# Village of Carol Stream

**SPECIAL WORKSHOP MEETING**

**MONDAY FEBRUARY 1, 2016**

**6:00 P.M.**

**GREGORY J. BIELAWSKI MUNICIPAL CENTER**
**500 N. GARY AVENUE**
**CAROL STREAM, ILLINOIS 60188**

**VILLAGE HALL BOARD ROOM**

## AGENDA

1. CALL TO ORDER
2. ATTENDANCE
3. VILLAGE HALL REMODELING
4. CAPITAL IMPROVEMENT PLAN BUDGET PRESENTATION
5. OTHER BUSINESS
6. ADJOURNMENT

# Village of Carol Stream
## INTER-DEPARTMENTAL MEMO

**TO:** Mayor and Trustees

RM

**FROM:** Robert Mellor, Assistant Village Manager

**DATE:** January 29, 2016

**RE:** Municipal Building Evaluations and Space Needs Analysis

On Monday night at the workshop prior to our Board meeting, Mark Bushhouse, President of Williams Architects and lead architect will provide an update on our remodeling/renovation study. On Monday and at the workshop prior to the February 16 Board meeting Mark will present his findings and recommendations regarding the current condition of the Village Hall as it relates to industry standard office, meeting room and storage space for government buildings. Mark will review the criteria used to determine whether renovation, expansion or new construction of the Village Hall is needed at our meeting on Monday night and discuss costs associated with the various options at our meeting on February 16.

Monday's workshop will begin at 6:00 p.m. in the training room with a presentation on the Capital Improvement Program followed by the Village Hall remodeling/renovation presentation. A light meal will be served.

Please contact me if you have any questions.

Cc: Joseph E. Breinig, Village Manager
Executive Staff

## PROJECT MEMORANDUM

**PROJECT:** Carol Stream Village Hall & Police Planning Study

**PROJECT NO.:** 2014-064

**TO:** Bob Mellor

**REGARDING:** Municipal Building Evaluations and Space needs Analysis

**COPIES TO:** Village Staff and Board Members

**PREPARED BY:** Mark Bushhouse

**DATE PREPARED:** 29 January 2016

**NOTE:** The following items shall be recorded as a part of the above project record and acted upon as noted unless Williams Architects is promptly directed to proceed otherwise.

### BOARD UPDATE

**STUDY GOALS:**
Determine the condition of the existing building, the Village Hall & police department's current and long term facility space needs, and find the best option tomaintain, remodel, expand and/or replace the facility.

**A. PROCESS:**

1. Facility Evaluation
   a. Owner provided drawings and other information for the existing facility
   b. Architect and Mechanical, Electrical, Plumbing and Fire Suppression Engineers reviewed the data, toured the facility, spoke toVillage personal responsible for the upkeep of the building
   a. Team of consultants provided reports on the condition of thebuilding shell, interior components and the building's systems
   b. Architect reviewed the layout, public service locations and types and sizes of the work spaces for staff

2. Space Needs Analysis
   a. Reviewed potential future Village growth
   b. Evaluated the staff provided current and future Village Hall & police functions and staffing
   c. Provided a detailed space program that included the existing spaces and their sizes as well as a range of size for each space based upon industry standards
   d. Space program reviewed with staff and refined to a target space program that was endorsed by the project team

3. Next Steps
   a. Based upon Board review and direction from this update meeting, the Architect and staff will develop concepts to address the facility and space issues.
   b. These could incorporate any of the following approaches:
      1) Only provide the repairs and code required changes with no remodeling or updating to the building's interior finishes or furniture
      2) The above, plus updating to the finishes and furniture, along with minor layout changes, but no additions or major remodeling.
      3) The above, plus additions and major remodeling to meet the space program recommendations
      4) The above, plus partial demolition of the existing building, possible land acquisition and additions and changes to the building, site layout and parking
      5) Demolition of the existing facility and construction of an all new facility for both Village Hall and police facility on the existing site
      6) Construction of an all new Village Hall or police facility police on another site and remodeling to the existing facility to house the department(s) that remain
      7) Construction of an all new facility to house the Village Hall and police facility on another site and then sell the current site for its highest and best use
      8) Any other option as determined by the Board
   c. Provide magnitude of potential budgets for each option developed and selected for Board review
   d. Meet with the Board again to review the developed options and their potential budget requirement for Board selection of the best overall approach
   e. Board to consider timing and funding for the facility improvements

## B. FINDINGS

1. Facility Evaluation

<u>BUILDING</u>

a. Building exterior walls and windows are in generally good condition and only need minor repairs
b. The asphalt roll roofing has been redone and is in good condition
c. The HVAC system has had significant equipment replacements made in the last decade and should continue to be serviceable for another 8 to 10 years. However, there are numerous areas within the building that need beter temperature control. This can be accomplished by adding additional zones (each with their own thermostat), repairing parts that appear to be nonfunctioning and by rebalancing the air distribution
d. The lighting has been upgraded to more efficient light fixtures in the parking lots and the interior of the building. However, recent energy code changes will require all new lighting control systems in any space that is remodeled and new LED light fixtures are now available that could further reduce the energy usage, provide better lighting and all but eliminate bulb replacement for many years
e. The building's emergency generator is in serviceable condition, but can only provide power to a portion of the building
f. The plumbing system is generally in fair to good condition, but has a number of small code violations and a few drainage problems
g. Fire suppression system and fire alarm system are in good condition
h. There are numerous accessibility problems
i. Interior finishes, though well maintained, are worn and many are near the end of their serviceable life

j. The facility is not designed to allow a second floor to be added. Therefore, it would be more expensive to provide the added space with a second floor than by using an addition
k. The building, in general, has a tired, worn, outdated and negative affect on the energy level of those that visit and work there

LAYOUT, FUNCTIONALITY AND SECURITY

a. The public service counters are spread out over both levels of the building and therefore, affect the convenience to the citizens
b. Building security is significantly compromised due to the public needing access to the numerous areas in the lower level
c. Staff offices and work areas are at the bottom of the range for municipal industry standards
d. There are not sufficient work areas for current nor future estimated staff
e. Village Hall functions are separated between the main and lower levels and therefore, negatively affect the efficiency and coordination of staff work efforts
f. There are insufficient number and capacity for conference and meeting rooms, both for staff usage and meetings with the public
g. Numerous staff that work regularly in their offices or workstations are located in the lower level and have minimal or no access to day light

2. Space Needs
   a. The municipal building was built in 1979 when the Village's population was close to 15,400
   b. Carol Stream's current population of approximately 42,200 is expected to grow to 47,300 the next 2 to 3 decades. (CMAP Projection)
   c. Village Hall staffing is expected to grow from 34 to 39 and the Police Department is expected to grow from its current staff of89 to a staff of 93 over the next few years
   d. The existing facility of 40,400 SF is inadequate to meet the current and future space needs of the operating departments. The facility should be approximately 54,730 SF to adequately support the near term staffing levels plus approximately 6 new work spaces to allow some minor growth and/or change in the years that follow.

## C. RECOMMENDATIONS

1. Board review and accept the Facility Evaluation
2. Board review and accept the space needs findings
3. Board review and direct Architect and staff to investigate facility improvement options with their associated estimated budgets as the Board would determine to be in the best interests of the Village

End of Project Memorandum

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# VILLAGE OF CAROL STREAM

# 2016-17 CAPITAL IMPROVEMENT PROGRAM

# AGENDA

- Completed Projects
- Proposed CIP
  - Five Year Plan
  - Cash Flows
  - Ten & Twenty Year Plans
  - Project Details
- Requested But Not Programmed Projects

# COMPLETED CIP PROJECTS

# FY15-16

Pavement Preventative Maintenance Program Projects
SPEED LIMIT 25
FRESH OIL 20 MPH

Flexible Pavement Program Project
Pit Boss
1-800-263-8070

Indianwood Drive Pavement Reconstruction Project

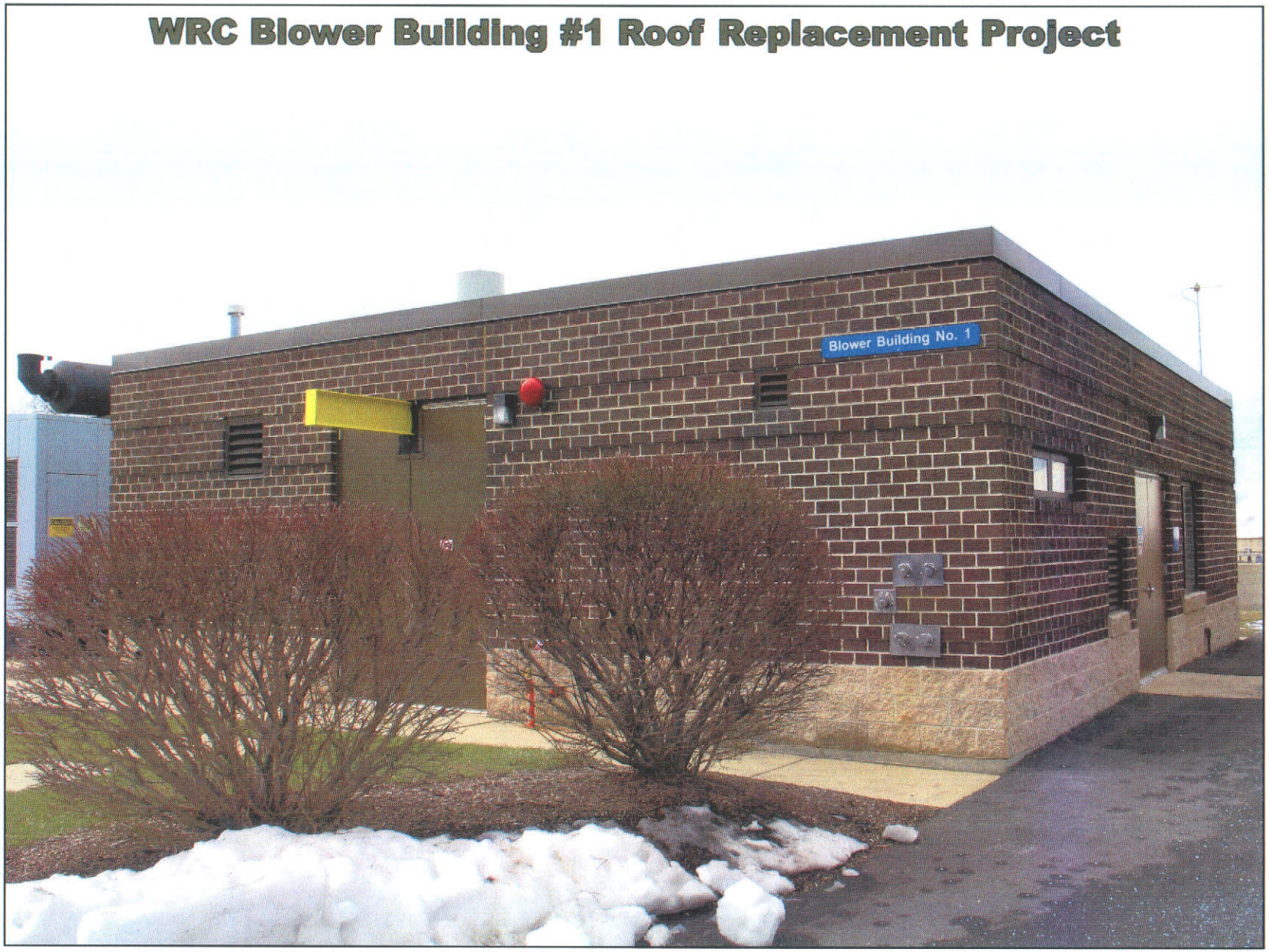
Streetlight Replacement Program Project

WRC Phase I Pumping Station Improvement Project
Primary Screw Pumps

WRC Phase II Pumping Station Improvement Project
Secondary Screw Pumps
CAUTION

WRC Non-Potable Hydrant Replacement Project

# WRC Blower Building #1 Roof Replacement Project



WRC Administration Building Roof Replacement Project
ADMINISTRATION
BUILDING

PWC Front Parking Lot Resurfacing Project
CAROL
STREAM

# PROPOSED FIVE YEAR CIP

# PROJECT SUMMARY

## Village of Carol Stream

## 5 Year Capital Improvement Program - Expenditure Summary

| CIP Projects By Fund ($000) | Fund | FY16/17 Proposed | FY17/18 Planned | FY18/19 Planned | FY19/20 Planned | FY20/21 Planned | Total |
|---|---|---|---|---|---|---|---|
| **Roadway System:** | | | | | | | |
| 1. Pavement Preventative Maintenance Program | CPF | $ 491 | $ 513 | $ 537 | $ 563 | $ 590 | $ 2,694 |
| 2. Flexible Pavement Program | CPF | 4,340 | | 3,257 | 4,040 | 3,114 | 14,751 |
| 3. Flexible Pavement Program | MFT | - | 3,628 | - | | - | 3,628 |
| 4. Kuhn Rd. Rehabilitation - North to Lies* | CPF | 32 | - | - | - | - | 32 |
| 5. Lies Rd. Rehabilitation - Kuhn to County Farm* | CPF | 305 | - | - | - | - | 305 |
| 6. Lies Rd. Rehabilitation - High Ridge Pass to Fair Oaks* | CPF | 37 | 377 | - | - | - | 414 |
| 7. Lies Rd. Rehabilitation - Schmale to Gary* | CPF | - | 88 | 987 | - | - | 1,075 |
| 8. Vale Rd. Rehabilitation | CPF | - | - | - | 139 | - | 139 |
| 9. Doris Ave. Rehabilitation | CPF | - | - | - | 277 | - | 277 |
| 10. Kuhn Rd. Rehabilitation - St. Charles to North | CPF | - | - | - | - | 271 | 271 |
| 11. Morton Rd. Rehabilitation - Mardon to Lies* | CPF | - | - | - | - | 1,294 | 1,294 |
| 12. Roadway Condition Assessments & Inventories | CPF | 73 | - | - | - | 70 | 143 |
| 13. Sidewalk Condition Assessments & ADA Inventories | CPF | 32 | 32 | 32 | - | - | 96 |
| 14. West Branch DuPage River Trail* | CPF | 527 | - | - | - | - | 527 |
| 15. Carol Stream - Bloomingdale Trail Improvements* | CPF | 325 | 37 | - | - | - | 362 |
| 16. Lies Rd. Bike Path Extension* | CPF | 383 | 51 | - | - | - | 434 |
| 17. Southeast Bike Path* | CPF | 8 | 146 | 477 | 341 | 369 | 1,341 |
| 18. Gary Ave. Multi-Use Path* | CPF | 40 | - | - | - | - | 40 |
| 19. Streetlight Replacement Program* | CPF | 290 | 50 | 50 | 50 | 50 | 490 |
| **Roadway System Subtotal:** | | **$ 6,883** | **$ 4,922** | **$ 5,340** | **$ 5,410** | **$ 5,758** | **$ 28,313** |

