



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

REPORT TO COUNCIL

DATE: August 8, 2018

TO: City Council

FROM: Robin Laughlin, Bond Team Lead

SUBJECT: Year 3 Report on the \$68,000,000 Parks 2014 General Obligation Bond (Report)

We are pleased to submit for your consideration and acceptance the Third Annual Report on the Parks 2014 General Obligation Bond. The purpose of this report is to summarize and share with the public the current status, achievements, and challenges of the third year of this Bond Program implementation.

The Bond Team continues to make significant progress on delivery of the Parks Bond projects, moving the projects through design, permitting, construction, and completion. All 18 of the Phase 2 projects were started this year and as a result, all 52 Bond projects are underway or complete.

In this third year of the Bond, 13 Phase 1 projects were completed and open to the public. That brings the total number of completed Parks Bond projects to 21.

This year we also engaged a firm to complete an independent audit of the Bond Program. Audits were required in the Bond measure language to ensure fiscal accountability. The audit will review the Bond Program's performance to date by examining the Program's processes, reporting structures, and specific project records. It will serve as a progress check on how the Bond Program is operating and as a guide for future work to ensure the efficient delivery of the Bond projects. We anticipate completion of the audit by late fall 2018.

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PortlandParks.org
Commissioner Amanda Fritz
Director Mike Abbate

PARKS REPLACEMENT BOND

ParksReplacementBond.org





PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

The attached Year 3 Parks Bond Annual Report includes detailed information about the Bond Program's performance and investments, including our progress, our challenges and our public outreach and transparency efforts. As in past years, this information will be shared with the public in several ways:

- A short version of the report will be printed in English and Spanish and made available through community centers and Portland Parks & Recreation events beginning later this summer and continuing throughout the year.
- The attached longer version of report will be shared with the Bond Oversight Committee, the media, key stakeholders, the Parks Board, and any resident who requests a copy.
- The entire report will also be available on our website.

The Bond Oversight Committee will use this report, along with their own independent research and analysis, as a basis for their review of our performance, results of which they will share with you by the end of 2018.

Portland Parks & Recreation will continue to report back on an annual basis on our progress made on the 2014 Parks Replacement Bond. We are all grateful that the voters have placed their trust in our work, and we look forward to celebrating with the community many openings of renovated pools, playgrounds, and other improvements in the parks throughout the City that became possible through the Bond program.

Sincerely,

Robin Laughlin

Robin Laughlin, PLA
Bond Team Lead

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Healthy Parks, Healthy Portland



2017-18

PARKS REPLACEMENT BOND ANNUAL REPORT

YEAR
3

Information in this report is accurate as of June 30, 2018

PARKS
REPLACEMENT
BOND
ANNUAL REPORT
2017-18

Dear Portlanders:

In 2014, we asked for your help. We faced a precarious outlook for our award-winning park system with a long list of much-needed repairs and limited maintenance funds. The inventory of critical repairs included deteriorating playgrounds, outdated pool mechanical systems, failing roofs, ADA accessibility barriers, and much more. With a resounding show of support for our shared public spaces, 74% of you said “yes” to investing \$68 million of repairs to fix our parks through the Parks Replacement Bond.

We have now completed the third year of the Bond Program and are proud to report on our team’s successes. Most importantly, we feel we have held true to our word in implementing the projects we promised to Portland voters. In the first three years, we have completed the following projects:

- Playground renovations at Lents and Ventura Parks
- Seismic and ADA studies at Multnomah Arts Center
- Replacement bridges on three popular hiking trails in Forest Park
- Major renovations at Matt Dishman Pool and Spa and Grant Pool
- ADA accessibility improvements at the Washington Park Rose Garden
- New waterproof membrane to stop water leaks, new restrooms, and other critical repairs to better serve the 10 million visitors annually to Pioneer Courthouse Square
- Restroom repairs or replacements at Bloomington, Colonel Summers, Glenwood, Mt. Tabor, Parklane, Ventura, and Wilkes Parks
- A full renovation of the Argay Park tennis courts, a new roof replacing the original 1920s shingles on the Sellwood Pool Bathhouse, and new all-weather synthetic turf and other improvements at Rieke Field

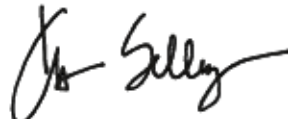
We now find ourselves nearly at the halfway point. Of the 52 Bond projects, 21 are completed, and the remaining 31 are underway. Looking ahead, we will ensure the remainder of the Bond projects are completed with equal success. You can find more details in this report about what is to come, including the challenges still ahead.

Thank you once again for helping us maintain our park system. Future generations of Portlanders will benefit greatly from this investment. However, we still have much more work ahead. We recognize that our maintenance needs are beyond the funds available with this Bond, so we are creating a financial sustainability plan for our park system. We will be asking for your input on how to ensure our treasured public places are safe and accessible for all.

Sincerely,



Commissioner Amanda Fritz



Portland Parks & Recreation
Interim Director Kia Selley

For more information about the Bond, visit ParksReplacementBond.org.



Ventura Park playground installation

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Summary

On November 4, 2014, 74% of Portland voters approved Measure 26-159, the Parks Replacement Bond, which provides \$68 million in funds for urgent repairs in parks, community centers, and facilities throughout the city. Portland Parks & Recreation's (PP&R's) Bond Program is now in its third year. The Bond projects target PP&R's most critical needs by focusing on fixing or improving:

- Playgrounds currently closed, at risk of closure, or deficient
- Trails and bridges in need of replacement or repair
- Pool mechanical systems and decks
- Park maintenance buildings to address worker safety and efficiency
- Pioneer Courthouse Square's waterproofing and infrastructure
- Americans with Disabilities Act (ADA) barriers to improve park access for all Portlanders
- Restrooms and other facilities, including community centers

This report summarizes and shares the work accomplished in the Bond's third year of implementation. Detailed information is provided about the Bond Program's investments and performance, including project progress, challenges, public outreach, and transparency efforts.

