail fence on all sides.

The park's main features are the two ballfields located on the west area of the park and the children's playground on the south side of the school building. The youth baseball fields are utilized by school children throughout the day as well as Deerfield Youth Baseball and Softball Assn. for practice and little league games in the evenings and weekends. Each field has a grass infield with cut-out base areas. They also have aging chain link backstops without player or sideline fencing. The ball fields and fencing are in average condition. The 11,732 S.F. playground is used by the school children and neighborhood kids and features a 2-5-year-old composite structure, a 5-12-year-old structure, 8 bays of swings and several independent components. The area has several viewing benches and picnic tables of which some are ADA compliant. The playground safety surfacing is a combination of poured in place rubber and engineered wood fiber. There is also a large asphalt area between the playground and school that serves as a fire lane and play area for the students. Other park amenities include an asphalt walking path that surrounds the ballfields, 7 basketball goals, 2 funnel ball games and a gaga pit.

The parking lot is accessible from Kipling Place and it provides 109 parking stalls along with 5 accessible stalls and 3 light poles with LED lights. There is a school identification sign to the south of the entrance and a drop-off lane directly in front of the school for students and busses. There is also several large planters and 2 memorial benches near the front entrance of the school. This parking lot is utilized by the school, the historical village and park users. There is also a sidewalk that enters the parking lot on the west end that provides walking access to the site from the surrounding neighborhood. Overall, the parking lot is in good condition.

Improvements to the ballfields and fencing are the main opportunities for improvements within the park.

## Shepard School Park

Shepard School Park is a 16.1-acre park of which 6.3 acres are owned by School District 109. It's located in the southwest area of Deerfield and is bordered on the south by the Village Wastewater Treatment Plant. The west fork of the north branch of the Chicago River runs along the west side of the park and residential areas surround the north and east sides. Alan B. Shepard Middle School, which is a 111,352 S.F. building owned and operated by School District 109, is located on the east portion of the property.

Major amenities within the park include 3 ballfields, multiple sized soccer fields, a portion of a 9-hole disc golf course, an asphalt path, a long jump pit and a mixture of mature and young trees. A steel pedestrian bridge is located in the park's southwest corner that crosses the west fork of the north branch of the Chicago River. The bridge connects Shepard Park to another park district park, Keller Park on the west side of the west fork. There are also accessible restrooms that service the park and a 180 square foot storage garage which are located in the Treatment Plant Building in the southwest corner of the park.

The 3 ballfields are located in the large open space west of the school building. All the ballfields have skinned infields and are in fair condition. The large field in the southwest corner has 80 ft. bases and a full backstop with wing fences which will need to be replaced within the next five to eight years. It also has 2 sets of bleachers and player benches. There is a small ballfield with a new backstop near the school and another small ballfield in the northwest corner with a small backstop that needs to be replaced. These ballfields are primarily used by the school children but occasionally by park district affiliate groups. The turf grass in the outfield areas is in good condition and is utilized as multiple sized soccer fields in the Spring and Fall.

Holes 5,6,7,8 and 9 of the disc golf course surround the perimeter of the park. The holes include concrete tee boxes and metal with chain baskets for the holes. The first 4 holes of the course are located on the west side of the west fork in Keller Park. The disk golf course amenities are in good condition.

The parking lot entrance is accessible from Grove Ave. and it splits into two separate areas, one to the north and one to the east of the school. Between the two parking lot areas there is a total of 89 parking stalls along with 4 accessible stalls. There is also a circle drive in front of the school building that allows for student drop-off and bus service. Within the circle drive area is a landscape planting with the school identification sign and a flagpole. There is also a concrete plaza area in front of the school with several large planters and accessible benches. A paved path that runs through the park along Hackberry Road provides pedestrian access from the southwest section of the school to the pedestrian bridge. It is in good condition. The Village Wastewater Treatment Plant parking lot, which is located along Hackberry Road, also provides parking for park visitors.

## South Park School

South Park School is a 10.7- acre park of which 6.1-acres are owned by School District 109. It is located in the southwest area of Deerfield and is bordered by residential areas on all sides and is accessed by vehicles from Hackberry Road on the north, Birchwood Avenue on the east and Rosewood Avenue on the south. South Park Elementary School which is a 73,226 S.F. building owned and operated by School District 109, is located in the center of the property.

The park's main features include 2 playgrounds, 2 parking lots, 1 ballfield, 3 basketball goals, 1 funnel ball game, a gaga pit, a large open space and asphalt paths. There is an 8472 S.F. playground on the west side of the school which was renovated in the summer of 2018 and is in very good condition. This playground is primarily used by 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> grade students as well as neighborhood children and features a 2-5-year-old structure, 5-12-year-old structure, 7 swing bays with T-post bucket swings and several independent components. The playground surfacing is a combination of poured in place rubber and engineered wood fiber. There is an asphalt path that connects the west parking lot to the playground and a small plaza area with an accessible picnic table and benches. The asphalt path also connects to the ballfield, drinking fountain, gaga pit and the funnel ball court. The asphalt path and park amenities are all in good condition.

The ballfield located on the west side of the school is a grass field with base cut-outs. It is used primarily by school children throughout the day and occasionally by Deerfield Youth Baseball and Softball Assn. in the evenings. The black chain link backstop fencing includes sideline protection and is in very good condition. The infield could benefit from additional maintenance and the outfield turf needs improved drainage.

There is also a 5620 S.F. playground on the east side of the school which is in fair condition and is scheduled to be replaced in the next couple of years. This playground is used by 1<sup>st</sup> and 2<sup>nd</sup> grade students as well as neighborhood children and consists of a 2-12-year-old structure, 5 swing bays and an independent play structure. There is a split rail fence that runs along the north and east side of the playground separating it from the sidewalk and east parking lot. The playground safety surfacing is engineered wood fiber.

There are three parking areas on site for a combined total of 118 parking stalls and 2 accessible stalls. The parking lot on the east side of the school provides 65 stalls and 2 accessible stalls. There is also a vehicle entrance to the front of the school on the north side with a circle drive that allows for student drop-off and bus service. Within the circle drive area is a landscape planting, several ornamental trees, school identification sign and a flagpole. Several accessible benches, large planters and a Little Free Library are placed along the plaza area to the north entrance of the school. There is also a dead-end street that provides pedestrian access to the north side of the school on Kenmore Avenue and a vehicle access with a parking area on the south side from Rosewood Avenue. Both entrances connect to a large asphalt area that surrounds the school on the north and southwest sides and is used by the school children as a

play space during the weekdays and provides additional parking for school events in the evenings and weekends.

On the west side of the school and playground is a large open space which is used by school children for recess and Physical Education classes. The south property line of this area is filled with mature trees and Buckthorn which provides screening for the neighbors that border the park. The area would benefit from removing the buckthorn and replace with additional native shrubs and other plant material. There is also a school/park identification sign and some landscape plantings along Wilmot road on the far west side of the property. A 633 linear foot pathway runs along the north side of the open space and serves as a pedestrian access from Wilmot Road to the park and school and is scheduled to be replaced in the fall of 2018. The southeast side of the school has a detention area with large stones in the bottom that is not very attractive and could benefit from renovating it into a rain garden with native flowering plants.

Overall, the park is in good condition. Ballfield, drainage and natural area enhancements provide the most opportunity for improvements. The playgrounds will continue to be replaced in accordance with the school/park replacement schedule.

## Walden School Park

Walden School Park is a 10.2- acre park of which 2.67- acres are owned by School District 109. It is located in the northeast area of Deerfield and is bordered by residential areas on all sides. It is accessed by vehicles from Essex Court on the east side of the property. Walden School which is a 54,255 S.F. building owned and operated by School District 109, is located in the north portion of the property.

The park's main features include 2 playgrounds, 1 parking lot, 1 ballfield, 2 mid-sized soccer fields, 5 basketball goals, 1 funnel ball game and 2 gaga pits. There is a 7,348 S.F. playground on the east side of the school which was recently renovated in 2017 and is in very good condition. This playground is primarily used by 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> grade students as well as neighborhood children and features a 5-12-year-old structure, 4 swing bays and several net climbers and other independent components. The playground surfacing is a combination of poured in place rubber and engineered wood fiber.

Just north of the east playground is a concrete surface with several accessible benches and a gaga pit. There is also a concrete sidewalk that connects the playground to an asphalt fire lane that surrounds the school building on the north side and provides a play area for school children. One of the basketball goals is located on the asphalt in this area and is in good condition. The other four basketball goals are located on the asphalt area on the northwest side of the building and make-up two full courts. All of the goals on these courts are in poor condition and should be replaced soon.

There is also a 6,354 playground on the west side of the school which is in good condition and is used by 1<sup>st</sup> and 2<sup>nd</sup> grade students and neighborhood children. The playground consists of a 5-12-year-old structure, 6 swing bays and several independent components. The playground surfacing is a combination of poured in place rubber and engineered wood fiber. There are also two accessible park benches that provide seating for the playground area. To the north of the west playground is an asphalt area with a gaga pit and a funnel ball game. A 1664 L.F. asphalt pathway runs north and south and provides pedestrian access to the school from the residential neighborhood.

In the large turfgrass open space to the north of the school and playgrounds, there is one ballfield and two mid-sized soccer fields. The ballfield has a grass infield with cut-out for the bases. There is also a small black vinyl chain link backstop with sideline fencing that is in good condition. The fields are primarily used by school children throughout the weekdays and by Deerfield Youth Baseball and Softball Assn. in the evenings and weekends. The turfgrass in this area would benefit from broadleaf weed control. The north property line of this area is filled with a combination of mature trees and Buckthorn which provides screening for the neighbors that border the park. The area would benefit from removing the buckthorn and replacing with native trees and shrubs.

The parking lot on the south side of the school provides 56 parking stalls along with 2 accessible stalls and is accessed by vehicles from Essex Court. There is also a circle drive area that allows for student drop-off and bus service. Within the circle drive area is a native landscape planting area, several ornamental trees, the school identification sign and a flagpole. There is a grass area with several mature trees to the east of the fire lane service drive that has had drainage issues that should be addressed. There is also a large turf area to the south of the parking lot that is used for open space. The south, east and west property lines of the school are filled with mature trees and Buckthorn which provides screening for neighbors that border the park. These areas would benefit from removing the Buckthorn and replacing with native trees and shrubs.

Overall, the park is in good condition. Some minor sporting equipment replacements, improved turf grass care and invasive plant removals provide opportunities for improvements. The playgrounds will continue to be replaced in accordance with the school/park replacement schedule.

## Wilmot School Park

Wilmot School Park is a 6.01-acre park located in the west area of Deerfield and is accessed by vehicles from both Wilmot Road on the west and Deerfield Road on the north. The property is bordered by residential areas on the east, south and west and St. Gregory's Church and Floral Park on the north. Wilmot Elementary School which is a 78,365 S.F. building owned and operated by School District 109, is located in the north area of the property.

The park's main features include 2 playgrounds, 2 parking lots, 1 ballfield, 6 soccer fields, 6 basketball goals, 2 gaga pits, 1 funnel ball game and a native plant garden. There is a 10,228 S.F. playground on the southeast side of the school which is in good condition and is used by school students and neighborhood children. This playground features accessible ramps, a 5-12-year-old structure, 9 bays of swings and several independent climbing components. There are also 6 children's picnic tables and several park benches. The playground has a wood timber border, and the surfacing is primarily engineered wood fiber with a small area of poured in place rubber.

There is also a 11,173 S.F. playground on the southwest side of the school that is in good condition and is utilized by students and neighborhood children. This playground consists of a large 2-12-year-old structure with accessible ramps, 5 bays of swings, several independent components and accessible park benches. The playground surfacing is a combination of poured in place rubber and engineered wood fiber. There is also 4' black vinyl chain link fencing that surrounds the entire playground with gates and a 4' ornamental fence along the sidewalk curb separating the playground sidewalk from the parking lot road.