## Village of Carol Stream

## 5 Year Capital Improvement Program - Expenditure Summary

| CIP Projects By Fund ($000) | Fund | FY16/17 Proposed | FY17/18 Planned | FY18/19 Planned | FY19/20 Planned | FY20/21 Planned | Total |
|---|---|---|---|---|---|---|---|
| **Water and Sewer Utilities:** | | | | | | | |
| 1. WRC Dewatering System Improvement | W/S | - | - | 325 | 1,690 | - | 2,015 |
| 2. WRC Secondary Clarifier Improvement | W/S | - | 100 | - | - | - | 100 |
| 3. WRC Grit/Screening Building Roof Replacement | W/S | - | 82 | - | - | - | 82 |
| 4. WRC Blower Building #2 Roof Replacement | W/S | 45 | - | - | - | - | 45 |
| 5. Schmale Road Water Main Replacement | W/S | 2,278 | 253 | - | - | - | 2,531 |
| 6. Water System Studies | W/S | 105 | - | - | - | - | 105 |
| 7. Water System Improvements | W/S | - | 150 | 150 | 150 | 150 | 600 |
| 8. Water Main Replacement Program | W/S | - | 200 | 2,200 | 2,200 | 2,200 | 6,800 |
| 9. Water Main Condition Assessments | W/S | - | 161 | - | - | - | 161 |
| 10. Aztec Dr. Sanitary Sewer Repairs & Lining | W/S | 215 | - | - | - | - | 215 |
| 11. North Ave. Sanitary Sewer Rehabilitation | W/S | 66 | 726 | - | - | - | 792 |
| 12. SW Reservoir & Pumping Station | W/S | - | - | - | 996 | 3,303 | 4,299 |
| 13. SW DPWC Connection & Metering Station | W/S | - | - | - | 262 | 2,819 | 3,081 |
| 14. Force Main Condition Assessments | W/S | 15 | - | - | - | - | 15 |
| 15. Trunk Sanitary Sewer Condition Assessments | W/S | 260 | - | - | - | - | 260 |
| 16. Sanitary Sewer System Evaluation Study (SSES) | W/S | - | 190 | 196 | 201 | - | 587 |
| 17. Sanitary Sewer I&I Reduction | W/S | - | - | 50 | 550 | 550 | 1,150 |
| **Water and Sewer Utilities Subtotal:** | | **$ 2,984** | **$ 1,862** | **$ 2,921** | **$ 6,049** | **$ 9,022** | **$ 22,838** |

## Village of Carol Stream

## 5 Year Capital Improvement Program - Expenditure Summary

| CIP Projects By Fund ($000) | Fund | FY16/17 Proposed | FY17/18 Planned | FY18/19 Planned | FY19/20 Planned | FY20/21 Planned | Total |
|---|---|---|---|---|---|---|---|
| **Stormwater Utilities:** | | | | | | | |
| 1. Roadway Drainage Improvements | CPF | $ 140 | $ 145 | $ 150 | $ 150 | $ 150 | $ 735 |
| 2. Tubeway & Westgate Stormwater Study | CPF | 70 | - | - | - | - | 70 |
| 3. Flood Plain Structure Buyout Program* | CPF | 371 | 371 | 371 | 371 | - | 1,484 |
| 4. Kehoe Boulevard Stream Bank Stabilization* | CPF | 14 | 126 | 693 | 77 | - | 910 |
| 5. Klein Creek Section I Stream Bank Stabilization* | CPF | 32 | 15 | 460 | 2,376 | 264 | 3,147 |
| **Stormwater Utilities Subtotal:** | | **$ 627** | **$ 657** | **$ 1,674** | **$ 2,974** | **$ 414** | **$ 6,346** |
| **Facilities:** | | | | | | | |
| 1. Village Hall Rehabilitation | CPF | - | - | - | - | - | - |
| 2. Police Evidence Storage Building | CPF | 500 | - | - | - | - | 500 |
| 3. PWC Fuel Island Replacement | CPF | - | 550 | - | - | - | 550 |
| 4. PWC Storage Yard Improvement | CPF | - | 15 | 200 | - | - | 215 |
| 5. Town Center Fountain Electrical Improvements | CPF | 150 | - | - | - | - | 150 |
| **Facilities Subtotal:** | | **$ 650** | **$ 565** | **$ 200** | **$ -** | **$ -** | **$ 1,415** |
| **Total Expenditures All Funds:** | | **$ 11,144** | **$ 8,006** | **$ 10,135** | **$ 14,433** | **$ 15,194** | **$ 58,912** |

* Partially funded though outside sources.

## Village of Carol Stream

## 5 Year Capital Improvement Program - Expenditure Summary

| CIP Projects By Fund ($000) | Fund | FY16/17 Proposed | FY17/18 Planned | FY18/19 Planned | FY19/20 Planned | FY20/21 Planned | Total |
|---|---|---|---|---|---|---|---|
| **Fund Recap** | | | | | | | |
| Capital Projects Fund | CPF | $ 8,160 | $ 2,516 | $ 7,214 | $ 8,384 | $ 6,172 | $ 32,446 |
| Motor Fuel Tax Fund | MFT | - | 3,628 | - | - | - | 3,628 |
| Water & Sewer Fund | W/S | 2,984 | 1,862 | 2,921 | 6,049 | 9,022 | 22,838 |
| Total Expenditures All Funds: | | $ 11,144 | $ 8,006 | $ 10,135 | $ 14,433 | $ 15,194 | $ 58,912 |

# PROPOSED FIVE YEAR CIP

# FUNDING SUMMARY

## Village of Carol Stream

## 5 Year Capital Improvement Project/Funding Summary

| CIP Funding By Source ($000) | Fund | FY16/17 Proposed | FY17/18 Planned | FY18/19 Planned | FY19/20 Planned | FY20/21 Planned | Total |
|---|---|---|---|---|---|---|---|
| **Roadway System:** | | | | | | | |
| 1. Pavement Preventative Maint. Program | CPF | | | | | | |
| - Reserves | | $ 491 | $ 513 | $ 537 | $ 563 | $ 590 | $ 2,694 |
| 2. Flexible Pavement Program | CPF | | | | | | |
| - Carol Stream Park District | | 380 | | 3,257 | 4,040 | 3,114 | 10,791 |
| - Reserves | | 3,960 | | 3,257 | 4,040 | 3,114 | 14,371 |
| 3. Flexible Pavement Program | MFT | | | | | | |
| - Reserves | | - | 3,628 | - | | - | 3,628 |
| 4. Kuhn Road Pavement Rehabilitation - Phase I* | CPF | | | | | | |
| - Reserves | | 32 | - | - | - | - | 32 |
| 5. Lies Road Pavement Rehabilitation - Phase I* | CPF | | | | | | |
| - Reserves | | 305 | - | - | - | - | 305 |
| 6. Lies Road Pavement Rehabilitation - Phase II* | CPF | | | | | | |
| - Reserves | | 37 | 377 | - | - | - | 414 |
| 7. Lies Road Pavement Rehabilitation - Phase III* | CPF | | | | | | |
| - Reserves | | - | 88 | 987 | - | - | 1,075 |
| 8. Vale Rd. Pavement Rehabilitation | CPF | | | | | | |
| - Reserves | | - | - | - | 139 | - | 139 |
| 9. Doris Ave. Pavement Rehabilitation | CPF | | | | | | |
| - Reserves | | - | - | - | 277 | - | 277 |
| 10. Kuhn Road Pavement Rehabilitation - Phase II | CPF | | | | | | |
| - Reserves | | - | - | - | - | 271 | 271 |
| 11. Morton Road Pavement Rehabilitation* | CPF | | | | | | |
| - Reserves | | - | - | - | - | 1,294 | 1,294 |
| 12. Roadway Condition Assessments & Inventories | CPF | | | | | | |
| - Reserves | | 100 | - | - | - | 70 | 170 |
| 13. Sidewalk Condition Assessments & ADA Inventories | CPF | | | | | | |
| - Reserves | | 32 | 32 | 32 | - | - | 96 |
| 14. West Branch DuPage River Trail | CPF | | | | | | |
| - WTRD | | 92 | - | - | - | - | 92 |
| - FPDDPC | | 198 | - | - | - | - | 198 |
| - ITEP | | 145 | - | - | - | - | 145 |
| - Reserves | | 92 | - | - | - | - | 92 |

## Village of Carol Stream

## 5 Year Capital Improvement Project/Funding Summary

| CIP Funding By Source ($000) | Fund | FY16/17 Proposed | FY17/18 Planned | FY18/19 Planned | FY19/20 Planned | FY20/21 Planned | Total |
|---|---|---|---|---|---|---|---|
| **Roadways (continued):** | | | | | | | |
| 15. Carol Stream - Bloomingdale Trail Impr. | CPF | | | | | | |
| - ITEP | | 127 | - | - | - | - | 127 |
| - Reserves | | 198 | 37 | - | - | - | 235 |
| 16. Lies Road Bike Path Extension | CPF | | | | | | |
| - ITEP | | 144 | - | - | - | - | 144 |
| - Reserves | | 239 | 51 | - | - | - | 290 |
| 17. Southeast Bike Path Extension | CPF | | | | | | |
| - ITEP | | - | 117 | 279 | 171 | 101 | 668 |
| - Reserves | | 8 | 146 | 477 | 341 | 369 | 1,341 |
| 18. Gary Avenue Multi-Use Path | CPF | | | | | | |
| - Reserves | | 40 | - | - | - | - | 40 |
| 14. Streetlight Replacement Program | CPF | | | | | | |
| - Reserves | | 290 | 50 | 50 | 50 | 50 | 490 |
| **Roadway System Subtotal:** | | **$ 6,910** | **$ 5,039** | **$ 8,876** | **$ 9,621** | **$ 8,973** | **$ 39,419** |
| **Water and Sewer Utilities:** | | | | | | | |
| 1. WRC Dewatering System Imp. | W/S | | | | | | |
| - Reserves | | - | - | 325 | 1,690 | - | 2,015 |
| 2. WRC Secondary Clarifier Improvements | W/S | | | | | | |
| - Reserves | | - | 100 | - | - | - | 100 |
| 3. WRC Grit/Screening Bldg. Roof Replacement | W/S | | | | | | |
| - Reserves | | - | 82 | - | - | - | 82 |
| 4. WRC Blower Bldg. #2 Roof Replacement | W/S | | | | | | |
| - Reserves | | 45 | - | - | - | - | 45 |
| 5. Schmale Rd. Water Main Replacement | W/S | | | | | | |
| - Reserves | | 2,278 | 253 | - | - | - | 2,531 |
| 6. Water System Studies | W/S | | | | | | |
| - Reserves | | 105 | - | - | - | - | 105 |
| 7. Water System Improvements | W/S | | | | | | |
| - Reserves | | - | 150 | 150 | 150 | 150 | 600 |
| 8. Water Main Replacement Program | W/S | | | | | | |
| - Reserves | | - | 200 | 2,200 | 2,200 | 2,200 | 6,800 |

## Village of Carol Stream

## 5 Year Capital Improvement Project/Funding Summary

| CIP Funding By Source ($000) | Fund | FY16/17 Proposed | FY17/18 Planned | FY18/19 Planned | FY19/20 Planned | FY20/21 Planned | Total |
|---|---|---|---|---|---|---|---|
| **Water and Sewer Utilities (continued):** | | | | | | | |
| 9. Water Main Condition Assessments | W/S | | | | | | |
| - Reserves | | - | 161 | - | - | - | 161 |
| 10. Aztec Drive Sanitary Sewer Replacement | W/S | | | | | | |
| - Reserves | | 210 | - | - | - | - | 210 |
| 11. North Avenue Sanitary Sewer Rehabilitation | W/S | | | | | | |
| - Reserves | | 66 | 726 | - | - | - | 792 |
| 12. SW Reservior & Pumping Station | W/S | | | | | | |
| - Debt | | - | - | 996 | 3,303 | - | 4,299 |
| 13. SW DPWC Connect./Metering Station | W/S | | | | | | |
| - Debt | | - | - | 262 | 2,819 | - | 3,081 |
| 14. Force Main Condition Assessments | W/S | | | | | | |
| - Reserves | | 15 | - | - | - | - | 15 |
| 15. Trunk Sanitary Sewer Condition Assessments | W/S | | | | | | |
| - Reserves | | 250 | - | - | - | - | 250 |
| 16. Sanitary Sewer System Evaluation Study | W/S | | | | | | |
| - Reserves | | 190 | 196 | 201 | - | - | 587 |
| 17. Sanitary Sewer I&I Reduction | W/S | | | | | | |
| - Reserves | | - | 50 | 550 | 550 | 550 | 1,700 |
| **Water and Sewer Utilities Subtotal:** | | **$ 3,159** | **$ 1,918** | **$ 4,684** | **$ 10,712** | **$ 2,900** | **$ 23,373** |
| **Stormwater Utilities:** | | | | | | | |
| 1. Roadway Drainage Improvements | CPF | | | | | | |
| - Reserves | | $ 140 | $ 145 | $ 150 | $ 150 | $ 150 | $ 735 |
| 2. Tubeway & Westgate Stomwater Study | CPF | | | | | | |
| - Reserves | | 70 | - | - | - | - | 70 |
| 3. Flood Plain Structure Buyout Program* | CPF | | | | | | |
| - IEMA-HMGP | | 267 | 267 | 267 | 267 | - | 1,068 |
| - DPC | | 89 | 89 | 89 | 89 | - | 356 |
| - Reserves | | 15 | 15 | 15 | 15 | - | 60 |
| 4. Kehoe Boulevard Stream Bank Stabilization* | CPF | | | | | | |
| - DPC | | - | - | 100 | - | - | 100 |
| - Reserves | | 14 | 126 | 593 | 77 | - | 810 |

## Village of Carol Stream

## 5 Year Capital Improvement Project/Funding Summary

| CIP Funding By Source ($000) | Fund | FY16/17 Proposed | FY17/18 Planned | FY18/19 Planned | FY19/20 Planned | FY20/21 Planned | Total |
|---|---|---|---|---|---|---|---|
| **Stormwater Utilities (continued):** | | | | | | | |
| 5. Klein Creek Section I Stream Bank Stabil.* | CPF | | | | | | |
| - IEPA | | - | - | 138 | 713 | 79 | 930 |
| - DRSCW | | - | - | 138 | 713 | 79 | 930 |
| - DPC | | - | - | - | 594 | 66 | 660 |
| - Reserves | | 32 | 15 | 184 | 356 | 40 | 627 |
| **Stormwater Utilities Subtotal:** | | **$ 627** | **$ 657** | **$ 1,674** | **$ 2,974** | **$ 414** | **$ 6,346** |
| **Facilities:** | | | | | | | |
| 1. Village Hall Rehabilitation | CPF | | | | | | |
| - Reserves | | $ 3,500 | $ - | $ - | $ - | $ - | $ 3,500 |
| 2. Police Evidence Storage Building | CPF | | | | | | $ - |
| - Reserves | | $ 500 | $ - | $ - | $ - | $ - | $ 500 |
| 3. PWC Fuel Island Replacement | CPF | | | | | | $ - |
| - Reserves | | $ - | $ 550 | $ - | $ - | $ - | $ 550 |
| 4. PWC Storage Yard Improvement | CPF | | | | | | $ - |
| - Reserves | | $ - | $ 15 | $ 200 | $ - | $ - | $ 215 |
| 3. Town Center Fountain Electrical Improv. | CPF | | | | | | $ - |
| - Reserves | | 150 | - | - | - | - | 150 |
| **Facilities Subtotal:** | | **$ 4,150** | **$ 565** | **$ 200** | **$ -** | **$ -** | **$ 4,915** |
| **TOTAL FUNDING** | | **$ 14,846** | **$ 8,179** | **$ 15,434** | **$ 23,307** | **$ 12,287** | **$ 74,053** |
| **Funding Breakdown:** | | | | | | | |
| **Debt** | | **$ -** | **$ -** | **$ 1,258** | **$ 6,122** | **$ -** | **$ 7,380** |
| **Grants/Cost Share** | | **1,442** | **473** | **4,268** | **6,587** | **3,439** | **16,209** |
| **Reserves** | | **13,404** | **7,706** | **9,908** | **10,598** | **8,848** | **50,464** |
| **Total Funding All Sources:** | | **$ 14,846** | **$ 8,179** | **$ 15,434** | **$ 23,307** | **$ 12,287** | **$ 74,053** |