The Bond Program is executing 52 projects in two phases. In Phase 1, PP&R allocated \$47.6 million of the \$68 million Bond to 34 projects across the city. In Year 2 of the Bond, with input from the community, PP&R developed the Phase 2 Project list to spend the remaining Bond funds on an additional 18 projects. The Phase 2 list includes three playground renovations; play piece and surfacing repairs at 30 parks; three bridge repairs or replacements; pool repairs at Peninsula Park Outdoor Pool; accessibility improvements at multiple sites; and repairs that include restroom, roof, electrical, or other updates at six sites.

The \$68 million in Bond funding is making significant improvements across the city and is only a first step in

addressing a long backlog of critical repair projects. PP&R faces an expanding park maintenance funding gap, with current estimates indicating a \$450 million gap for major maintenance funding needs over the next 10 years in our community's parks, community centers, and other facilities. Additional funding will be critical to ensuring that our parks and facilities remain safe, accessible, and enjoyable for all Portland residents and visitors. PP&R is working hard to ensure that current Bond funds are used wisely, and that projects funded maximize benefits to the greatest number of park users.



Lents Park playground, photo courtesy of PLACE

Original Bond Measure



Playgrounds

Phase 1: Couch, Creston, Kenton, Lents, Lynchview, Ventura Parks and North Park Blocks
Phase 2: Gabriel, Gilbert Primary, Glenhaven Parks



Play Pieces

Phase 2: Albert Kelly, Argay, Berkeley, Bloomington, Colonel Summers, Flavel, Fulton, Hancock, Irving, Knott, Laurelhurst, Mt. Tabor, Pendleton, Sewallcrest, University Park, Washington, Wilkes, Wilshire, and Woodstock Parks



Trails and Bridges

Phase 1: Forest Park: Maple Trail, Forest Park: Lower Macleay Trail, Springwater Corridor Bridge #48
Phase 2: Foley-Balmer Natural Area, Marshall Park, Springwater Corridor Bridge #140



Pools

Phase 1: Grant Pool, Matt Dishman Pool and Spa, Peninsula Park Pool Feasibility Study
Phase 2: Peninsula Park Pool



Pioneer Courthouse Square

Phase 1: Pioneer Courthouse Square Renovations

CITY OF

Measure 26-159

Referred to the People by the City Council

BALLOT TITLE

Bonds to fix playgrounds, trails; improve park facilities, safety, accessibility.

Question: Shall Portland fix, improve park facilities by issuing bonds estimated to maintain current tax rate; require audits and public oversight? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

Summary: Measure would authorize \$68,000,000 in general obligation bonds for Portland Parks & Recreation facilities. Because previous bonds are scheduled to be repaid, City's parks bond tax rate is not expected to increase from current rate of \$0.0877 per \$1,000 of assessed value.

Anticipated projects include fixing, improving:

- 10 to 20 play areas currently closed, at risk of closure, or deficient, including Couch, Creston, Kenton, Lents, Lynchview, North Park Blocks, Ventura parks
- Trails, bridges, including in Forest Park
- Community pools, including Matt Dishman, Peninsula, Grant
- Sellwood Park buildings, Rieke Field, Multnomah Arts Center, St. Johns Community Center
- Restrooms, roofs, other deficient parks, structures, and equipment
- Pioneer Courthouse Square failing structures, leaks, cracks
- Barriers to accessibility for people with disabilities
- Park maintenance facilities to address worker safety, efficiency

Funds are for repairs and other capital costs, not park operations. A five-member oversight committee will review bond expenditures, provide annual reports. Bonds may be issued in multiple series; audits required.

EXPLANATORY STATEMENT

This Measure would allow the City of Portland to issue up to \$68 million in general obligation bonds and to use the money from the bonds for capital costs, including repairs and improvements, for facilities owned or operated by Portland Parks & Recreation. The projects to be funded by this measure are planned to include, but are not limited to: fixing or improving play areas that are either currently closed, at risk of closure, or deficient, in up to twenty (20) parks; repairing, replacing or improving trails and bridges in parks, including in Forest Park; repairs to community swimming pools at Matt Dishman Community Center, Peninsula Park and Grant Park; capital repairs to Sellwood Park buildings, Rieke Field, Argay tennis courts, the Multnomah Arts Center and St. Johns Community Center; fixing, improving and building restrooms at Bloomington, Couch, Colonel Summers, Ed Benedict, Glenwood, Lynchview, Mount Tabor, Parklane, Ventura and Wilkes Parks; fixing, replacing and improving roofs, and other deficient parks, park structures and park equipment; repairing leaks, cracks and failing structures at Pioneer Courthouse Square; removing barriers to accessibility for people with disabilities; and making improvements, repairs or renovations to Parks maintenance facilities to address worker safety and efficiency.

NO ARGUMENTS IN OPPOSITIO

PORTLAND

All of the funds would be used for capital repairs and other capital costs, not for day-to-day Parks operations.

An oversight committee will be appointed to review bond expenditures and to report annually to the Council. The Measure also directs the Council to provide for performance audits to ensure that projects funded by the bonds are consistent with voter intent.

In 1994, the voters approved a bond measure for parks and recreation. The final payment on the bonds authorized by that measure will be made before taxes are levied to pay principal and interest on bonds authorized by this Measure. The City estimates that the tax rate on the bonds authorized by this Measure will not exceed the rate levied in the last year of repayment of the bonds authorized in 1994, which is estimated to be \$0.0877 per \$1,000 of assessed value, or approximately \$13 per year on a home with the median assessed value of \$152,890. Taxes imposed to pay the principal and interest on the bonds would not be subject to the rate limitations of Sections 11 and/or 11b of Article XI of the Oregon Constitution. If this Measure is not approved, taxes for repayment of parks bonds will not be assessed, once taxes have been collected for the final repayment of the outstanding bonds.

