



2023 Bensenville Park District Facilities Assessment



Bensenville
Park District



Table of Contents

Executive Summary	Page 4
Chapter 1: Park Assessments	Page 7
Chapter 2: Facility Assessments	Page 71
Chapter 3: Recommendations	Page 91

Park Board Commissioners

Rick Johnson, President
Valerie King, Vice President
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Planning Team

JSD Professional Services, Inc.
TRIA Architecture, Inc.



Executive Summary

The JSD Professional Services Team, which includes TRIA Architecture, was commissioned by the Bensenville Park District to conduct an assessment of their parks and buildings. The report includes the assessments of each of the 17 park sites, and the buildings associated with the Deer Grove Leisure Center, White Pines Golf Club, Water Park & Splash Pad Bathhouse, and the Buildings & Grounds Maintenance Facility.

The Team toured each site to observe, and become generally familiar with, the current conditions, patterns of use, park operations and maintenance concerns of each site and facility. The study includes an assessment of the existing site infrastructure, topography, vegetation, access, circulation, parking, drainage, current land use, play fields and exterior

recreational spaces, open space, development constraints, and other conditions potentially affecting the future site development and intended uses.

We also have assessed the existing buildings and structures at each park site relative to use, wear, conditions, and maintenance. No destructive testing or testing of materials on site was performed. Also, no assessment of IT systems, security, access control, or pool equipment was included in the survey. The results given within this report are based solely upon the findings of this visual survey.

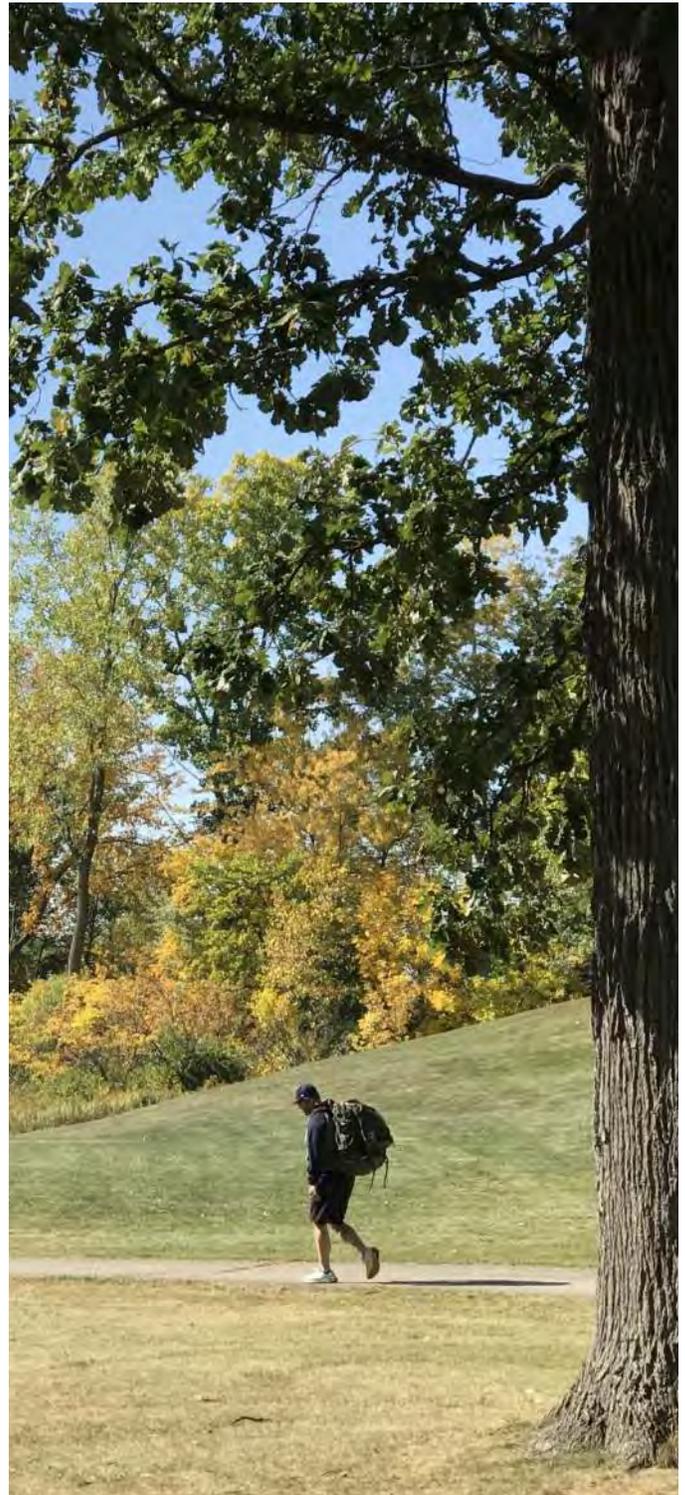
The report is divided into three chapters, Park Assessments, Facility Assessments, and Recommendations.

The park sites included in the assessment are as listed below:

1. Arbor Woods Park
2. Breiter-Palm Park
3. Creekside Park
4. Di Orio Park
5. Hyatt-Hubbard Park
6. Krempels Park
7. Lions Park
8. Pines Park
9. Poplar Park
10. Rose Park
11. Sunrise Park
12. Sunset Park
13. Varble Park
14. Veterans Park
15. Woodcrest Park
16. Woodland Area
17. Woodside Park

The following building locations were included in the assessment:

- A. Deer Grove Leisure Center
- B. Water Park & Splash Pad
Bathhouse
- C. White Pines Golf Club
- D. Buildings & Grounds Facility







CHAPTER 1

PARKS ASSESSMENT

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CH. 1

Park Assessments

The park inventory and assessments aim to obtain a comprehensive and accurate picture of the available recreation opportunities and community connections to the residents. This on-site inventory assessed the existing conditions of a variety of facilities, amenities, and elements, as well as the overall design and ambiance for each park in the Bensenville Park District. The inventory process was conducted by the consultant team during the months of September and October 2022.

Existing conditions of site furnishings, recreation amenities, court surfaces and equipment, athletic fields, fencing, and turf grass were documented. The “comfort and convenience” elements were analyzed, including the availability of adequate shade, seating, parking, restrooms, etc. The overall design and ambiance of the site was also assessed.

The park assessment includes a 2021/2022 aerial image of the park, a brief overall description of the site, notes regarding the amenities and features of the park, photos of select elements and park features, and a summary of rating of the conditions. Park maintenance was also considered in the evaluation.

Criteria used during the evaluation includes first-impressions as you approach the site; pedestrian accessibility from the surrounding neighborhoods; internal accessibility evaluated by the functional ability to access each amenity and ADA accessibility in the park; and overall condition of the site furnishings, court pavement, equipment, shelters, and landscape.

Park Evaluation Criteria

The Park Assessments inspection guidelines are as follows:

Inspection Guidelines

- Excellent - Condition is Excellent
- Good - Above average Condition
- Fair - Needs Improvement
- Poor - Requires replacement

Park Elements

The following park elements were assessed for condition.

- Playground
- Site Furnishings
- Curb appeal
- Pedestrian/Internal access
- Sports fields
- Athletic courts
- Walks/Trails
- Landscaping
- Lawns
- Athletic Turf
- Signage
- Safety
- Maintenance



ARBOR WOODS PARK

455 E. POTTER STREET, WOOD DALE



Legend:

01 Open Lawn

Existing Conditions

Arbor Woods Park is a 0.70-acre undeveloped park site in the City of Wood Dale. The site is within a single and multi-family residential neighborhood surrounded by sidewalks on three sides. The site contains a few existing trees, a fenced area with large electrical enclosures, existing utilities (water, sanitary and storm). There is no permanent park sign, but one corner does have a litter receptacle and a temporary park sign highlighting the Park 'n Play program.

The trees and existing lawn are in good condition.

Conditions Assessment

Curb Appeal	Good
Pedestrian Access	Very Good
Lawns	Good
Landscaping	Good





BREITER-PALM PARK

342 S CHURCH ROAD, BENSENVILLE



Legend:

- 01 Parking Lot
- 02 Play Area
- 03 Shelter
- 04 Fitness Stations
- 05 Prairie
- 06 Limestone Path
- 07 Raised Planters

Existing Conditions

Breiter - Palm Park is a 4-acre park that was renovated from 2021-2022 to include a universally accessible play area, fitness stations, raised garden planters, expanded permeable paver parking lot with a designated entry and exit and native plantings.

The play area includes poured-in-place rubber surfacing which is in excellent condition. The play area also includes a seat wall and concrete pavers which were recently installed.

The site has two existing shelters with lights that are in good condition.

The fitness stations are located along a crushed limestone path that encircles the park. The fitness stations are in excellent condition; however, the limestone path is in fair condition. There are areas of poor drainage which cause wash-out and the need for replenishment on an annual basis.

The asphalt path in fair to good condition.

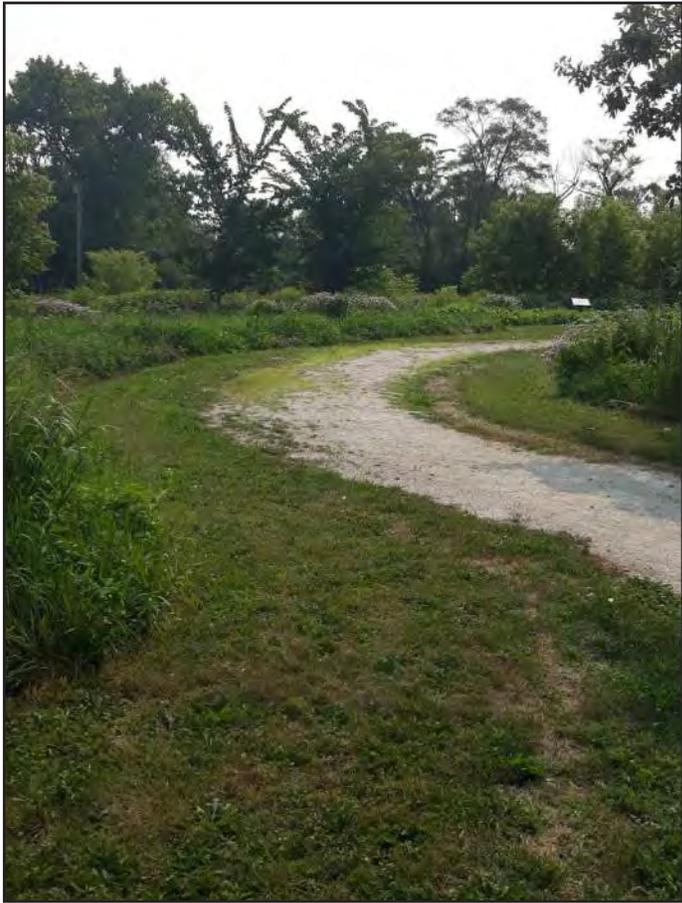
The site furnishings include picnic tables, benches, litter receptacles, interpretive signs, and drinking fountain. The site furnishings are in good to excellent condition.

The park includes a stormwater/wetland area and prairie. Th native plantings are professionally managed and are in good condition. The turf areas are in good condition. The areas which were recently seeded in 2022 require over-seeding in order to achieve a healthy stand of turf.

Conditions Assessment	
Curb Appeal	Good
Pedestrian Access	Excellent
Internal Access	Good to Fair
Playground	Excellent
Shelter	Good
Lawns	Good
Landscaping	Good to Excellent
Paths/Trails	Good
Parking	Excellent
Park Sign	Good
Site Furnishings	Good
Fitness Stations	Excellent
Wayfinding	Good
Picnic Areas	Good
Maintenance	Good









CREEKSIDE PARK

DIANA COURT AT ADDISON CREEK, BENSENVILLE



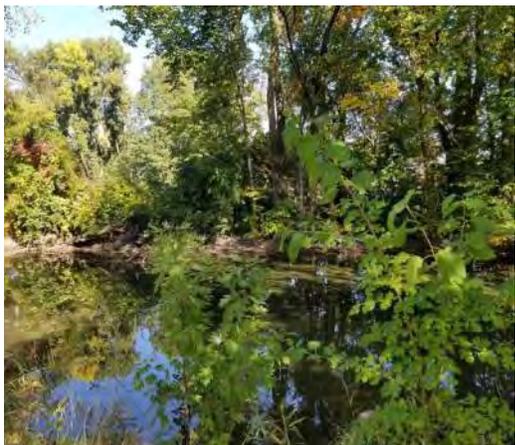
Legend:

01 Open Space

Existing Conditions

Creekside Park is a 1.5-acre open space property within a residential neighborhood. Addison Creek runs through the center of the park and is lined with shade trees, providing dense shade in this area. For access to both sides of the park, residents must walk in the grass adjacent to the street to cross the bridge. The park includes a park sign, litter receptacle and picnic table on the west side along with an open turf area on both sides for drop in recreation. Park users can walk from the neighborhood or park on the street. The adjacent lot to the west is currently for sale.

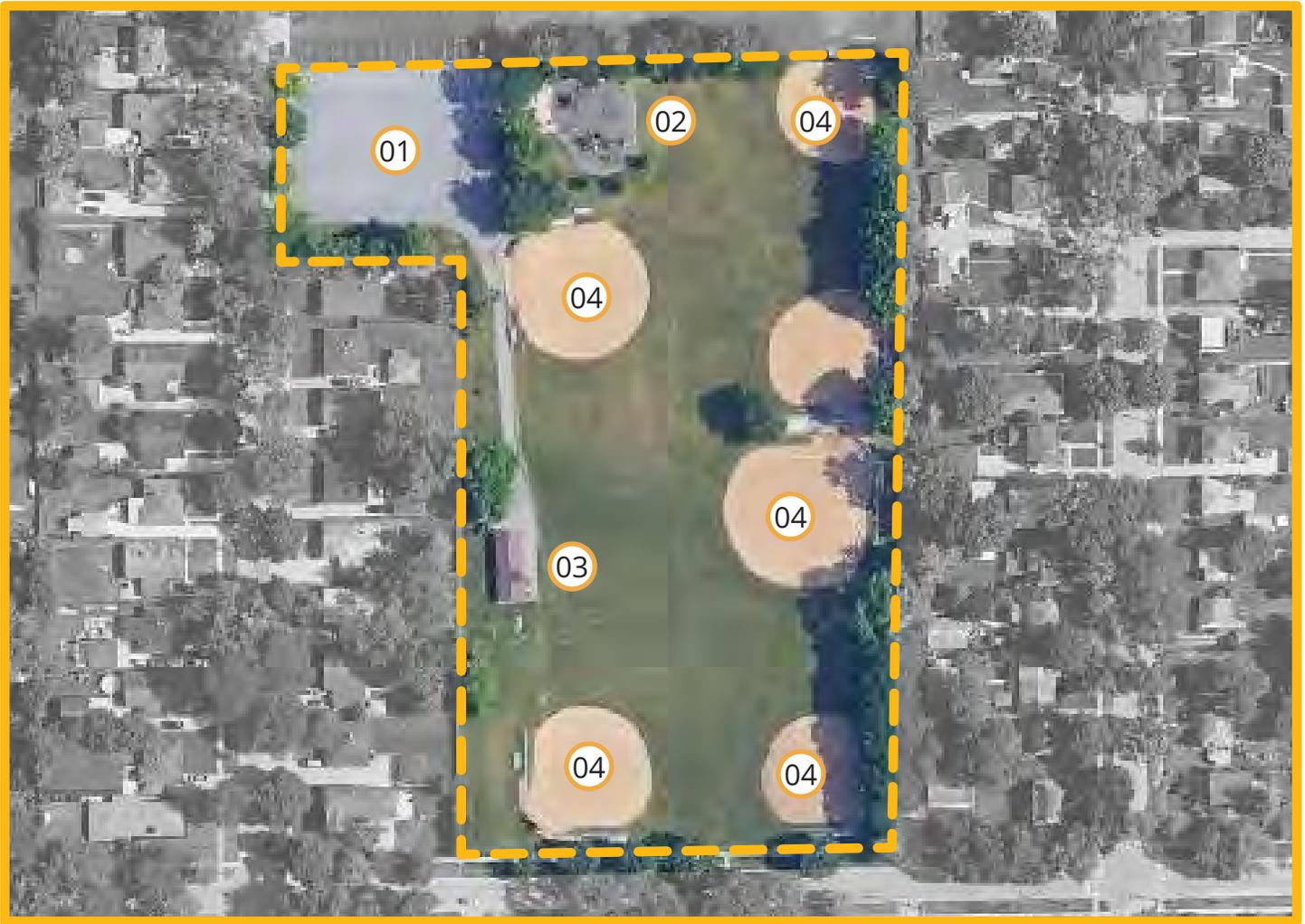
Conditions Assessment	
Curb Appeal	Good
Pedestrian Access	Fair
Lawns	Good
Maintenance	Good





DiORIO PARK

S. WALNUT STREET & MEMORIAL ROAD, BENSENVILLE



Legend:

- 01 Parking Lot
- 02 Play Area
- 03 Concessions Stand/Restroom Building
- 04 Softball/Baseball Field

Existing Conditions

Di Orio Park is a 6-acre park with six ballfields, a playground and concessions stand/restroom building. The park is located south of St. Alexis Roman Catholic Church within a residential neighborhood, centrally located within Bensenville.

The six fields vary in size, but all have skinned infields, backstops, player benches, and spectator seating. The fields are in good condition. The ballfield fencing and backstops are galvanized and in good condition. The player benches and bleachers are located within infield mix or set in the grass. They are in good condition; however, an accessible route is not provided.

The play area is accessible from the parking lot and is separated by a split-rail fence. There is a block retaining wall on the south side of the play area which creates an area for the entry plaza with benches, tables and litter receptacles. The wall and tables are in fair condition.

The play area is designed for 2-5 year old and 5-12 year old age groups. The equipment is in good to fair condition. The poured-in-place rubber surfacing has a few cracks and has been patched in areas. Underneath the swings are tile mats with a lot of wear. The concrete walks and curb are in good to fair condition.

The parking lot appears to have been recently sealed and re-striped and is in good condition.

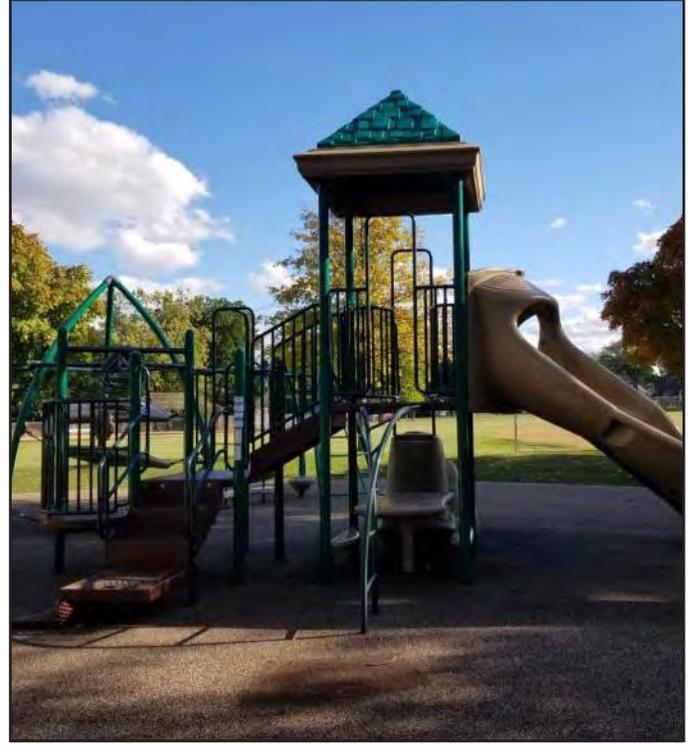
The site has a large quantity of mature perimeter trees consisting of Honeylocust Trees and Oak Trees. The trees are in very good condition and provide beautiful structure to the park site.

The concessions building was donated by the Bensenville Boys And Girls Athletic Association (B.B.A.A.) and is located along the west property line centrally between Field's One and Five. The building has a men's and women's restroom, concessions window, and announcer booth. It is accessible for vehicle and pedestrians from the parking lot.

South of the building is a flag pole, a pole-mounted speaker and miscellaneous football equipment. The building was not open at the time of the site inspection.

Overall the turf is in great shape and the fields are well kept.

Conditions Assessment	
Curb Appeal	Good
Pedestrian Access	Good
Internal Access	Fair
Playground	Good to Fair
Concessions/ Restroom Building	Good
Lawns	Good to Excellent
Landscaping	Good
Baseball Fields	Good
Parking	Good
Park Sign	Good
Site Furnishings	Good to Fair
Maintenance	Good







HYATT-HUBBARD PARK

376 TIOGA TRAIL, WOOD DALE



Legend:

- 01 Parking Space
- 02 Mown Path

Existing Conditions

Hyatt-Hubbard Park is an 8-acre wooded site in the City of Wood Dale with two regulatory wetlands located in the middle of the park and the southeast corner.

The park is located at the end of Tioga Trail with two off-street parking spaces provided next to the trail entrance. The parking spaces are adjacent to a residential driveway, which is uninviting for public use. To exit the space users must back up into the private driveway.

The park entrance is marked with a park sign and also has overhead utility lines (one is loose) and a

mown trail. There are several trails, both mown and woodchip surfacing that run throughout the 8 acres. One of the trails leads near the pond but access to the water is not defined.

There is a vacant lot on the south border of Hyatt-Hubbard Park that is owned by the City of Wood Dale, which would be ideal for park access to both pedestrians and vehicles.