# PROPOSED FIVE YEAR CIP

# CASH FLOW

## Village of Carol Stream

## 5 Year Capital Improvement Program - Fund Cash Flow Projections

| | FY14/15 Audited Fund Balances | FY15/16 Estimated | FY16/17 Projected | FY17/18 Projected | FY18/19 Projected | FY19/20 Projected | FY20/21 Projected |
|---|---|---|---|---|---|---|---|
| **CAPITAL PROJECTS FUND** | | | | | | | |
| Proj. Beginning Fund Balance, May 1 | $ 24,258,788 | $ 22,054,316 | $ 23,364,316 | $ 16,639,316 | $ 14,596,316 | $ 11,650,316 | $ 9,853,316 |
| Estimated Revenues | 84,765 | 45,000 | 1,442,000 | 473,000 | 4,268,000 | 6,587,000 | 3,439,000 |
| Estimated Expenditures* | (4,389,237) | (3,735,000) | (8,167,000) | (2,516,000) | (7,214,000) | (8,384,000) | (6,172,000) |
| Projected Surplus / Deficit | (4,304,472) | (3,690,000) | (6,725,000) | (2,043,000) | (2,946,000) | (1,797,000) | (2,733,000) |
| Transfer In From General Fund | 2,100,000 | 5,000,000 | - | - | - | - | - |
| **Proj. Ending Fund Balance, April 30** | **$ 22,054,316** | **$ 23,364,316** | **$ 16,639,316** | **$ 14,596,316** | **$ 11,650,316** | **$ 9,853,316** | **$ 7,120,316** |
| **MOTOR FUEL TAX FUND** | | | | | | | |
| Proj. Beginning Fund Balance, May 1 | $ 2,169,448 | $ 3,370,082 | $ 4,297,941 | $ 5,190,941 | $ 2,448,941 | $ 3,326,941 | $ 4,197,441 |
| Estimated Revenues | 1,316,631 | 1,027,500 | 1,035,000 | 1,035,000 | 1,035,000 | 1,035,500 | 1,035,500 |
| Estimated Expenditures* | (115,997) | (99,641) | (142,000) | (3,777,000) | (157,000) | (165,000) | (173,000) |
| Projected Surplus / Deficit | 1,200,634 | 927,859 | 893,000 | (2,742,000) | 878,000 | 870,500 | 862,500 |
| **Proj. Ending Fund Balance, April 30** | **$ 3,370,082** | **$ 4,297,941** | **$ 5,190,941** | **$ 2,448,941** | **$ 3,326,941** | **$ 4,197,441** | **$ 5,059,941** |
| **WATER AND SEWER FUND** | | | | | | | |
| Proj. Beginning Cash Balance, May 1 | | $ 13,280,883 | $ 11,878,334 | $ 8,192,918 | $ 5,716,969 | $ 2,291,267 | $ (4,342,733) |
| Estimated Revenues | | 10,309,000 | 10,215,000 | 10,229,000 | 10,233,000 | 10,215,000 | 10,215,000 |
| Estimated Operating Expenses/Debt | | (10,711,549) | (10,916,416) | (10,842,949) | (10,737,702) | (10,800,000) | (11,000,000) |
| Estimated Expenses (Construction) | | (1,000,000) | (2,984,000) | (1,862,000) | (2,921,000) | (6,049,000) | (9,022,000) |
| Projected Surplus / Deficit | | (1,402,549) | (3,685,416) | (2,475,949) | (3,425,702) | (6,634,000) | (9,807,000) |
| **Proj. Ending Cash Balance, April 30**** | **$ 13,280,883** | **$ 11,878,334** | **$ 8,192,918** | **$ 5,716,969** | **$ 2,291,267** | **$ (4,342,733)** | **$ (14,149,733)** |

* Includes non-capital/operating expenditures.

** A portion of the total cash balance is reserved for operations (25% of annual operating budget).

# PROPOSED CIP

## YEARS 6 - 10
## YEARS 11 - 20

# CAPITAL IMPROVEMENT PROGRAM

## FY21/22 THROUGH FY25/26

| CIP Projects By Fund ($000) | Fund | FY21/22 | FY22/23 | FY23/24 | FY24/25 | FY25/26 | Total |
|---|---|---|---|---|---|---|---|
| **Roadway System** | | | | | | | |
| 1. Pavement Preventative Maintenance Program | CPF | $618 | $647 | $678 | $711 | $745 | $3,399 |
| 2. Flexible Pavement Program | CPF | - | $5,159 | $5,417 | $5,687 | - | $16,263 |
| 3. Flexible Pavement Program | MFT | $3,617 | - | - | - | $5,972 | $9,589 |
| 4. Fair Oaks Rd. Rehabilitation | CPF | $903 | - | - | - | - | $903 |
| 5. Old Gary Ave. Rehabilitation | CPF | $393 | - | - | - | - | $393 |
| 6. Roadway Condition Assessments & Inventories | CPF | - | - | - | $70 | - | $70 |
| 7. Sidewalk Condition Assessments & ADA Inventories | CPF | $35 | $35 | $35 | - | - | $105 |
| 8. Streetlight Replacement Program | CPF | $50 | $350 | $50 | $50 | $50 | $550 |
| **Roadway System Subtotal:** | | **$5,616** | **$6,191** | **$6,180** | **$6,518** | **$6,767** | **$31,272** |
| **Water and Sewer Utilities** | | | | | | | |
| 1. WRC Dewater Sludge Pumps A/B Replacement | W/S | - | $60 | - | - | - | $60 |
| 2. WRC Digester Pump Replacement | W/S | - | $136 | - | - | - | $136 |
| 3. WRC Sand filter Replacemenet | W/S | - | - | - | - | $250 | $250 |
| 4. Water System Improvements | W/S | $150 | - | - | - | - | $150 |
| 5. Water Main Relacement Program | W/S | $2,200 | $2,200 | $2,200 | $2,200 | $2,200 | $11,000 |
| 6. Sanitary Sewer I&I Reduction | W/S | $550 | $550 | $550 | $550 | $550 | $2,750 |
| 7. SW Lift Station & Force Main | W/S | $1,470 | - | - | - | - | $1,470 |
| 8. SW Sanitary Sewer Extension | W/S | $72 | $774 | - | - | - | $846 |
| 9. St. Charles Rd. Sanitary Sewer Extension | W/S | $310 | $3,011 | $335 | - | - | $3,656 |
| 10. Tall Oaks Lift Station Replacement | W/S | - | - | $56 | - | - | $56 |
| **Water and Sewer Utilities Subtotal:** | | **$4,752** | **$6,731** | **$3,141** | **$2,750** | **$3,000** | **$20,374** |
| **Stormwater Utilities Subtotal:** | | | | | | | |
| 1. Roadway Drainage Improvements | CPF | $150 | $150 | $150 | $150 | $150 | $750 |
| **Stormwater Utilities Subtotal:** | | **$150** | **$150** | **$150** | **$150** | **$150** | **$750** |
| **Facilities** | | | | | | | |
| 1. PWC Garage Roof Replacement | CPF | $150 | - | - | - | - | $150 |
| 3. PWC Administration Bldg. Roof Replacement | CPF | - | - | - | - | $200 | $200 |
| **Facilities Subtotal:** | | **$150** | **$0** | **$0** | **$0** | **$200** | **$350** |
| **Total Expenditures All Funds:** | | **$10,668** | **$13,072** | **$9,471** | **$9,418** | **$10,117** | **$52,746** |

* Partially funded though outside sources.

# CAPITAL IMPROVEMENT PROGRAM

## FY26/27 THROUGH FY35/36

| | Fund | FY 26/27 | FY 27/28 | FY 28/29 | FY 29/30 | FY 30/31 | FY 31/32 | FY 32/33 | FY 33/34 | FY 34/35 | FY 35/36 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Roadway System** | | | | | | | | | | | |
| 1. Pavement Preventative Maintenance Program | CPF | X | X | X | X | X | X | X | X | X | X |
| 2. Flexible Pavement Program | CPF | X | X | X | | X | X | X | | X | X |
| 3. Flexible Pavement Program | MFT | | | | X | | | | X | | |
| 4. Doris Ave. Rehabilitation | CPF | | | X | | | | | | | |
| 5. Kuhn Rd. Rehabilitation | CPF | | | | X | | | | | | |
| 6. Morton Rd. Rehabilitation | CPF | | | | X | | | | | | |
| 7. Fair Oaks Rd. Rhabilitation | CPF | | | | | X | | | | | |
| 8. Old Gary Ave. Rehabilitation | CPF | | | | | X | | | | | |
| 9. Vale Rd. Rehabilitation | CPF | | | | | | | X | | | |
| 10. Streetlight Replacement Program | CPF | X | X | X | X | | | | | | |
| **Water and Sewer Utilities** | | | | | | | | | | | |
| 1. WRC Sand filter Replacemenet | W/S | X | | | | | | | | | |
| 2. WRC Disinfection System Replacement | W/S | X | | | | | | | | | |
| 3. WRC Non-potable Water Strainer Replacement | W/S | | | X | | | | | | | |
| 4. WRC RAS Station Improvements | W/S | | | | | X | | | | | |
| 5. Fire Hydrant Replacement Program | W/S | X | X | X | X | X | X | X | X | X | X |
| 6. Water Main Valve Replacement Program | W/S | X | X | X | X | X | X | X | X | X | X |
| 7. Water Main Replacements | W/S | X | X | X | X | X | X | X | X | X | X |
| 8. Gary Avenue Gardens Watermain Improvements | W/S | | | | X | X | | | | | |
| 9. Sanitary Sewer Replacements | W/S | X | X | X | X | X | X | X | X | X | X |
| **Stormwater Utility** | | | | | | | | | | | |
| 1. Roadway Drainage Improvements | CPF | X | X | X | X | X | X | X | X | X | X |
| **Facilities** | | | | | | | | | | | |
| 1. New Police Station | CPF | | | | | | | | | | |
| - Land | | X | | | | | | | | | |
| - Construction | | | X | | | | | | | | |
| 2. PWC South Garage Roof Replacement | CPF | X | | | | | | | | | |
| 3. Community Park Improvements* | CPF | X | X | X | | | | | | | |

* Partially funded through outside source(s)

# CAPITAL IMPROVEMENT PROGRAM

# ROADWAY PROJECTS

Pavement Preventative Maintenance Program Projects

# Flexible Pavement Program Project

## Street Resurfacing

Basswood Court – Merbach Dr. to End
Cumberland Court – River Dr. to End
Hunter Drive – Merbach Dr. to Burke Dr.
Lance Court – Sussex Rd. to End
Lilac Court – Lilac Ln. to End
Lily Lane – Rose Ave. to End.
Magnolia Way – Sussex Rd. to Violet St.
New Britton Drive – Yorkshire Ln. to Rose Ave.
Paxton Place – Shelburne Dr. to Shelburne Dr.
River Drive – Shenandoah Dr. to Shenandoah Dr.
Rose Court – Rose Ave. to End
Sheffield Court – New Britton Dr. to End
Shenandoah Drive – Ridge Tr. to Birchbark Tr.
Stonewood Circle – Merbach Dr. to Merbach Dr.
Sussex Road – Rolling Oaks Dr. to Rose Ave.
Violet Street – Fair Oaks Rd. to Rose Ave.
Winding Glen Drive – Woodlake Dr. to Woodlake Dr.
Baybrook Lane – Lies Rd. to Woodhill Dr.
Forest Court – Baybrook Ln. to End
Iris Avenue – Violet St. to End
Lance Lane – New Britton Dr. to Sussex Rd.
Lilac Lane – Sussex Rd. to Rose Ave.
Lincolnshire Court – Rolling Oaks Dr. to End
Merbach Court – Lies Rd. to End
New London Court – Rolling Oaks Dr. to End
Ridge Trail – Morton Rd. to Existing Joint
Rolling Oaks Drive – New Britton Dr. to Fair Oaks Rd.
Royal Glen Lane – Woodhill Dr. to Woodhill Dr.
Shelburne Drive – Thunderbird Tr. to Thunderbird Tr.
Stonehenge Court – Rolling Oaks Dr. to End
Summit Pass – Rose Ave. to Waco Dr.
Valley View Trail – Ridge Tr. to Shenandoah Dr.
Winding Glen Court – Winding Glen Dr. to End
Yorkshire Drive – Birchbark Tr. to Rolling Oaks Dr.

## Structural Overlay

Greenway Trail – Hiawatha Dr. to Gary Ave.
Rose Avenue – Lies Rd. to Lies Rd.

## Pavement Reconstruction

Belair Court – Pebblecreek Tr. to End
Edgebrook Court – Hiawatha Dr. to End
Heather Lane – Hiawatha Dr. to Eagle View Dr.
Springbrook Lane – Hiawatha Dr. to End
Woodcrest Court – Hiawatha Dr. to End
Bluff Street – Hiawatha Dr. to Springbrook Ln.
Glen Flora Lane – Hiawatha Dr. to Pebblecreek Tr.
Pebblecreek Trail – Hiawatha Dr. to Greenway Tr.
Sunrise Court – Hiawatha Dr. to End