Submitted by:

City of Portland City Council
Commissioner Amanda Fritz



Restrooms, Other Urgent Repairs

Phase 1: Argay Park Tennis Courts, Bloomington Park Restroom, Colonel Summers Park Loo, Couch Park Loo, Ed Benedict Park Restroom, Glenwood Park Restroom, Lynchview Park Irrigation, Mary Rieke Soccer Field, Mt. Tabor Summit Restroom, Multnomah Arts Center Seismic Study, Multnomah Arts Center Cottages Study, Parklane Park Loo, Raymond Park Loo, Sellwood Pool Bathhouse Roof, St. Johns Community Center Roof, Ventura Park Loo, Wilkes Park Loo

Phase 2: Fernhill Park Water Supply, Matt Dishman Community Center Roof, Matt Dishman Community Center Electrical Repairs, Montavilla Community Center Roof, Multnomah Arts Center Seismic Repairs, Pier Park Loo, Sellwood Park Kitchen Roof



Accessibility

Phase 1: Washington Park Rose Garden

Phase 2: East Portland Community Center, Mt. Tabor Park, Multnomah Arts Center Cottages




Protecting Workers


Phase 1: Mt. Tabor Yard, Delta Park Urban Forestry Yard


IN TO THIS MEASURE WERE FILED.


M-28


Project Map


- 
Pools
 Prevent emergency closures, stop water leaks, improve water conservation and energy efficiency


- 
Playgrounds
 Replace or build 10 to 20 play structures that are closed, at risk of closure, or deficient


- 
Play Pieces
 Replace equipment that needs repair and/or has tested positive for lead-based paint; address drainage and replace wood fiber play surfacing


- 
Accessibility
 Remove access barriers in parks throughout city; a 2014 report found tens of thousands of barriers across park system

- 
Trails and Bridges
 Preserve access to natural areas and open spaces by repairing trails and bridges

- 
Restrooms, Other Urgent Repairs
 Prevent closures, replace and repair restrooms, roofs, and other failing structures throughout the system

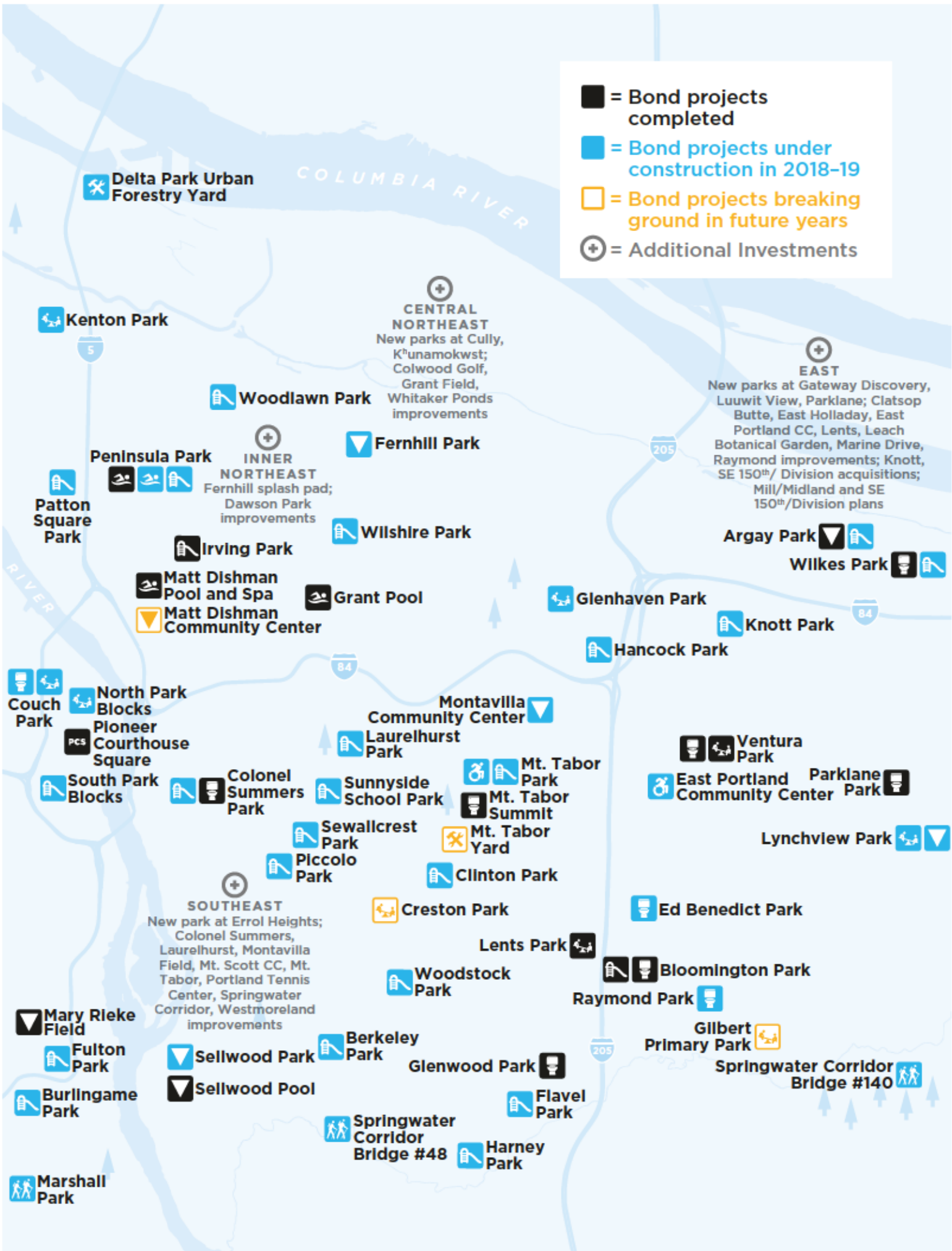
- 
Protecting Workers
 Improve safety, make critical upgrades, fix leaking roofs, update equipment at maintenance facilities

- 
Pioneer Courthouse Square
 Replace failing structures, fix leaks and cracks, make improvements at most-visited park

- 
Additional Investments since 2013:
 PP&R invests funds from System Development Charges, grants, and partners for growth projects and other improvements. Some Bond projects also received these funds. The investments use neighborhood coalition boundaries.



- = Bond projects completed
- = Bond projects under construction in 2018-19
- = Bond projects breaking ground in future years
- + = Additional Investments



Performance

Performance Overview

The first two years of the Bond firmly established project performance measures that focused on three key indicators: scope, schedule, and budget. Voters expect these three areas to be responsibly managed by PP&R throughout the life of the Bond Program.