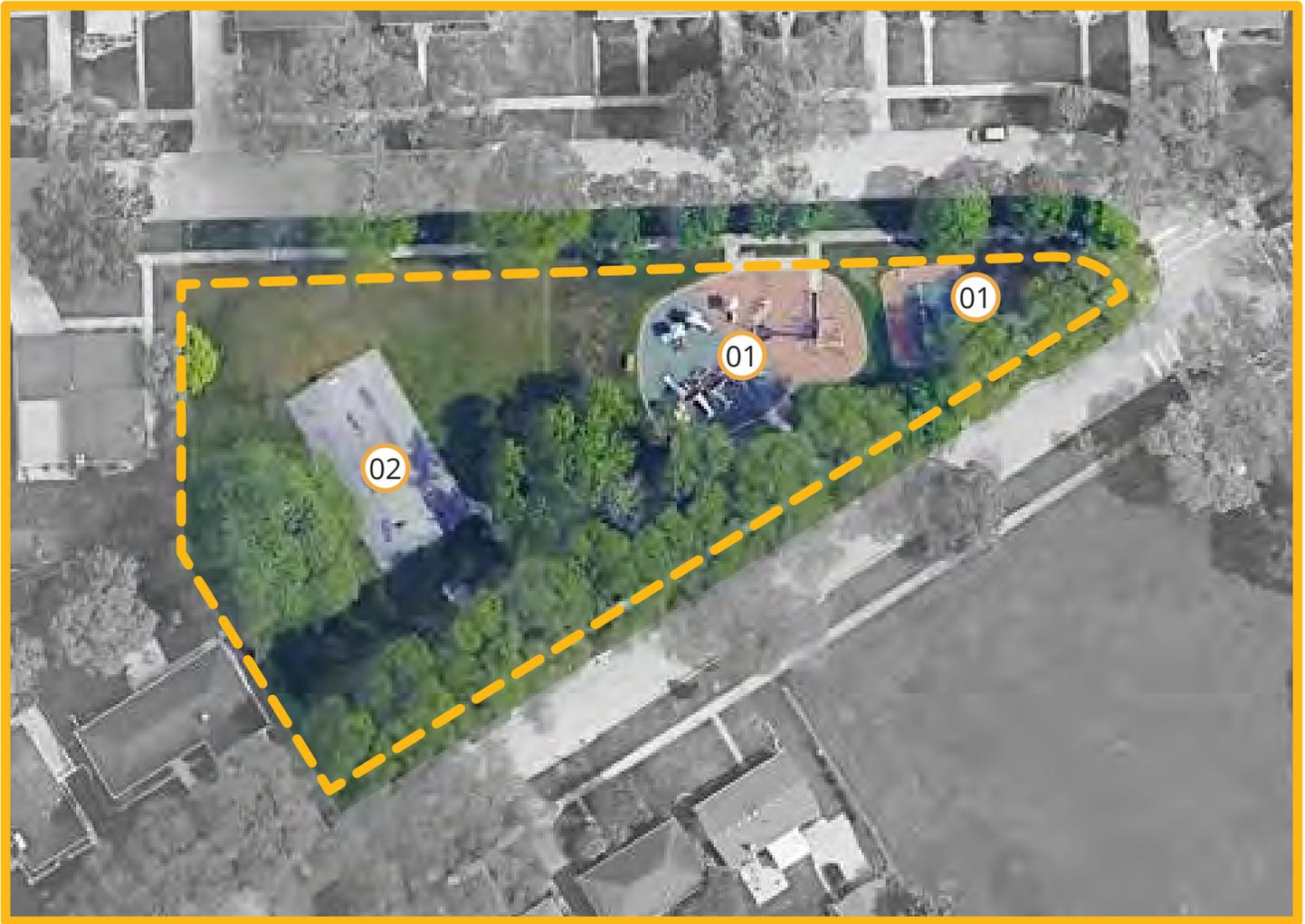
Conditions Assessment	
Curb Appeal	Good to Fair
Pedestrian Access	Good to Fair
Landscaping	Good to Fair
Parking	Fair to Poor
Park Sign	Good





KREMPELS PARK

DENNIS DRIVE & JACQUELYN DRIVE, BENSENVILLE



Legend:

- 01 Play Area
- 02 Basketball Court

Existing Conditions

Kremfels Park is a 2.1-acre park located in the southeast area of the Bensenville Park District within a residential neighborhood. The site is surrounded by sidewalks with ADA access points at the street crossings.

The play area has three access points and the equipment provides areas for both 2-5 and 5-12 age groups and appears to be more than 15 years old. The 5-12 equipment provides full access for mobility devices with a ramp onto the structure. It also has a few broken pieces that should be immediately repaired. The equipment sits on a combination of engineered wood fiber and

poured-in-place rubber surfacing, both in good condition.

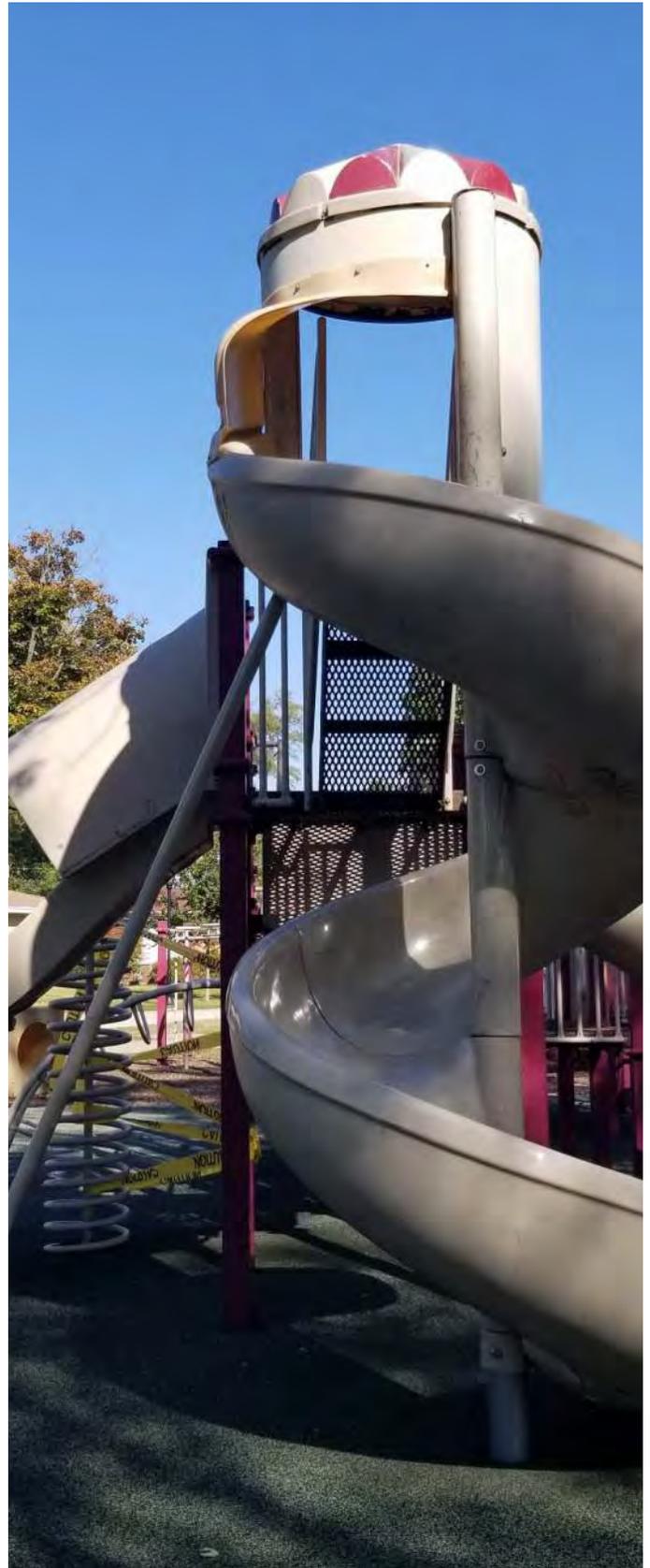
There are several benches, picnic tables and litter receptacles surrounding the play area which are in fair to good condition. There are several benches located within the turf without an accessible route or pad.

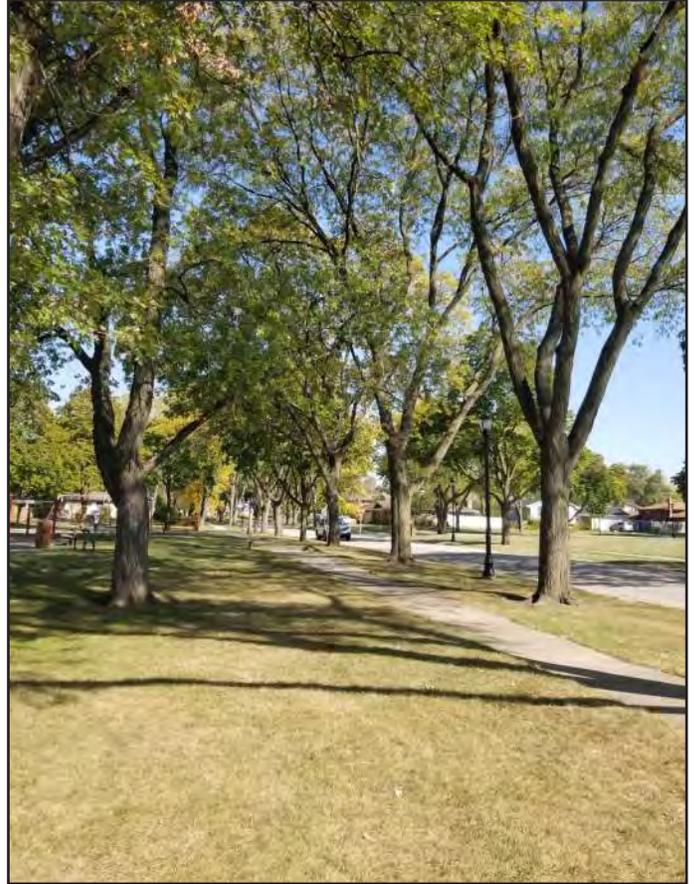
The park has many mature trees that line both Dennis Drive and Jacquelyn Drive, with a few in the large open space between the play area and the full court basketball. The trees are in good condition.

The basketball court is in fair to poor condition with many cracks and patches in the asphalt surfacing. The line work is very faded and the color coat is non-existent. Both basketball standard footings are heaving. The court is accessible and has access from the sidewalk adjacent to Jacquelyn Drive.

There is a drinking fountain and litter receptacle next to the basketball court which are in fair condition

Conditions Assessment	
Curb Appeal	Good
Pedestrian Access	Good
Internal Access	Fair
Playground	Good to Fair
Lawns	Good
Landscaping	Good
Basketball Court	Fair to Poor
Parking	Good
Park Sign	Good
Site Furnishings	Fair
Maintenance	Good









LIONS PARK

192 S CENTER STREET, BENSENVILLE



Legend:

- 01 Entry Feature
- 02 Play Area
- 03 Stormwater Basin

Existing Conditions

Lions Park is a 1-acre park within a residential neighborhood with a food pantry to the east. The park includes a stormwater basin which provides flood relief for the surrounding neighborhood.

The southwest corner of the park includes an entry feature with a small wooden pergola, which is in fair condition. The plaza includes benches and a park sign. This area overlooks the stormwater basin.

The site includes large perimeter trees and street lights that follow the sidewalk on Addison Street.

The trees and park lights are in very good condition.

On the north side of the park is a play area for 2-5 and 5-12 age groups. The play equipment is in fair condition and is beyond its expected useful life. The pre-cast block retaining wall is in good to fair condition.

The play area includes poured-in-place rubber surfacing. The surfacing is in good to fair condition with a few areas of cracking. A low spot exists in the southeast corner of the 5-12 area where the poured-in-place rubber surfacing has experienced extreme wear. Water was seen pooling during the site visit.

The 2-5 play area is sloped toward a concrete gathering space between the two play areas. The concrete and concrete curb is in good to fair condition. This central space includes a 4-seat table, litter receptacle, and drinking fountain. The site furnishings are in good to fair condition.

The 5-12 area has an accessible structure via the ramp on the north side. From the play area there is a concrete ramp that switches to turf for access into the stormwater basin. The turf area has concrete curb on both sides, which terminates at the bottom.

The stormwater outlet in the southeast corner is covered by a grate, but the outlet in the southwest corner has only a partial grate and could be accessed by small children.

Conditions Assessment	
Curb Appeal	Good
Pedestrian Access	Good
Internal Access	Good
Playground	Good to Fair
Entry Feature	Good to Fair
Lawns	Good
Landscaping	Good
Park Sign	Excellent
Site Furnishings	Good to Fair
Maintenance	Good

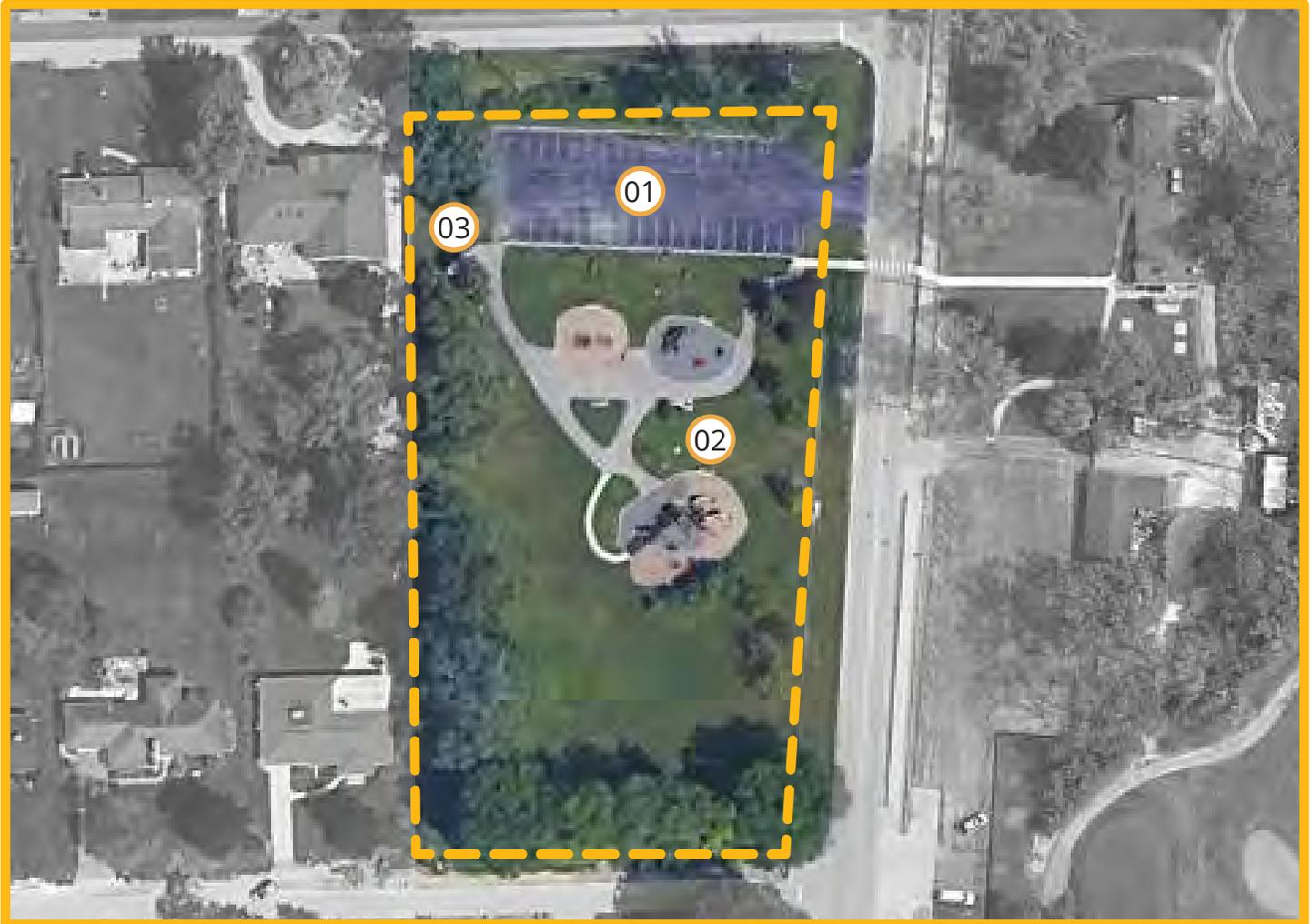






PINES PARK

508 S. CHURCH STREET, BENSENVILLE



Legend:

- 01 Parking Lot
- 02 Play Area
- 03 Port-a-Pottie

Existing Conditions

Pines Park is a 2-acre park within a residential neighborhood of single-family homes across Church Road from the White Pines Golf Club.

The parking lot is in fair condition with many cracks and the striping is fading. The asphalt and concrete path network are in good condition and lead to all park elements; however, the swings area is not accessible, as there is no ramp into the engineered wood fiber mulch surface.

The play equipment was manufactured in 2008 and is in good condition, but is beyond its useful life. The 2-5 structure and spring riders are

located on poured-in-place rubber surfacing that has many cracks and is in fair condition.

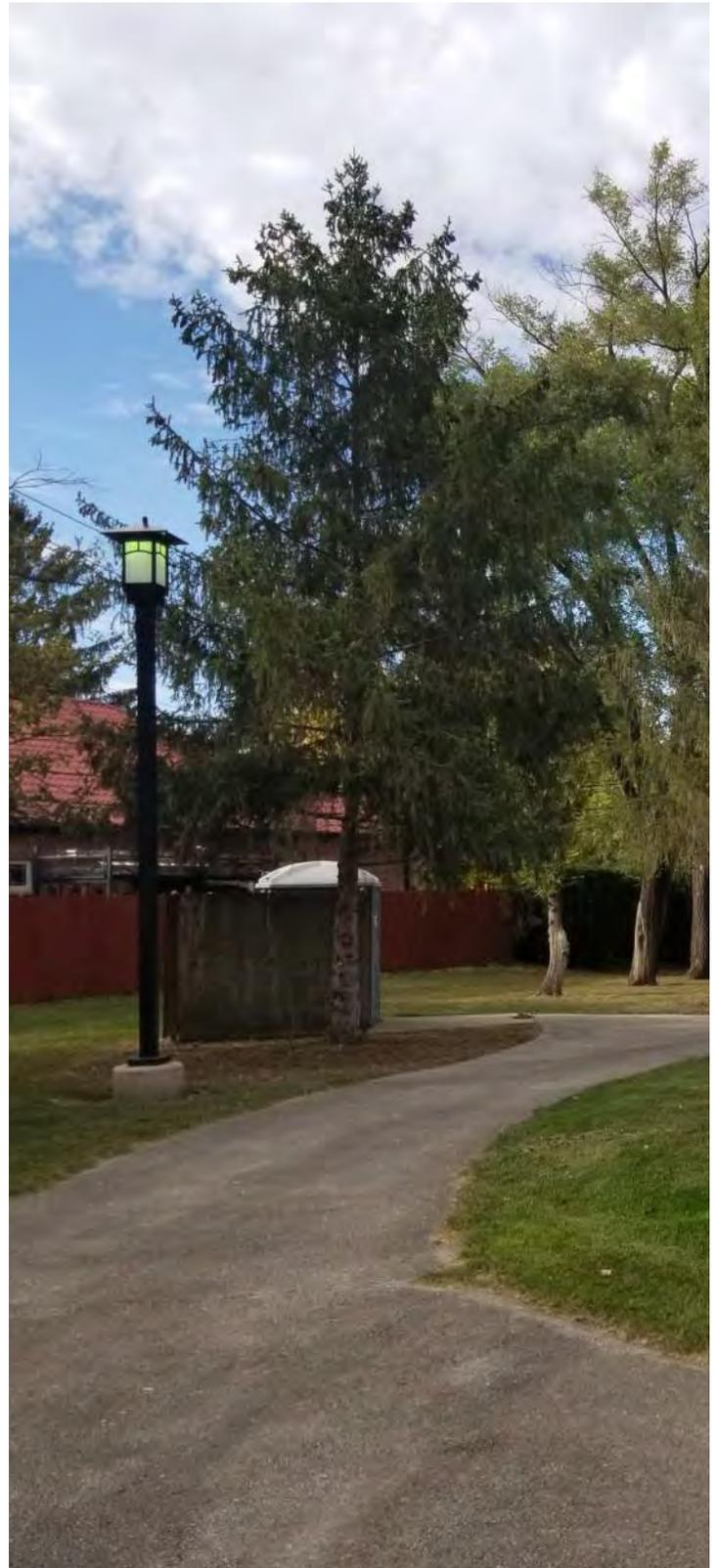
The 5-12 structure is located on both engineered wood fiber and poured-in-place surfacing. The poured-in-place rubber surfacing has many cracks and is in fair condition. The 5-12 structure has a ramp that allows users with mobility devices to wheel directly onto the structure.

The existing port-a-pottie has a wood screen that is in fair condition.

The park sign does not match the Park District standard.

The prairie and lawn are both in good condition. A few dead trees are marked for removal.