# Kuhn Road Rehabilitation Project

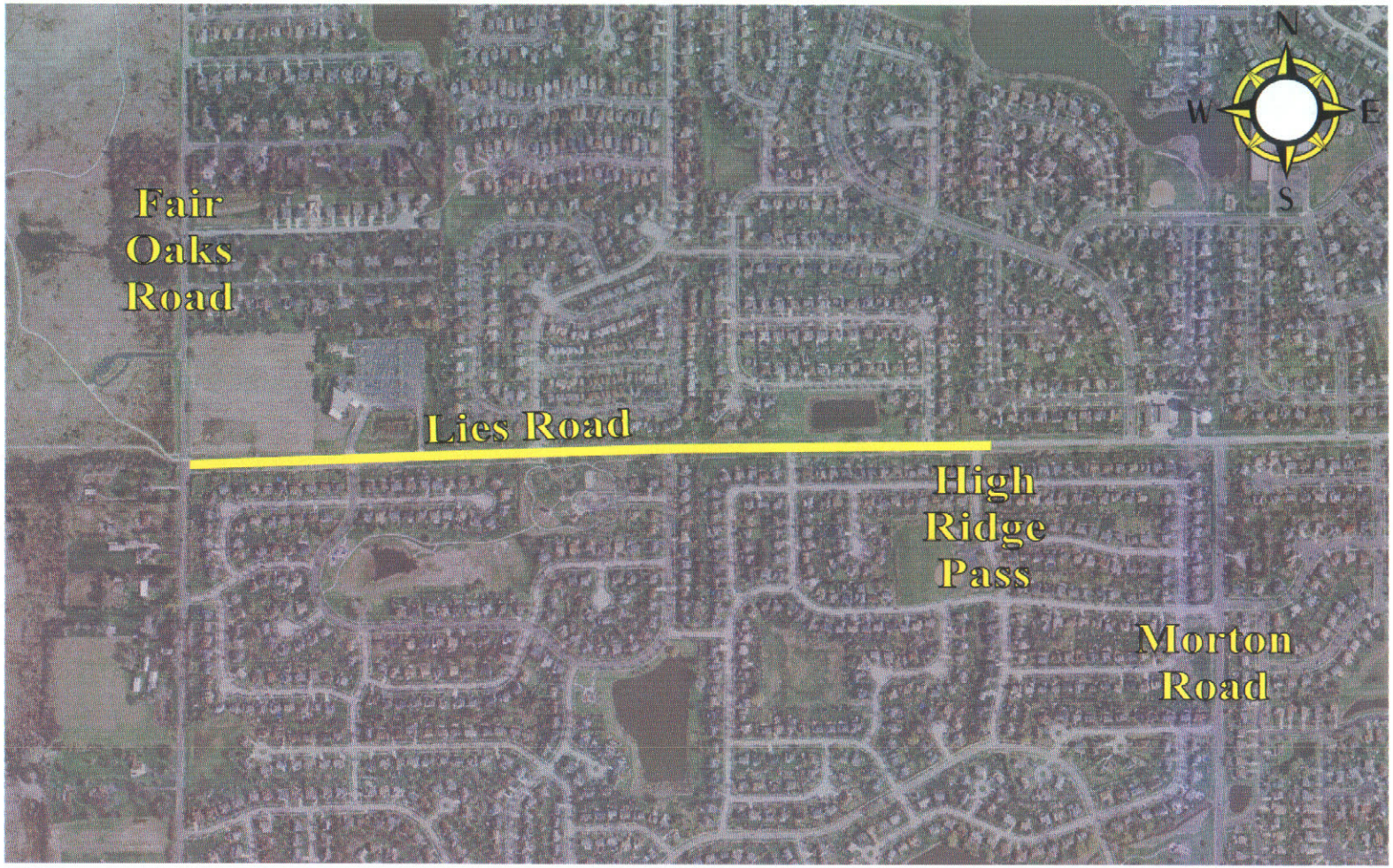
## North Avenue to Lies Road

# Lies Road Rehabilitation Project

## Kuhn Road to County Farm Road

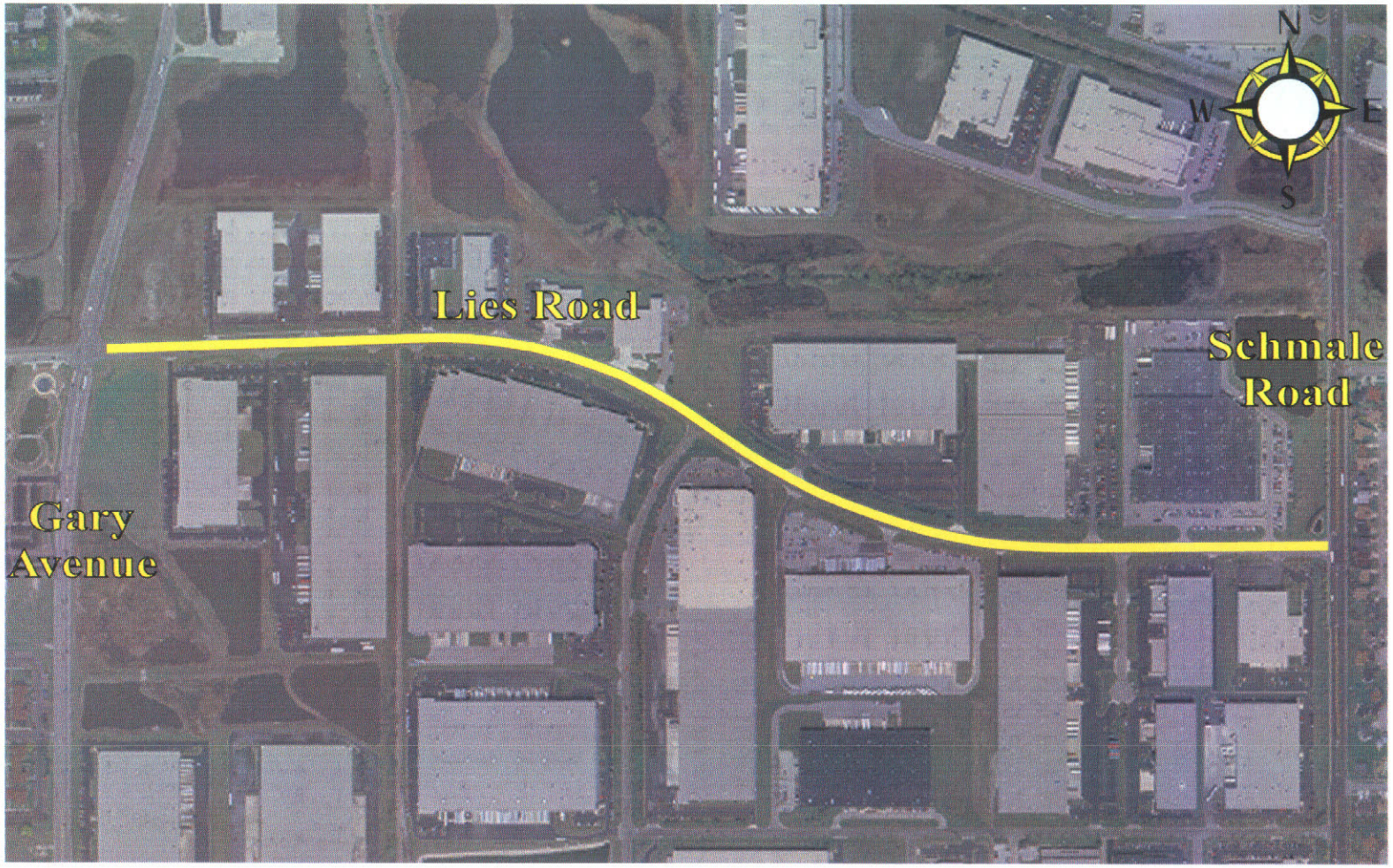
# Lies Road Rehabilitation Project

## High Ridge Pass to Fair Oaks Road



# Lies Road Rehabilitation Project

## Schmale Road to Gary Avenue



# Vale Road Rehabilitation Project

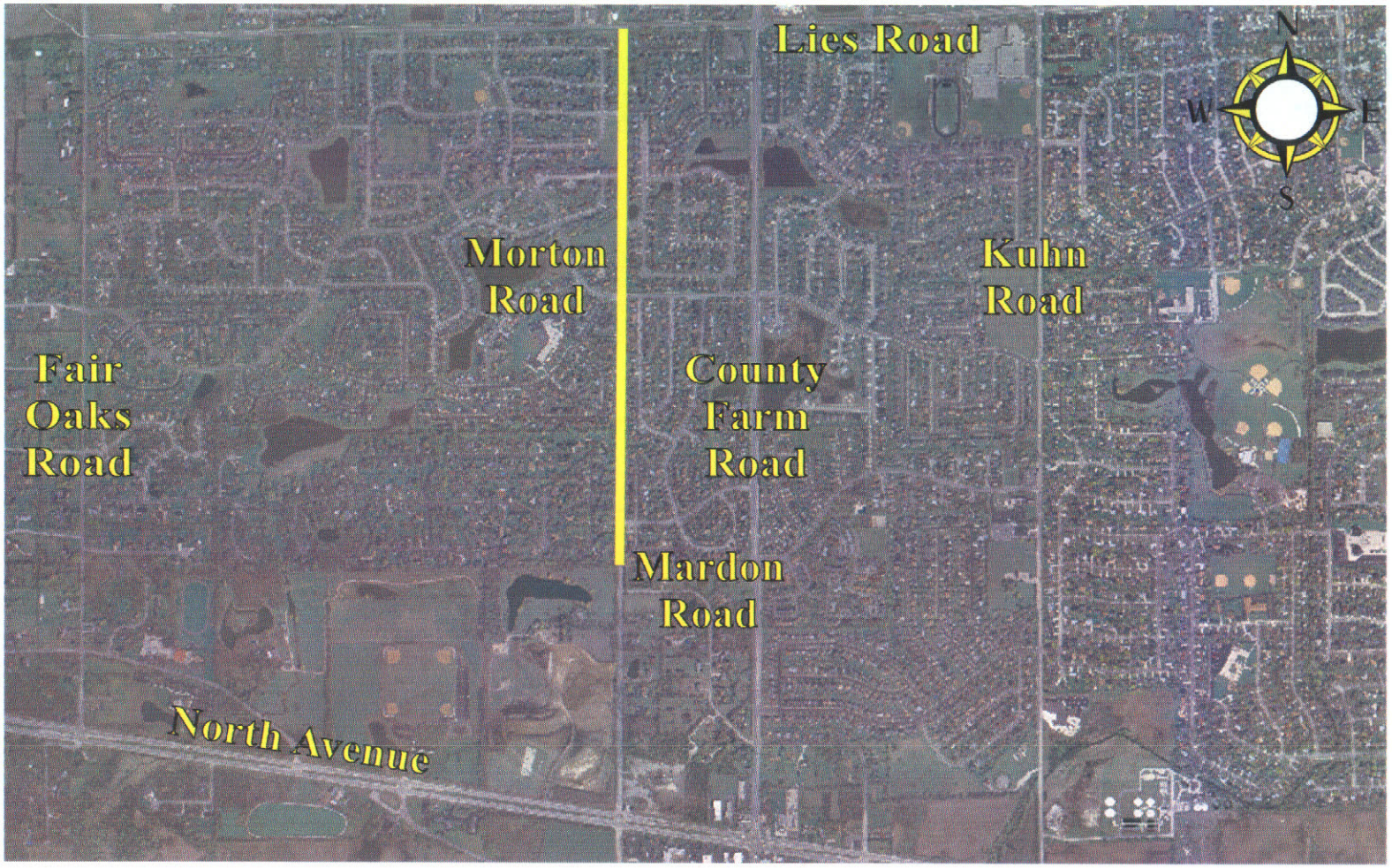
# Doris Avenue Rehabilitation Project

# Kuhn Road Rehabilitation Project

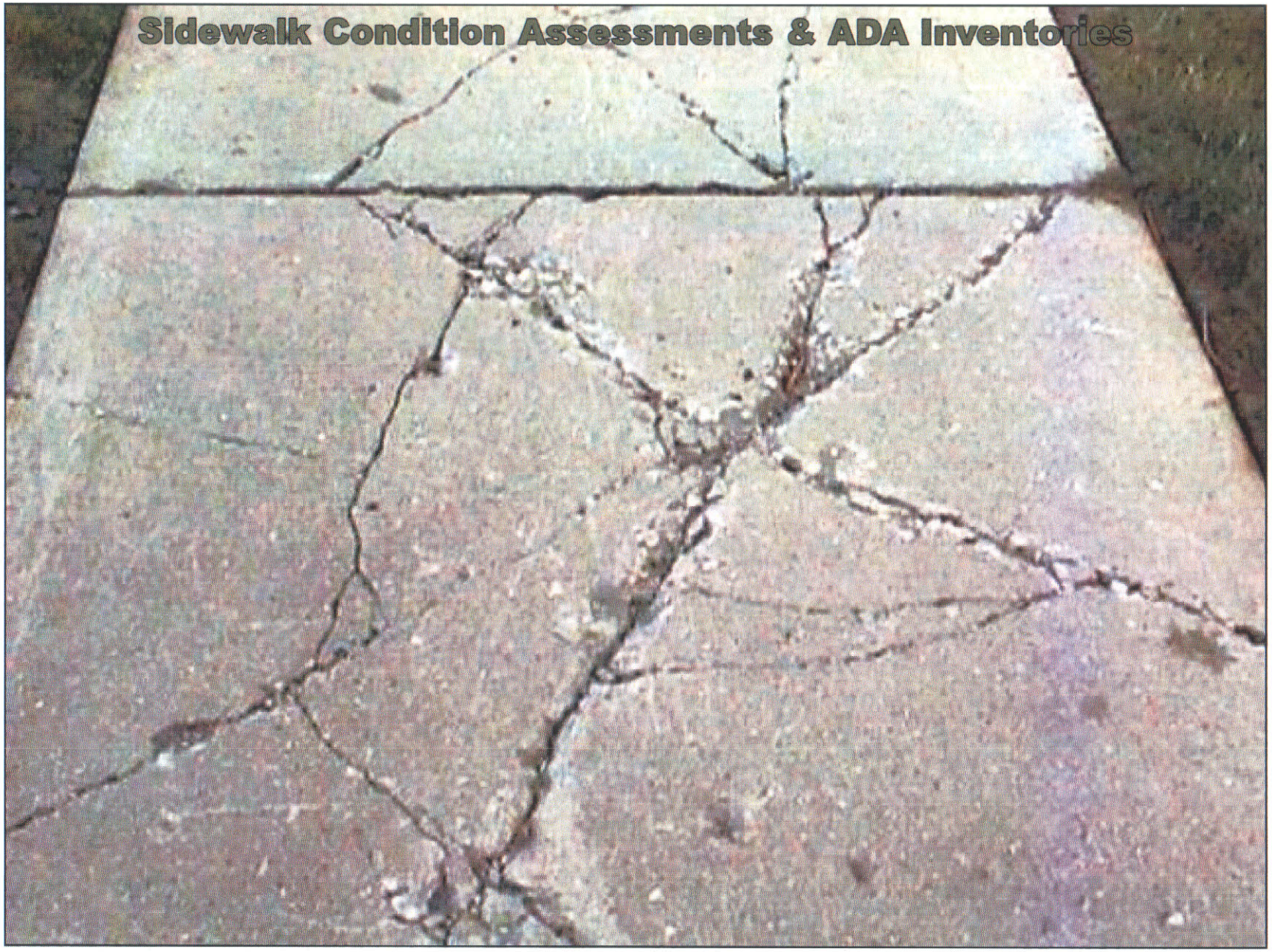