The ballfield is located on the south side of the school in the southwest corner of the large turfgrass open space. It is a grass infield with base cut-outs and a small black vinyl chain link backstop with sideline fencing and is in very good condition. There are also 6 youth mid-sized soccer fields configured throughout the large open space. The ballfield and soccer fields are used by school children during weekdays and DYBA and AYSO on nights and weekends. There are large mature trees and Buckthorn surrounding the large open space. The turfgrass in this area would benefit from more consistent broadleaf weed control. There is also pedestrian access to this area from the east residential area and Appletree Lane by one sidewalk on the north and one from the south.

There is a native prairie garden in the northwest corner of the property named Clarrisa's Prairie which was established in 1998. In addition, there is a large detention pond directly to the east of the native prairie. These areas have continually required frequent maintenance and attention in order.

The two asphalt parking lots are connected and the one on the west side is accessed from Wilmot Road and the north lot is accessed from Deerfield Road. There are 125 regular parking stalls and 4 accessible stalls combined in both lots. The north lot also has a designated student drop-off and bus lane as well as a concrete plaza school entrance with large decorative planters, accessible bench seating and a flagpole. There are also 3 light poles with 1 fixture each

serving the north parking lot and 5 light poles with 2 fixtures each in the west lot. Overall, the parking lots are in good condition.

The park's overall condition is good. Buckthorn removal and improved turf care are some areas that present short term opportunities for improvements. The playgrounds will be replaced in accordance with the school/park district replacement schedule.

## Deerfield Golf Club Assessments



## Deerfield Golf Club Golf Course

The Deerfield Golf Club golf course was developed in the late 1960's. It is an 18-hole, 6,800-yard course that was originally part of the Riverwoods Country Club which had a total of 36 holes. The eastern-most 18 holes, east of Saunders Road, was purchased from the country club by the Deerfield Park District in the early 1970's. As each 9-hole segment was half of the original 2 course, 36-hole country club facility, each of the Deerfield Golf Club 9-hole sections have a bit of a different style and character. The entire course does share commonalities which include large greens and bunkers. It is also relatively flat and has an extensive mature tree population. The front nine is a bit more "tighter" or narrow, and the back nine is a bit more "open."

Turfgrass types throughout the course include bent grass greens, a mix of blue and bent grass fairways and roughs and a mix of bent and bluegrass tees. The course offers 5 sets of tee boxes with total yardages ranging from 5,000 to 6,800 yards. The course ratings are 64-72 for men's tees and 69-77 for women's tees.

Paved cart paths are provided for the majority of the course and are in overall good condition. The back-nine's paths are not as wide than the front nine's and are being affected by roots of nearby mature trees in many areas. These cart paths will continually need repairs or even full replacement before the majority of the front nine paths. Some sections of the paths also have timber edging which should be replaced or removed in the next 2-5 years. The split rail fencing along residential lots is owned and maintained by the homeowners. Other sections of split rail fencing within the course is maintained by golf staff. There are a total of 8 ponds within or partially within the course. A few of these ponds are treated for invasive marine plants by the park district. A large pond on hole #7 is utilized for irrigation for the course. Adjacent to this pond is a pumphouse which contains a large pumping system for the irrigation. The pump assembly itself is aging and is anticipated to be replaced in 2019. The irrigation system has benefited from some recent improvements including new piping underneath the bridges and satellite controller replacements. The rest of the irrigation system is approaching 30 years in age.

The park district has dedicated significant resources to renovate bunkers and drainage on the course since 2012. Through 2017, a total of 11 holes have received renovations. It is anticipated that the remaining 7 holes will be renovated from 2018-2022. Another ongoing program is the removal of ash trees. Along with the ash tree removals, aging mature trees will also have to be maintained for health and eventual replacement. Resources for adding new trees should be allocated on annual basis.

Other features within the course include two large bridges, four water fountains, a Thorguard lightning prediction system, 2 restrooms that do not have water or electric and a large parking lot that serves the course. The two bridges that crossover the west fork of the north branch of the Chicago River appear to be in good condition. Structural analysis of the bridges should be performed if heavy construction equipment is needed to access areas within the course only accessible by the bridges. The water fountains, 2 electric powered and 2 non-cooled, are in

good condition. The restroom facilities have decorative siding and roofing and have 500-gallon tanks that require maintenance. A significant obstacle to providing necessary water, sewer and electric infrastructure to these restrooms would be the overall distance from existing utilities. This improvement could be considered as a long-range goal to pursue.

Overall, the course's condition is very good. The turfgrass is well maintained and drainage improvements have significantly reduced flooding from heavy rain events. There are still several drainage improvement opportunities such as on holes #13, #17 and #18. New tree locations include between holes #11 and #12, hole #6, between holes #4 and #5, along the west side of hole #3 and hole #1 along the fairway as the ash trees are removed. Grading work on the pond's shoreline on hole #13 should also be explored to reduce the flooding from the pond onto the course that occurs. Incrementally replacing the cart paths, especially on the back nine, should also be incorporated into mid to long-range plans.

The parking lot that serves the course has a total of 186 spaces and 6 handicapped parking spaces. It is in fair to good condition as it receives sealcoating on a regular basis but has been patched regularly. There is also a smaller parking lot adjacent to the clubhouse which has 11 parking spaces and 3 handicapped spaces. It is also in fair to good condition. Long range planning should include an entire replacement of the parking lots and drives.

For the purpose of this assessment, the course's clubhouse, maintenance facility and Learning Center will be addressed separately.

The golf course itself is in overall very good condition. Continuing the bunker renovations for 5 more years is a commitment the district has made, and these major renovations should be completed by the end of 2022. Removal of ash trees and dedicating resources for new trees should continue annually until all ash trees are removed. Replacement of the pump system for irrigation is anticipated for 2019. Continual repairs to cart paths, especially on the back nine, should also be a focus. Course and entrance signage should be examined for continuity in branding and physical condition. Long-range improvement opportunities should include incremental irrigation system upgrades, possible bridge upgrades and parking lot and drives replacement.

## Deerfield Golf Club

The Deerfield Golf Club's facilities include a clubhouse, a maintenance facility and a Learning Center. All three of these buildings have unique histories, configurations and appearances.

The clubhouse is a 9,000 square foot 2-level building. It was originally built in 1980 and renovated in 2007. The building's exterior is wood siding and it has an asphalt shingle roof. The siding is showing signs of age. The roof is also surpassing 10 years of life and should be replaced in the next 10 years or less. The south side of the facility has a 2,400 square foot wooden deck on its south and west sides used for dining. The deck is in overall good condition. The building is primarily accessed by patrons from this deck area and also on the west side closer to the parking lots. Both concrete steps and an ADA ramp are provided on the west side. The concrete is in good condition and may require incremental patching as needed. There is also a set of concrete steps leading to the lower level of the building on the north side typically used for staff. The steps are in good condition. The north side of the building has extensive landscaping and assists in hiding 6 HVAC chiller units on the side of the building. The HVAC units are in numerous lifecycles of efficiency and a stringent replacement plan should be developed for the units.

Upon entering the clubhouse from the north side, visitors will be on the top level of the building. (The lower level is primarily below grade). The top level of the clubhouse provides office space, a Pro Shop, Men's and Women's rest rooms, a restaurant/bar area and a kitchen. All areas except the kitchen have the same carpeted floors. The office space provides space for two workstations and office equipment. The space is functional and provides no urgent requirements for improvement except maybe the carpet. The Pro Shop is a functional space with a customer service counter and space for soft and hard goods. The space is relatively small which limits the amount and types of inventories that can be carried. It is in good condition overall with eventual updates of finishes a possible improvement as well as replacing the carpet. The space, due to the building's architectural design, does receive natural sunlight through a set of windows high in the ceiling area. The space is also lit by recessed lighting which provide adequate light.

Men's and women's restrooms are the next feature in the facility before entering the restaurant/bar area. The Men's room has 2 toilet stalls, 1 urinal and 2 sinks. The Women's room has 3 toilet stalls and 2 sinks. One ADA accessible toilet stall is provided in each restroom. The physical condition of the restrooms is overall good. The tile flooring and tile up along sides of the walls are in good condition. Each of the sink areas in the restrooms could be updated along with drywall finishes and possible tile updates. Both areas are functional and provide no urgent required upgrades or replacements.

The restaurant/bar area is the largest space on the top level of the facility. It provides capacity for up to 100 visitors. The carpet, as in the office and Pro Shop, is showing wear and could be an item that is replaced within the next 5-7 years. The restaurant area provides many seating areas, and the tables and chairs are in good condition overall but may look to be replaced in the next 5-10 years. The area provides an abundance of south exposure through a total 6 double

doors and sidelights leading to the deck on the south side of the facility. The space also has a gas fireplace on one end of the rectangularly shaped room. Some storage/server counters are located on one side of the room and are in good condition. On the other end of the room is a bar area. The bar has multiple sinks, coolers and other necessary equipment. All of the equipment is in working condition. The bar area is in overall good condition. One noteworthy item is one side of the bar on the south side directly abuts to one of the 6 double door units essentially rendering the door useless for pedestrian use. Replacing that door section with a sliding window area could facilitate service for patrons looking to purchase bar items from the deck outside. The restaurant/bar area interior lighting is a mix of recessed, obscured and overhead lighting. The three overhead ceiling mounted fixtures are dated and could be upgraded. The restaurant/bar area has a total of 6 TV's located throughout the space.

Adjacent to the restaurant/bar area is the facility's kitchen and food and beverage prep area. The kitchen is equipped with a walk-in freezer, a walk-in refrigerator and numerous stove and oven fixtures. Other units include sinks, deep fryer units, a dishwasher and smaller refrigerator and freezer units. Multiple storage racks and food prep counter spaces are provided. The area appears to be in overall good condition and incremental replacements of stoves, etc. should be planned for.

A door leading outside on the north side of the building leads to a ramp constructed of wood. The ramp is in good condition. A paved area is just north of the ramp and provides space for a dumpster and other waste containers. The condition of this area, obstructed from public view by fencing, is in good condition. There are three additional HVAC chiller units located outside on the east side of the building. Along with the 6 units on the north side, an HVAC replacement plan should include these 3 units. All nine units are moderate in size and look to be affordably and incrementally replaced.

Overall, the condition of the top level of the clubhouse is good. Carpet and other finish upgrades could be performed incrementally along with furniture and fixtures. Finish, tile and sink upgrades to the restrooms could also be pursued when resources permit.

The lower level of the clubhouse offers a multitude of diverse and functionally different spaces. Included in these spaces are Men's and Women's Locker Rooms and multiple storage and mechanical rooms and an Instructional Studio.

The main feature of the lower level are the locker rooms. Each locker room area provides sinks and lockers. The Men's locker room provides 2 toilet stalls, (1 is ADA compliant), 1 urinal, 2 sinks, 3 showers, (1 is ADA compliant), and 110 lockers. The flooring is carpeted, and the ceiling is drop ceiling tile and grid.

The Women's locker room has 2 showers, (1 is ADA compliant), 2 toilet stalls and 2 sinks. It provides 45 lockers and has the same carpet and grid ceiling as the men's locker room. Both spaces are in operable and serviceable condition and low usage has not expedited any movement to complete upgrades of the spaces. The spaces do however provide opportunity for full upgrades when usage demand levels increase and resources are available.

The Instructional Studio space provides for a multitude of uses. In addition to small group and one-on-one instruction, the space can be used for a rain delay safety area and other programming. The ceiling tile and grid system, identical to the locker rooms, does not provide the height to possibly install a simulator in this space. The space however is still heavily utilized and provides versatility. As with the other spaces on this level, flooring and ceiling upgrades could be considered as a low to mid priority.