Conditions Assessment	
Curb Appeal	Good to Fair
Pedestrian Access	Good to Fair
Landscaping	Good to Fair
Parking	Fair to Poor
Park Sign	Good



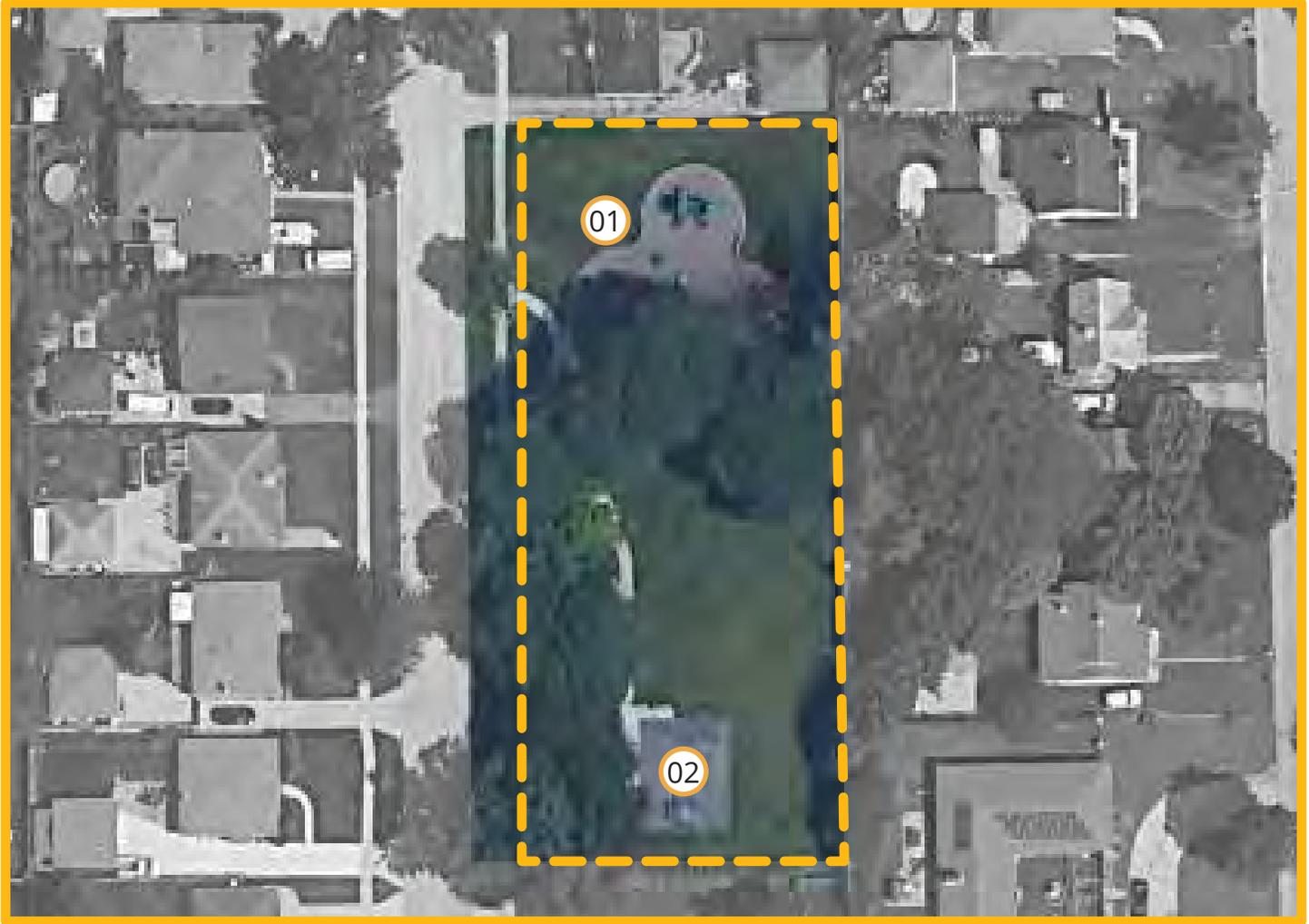






POPLAR PARK

372 N. POPLAR AVENUE, WOOD DALE



Legend:

- 01 Play Area
- 02 Basketball Court

Existing Conditions

Poplar Park is a 0.90-acre park located within a residential neighborhood in the Village of Wood Dale. It is in the direct flight path of the airport traffic and is a noticeably loud site.

The north and east sides include a mix of wood and chain link fencing and a row of evergreen shrubs along the south property line. The park contains mature trees which provide shade for the play area and half-court basketball. The trees, shrubs, and lawn are in good condition.

The internal concrete path network is in very good condition and links all park elements.

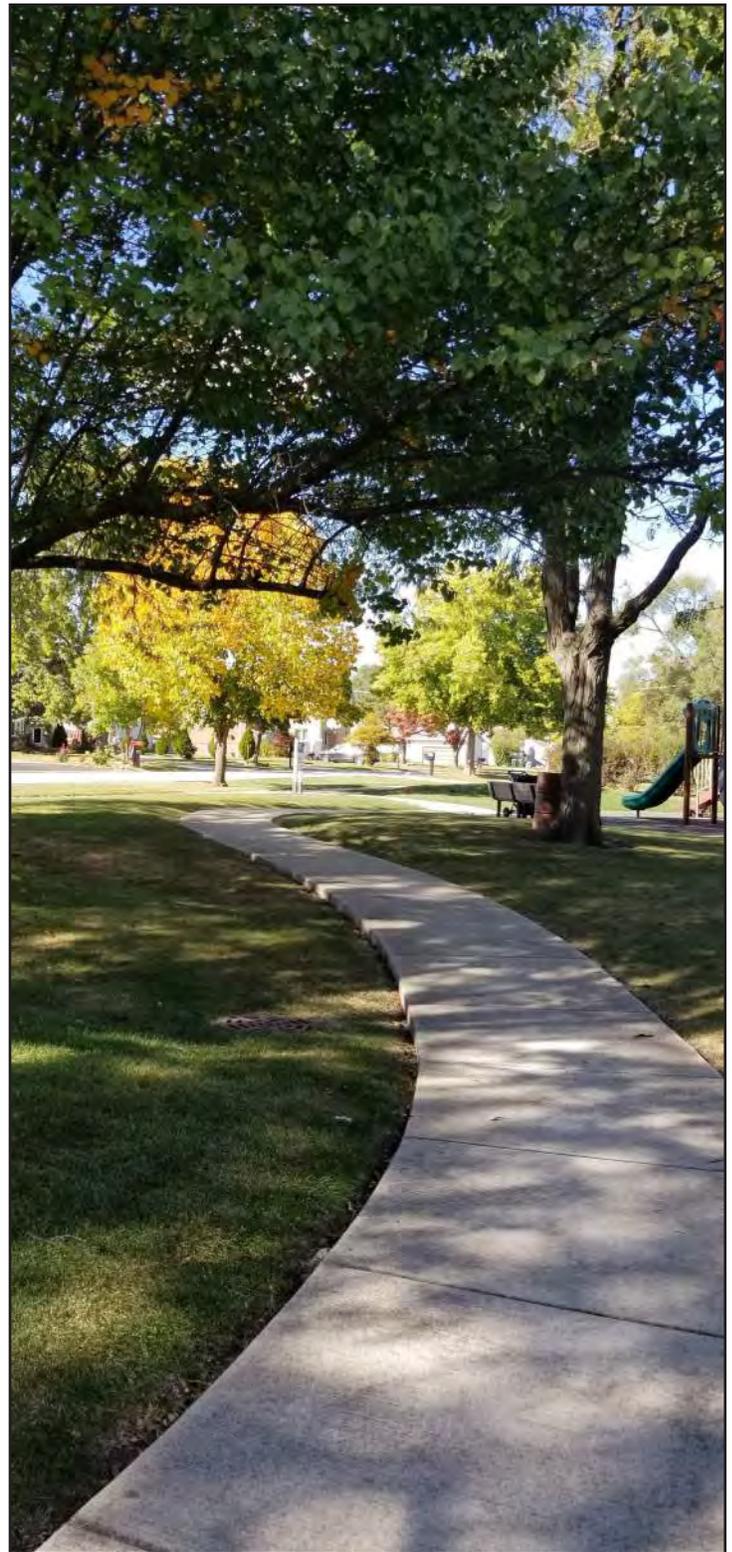
The half court basketball asphalt surfacing is in good condition; however the line-work is faded.

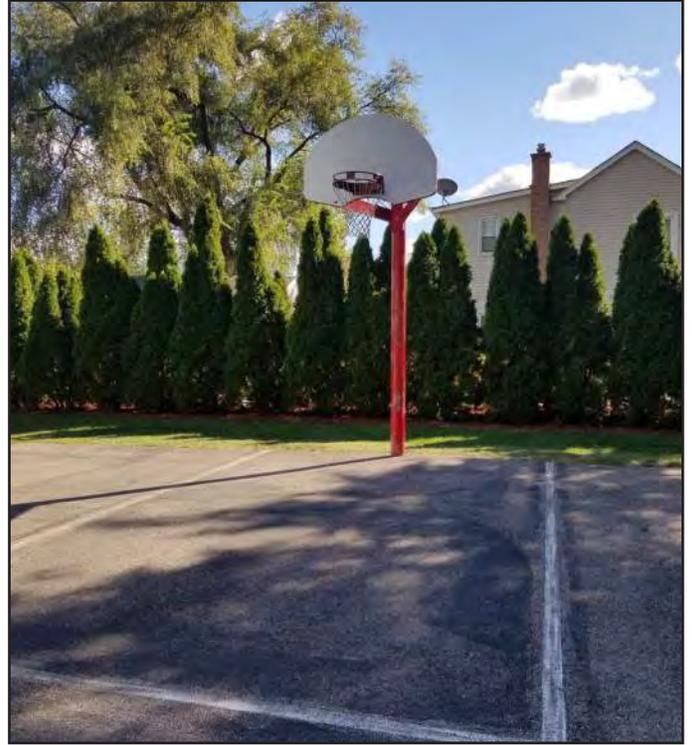
There is a bench and 3-seat table adjacent to the court. The site furnishings are in good condition.

The play area provides elements for both the 2-5 and 5-12 year old age groups. The entire play area is poured-in-place rubber surfacing, which is in good condition. The equipment appears to be newer and in very good condition. The seat wall along the play area is in good condition.

There are two park signs on site. One is the new Park District standard.

Conditions Assessment	
Curb Appeal	Good
Pedestrian Access	Good
Internal Access	Good
Playground	Good to Excellent
Lawns	Good
Landscaping	Good
Basketball Court	Good to Fair
Park Sign	Good
Site Furnishings	Good
Maintenance	Good



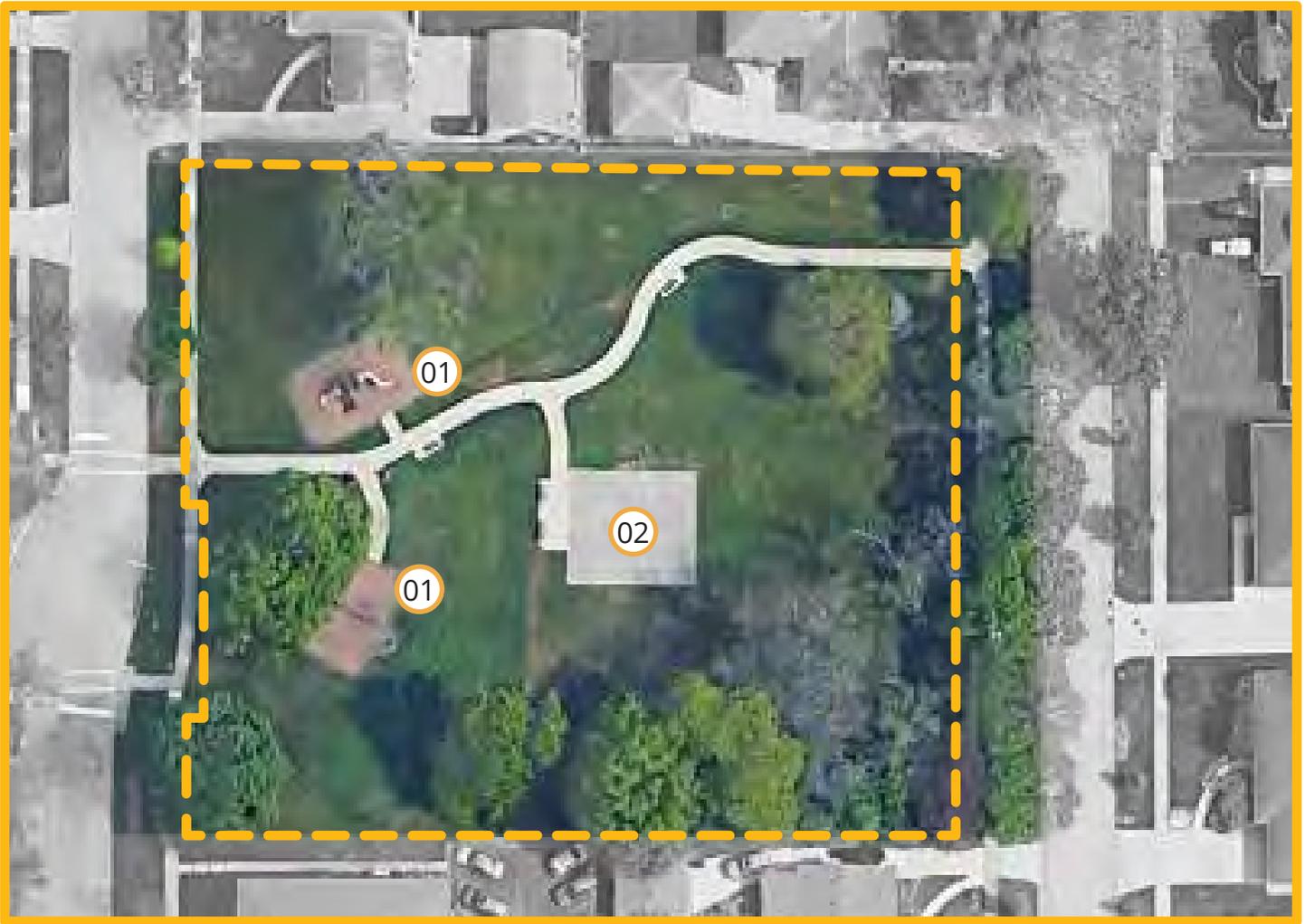






ROSE PARK

DAVID DRIVE & EAST BELMONT AVENUE, BENSENVILLE



Legend:

- 01 Play Area
- 02 Basketball Court

Existing Conditions

Rose Park is a 1.3-acre park adjacent to single-family and multi-family residential homes with on-street parking. The park has clear sight lines from David Drive to Daniel Drive and provides a larger expanse of open space with mature trees within the neighborhood. The trees and lawn area are in good condition.

The concrete walk within the park connects to both sidewalks on the east and west sides and is in great condition.

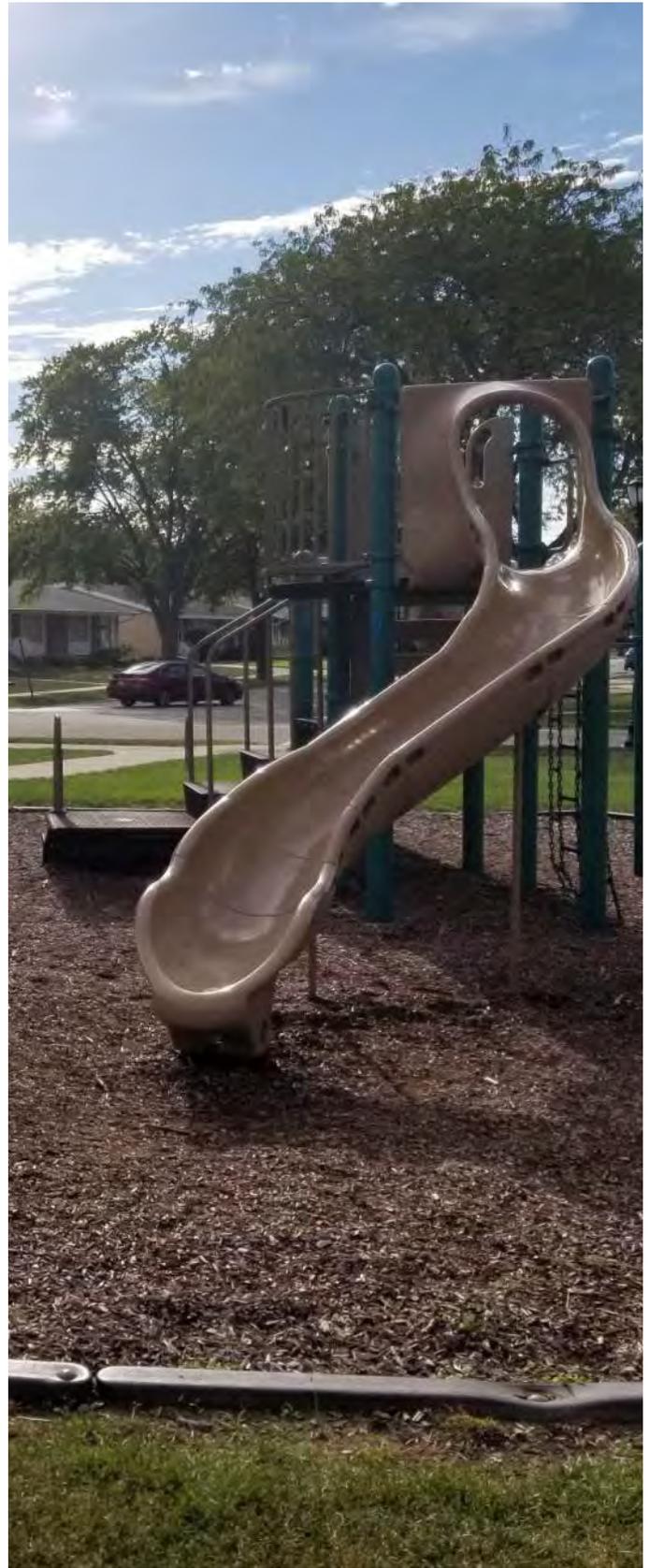
Both play areas, a small 5-12 structure and swings, are located across from each other but neither

are accessible as the tuffy timbers create a barrier into the engineered wood fiber surfacing. The equipment is dated and is past its useful life. The safety zone of the swings is compromised by the tuffy timber border.

The half-court basketball court is in fair condition. The asphalt pavement is cracking and the line work is faded.

The site furnishings are in good to fair condition. The benches are in good condition; however, the 55 gallon drum litter receptacles are rusting and dented. The park sign does not match the current Park District standard.

Conditions Assessment	
Curb Appeal	Good
Pedestrian Access	Excellent
Internal Access	Excellent
Playground	Fair to Poor
Basketball Court	Fair
Lawns	Good
Park Sign	Good to Fair
Site Furnishings	Good
Maintenance	Good









SUNRISE PARK

MARION STREET & MEMORIAL STREET, BENSENVILLE



Legend:

- 01 Parking Lot
- 02 Play Area
- 03 Baseball Field
- 04 Tennis Court
- 05 Roller Hockey Court
- 06 Soccer Field
- 07 Shelter

Existing Conditions

Sunrise Park is a 7.3-acre park located in the northeast area of the Bensenville Park District adjacent to a senior living facility, single-family and multi-family homes and Calvary Baptist Church.

The park provides off-street parking in the southwest corner of the park. The asphalt parking lot is in good condition with visible striping and parking blocks in place.

A number of mature Honeylocust Trees provide ample shade for the parking lot and are healthy; however, there is one dead crabapple at the north

end. A swale runs along the west side of the park from Memorial Street to the alley north of the park.

The soccer field is located on the north side of the park. The field and turf are in good condition.

The baseball field has a backstop, player bench areas, equipment storage and a grass infield. Spectator seating is not provided; however, there is an area for bag chairs. The player benches have graffiti on them and the bench footings are heaving. The backstop and fencing are in fair condition, as some of the fabric is pulling away from the rails.

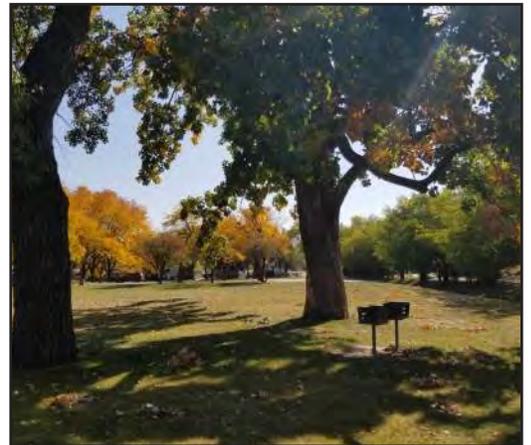
The tennis and roller hockey court asphalt pavement has cracks throughout; however, the color coat acrylic surface is new and in excellent condition. The galvanized fencing and gates are in fair condition. The fence is rusting and the footings are starting to heave. The tennis courts were provided through the Addison Township Revenue Sharing Fund in 1975. The roller hockey courts appear to have had graffiti in areas due to the color coating being repainted white.

The play area offers equipment for ages 2-5 and 5-12 with an engineered wood fiber surfacing. The equipment is dated and past its useful life. The play areas do not include an ADA access; however, it appears the intent was to keep the engineered wood fiber mulch flush with the asphalt path and concrete bands surrounding the play area. The concrete pavers are sunken in some locations, and the concrete band is a trip hazard to enter some of the play area. The paver area connection with the asphalt path is not flush and is a tripping hazard for mobility device users. Each of the paver areas contains a circular engraved stone with references to sun gods in different cultures. The block wall surrounding the

play area has started to shift and loosen over time. East of the play area there is a concrete circle with lawn in the center. From research of historical aerials, it appears this area may have contained a seating area or sun dial with plantings. There are several benches and tables surrounding the play area which are in good condition.

The shelter is wood with asphalt shingles and four round tables underneath. The shelter is in good to fair condition. The concrete pad is in good condition. North of the shelter is an ADA port-a-pottie located off of an asphalt path. The asphalt path network throughout the park is in fair condition with many cracks and weeds growing through the pavement.