## St. Charles Road to North Avenue

## Morton Road Rehabilitation Project

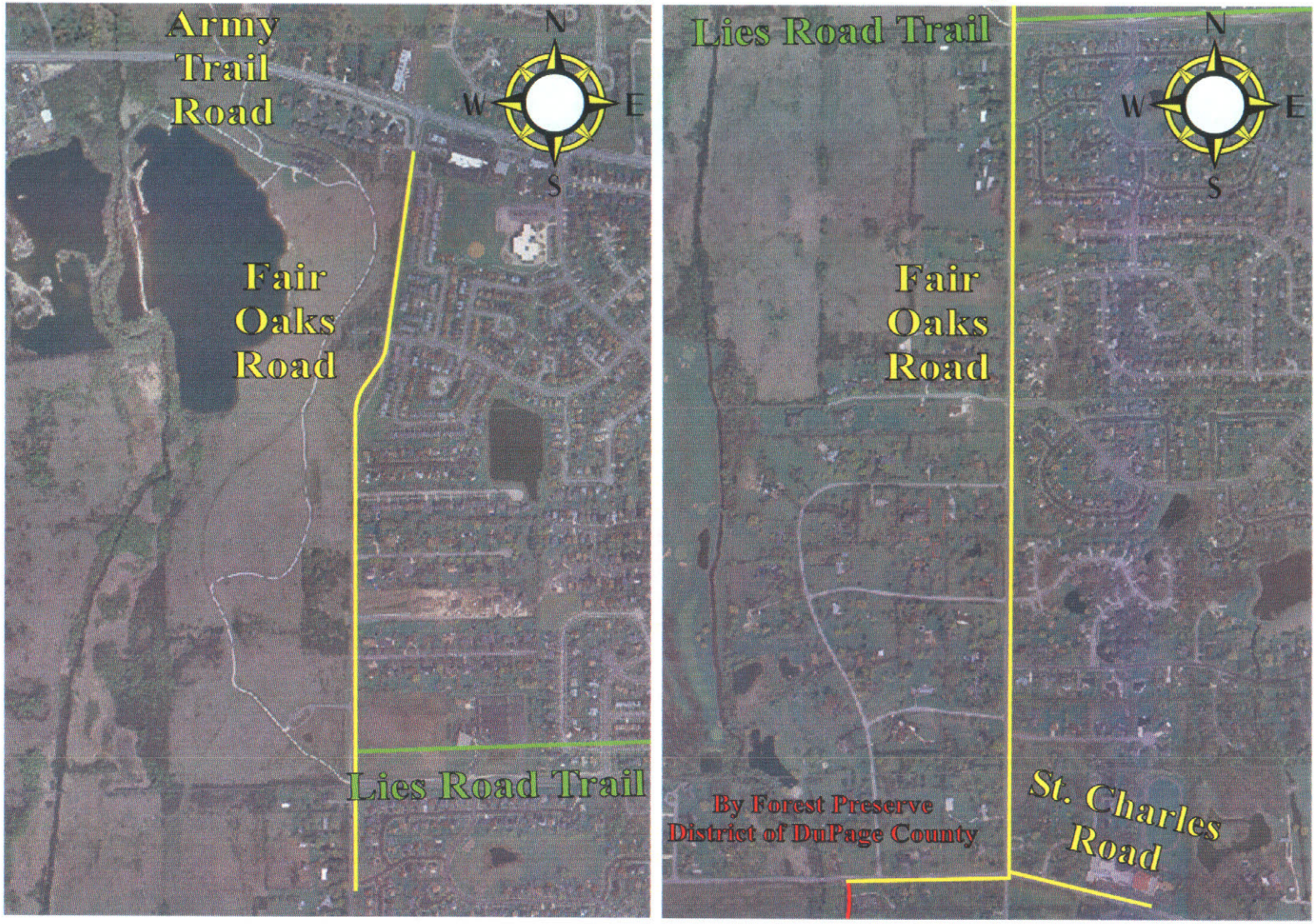
### Mardon Road to Lies Road



Roadway Condition Assessments

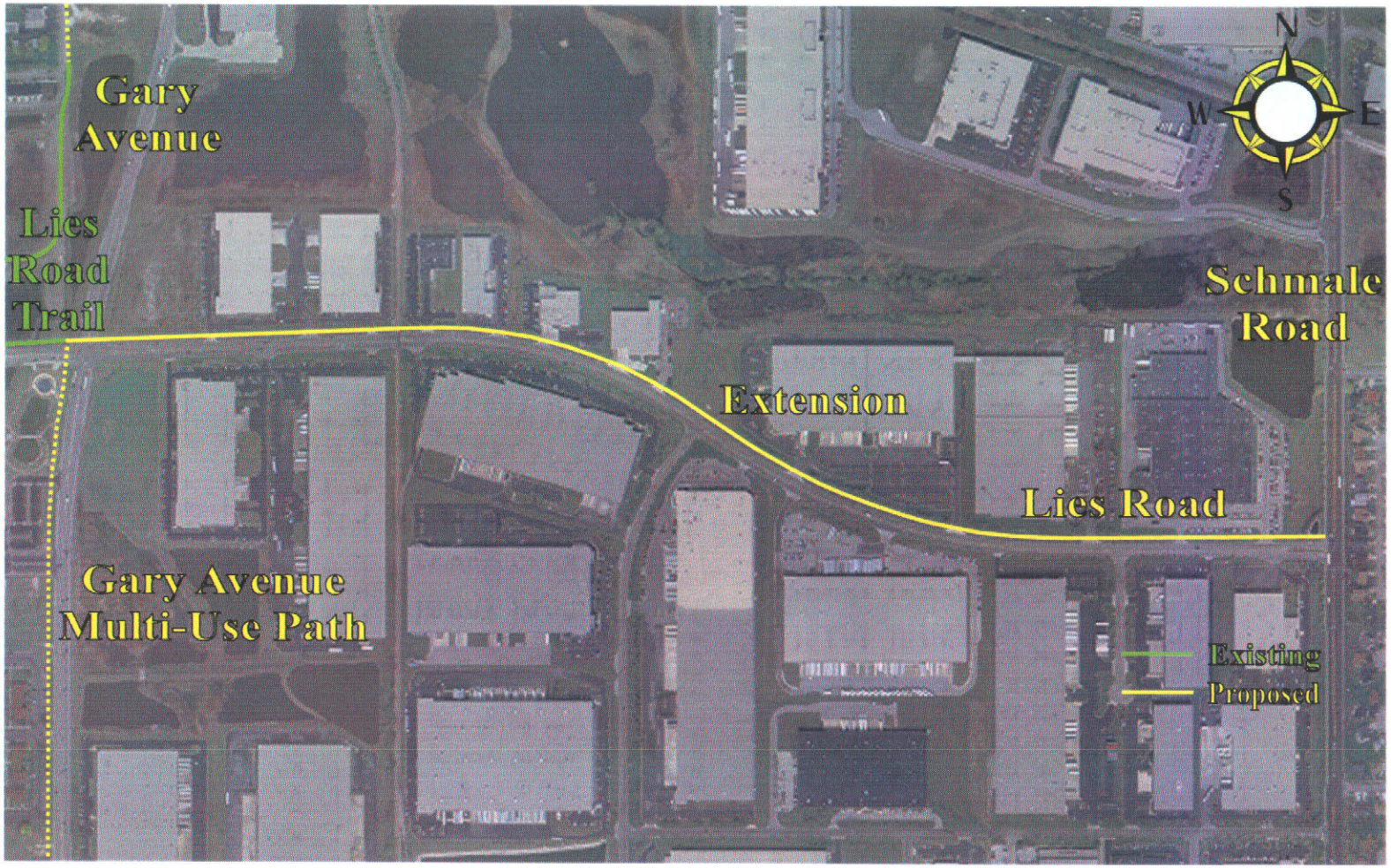

Sidewalk Condition Assessments & ADA Inventories

# West Branch DuPage River Trail Project

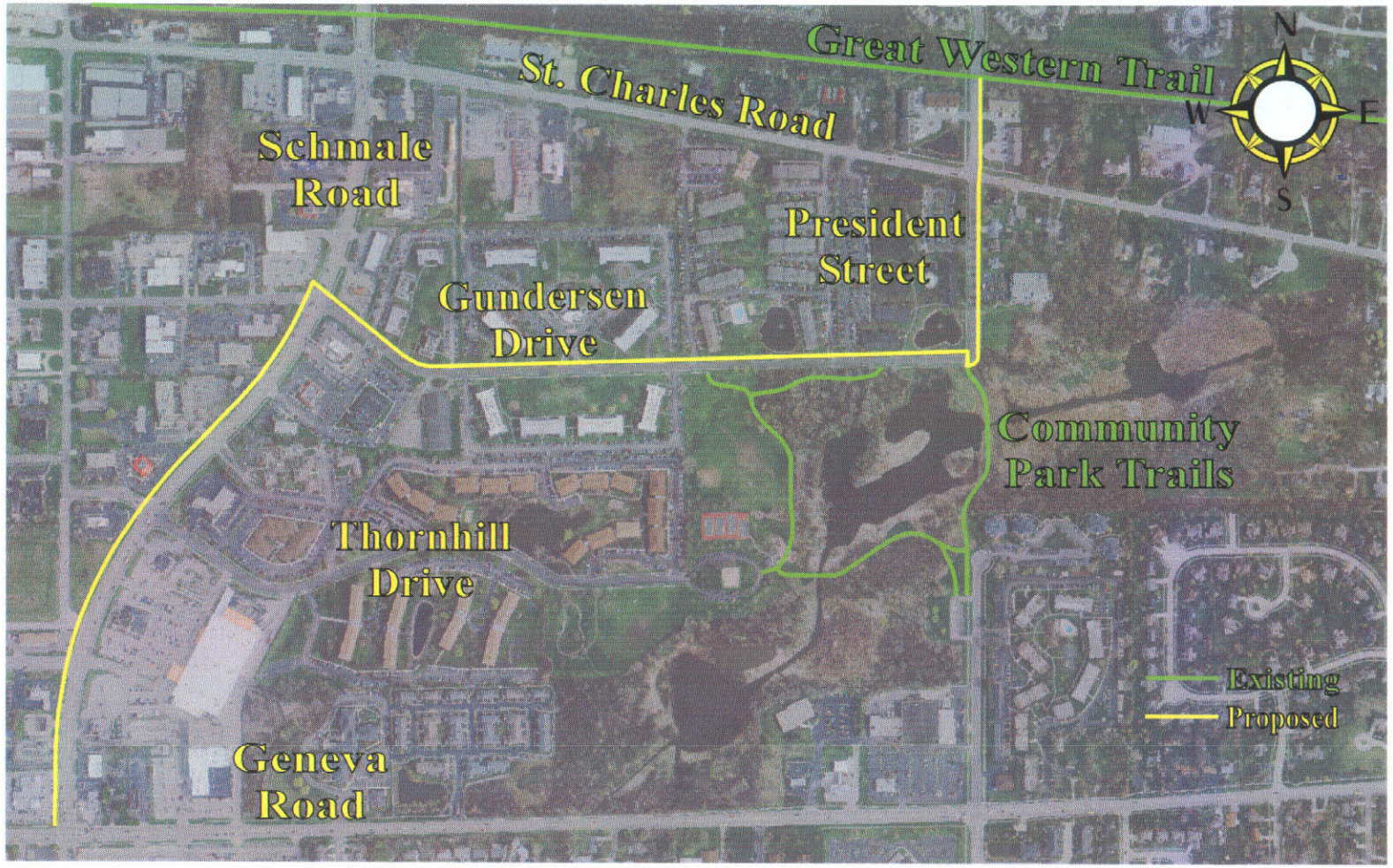


## Carol Stream – Bloomingdale Trail Project

# Lies Road Bike Path Extension Project



## Southeast Bike Path Project



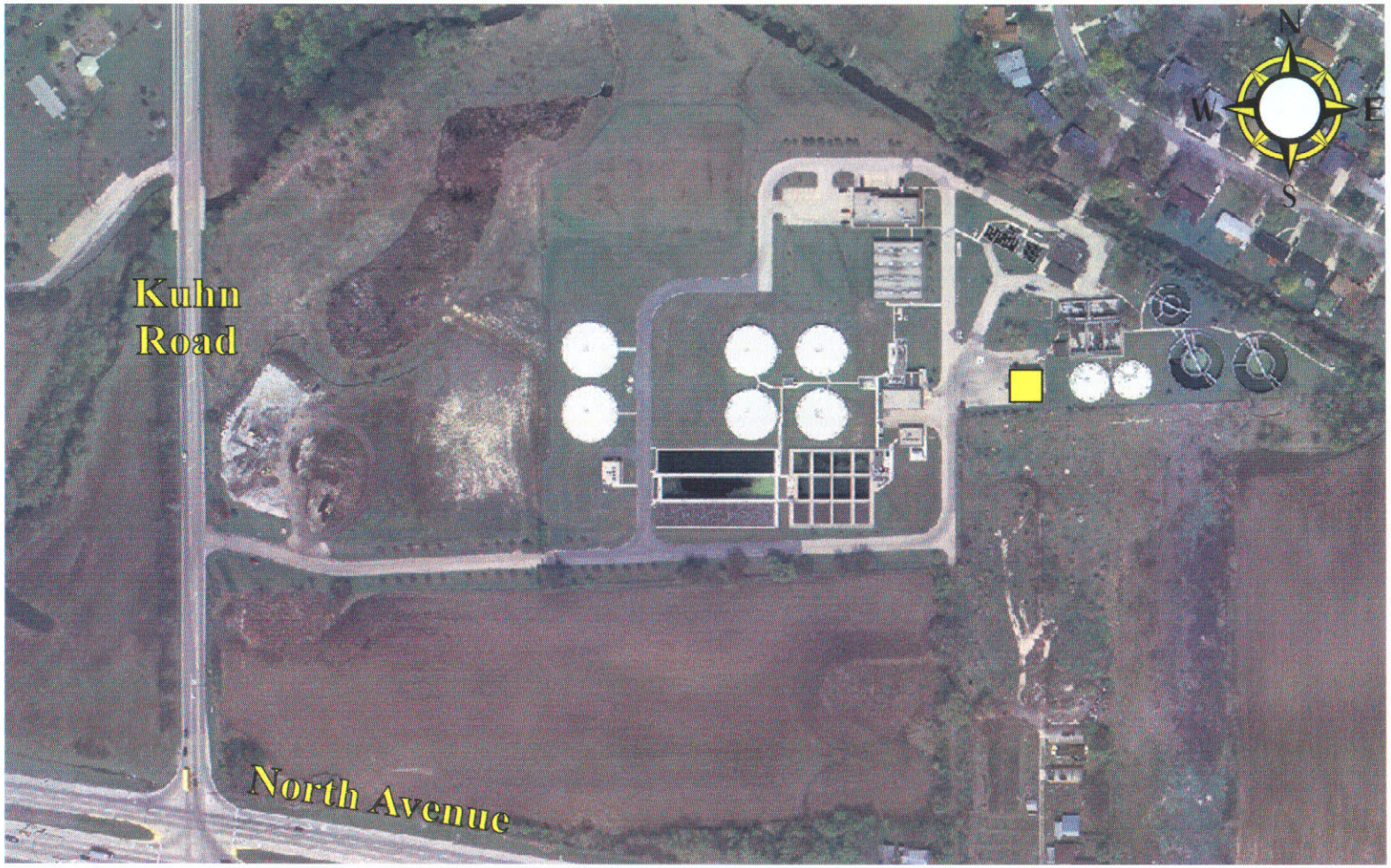
## Gary Avenue Multi-Use Path Project

## Streetlight Replacement Program Project

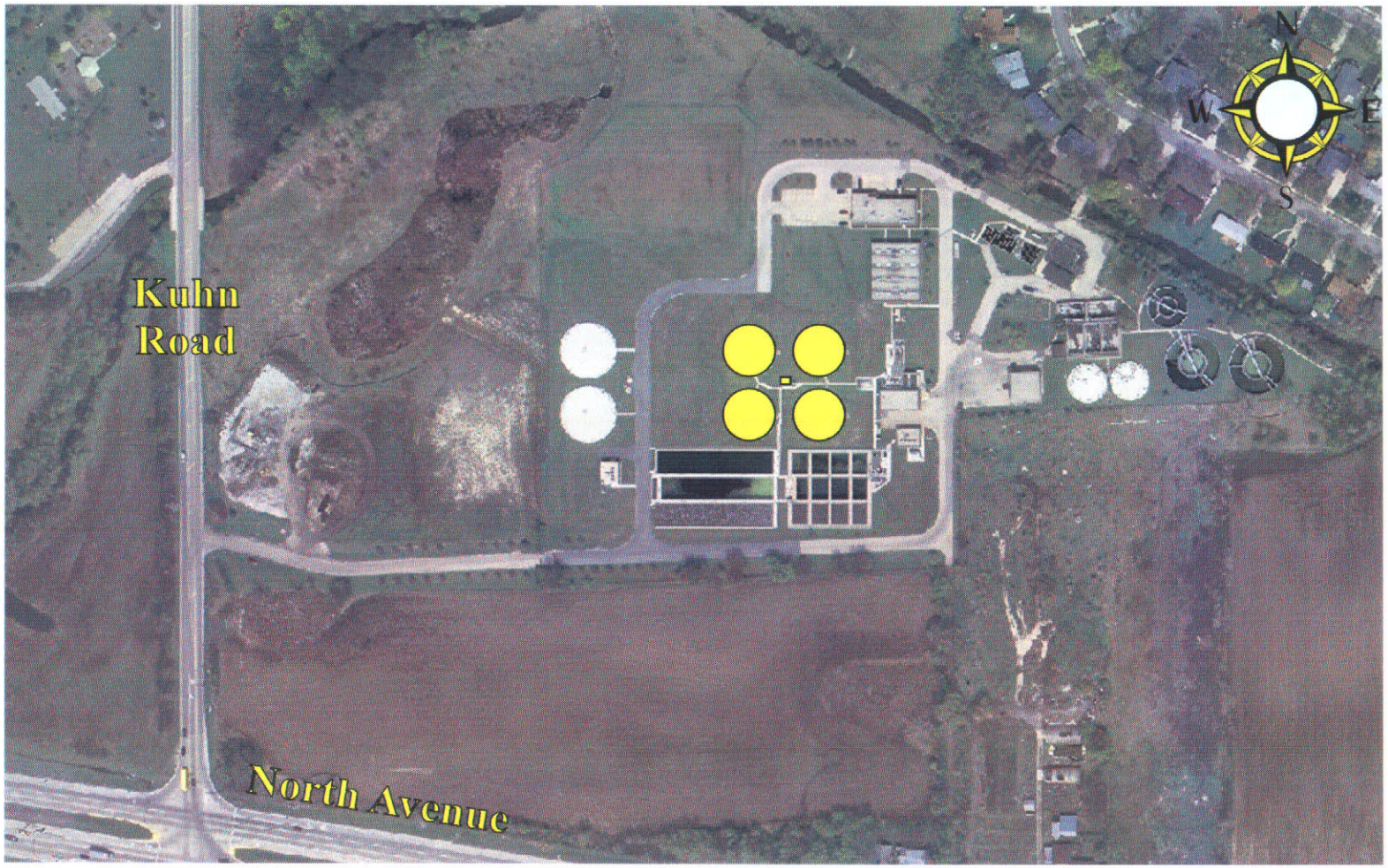