There are also a multitude of storage and/or mechanical rooms on the lower level. The spaces contain everything from a keg storage/cooling area, mechanical rooms with a total of 7 furnaces, 2 water heaters, sump pumps, electrical boxes and switches, I.T. boxes, storage for janitorial supplies, storage for Food and Beverage Supplies and for programming equipment. As with all onsite HVAC and mechanical items, an inclusive and thorough HVAC replacement plan should include all of these mechanical and HVAC items. No significant improvements for these rooms are evident in relation to flooring and finishes.

Overall, the clubhouse facility is in good condition. New exterior finishes, (siding and roofing), should be planned for in the next 5-10 years. A thorough HVAC and mechanical replacement plan should also be developed, and an eventual flooring and finish upgrade plan should be developed.

#### Learning Center

The other facility at the Deerfield Golf Club used by the public is the Learning Center. Built in 2002, this 1,200 square foot facility is located near the clubhouse. The facility's main purpose is to support the 30-60 station driving range area and for instructional programs. The building's architectural style matches the clubhouse. It has wooden siding and an asphalt shingle roof. The roof is showing signs of age and should be replaced within the next 5-7 years. The exterior siding is in good condition. The building essentially has 2 sections divided by a covered breezeway leading to the range. One section contains single use Men's and Women's restrooms. The restrooms have simple finishes and vinyl flooring. The flooring is showing signs of wear and should be replaced in the next 5-7 years.

The covered breezeway area houses the actual range ball dispenser units and appears to be a functional space with space for persons entering and exiting the driving range area.

The other section of the building has multiple spaces. Included in these spaces is a storage area that contains the elevator for the range balls and a ball soaker. Other more finished spaces include a space for re-gripping clubs and storing program equipment, a space utilized as an office and a storage room. The office space contains 6 windows that provide significant sunlight. Although the configuration of the spaces appears to have been designed with specific and limited uses, the actual diversity of use within all the spaces indicates a functional building. The flooring and finishes in the finished spaces are in good condition and provide for no immediate repairs or upgrades. Eventual and more defined use of these spaces may require alterations in storage methods but that could be addressed without any significant resources.

## Maintenance Facility

The Golf Maintenance Facility is located just east of the clubhouse. The 8,250 square foot building was built in the early 1970's. It has a paved area to the building's east where materials such as sand and stone are stored and a paved drive around the north side of the building which eventually connects to the parking lot near the Learning Center. The building has wood exterior siding and a rolled asphalt roof. The siding is in good condition with some sections candidates for repair. The roof, if continually sealed, should remain intact for at least another 10 years. The roof is somewhat of a dome design and its architectural style does not match the clubhouse and Learning Center's design.

The facility has 3 overhead garage doors and two pedestrian doors leading into multiple areas of the interior. Within the building is an office space, a mechanical area for equipment maintenance and repair. Spaces include a staff lunchroom, a single use bathroom with one toilet, one sink and one shower. The majority of the building's floor space is dedicated to equipment and fleet storage. A second storage area that services the food and beverage operation of the clubhouse is also located within the facility. A total of 25 lockers utilized by staff are also located within the large equipment storage space. The building's interior finishes are limited. The floor is concrete and interior walls are drywall. As with typical facilities of this type, interior finishes are not seen as a priority. The building's lighting has been upgraded to LED fixtures which provide sufficient light as the building has very few windows. Overall, the building is in good condition for its intended purpose. New roofing, siding and eventually repaving the paved areas surrounding the building are considerations to address.

Facility Assessments



## Deerspring Pool

Located within Deerspring Park at 200 Deerfield Road, Deerspring Pool is one of two outdoor pools owned and operated by the Deerfield Park District. The original pool and bath house was built in 1973 and the bath house was renovated in 1991 and the pool was renovated in 2006. Current amenities include a main building which includes two locker rooms, multi-purpose room, concession room, admissions area, lifeguard/operations office, mechanical/filtration room, 50-meter lap pool with diving well, wading pool and spray ground. The adjacent parking lot is located on the west side of the pool and has 70 parking stalls and 5 handicapped spaces. Upon entry to the main bath house building, there is an entry area with an admissions/cashier counter which provides space for staff to permit access into the pool. The lobby flooring is ceramic tile which is in good condition, but is outdated and should be considered for replacement in the next 5-10 years. Within the entry area there are double doors leading into a 925 SF multi-purpose room with numerous windows and VCT flooring. This room is primarily used for lifeguard training and off-season storage. The overall condition of this room is good, but replacement floor tile would be a nice improvement. In addition, off the lobby there is also a custodial closet with a sink and a small storage room used for operational supplies.

The women's locker room is 702 SF and has 6 showers including 1 handicapped area, 2 sinks, 5 changing stalls, 5 toilets including one that is accessible for ADA purposes. The flooring in this area is ceramic tile with a slip resistant clear coating. Considering the flooring was installed in 1991, it is a bit dated, but overall in fair to good condition. The flooring, showers, partitions and plumbing fixtures are all showing their age and should be considered for replacement in the next 5-10 years.

The men's locker room is 990 SF and has 8 showers including 1 handicapped area, 2 sinks, 6 urinals and 5 toilets including one that is accessible for ADA purposes. The flooring in this area is ceramic tile with a slip resistant clear coating. Similar to the men's locker room, the flooring, showers, partitions and plumbing fixtures are showing their age and should be considered for replacement in the next 5-10 years.

The lifeguard office is located at the end of the entry corridor on the east end of the building. This area provides staff access to the pool deck and contains operational and first aid needs as well as viewing windows to the pool area. The flooring is concrete with non-slip painted surface. The flooring may require re-surfacing within the next 5-10 years.

The concession area is 294 SF room with a service door located off the entry area and an exterior access window on the pool deck for customer service. There is also a concession storage and preparation room with a triple basin sink. VCT flooring in the concession and storage areas are in condition but should be considered for replacement within the next 5-10 years.

The mechanical systems for the building are located in a room off the lobby corridor. The equipment in this room includes 2 furnaces which were installed in 1991, a domestic hot water

boiler with holding tank installed in 2000. The 2 furnaces are in poor condition and need to be replaced within the next 1-2 years.

The pool equipment/filtration room is located in the lower level of the main bath house building. This room can be accessed by stairs located off the entry area. This equipment was installed when the pool was remodeled in 2006. The main pool equipment includes: 2 boilers, one for the lap pool and spray ground and one for the wading pool: a pressure DE filter system (Neptune Benson) for the lap pool and the spray ground and a sand filter for the wading pool: 2 circulation pumps and motors for pool filtration systems and 2 pumps and motors for spray ground and wading pool spray features. There are also 2 sewage ejector pumps located in the floor sump pit basin that were replaced in 2017.

The exterior walls of the main bath house building are stained wood siding that appears to be in good condition. The bath house roof was installed in 1991 and consists of asphalt shingles that are in poor condition and should be replaced in the next 1-2 years.

The 6-lane, 50-meter L shaped lap pool with diving well and the spray ground have a combined surge tank and contains 298,410 gallons of water. The pool has stainless steel gutters with a Diamond Brite pool finish and ceramic tile lane lines, targets and border. Other amenities include: 1 one-meter diving board, 1 drop slide, 9 pool ladders, 6 starting blocks, 4 shade deck umbrellas, 6 permanent guard chairs, a 6-lane time clock for swim events, 3 single fixture deck lights and 1 double fixture deck light and 1 ADA pool lift. In addition, there is a 20' x 40' concrete deck area with shade canopy and picnic tables for concessions. There is also a wood structure shelter located on the west side of the pool with a concrete ping pong table underneath and a bag toss game next to it. The major area of concern in this area is the Diamond Brite pool finish and ceramic tiles are in fair to poor condition and should be considered for replacement in the next 5-10 years. Also, the ladder and handrail for the drop slide is showing some rust and should be replaced in the next 2-3 years and the guard chairs are also in need of replacement within the next 1-2 years.

The waterslide was installed in 2000 and has a flume length of 103' and a stair tower height of 15'. There is a metal railing surrounding the waterslide and pump area which is rusting and in poor condition. This railing should be replaced in the next 1-2 years. The fiberglass slide flumes appear to be in good condition but should be considered for resurfacing within the next 3-5 years. The steel tower and stair structure appear to be in good condition, however, sandblasting and painting is recommended within the next 3-5 years.

The wading pool was built in 2006. It contains 3395 gallons of water with a zero-depth entry. Other amenities include a tot slide with 5 spray geysers, one shade umbrella, one single fixture deck light pole and one double fixture deck light pole. This area would benefit from an upgrade renovation to include more water features and additional children's water play equipment. The spray ground was also built in 2006 and contains rubber soft surface tiles with a 4' perimeter aluminum fence that separates it from the rest of the pool facility. This area includes an Aquaplay structure with decks, slides and several spray features. In addition, it has one

shade umbrella and 3 double fixture deck light poles. It also has a 7' fence around it so that the spray ground can be used after the pool closes for the season.

Overall, the facility is in good condition with the possibility of completing incremental improvements in order to update certain features and maintain the infrastructure. The most noteworthy items that need to be addressed are the following: replace the shingle roof on the main bath house building, replace the building furnaces, replace equipment and surfacing in the spray ground, replace and upgrade the wading pool, replace lifeguard chairs on pool deck, replace stairs and handrails on the drop slide, replace pool Diamond Brite and tile surface.

## Jewett Park Community Center

Located at 836 Jewett Park Drive, the Jewett Park Community Center serves as the main administration building for the park district as well as providing a multitude of spaces for district programs and services. One of those programs is the district's Preschool program. Other programs hosted at the center include birthday parties, after school programs, arts, early childhood and dance. The 38,000-square foot facility has 2 floors and is located within Jewett Park, one of the most prominent and heavily used parks within the community. The Community Center is located adjacent to the local Metra station, the First Presbyterian Church of Deerfield, the Village of Deerfield Village Hall and Police Station and a multitude of parking areas are nearby. The building was originally constructed in 1973 as part of a bond issuance from a referendum. The center was remodeled in 1993.

The lower, or first floor, contains the majority of the programming space. The main entrance is through two double doors on the building's west side. The circle drive/drop-off area leading to the doors is also partially covered by a roof extending off the building. Once inside the building, there is access to an elevator and stairs that both lead to the upper level. A generous amount of "common area" is located on the first floor which permits pedestrian movement to all of the programming spaces. The common area has a few tables and chairs and lounge chairs for patrons. There are public restrooms on this floor as well.

The first floor has six main "program" rooms, most named after trees: willow, maple, oak, elm and pine. The sixth room is a dance studio. Two rooms, pine and oak, are dividable by folding partition walls. There is a commercial grade kitchen on this level as well as storage and mechanical rooms. The willow and maple rooms are primarily dedicated to arts and ceramics.

The majority of the rooms are in overall good condition. Most appear to have adequate storage through closets and cabinetry. Opportunities for improvement for these programming spaces include replacement of ceiling tiles, cabinetry upgrades and replacing the folding walls. The replacement of folding walls should be prioritized as they realize the most use through movement. Replacing / resurfacing the cabinetry in many areas should follow. Flooring replacements should also be pursued in increments beginning with the Pine and then Elm rooms. Ceiling tile replacement could be done in-house. In any case, an incremental room-by-room upgrade program should be implemented with replacement of folding partitions having the highest priority if the entire room upgrades are not economically feasible.

The public restrooms were renovated in early 2017 and are in excellent condition. Portions of the flooring in the "common area" have newer carpet and older tile flooring. This tile flooring should be replaced within 2-4 years.

The mechanical systems for the building include two gas boilers installed in the 1990's, a newer chiller system outside, (less than 5 years old), and three air handler units. A back-up generator is intended to run minimal circuits when needed and was installed in the late 2000's. Opportunities for improvement include replacing an aging water heater, (approximately 15 years old), and upgrading the thermostat control systems and heater in the mechanical room

within the next 5 years. Upgrading electrical disconnects should also be a 2-5-year range replacement project. The 2 boilers, if properly maintained, could provide another 10 plus years of service.