Conditions Assessment	
Curb Appeal	Good
Pedestrian Access	Good
Internal Access	Good to Fair
Playground	Fair
Soccer Field	Good
Baseball Field	Fair
Tennis Court	Fair
Roller Hockey Court	Fair
Shelter	Good to Fair
Lawns	Good
Landscaping	Good
Parking	Good
Park Sign	Fair
Site Furnishings	Good to Fair
Maintenance	Good











SUNSET PARK

GROVE AVENUE & SUNSET STREET, BENSENVILLE



Legend:

- 01 Play Area
- 02 Basketball Court
- 03 Baseball Field
- 04 Tennis Court
- 05 Shelter

Existing Conditions

The 2.9-acre Sunset Park is located within a single-family home neighborhood with on-street parking. The north end of the park contains full court basketball, drinking fountain, port-a-pottie with enclosure and a play area.

There are several pre-cast block walls adjacent to the play area and court; the walls are in good condition.

The basketball court is in fair condition. The asphalt pavement is cracking the color coating has faded. The court line work appears to be new. There is one five-row stand of bleachers on the

south side of the basketball court.

The ADA port-a-pottie is located between the basketball court and play area and is screened by a wooden enclosure with peeling stain. The enclosure is in fair to poor condition.

The play area offers equipment for 2-5 and 5-12 age groups with a combination of engineered wood fiber mulch and poured-in-place rubber surfacing. The play equipment is in good condition. The poured-in-place rubber surfacing has several cracks in both the swings/2-5 area and 5-12 area. It is also separating from the edge in some locations. Access into the areas with engineered wood fiber mulch are flush with the existing asphalt path.

A small metal shelter with one 4-seat table is adjacent to the 2-5 play area and is in good condition.

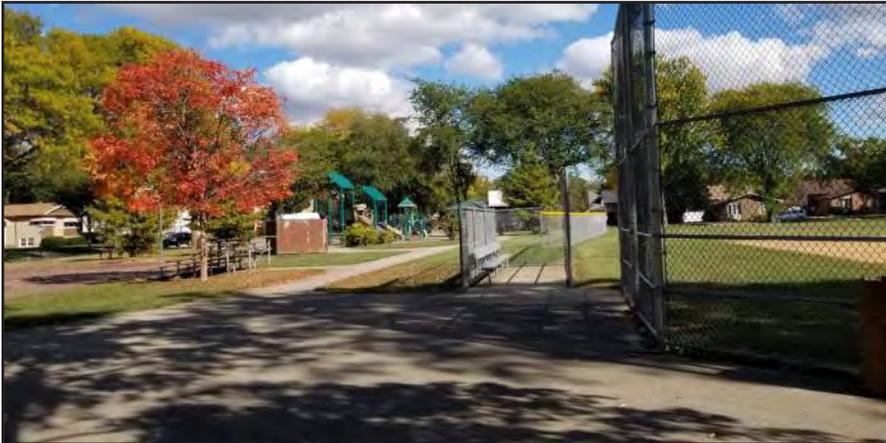
The tennis courts have large cracks down the center and the tennis net posts and fencing posts are heaving. Both courts have newer acrylic color coat surfacing and striping. There is a bang wall which is in good condition in the northwest corner. The courts are located at the south property line next to single-family homes and are screened on the north and south by evergreens and arborvitaes.

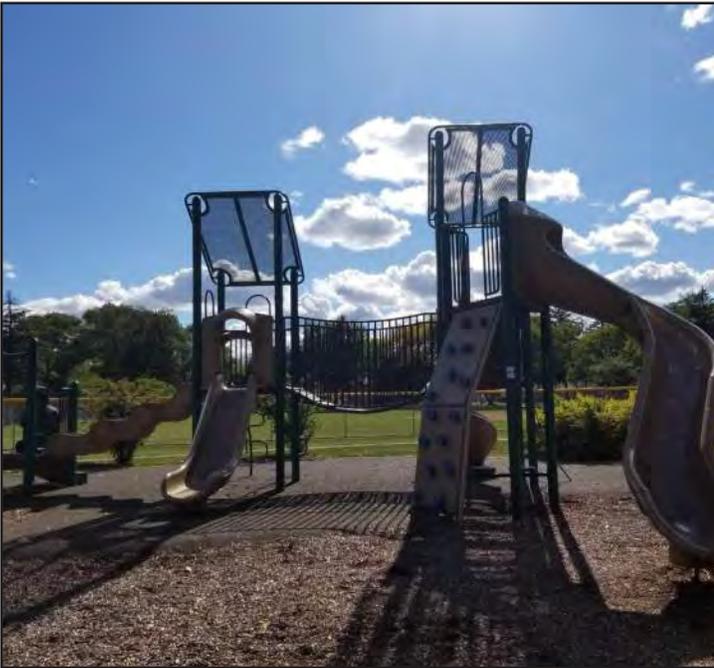
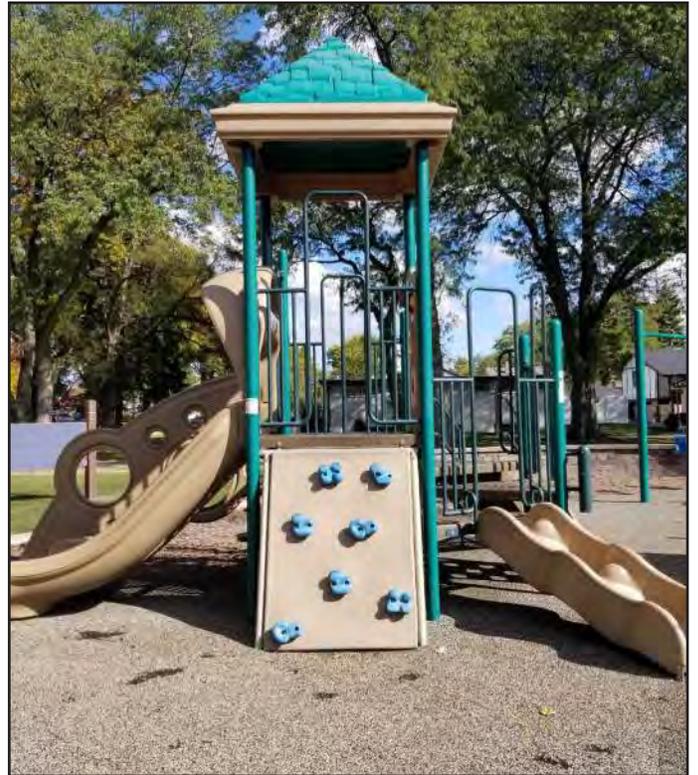
The baseball field is in good condition including the skinned infield, galvanized fencing, player benches and backstop. It is orientated in position two, which is one of the better positions for play.

The existing park lights are in good to excellent condition. The site furnishings are in good condition.

The planting areas at the playground are full of weeds. The lawn is in good condition.

Conditions Assessment	
Curb Appeal	Good
Pedestrian Access	Good
Internal Access	Good
Playground	Good
Lawns	Good
Landscaping	Good
Basketball Court	Fair
Baseball Field	Good
Tennis Court	Good
Shelter	Good
Park Sign	Good
Site Furnishings	Fair
Maintenance	Good





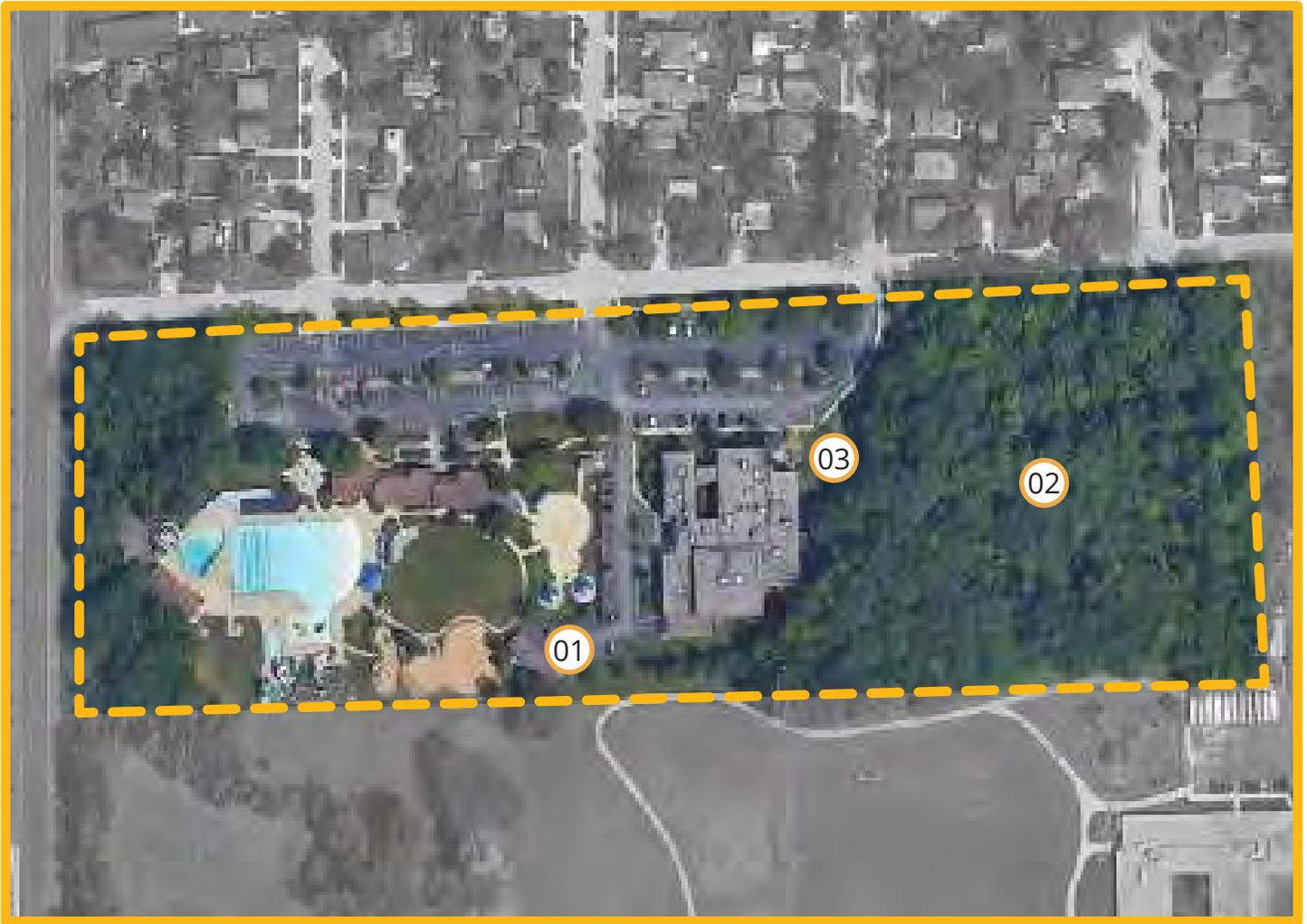






VARBLE PARK

1000 W. WOOD STREET, BENSENVILLE



Legend:

- 01 Shelter/Concessions Building
- 02 Woodland Path
- 03 Playground

Existing Conditions

Varble Park is a 24.1-acre park and woodland where the Deer Grove Leisure Center, Water Park, and Splash Pad are located.

The Varble Woods, on the east side of the site contain a path network with old signage that leads from Wood Street to the fields west of Blackhawk Middle School. The paths are well maintained and cleared of downed tree limbs and branches.

North of the fields there is a concessions/restroom building with an outdoor seating area, two grills, drinking fountain, and litter

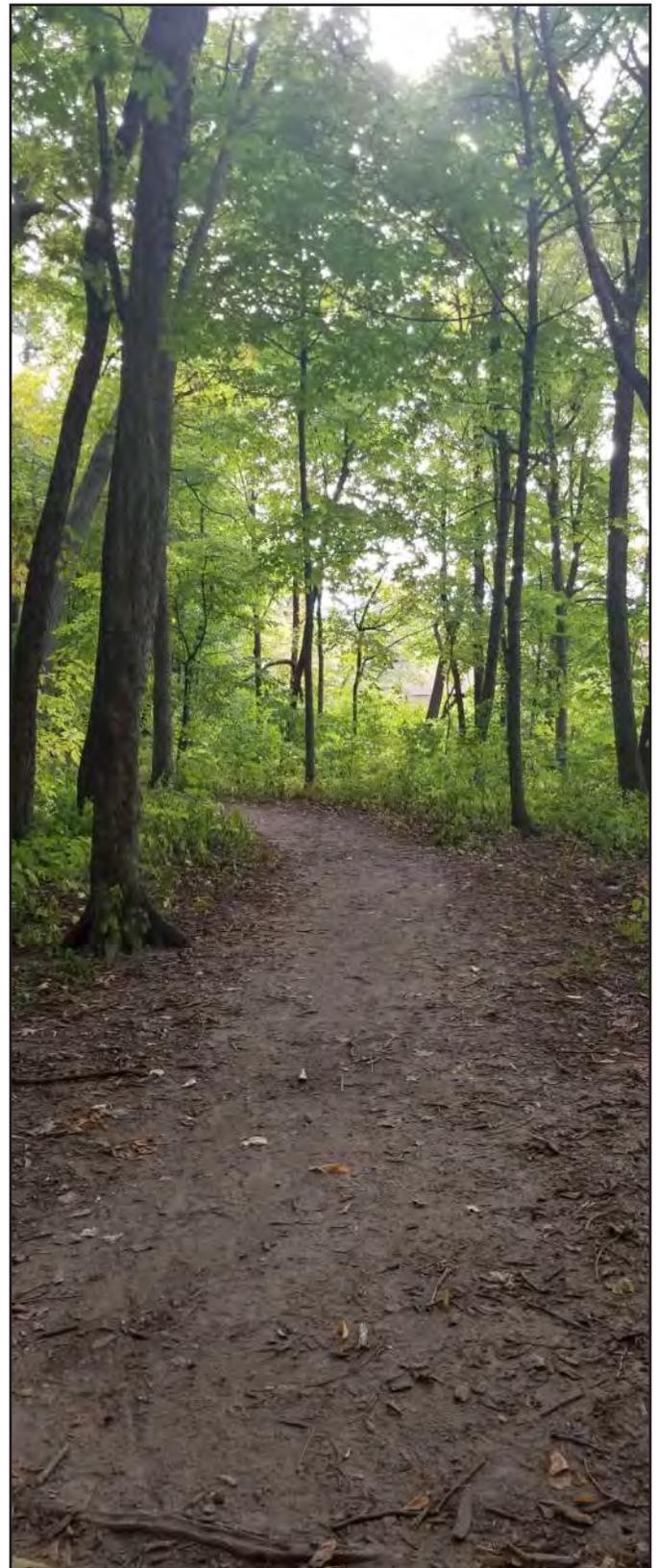
receptacles. The site furnishings are in good to fair condition. The concrete is cracking in the picnic area, as well as at the northern area of the concessions staging.

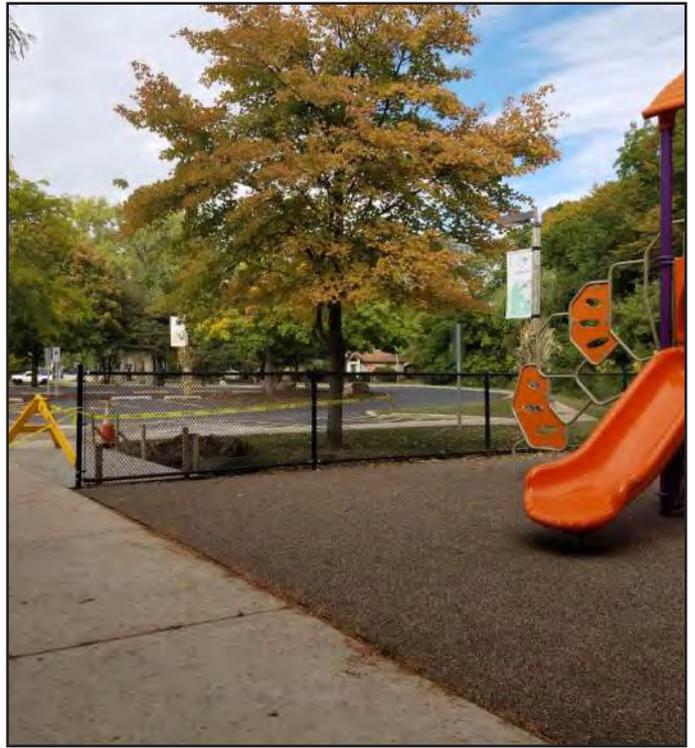
There is a small playground at the northeast corner of the Deer Grove Leisure Center for ages 5-12 with poured-in-place rubber surfacing. The play equipment and surfacing are both in good condition.

The play area is fully accessible from the parking lot and building. There is a seating area with benches and a 4-seat table adjacent to the play area. The site furnishings are in good to fair condition.

The buildings at Varble Park are assessed in Chapter 03 Facilities Assessment.

Conditions Assessment	
Curb Appeal	Good
Pedestrian Access	Good
Internal Access	Good
Playground	Good
Lawns	Good
Landscaping	Good
Concessions/ Restroom Building	Good to Fair
Shelter	Good to Fair
Park Sign	Fair
Site Furnishings	Good to Fair
Maintenance	Good









VETERANS PARK

MAIN STREET & N. CHURCH ROAD, BENSENVILLE



Legend:

- 01 Baseball Field
- 02 Parking Lot
- 03 Train
- 04 Building

Existing Conditions

Veterans Park is a 6.9-acre park located across N Church Road from the Bensenville Police Station. To the north it is bordered by Silver Creek, multi-family residential to the east and the Canadian Pacific Railway and ComEd utility transformer to the south.

The parking lot pavement has a few cracks but has recently been seal-coated and re-striped and is in good condition.

The concrete sidewalk adjacent to the parking lot is in good condition but the concrete around the existing park building has many cracks and is in

fair to poor condition.

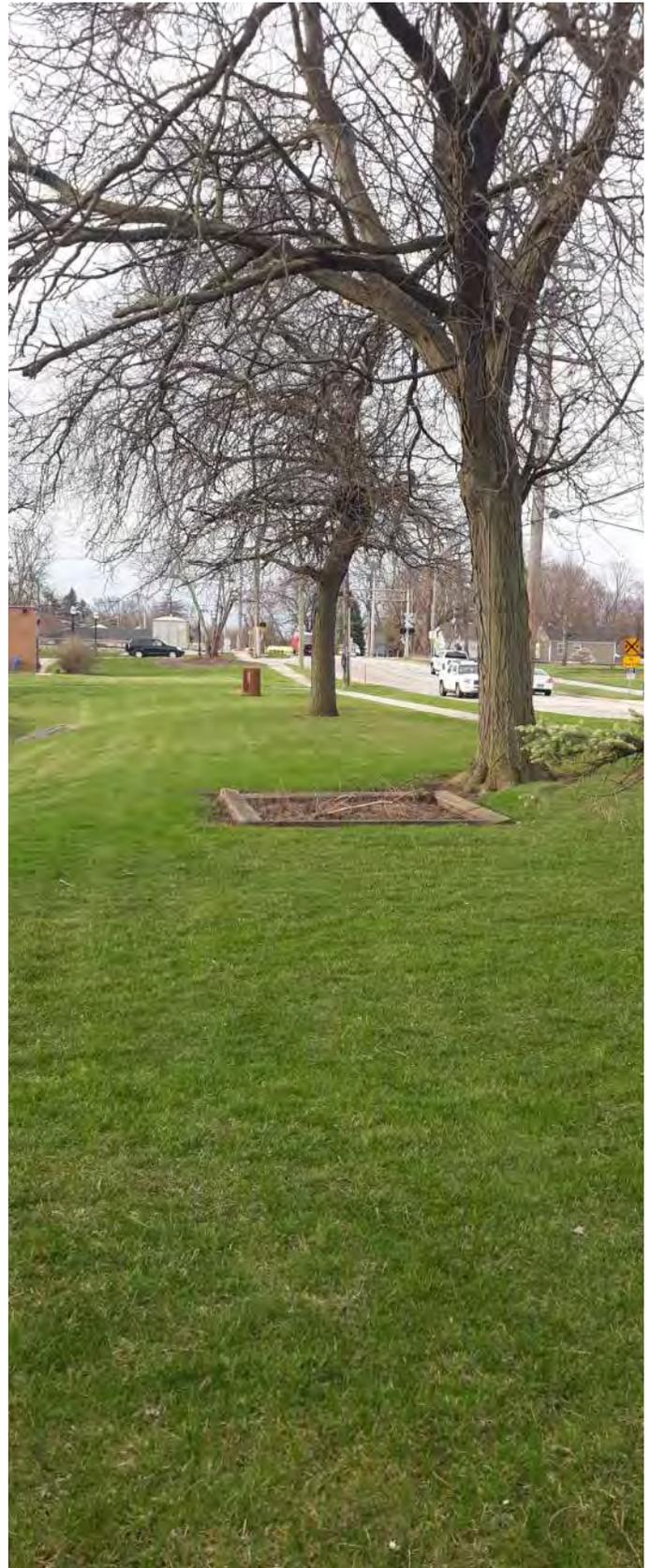
The lit ballfield is contained by a six-foot and eight-foot high galvanized fence with a locked gate and is for use only by permit. The fence is worn, warped, many footings are popping, and it is in fair to poor condition. The field is in fair condition with many weeds growing in the infield. The bleachers are set on dirt and grass and are inaccessible for mobility users.

The park sign is the old design standard and is in fair condition.

On the east side of the park is the train museum consisting of several locomotives within a 10-foot high fenced area and building. There is a variety of railroad tie walls with concrete pavers. This area is uninviting to visitors and is in fair condition.

In the central green space west of the parking lot is a turf stormwater area that holds water.