# CAPITAL IMPROVEMENT PROGRAM

# WATER & SEWER PROJECTS

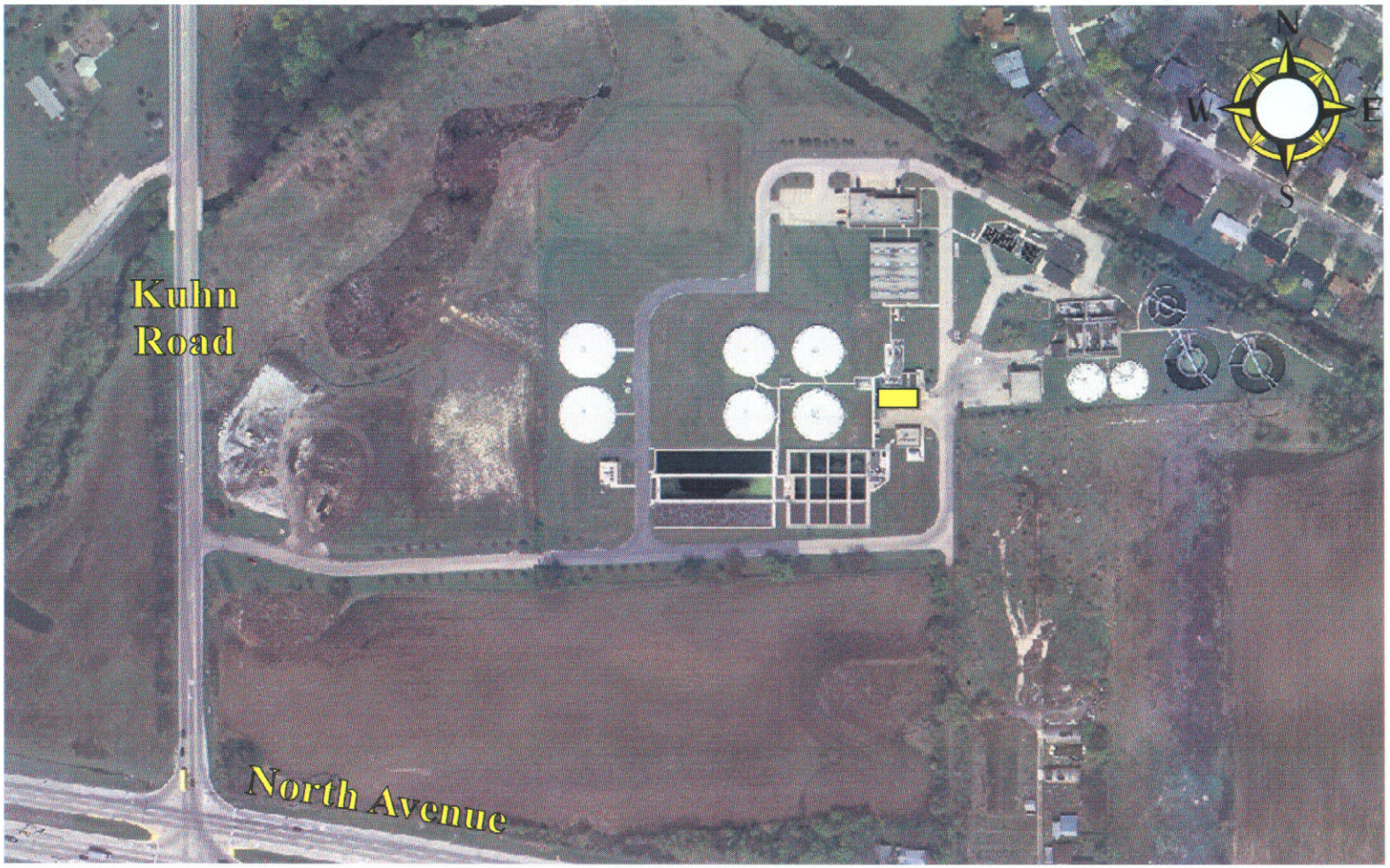
## WRC Dewatering System Improvement Project



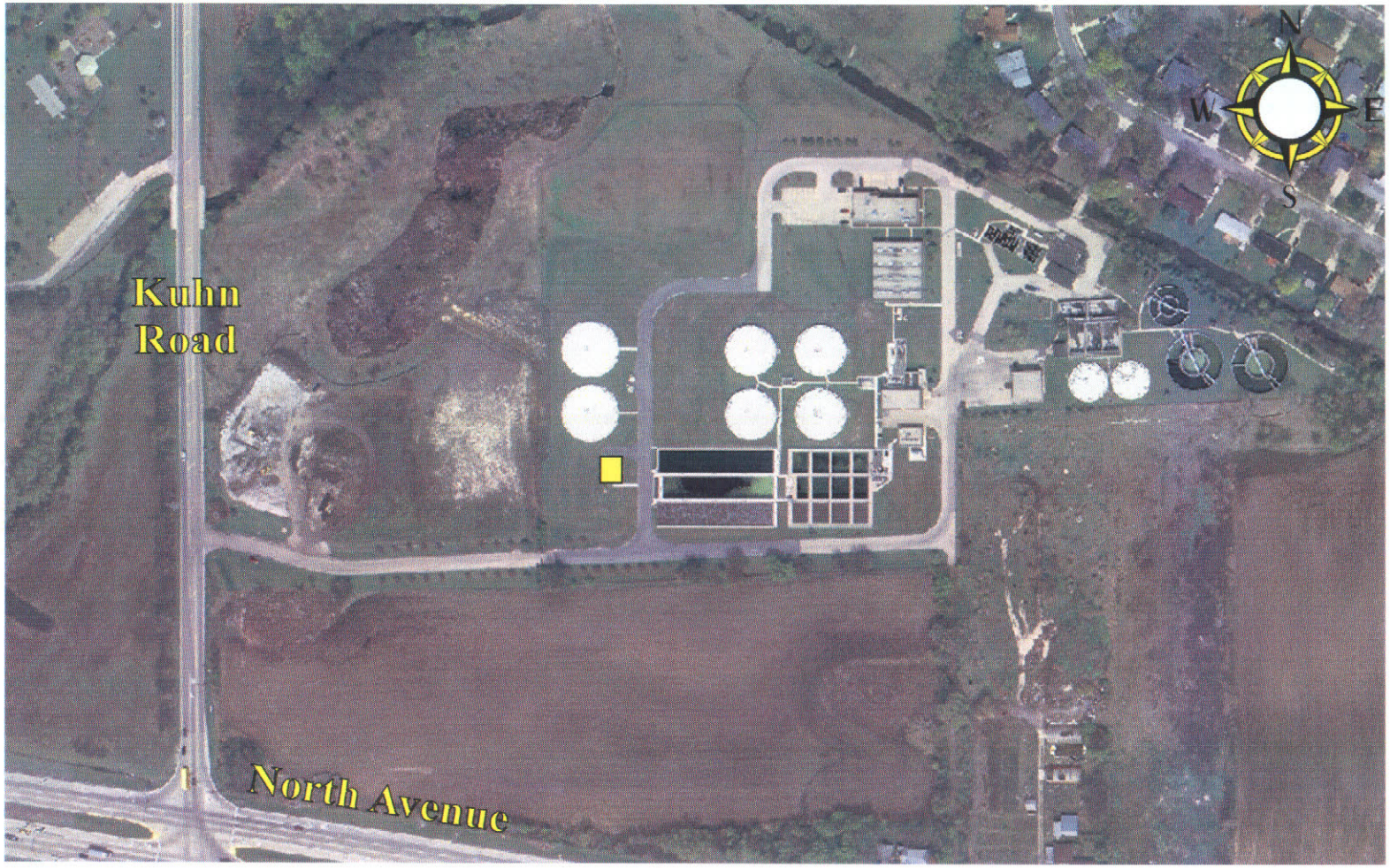
# WRC Secondary Clarifier Improvement Project



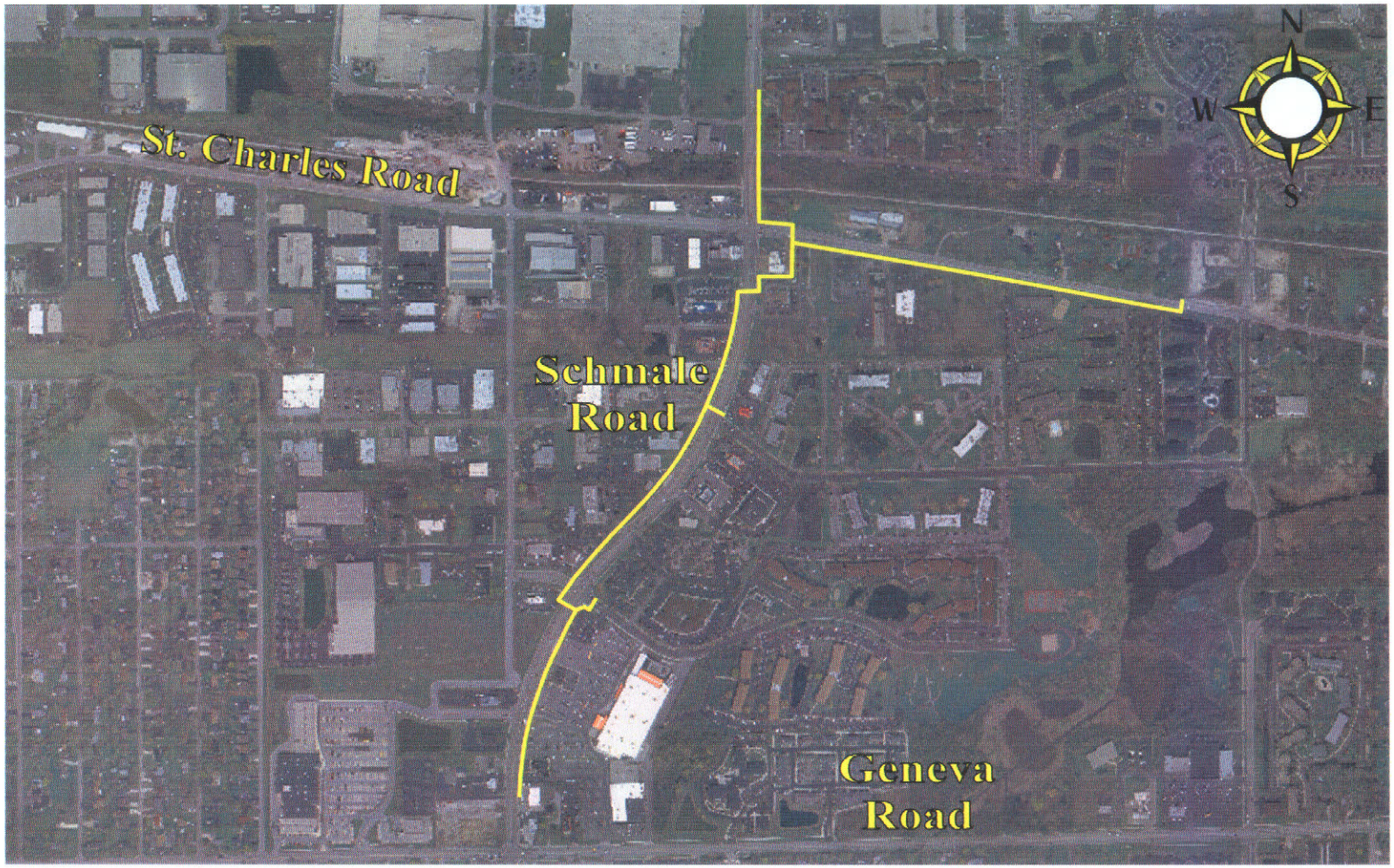
# WRC Grit/Screening Building Roof Replacement Project

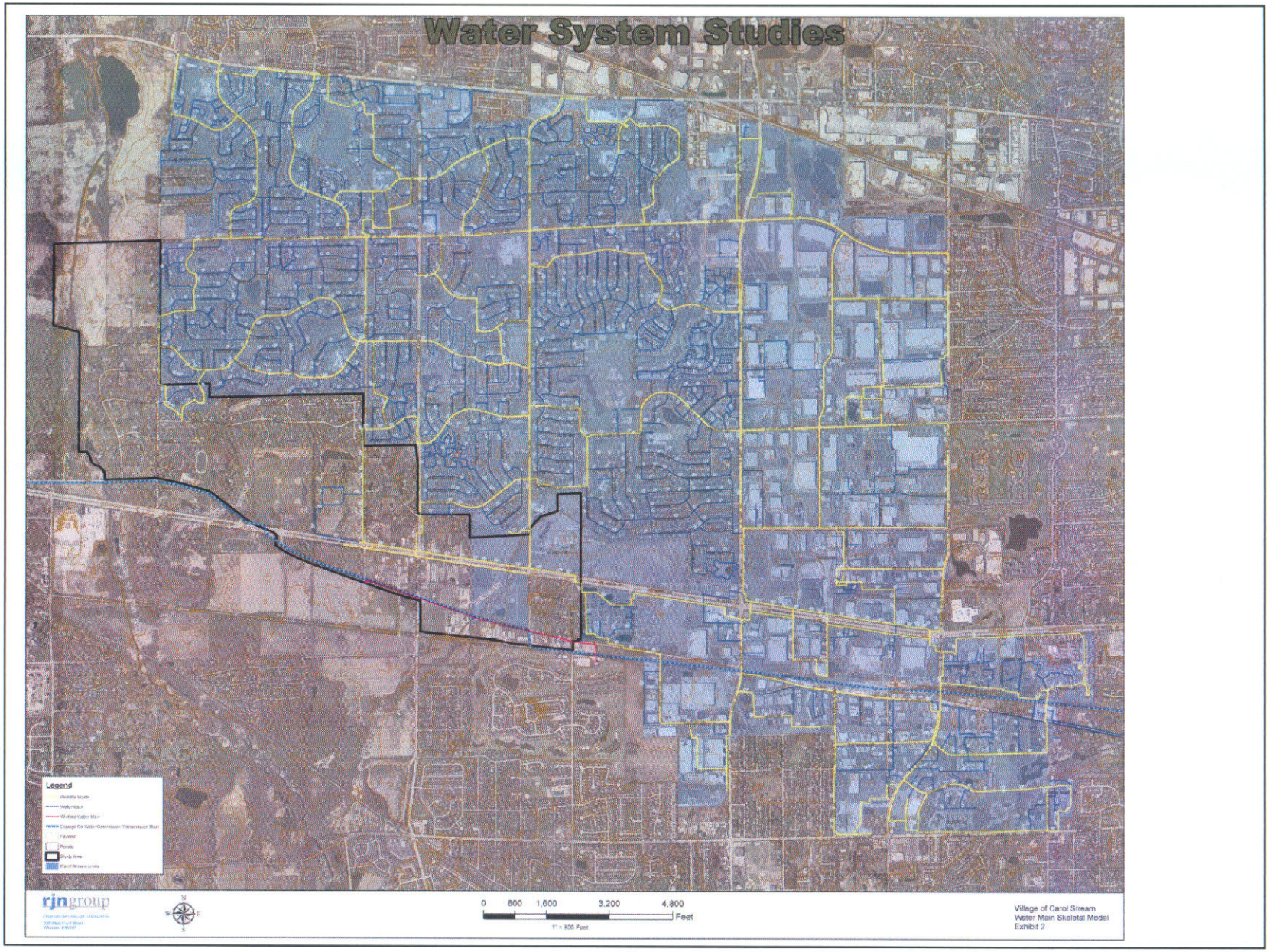


# WRC Blower Building #2 Roof Replacement Project



## Schmale Road Water Main Replacement Project




Water System Studies
Legend
Water Main
Study Area
rjngroup
0 800 1,600 3,200 4,800
Feet
1" = 800 Feet
Village of Carol Stream
Water Main Skeletal Model
Exhibit 2