The upper level of the Jewett Park Community Center provides a diverse range of space and services. Included in these services is the district's Preschool, its main administrative office area, an indoor playground, multi-purpose space and registration offices.

The preschool area includes 2 large rooms, with 1 split in half by a folding wall partition. The area also contains 2 modest offices, some storage and restrooms. The preschool is accessed by exterior doors on the building's north side and from inside in a common / entrance area via entrance doors on the building's east side. The rooms are well maintained but would benefit from restroom and sink area renovations, new ceiling tiles and eventual replacement of the folding wall splitting one of the rooms. New cabinetry would also benefit the appearance and function of the preschool area as well as replacing the flooring in the two offices.

The common area and registration space contains new carpeting. There are 2 public restroom areas on the upper level which would benefit from upgrades similar to the 2017 renovations of the lower level. The registration area would benefit from new counters and cabinetry and maximizing usage of some space being underutilized within the staff side of the area.

A multi-purpose room is located on the upper level which is utilized for board meetings as well as programs. The room would benefit from flooring, cabinetry, folding wall and ceiling tile replacements. Adding more I.T. related support functions for media could also expand the potential use of this space.

The administrative space within the upper level contains 10 offices, (which are shared by 13 staff), a small kitchenette/"break-room" area, restrooms, storage areas, an area serving preschool for office supplies, another area serving the majority of administrative office supply and storage needs, a reception area and a small conference room. Much of this space is in good condition with incremental Furniture, Fixtures and Equipment, (FFE), and flooring improvements recommended to improve space functionality. The small conference room would benefit from cabinetry upgrades. One area within this space is dedicated to preschool supplies and material storage and a portion of this area by the copier area not solely dedicated to preschool office supplies could be altered to improve space utilization. The office supply "copier room" area that serves the administrative staff would also benefit from cabinetry and organizational upgrades. In all cases, no significant capital projects are foreseen as a need in the administrative space of the center.

The indoor playground area of the upper level, accessible from the east side of the building, contains indoor play equipment. The main structure is anchored to the floor and rises above typical ceiling height. The ceiling in this area is raised to accommodate the equipment's height. The space is heavily utilized and would benefit from a replacement of the equipment to add to a "new" flavor and appeal.

Overall, the upper level of the center offers many opportunities to improve utilization and program appeal. Many of the opportunities that would benefit the public include a new indoor playground, improvements within the preschool areas and incremental improvements to office related spaces.

The exterior of the building has three primary finishes: exposed masonry on the lower level and metal clad siding and some accent tile on the upper level. The metal roof was installed in 1993 and is forecasted to provide 40-50 years of life. The roof calls for needed repairs along the edges/gutters but are scheduled to be addressed in 2017. The exposed masonry and metal siding are also in good condition. The exterior tile, located in certain areas of the upper level, appear dated and new siding in these areas would enhance the building's appearance. The building has exterior letters on the east side and on the southwest corner which could also be updated. Along with that update would be lighting dedicated to display the lettering at both locations.

The west side of the building also has a significant roof extension by the entrance that covers part of the circle entrance to the building. The roof is also metal. The underneath section of the overhang would benefit from repairs to the panels and lighting upgrades. The actual asphalt circle drive heading to the doors will need replacement in 5-7 years along with some curb replacements where they are deteriorating. The entire circle drive would benefit from improvement to ensure the paved circle drive is rebuilt to permit bus traffic to drive into and around the circle. Two ADA parking spots are located nearby and would benefit from replacement at the same time. The older benches and 1 trash receptacle nearby should be replaced when major improvements are completed. There is a 5-foot exposed aggregate sidewalk on this side of the building and is in fair to good condition. Replacing the entire sidewalk sections of this area could be incorporated into the paved circle renovation project

The south side of the building includes a fenced in area that has the building's AC and generator systems, a service ramp and door entrance area and the aforementioned building lettering on the upper level's exterior. It also has a 5-foot-wide concrete sidewalk but is not exposed aggregate. No significant improvements are foreseen here except the replacement of the exterior tile and lettering on the exterior's upper level. There are 3 mature trees that will require care to ensure they are pruned properly as not to hit the building.

The east side of the building offers the most varying exterior finishes and functions. Three large concrete columns provide an overhang area which covers an ADA accessible ramp and stair entrance to the building. The ramp and stairs were installed in 2017. Some exterior tile with lettering is located under this overhang and would benefit from updating and dedicated lighting as well as all the lighting underneath the overhang area. There is 1 older bench and 2 trash receptacles that would benefit from replacement. The sidewalk in front of the building is 4-foot wide and should be expanded to at least 5 feet. Two mature trees will require attention to ensure their adequate distance from the building through pruning.

The north side of the building provides yet another ramp and stairs to the upper level of the building. It accesses the preschool section of the center. The ramp is not ADA compliant. An

adjacent circular vehicle drop-off area is just north of the ramp/stairs area. A 7-foot-wide concrete aggregate sidewalk runs the length of this side of the building and connects to the 4-foot wide section on the east side. Opportunities for improvement to this side of the building will be to ensure safe and adequate access is continually provided to both the preschool entrance and access to the preschool playground located just north of the building. Two mature trees, which includes one very old oak, will require monitoring and the oak will eventually decline in health and have to be removed.

The overall landscaping immediately surrounding the building is in good condition and could benefit from a few additional perennials as well as annuals that provide color and contrast.

Dedicated parking for the building is limited. There are 28 parking spots within Jewett Park on the building's west side. These spots also serve the park. Other nearby parking includes available parking at the Presbyterian Church-owned lot to the east and parking at the Village-owned lot to the southeast of the building. Dependence on these parking lots for staff and patrons use is integral for serving the building.

### **Project Priorities Guide:**

#### Within 3 years:

1. Renovate upper level restrooms
2. Replace folding wall in Oak Room
3. Replace Water heater
4. Replace upper level wood doors
5. Replace indoor playground

#### Within 6 years:

1. Update rest rooms in preschool classrooms
2. Replace floor tile on lower level
3. Replace thermostat controls
4. Replace heater in mechanical room
5. Renovate kitchen on lower level

#### Within 10 years

1. Replace boilers
2. Renovate portion of office space by preschool prep area

#### Within 15 years

1. Replace roof

#### Ongoing/Incremental improvements

1. Replace folding walls in program rooms and preschool
2. Flooring upgrades in program rooms and office spaces

### 3. Cabinetry upgrades in program and office spaces

The actual sequence of the proposed improvement could change due to funding availability, other district priorities, emergencies and program/space needs changes

## Mitchell Pool

Located within Mitchell Park at 951 Wilmot Road, Mitchell Pool is one of two outdoor swimming pools owned and operated by the Deerfield Park District. The original Z shaped 47-meter pool and bath house that was built in 1964 has been through several renovations throughout the years. The most recent renovation was completed in 2016. Current amenities include a main building with two bathrooms and an admission/operations section, a filtration/pump house building with a concession area and three separate pools. The pools include a lap/leisure pool, a diving well and a wading pool designed for young children. The adjacent parking lot is located on the north side of the pool and park and has 81 stalls and 2 handicapped spaces.

The main building contains a men's and women's bath house area, family changing areas and two accessible restrooms that serve the adjacent park. The admissions/operations area provides space for staff to permit access into the pool and the operations space is primarily utilized by lifeguards and other pool staff.

The women's bath house area is 663 SF and has 4 showers including one handicapped area, 3 sinks, 3 changing stalls, one custodial room with a sink and 4 toilets including one that is accessible for ADA purposes. The flooring is concrete with a painted non-slip surface. Due to the recent renovation, all features are in excellent condition. The expected life of all plumbing and electrical components within this area are a minimum of 10 – 15 years. The flooring may require re-surfacing within 5 – 6 years.

The men's bath house area is 644 SF and has 4 showers including one handicapped area, 3 sinks, 3 changing stalls, one custodial room with a sink, 2 urinals and 4 toilets including one that is accessible for ADA purposes. The flooring is concrete with a painted non-slip surface. As with the women's, the expected life of all plumbing and electrical components within this area are a minimum of 10 – 15 years. The flooring may require re-surfacing within 5 – 6 years. The 2 family restrooms, which are accessed from the pool deck, are 63 SF each and have one toilet with an accessible shower and sink. The flooring is also concrete with painted non-slip surface. Both restrooms are also in excellent condition and no immediate repairs or renovations are needed or forecasted.

The admissions/operations area is a 389 SF area and contains amenities designed for customer services, first aid and a break area for staff. A guard office providing access to the pool deck contains operational and safety needs as well as viewing windows to the pool area. The flooring is ceramic tile and is in fair/good condition. The flooring, ceiling and cabinets in this area should be considered for updating within the next 5 years as they were not part of the 2016 renovation.

The exterior brick walls of the bath house facility are original to the 1964 construction and were tuckpointed, stained and sealed in 2016. Continued monitoring of the exterior brick and mortar joints should be pursued to ensure structural integrity. The bath house roof was replaced in 2001 with windows and architectural 30-year asphalt shingles. The overall condition of the roof

is good and the shingles should be replaced within the next 10 – 12 years. The majority of exterior doors were replaced in 2016. There are some doors, specifically for the storage rooms, that were not replaced and should be pursued in the next 1 – 2 years.

The mechanical building is 1360 SF and was built in 1988. This building contains a concession room and 2 small chemical storage rooms as well as all the pool filtration equipment. All the pool equipment was replaced in 2016. The main pool equipment includes: 3 boilers, one for each body of water; a pressure DE filter system (Neptune Benson) for the diving well and lap/leisure pool; 1 sand filter for the wading pool; 2 circulation pumps and motors for pool filtration systems and 3 pumps and motors for pool amenities. The two small chemical storage rooms contain a 750-gallon liquid chlorine tank for pool sanitization and 2 bulk CO2 tanks for Ph control.

The exterior walls of the mechanical room are brick and mortar and appear to be in good condition. The mechanical room has a 30-year architectural asphalt shingle roof that was replaced in 2001 and is in good condition. The majority of doors on this building were replaced in 2016, however, the concession room door and rolling windows should be considered for replacement in the next 3 – 4 years.

The lap/leisure and diving well pools have a combined surge tank and contain 330,719 gallons of water with LED underwater lighting. The diving well has 3 starting blocks, 1 ADA pool lift, 2 portable guard chairs, 1 drop slide, 1 three-meter diving board, 1 one-meter diving board, 2 shade structures, 3 LED pool deck lights, 6 steps and 2 ladders leading in and out of the pool. The lap/leisure pool has a ADA accessible ramp, sets of three and six steps and 2 ladders entering the pool. Other features of this pool area include; 4 portable guard chairs, 10 LED pool deck lights, 2 shade structures and 3 water spray features.

The wading pool is 11,420 gallons of water and has 1 elevated play structure with 7 other water spray features and play amenities. This area also has 2 shade structures and 12 LED pool deck lights surrounding the pool. The concession area has 1 shade structure with 10 picnic tables and 2 ADA picnic tables.

Overall the condition of this facility is in very good condition. Only door units not replaced during the 2016 renovation are immediate considerations for improvements. Additional shade structures could also be installed in the turf area on the northwest side of the pool.

## Parks Maintenance Facility

Located at 465 Elm Street, the Parks Maintenance Facility is an L shaped building that houses both the Village Public Works Department and the Park District Parks Department. The 38,000 SF two story brick building consists of approximately 26,000 SF of space for the Public Works Department and 12,000 SF of space for the Parks Department. This facility was built in 1990 as a joint development project between the Village of Deerfield and the Deerfield Park District. The building sits on 3 acres of land with several material storage bins and a salt storage building on the northeast side of the building. It is also served by a large 165 space parking lot on the south which is shared with the Patty Turner Center.