In the third year of the Bond, the Bond Team continues to carefully manage project scopes, schedules, and budgets. The Team also remains true to the goal of “Fixing Our Parks” by not only repairing or replacing key park elements but also by making Portland parks better and more accessible places for everyone. The majority of Bond Projects remain within their originally established scope, schedule, and budget. Currently, all 52 Bond projects are underway or complete.

Year 3 Highlights

- **Project Work:** Thirteen Phase 1 projects were completed in Year 3, bringing the total to 21 completed Bond projects. All 18 Phase 2 projects were started this year.
- **Second Bond Issuance:** In January 2018, a second issuance of bonds made \$24.5M available to spend on Bond projects.
- **Audit:** Audits were required as part of the Bond measure to ensure fiscal accountability. To meet this obligation, PP&R is engaging an independent firm to provide a performance audit of Bond activities. This audit will be completed in 2018 and will review the Bond Program’s performance to date by examining the Bond Program processes, reporting structures, and specific project records. It will serve as a progress check on how the Bond Program is operating and as a guide for future work to ensure the efficient delivery of the Bond projects identified.



52

Projects in Bond
Phase 1 and 2



21

Projects completed



31

Projects underway



24

Projects ahead of
or on schedule

- **Project Tracking:** The previously established project tracking systems continue to be used and refined to consistently and effectively track project scopes, schedules, and budgets for all active Bond projects.
- **Public Involvement:** The Bond Program public involvement and communications plan continues to be implemented for all Bond projects. Outreach approaches have been developed to ensure that Portland Parks & Recreation is reaching out to and gathering important public feedback from all Portlanders.

A team of five highly qualified project managers oversees the Bond work from design through construction. Two landscape architects and three civil engineering professionals bring a broad set of experiences from private and public practice. These five are supported by a management analyst, an office support specialist, and a full-time public involvement professional from PP&R's Equity & Inclusion Team. The Bond Team is organized to work alongside PP&R's Capital Improvement Team, providing focused work that is consistent with PP&R's Assets & Development Program goals.



St. Johns Community Center roof construction

Vision Statement

The Bond specific vision statement and set of eight goals continue to guide the Bond Team's work.

Vision Statement

We support our City and its livability and values by renovating parks and park facilities in a way that is true to the focus on urgent needs, replacement, and re-investment in key services. We plan to exceed our community's expectations for superior services, sustainable resources, and efficiency.

Goals

1. Deliver the Bond projects on time or early and on budget or below.
2. Stay true to the scope language as defined in the Bond's legal framework.
3. Uphold the highest standards of transparency, accountability, and responsiveness to community input.
4. Deliver projects that are aligned with best practices in play and recreation environments, durability, maintainability, design, and local context.
5. Strive to exceed the goals for equity by increasing opportunities in public purchasing and contracting. Explore opportunities to be inclusive and welcoming to under-represented communities at every step of project implementation.
6. Use the opportunity of the Bond efforts to communicate a larger message about PP&R: how it currently serves the community and its current condition.
7. Deepen the relationship with other parts of PP&R by including internal stakeholders early and often in the project's refinement and implementation.
8. Build a team within PP&R that is respectful, supportive, engaged, and collaborative.

Fiscal Policies

In addition to the Vision and Goals, the team adheres to the established Fiscal Policies that guide how budgets are tracked and managed. These policies are listed below. For a full description, refer to the 2015-16 Parks Replacement Bond Annual Report.

1. Each project should have a well-defined scope and budget.
2. Each project should have a clear project budget when project assignments are being made.
3. Each project budget should be peer reviewed.
4. Project contingencies should be released over the life of the project.
5. Each project needs to stay true to the initial project scope and budget unless a documented scope change is approved.
6. Project funding should remain intact within project themes.
7. General program contingency should be managed by the Bond Program Manager.
8. Project budgets should be reviewed annually.
9. The bond spend down rates should be monitored closely and targets should be reached.
10. Overhead coding needs to be monitored closely.
11. Earnings on Bond Fund investments should be used for project completion.



Mt. Tabor Summit Restroom

A valued partner in Bond projects

For the high profile, \$10 million Bond project at Pioneer Courthouse Square, the City of Portland selected a winning team led by Howard S. Wright and its teaming partner, Faison Construction, as construction managers/general contractors.

At Faison Construction, a minority-owned Portland firm, owner James Faison employs from 20 to 35 workers on jobs ranging from high-rise construction to light rail projects. At the PCS site, James says Howard S. Wright, a large multi-state firm, mentored his smaller company. He, in turn, mentored his workers as they worked on the Square's interior spaces. "One of my younger employees, Thomas Williams, started operating equipment but turned out to be a key manager on the project."

James is glad to partner with PP&R to help propel others forward. He knows firsthand that good government programs assist people to change course, move ahead, and prosper. He came to Oregon from Brooklyn as a teen, choosing work at a Job Corps construction trade program after a stint in juvenile detention. That led to Mt. Hood Community College, a career in construction and maintenance at the Port of Portland, and the founding of Faison Construction in 2000.

PP&R project manager Robin Johnson Craig says she can't imagine accomplishing the work without Faison Construction as lead for the interior work. "As with an old house, there were surprises once construction begins," she says. The Square sits atop the site of the city's first public school and later the Portland Hotel,

which opened there in 1890. Relic brick and basalt walls still exist deep underground, and when they presented themselves in unexpected places, Robin called on James's expertise to solve problems.

James appreciates PP&R for its focus on ensuring funds from the Bond reach every corner of the community. "Parks does a good job putting effort into having contractors do what they say they'll do when it comes to hiring diverse work crews." With 40% of the PCS construction contract going to D/M/W/ESB (Disadvantaged, Minority, Women-Owned, and Emerging Small Businesses) firms, the project far exceeded the City's goal of 20%.

For James Faison, PP&R has been an integral part of his family's and his employees' lives, not only as a source for jobs, but also for the healthy recreational choices parks offer. His three children grew up in Northeast Portland, playing at Peninsula and Irving parks. "My sons spent a lot of time at the basketball hoops," he says.

He continues, "I think parks are saving lives. Kids who might not have much guidance or leadership meet other people, other races... everyone playing games together."



