FY 2026-27
PROPOSED CAPITAL FUNDS

Fund 65-Operating | Fund 68-Referendum | Fund 69- Master Plan

December 16, 2025

Heat Sheets

10 Year Master Plan Condition Assessment (FUND 69) FY 26-35/Calendar Year 25-34	
3	Remaining useful life expected to be greater than 10 years
2	Amenity will need significant repairs, renovations or replacement in the next 5-10 years.
1	Amenity is at or near the end of its useful life

Priority	Amenity	Install Date	Typical Useful Life (Years)	Condition Assessment Remaining Useful Life %	Estimated Current Replacment Cost (FY 26)	Estimated Replacement Year (FY XX)	Estimated Future Replacment Cost (5% CAGR)
	Playgrounds						
3	Milton*	2025	20	95%		2045	$0
3	Lakefront	2023	20	85%		2043	$0
3	Duke	2020	20	70%		2040	$0
3	Takiff	2019	20	65%		2039	$0
3	Vernon	2018	20	60%		2038	$0
3	Old Elm	2018	20	60%		2038	$0
3	Woodlawn	2018	20	60%		2038	$0
3	Astor	2017	20	55%		2037	$0
3	West (50% cost share with Dist. 35)	2017	20	55%		2037	$0
2	Phil Thomas/Shelton	2016	20	50%		2036	$0
1	Friends*	2013	20	35%	$850,000	2028	$937,125
1	Glencoe Beach*	2012	15	7%	$640,000	2027	$672,000
				Playground Total	$1,490,000		$1,609,125
	Athletic Field & Site Amenities						
3	Watts Soccer	2021	25	80%		2046	$0
3	Berlin Mustang	2015	25	56%		2040	$0
2	Watts Bronco*	2006	25	20%	$350,000	2031	$446,699
1	West Pony*	1995	31	0%	$1,032,000	2027	$1,083,600
1	West K-Ball*	1995	31	0%	$325,000	2027	$341,250
1	Takiff Softball*	1980	46	0%	$400,000	2026	$400,000
1	Takiff Field Lightpoles*	1980	46	0%	$700,000	2026	$700,000
				Athletic Field Total	$2,807,000		$2,971,549

- Living breathing document
- Heat sheets updated to reflect current cost estimates
- Estimated replacement year updated to reflect proposed project timing

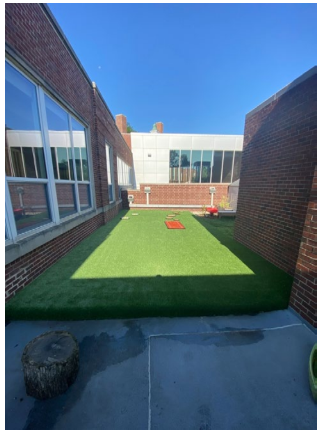
Capital Improvement Plan FY 2027-2031

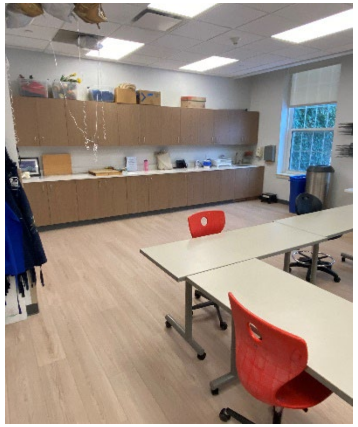
Asset/Amenity	Location	Current Estimated Cost	Years to Planning	Years to Construction	CAGR	Planning FY	Planning Cost (10%)	Construction FY	Construction (90%)	Contingency	Total Cost	Total w/contingency
West OSLAD	West Park	$ 1,857,000.00	0	1	105%	2026	$ 194,985.00	2027	$ 1,754,865.00	$ 175,486.50	$ 1,949,850.00	$ 2,125,336.50
Beach Structures	Beach	$ 2,900,000.00	0	1	105%	2026	$ 304,500.00	2027	$ 2,740,500.00	$ 274,050.00	$ 3,045,000.00	$ 3,319,050.00
Takiff Maintenance/Ballfield	Maintenance Center	$ 8,580,000.00	0	0	105%	2026	$ 858,000.00	2027	$ 7,722,000.00	$ 772,200.00	$ 8,580,000.00	$ 9,352,200.00
Beach Playground/Spray Feature	Beach	$ 858,000.00	0	1	105%	2026	$ 90,090.00	2027	$ 810,810.00	$ 81,081.00	$ 900,900.00	$ 981,981.00
Friends Playground	Friends Park	$ 850,000.00	1	2	105%	2027	$ 93,712.50	2028	$ 843,412.50	$ 84,341.25	$ 937,125.00	$ 1,021,466.25
Stairs, Ramps, Retaining Walls	Beach	$ 1,400,000.00	2	3	105%	2028	$ 162,067.50	2029	$ 1,458,607.50	$ 145,860.75	$ 1,620,675.00	$ 1,766,535.75
Weinberg Ice Rink Mechanicals	Weinberg	$ 2,850,000.00	3	4	105%	2029	$ 346,419.28	2030	$ 3,117,773.53	$ 311,777.35	$ 3,464,192.81	$ 3,775,970.17
Watts Baseball Field	Watts Park	$ 350,000.00	4	5	105%	2030	$ 44,669.85	2031	$ 402,028.69	$ 40,202.87	$ 446,698.55	$ 486,901.42
		$ 19,645,000.00					$ 2,094,444.14		$ 18,849,997.22		$ 20,944,441.36	$ 22,829,441.08
									Ref. Projects		$ 14,146,575.00	