Upon entry into the front of the facility, a lobby with staircase, elevator and reception area welcome visitors. The lower level of this area includes public works offices, break rooms and restrooms. The upper level of this area includes administrative offices and storage for parks department and village engineering department. The parks department wing of this building contains a Mechanic Shop, Vehicle/Equipment Storage Garage, Carpenter Shop, Material & Supply Storage Rooms, Mezzanine Storage, HVAC Equipment Room, 2 Offices, Lunch/Break Room and Restroom/Locker Room.

The Mechanics Shop is 2,610 SF area that includes an office area with work bench and two small parts rooms, a 12-ton truck lift installed in 2017, an 8'x10' platform scissors lift for mowers and equipment, a welding area with work bench, 2 sets of lubricant hose reels and two 12' overhead garage doors. There is also a door from this area that leads to a staircase which provides access to the mezzanine storage and the parks administrative offices.

Above the Mechanics Shop is a 735 SF Mezzanine area that is used for storage of electrical and plumbing supplies. On the north end of the mezzanine, there is an HVAC Equipment Room along with two hot water heaters and an air compressor. All the mechanical equipment appears to be in good working condition.

There is a hallway that leads from the Mechanics Shop to the Restroom/Locker Room and Lunch/Break Room area. The Lunch Room is 434 SF with tables and chairs, VCT flooring, 11' counter with 6 storage cabinets, refrigerator, microwave oven and TV. Overall, this area is in good condition, but is not a large enough room to accommodate the parks department staff. The Restroom/Locker Room is 273 SF with ceramic tile flooring, 1 urinal, 1 toilet, 1 sink, 1 shower and 13 lockers. There is also an Elevator Mechanical Room located in this area. Overall, this area is in fair condition with the possibility of replacing the floor tile and sink as potential future upgrades.

The main Vehicle/Equipment Storage Garage is 4,800 SF and is accessed through a door from the Mechanics Shop. This area is used for vehicle and equipment storage which includes several small metal cages for power equipment storage, several sections of steel pallet racks for bulk storage and wall racks for storage of hand tools. There are four 12' overhead garage doors and two 14' overhead garage doors in this area. On the east end of this garage, there are two interior overhead doors. One of the doors leads to a 400 SF Carpenter Shop which includes a

work bench, multiple carpentry tools and wall storage cabinets. The other overhead door opens to a 400 SF storage room which is used for materials, supplies and chemical storage. There is also a 320 SF storage room with an exterior access door on the southeast side of the building which is being used for playground equipment parts storage.

The parks department administrative offices are located on the second floor. The Parks Director's office is 325 SF and the Parks Supervisors Office is 275 SF. The flooring in the offices is carpeting and should be considered for replacement in the next 2-3 years.

Overall, the building is in good condition. The roof above the offices and lobby area was replaced in 2016 and minor repairs were completed to the roof above the Mechanics Shop and main garage area in 2017. Other future opportunities for improvements include: Restroom/Locker Room renovations, Lunchroom/Breakroom renovations and additional equipment and material storage space.

## Sachs Recreation Center

Located at 455 Lake Cook Road, the Sachs Recreation Center serves as the main location for fitness and indoor sports programs for the park district as well as provides several spaces for community use for rentals. The nearly 100,000 square foot facility, was built in approximately 1970. It was designed for racquet sports and housed 9 tennis courts and 5 racquetball courts in three separate but connected 30,000 square foot buildings until it was remodeled in the early 1980's for the Multiplex which operated as a private health club until 2006. In 2007, the Deerfield Park District purchased the building and underwent a 15-month renovation to bring the space to its current state. The Sachs Recreation Center opened in May 2009.

Main facility amenities include a fitness area (cardio training, free weight and strength resistance equipment, a functional training rig and stretching area), 3 hardwood basketball courts, four lane 20-yard lap pool, whirlpool, five lane 1/10-mile track with elevated turns, 2 tennis courts, 1 racquetball court, rhythmic gymnastics arena, full-service locker rooms with steam rooms, 2 multi-purpose rooms, 6 specialized exercise studios, babysitting room and a game room.

### Entries/Walkways/Playground

The entry walkways and adjacent open spaces leading into the facility from the parking lots have been improved since opening the facility. The south entrance area was completely renovated in 2013 to allow for a new walkway with adjacent planting beds, a playground and an outdoor exercise area. The north entrance area was improved in 2018 and included the reconstruction of the planting beds and new drainage to allow for better aesthetics into the facility.

The main entrance has a north and south entryway. Both sides have a set of double aluminum doors that lead to an air-break vestibule and then through another set of double aluminum doors into the main lobby reception area. Lobby floor is tiled, walls are wallpapered, there is a drop ceiling with canned lighting in addition to a skylight at south entrance. Visitors to the center can either have a membership or pay a daily use fee to utilize the facility amenities. Individuals may also utilize the facility for fee-based park district programs.

The main lobby is dated looking, but in good condition and functional. The area is slated for cosmetic and layout improvements in the CIP for 2020. Opportunities for appearance improvements include ceiling tiles, lighting, tile floors, wallpapered walls and a reception counter upgrade. Some of the enhancements are within the scope of district staff and others will need to be contracted out.

### Building Exterior

The building's exterior walls are covered by single course brick against an interior single course cinder block. Approximately 300 feet of the east facing (alley side) walls were covered over in 2018 with an EIFS protective/cosmetic coating. The original wall had deteriorated in several

places and was allowing moisture into the building. There are three main sloped roof sections and four flat roof sections. The flat roof sections were replaced in 2008 during facility renovations and carry a 15-year Firestone Warranty. The west sloped roof is scheduled to be replaced in 2020. The other two east side sloped sections are slated for replacement in 2022 and 2023 as part of the SRC CIP.

#### West-Building – Lower Level

This portion of the building houses the swimming pool, whirlpool, men's and women's pool locker rooms, pool mechanical room, pool lobby, ejector pit room, staff offices, Pilates Reformer Studio, babysitting room, exercise/dance studio, soft sports court, Bulls Gym with 2 adjacent program rooms, 2 family restrooms and storage closets.

The swimming pool is used primarily for lap swimmers, swim lessons, COHO swim club and aqua fitness classes. There is weekend public swim available, but for limited hours. The mechanical system for the pool includes 2 sand filters for filtration and an automatically controlled chlorine tablet and muriatic acid sanitizing system (installed 2009). There is also a UV unit (installed 2014) that assists with sanitization. The system is adequate for the 40,000-gallon pool. The system runs 24/7 year-round and water circulation pump motors are replaced every 2-3 years due to the use. A similar, but much smaller system is used for the 2,000-gallon whirlpool and is also automatically controlled, installed in 2009. The pool and whirlpool Raypak water heaters (installed 2012) are in good working condition. The mezzanine where the pool heaters are located also contains (2) 100-gallon water heaters (installed 2018) that service the men's and women's pool locker rooms, 1<sup>st</sup> floor staff office kitchen, family restrooms and the Pilates Reformer Studio.

The pool shell has a vinyl liner (installed 2009) that covers the original tiled bottom. The liner is holding up well, the system that transitions the liner to the tile around the pool surface edge has needed occasional maintenance but is still solid. The whirlpool shell is tiled and is in good shape. The pool deck is tiled and in good shape. There is a drop ceiling with 2'x4' fluorescent light fixtures.

The pool room is conditioned by a custom dehumidification and heating system located above the Group Exercise Studio storage closet. Bi-annual preventative maintenance and monthly inspections performed by staff has kept system in good working condition.

The men's and women's pool locker rooms are in good shape currently. Both have tiled floors throughout as well as tiled walls in wet areas. The men's pool locker room has 3 showers, 3 urinals, 2 toilets, 2 sinks and 14 full-size lockers. The women's pool locker room has 3 showers, 4 toilets, 3 sinks and 14 full-size lockers. The space will be evaluated for future renovation in 2020. Pool entry hallway and lobby are VCT tile or carpet squares and can be individually replaced as needed. The pool lobby area is scheduled for new carpet and paint in 2020 as part of aesthetic improvements.

There are 2 park district offices, one for part time staff as needed and the other houses SRC full time staff. Carpet squares, drywalled walls and drop ceilings throughout with 2'x4' fluorescent light fixtures and can lights. There is a small room with kitchenette and storage connected to the larger full time staff office. Space is conditioned by an RTU shared with the Pilates Reformer Studio and babysitting room. Both spaces are in good shape.

The Pilates Reformer Studio has rubber floor tiles, drywalled walls, drop ceilings with 2'x4' fluorescent light fixtures. There are 3 attached small restrooms. One restroom is currently being used for storage. Space is in good shape.

The Kids Korner babysitting room is 400 square feet. Carpet squares, drywalled walls and drop ceilings throughout with 2'x4' fluorescent light fixtures. Space in good shape.

The Soft Court space is 2,500 square feet and has a multi-purpose rubber floor. It is surrounded on four sides by the Bulls Gym, swimming pool, babysitting room and group exercise studio. No drop ceiling - Open air to the roof deck above with (4) suspended 2'x4' fluorescent light fixtures. A separate RTU conditions this area. Space is in good shape.

There are two family accessible restrooms with tiled floors, drywalled walls and drop ceilings with 2'x4' fluorescent light fixtures. Each has a toilet, sink and bench. One has a baby changing station. One restroom has an attached janitorial storage closet. Both restrooms are in good shape.

The exercise/dance studio with stage is 3,600 square feet. It has hardwood floors, drop ceilings with custom suspended LED light fixtures and mirror covered drywall walls. There are (2) storage closets for exercise equipment. The smaller of the two closets leads to mezzanine area that houses swimming pool HVAC control systems. Separate RTU conditions this space. Space is in good shape.

The Bulls Gym is 6,800 square feet and has a regulation-sized NBA hardwood basketball court in it. There are six baskets, five are pole mounted and one is attached to the wall. Three of the four walls are cinder block and the fourth is drywalled. There are wall pads arranged along walls for safety. There is a large, suspended drop curtain that can be lowered for programming needs. The ceiling area is open to the roof deck. There are (28) suspended 2'x4' fluorescent light fixtures. The hardwood floors are screened and sealed annually as part of preventative maintenance program. The court is lined for NBA, WNBA and high school play. Space is in good shape.

The elevator at the far west end of the building provides accessibility to the second floor. There is an adjacent elevator mechanical room that services the elevator. There are bi-annual elevator preventative maintenance checks by contractor and annual inspection through the Village of Deerfield.

There is an ejector pump/pit room, behind the part time staff office that services the swimming pool, pool locker rooms and restrooms on the west end of the facility. Ejector pumps will be replaced in 2019.

#### West-Building – Upper Level

This area houses (5) staff offices, (3) Chicago Sky offices, program room, program storage closet, data closet, conference room and (2) family restrooms. This area is accessible by a staircase from just off the main lobby and by an elevator near the Bulls Gym.

All offices, storage rooms and the conference room are in good condition and suitable for the current SRC staffing plan. All offices and conference room have carpeting, painted drywall walls and drop ceilings with 2'x4' fluorescent light fixtures. The storage rooms have VCT tiled floors, drywalled walls and drop ceiling with 2'x4' fluorescent light fixtures.

The two family restrooms have tiled floors, drywalled walls and drop ceilings with 2'x4' fluorescent light fixtures. Each has a toilet and sink and is in good shape. One has an attached janitorial storage closet.

The program room has hardwood floors, mirror covered drywalled walls and drop ceilings with 2'x4' fluorescent light fixtures. Space is in good shape.

#### East-Building – Lower Level

This area of the building houses (2) hardwood basketball courts, fitness floor, free weight room, Cybex weight room, running/walking track, program room, game room, men's locker room, (2) tennis courts, rhythmic gymnastics arena, racquetball court, personal training studio, yoga studio, 2 public restrooms, laundry room, staff office, storage room and electrical room.

The first of two hardwood courts (Gym B, 4300 square feet) is middle school sized. It is lined for basketball, volleyball and pickleball. It is surrounded by a divider curtain and open air to the roof deck above. There are (15) 2'x4' suspended fluorescent light fixtures. The baskets are adjustable from 8-10 feet and can be raised to ceiling height as needed. Court has wireless controlled scoreboard.

