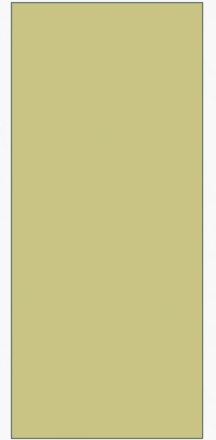


LUFKIN POOL

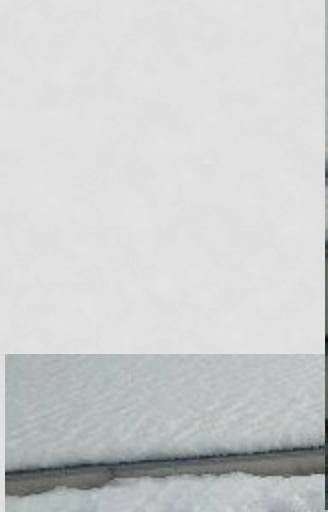
JANUARY 2018



THE POOL BASIN















EXTERIOR & SURROUNDING STRUCTURES











THE POOL HOUSE: INTERIOR STRUCTURES

























TIMELINE: MAJOR REPAIRS

- 2012:
 - Liner became detached from the pool basin and was reattached by anchors; geotechnical investigation completed (soil borings)
- 2013:
 - Pool assessment completed by Williams Architects
- 2014:
 - Staff applies for a PARC Grant to fund Lufkin Repairs. The grant is not approved.
- 2015:
 - Leaks in the main pump required repair.
 - Staff repaired coupling at the main pump.
- 2016
 - Main wiring circuit was damaged, caught upon inspection and was repaired.
 - Staff repaired a broken pump on the filtered water supply.
 - Repaired broken pipe that was the main fresh-water feed to the filter pit, which filled the filter pit pool and flooded the basement completely. Main circulating pump was damaged beyond repair.
- 2017:
 - Pool heater failed and required replacement.
 - Complete liner failure. Board Members, staff, and Parks and Recreation Commissioners toured the pool before and after the liner is removed to review the condition.

LAND USE RESTRICTIONS

The following land restrictions were taken from Warranty Deed #853036 which is filed with the County Recorder, DuPage, Illinois. (See Appendix A)

Land shall and will be used for the following purposes only:

1. Swimming Pool and Bathhouse.
2. Tennis and Badminton Courts.
3. Stocked Pond.
4. Playground Apparatus and Equipment.
5. Ice Skating.
6. Landscaped Park.

Land shall not be used for the following purposes:

1. Baseball. (organized)
2. Football. (organized)
3. Picnic Grounds of any type.
4. Activities or games of rough, loud, destructive, boisterous or disturbing nature.

Further, that the pond shall and will forever be repaired and maintained as a collecting place for drainage and surface waters of the adjacent land next westerly. Additional land use restrictions may also be included in the title for the land. This will not be known until after the title is secured and studied by the Village Attorney.

MEMORANDUM

TO: Rich Keehner, Jr.,
Village Manager

CC: Greg Gola,
Director of Parks and Recreation

FROM: Marlon Hummell, 
Superintendent of Parks, Buildings Grounds and Fleet Operations

DATE: July 12, 2012

SUBJECT: Status of Lufkin and Jefferson Pools

Staff has completed the evaluation of Lufkin and Jefferson Pools. It is clear from the evaluation that both pools are aging and are being maintained and operated beyond their life expectancies. Facilities that are subject to frozen winter conditions typically last from 30 to 40 years of service. In the best of conditions, some facilities may approach 50 years of service. Lufkin pool is 58 years old and Jefferson Pool is 46 years old.

In the FY 2009-2010 budget, staff included \$35,000.00 for a professional review of both pools to provide the Manager, Board and residents information regarding the condition of each pool, and what it would take to rebuild, remodel or replace swimming facilities if necessary. Staff started the project in January of 2010, but was unable to proceed due to budget constraints.

In 2010, the Superintendent of Parks, Buildings and Grounds attended a Board Workshop Meeting to answer questions and report on the condition of the pools. The question that came up several times was whether Lufkin pool would open or not. In response, I explained that with the advanced age and deterioration of the pool and facilities, I could not guarantee that the pool would continue to open from year to year. Lufkin Pool has opened every year. Each year in the spring, staff does a thorough evaluation of the pool to ensure it is safe for residents to swim for another season.