Fund 65

FY 2025/2026 Fund 65 Project Recap

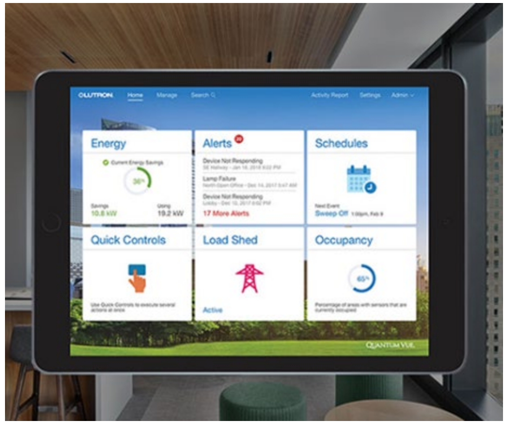
- Truck #2 and Truck #6 Replacements
- New garbage truck attachment
- Early Childhood outdoor play space development
- Community Room #2 Renovations
- Replacement Beach Cart
- Shelton Gazebo Refurbishment





Fund 65 Carryover Projects

- Takiff Shelter
  - $120,000
  - Timing of structure construction more practical at the tail end of the Maintenance/Ballfield Project
- Takiff Lighting Control Replacement/Upgrade
  - $145,000
  - Additional engineering
  - Work likely must take place during shutdown



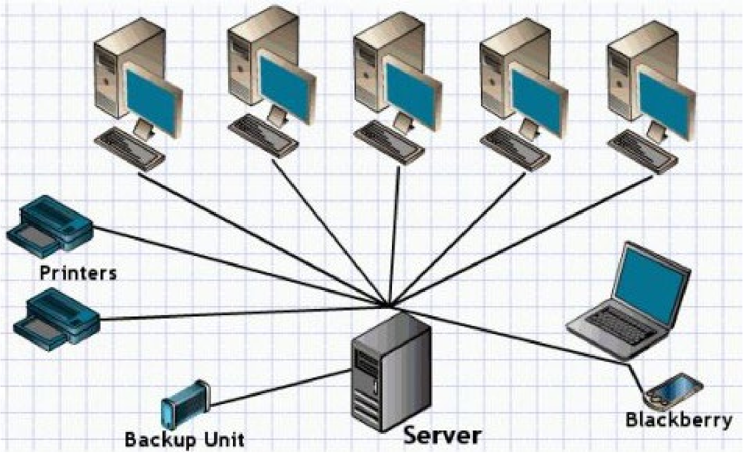
Proposed Projects
FY 2026-27
Fund 65

Parks Operations Improvements

- Replace Truck #3 (2008 F250)
  - $80,000.00
- Replace Kubota loader/Snow Thrower (2011)
  - $85,000.00
- Tow behind lift
  - $50,000.00

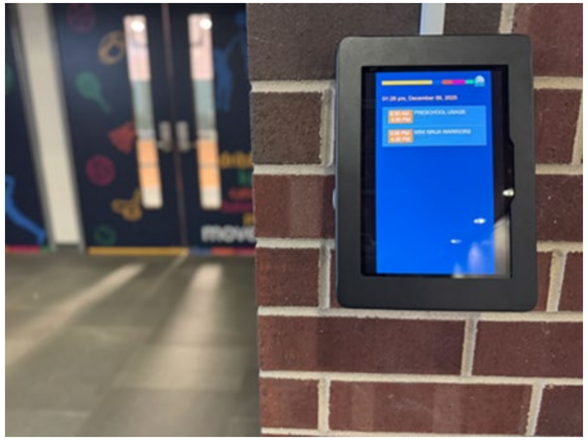
Facility/Admin Improvements

- IT upgrades
  - $50,000
- Takiff Furniture/appliance improvements
  - $35,000
- Lower lobby furniture
  - $10,000



Recreational/Marketing Improvements

- 14-person Ford Van
  - $75,000
- Community Room(1,3,4) updates
  - $65,000
- Weinberg Front Patio Area
  - $15,000
- Tablets Outside of Community and Fitness Rooms
  - $15,500



Proposed Project Summary (Fund 65)