Water System Improvements Projects
CL52

Water Main Replacement Program Projects

Water Main Condition Assessments Project

# Aztec Drive Sanitary Sewer Repairs & Lining Project

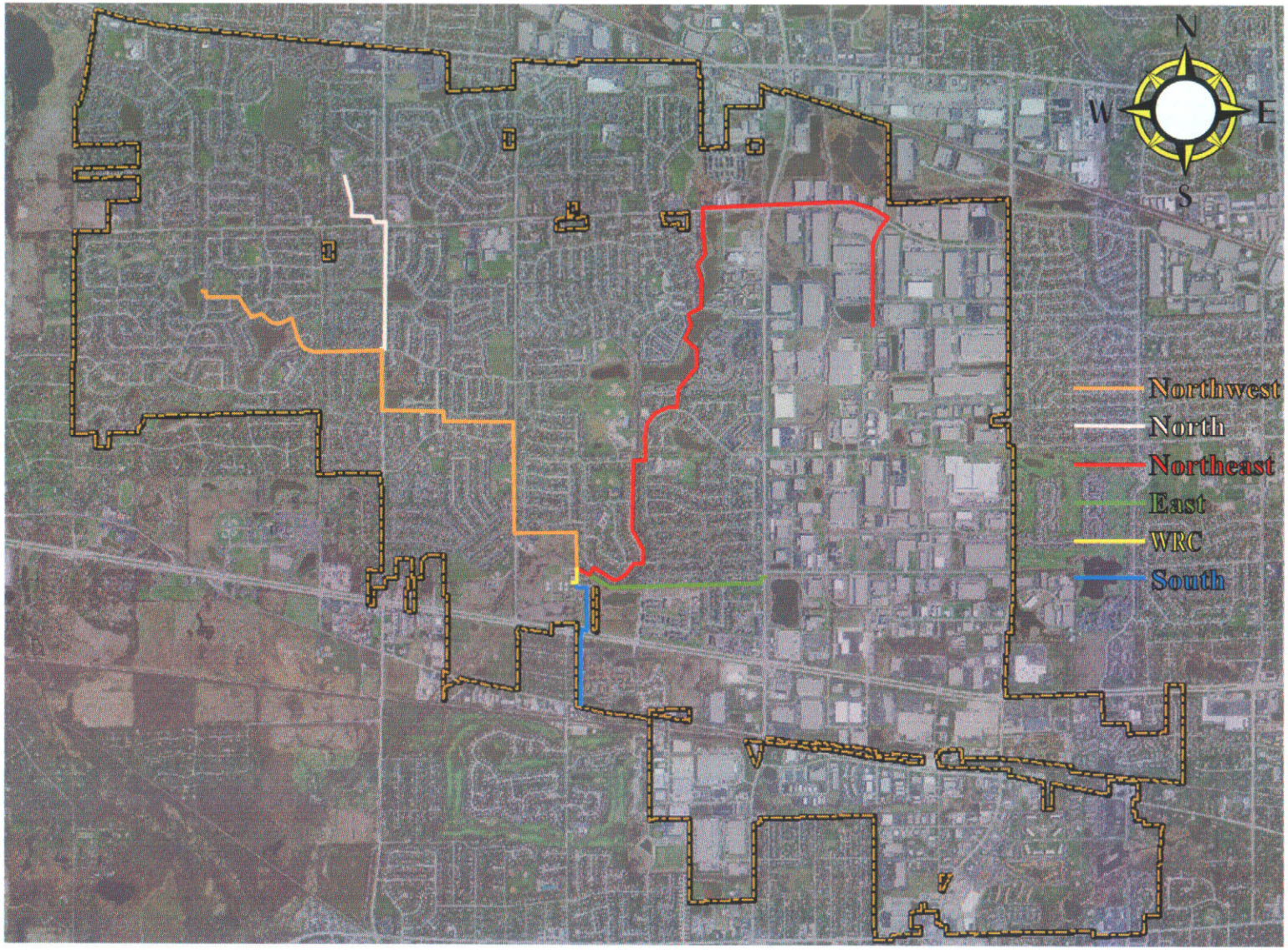
## North Avenue Sanitary Sewer Rehabilitation Project

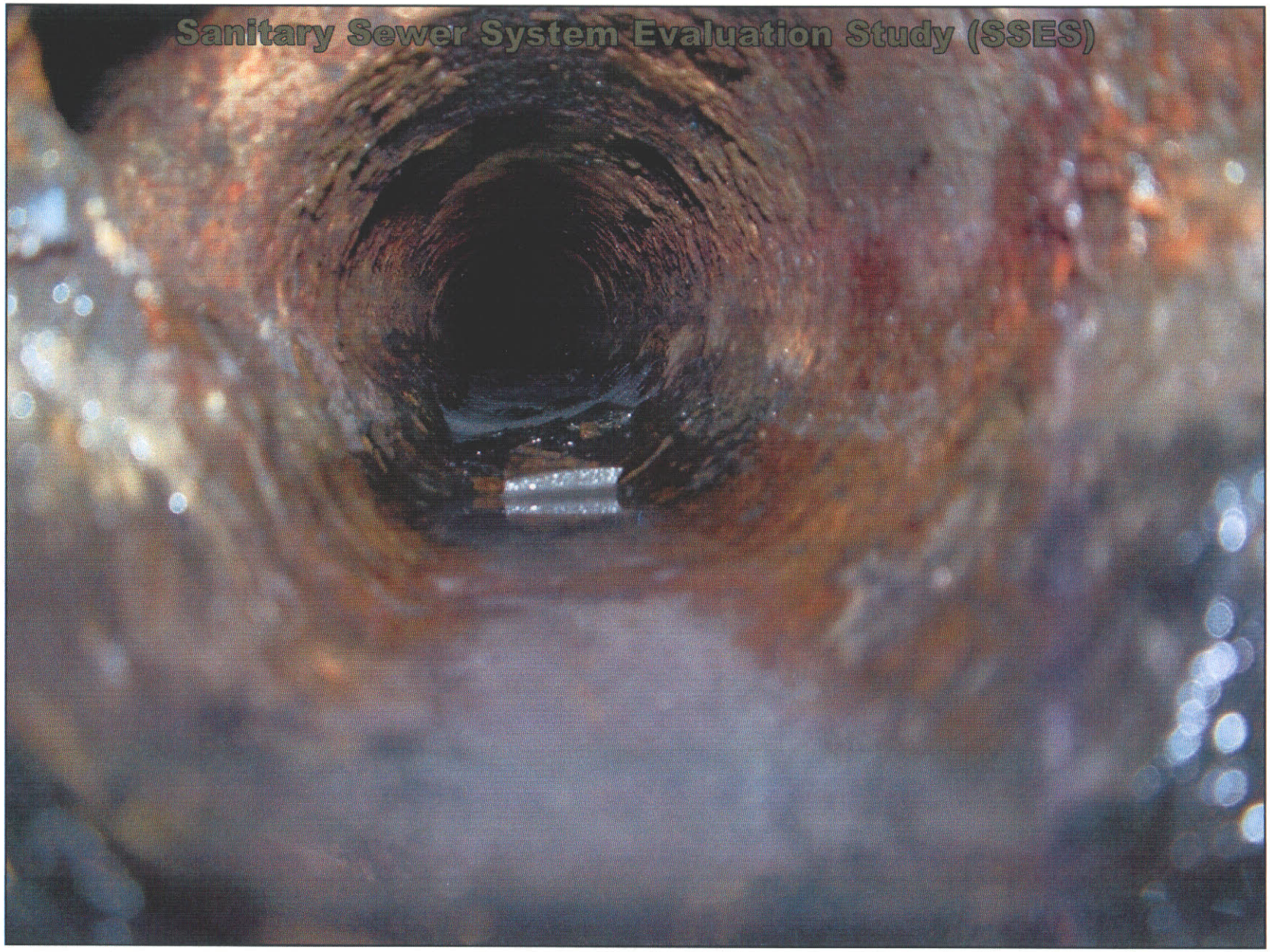
## SW Reservoir & Pumping Station Project

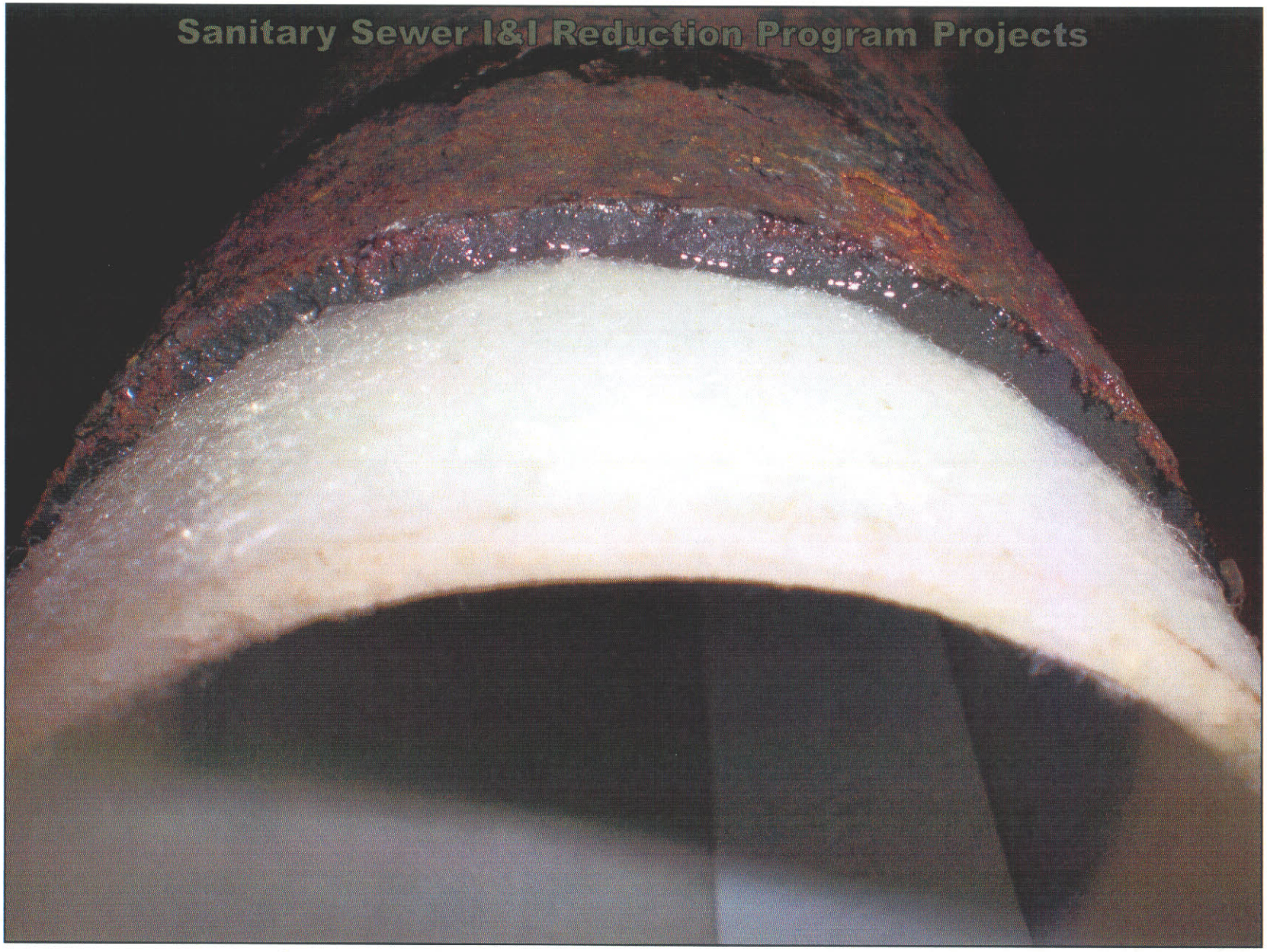
## SW DPWC Connection & Metering Station Project

# Force Main Condition Assessments Project

# Trunk Sanitary Sewer Condition Assessments Project




Sanitary Sewer System Evaluation Study (SSES)