In the spring of 2011 staff provided an information sheet to the Board and the public as directed by the Parks and Recreation Advisory Commission.

Presently, based on national pool standards, both pools have reached their useful life expectancies. That being said, both pools open each season and continue to provide an enjoyable swimming experience for our residents. This report is not meant to recommend the closing of any pool. The purpose is to inform our Village Management, Board and residents of probable necessary future expenditures to keep the pools operating and to accurately plan for the costs of remodeling, rebuilding or replacing of the Village's swimming facilities in the near future.



office: 1-847-870-0544
fax: 1-847-870-0661
www.soilandmaterialconsultants.com
us@soilandmaterialconsultants.com

October 23, 2012
File No. 20779

Mr. Richard Salerno
Village of Villa Park
20 S. Ardmore Avenue
Villa Park, IL 60181

Re: Geotechnical Investigation
Lufkin Park
1000 S. Ardmore Ave.
Villa Park, Illinois

Dear Mr. Salerno:

The following is our report of findings for the geotechnical investigation completed at Lufkin Park located at 1000 S. Ardmore Ave. in the Village Villa Park, Illinois.

The investigation was requested to determine current subsurface soil and water conditions at select boring locations. The findings of the field investigation and the results of laboratory testing are intended to assist in the planning, design and construction of proposed site improvements. We understand the pool is proposed to be removed and reconstructed. There is currently no specific site plan for the reconstruction.

SCOPE OF THE INVESTIGATION

The field investigation included obtaining 3 borings at the locations requested and as indicated on the enclosed location sketch. The boring locations were established in the field by the client. Surface elevations were determined using the temporary benchmark indicated on the location sketch.

We auger drilled the borings to the scheduled depths of 20.0 feet below existing surface elevations. Boring 1 was extended to 30.0 feet and boring 2 was extended to 25.0 feet due to the presence of low strength soils. Soil samples were obtained using a split barrel sampler advanced utilizing an automatic SPT hammer. Soil profiles were determined in the field and soil samples returned to our laboratory for additional testing including determination of moisture content. Cohesive soils obtained by split barrel sampling were tested further to determine dry unit weight and unconfined compressive strength. The results of all field determinations and laboratory testing are included in summary with this report.

8 WEST COLLEGE DRIVE • ARLINGTON HEIGHTS, IL 60004

SOIL BORINGS • SITE INVESTIGATIONS • PAVEMENT INVESTIGATIONS • GEOTECHNICAL ENGINEERING
TESTING OF • SOIL • ASPHALT • CONCRETE • MORTAR • STEEL



SMC

SOIL AND MATERIAL
CONSULTANTS, INC.

LOCATION
SKETCH

Client:

VILLAGE OF VILLA PARK

Project:

1000 S. ARDMORE AVENUE

Location:

VILLA PARK, ILLINOIS

File No.

20779

Date:

10-05-12

Scale:

NONE

2013

FACILITY EVALUATION

Date: 24 September 2013

TO: Village of Villa Park
Greg Gola, CPRP
Director of Parks and Recreation
Marlon Hummell
Superintendent of Parks, Buildings & Grounds

PROJECT NAME: Facility Evaluation
Lufkin & Jefferson Pools

WA PROJECT NUMBER: 2013-010





MEMORANDUM

TO: Rich Keehner, Jr., Village Manager
FROM: Greg Gola, Director of Parks & Recreation
DATE: February 27, 2014
SUBJECT: PARC Grant Application for Lufkin Pool Repairs

STATEMENT OF PROBLEM

The Village's swimming pools are in need of repair, refurbishing or replacement in the near future. A recommendation was made by staff in January of 2013 to hire Williams Architects/Aquatics to perform an evaluation of both Jefferson and Lufkin Pools. The intent of the evaluation was to determine the present condition of the facilities in order to assist with the planning for future repairs or possible replacements if applicable. In the spring and summer of 2013, Williams Architects completed the current conditions assessment of both Jefferson and Lufkin pools and facilities. The final assessment report was issued to the Village on September 24, 2013.

INVESTIGATION

The September 24, 2013 final assessment report gave a thorough breakdown of all the areas in need of repairs at both pools. Williams Architects has advised that the below four repairs for Lufkin pool are the most critical in priority. Williams advises that these repairs would provide significant benefit and would extend the life of the pool and pool systems appreciably, with a minimum of 10 to 15 years of additional life.