Department	Project	Amount
Recreation	Takiff Shelter Rollover	$ 120,000
Facilities	Takiff Lighting Control rollover	$ 100,000
Facilities	Takiff Lighting Control rollover increase amount	$ 45,000
Admin	IT upgrades	$ 50,000
Recreation	14-person Ford Van	$ 75,000
Recreation	Community Room(1,3,4) updates	$ 65,000
Parks/Lisa	Weinberg Front Patio Area	$ 15,000
Parks/Jared	Replace Truck #3 (2008 F250)	$ 80,000
Parks/Jared	Replace Kubota loader/Snow Thrower 2011	$ 85,000
Parks/Jared	Tow behind lift	$ 50,000
Facilities	Takiff Furniture/appliance Improvements	$ 35,000
Facilities	Lower lobby furniture	$ 10,000
Marketing/Facilities	Tablets outside of community and fitness rooms	$ 15,500
	Total Rolled Over	$ 220,000
	Total New	$ 529,500
	Total Combined	**$ 769,500**

Fund 68/69

Referendum and Master Plan Capital Improvements

FY 2025-26 Fund 68/69 Project Reca

Fund 68

- Maintenance Center and Ballfield (in progress)
- Greenhouse (in progress)
- Beach structures/playground (design)

Fund 69

- Milton Park playground
- Shelton Park racket courts

FY 2026-27 Fund 68/69 Projects

Fund 68

- Maintenance & Ballfield (construction)
- Beach Structures (final design & construction)
- Beach Playground (final design & construction)

Fund 69

- West Park (construction)
- Friends Park (design)



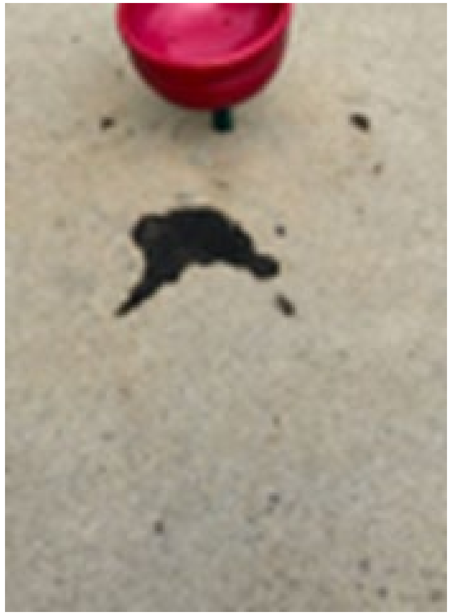



West Park

- Project Discussion Date back to 2019
- Core Project Elements
  - Ballfields
  - Racket
  - ADA
- Additional amenities
  - Shelter
  - Shuffleboard
  - Bocce Ball
  - Game Tables
  - Invasive Removal
- Walking Loop (D35)
- Off-street parking (VOG)
- MWRD (D35)
- 3rd times the charm for OSLAD

Friends Park

- 13-year-old playground
- Heavily used park
- Failing safety surface
- High profile/center of town
- User type considerations
- Community input



Fund 68 Referendum Projects Costs FY (2026/2027)

Project	A/E Budget*	Construction Budget	Contingency (10%)**	Total Budget
Maintenance Center/Ballfield Takiff	$858,000	$7,722,000	$772,000	$9,352,200
Beach Structures	$304,500	$2,740,500	$274,050	$3,319,050
Beach playground/spray features	$90,090	$810,810	$81,081	$981,981
	$1,252,590	**$11,273,310**	**$1,127,131**	**$13,653,231**

*A/E- architect and engineering services include: design, geotechnical, surveys, material testing and other soft costs

**Contingency- recommend carrying a 10% contingency to cover unplanned, unbudgeted, unexpected costs. Unused contingency will be absorbed back into fund balances.

Fund 69 Non-Referendum Project Costs FY 2026/2027

Project	A/E Budget*	Construction Budget	Contingency (10%)**	Total Budget
West Park	$194,985	$1,754,865	$175,486	$2,125,336
Friends Park	$90,000	NA	NA	$90,000
	$284,985	**$1,754,865**	**$175,486**	**$2,215,336**

*A/E- architect and engineering services include: design, geotechnical, surveys, material testing and other soft costs

**Contingency- recommend carrying a 10% contingency to cover unplanned, unbudgeted, unexpected costs. Unused contingency will be absorbed back into fund balances.

*** West Park cost breakdown.

Funding Source	Amount
VOG cost share	$50,000
D35 cost share	$59,500
OSLAD	$600,000
ADA funds	$270,000
Capital Project Funds	$1,145,836
TOTAL	**$2,125,336**

Combined 68/69 Projects Costs (FY 2026/2027)

Project	A/E Budget*	Construction Budget	Contingency (10%)**	Total Budget
West	$194,985	$1,754,865	$175,486	$2,125,336
Maintenance Center/Ballfield Takiff	$858,000	$7,722,000	$772,000	$9,352,200
Beach Structures	$304,500	$2,740,500	$274,050	$3,319,050
Beach playground/spray features	$90,090	$810,810	$81,081	$981,981
Friends Park	$90,000	NA	NA	$90,000
	$1,537,575	**$13,028,175**	**$1,302,617**	**$ 15,868,567**

*A/E- architect and engineering services include: design, geotechnical, surveys, material testing and other soft costs.

**Contingency- recommend carrying a 10% contingency to cover unplanned, unbudgeted, unexpected costs. Unused contingency will be absorbed back into fund balances.

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