Conditions Assessment	
Curb Appeal	Good
Pedestrian Access	Good
Internal Access	Fair
Train Engine	Good to Fair
Lawns	Good
Landscaping	Fair
Baseball Field	Fair
Parking Lot	Good
Building	Fair
Park Sign	Fair
Site Furnishings	Fair
Maintenance	Good









WOODCREST PARK

MAPLE AVENUE & RED OAK STREET, ADDISON



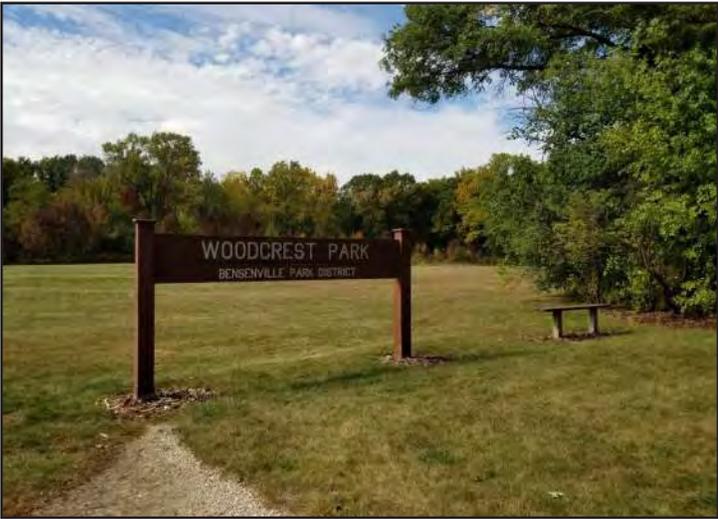
Legend:

01 Parking Area

Existing Conditions

Woodcrest Park is a 2-acre undeveloped park in the City of Addison surrounded on three sides by the Forest Preserve District of DuPage County; to the east are single family homes.

There is a gravel area to park two cars at the park entry. The park entrance has a wooden fence in fair condition, a rusty metal gate, wooden bench and litter receptacle. The park sign is in good condition. There is also pedestrian access from Crest Avenue. The adjacent wooded areas are a beautiful backdrop for a park.





WOODLAND AREA

5N101 WOOD DALE ROAD, WOOD DALE



Legend:

01 Woodland

Existing Conditions

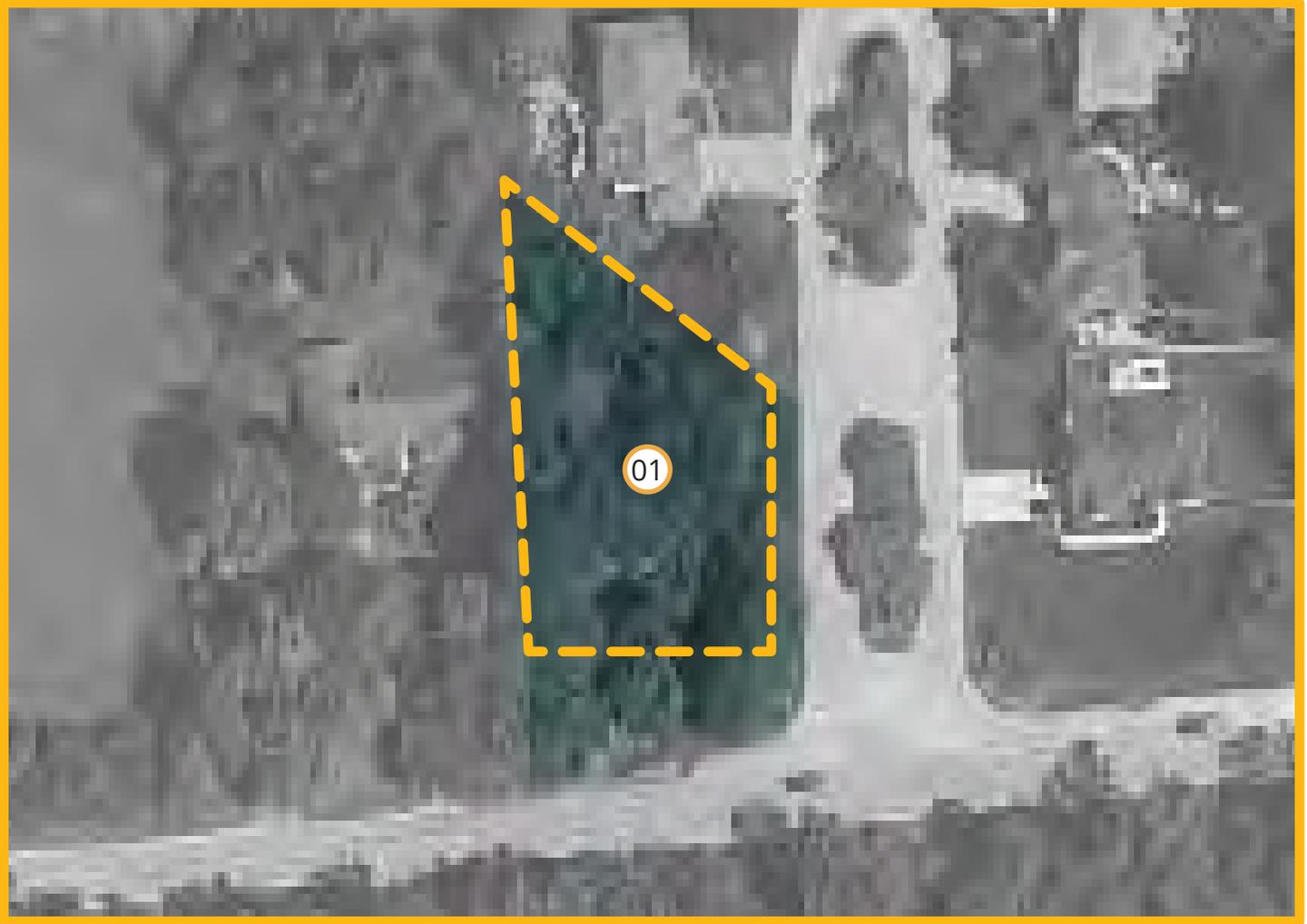
Woodland Area is a 5.5-acre property within Wood Dale city limits.





WOODSIDE PARK

WOODSIDE DRIVE & E. THIRD AVENUE, ADDISON

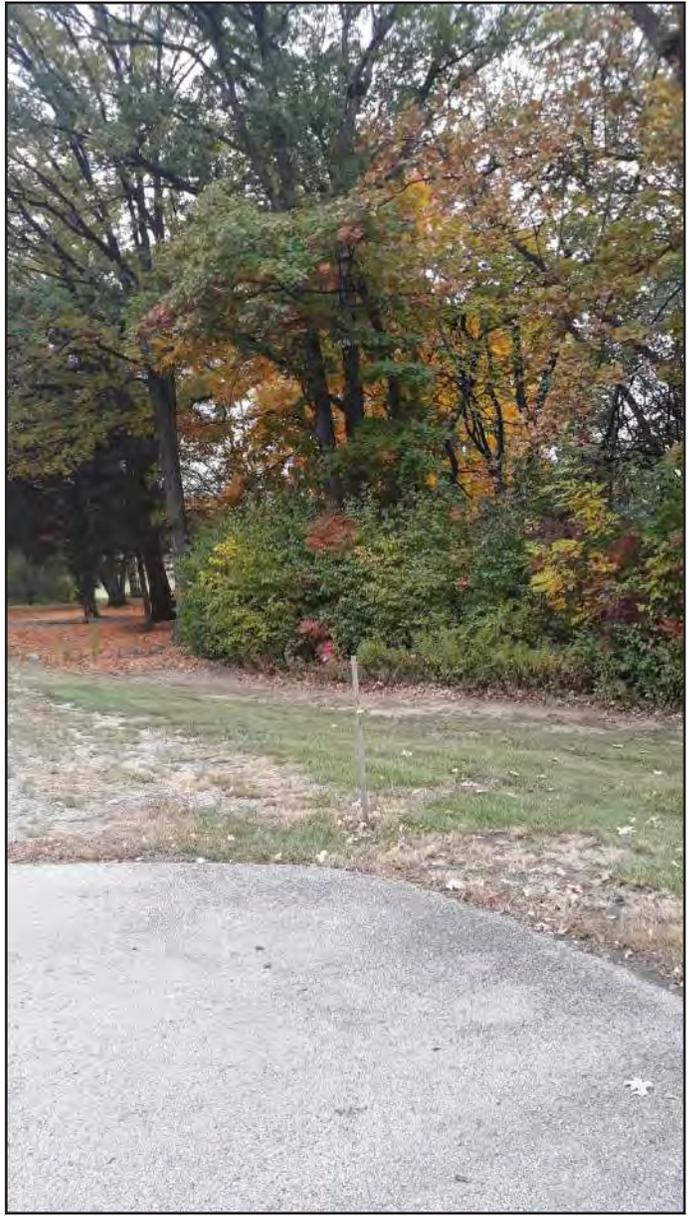


Legend:

01 Woodland

Existing Conditions

Woodside Park is a 0.5-acre undeveloped, wooded park in the City of Addison.







CHAPTER 2

FACILITY ASSESSMENT

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CH. 2

Facility Assessments

TRIA Architecture, along with OAS Engineers, performed a visual survey of the park facilities to assess the existing condition of each building relative to its intended use. The surveys were completed in October of 2022 and were done in conjunction with the park assessments described in Chapter 1. No destructive testing or testing of materials on site was performed at this time. The results given within this chapter are based solely upon this visual survey.

Refer to the following pages for noted deficiencies and corrective measures for each item recommended to be addressed. Estimated costs listed are in 2022 dollars and are included in Chapter 3.

The assessments include all elements of each building that are readily accessible except for the pool equipment at the Bensenville Water Park and Splash Pad which was excluded from this assessment. Only items with a cost of \$1000 or more to repair were included in the report.

The report is divided into the following:

Deer Grove Leisure Center

- \$1,411,550 in proposed repairs

Water Park & Splash Pad bathhouse

- \$1,641,700 in proposed repairs

White Pines Golf Club Buildings

- \$3,688,350 in proposed repairs

Buildings and Grounds Facility

- \$283,050 in proposed repairs

In general, the buildings are well maintained and in good condition with only minor repairs needed with the exception of the facilities at the White Pines Golf Course. The Driving Range Building is in extremely poor condition, and it is TRIA's professional opinion that it should be removed before further failures occur. The Golf Cart Garage is in need of major repairs as is the Clubhouse. While the Clubhouse is functional, it does not provide some of the amenities other golf courses offer, even if all the proposed repairs are completed.



DEER GROVE LEISURE CENTER

1000 W. WOOD AVENUE, BENSENVILLE



Facility Summary

Address: 1000 West Wood Avenue
Bensenville, Illinois 60106

Approximate Size: 62,750 square feet

Date Constructed: Unknown

Replacement Cost: \$21,962,500

Proposed Repairs: \$1,411,550

Percentage of Replacement Cost: 6%

Existing Conditions

The Deer Grove Leisure Center houses the Park District offices as well as several activities spaces including a pre-school, gymnasium, fitness areas, arts and crafts spaces, and a Senior Center. The building is generally in good condition but does require some repairs and upgrades.

The wood siding on the exterior is worn and either needs to be refinished or replaced. The ballasted EPDM roof over the majority of the building appears to be in good condition but there are a few areas where leaks are noted that need to be repaired. Especially above the second floor Dance Room where the room must be closed during rain events due to the leaks in the

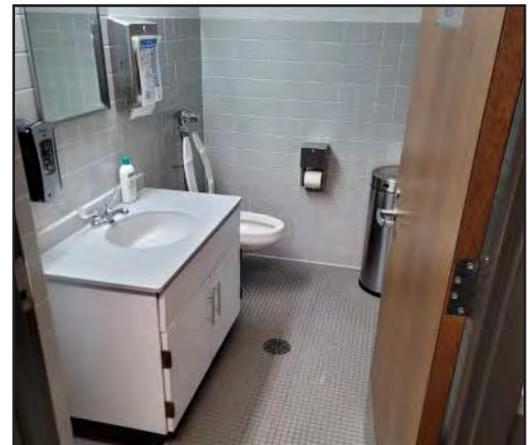
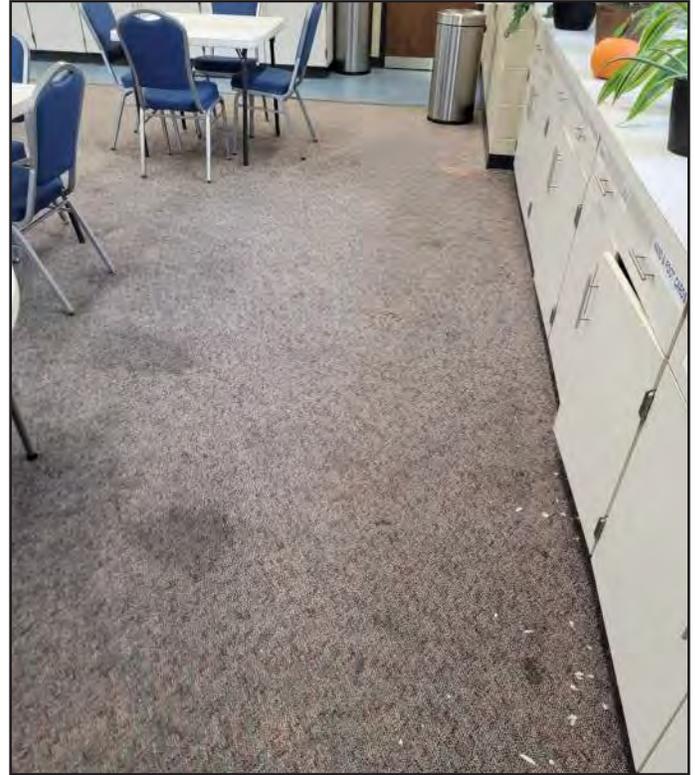
roof. The shingle roof over the garage is worn and needs to be replaced.

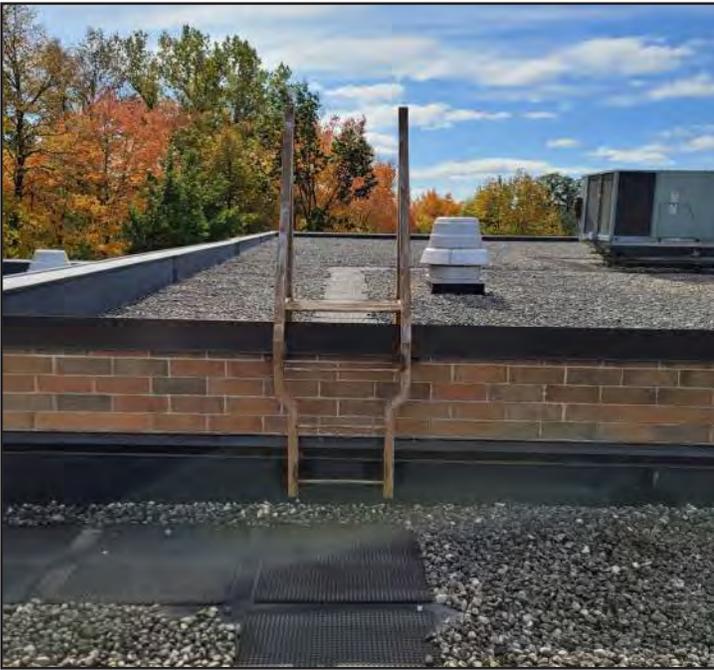
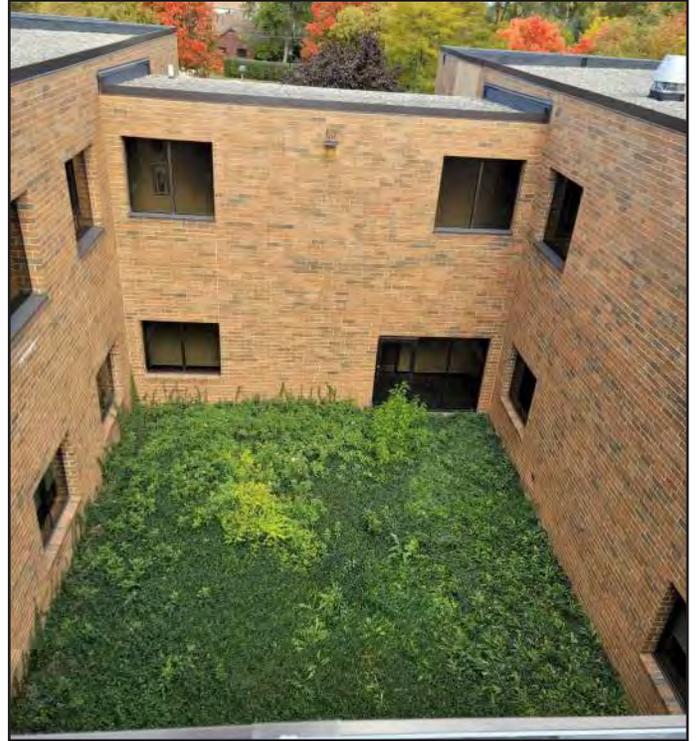
The Senior Center is heavily used, and the finishes are due for replacement. One of the Racquetball Courts is being used as a tumbling space for children but lacks proper door hardware, fire alarm devices, and fire protection devices necessary for the new use.

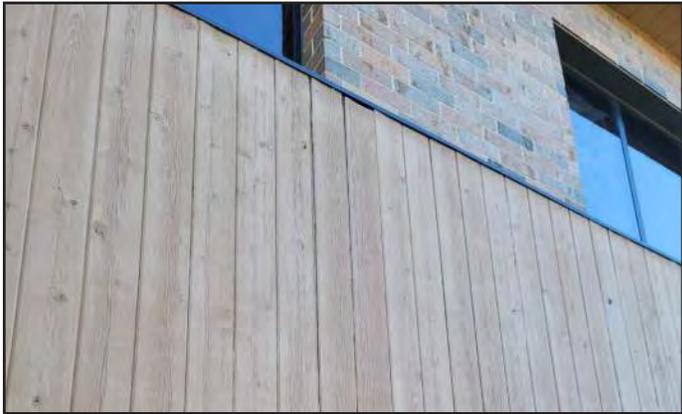
The Gym has had most of its lighting replaced but still has older lighting under the walking track that should be replaced. The wall pads and paint are worn and dated and should be replaced soon. The bleachers are also worn and should be replaced in the near future. The door between the gym and the Fitness Room on the first floor has been permanently closed which leaves the fitness room with only one exit. A room this size typically requires a second exit and one will need to be provided.

None of the toilet rooms or the drinking fountains throughout the building are fully ADA compliant with the single user toilet rooms requiring more extensive renovations.

In general the Leisure Center is in good condition and with some repairs will remain a well-used part of the Park District.









WATER PARK & SPLASH PAD BATHHOUSE

1100 W. WOOD AVENUE, BENSENVILLE



Facility Summary

Address: 1100 West Wood Avenue
Bensenville, Illinois 60106

Approximate Size:
Bathhouse - 9,800 square feet
Guard Office - 2,000 square feet

Date Constructed: 1985

Replacement Cost:
Bathhouse - \$2,940,000
Guard Office - \$1,000,000

Proposed Repairs: \$1,641,700
Percentage of Replacement Cost: 42%

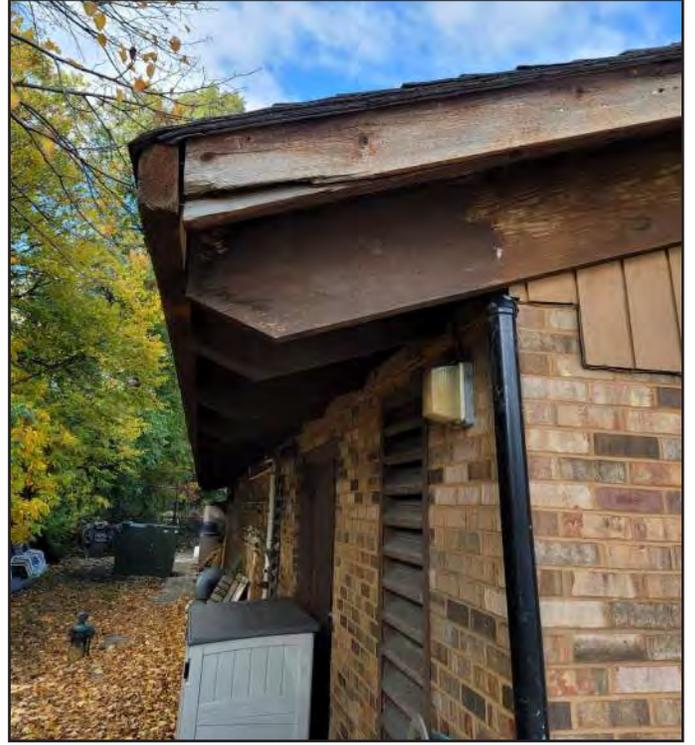
Existing Conditions

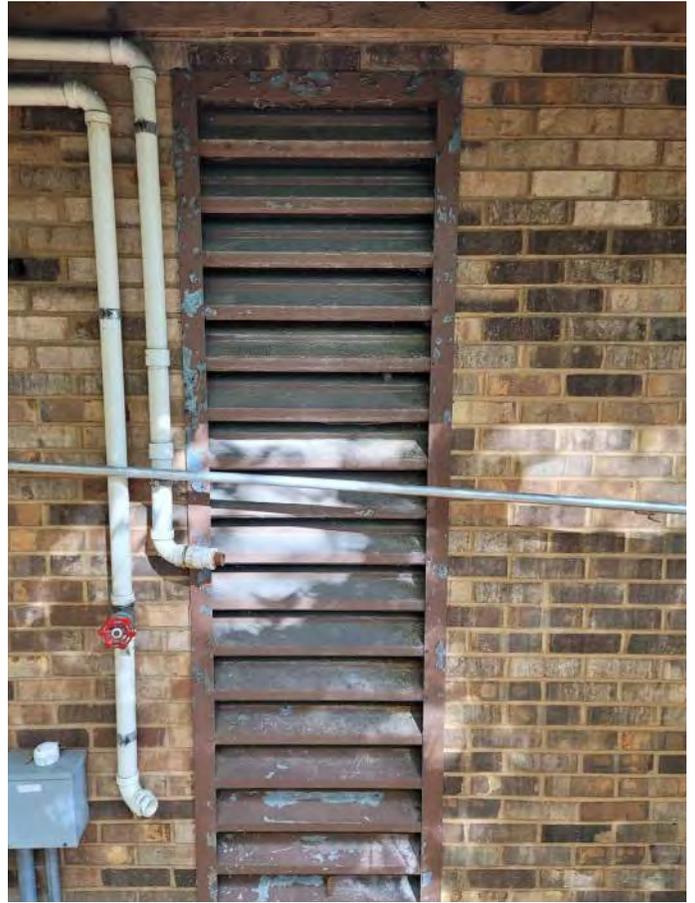
The Bathhouse at the Water Park and Splash Pad is in good condition overall. The toilet rooms need renovations to get them to full ADA compliance as do the showers and changing areas.