Below is the reasonable range of hard construction costs for each repair. A range is given as there are still a number of unknowns, especially in relation to the pool structure.

In addition to the hard construction costs, approximately 45%** markup must be added to include contingencies, general contractor fees and costs, architectural/engineering fees, permits, surveys, escalation and other related costs, for the total project cost.

<u>ITEM</u>	<u>Hard Construction Cost:</u>
1. Replace the pool liner	\$ 80,000.00 to \$ 90,000.00
2. Repair the pool concrete structure	\$ 160,000.00 to \$ 320,000.00
3. Replace the main drain and associated piping	\$ 30,000.00 to \$ 40,000.00
4. Replace the vacuum DE filter	<u>\$ 200,000.00 to \$ 225,000.00</u>
Sub Total:	\$ 470,000.00 to \$ 675,000.00

** The following percentages typically apply in addition to the hard construction costs:

1. Design/construction contingencies	10% to 15%
2. General contractor costs	12% to 15%
3. Architectural/Engineering fees	10% to 12%
4. Escalation to 2015	4% to 5%
5. Miscellaneous costs	<u>3% to 4%</u> 39% to 45%

TOTAL Maximum Project Cost (\$675,000.00 + 45%): \$ 978,750.00

18 October 2017

EXHIBIT A

Mr. Greg Gola
Director of Parks and Recreation
Villa Park Parks and Recreation Department
338 N. Iowa Avenue
Villa Park, Illinois 60181

Re: Lufkin Pool
Proposal for Aquatic Engineering Services / Filtration Renovation-Repair

LETTER OF PROPOSED AGREEMENT (LOPA)

Dear Mr. Gola:

It was a pleasure meeting and discussing this Project opportunity with you – we appreciate the opportunity to continue our professional relationship. Please find below our proposed professional services for the requested Project scope.

UNDERSTANDING OF PROJECT SCOPE:

We understand that the Aquatic Design Project scope assigned to Williams Architects / Aquatics includes:

- 1) Replacement of the existing Pool Vacuum DE filtration system with a new Regenerative Pressure DE filtration system including new circulation pump, new variable frequency drive, new System Controller (Controlling: Automatic filter; flow control; chemical control; heating system control; water level control and make-up), new flowmeter to be interlocked with system controller, new modulating valve, new surge tank, new air compressor & air dryer and all associated valves and piping.
- 2) Relocate acid storage and acid feed system.
- 3) New backwash holding tank with pumped discharge to storm.
- 4) Replacement of the existing main drains and main drain piping.
- 5) Reconfigure existing slide suction piping to draw water from the main drains.
- 6) Replace existing dive stand.

SCOPE OF BASIC SERVICES

- 1) Design Development Phase:
 - Visit site to gather existing conditions data.
 - Prepare preliminary design drawings for the renovation scope.
 - Review the systems with the Owner for Owner's approval.
 - Coordinate pool requirements with Design Team.
- 2) Construction Document Phase:
 - Finalize pool requirements and coordinate with Design Team.
 - Prepare Construction Documents and specifications for bidding and Illinois Department of Health permit.
 - Submittal of plans to the Illinois Department of Public Health.
 - Inclusion of Illinois Department of Public Health additional commentary (if any) and procure Illinois Department of Public Health permit on Owner's behalf.



Commercial Proposal

Revised

"Your Aquatic Specialists"

- Chemicals
- Equipment
- Installations
- Parts
- Repairs
- Training

Date	<u>September 29, 2017</u>	Job Type	<u>PVC Membrane Installation</u>
Requester	<u>Dave Elliott</u>	E-Mail	<u>delliott@invillapark.com</u>
Company	<u>Park District of Villa Park</u>	Deliver To	<u>Lufkin Pool</u>
Address	<u>20 S. Ardmore Avenue</u>	Delivery Add	<u>1000 S. Ardmore Avenue</u>
City St Zip	<u>Villa Park IL 60181</u>	City ST Zip	<u>Villa Park IL 60181</u>
Telephone	<u>(C) 630-327-1146</u>	Fax	

Dear Dave,

We would like to thank you for the opportunity to provide a quote for your facility on the following products and services. Aqua Pure Enterprises, Inc. (Aqua Pure) has been assisting Aquatic Facilities such as yours since 1988. Our highly trained service department is qualified to replace, repair and install complete chlorine feed systems, heater systems, filter systems and all other pump room equipment. Our service technicians are Certified Pool Operators (CPO®) and are required to complete specialized manufacturer training on the products we sell, install, warranty and service.