The second hardwood court (Gym A, 4,800 square feet) is high school sized. It is also lined for basketball, volleyball and pickleball. It is surrounded by a divider curtain and open air to the roof deck above. There are (15) 2'x4' suspended fluorescent light fixtures. The baskets are adjustable from 8-10 feet and can be raised to ceiling height as needed. There is additional space on the east side of the court for bleachers to be placed. Court has wireless controlled scoreboard.

The fitness floor is 4,575 square feet. It has (75) pieces of assorted cardio exercise equipment, a functional training rig, stretching areas, electrical room and an attendant desk. One half of the floor is recycled rubber and the other is carpeted. There is open air to the roof deck above the

space. There are (15) 2'x4' suspended fluorescent light fixtures. It is surrounded by a metal railing system that divides it from the running/walking track.

The free weight room is 800 square feet. It has rubber tile floors, cinder block walls on two sides and drywalled walls on the other two. The ceiling is plastered with recessed 2'x2' fluorescent fixtures.

The Cybex weight room is 800 square feet. It has rubber tile floors, cinder block walls on two sides and drywalled walls on the other two. The ceiling is plastered drywall with recessed 2'x2' fluorescent fixtures.

The running/walking track has 5 lanes, banked corners and is covered by a Mondo flooring system. The floor is currently functional, but is aging, and is scheduled for replacement as part of the SRC CIP in 2020.

The E-1 program room is 640 square feet. It has CVT tile floors, two drywalled walls and two glass window walls, drop ceilings with 2'x4' fluorescent light fixtures. There is an attached closet for the sound system for the facility. There is a storage closet for tables, chairs and program equipment. There is also an ejector pit room for the west end of the facility to handle locker rooms, restrooms and laundry room. Ejector pumps were replaced in 2015. Water service for the east side of the building is in this space as well.

The game room is 500 square feet. It has CVT tile floors, three drywalled walls and a glass window wall, drop ceilings with 2'x4' fluorescent light fixtures. There is an attached storage closet for facility program equipment.

The men's locker room is 2,000 square feet. Renovations were completed in the wet areas (showers, steam room, toilet area and sink area) in 2017. Floors and walls were tiled, floor to ceiling toilet partitions were installed, all toilet and urinal controls are now hands-free, there are 11 partitioned shower stalls and 12 hands free sinks were installed. The locker area floor has carpet tiles, there is a drop ceiling with 2'x4' fluorescent light fixtures. There are 220 full size wood lockers for daily use and 20 permanent lockers. Lockers manufactured by Tree Forms.

The main walkway and tennis lobby have carpet square flooring, wallpapered and painted walls, drop ceilings with can lighting throughout the areas.

The Mind/Body yoga studio was constructed in 2012. The space used to have a warm water therapy pool, cold water submersion chamber and dry sauna. The pool and cold water chamber are still intact beneath the floor of the studio. There are hardwood floors and walls, polystyrene panels installed on walls above 8 feet for sound absorption, ceiling is plastered drywall and dimming flood lights are in place for lighting. The space is conditioned by RTU that also services the fitness floor area. It is dampered to control temperature as needed.

The two tennis courts are divided with net curtains. The courts were last color coated in 2016. The three locked cages adjacent to courts are for tennis programming contractor. The space is conditioned by an RTU.

The rhythmic gymnastics arena is 6,000 square feet. The space is used solely by North Shore Rhythmic Gymnastics as part of a 10-year use agreement. The agreement expires in May 2019. There is a professional gymnastics floor installed over a tennis court. It is the property of the lessee North Shore Rhythmic Gymnastics. The space is surrounded by heavy duty 10ft. high vinyl curtains on three sides and a floor to ceiling vinyl curtain that divides space from the tennis courts. There are 12 lockers adjacent to the space that the athletes use. The space is conditioned by an RTU.

The racquetball court is 800 square feet. It has hardwood floors, 20 ft high ceilings and walls are plastered drywall, recessed 2'x2' fluorescent fixtures for lighting and is temperature controlled by separate RTU.

The personal training studio (Jungle Gym) is 800 square feet. It is a converted racquetball court. It has rubber tile flooring, walls have been furred out and drywalled up to 8feet, there are polystyrene panels above the drywall on east wall to the ceiling for sound dampening. The space is outfitted with a steel framed area for suspension training along with a compliment of cross training and weight training equipment. The space is condition by a RTU.

The two single user restrooms located near yoga studio each have tiled floors, cinder block walls, drop ceilings with venting, a small vanity with sink and light strip above. These restrooms are functional but dated and should be considered for renovation in the future.

The laundry room has (2) 100 lb. Milnor heavy duty washing machines and (3) 100 lb. heavy duty gas fired dryers for in-house towel service. These machines are up for replacement in 2020 and 2021. The space also has (2) 100-gallon hot water heaters (replaced in 2017) for the domestic hot water needs of the facility, including laundry. There is a separate locked room within this space that has (2) hot water boilers (Main replaced in 2015, lag due for replacement in 2024) that service the men's and women's locker room hot water needs and a 300-gallon hot water holding tank which is slated for replacement in 2021 per the SRC CIP.

The electrical room services the east end of the facility. The main electric service comes through this room and is distributed throughout. 400-amp main panel for RTU's will be replaced in 2019. Several smaller panels were replaced as well as a small transformer in 2016.

#### East Building – Upper-level

This area of the building houses the women's locker room, group exercise studio, indoor cycle studio, program room, Chicago Sky training room, two single user restrooms and elevated tennis court viewing balcony.

The women's locker room is 2,000 square feet. Renovations are scheduled for 2019 for the wet areas (showers, steam room, toilet area and sink area). There will be new tiled floors and walls, new toilets and partitions, new shower room partitioned stalls, new lavatory area layout and the steam room will be renovated. The locker area floor has carpet tiles, there is a drop ceiling with 2'x4' fluorescent light fixtures. There are 190 full size wood lockers for daily use and 20 permanent lockers. Lockers manufactured by Tree Forms. A separate RTU condition the space.

The group exercise studio is 950 square feet. The space was renovated in 2018. The area was previously a 50-seat diner and had a fully outfitted kitchen. There is vinyl planked flooring, mirrored walls on 2.5 walls and windowed half walls on the other. The space is fully enclosed, was previously open air to the rest of the facility. The ceilings are at two different levels, one at 20 feet with exposure to the roof deck above with a custom suspended dimmable LED light fixture and the lower area with drop ceilings and canned lighting. Ceilings fans are installed for patron comfort. There is an attached maintenance storage area with walk-in cooler, ice machine and triple sink kept from diner operation. There is a fitness equipment storage closet with mounted sound system control rack. A separate RTU conditions the space. Space is in good shape.

The indoor cycle studio is 850 square feet. It has rubber tile flooring, two mirror covered drywalled walls and two drywalled walls, drop ceilings with 2'x4' fluorescent fixtures, dimmable sconces are installed on the walls. There is a custom sound system installed specifically for indoor cycle programming. A separate RTU conditions the space. Space is in good shape.

The two family restrooms have tiled floors, drywalled walls and drop ceilings with 2'x4' fluorescent light fixtures. Each has a toilet and sink and is in good shape.

Program Room E-22 is 550 square feet. Carpet squares, drywalled walls and drop ceilings throughout with 2'x4' fluorescent light fixtures. One wall is mirror covered. There is an attached maintenance storage closet and a closet with a hot water heater that services the storage room off the exercise studio. Space in good shape.

The Chicago Sky training room is 850 square feet. They have leased the space since 2011. It serves as the in-season training room for the team and has 5 storage closets for team equipment and gear. It has tile floors, drywalled walls, drop ceilings with fluorescent lighting fixtures. The space is keyed different from the rest of the building and only facility staff has access to space as needed. Space is in good shape.

There is a roof hatch access closet with internal ladder that leads to the roof. There is a small electric panel in the closet that services west end upper-level needs.

## Patty Turner Center

Located at 375 Elm Street, the Patty Turner Center provides programs and services to active adults for the Deerfield and surrounding area seniors. The 18,300 square foot one story facility is located within Brickyards Park. The facility was developed on top of a former landfill, and was dedicated in October, 2003. The building was a joint development project between the Turner family estate, the Village of Deerfield and the Deerfield Park District. The facility is served by a large parking lot on its north end which has 153 parking spaces and an additional 12 handicapped spaces. The Center offers over a dozen rooms and spaces for programming and services and another seven rooms for administration, operations and support. The majority of the program and service spaces have carpeted floors, drop or decorative wood plank ceilings and drywall walls with multiple finishes.

Upon entry into the Center, a game room/sitting area along with the registration/welcome desk, welcomes visitors. The game room is furnished with tables and chairs and two pool tables. The room has tall windows and a fireplace with carpeted floors and a wood accented high ceiling with indirect lighting light fixtures. The overall condition of this room is good with carpet replacement surfacing as the most current need. Upgrades in lighting could also be considered in the future. The registration/welcome desk area is in good condition and appears very functional. No immediate needs except for flooring upgrades are foreseen for this space.

Just beyond the game room/sitting area is a small “nook” area that provides a small kitchenette, a small coat closet, a vending area and wall display racks for promotional area. It is in good condition.

Continuing down the wide and extensively decorated hallway is the Library room on the building’s east side. The room has multiple stacks with books, 6 computer stations and sitting areas. The room has carpeted flooring, a drop ceiling with lighting and many high windows. A small storage room is attached and appears to provide adequate space for supplies and equipment. The overall condition of the room is good with the replacement of carpeting and eventual upgrades of lighting and ceiling tiles two candidates for improvement.

Further along the east side of the building, the next space is the “Atrium” area which has sitting areas, a 2-way fireplace, planter boxes and is also furnished with a piano. The exterior wall is primarily windows, the floor is carpeted and the ceiling is high with a wood planking finish. A set of double doors leading out of the building are on either side of the Atrium. Neither set of doors have automatic door opener systems. The space is in good condition with future improvements of carpet replacement and at least one set of doors with automatic opener systems the leading candidates for improvements.

The last rooms along the building’s east side are Multi-Purpose Rooms A & B. Each room is equipped with a small kitchen area. A folding wall system can divide the rooms into two equal spaces. Both rooms also have a storage room which appears to be adequate. The rooms have oak strip flooring that are in good condition for its age but will eventually need replacement in 8- 10 years.

The west side of the building also offers a multitude of spaces for programs and services. The rooms include Members Rooms A & B, a kitchen, 3 restrooms, a small conference room, administrative space, office supply space, storage room and 2 small offices. The Members Room B, located at the far end of the west side of the building, has primarily hardwood floors and some carpeting. Adequate storage room space is also provided to this room.

Members Room A has carpeted floors and the facility's kitchen is accessible through a serving window/counter. Both rooms have indirect lighting and ceiling tiles. A folding wall system can divide the rooms into 2 separate rooms. The overall condition of this room is good with the carpeted areas showing wear and should be replaced in the next 2-5 years.

The kitchen is equipped with commercial equipment and is in good condition. Adding more shelving appears to be a need in this space with possibly upgrading the dishwasher as another consideration. The attached pantry room offers adequate storage for the kitchen's needs.

Three restrooms can also be found along the west side of the building. One of the restrooms is a single-use restroom with one toilet and some cabinetry and counter space. The women's room provides 6 stalls with recycled partitions and 4 sinks. It has a drop ceiling with lighting along the walls. The men's room provides 4 stalls with recycled partitions, 3 urinals and 4 sinks. The ceilings are identical to the women's room. In all restrooms, the floors and two-thirds of the walls have ceramic tiles. Overall the condition of the restrooms is good. Replacing the tiles in the restrooms may be a long-range project when they begin to show wear and tear and a new color scheme is desired.