The epoxy flooring in the locker rooms is worn and in need of replacement. The staff spaces are undersized and would require small additions to be enlarged.

The wood siding on the exterior of the Bathhouse is worn and needs to be refinished or replaced.

The shingles on the sides of the dormers are







WHITE PINES GOLF CLUB BUILDINGS

500 W. JEFFERSON STREET, BENSENVILLE



Facility Summary

Address: 500 West Jefferson Street
Bensenville, Illinois 60106

Approximate Size:

Club House: 22,000 square feet
Cart Garage: 9,800 square feet
Driving Range: 1,400 square feet
Old Proshop: 800 square feet

Date Constructed: 1979

Replacement Cost:

Club House: \$8,800,000
Cart Garage: \$1,960,000
Driving Range: \$350,000
Old Proshop: \$200,000

Proposed Repairs: \$3,688,350

Percentage of Replacement Cost: 33%

Existing Conditions

The White Pines Golf Course has four buildings on the site. There is the club house, the old pro shop, the cart garage and the driving range building. The condition of the buildings varies but each is in need of major repairs and renovations in the near future.

The Clubhouse is the most used building on the site. It houses the golf course offices, a banquet facility, the bar and grill and the pro shop as well as other support spaces. The club house sits atop a hill overlooking the parking lot which makes it difficult to access for older visitors and people with disabilities. Any solution to reduce the grade of the hill to improve access to the building would cost a minimum of \$3,000,000 - \$5,000,000 to implement.

After a previous addition, the Banquet Room is roughly in an “L” shape which makes it difficult to use for large gatherings like weddings since the seating at the ends can feel separated from each other. The finishes in the Banquet Room, and much of the building, are dated and worn and need replacement.

On the lower level, the Kitchen has expanded into the rear storage/mechanical space which does not provide a separation between food prep/storage and mechanical equipment.

Many of the doorways to rooms and the toilet rooms are not accessible for people with disabilities and need to be renovated to meet ADA compliance. The building also lacks adequate storage space for its various offerings.

The exterior of the building is constructed of a combination of face brick and wood siding. Much of the wood siding is worn, rotted, or damaged and in need of repair or replacement. The roof has asphalt shingles with wood fascia and soffits. The wood fascia and soffits need repair or replacement. The shingles are in fair condition but will require replacement soon. There are several areas of wood siding above the roof that are heavily worn or damaged and urgently need repair or replacement. In addition, the mechanical units on the roof and on grade are nearing the end of their life expectancy and will need replacement in the near future.

The Old Pro Shop is currently being used for storage and as a guest hosting spot for events. The building is in good condition with some minor repairs needed.

The golf cart path is outside the scope of this assessment, but the Owner has indicated that it is in poor condition. We would recommend a complete replacement of the path.

The Golfcart Garage is in fair condition. The roof has several locations that have failed, and the roof needs to be replaced. The wood fascia and soffit are worn, damaged and rotting and require replacement. Several of the overhead doors are not functional and should be either replaced or the openings infilled with permanent wall construction. The wood siding is also in poor condition and should be replaced. On the interior, several areas of water damage to the ceilings in the garage were observed. At these locations, portions of the ceilings have collapsed inward.

The building structure appears to be in good condition but the outer shell and the interior surfaces need repair or replacement to keep it that way. The cart garage also houses the concessions space between the 9th and 10th holes. As a point of customer interaction, the appearance of the concession area is important to the customer experience and needs to be updated.

Finally, the Driving Range Storage Building is in extremely poor condition. The wood shake roof has long since failed with several shingles missing completely. The wood siding around the building is in very poor condition. The awning over the golf ball dispenser has collapsed. TRIA was not able to assess the underlying structure of the building but given the condition of the outer shell we can only assume it is also in poor condition. We strongly recommend demolition of this building before any additional sections collapse. Alternate arrangements will need to be made for storage of the items housed within it.

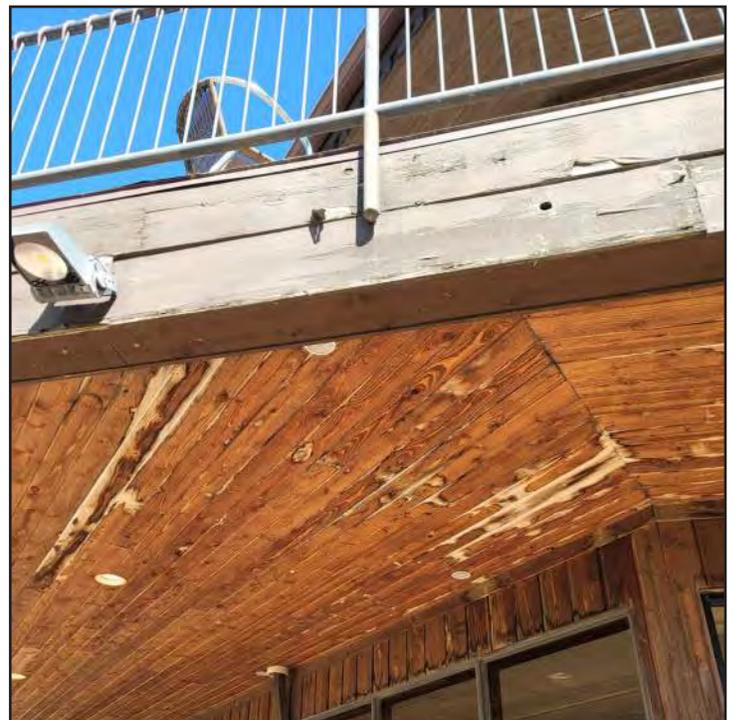
The White Pines Golf Course buildings are in need of major repair and renovations to maintain them. However, this will not bring them in line with the modern offerings of many other local golf courses. Amenities such as nicer locker

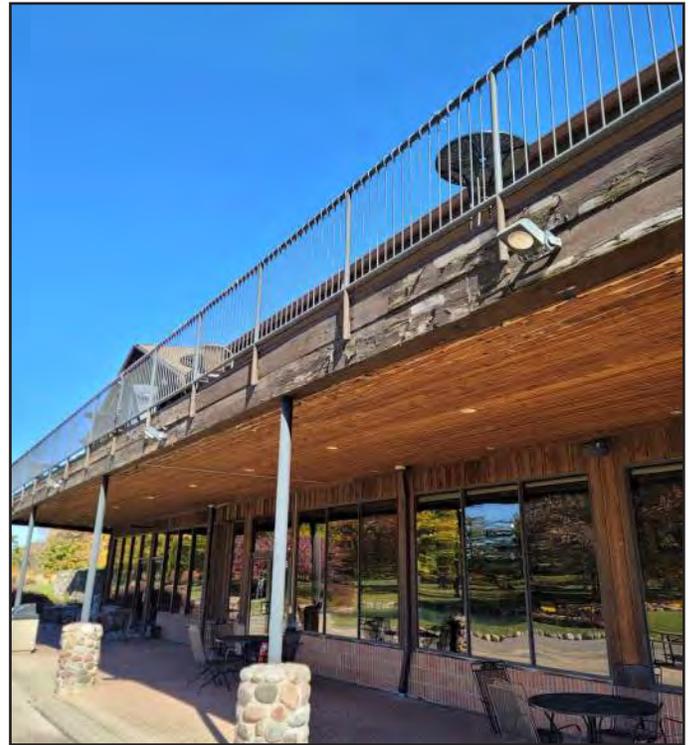


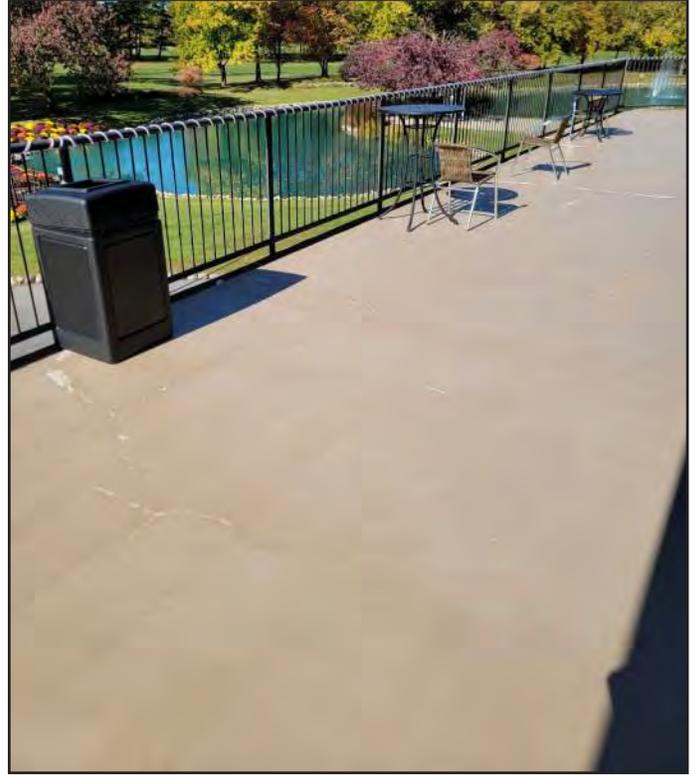
rooms for golfers and concessions and lounge spaces at the driving range are not currently offered and the existing buildings do not have adequate space to add them.

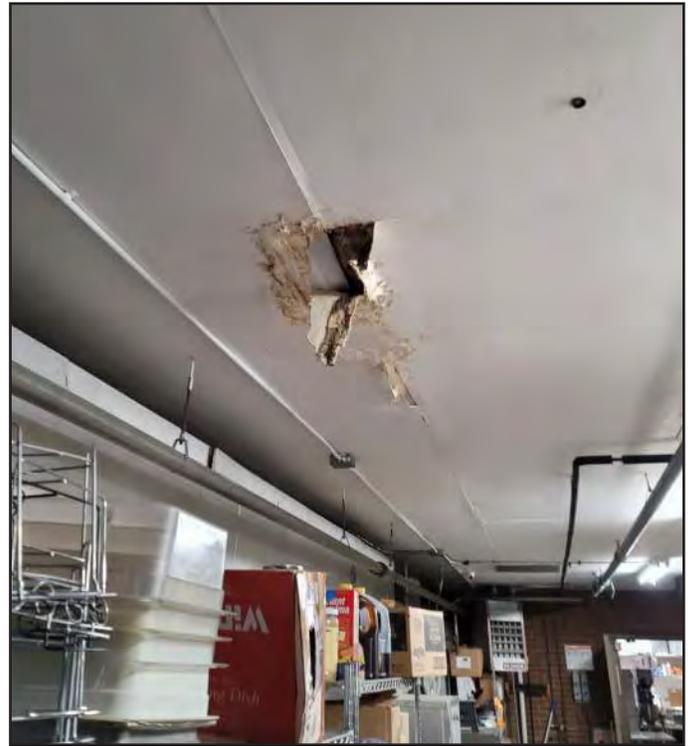
The replacement cost listed on this page indicates the approximate cost to replace the buildings in kind and does not take into account improving site access, adding amenities, increasing storage or otherwise improving the amenities offered. A new club house offering modern amenities would likely cost between \$12,000,000 and \$15,000,000.

As the Park District reviews the recommendations for the White Pines Golf Club, it is recommended that only the critical repairs for the Club House be completed prior to a decision on renovating the existing building or building a new one. TRIA and JSD will work with the Park District staff to determine what repairs are critical for the continued function of the building and which can be delayed until a decision on a new building is made. The same is recommended for the Driving Range building. If the Park District intends to remove the building entirely, there is no need to make any of the repairs listed for that structure. We recommend the Park District engage TRIA and JSD in master planning the White Pines Golf Club campus of buildings in order to create a long range plan as well as a detailed phasing plan.











BUILDINGS AND GROUNDS FACILITY

855 S. CHURCH ROAD, BENSENVILLE



Facility Summary

Address: 855 South Church Road
Bensenville, Illinois 60106

Approximate Size:

Building 1: 3,250 square feet
Building 2: 3,350 square feet
Building 3: 4,000 square feet
Building 4: 3,350 square feet
Building 5: 1,700 square feet

Date Constructed: Unknown

Replacement Cost: \$3,912,500

Proposed Repairs: \$283,050

Percentage of Replacement Cost: 7%

Existing Conditions

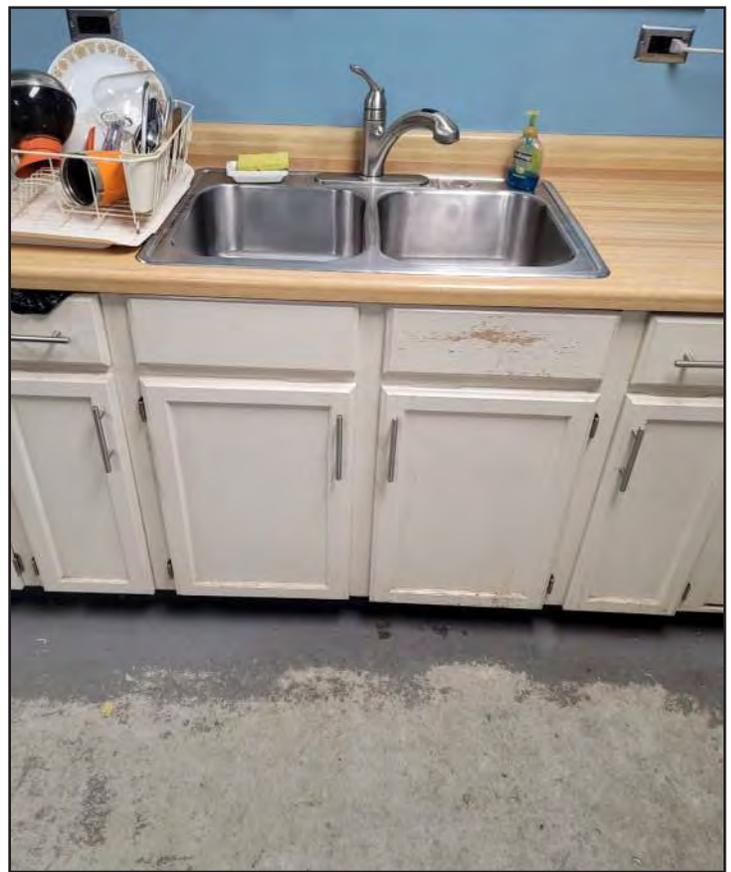
The Buildings and Grounds campus is made up of 5 buildings.

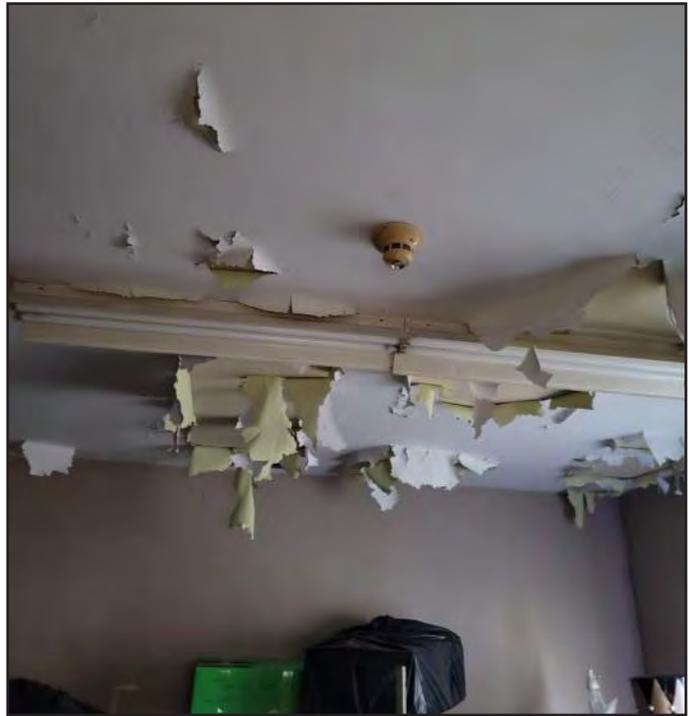
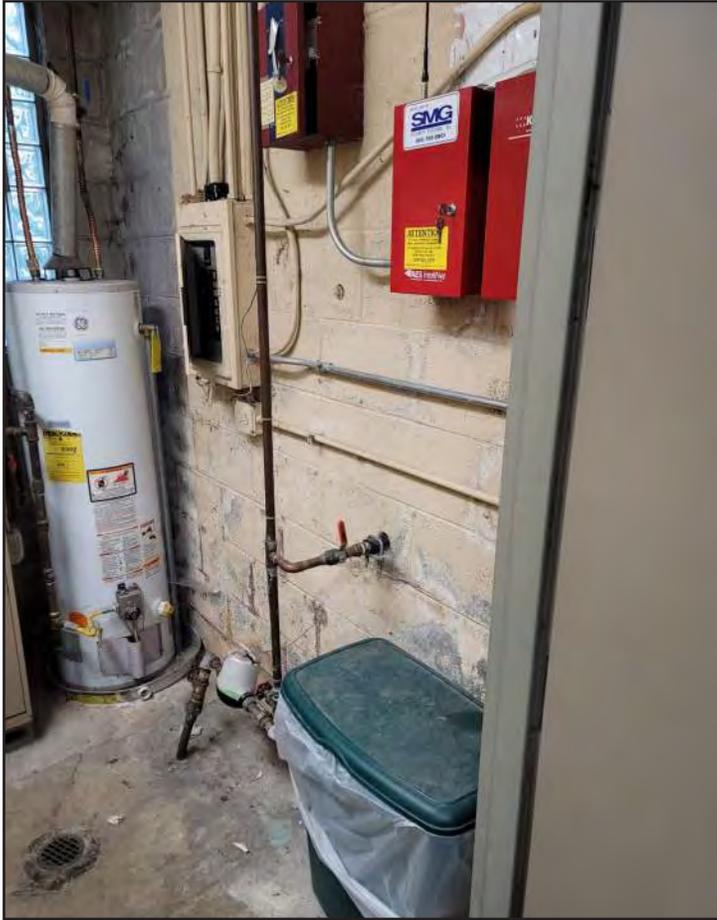
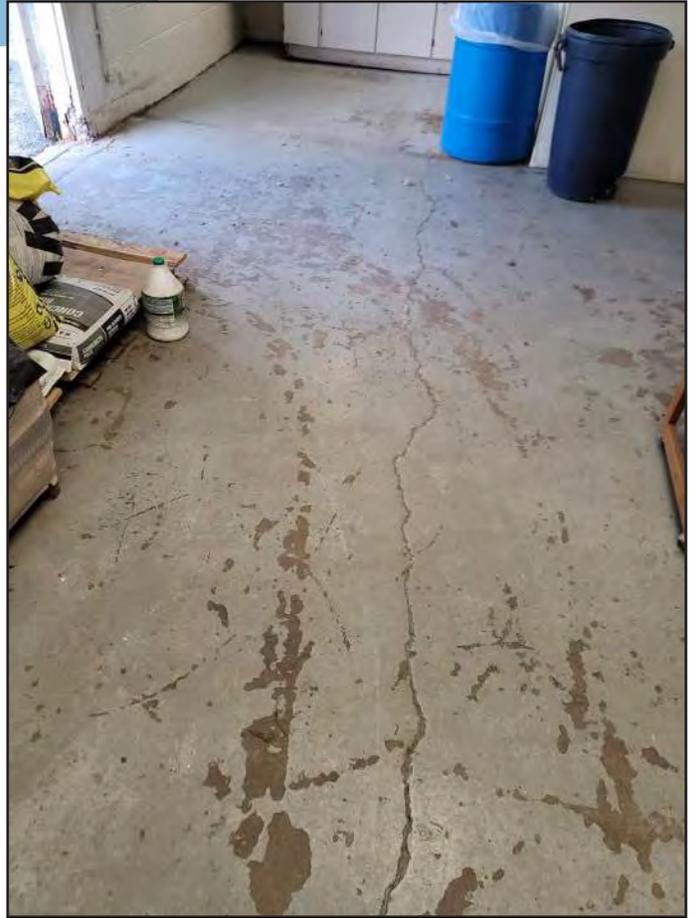
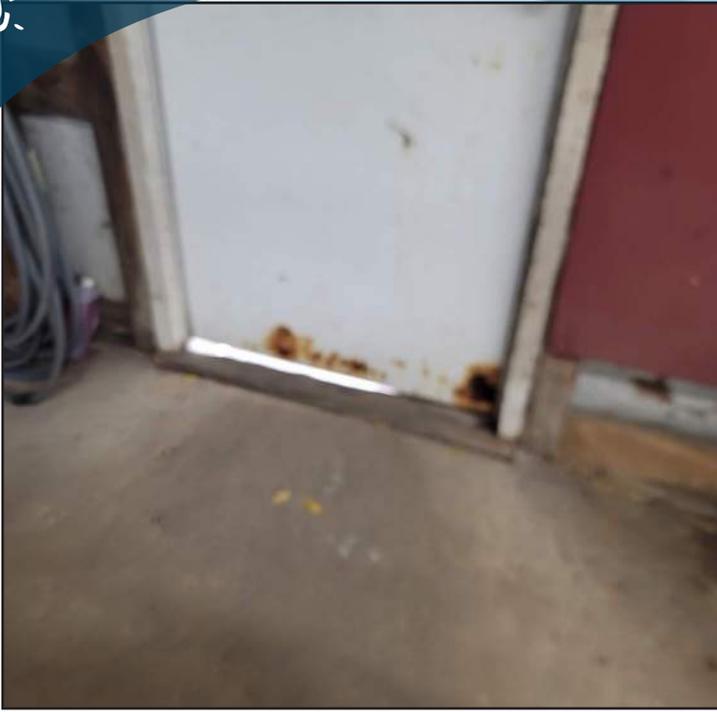
Buildings one and two are interconnected, as are Buildings three and four. Building 5 stands alone. Buildings one through four house vehicles and equipment utilized throughout the Park District to maintain its facilities. Building 5 houses a workshop space.