The following quote is for the: Pool

To install a new pool liner.

Thank you again for the opportunity to provide products and services for your facility. If you have any questions or require additional information, please contact either your Regional Sales Representative or our office. Upon acceptance of this proposal, forward your purchase order number, or authorization of acceptance to our office so we may process your order.

Sincerely,

Todd Todner
Vice President

Cc: Joe Balagot, Regional Sales Representative
Email: Joe@aquapure-il.com
Mobile: 630-774-0191

Office 630.771.1310
Fax 630.771.1301

1404 Joliet Rd., Ste. A
Romeoville, IL 60446

E-Mail apei@aquapure-il.com
Website www.aquapure-il.com

MOVING FORWARD

COMMUNITY POOL &/OR RECREATION CENTER



village of villa park

20 South Ardmore Ave, Villa Park, IL 60181-2696

Albert Bulthuis, Village President
Hosanna Korynecky, Village Clerk
Rich Keehner, Jr., Village Manager

www.invillapark.com

Phone: (630) 834-8500
Fax: (630) 834-8967
TDD: (630) 834-8589

December 29, 2017

RE: Lufkin Pool

Dear Resident:

Lufkin Pool will not re-open in 2018. At the end of the 2017 pool season the liner at Lufkin Pool became detached and in need of replacement. Staff removed the liner and with the help of representatives of Williams Architects, reviewed the condition of the pool and developed a list of needed improvements. Items needing repair were placed into several proposals which were provided to the Village Board for consideration.

During the Village Board meetings held on November 6 and November 13, 2017, the Village Board of Trustees discussed these proposals. After discussion and careful thought, including a recommendation not to support the needed repairs from members of the Parks and Recreation Commission, the Board of Trustees did not approve the proposals, including liner replacement for Lufkin Pool. Consequently, Lufkin Pool will not re-open in 2018 and planning is underway to demolish all structures and return the area to open green space.

A study completed by Williams Architects in September 2013 concluded that Jefferson and Lufkin Pools have reached the end of their useful lives. During the development of the Parks and Recreation Master Plan, Village residents were surveyed by 3D Design Studio to determine their desires and what they would prefer within our community. These documents can be found at www.invillapark.com/inmotion. Attached with this correspondence is a Planning Brochure being used to communicate the Village's desire to move forward with community support for a new Community Pool and/or Recreation Center to benefit all residents.

Moving forward, the Village will schedule and host a series of community-wide meetings aimed at receiving community input and determining what our residents would support developing (i.e., an open pool, a closed pool, a recreation center, or any combination thereof). We encourage you to follow the progress of this initiative at www.invillapark.com/inmotion.

It is understood, the closing of Lufkin Pool is difficult for some residents in the Lufkin Pool area; however, as a community, the time has come for us to improve the quality of life for ourselves and our future generations by replacing and providing quality park and recreation facilities.

Should you have any questions please contact the Village Manager's office at (630) 592-6052 or via e-mail at inmotion@invillapark.com.

Respectfully,

President Albert Bulthuis

Villa Park: Money Magazine's 28th Best Place to Live in America 2017



VILLAGE OF VILLA PARK

CELEBRATE 28

MOVING FORWARD

COMMUNITY POOL &/OR RECREATION CENTER

The Village is *IN MOTION* and Preparing to **Build for the Future**

In recent years, the Village of Villa Park has made great strides in providing outstanding services to our residents and visitors, especially in the area of parks and community recreation. These efforts helped make Villa Park the 28th Best Place to Live in America, according to Money Magazine (2017), but there's still work to do! The Village must continue to build for future generations. After thorough research – including site surveys, the completion of LuKin and Jefferson Pool assessments, and the adoption of a Master Plan, the Village has determined that it would be in the interests of the community and consistent with the Master Plan documents to develop a **Community Pool &/or Recreation Center**. This project is ambitious, gives back to all, and provides our community members an environment to learn and grow in mind and body.