Scope

The majority of Bond projects continue to stay within the originally defined scope. As reported last year, Couch Park and North Park Blocks saw minor scope adjustments. In Year 3, two Bond projects saw a scope increase due to System Development Charges (SDC) allocations. Gabriel Park Playground saw a scope increase to provide a larger destination inclusive play area. This SDC funded change is supported by the Bond Oversight Committee. At Peninsula Pool, SDCs are funding access improvements in the community center, on the pool deck and in the pool. Additionally, at two Bond project locations, Colonel Summers Park and St. John's Community Center, on-site capital projects occurred concurrently with the Bond projects. For these projects, the capital project spending is tracked separately from the Bond project spending.



Pioneer Courthouse Square

- **Couch Park:** Strong community interest called for expanded, inclusive play at this park site that went beyond the original project scope. Through a partnership with the Friends of Couch Playground and Harper's Playground, an additional \$500,000 in private funding was raised to supplement Bond funds and allow for expanded inclusive play opportunities within the original footprint of the Bond project.
- **North Park Blocks:** Early community input supported expanding the play area beyond its original footprint. The design team created a plan addressing this need and the design remained within the allocated Bond project budget.
- **Gabriel Park:** In keeping with the Bond's commitment to replacement, not expansion, Bond funds were allocated to replace the playground within its existing footprint. Funds from System Development Charges (SDCs) will supplement the project budget to increase the play area size and expand inclusive play opportunities. Spending on the SDC funded portion of the project will be tracked separately.
- **Peninsula Pool:** This Bond project will replace the pool's mechanical system and gutters as well as make improvements to the pool deck. Funds from SDCs will supplement the project

budget to provide increased access with a new wheelchair lift in the Community Center, new lighting on the pool deck, and redevelopment of the pool to provide a more shallow swim environment. Spending on the SDC funded portion of the project will be tracked separately.

- **Colonel Summers Park:** A Bond project here added a Portland Loo restroom facility to the Park. Prior to the Bond funded work, a splash pad was identified on the Capital Improvement Project SDC Funded List. For efficiency, work on the two projects was managed concurrently by a single Bond Project Manager. Splash pad spending was tracked and paid for with the separate funding sources.
- **St. John’s Community Center:** This Bond project to replace the Community Center’s roof is running concurrently with separately funded energy efficiency work on the heating and cooling system. Project work and costs are tracked separately.

Schedule

Of the 52 Bond projects, 21 are complete, and the remaining 31 projects are in design or construction. The majority of Phase 1 projects and all Phase 2 projects are projected to be delivered on schedule. A small number of projects have had schedule adjustments to create efficiencies, allow a more critical project to move ahead, resolve public involvement issues, address weather-related issues, or complete contract negotiations. Twenty-four projects are currently ahead of or on schedule, from one month to one year.

The following active projects are experiencing schedule delays:

- **Couch Park Playground and Loo:** These two Bond projects are combined as a single design and construction project for efficiency. As reported in Year 2, the projects are behind schedule due to issues raised during the public involvement process for the design and a public request for additional tree preservation. Further delays occurred to allow for partner fundraising success. This project was successfully bid and is starting construction in summer 2018.



Rieke Field (before)



Rieke Field (after)

- **Delta Park Urban Forestry Yard:** As reported in Year 2, design work for this project began on time. However, early design cost estimates revealed significant cost overruns to meet the desired building program. Subsequent redesign efforts impacted the project schedule. Additionally, land use permit requirements were more significant than originally anticipated, further delaying project work.
- **Mt. Tabor Yard:** Design work for this project began as scheduled but has taken longer than anticipated. Land use permit requirements have required lengthy review and approval processes by Portland's Historic Landmarks Commission and Code Hearings Officer. Additional delays occurred because of an expanded public involvement process to gain public support for utilization of the Long Block for the PP&R's Horticultural Services potted plant storage area.
- **North Park Blocks Playground:** This project is behind schedule due to issues raised during permitting. The issues have been resolved, and the project has been bid. Construction is expected to start in summer 2018.
- **St. Johns Community Center Roof and Heating and Cooling Repairs:** As reported in Year 2, this project was on time and ready for construction in summer 2016 but faced significant delays during the bid period. After two unsuccessful bids, the project was restructured and released for a third bid in late spring 2017. The heating and cooling system and structural work was completed at the end of 2017. The roofing work is expected to be completed in summer 2018.
- **Creston Park Playground:** This project is behind schedule due to issues raised during the public involvement process. Staff and the design team are addressing the issues and continuing to move the project forward.



Mt. Tabor Summit Restroom (before)



Mt. Tabor Summit Restroom (after)

Budget

- All projects are currently within their originally allocated Bond budgets, except for two. Grant Pool had higher than anticipated construction costs. Parklane Loo had funding from two sources. Due to an accounting error, the Loo project's Bond funding source was overcharged, however, the overall project did not go over budget.
- As reported in Years 1 and 2, overall the Bond projects are staying within the "maximum not-to-exceed" budget allocations. Many projects are forecast to return some savings to the program contingency, if present trends continue.
- Administrative costs are being tracked as part of the Bond's fiscal management. The third year of the Bond's implementation focused on project work with a well-established team. As expected, administrative costs continue to trend downward significantly as projects progress and construction work begins. Administrative costs are currently 5.1% over the life of the Bond.
- In accordance with the City's debt management practices, the Bond Program strives to meet certain spend-down targets with its bond fund issuances. Those are: 10% spent within six months, 45% within 12 months, 75% within 18 months, and 100% within two years.

To date there have been two issuances of bond funds. The first was in 2015 for \$28.3M. This covered the funding of many of the Phase 1 projects. A second issuance occurred in 2018 for \$24.5M to cover some Phase 1 projects and many of the Phase 2 projects. Spend-down targets for the 2015 issuance were not met.

As discussed in the Challenges section of this report, it is likely that the second issuance of \$24.5M will miss some of its targets as well. Detailed information on spend-down targets and spending projections can be found in Appendix A.