Back towards the entrance on the building's west side are a small conference room, staff administrative and office space, an office supply/copier room, 2 small offices, multiple storage areas and a mechanical room. The small conference room seats 8 and is in good condition. The administrative office space provides ample space for two staff members and is currently a single room. Future consideration could be given to add an interior wall separating the staff space into 2 offices. The 2 additional small offices each provide sufficient space for their current purposes of social work and massage. Any additions to these types of services may require additional space in other parts of the building.

The overall condition of these spaces is good and no significant improvements are foreseen in the near future except for the possible addition of an interior wall splitting the staff's administrative space and new carpeting.

The office supply/copier room has substantial floor space surrounded by counters and cabinetry space. A small custodial office and a utility/mechanical room are adjacent. All of these spaces are in good condition.

The major mechanical systems for the building include 2 boilers, a chiller located on the west side of the building and a water heater. Other mechanical and utility systems include thermostat controls, a grease trap and underground utilities including a sewer line. The boilers

and chiller are original to the building and should be replaced in 7 – 10 years. The water heater was replaced in 2011 and should be replaced in 3 – 5 years. The thermostet controls and grease trap are also original and should be replaced in 1 -2 years. The district should also continue to budget a contingency for potential repair/replacement of the sewer line due to the constant shifting of underground fill.

The south end of the building also provides 2 restrooms that provide outside access to serve the park. The restrooms are in good condition with no substantial improvements foreseen.

Overall, the condition of the building is very good. Understanding that the facility was built on a landfill, the potential need to repair underground utilities will be ever present. The exterior of the building provides no immediate improvement needs but the roof will need to be replaced in 10-12 years. The interior of the building provides very few significant renovation opportunities with the carpeting that is throughout the majority of the building surfacing to be the first significant improvement. This should be pursued within 2-5 years. Lighting upgrades could be incorporated in a 5–10-year period and updating the restrooms a possible candidate in 10-15 years. In addition to the carpeting, HVAC and mechanical system upgrades and replacements are the main priorities for improvements at the Patty Turner Center.

## Conclusions and Opportunities

The parks and facility assessments provided both a snapshot of physical conditions of the locations examined and an insight into future needs. One of the most prevalent findings from these assessments is the realization that a high number of repairs, replacements and enhancements to assets were not necessarily in the near future, (1-5 years), but a bit longer out in time. As a result, district staff has committed to expand both the total components and the length of forecasted resource needs in the district's long range planning processes. Therefore, beginning with the 2019 proposed Capital Improvement Plan, more items will be added to the 5-year plan. Then beginning with the 2020 proposed Capital Improvement Plan, the plan will be extended to a 7-year plan. This expansion of items and time will better present the district with a more comprehensive picture of the number of projects and purchases that should be completed and serve as a more thorough financial planning tool.

This extension of the plan will also create potential opportunities to develop a plan to apply for external dollars in the form of grants, donations and cost-sharing methods. It will also assist the district in determining if bonds may be an opportunity to consider to cover certain projects with a fixed amount of dollars required for long-term debt.

The assessments and expansion of the plan also tie into the district's Strategic Plan strategies of enhancing existing parks and facilities and provides a more extensive picture on new opportunities to explore for land and facility acquisition and development.

**Capital Replacement Schedule  
2018-2022**

**Prior year shown for reference**



**Parks Improvements - 101090**

	2018	2019	2020	2021	2022
Ballfield Upgrades		15,000			
Briarwood Park					
Playground					
Lighting					
Pathways	18,000				
Brickyards Park					
Irrigation Repairs		7,000			
Parking Lot					
Pathways	12,000				
Playground			250,000		
Basketball Courts					
Shelter Roof					15,000
Clavey Park					
Field Lighting					300,000
Field Lighting Pole Inspection		7,000			
Community Theater					
Cumnor Ct Park					
Sarah Channick Playground					175,000
Deerfield Golf Course & Learning Center					
Bunker Replacement	125,000	131,250	137,813	144,703	151,938
Irrigation					
Maintenance Building Roof			86,822		
Deerspring Park					
Bathroom Pipe Clean Out		3,500			
Changing Stations		1,000			
Chlorine Tank Replacement		5,000			
Divinl Board Refinish		2,500			
Neptune Bensen Filter - Pool	4,500				
Playground					275,000
Pool Bottom Repair	10,000				
Renosys PVC Pool Liner		80,000			
Roof Replacement - Pool	42,000				
Splashpad			330,750	347,288	
Tennis Courts				14,000	
VGB Covers/Wading Pool		3,500			
VGB Covers/Water Slide		4,000			
VGB Pool Covers/Laps		4,000			
Wading Pool Filter Pump	3,100				
Waterslide Fencing	10,000				
Waterslide Tower - Paint		10,000			

<u>Parks Improvements - 101090 (cont.)</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
District 109 Joint Projects	139,952	139,952	139,952		
Fence Replacement	40,000	30,000	30,000	25,000	25,000
Irrigation Repairs					
Jaycee Park					
Drainage	6,000				
Flag Pole Light		9,500			
Dog Park Renovation		157,500			
Parking Lot			20,000		
Playground		210,000			
Shelter Roof					25,000
Jewett Park					
ADA Concrete Entrances					
Hot Water Tank	8,000				
HVAC	9,000				
Master Plan	40,000				
Shelter Concrete Raising		5,000			
Shelter Roof - North					30,000
Shelter Washrooms Upgrades					
Playground					
Renovation					607,753
JPCC Building					
HVAC Controller Upgrade		22,000			
Pine Room Door Replacement		4,000			
VAV Box Callibration		12,000			
John Blomberg Tot Lot					
Playground			100,000		
Keller/Shepard Pedestrian Bridge					
Pathways			20,000		
Pedestrian Bridge	85,000				
Playground				275,000	
Maplewood Park					
Bathroom Roofs		15,000			
BB Courts					7,000
Parking Lot		10,000		175,000	
Shelter Roof		15,000			
Mitchell Park					
Band Shelter Roof				5,000	
Bathhouse Roof				50,000	
Court Lighting				150,000	
Filter Room Roof				20,000	
Pool CO 2 Storage Room - Door	3,800				
Pool Fire Panel Room - Door	3,800				
Pool Guard Office - Door	1,500				
Tennis Court - ADA Ramp					
Tennis Court	25,000	17,500			
Basketball Courts	25,000	17,500			
Park Amenities	20,000	15,000	15,000	15,000	15,000
Parks Dept.					
Office Furniture	5,000				
Vehicle Hoist/Lift					
Facility Entrance Gate	8,000				
Facility Roof	5,000				
Parks Lighting Upgrade					
Parks Survey		8,000			
Parking Lots/Pathways	150,000		165,375	173,644	
Patty Turner Center					
Parking Lot		3,000			175,000
Playground Audit					
Playground Component Replacements	8,000	8,000	8,000	10,000	10,000

**Parks Improvements - 101090 (cont.)**

	2018	2019	2020	2021	0
Sachs					
Locker Rooms - Men's					
Locker Rooms - Women's		325,000			
Retro Café Renovations	140,000				
Roof - West Side				347,288	
SRC Facelift - Design Services		12,500			
Waterproof East Wall - 1st floor	160,000				
Skylogic Upgrade					
Skate Park Replacement					
SouthPark School					
Playground					
Various Park Signs	20,000	12,000	15,000	10,000	5,000
Park Shelter Roofing & Painting	5,000				
Woodland Park					
Drainage	25,000				
Rain Garden	4,000				
Parking Lot	18,000	12,000			
Pathways	20,000				
Basketball Courts		12,000			
Sub-Total	1,199,652	1,346,202	1,318,712	1,761,923	1,816,691

**Golf Operations - 202020**

	2018	2019	2020	2021	2022
Clubhouse Exterior Repair					
Clubhouse Exterior Stain					5,000
Clubhouse Golf Simulators					18,000
Clubhouse Interior Paint				4,000	
Clubhouse Interior Repair					
Clubhouse Roof					25,000
Clubhouse/Proshop Flooring			40,000		
Deck Furniture	1,000			10,000	
Deck Maintenance		4,500			20,000
Deck Tent				5,000	
Fore Equipment	2,500	2,000	4,000	17,000	10,000
Fore Furniture				10,000	
Golf Cart Fleet (75 carts)					175,000
HVAC	5,000	6,000	7,000	7,000	6,000
Pull Carts/Rental Sets	2,000	1,800	2,000	2,000	2,000
Restroom Retrofit			20,000		
Sump Pump Replacement		2,000			
T.V./ Sound System	5,000				
Washer & Dryer Basement				2,000	
Waste/Recycling Containers	10,000				
Water Heater				3,700	
Sub-Total	25,500	16,300	73,000	60,700	261,000

**Golf Maintenance - 202023**

	2018	2019	2020	2021	2022
Blower Buffalo KB - 01				10,000	
Blower Buffalo - 15					
Bobcat Tractor / Attachments					
Cart Paths- Resurface	15,000	15,000	75,000	75,000	75,000
Fairway Mower			60,000	60,000	
Greens Aerifier					
Greensmower Toro 3050					
Greensmower Toro 3100	39,000	40,000			47,000
Groomers for Fairway Mowers					
Gutter replacement Maint Bldg					
HVAC Replacement					
Irrigation Pumphouse - VFDs		150,000			
Maintenance Building Roof	10,000				
Rough Mower			36,000		
Sand Bunker Rake		18,000			
Sealcoat & Strip Parking Lot			9,500		10,000
Sprayer					60,000
Stain Golf Maintenance, LC & Deck	15,000				
Turf Brush Groomer	7,500				
Utility Cart Club Car - 2006					
Utility Cart Toro - 2005			9,000		
Utility Cart Toro - 2005					
Utility Cart Yamaha - 1996,1998					
Utility Cart Yamaha - 2002			12,000		
Utility Cart Yamaha JR3 - 1998		12,000			
Utility Cart Yamaha - 2002 Bev Cart			14,000		
Vibrating Rollers		10,000			
Sub-Total	86,500	245,000	215,500	145,000	192,000

**Golf Driving Range - 202025**

	2018	2019	2020	2021	2022
Ball Dispenser System	23,000				
Ball Hopper		3,000			
Ball Pre-soaker		3,460			
Ball Washer	3,000				
HVAC Replacement - 2 Wall Units		10,000	10,000		
Range Ball Picker				6,000	
Range Ball Fill Equipment					12,000
Stain Range Building					
Tee Mats				12,500	
	26,000	16,460	10,000	18,500	12,000
<b>Golf Total</b>	<b>138,000</b>	<b>277,760</b>	<b>298,500</b>	<b>224,200</b>	<b>465,000</b>

**Recreation - 601090**

	2018	2019	2020	2021	2022
Recreation Equipment	8,000	2,000	2,000	2,000	2,000
Sub-Total	8,000	2,000	2,000	2,000	2,000

**Deerspring Pool - 604100**

	2018	2019	2020	2021	2022
Boiler Repair					
Deck Furniture	6,000				
Filter System Coomponents		2,500			
Funbrella		15,000			
Funbrella Covers		4,200			
Hot Water Tank & Pump			25,000		
Lifeguard Chairs	18,500				
Program Equipment	2,000	2,000	1,500	1,500	1,500
Sound System	10,000				
<b>Total Deerspring Pool</b>	<b>36,500</b>	<b>23,700</b>	<b>26,500</b>	<b>1,500</b>	<b>1,500</b>

**Mitchell Pool - 604300**

	2018	2019	2020	2021	2022
Filter System Components	3,000	6,600			
Program Equipment	2,000	2,000	1,500	1,500	1,500
Shower/Locker Room Floor Work		8,000			
<b>Mitchell Pool Total</b>	<b>5,000</b>	<b>16,600</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>