Quality of Life for Residents is a High Priority

While Villa Park has been recognized as one of the best places to live in America, there are still steps we must take to improve life in the Village – especially when it comes to the physical, mental, and financial health of the public. According to the National Recreation and Park Association's Community Standards Report, Parks and Recreation agencies have the power to strengthen communities, transform lives, and protect the future. Parks systems have a positive impact on communities by driving economic activity, saving taxpayers money, making people healthy, and addressing issues of social equality. The development of a Community Pool &/or Recreation Center will bring fresh energy and a renewed spirit to our community. The Village of Villa Park sees a continued need to invest in the quality of life of our residents, and a Community Pool &/or Recreation Center would help fill that need.

"The Village is committed to providing superior municipal services in a responsive, effective, and fiscally responsible manner while maintaining a good quality of life for our residents and businesses alike."
– Village of Villa Park
Mission Statement

VILLAGE OF VILLA PARK BOARD OF TRUSTEES

- Albert Bulthuis, *President*
- Chris Aiello, *Trustee*
- David Cilella, *Trustee*
- Nick Cuzzone, *Trustee*
- Donald Kase, *Trustee*
- Cheryl Tucker, *Trustee*
- Bob Wagner, *Trustee*

12/22/2017

20 S. Ardmore Ave. | Villa Park, IL 60181-2696 | (630) 834-8500 | www.invillapark.com

ION CENTER



Pool &/or Recreation was donated to the Village. The park is centrally located and a few blocks from the Creek Greenway Trail and major roads.

Cost*
\$6,500,000
\$9,000,000
\$10,000,000
\$14,000,000
\$22,000,000

*based upon amenities.

Why was this location chosen?

The project was undertaken with full support from the citizens of Villa Park. The location was chosen to the greatest extent possible to serve the interests of all residents. Public input meetings will be held in which amenities will be discussed in the project.

How long will the project be breaking ground?

The project is a scope of work that will generate detailed plans for identifying a location; site selection; and various other elements, including construction and construction management. The project is estimated to be completed by the end of the year.

Pool &/or Recreation will be a high priority item on the Village's agenda. Both at the end of their term and at the beginning of their term, the Village Board will review the Village's Recreation Center project. The Village Board will not reappoint the Village Board until the Recreation Center project is completed. The Village Board will not reappoint the Village Board until the Recreation Center project is completed.

What are the benefits of the Recreation Center?

The Recreation Center will provide a wide range of services to the community. The Recreation Center will provide a wide range of services to the community. The Recreation Center will provide a wide range of services to the community.

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The Recreation Center will provide a wide range of services to the community. The Recreation Center will provide a wide range of services to the community. The Recreation Center will provide a wide range of services to the community.



We encourage you to follow the progress of this initiative at www.invillapark.com/inmotion



LIONS PARK

320 E. Wildwood Street
Villa Park, IL

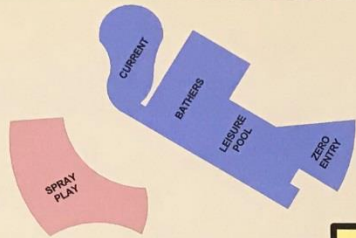
- Dedicated by the Lions Club
- Intended for park use
- 4.5 acres
- Centrally located
- Ease of access from major roads and paths



S Euclid Ave

LANDSCAPE BUFFER

AQUATIC CENTER



SERVICE

POOL MECH

INDOOR POOL

LOCKER ROOMS

LOBBY, STAFF OFFICES, FITNESS, PROGRAM

GYM

TRACK ABOVE

STORAGE

PARKING
+/- 200 CARS

DROP OFF

E. WILDWOOD AVE.

STREET PARKING

E. Wildwood Ave.

E Wildwood

S. Villa Ave.

DETENTION

TIF FUNDING OPTIONS

- TIF – Bonds – Set aside funding
- The Ovaltine TIF was created in 1996
- TIF extension could provide an additional \$13 million over 13 years
- If approved, an additional \$13 million could support this project
- All taxing bodies must approve the TIF extension
- State legislature must approve the extension
- Using these TIF funds for this project would not impact VP property tax bills

TIF #2 TAXING BODIES

- School District 45
- High School District 88
- Village of Villa Park
- Villa Park Library
- COD
- DuPage County
- Forest Preserve District
- York Township
- York Township Road District
- DuPage County Airport

BOND FUNDING OPTIONS

- Bonds – If the Ovaltine TIF is extended, or not, the following actions would be investigated in order to make the project a reality:
 - November 2018 Referendum Question
 - November 2020 Referendum Question
 - If approved, referendum authority is good for 5 years
- Set aside funding – (similar to fire engine)

- Point A to Point B