\$28.1
million dollars
spent to date

5.1%
Cumulative percentage
of funds spent on
administrative costs

Adherence to Bond Language

- The Bond Program remains true to implementing the promises made to the public in Ballot Measure 26-159. The Program has executed appropriate projects, engaged a Bond Oversight Committee, and solicited a performance audit.
- With the implementation of the Bond Phase 2 Project List in Year 3, PP&R has completed or begun 52 projects in categories identified in the Bond language including playground renovations, trail and bridge projects, pool projects, Pioneer Courthouse Square renovations, repairs to restrooms and other facilities, accessibility improvement projects, and PP&R maintenance facility projects that address worker safety. The Bond Phase 2 Project scoping identified improvements to 30 playground sites including replacing play pieces or making drainage improvements. One of these identified playgrounds, Pendleton Park, had serious drainage issues that were subsequently addressed by PP&R maintenance staff.



Ventura Park (before)



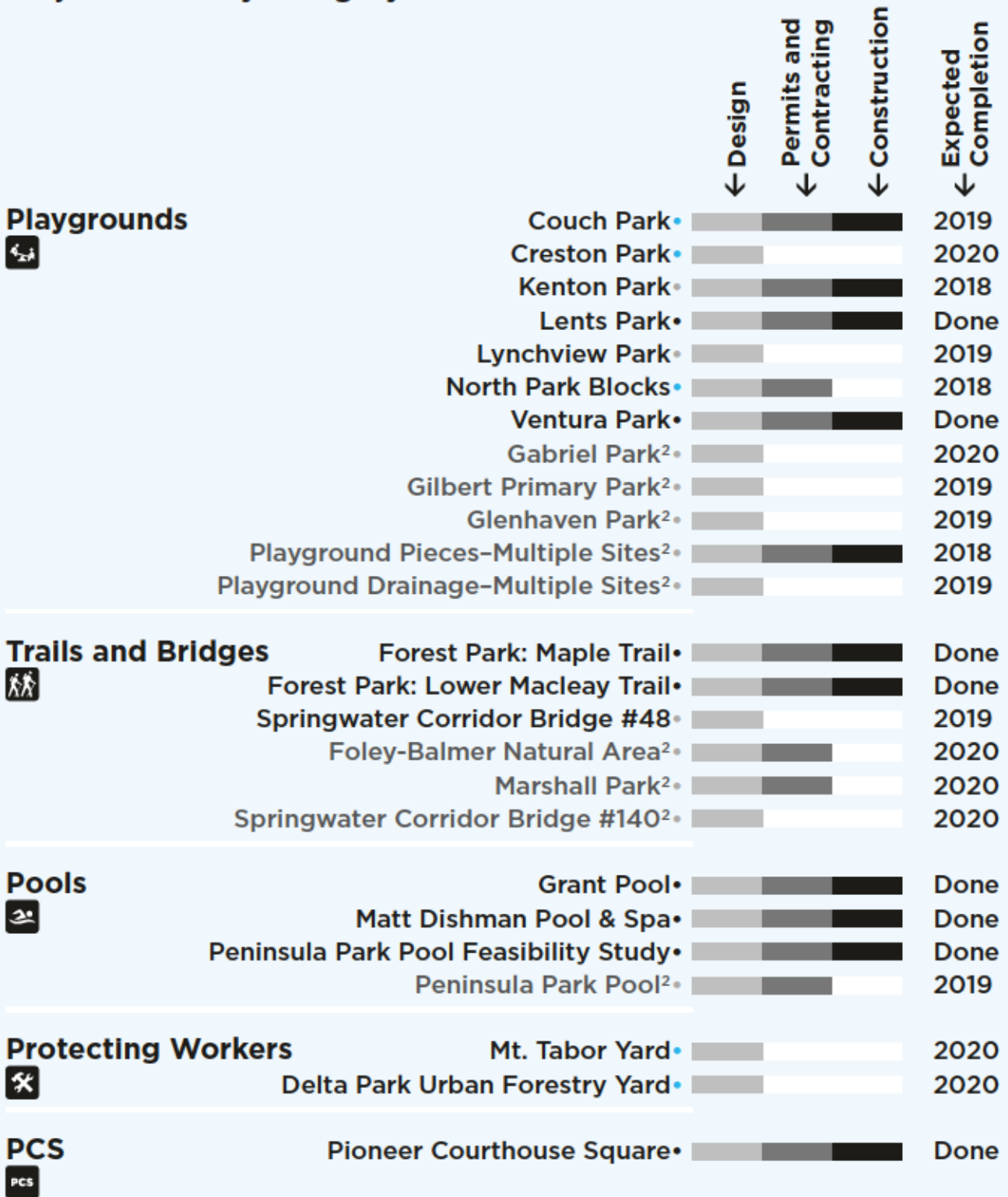
Ventura Park (after)

Keys to Bond Success In Year 3

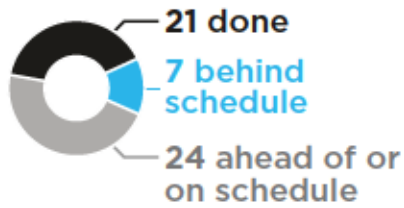
- **Kept most projects on or ahead of schedule.**
Result: Better service to the public and reduction of construction inflation costs.
- **Separated Bond Fund tracking from other PP&R funds.**
Result: Bond funding is monitored and spent appropriately.
- **Utilized and refined tracking systems.**
Result: Project progress is monitored for scope, schedule, budget, and other issues. Deviations and trends are caught early and mitigated.
- **Followed Bond language in scoping and designing projects.**
Result: All Bond projects conform with the Bond language presented to voters.

(continued on page 19)

Project Status by Category



• = Project completed • = Project behind schedule • = Project ahead of or on schedule ² = Phase 2 projects
 Phase 1 and Phase 2 projects are identified here to provide context for this report.