Buildings one through four are constructed of a metal shell over wood or steel frame construction. These four buildings are in good condition for their use and construction type.

Wall panels on Building three have been significantly damaged by a vehicle near the fueling island. The fuel dispensers at the fueling island are showing signs of aging and wear. They do not appear to be in need of replacement at this time, but replacement should be planned for in the next several years.

Building five is constructed of a sloped roof bearing on single wythe concrete masonry unit walls. The masonry walls are in fair condition with numerous cracks visible. Inside the building, several areas of severe paint failure were observed.







CHAPTER 3

RECOMMENDATIONS

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CH. 3

Recommendations

The purpose of the Facilities Assessment is to provide a realistic guide for the development and management of the Bensenville Park District's parks and recreation facilities. This chapter describes ways to enhance the quality of life through improved parks, amenities, and facilities and will serve as a guide for the Park Board of Commissioners and staff to define the next five years for the Park District.

The recommendations have been developed as a result of the park and facility inventory assessments, and meetings with staff. While the conditions of the parks varied, many similar issues were observed and identified District-wide.

Based on the site assessment results, addressing the following areas will have the greatest impact on improving the park and facility quality system-wide. This is not meant to serve as a list of to-do items, as it is not practical nor cost-effective to address every issue immediately. Instead, these recommendations should remain at the forefront as staff reviews park maintenance standards, equipment replacement schedules, and develops future park improvements and designs, resulting in a long-term and proactive approach.

In general, equipment found within the parks was in good condition and did not show any major signs of damage or deterioration. When it was found, it was often minor issues with signage, trash cans, seating, etc. Only one instance of graffiti was found, and a couple parks had trash thrown on the site. The most common concerns were simply a result of wear and tear and age.

Park & Facility Enhancements

The following recommendations presented are items to be addressed throughout the parks as a whole. As parks are redeveloped, the following elements should be considered:

- **Concrete pads under all team benches**
- **Concrete pads under spectator seating areas**
- **Black-vinyl coated fencing/backstops**
- **Update playground equipment that is beyond its useful life (10-15 years old)**
- **Repair/renovate cracking bituminous pavement**
- **Replace all port-a-pottie enclosures**

Standardize Site Furnishings

Different types of park signs and site furnishings were noticed during the parks inventory. It is recommended that the Park District develop a program to standardize park site furnishings; a standard for park site furnishings can provide a unified look throughout the Park District. This includes the following amenities:

- **Benches/tables**
- **Litter receptacles**
- **Bicycle racks**
- **Drinking fountains**
- **Signage**



Master Planning

The Park District has a number of undeveloped sites, as well as, a few parks needing more than a simple playground replacement. These sites should have master plan designs that balance the needs for open space with programmed activity areas. In addition, to confirm site acreage for each park, it is recommended that the Park District obtain a boundary and topographic survey for each site.

The majority of the parks are in good condition, however, the Park District should plan to update and renovate each site including master plans for each which can be accomplished in a phased approach over several years and budgeted in the five-year capital plan.

These master plans should identify improvements that will substantially affect the curb appeal, access, and the physical character of each park while enhancing its recreational value. Park improvements identified must be carefully planned and strategically located to ensure that all individual park elements relate well to each other and ensure that the potential of the park is maximized. The park master planning process will also provide another opportunity to engage the public from the surrounding neighborhood.

In addition, the Park District should continue to actively pursue opportunities to acquire new land adjacent to existing parks.

NEDSRA/ADA Fund

The NEDSRA Fund provides monies to assist in making the existing BPD facilities accessible as required by ADA (Americans with Disabilities Act). It is recommended that the Park District continue to utilize these monies to upgrade their parks and facilities and address ADA compliance.



Implementation

While there is a strong interest in large-scale projects, it is also important to upgrade many of the smaller parks. The following outlines enhancement initiatives that should be considered for each park based on the Team's inventory and assessment.

These initiatives are a guide to assist the Park District with implementing the upgrades over the next five years and should be periodically re-evaluated and adjusted to reflect completed projects and the community's changing needs. Funding availability, staff buy-in, and community support with play significant roles in future planning efforts.

The Park District should also develop a policy of including the strategic capital elements into its annual operating budget and capital improvement budget. The Plan should be viewed as a working document that is reviewed and updated annually.

The following costs represent 2022 dollars for installation only. Additional cost such as A/E fees, mobilization, demolition, permitting, and soil erosion and sediment control will be required.

Based on the estimated cost range provided for each park and building facility, the cost to update all recommendations proposed within the District would range between \$9,533,150 - \$10,126,650.

A. Short-Term Recommendations (2022 - 2024)

Recommendations identified as first priority should be initiated within the next one to three years. These priorities are deemed important because they represent current needs and initiatives, as well as elements relative to safety.

B. Mid-Term Recommendations (2024 - 2029)

The second priority recommendations should be implemented in a range of three to six years depending on conditions, trends and funding opportunities.

C. Long-Term Recommendations (2029-2032)

Third priority recommendations present larger capital improvements that would be completed in seven to ten years. These recommendations also look beyond the philosophy of a five-year plan to provide a listing of future needs that can be addressed as time and budget allow.



PARK NAME & RECOMMENDATIONS	PRIORITY LEVEL	ESTIMATED COSTS
Arbor Woods Park <ul style="list-style-type: none"> Develop a park master plan 	mid-term	<ul style="list-style-type: none"> \$10,000 - \$12,000
Breiter-Palm Park <ul style="list-style-type: none"> Top-dress limestone path, address drainage issues Install new interpretive signs 	short-term short-term	<ul style="list-style-type: none"> \$3,500 - \$6,000 \$4,000 - \$5,000
Creekside Park <ul style="list-style-type: none"> Develop a park master plan 	mid-term	<ul style="list-style-type: none"> \$10,000 - \$12,000
Di Orio Park <ul style="list-style-type: none"> Add concrete pads under player benches and spectator areas Update playground equipment Repair/replace poured-in-place rubber surfacing 	short-term mid-term short-term	<ul style="list-style-type: none"> \$3,000 - \$4,000 \$200,000 - \$250,000(dependent on the elements selected) \$100,000 - \$130,000
Hyatt-Hubbard Park <ul style="list-style-type: none"> Create a dedicated parking area for two stalls 	short-term	<ul style="list-style-type: none"> \$7,500 - \$10,000
Krempels Park <ul style="list-style-type: none"> Update playground equipment Update the basketball court Develop a park master plan 	mid-term short-term short-term	<ul style="list-style-type: none"> \$200,000 - \$250,000(dependent on the elements selected) \$60,000 - \$65,000 \$12,000 - \$15,000
Lions Park <ul style="list-style-type: none"> Update playground equipment Repair/replace poured-in-place rubber surfacing 	mid-term mid-term	<ul style="list-style-type: none"> \$230,000 - \$250,000 \$110,000 - \$120,000

PARK NAME & RECOMMENDATIONS	PRIORITY LEVEL	ESTIMATED COSTS
Pines Park <ul style="list-style-type: none"> • Install an accessible ramp to the swings • Install new port-a-pottie enclosure • Update playground equipment • Repair/replace poured-in-place rubber surfacing • Renovate the parking lot pavement 	short-term short-term long-term long-term short-term	<ul style="list-style-type: none"> • \$2,000 - \$3,000 • \$10,000 - \$12,000 • \$250,000 - \$275,000 (depending on the elements selected) • \$137,000 - \$150,000 • \$50,000 - \$60,000
Poplar Park <ul style="list-style-type: none"> • Install new acrylic color coat surface on the basketball court 	mid-term	<ul style="list-style-type: none"> • \$10,000 - \$12,000
Rose Park <ul style="list-style-type: none"> • Install accessible routes to the play area • Update the basketball court • Update playground with new equipment, concrete curb and accessible routes • Develop a park master plan 	short-term short-term short-term short-term	<ul style="list-style-type: none"> • \$2,500 • \$25,000 - \$30,000 • \$300,000 - \$350,000 (depending on the elements selected) • \$10,000 - \$12,000
Sunrise Park <ul style="list-style-type: none"> • Update the tennis court and roller hockey courts • Install spectator seating on concrete pads • Install new backstop • Redevelop the park site • Develop a park master plan • Submit for an OSLAD Grant 	short-term short-term mid-term mid-term short-term short-term	<ul style="list-style-type: none"> • \$50,000 - \$75,000 • \$8,000 - \$9,000 • \$25,000 - \$35,000 • \$450,000 - \$550,000 • \$12,000 - \$15,000 • \$8,000 - \$9,000



PARK NAME & RECOMMENDATIONS	PRIORITY LEVEL	ESTIMATED COSTS
Sunset Park <ul style="list-style-type: none"> • Repair/replace poured-in-place rubber surfacing • Install new port-a-pottie enclosure • Update the basketball court 	mid-term short-term mid-term	<ul style="list-style-type: none"> • \$300,000 - \$350,000 • \$10,000 - \$12,000 • \$60,000 - \$65,000
Varble Park <ul style="list-style-type: none"> • Install new concrete at the concessions area 	mid-term	<ul style="list-style-type: none"> • \$10,000 - \$15,000
Veterans Park <ul style="list-style-type: none"> • Develop a park master plan 	mid-term	<ul style="list-style-type: none"> • \$7,000 - \$8,000
Woodcrest Park <ul style="list-style-type: none"> • Develop a park master plan 	mid-term	<ul style="list-style-type: none"> • \$10,000 - \$12,000
Woodland Area <ul style="list-style-type: none"> • Develop a park master plan 	mid-term	<ul style="list-style-type: none"> • \$10,000 - \$12,000
Woodside Park <ul style="list-style-type: none"> • Develop a park master plan 	mid-term	<ul style="list-style-type: none"> • \$7,000 - \$8,000
ESTIMATED COST FOR ALL PARK SITES		\$2,506,500 - \$3,100,000





DEER GROVE LEISURE CENTER

Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Leisure Center	Entire Building	Building automation control system is obsolete.	\$90,000	L	Replace building automation system with new user-friendly open protocol
Leisure Center	Entire Building	Drinking fountains through out building are not ADA compliant	\$45,000	S	
Leisure Center	Main Office	ADA Transaction counter at reception is used as a workstation	\$2,500	S	
Leisure Center	Main Office	Replace remaining fluorescent light fixtures with LED	\$4,500	M	
Leisure Center	Main Office	Provide a raceway for low voltage security cables in Customer Service Manager's office	\$750	S	
Leisure Center	Main Office	Main office toilet rooms are not ADA compliant	\$50,000	M	
Leisure Center	Main Office	Men & Women Toilet Room lavatories do not have TMVs	\$1,000	S	Add TMVs to lavatories.
Leisure Center	Main Office	Repaint door frame at Executive Director's office	\$1,500	S	
Leisure Center	Main Office	Investigate water staining on ceiling tile at office IT/storage room	\$5,000	S	
Leisure Center	Main Office	Exit Signs & Emergency Lights Missing	\$1,500	S	Add two (2) exit signs and one (1) EM.
Leisure Center	Lounge	Ramp to lower level is not ADA compliant	\$12,000	S	
Leisure Center	Board Room	Room has no Exit Sign, Emergency Light, or audio/visual device.	\$1,500	S	Add emergency light, Exit Sign, and audio/visual.
Leisure Center	Oak Room	Plastic laminate counters and casework worn and damaged	\$10,000	M	
Leisure Center	Oak Room	Center set of corridor doors swing into corridor	\$7,500	M	
Leisure Center	Oak Room	Carpeting is stained throughout room	\$30,000	M	
Leisure Center	Oak Room	Sink in countertop is not accessible	\$2,500	S	
Leisure Center	Oak Room	Room requires additional EM lights and audio/visual.	\$1,000	S	Add two (2) EM lights and two (2) A/Vs.
Leisure Center	Tiny Tot School	Sinks are not ADA compliant	\$7,500	S	
Leisure Center	Tiny Tot School	Toilet rooms are not ADA compliant	\$50,000	S	
Leisure Center	Tiny Tot School	Repair/replace damaged door	\$2,500	L	
Leisure Center	Tiny Tot School	Replace sink countertops with solid surface	\$7,500	L	
Leisure Center	Tiny Tot School	Room has no audio/visual device, and is missing one (1) EM light. The EWC is also too high for use.	\$1,200	S	Add A/V device, add EM light, and lower EWC.
Leisure Center	Nurse	Sinks are not ADA compliant	\$7,500	S	
Leisure Center	Nurse	Replace sink countertops with solid surface	\$7,500	L	
Leisure Center	Nursery	Room has no EM, audio/visual device, or Exit Sign.	\$1,500	S	Add EM light, audio/visual device, and Exit Sign.
Leisure Center	Nursery	EWC too high for room use.	\$1,000	M	Lower EWC.
Leisure Center	Elec. Room	Tuckpoint cracks in masonry walls	\$2,500	S	
Leisure Center	Racquet Ball	Replace damaged doors to courts	\$7,500	M	
Leisure Center	Racquet Ball	One court used for tumbling/motor room - door not ADA compliant, no fire alarm devices, no fire protection devices	\$15,000	S	
Leisure Center	Racquet Ball	Rooms missing visual devices and emergency lights.	\$3,600	S	Add visual devices and EM lights.
Leisure Center	Locker Rooms	Sinks are not ADA compliant	\$15,000	S	
Leisure Center	Locker Rooms	No clear floor space at ADA locker in Men's	\$7,500	S	
Leisure Center	Locker Rooms	No ADA bench	\$2,500	S	
Leisure Center	Locker Rooms	Accessible showers are not ADA compliant	\$7,500	S	
Leisure Center	Locker Rooms	Replace damaged shower sprayer at ADA showers	\$750	S	
Leisure Center	Locker Rooms	Repaint walls at showers	\$3,000	M	

Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Leisure Center	Locker Rooms	Replace floor tile at floor drain in women's	\$1,500	M	
Leisure Center	Gym	Replace worn wall pads	\$32,000	L	
Leisure Center	Gym	Provide wire guards on light fixtures	\$20,000	S	
Leisure Center	Gym	Repaint walls	\$19,500	L	
Leisure Center	Gym	Repair/replace bleachers	\$65,000	M	
Leisure Center	Gym	Room is missing three (3) emergency lights on the 1st floor level and two (2) on the track. Lights under track	\$2,000	L	Add five (5) EM lights and replace four (4) lights with LED fixtures.
Leisure Center	Fitness Center	Provide a second exit from space or reduce maximum occupancy to 49 people	\$10,000	S	
Leisure Center	Fitness Center	Room is missing one (1) emergency light and one (1) audio/visual device.	\$1,500	S	Add EM light and audio/visual device.
Leisure Center	Garage	Provide required ADA clear floor space at door to fitness area	\$2,500	S	
Leisure Center	Garage	There are no backflow preventers on hose bibbs.	\$1,000	S	Add two (2) small BFPs for hose bibbs.
Leisure Center	Kitchen	Kitchen area is not ADA Compliant	\$15,000	M	
Leisure Center	Kitchen	Conceal exposed wiring at missing clock	\$750	S	
Leisure Center	Kitchen	Room has no audio/visual device or EM light	\$1,000	S	Add A/V & EM light.
Leisure Center	Lobby Toilets	Sinks are not ADA compliant	\$15,000	S	
Leisure Center	Lobby Toilets	Repair floor tile at floor drains	\$1,500	M	
Leisure Center	Lobby Toilets	Door to accessible stall does not have ADA compliant clear floor space	\$12,000	S	
Leisure Center	Lobby Toilets	Rooms have no audio/visual device.	\$2,800	S	Add A/V device
Leisure Center	2nd Floor Toilets	Sinks are not ADA compliant	\$15,000	S	
Leisure Center	2nd Floor Toilets	Repair door on Men's ADA stall (sticks)	\$750	S	
Leisure Center	2nd Floor Toilets	Rooms have no audio/visual device.	\$2,800	S	Add A/V device.
Leisure Center	Craft Room	Sinks are not ADA compliant	\$2,500	S	
Leisure Center	Craft Room	Replace sink countertops with solid surface	\$7,500	L	
Leisure Center	Craft Room	Conceal exposed wiring at missing clock	\$750	S	
Leisure Center	Craft Room	Provide rated door and frame to kiln room	\$4,000	S	
Leisure Center	Craft Room	Replace louver on storage room door	\$1,500	M	
Leisure Center	Craft Room	Room has no audio/visual device, or emergency light.	\$600	S	Add A/V device and EM light.
Leisure Center	Kiln Room	Room has no visual device.	\$300	S	Add visual device.
Leisure Center	Walking Track	Replace guardrail around track	\$45,000	S	Existing is only 41" tall not 42" as required by code
Leisure Center	Sycamore Room	Room is missing audio/visual device, and emergency light.	\$500	S	Add A/V device and EM light.
Leisure Center	Sycamore Room	Replace missing ceiling tiles	\$750	M	
Leisure Center	Sycamore Room	Audio/visual device is missing.	\$300	S	Add A/V device.
Leisure Center	Meeting Room	Room is missing audio/visual device, emergency light, and Exit Sign.	\$750	S	Add A/V device, EM light and Exit Sign.
Leisure Center	Multi-Purpose	Repaint walls	\$7,500	M	
Leisure Center	Multi-Purpose	Replace damaged plastic laminate casework and counters	\$10,000	M	
Leisure Center	Multi-Purpose	Provide exit signs at doors	\$5,000	S	
Leisure Center	Multi-Purpose	Provide egress hardware on room side of doors	\$7,500	S	



Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Leisure Center	2nd Floor Fitness	Investigate water stains on ceiling	\$7,500	S	
Leisure Center	2nd Floor Fitness	Reduce maximum occupancy to below 50 persons with only 1 exit	\$0	S	
Leisure Center	Cedar/Birch Room	Sink does not have TMV in place, the audio/visual device and emergency light are also missing.	\$950	S	Add TMV on sink, add A/V device, and Add EM light.
Leisure Center	Cedar/Birch Room	Sinks are not ADA compliant	\$2,500	S	
Leisure Center	Cedar/Birch Room	Replace sink countertops with solid surface	\$7,500	S	
Leisure Center	Cedar/Birch Room	Repaint door frame	\$1,500	L	
Leisure Center	Maple/Elm Room	Sink does not have TMV in place, the audio/visual device and emergency light are also missing.	\$950	S	Add TMV on sink, add A/V device, and Add EM light.
Leisure Center	Maple/Elm Room	Investigate water staining on ceiling tile	\$7,500	S	
Leisure Center	Maple/Elm Room	Sinks are not ADA compliant	\$2,500	S	
Leisure Center	Maple/Elm Room	Replace sink countertops with solid surface	\$7,500	L	
Leisure Center	Kitchen Classroom	Kitchen is not ADA compliant	\$10,000	M	
Leisure Center	Dance	Remove chairs from corridor outside room	\$0	S	Chairs reduce corridor width to 46" clear
Leisure Center	Dance	Investigate water stains on ceiling tiles at storage room	\$7,500	S	Room has to be closed during rain events due to leak
Leisure Center	Dance	Room is missing audio/visual device, and emergency light.	\$500	S	Add A/V device and EM light.
Leisure Center	Willow Room	Decorations block visual alarm devices - relocate devices	\$1,500	S	
Leisure Center	Willow Room	Repair open carpet seam at door	\$1,200	M	
Leisure Center	Willow Room	Room is missing audio/visual device, and emergency light.	\$1,000	S	Add A/V device and EM light.
Leisure Center	East/West Corridor	Emergency light is needed	\$1,250	S	Add emergency light.
Leisure Center	Center N/S Corridor	Exit sign is missing at the south end, and one (1) emergency light is needed.	\$1,100	S	Add an Exit Sign and an EM light.
Leisure Center	West N/S Hall	Missing audio/visual device.	\$300	S	Add A/V device.
Leisure Center	South E/W Hall	One (1) additional emergency light is required.	\$300	S	Add emergency light.
Leisure Center	2nd Floor Corridor	Investigate water staining on ceiling along courtyard windows	\$4,500	S	May be from condensation from HVAC equipment
Leisure Center	Stairwells	Replace handrail to be code compliant	\$15,000	M	Existing is only 33.5"
Leisure Center	Stairwells	Provide guardrails at stairs	\$35,000	M	
Leisure Center	Roof	Existing ballasted EPDM roof in good condition - investigate areas above stained ceiling tiles	\$10,000	S	Leak above Dance room causes room to be closed during rain events
Leisure Center	Roof	Wire brush, prime and paint roof ladders	\$3,000	M	
Leisure Center	Roof	Remove debris from roof drain above racquet ball	\$0	S	
Leisure Center	Roof	RTU Units 3, 6, 7, 8, 9, 12 & 15 should be considered for replacement as they are nearing their life expectancy's end.	\$150,000	M	Replace old rooftop units.
Leisure Center	Exterior	Repair/replace loose wood siding in several locations	\$5,000	S	
Leisure Center	Exterior	Clean water staining from masonry at hose bib	\$750	L	
Leisure Center	Exterior	Repair ADA operator at main entry	\$1,500	S	
Leisure Center	Exterior	Replace glazing tape at windows near main entry	\$7,500	M	
Leisure Center	Exterior	Replace bike rack at main entry	\$3,000	M	
Leisure Center	Exterior	Replace warped and damaged wood fascia at several locations	\$12,500	S	
Leisure Center	Exterior	Tuckpoint failing mortar joints at south elevation	\$2,500	S	

Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Leisure Center	Exterior	Replace damaged gutter at south elevation	\$5,000	M	
Leisure Center	Exterior	Replace shingle roofing over garage at south end	\$20,000	M	
Leisure Center	Exterior	Provide metal flashing over exposed CMU at south end above garage	\$5,000	S	
Leisure Center	Exterior	Regrade site around stoops to reduce height of stoop above grade (trip hazard)	\$12,000	M	
Leisure Center	Exterior	Replace sealant at all control joints	\$7,500	S	
Leisure Center	Exterior	Wire brush, prime and repaint rust on doors and frames on south elevation	\$7,500	S	
Leisure Center	Exterior	Provide sealant around exterior hollow metal door frames	\$4,500	M	
Leisure Center	Exterior	Refinish or replace wood siding and fascia	\$268,200	L	
Leisure Center	Exterior	Tuckpoint mortar in brick window sills	\$12,000	S	
Leisure Center	Exterior	Replace worn wood bench near preschool entry	\$10,000	L	
Leisure Center	Exterior	Wire brush, prime and repaint rust on lintel near preschool entry	\$1,500	S	
Leisure Center	Exterior	Remove bird nest from alarm bell on north elevation	\$500	S	
Leisure Center	Exterior	Clean moss from exposed foundation on north elevation	\$1,200	S	
Leisure Center	Exterior	Exposed dampproofing and concrete foundation above grade at north elevation	\$10,000	L	
Total for Deer Grove Leisure Center Building			\$1,411,550		



WATER PARK & SPLASH PAD

Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Bath House	Throughout	There is no fire alarm system.	\$9,000	M	Add fire alarm system.
Bath House	East Toilets	Toilet rooms are not ADA compliant	\$50,000	S	
Bath House	East End	Electrical panel in Public Area has no locking cover.	\$100	S	Add lock.
Bath House	East Storage	Hot water heater is 12-years old and at expected life's end.	\$4,000	M	Replace hot water heater.
Bath House	Staff Lockers	Replace worn and rusting lockers	\$2,500	M	
Bath House	Staff Lockers	Locker room is not ADA compliant	\$10,000	S	
Bath House	M&W Change	Lavatories have cold water only.	\$20,000	S	Lavatories required hot and cold water.
Bath House	M&W Change	Men's require additional exit sign at West End.	\$300	S	Add exit sign.
Bath House	M&W Change	Additional emergency light needed in toilet area and showers.	\$1,200	S	Add four (4) EM lights.
Bath House	All Showers	Replace all shower valves with new pressure balanced-thermostatically controlled.	\$30,000	M	Due to age-unknown if they are pressure balanced.
Bath House	Men's Locker	Replace worn epoxy flooring	\$22,500	L	
Bath House	Men's Locker	Accessible shower is not ADA compliant	\$7,500	S	
Bath House	Men's Locker	Sinks are not ADA compliant	\$7,500	S	
Bath House	Men's Locker	Accessible toilet stall is not ADA compliant	\$5,000	S	
Bath House	Men's Locker	Accessible changing area is not ADA compliant	\$2,500	S	
Bath House	Men's Locker	Provide an ADA locker and bench	\$2,500	S	
Bath House	Men's Locker	Mirrors are not ADA compliant	\$1,500	S	
Bath House	Office	Office is small and cramped	\$25,000	L	
Bath House	Women's Locker	Replace worn epoxy flooring	\$22,500	L	
Bath House	Women's Locker	Accessible shower is not ADA compliant	\$7,500	S	

Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Bath House	Women's Locker	Sinks are not ADA compliant	\$7,500	S	
Bath House	Women's Locker	Accessible toilet stall is not ADA compliant	\$5,000	S	
Bath House	Women's Locker	Accessible changing area is not ADA compliant	\$2,500	S	
Bath House	Women's Locker	Provide an ADA locker and bench	\$2,500	S	
Bath House	Women's Locker	Mirrors are not ADA compliant	\$1,500	S	
Bath House	Women's Locker	Door to toilet room does not have required pull side clear floor space	\$7,500	S	
Bath House	Life Guard Office	Sink in First Aid is not ADA compliant	\$2,500	S	
Bath House	West Toilets	Grab bars are not ADA compliant	\$1,500	S	
Bath House	West Toilets	Provide a ceiling in room	\$750	L	
Bath House	West Storage	Hot water heater is 12-years old and at expected life's end.	\$4,000	M	Replace water heater.
Bath House	Concessions	Provide ramp to door at exterior	\$1,500	M	
Bath House	Concessions	Infill hole in casework where tubing has been cut and abandoned	\$1,000	M	
Bath House	Concessions	Replace flooring in storage room	\$2,000	M	VCT is loose and some tiles missing
Bath House	Concessions	Patch holes in storage walls	\$2,500	S	
Bath House	Concessions	Patch hole in floor	\$1,500	S	
Bath House	Exterior	Refinish worn beams and fascia	\$10,000	S	
Bath House	Exterior	refinish/replace worn wood siding	\$110,000	S	
Bath House	Exterior	Replace worn wood trim at concession windows	\$2,500	M	
Bath House	Exterior	Paint unfinished siding and trim at sliding door	\$1,500	S	
Bath House	Exterior	Repair exterior door at east end	\$750	S	Door sticks
Bath House	Exterior	Replace step flashing at roof/wall intersection	\$2,500	M	



Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Bath House	Exterior	Replace/repair wood louvers	\$5,000	L	
Bath House	Exterior	Replace concrete walk along parking lot	\$20,000	L	
Bath House	Roof	Replace failing shingles on walls of dormers	\$25,000	S	
Bath House	Roof	Provide missing flashing at roof/wall intersection	\$7,500	M	
Bath House	Roof	Replace asphalt shingles on roof	\$110,000	L	
Guard House	Guard Office	Replace rusting door and frame	\$4,000	M	
Guard House	Guard Office	In both handicapped restrooms light switch is too high.	\$600	S	Lower light switch.
Guard House	Exterior	Refinish worn wood fascia	\$5,000	S	
Guard House	Exterior	Refinish worn wood siding	\$25,000	M	
Guard House	Exterior	Replace damaged wood beam	\$4,500	S	
Guard House	Exterior	Replace rusting louvers	\$1,500	M	
Guard House	Exterior	Replace worn wood windows	\$6,500	M	
Guard House	Roof	Replace asphalt shingles on roof	\$40,000	L	
Guard House	Roof	Replace shingles on walls of dormer	\$10,000	S	
Pool	Vessel	Replace/repair pool vessel	\$650,000	M	Owner identified
Pool	Deck	Replace pool deck	\$325,000	M	Owner identified
Total for Water Park and Splash Pad Buildings			\$1,641,700		





WHITE PINES GOLF CLUB BUILDINGS

Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Club House	Reception	Reception desk lacks an ADA compliant transaction counter	\$10,000	L	
Club House	Director's Office	Patch and paint cracking in gypsum board ceiling	\$2,500	M	
Club House	Reception	Access to area behind reception desk is narrow	\$0	L	
Club House	Food and Beverage Office	Window overlooking stair goes to floor without mullion or safety glazing	\$5,000	S	
Club House	Elevator	Replace worn threshold	\$1,250	M	
Club House	Throughout 1st Floor	All lighting is fluorescent or incandescent.	\$45,000	L	Replace all lighting with LED and add lighting controls per code.
Club House	Bride's room	Reinstall ceiling tiles	\$5,000	M	Tiles do not sit correctly in grid
Club House	Bride's room	Toilet is not ADA compliant	\$50,000	S	
Club House	Bride's room	Door to room does not have ADA clear floor space on pull side	\$10,000	S	
Club House	1st Floor Toilets	Doors do not have ADA clear floor space on pull side	\$10,000	S	
Club House	1st Floor Toilets	No ADA lavatory, water closet or urinal.	\$20,000	S	Replace existing - make ADA compliant per code.
Club House	1st Floor Toilets	No TMVs on lavatories as required per code.	\$3,000	S	Add TMVs.
Club House	1st Floor Bar	Repair loose electric box	\$750	S	
Club House	1st Floor Bar	Replace damaged plastic laminate counter	\$3,000	M	
Club House	Banquet	Banquet room is oddly shaped for large gatherings	\$1,950,000	L	
Club House	Banquet	Add second exit to smaller side when partition is closed	\$20,000	S	
Club House	Banquet	Replace dirty, stained, and bubbling carpet	\$40,000	M	
Club House	Banquet	Remove obstruction over exit sign	\$0	S	
Club House	Banquet	Repair carpet failing at door to exterior	\$750	M	

Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Club House	Banquet 1st Floor	Replace dance floor	\$7,500	M	Edges of wood flooring are damaged
Club House	Dishwashing 1st Floor	No audio-visual.	\$750	S	Add A/V.
Club House	Dishwashing 1st Floor	Requires exit sign on door to Banquet.	\$500	S	Add exit sign.
Club House	Kitchen 1st Floor	Requires exit sign on door to Banquet.	\$500	S	Add exit sign.
Club House	Kitchen 1st Floor	Door to Banquet Room does not have ADA clear floor space on pull side of door	\$10,000	S	
Club House	Kitchen 1st Floor	Replace pull handle on door to Banquet Room	\$1,500	S	
Club House	Kitchen 1st Floor	Second door to Banquet Room is blocked	\$3,000	S	
Club House	Kitchen 1st Floor	Investigate leak in stair to basement	\$10,000	S	
Club House	Storage Kitchen	Cover exposed facebrick with gypsum board or FRP	\$7,500	S	
Club House	Storage Kitchen	Repair water damaged ceiling	\$2,500	S	
Club House	Storage Kitchen	Require an exit sign and pull station at exit door.	\$1,500	S	Add pull station and exit sign.
Club House	Throughout Lower Level	All lighting is fluorescent or incandescent.	\$45,000	L	Replace all lighting with LED and add lighting controls per code.
Club House	Office Lower Level	Replace missing ceiling tiles	\$500	M	
Club House	Office Lower Level	Secure loose data cabling	\$500	L	
Club House	Conference Lower Level	Patch and paint damaged wall	\$1,500	M	
Club House	Conference Lower Level	Relocate storage in front of electrical panel in storage room	\$0	S	
Club House	Conference Lower Level	Conference Room missing emergency light and exit sign.	\$1,500	S	Add exit sign and EM light.
Club House	Bar Lower Level	Replace damaged floor tile at cleanout	\$1,500	M	
Club House	Stairwell	Replace handrail	\$15,000	M	Handrail is 32"



Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Club House	Lower Level Toilets	Doors do not have ADA clear floor space on pull side	\$10,000	S	
Club House	Lower Level Toilets	No ADA lavatory, water closet or urinal.	\$20,000	S	Replace existing - make ADA compliant per code.
Club House	Lower Level Storage	Replace broken light fixture	\$750	S	
Club House	Lower Level Kitchen	Replace missing door between kitchen and storage	\$3,500	S	
Club House	Mechanical Room	Construct a wall to separate kitchen prep for storage from mechanical	\$10,000	S	
Club House	Mechanical Room	Sprinkler/fire service does not have backflow preventer.	\$10,000	S	Add BFP.
Club House	Proshop	Desk has no ADA transaction counter	\$20,000	M	
Club House	Proshop	Relocate storage in front of electrical panel in storage room	\$0	S	
Club House	Exterior	Grade from parking lot to building is steep and difficult for older patrons	\$0	L	No reasonable solution is apparent
Club House	Exterior	Repair/refinish/replace worn and damaged wood siding	\$60,750	M	
Club House	Exterior	Replaced failed sealant at doors	\$2,500	S	
Club House	Exterior	Replaced failed sealant at windows	\$7,500	S	
Club House	Exterior	Repair loose soffit at seam above outdoor dining deck	\$1,500	S	
Club House	Exterior	Repair cracks and refinish concrete on outdoor dining deck	\$25,000	S	
Club House	Exterior	Wood soffit and beams have inconsistent finish around building	\$10,000	L	
Club House	Exterior	Repair holes in soffit near entry	\$2,500	S	
Club House	Exterior	Replace screen on louver near front entry	\$1,250	M	Screen is anchored with tape
Club House	Exterior	Monitor cracked concrete at top of foundation wall near kitchen window	\$0	S	
Club House	Exterior	Repair gap in masonry near kitchen window	\$2,500	S	
Club House	Exterior	Clean water stains from wall below hose bib	\$750	M	

Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Club House	Exterior	Remove bird nest from exhaust on wall	\$500	S	
Club House	Exterior	Remove bird nests from air devices above overhead doors	\$500	S	
Club House	Exterior	Repair/replace damaged and rusty air curtain units above overhead doors	\$10,000	S	
Club House	Exterior	Replace failing wood fence around dumpsters/delivery area	\$15,000	S	
Club House	Exterior	Replace failed pipe insulation above exterior stair	\$1,500	M	
Club House	Exterior	Remove bird nests from pipes above exterior stair	\$500	M	
Club House	Exterior	Replace rotted wood fascia around building	\$20,000	S	
Club House	Exterior	Remove bird nest from speaker outside proshop	\$500	M	
Club House	Exterior	Repair failing brick near exterior doors to grill dining room	\$7,500	S	
Club House	Exterior	Repair spalling brick near retaining wall	\$10,000	M	
Club House	Exterior	No weep holes are visible at base of masonry walls	\$15,000	L	
Club House	Exterior	Remove excess mulch from above bottom of masonry wall near retaining wall	\$1,500	M	
Club House	Exterior	Provide flashing at wood/brick transition	\$7,500	M	
Club House	Exterior	Refinish wood soffit under outdoor dining deck where water staining is present	\$10,500	M	
Club House	Roof	Replace wood screening around roof top units	\$15,000	M	
Club House	Roof	Repair soft spot in roof near roof top units	\$2,500	M	
Club House	Roof	Replace rotted wood siding above roof	\$5,000	S	
Club House	Roof	Repair hole in wood siding above roof	\$2,500	S	
Club House	Roof	Provide flashing at roof area transition	\$7,500	M	
Club House	Roof	Extend valley flashing to end of valley	\$2,500	M	



Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Club House	Roof	Remove organic growth from roof near roof top units	\$1,500	M	
Club House	Roof	Fill concave pitch pans at screen supports	\$1,500	M	
Club House	Roof	Replace rotting wood fascia above roof	\$2,500	S	
Club House	Roof	Replace shingle roof	\$127,380	M	Shingles are worn and approaching end of life but still in fair condition
Club House	Roof	Replace mechanical units	\$450,000	L	Units are approaching the end of their life expectancy
Old Proshop	Exterior	Seal gaps in wood siding	\$2,500	M	
Old Proshop	Exterior	Refinish/replace wood window sills	\$7,500	M	
Cart Garage	Roof	Replace shingle roof	\$103,520	S	Roof is in poor condition and has failed in some locations
Cart Garage	Exterior	Replace rotting wood fascia	\$23,000	S	
Cart Garage	Exterior	Replace worn soffit	\$25,000	S	
Cart Garage	Exterior	Replace worn and damaged wood siding	\$115,000	M	
Cart Garage	Exterior	Replace damaged wood trim at overhead doors	\$15,000	M	
Cart Garage	Exterior	Replace crimped downspout	\$1,750	M	
Cart Garage	Exterior	Replace failed wood overhead doors	\$30,000	M	
Cart Garage	Exterior	Replace/repair exterior door	\$5,000	M	Door binds
Cart Garage	Ceiling	Repair areas of ceiling failure due to water damage	\$15,000	S	
Cart Garage	Office Walls	Replace warped and damaged wall panels	\$10,000	M	
Range Building	Roof	Replace failing roof	\$40,000	S	
Range Building	Exterior	Replace worn and failing wood siding	\$35,000	S	
Range Building	Exterior	Replace wood sill at exterior door	\$1,200	S	

Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Range Building	Exterior	Replace wood trim at exterior door	\$2,500	S	
Range Building	Exterior	Replace worn and damaged wood fascia	\$10,000	S	
Range Building	Exterior	Replace missing soffit boards	\$7,500	S	
Range Building	Exterior	Rebuild roof and framing over ball dispenser	\$7,500	S	Roof has caved in
Range Building	Exterior	Replace failing wood fence	\$20,000	S	
Range Building	Exterior	Replace failed soffit on range side	\$15,000	S	
Range Building	Exterior	Repair failed paint on metal door	\$2,500	S	
Total for White Pines Golf Course Buildings			\$3,688,350		



BUILDINGS & GROUNDS FACILITY

Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Building 1	Throughout	Fluorescent lighting should be changed to LED	\$4,000	L	Energy Savings.
Building 1	Throughout	No fire alarm system	\$6,000	L	Add fire alarm system.
Building 1	Toilet Room	Shower in toilet room is not ADA compliant	\$7,500	M	
Building 1	Kitchen	Replace damaged counter in Kitchen	\$2,500	M	
Building 1	Kitchen	Replace worn casework in Kitchen	\$8,500	M	
Building 1	Kitchen	Replace rusting and worn door and frame in kitchen	\$4,000	M	
Building 1	Office	Repair office door	\$750	S	Door sticks
Building 1	Main Bay	Additional emergency lighting required.	\$600	S	Add two (2) EM Lights.
Building 2	Throughout	No fire alarm system	\$6,000	L	Add fire alarm system.
Building 2	Throughout	Fluorescent lighting should be changed to LED	\$4,000	L	Energy Savings.
Building 2	Throughout	Additional emergency lighting required.	\$600	S	Add two (2) EM Lights.
Building 2	Main Bay	Replace rusting exterior door	\$4,000	M	
Building 2	Main Bay	Wire brush, prime and repaint rusting exterior door	\$1,500	S	
Building 2	Main Bay	Reinforce wall around exterior door	\$7,500	M	Wall deflects at door
Building 2	Stair	Replace handrail and guardrail on stair	\$5,000	S	Handrail is 31" and Guardrail is 41"
Building 3	Throughout	No Exit Lights.	\$600	S	Add Exit Lights.
Building 3	Throughout	No Emergency Lighting.	\$600	S	Add two (2) EM Lights.
Building 3	Main Bay	Replace broken glass in door to Building 4	\$500	S	
Building 3	Exterior	Exterior wall panels are damaged near fueling island and add bollards	\$9,000	M	

Building	Location	Description	Estimate of Repair Cost	Priority	Comments
Building 4	Throughout	No fire alarm system.	\$6,000	L	Add fire alarm system.
Building 4	Throughout	Additional emergency lighting required.	\$1,900	S	Add three (3) EM Lights.
Building 4	Toilet Room	Toilet room is not ADA compliant	\$10,000	M	
Building 4	Toilet Room	Toilet Room has no lavatory - Not code compliant	\$7,500	S	Enlarge toilet room and add lavatory.
Building 4	Main Bay	Replace rusting exterior door and frame	\$4,000	M	
Building 4	Main Bay	Improve supports for hoist to storage loft	\$5,000	L	
Building 5	Throughout	Replace failed epoxy flooring	\$25,000	L	
Building 5	Throughout	Poor lighting.	\$4,000	L	Replace lighting.
Building 5	Kitchen	Repair loose louver at kitchen	\$1,750	M	
Building 5	Kitchen	Replace worn kitchen cabinets	\$9,000	M	
Building 5	Kitchen	Remove efflorescence from interior face of masonry wall at Kitchen	\$2,500	M	Single wythe masonry walls are allowing moisture infiltration
Building 5	Office	Replace rusting exterior door and frame	\$5,000	M	
Building 5	Storage	Paint is failing on walls and ceiling of storage room - repaint	\$7,500	S	
Building 5	Toilet Room	Toilet room is not ADA compliant	\$25,000	M	
Building 5	Toilet Room	Replace floor tiles at shower drain	\$1,500	L	
Building 5	Toilet Room	Plumbing fixtures in poor condition.	\$3,500	L	Replace all fixtures.
Building 5	Workshop	Repair exterior door at workshop	\$750	M	Door sticks
Building 5	Workshop	Repaint ceiling - paint is failing	\$8,500	S	
Building 5	Utility Room	Repaint laundry room where paint is failing	\$2,500	S	
Building 5	Utility Room	Water service does not have backflow preventer as required per code.	\$2,500	S	Add BFP to water service.
Building 5	Utility Room	York gas-fired furnace beyond life expectancy.	\$9,000	M	Replace HVAC system.
Building 5	Utility Room	Electrical panel is obsolete.	\$2,500	L	Replace panel.
Building 5	Exterior	Repair cracking masonry at single wythe exterior masonry walls	\$15,000	S	
Site	Fueling Island	Replace worn dispensers at fueling island	\$50,000	L	
Total for Buildings & Grounds Maintenance Facilities			\$283,050		