Sanitary Sewer I&I Reduction Program Projects

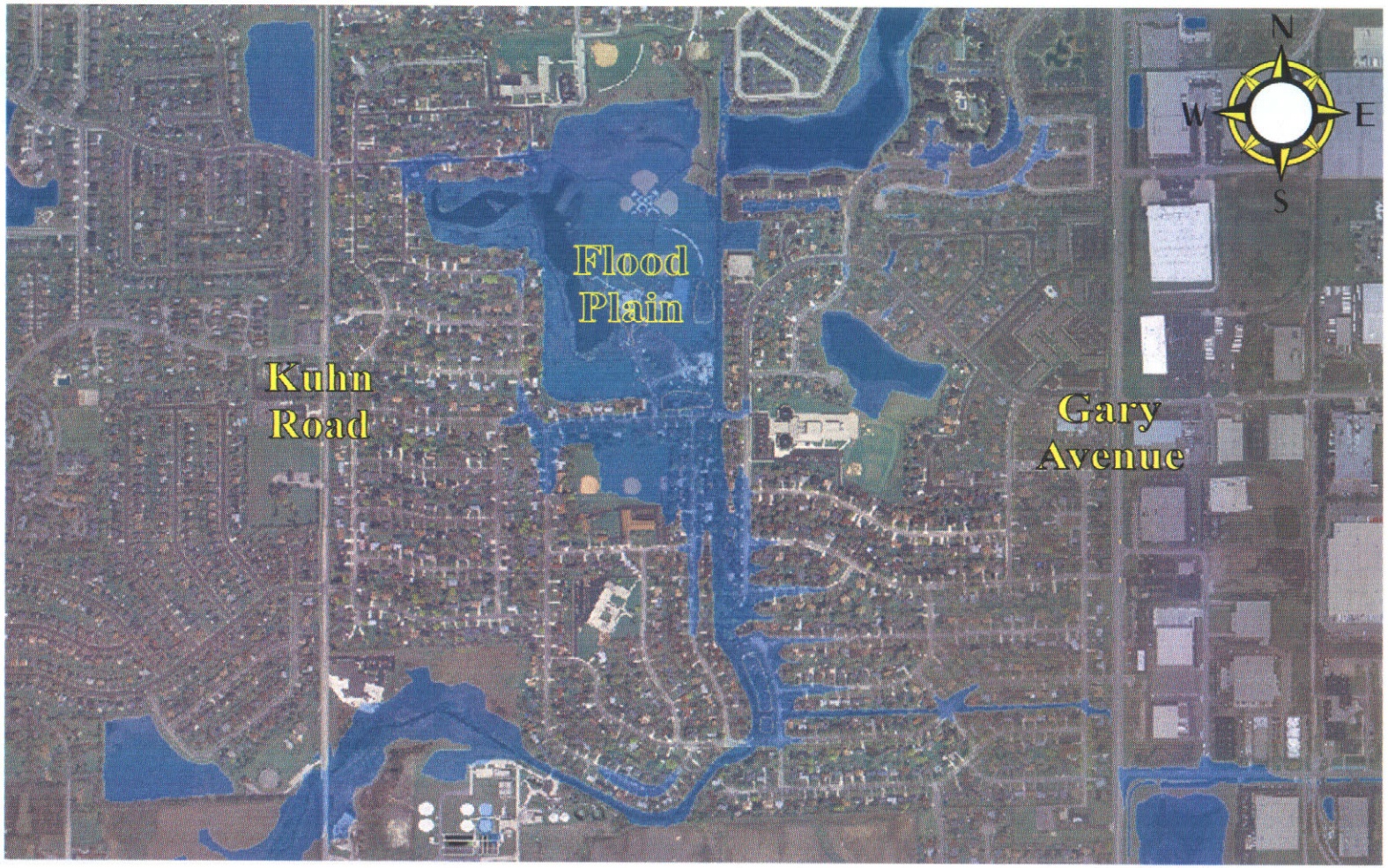
# CAPITAL IMPROVEMENT PROGRAM

# STORM WATER PROJECTS

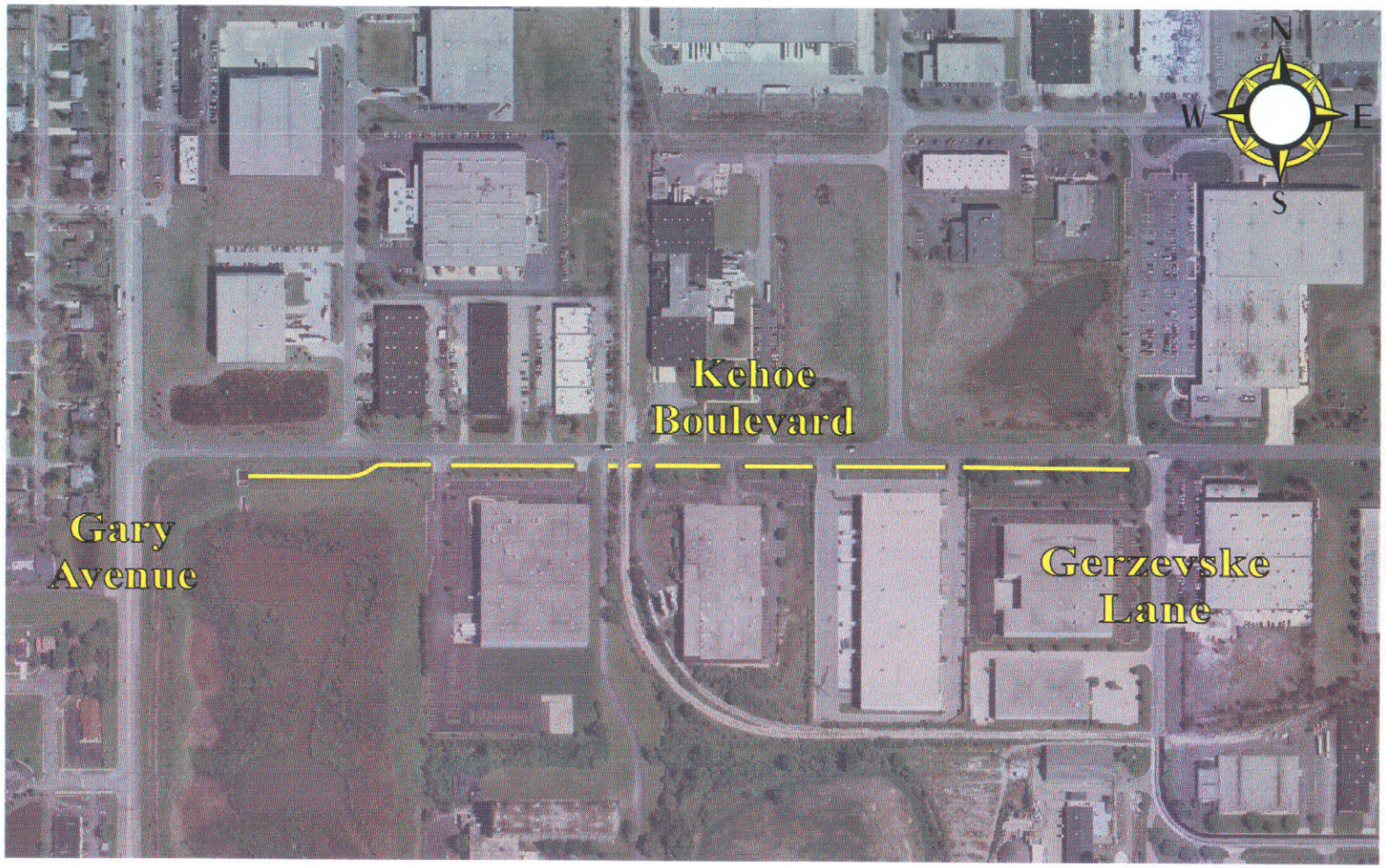
Roadway Drainage Improvements Project

## Tubeway & Westgate Stormwater Study

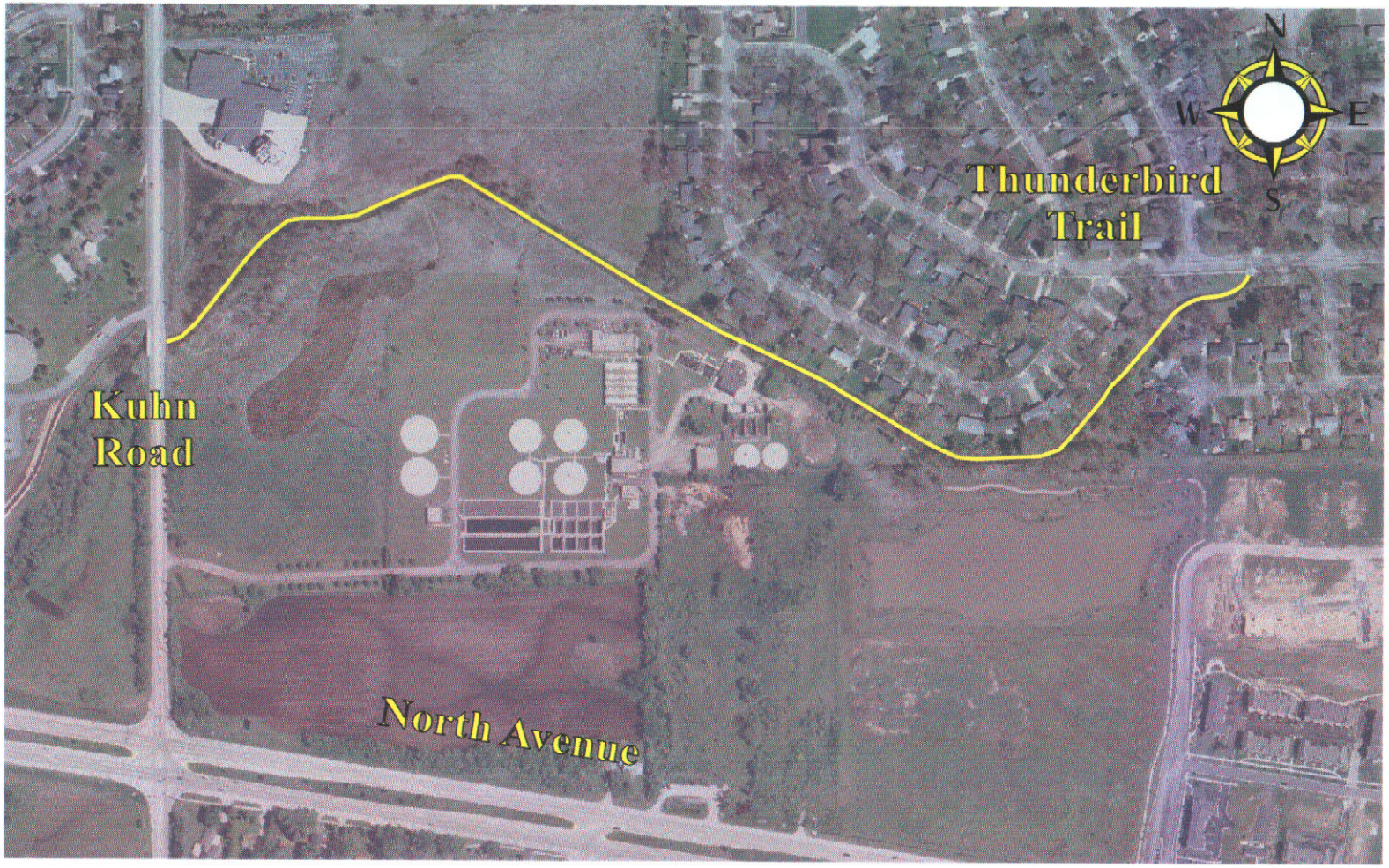
# Flood Plain Structure Buyout Program Project



# Kehoe Boulevard Stream Bank Stabilization Project



# Klein Creek Section I Stream Bank Stabilization Project



# CAPITAL IMPROVEMENT PROGRAM

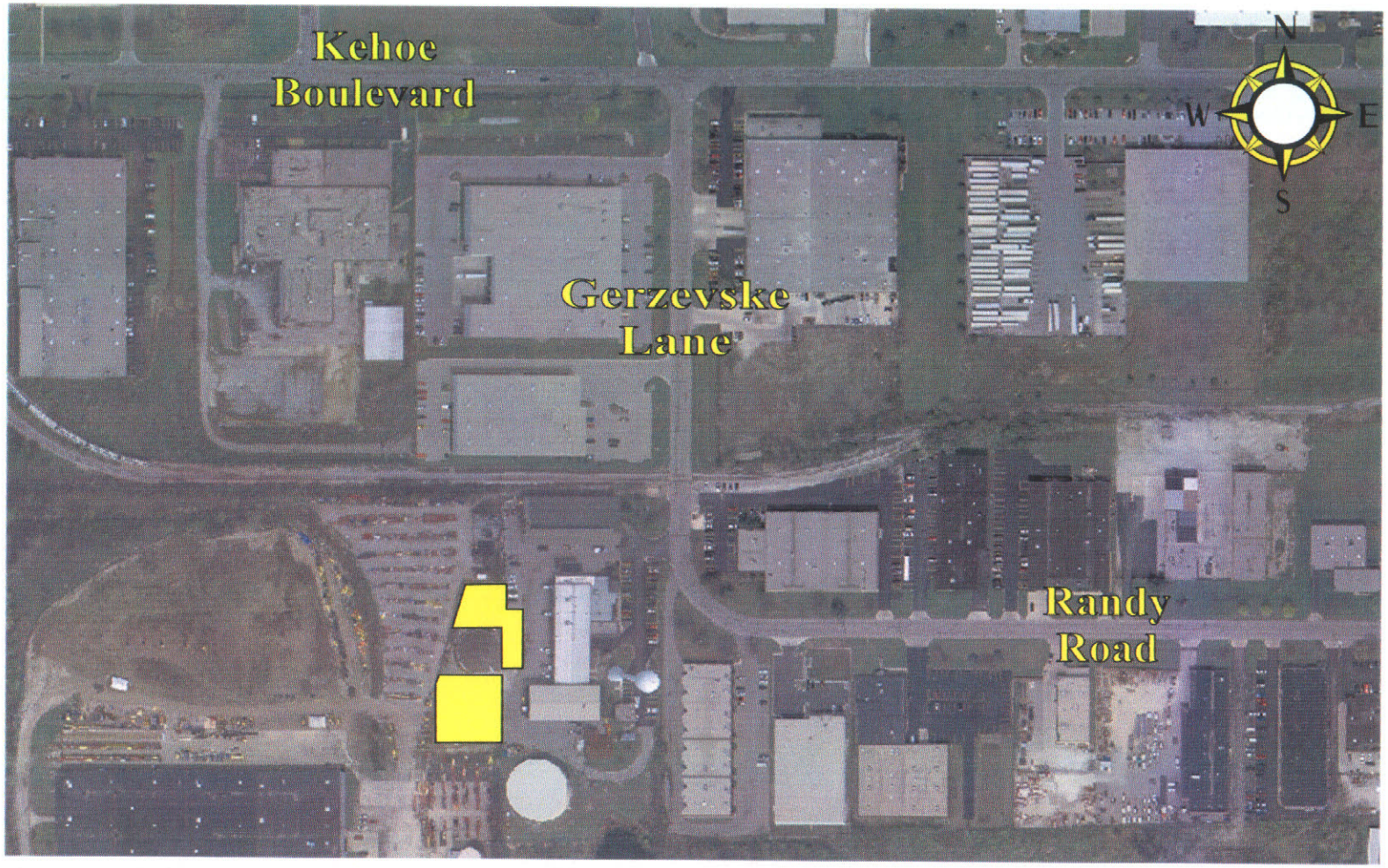
# FACILITY PROJECTS

# Village Hall Rehabilitation Project

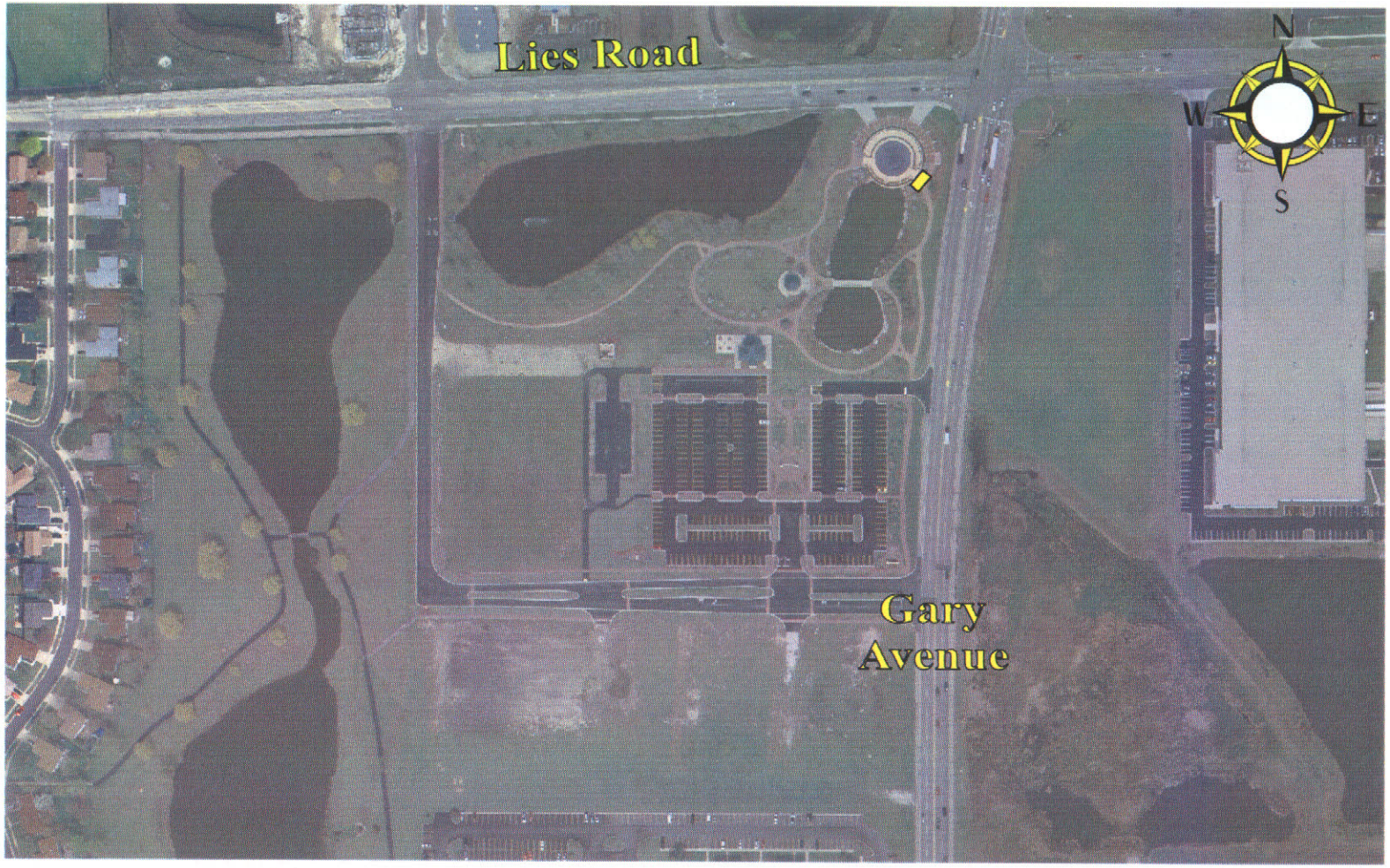
Police Evidence Storage Building Project

# PWC Fuel Island Replacement Project

# PWC Storage Yard Improvement Project



# Town Center Fountain Electrical Improvements Project



# REQUESTED BUT NOT PROGRAMMED

# PROJECT LISTING

| Roadways | Estimated Cost |
|---|---|
| 1. Morton Road Phase I Reconstruction | $2,040,000 |
| 2. Morton Road Bike Path | $2,430,000 |
| 3. Sidewalk Improvements | $416,000 |
| 4. Industrial Park Sidewalks | Yet To Be Determined |
| 5. Spring Valley Parking Lot Additions | $2,000-$4,000 Per Space |
| 6. Asset Extractions | $30,000 |

| Water and Sewer Utilities | Estimated Cost |
|---|---|
| 1. Wayne Township Water Main Extensions | $9,000,000 |
| 2. Sanitary Force Main Replacements | $414,000 |

| Stormwater Utilities | Estimated Cost |
|---|---|
| 1. Klein Creek Flood Forecast Warning System | $39,000 |
| 2. Carol Stream Venture Flood Control | $258,000 |
| 3. Southeast Storm Water System Improvements | Yet To Be Determined |
| 4. Tubeway Detention Basin Rehabilitation & Improvements | Yet To Be Determined |
| 5. Fullerton & Kimberly Stormwater Study | $13,000 |
| 6. Fullerton & Kimberly Storm Water System Improvements | Yet To Be Determined |
| 7. Flood Plain Structure Buyout Lot Enhancement Program | $786,000 |
| 8. Flood Plain Structure Flood Proofing Program | $2,900,000 |
| 9. Stormwater Management Facility (SWMF) Retrofitting Program | $2M Per Facility |
| 10. TMDL Stream Restoration Program (Klein & Thunderbird Creeks) | Yet To Be Determined |
| 11. Pond Shoreline Restoration | Yet To Be Determined |

| Facilities | Estimated Cost |
|---|---|
| 1. Community Park Improvements | Yet To Be Determined |