Accessibility



	Design	Permits and Contracting	Construction	Expected Completion
Washington Park Rose Garden•	█	█	█	Done
East Portland Community Center ² •	█	█	█	2020
Mt. Tabor Park Handrails ² •	█	█	█	2018
Multnomah Arts Center Cottages ² •	█	█	█	2019

Restrooms, Other Urgent Repairs



Argay Park Tennis Courts•	█	█	█	Done
Bloomington Park Restroom•	█	█	█	Done
Couch Park Loo•	█	█	█	2019
Colonel Summers Park Loo•	█	█	█	Done
Ed Benedict Park Restroom•	█	█	█	2018
Glenwood Park Restroom•	█	█	█	Done
Lynchview Park Irrigation•	█	█	█	2019
Mary Rieke Soccer Field•	█	█	█	Done
Mt. Tabor Summit Restroom•	█	█	█	Done
Multnomah Arts Center Seismic Study•	█	█	█	Done
Multnomah Arts Center Cottages Study•	█	█	█	Done
Parklane Park Loo•	█	█	█	Done
Raymond Park Loo•	█	█	█	2018
Sellwood Pool Bathhouse Roof•	█	█	█	Done
St. Johns Community Center•	█	█	█	2018
Ventura Park Loo•	█	█	█	Done
Wilkes Park Loo•	█	█	█	Done
Fernhill Park Water Supply ² •	█	█	█	2018
Matt Dishman Community Center Roof ² •	█	█	█	2020
Matt Dishman Community Center Electrical ² •	█	█	█	2019
Montavilla Community Center Roof ² •	█	█	█	2019
Multnomah Arts Center Seismic Repairs ² •	█	█	█	2019
Pier Park Loo ² •	█	█	█	2019
Sellwood Park Kitchen Roof ² •	█	█	█	2019

• = Project completed • = Project behind schedule • = Project ahead of or on schedule ² = Phase 2 projects
Phase 1 and Phase 2 projects are identified here to provide context for this report.

Keys to Bond Success in Year 3 (continued)

- **Involved the public and created transparent processes.**
Result: The public has been engaged in shaping Bond Phase 1 and Phase 2 projects. Community members are following the progress of projects through attending meetings, following online updates, and submitting input at key decision-making points.

As part of this year's Annual Report release, PP&R is asking for community feedback on the public process to identify opportunities for growth and improvement. PP&R is also making a concerted effort to reach a larger spectrum of Portlanders by engaging communities of color, new immigrants and refugees and people living with disabilities.



Glenhaven Park Playground open house

- **Exceeded the goals for utilization of disadvantaged, minority, women and/or emerging small businesses in consultant and contracting services.**
Result: 31 percent of the consultant contracts for professional or technical services and 39 percent of the construction contracts that have been completed or underway are utilizing disadvantaged, minority, women and/or emerging small businesses.
- **Utilized the Prime Contractor Development Program.**
Result: Seven of the Bond project construction contracts have been awarded using the City's Prime Contractor Development Program, which focuses on contracting with disadvantaged, minority, women and/or emerging small businesses.
- **Transitioned through Bond Program changes.**
Result: Two major changes occurred within the Bond Program in Year 3:
 1. PP&R's Development Program Manager, who was previously in charge of the Bond Program, was promoted to Assets & Development Division Manager, leaving many program tasks to the Bond Team Lead.
 2. Dion Jordan, chair and a valuable Bond Oversight Committee member appointed by Commissioner Fritz,

completed his term on the Oversight Committee. A search for his replacement is underway.

Challenges

The third year of Bond work saw some of the same challenges faced in prior years. Bond spending continues to be slower than originally anticipated, the construction climate continues to be heated, and permitting requirements have delayed a few projects.

- **Bond Spending Targets:** Spending on Bond projects has continued at a slower pace than originally anticipated. With over \$28 million spent through June 2018, the rate of spending on projects is 25% less than projected. While this is up from the previous year's 60% difference between spending and projections, it is still a large divide. The major factor in this discrepancy is unanticipated permitting and bidding delays. Approximately 75% of project spending occurs during construction, and those delays can push construction out by several months. Another factor is seasonal restrictions. Many projects cannot be built during the winter. Projections were not adjusted to reflect this constraint. Current projections anticipate a level of delays that is likely to cause second issuance spend-down targets to be missed. Long range Bond projections, however, are still on-track.
- **Construction Climate:** The Portland area continues to experience a heated construction climate. Across the region, contractors are booked, many contractors report being too busy to bid, and some contractors are having difficulty securing subcontractors and labor. The tight construction market has translated to higher prices and fewer bids, impacting some Bond project budgets and schedules. In the third year of the Bond, several construction bids have come in 10-45% over professional cost estimates. One project, the North Park Blocks playground renovation, had an extended bid period when no contractors attended the mandatory pre-bid meeting. Staff efficiencies and established project contingencies have continued to allow most of these increases to be absorbed into the overall project allocations. Anticipating that future projects may encounter costs exceeding their "maximum not-to-exceed"



Kenton Park under construction

**PARKS BOND ANNUAL REPORT
YEAR 3**

allocation, a program contingency fund of \$2 million was set aside as part of the Bond Phase 2 Project List process to ensure that the Bond projects could be delivered as promised. This was a recommendation of the Bond Oversight Committee and is supported by City staff.

- **Complex Permitting Requirements and Workloads:** As the volume of construction projects being processed in the City has continued to increase, so has the workload of City staff working diligently to process permit and land use applications. Due to these staffing limitations, project schedules have occasionally been adjusted.
- **Portland Building Move:** PP&R staff relocated offices in October 2017. This move was in response to the Portland Building Renovation. While the move impacted day-to-day schedules, staff moved through the disruption smoothly, and overall project schedules were not negatively impacted.



Colonel Summers Park Loo and Splash Pad

A family tradition at Lents Park

“Guys, wanna play horses?” Yes, they did, and soon a small herd of seven-year-old pony-girls swooped through the playground, up its colorful hills, and down a slide before galloping out onto the lawn.

In its first spring, the Bond-renovated Lents Park playground is already beloved by residents. Deana Tzantarmas grew up on Steele Street, across from the playground, back when it was an all-metal affair. “I pogo-sticked here for the first time when I was four,” she says. Now she watches as her five-year-old Aliko runs out to adventures on the playground’s hills, slides, spinners, and swings. Aliko is a third generation Lents resident. Her grandfather, Saki Tzantarmas, a longtime neighborhood booster, founded the New Copper Penny in 1972, an iconic Lents nightclub and banquet hall on Southeast Foster Road.