**Pools Total**

	2018	2019	2020	2021	2022
	41,500	40,300	28,000	3,000	3,000

**Sachs Recreation Center - 605000**

	2018	2019	2020	2021	2022
<b>Roofs</b>					
West Roof				325,000	
<b>Mechanicals - West</b>					
Pool Dehumidifier					80,000
Ejector Pumps		18,000			
Electrical Panel 400 amp		20,000			
RTU Units	60,000	50,000	70,000	75,000	75,000
<b>Mechanicals - East</b>					
Steam Generator			30,000		
Ejector Pump Controller			8,000		
Electrical Panel 600 amp			20,000		
<b>Other</b>					
Carpet & Floor Replacement				50,000	50,000
Fitness Equipment	40,000	42,000	44,100	46,305	48,620
Paint Interior & Wall Finishes			100,000		
Retro Café Renovation					
Waterproof East Exterior Wall					
Tennis Curtains			15,000		
Track Resurface			85,000		
Building Systems & Equipment	4,000	0	4,000		4,000
Folding Table & Chairs		0			
Game Room Equipment		5,000			
Landscaping	2,500				
Protective Cover for Gym Floor					50,000
<b>Sub-Total</b>	<b>106,500</b>	<b>135,000</b>	<b>376,100</b>	<b>496,305</b>	<b>307,620</b>

<b>Jewett Park Community Center - 605210</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
HVAC					
Carpet Extractor		3,000			
Coat Rack		1,500			
Front Desk Windows					
Movable Wall - Oak Room	60,000				
Pine Room Door Replacement		4,000			
Program Equipment	1,000	1,000	2,500	2,500	2,500
Public Bathrooms - Upgrade	48,000				
Recycle Containers	1,600				
Rekey Doors and Replace Handicapped Door Opener					
Roof Repairs	8,000				
<b>Sub-Total</b>	<b>118,600</b>	<b>9,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>
<b>Patty Turner Center - 605410 &amp; 605470</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Carpeting		50,000			
Chairs		8,000			
Exterior Building Repair			10,000	10,000	
Flag Pole Light Replacement		5,000			
Grease Trap	5,500				
Kitchen Equipment				6,000	
PTC Sewer Line Rebuild	10,000	15,000	15,000	15,000	15,000
PTC HVAC Controller Update	23,000	23,000			
Program Equipment	24,000	1,500			
Recycle Containers	3,675				
<b>Sub-Total</b>	<b>66,175</b>	<b>102,500</b>	<b>25,000</b>	<b>31,000</b>	<b>15,000</b>
<b>Preschool - 705231</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Playground Improvements					
Program Equipment	2,500	2,500	2,500	2,500	2,500
Treehouse Equipment	1,000	200			
<b>Sub-Total</b>	<b>3,500</b>	<b>2,700</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>
<b>Special Recreation - 850000</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Briarwood Paths	10,000				
Deerspring Pool - ADA Steps		8,000			
Deerspring Pool - ADA Lift		15,000			
Jaycee Park - Paths		5,000			
Jewett Park - ADA Improvements	100,000	37,500	70,000		
Keller Bridge	12,000				
Misc. ADA Projects	10,000	10,000	30,000	100,000	100,000
Mitchell Park Projects	10,000				
Mitchell Tennis Courts ADA Ramp	15,000				
NSSRA		10,500			
Sachs ADA Projects		12,000			
South Park - Paths		18,000			
Woodland Park - Paths		25,000			
<b>Sub-Total</b>	<b>147,000</b>	<b>141,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>

<b>Summary of Replacement Items</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b><u>Governmental Funds</u></b>					
Administrative	90,000	98,000	37,500	36,500	56,000
Park Equipment	109,000	120,000	120,000	124,000	120,000
Parks Improvements	1,199,652	1,346,202	1,318,712	1,761,923	1,816,691
Recreation	8,000	2,000	2,000	2,000	2,000
Swimming Pools	41,500	40,300	28,000	3,000	3,000
Sachs Rec Center	106,500	135,000	376,100	496,305	307,620
Jewett Park Community Center	118,600	9,500	2,500	2,500	2,500
Patty Turner Center	66,175	102,500	25,000	31,000	15,000
Special Recreation	147,000	141,000	100,000	100,000	100,000
	<u>1,886,427</u>	<u>1,994,502</u>	<u>2,009,812</u>	<u>2,557,228</u>	<u>2,422,811</u>
<b><u>Enterprise Funds</u></b>					
Golf Course	138,000	277,760	298,500	224,200	465,000
Preschool	3,500	2,700	2,500	2,500	2,500
	<u>141,500</u>	<u>280,460</u>	<u>301,000</u>	<u>226,700</u>	<u>467,500</u>
<b>Governmental &amp; Enterprise Fund Totals</b>	<u>2,027,927</u>	<u>2,274,962</u>	<u>2,310,812</u>	<u>2,783,928</u>	<u>2,890,311</u>

## Long Term Capital Projects

2018	2019	2020	2021	2022	2023
Projected Allocation	Projected Allocation	Projected Allocation	Projected Allocation	Projected Allocation	Projected Allocation
\$1,030,000	\$1,060,900	\$1,092,727	\$1,125,509	\$1,159,274	\$1,194,052
0	0	0	0	0	0
Golf Course Bunkers	Golf Course Bunkers	Golf Course Bunkers	Golf Course Bunkers	Golf Course Bunkers	
125,000	131,250	137,813	144,703	151,938	0
0	0	0	0	0	0
0	0	0	SRC Roof (west)	JPCC Reno (1/2)	JPCC Reno (2/2)
			347,288	607,753	638,141
0	0	0	Golf Maintenance Bldg Roof		
			86,822	0	0
Parking Lots/Paths	Dog Park	Parking Lots/Paths (JP Phase 1)	Parking Lots/Paths (Maplewood)		Parking Lots/Paths
150,000	157,500	165,375	173,644	0	0
Keller Park Bridge	Jaycee Playground	Deerspring Splashpad	Deerspring Splashpad		
85,000	210,000	330,750	347,288	0	0
Joint with D109	Joint with D109	Joint with D109	Joint with D109	Joint with D109	Joint with D109
139,952	139,952	139,952	0	0	0
<b>\$ 499,952</b>	<b>\$ 638,702</b>	<b>\$ 773,890</b>	<b>\$ 1,099,744</b>	<b>\$ 759,691</b>	<b>\$ 638,141</b>
<b>\$ 530,048</b>	<b>\$ 422,198</b>	<b>\$ 318,838</b>	<b>\$ 25,765</b>	<b>\$ 399,583</b>	<b>\$ 555,912</b>

### Previously Identified

Four Seasons Room-Golf
300,000

Golf Cart Barn
438,000

Pickle Ball Courts
100,000

Sachs Windows
75,000

Solar Panels @ SRC
300,000

### Long Term Committed Capital Projects

2018		2019		2020		2021		2022		2023	
<b>Committed Allocation District Wide Land Acquisition</b>											
	2,000,000		1,505,925		1,505,925		1,505,925		1,505,925		1,505,925
829 Hazel	494,075										
Net 123118	1,505,925	Net 123119	1,505,925	Net 123120	1,505,925	Net 123121	1,505,925	Net 123122	1,505,925	Net 123123	1,505,925
<b>Committed Allocation Jewett Park/ NW Quadrant</b>		<b>Committed Allocation Jewett Park/ NW Quadrant</b>		<b>Committed Allocation Jewett Park/ NW Quadrant</b>		<b>Committed Allocation Jewett Park/ NW Quadrant</b>		<b>Committed Allocation Jewett Park/ NW Quadrant</b>		<b>Committed Allocation Jewett Park/ NW Quadrant</b>	
	2,000,000		2,000,000		1,000,000		0		0		0
		JP Phase 1	1,000,000	JP Phase 1	1,000,000						
Net 123118	2,000,000	Net 123119	1,000,000	Net 123120	0		0		0		0
<b>Committed Allocation Community Theater</b>		<b>Committed Allocation Community Theater</b>		<b>Committed Allocation Community Theater</b>		<b>Committed Allocation Community Theater</b>		<b>Committed Allocation Community Theater</b>		<b>Committed Allocation Community Theater</b>	
	500,000		500,000		500,000		375,000		250,000		125,000
				Year 1	125,000	Year 2	125,000	Year 3	125,000	Year 4	125,000
Net 123118	500,000	Net 123119	500,000	Net 123120	375,000	Net 123121	250,000	Net 123122	125,000	Net 123123	0
	<b>\$ 4,005,925</b>		<b>\$ 3,005,925</b>		<b>\$ 1,880,925</b>		<b>\$ 1,755,925</b>		<b>\$ 1,630,925</b>		<b>\$ 1,505,925</b>

**Committed - 2018**

**General Fund**

District Wide Land Acquisition    \$1,505,925  
 Jewett Park improvements        \$2,000,000  
 including NW Quadrant projects

**Recreation Fund**

Community Theater project        \$500,000

**DEERFIELD PARK DISTRICT  
School/Park Playground Replacement Schedule**

<u>Location</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Comments</u>
Walden Park/School (East)		\$ 200,000				New equipment installed 1988. Added to in 1991. Major renovation 2001
Walden Park/School (West)						New Installation 2014
Kipling School						Replaced 2013
South Park School/Park (East)						Replaced Equip. 1993, Added Equip. 2001, New Large Structure 2006
South Park School/Park (West)			\$ 300,000			First round of replacement 1989. Enlarged playground 2000 and 2001
Wilmot Elementary (East)						Replaced 2010
Wilmot Elementary (West)						Replaced & relocated 2011
Caruso - Auditorium Renovation			\$ -	\$ -		
<b>Total</b>	\$ -	\$ 200,000	\$ 300,000	\$ -	\$ -	

**DEERFIELD PUBLIC SCHOOLS DISTRICT 109  
School Location Parking Lot Replacement & Restriping Schedule**

<u>Location</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Comments</u>	
Kipling Elementary						Replaced 2012	
South Park Elementary -South lot		\$ 528,000	\$ 86,635	*			
-East lot & Circle drive	\$ 318,753					Replaced 2014	
Walden Elementary					\$ -		
Wilmot Elementary -West lot			\$ -			Major Renovation 2011	
-North lot						Renovation & new lighting	
Caruso Middle School						Replaced 2011	
Shepard Middle School			\$ -			Addition in 2009	
Caruso Auditorium Renovation-for future discussion					\$ -		
<b>Total</b>	\$ 318,753	\$ 528,000	\$ 86,635	\$ -	\$ -		
<b>Combined Totals</b>	\$ 318,753	\$ 728,000	\$ 386,635	\$ -	\$ -		
<b>Totals</b>		2017 Parking lot change order					
Spil Playgrounds & Parking Lots						<u>Parks</u> <u>Schools</u>	
Carryover - 2010 Intergov'l agreemt	100.00%	\$ 133,248	\$ -	\$ -	\$ -	133,248	
Playgrounds - Park Dist	50.00%	\$ -	\$ 100,000	\$ 150,000	\$ -	250,000	
Playgrounds - School Dist	50.00%	\$ -	\$ 100,000	\$ 150,000	\$ -	250,000	
Parking Lots - Park Dist	33.33%	\$ 106,240	\$ 175,982	\$ 28,875	\$ -	311,098	
Parking Lots - School Dist	66.67%	\$ 212,513	\$ 352,018	\$ 57,760	\$ -	622,290	
		\$ 452,001	\$ 728,000	\$ 386,635	\$ -	561,098	
						872,290	
Park Dist - Annual cost		\$ 106,240	\$ 275,982	\$ 178,875	\$ -	\$ 112,220	
School Dist - Annual cost		\$ 212,513	\$ 452,018	\$ 207,760	\$ -	\$ 174,458	
						*Does not include the \$133,248 payment in 2016	
Park District Option to Pay Average for Four Years		\$ 141,241	\$ 139,952	\$ 139,952	\$ 139,952	\$ 561,098	
Park District Option to Pay Average for Five Years**		\$ 112,220	\$ 112,220	\$ 112,220	\$ 112,220		

\*\*Will owe one additional payment in 2021 beyond the current intergovernmental agreement