On a sunny Friday afternoon, 22 kids played at the new playground, from a tiny toddler summiting colorful mounds on still-wobbly legs, to rambunctious pre-teens playing “hot lava” chase, swooping expertly around obstacles to base atop the bouldering hill.

Deana settles atop the playground perimeter wall, where parents watch the action. “There’s a lot of ownership about the park, and how it’s evolving,” she says. The neighborhood association appreciated being involved with PP&R from the earliest days of the renovation plans. “The community felt involved and fully engaged. There were no surprises, no hidden agendas.”

At meetings and in surveys, neighbors said they wanted slides, swings, climbing boulders, and a mix of natural areas, quiet spaces, and creative play elements. They also asked for structures where kids can play alone, like on a swing, or in groups, such as in the basket spinner, where five children giggle and revel in the vertigo that’s the unique realm of the very young.

The park is all that neighbors hoped for. Its mix of poured-in-place soft surfaces and elements like swings, a bouldering mountain, and slides are meant for active play. An accessible waterfall slide, swing, bongo drums, talking tubes, and picnic tables welcome every child. Brilliant colors and shiny metal structures contrast with adjacent Douglas firs and oaks, and a daisy-strewn lawn that offers a blend of sun and shade, perfect for running, pretending, and day-dreaming.

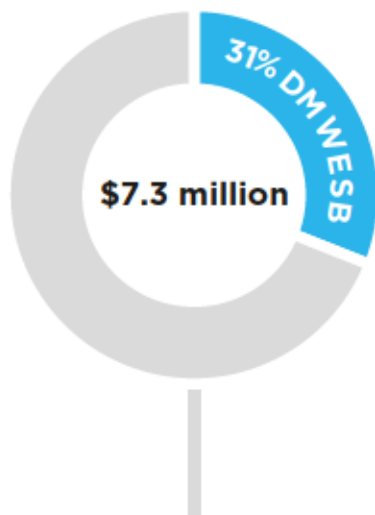
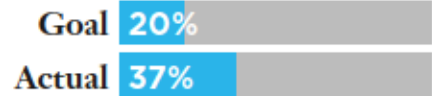
“Arabella, wanna go on the big hill?” As Arabella’s parent relaxes at a nearby picnic table, a world of imagination and play unspools at Portland’s newest playground. Deana looks around with satisfaction. “I’m so glad to be able to come and feel my child is safe while she’s playing. That’s a big thing.”



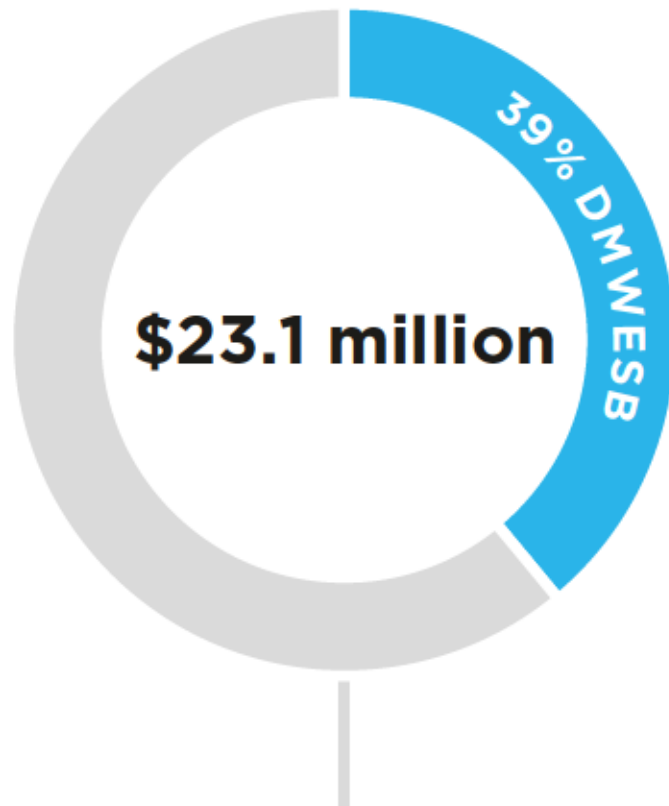
Investment

Portland Parks & Recreation has ambitious goals for providing opportunities to disadvantaged, minority, women and/or emerging small businesses (known as D/M/W/ESB firms). The Bond Team continues to engage in outreach to ensure that local D/M/W/ESB firms are aware of the consulting and contracting opportunities associated with Bond projects. In March 2018, staff participated in the Governor's Marketplace Conference in Salem, sharing information about upcoming projects with D/M/W/ESB professionals. To date, 31% of the value of all Bond professional design services contracts and task orders have been awarded to certified D/M/W/ESB firms.

% of all Bond contract value awarded to D/M/W/ESB since start of Bond



Professional Services Contracts
(since start of Bond)



Construction Contracts
(since start of Bond)

The Bond Team continues to be an active participant in the City's Prime Contractor Development Program (PCDP), which creates prime contracting opportunities with the City of Portland for state-certified D/M/W/ESB firms. These contractors are provided technical assistance and educational opportunities in different areas of work, increasing their ability and capacity to perform work on the City's public works projects. PCDP contractors led the construction of Ventura Park playground and Loo and are engaged in Kenton Park's playground renovation. To date, 39% of the value of all Bond construction contracts and task orders have gone to certified D/M/W/ESB firms.

The PP&R Bond Team has been able to successfully surpass the City's D/M/W/ESB utilization goal of 20%. Since July 2015, Bond projects have awarded 37% of the value of professional design service work and construction work to certified D/M/W/ESB firms. The Bond Team intends to continue this trend by employing certified firms for Bond project work wherever feasible.



Mary Rieke Soccer Field

Transparency

Portland residents are fortunate to have a variety of parks and natural areas that encourage people to participate in activities and recreation programs which support physical, mental, and social well-being. Access to a park or community center, the types of programs offered, and the social connections a person forms with others and to nature all have positive impacts on the community as a whole. The improvements funded by the Parks Replacement Bond will allow more people, especially youth, to get outside, be active, and create connections with their community.

PP&R's work around community engagement must reflect our increasingly diverse community's needs and desires. As stated in PP&R's five-year Racial Equity Plan, staff are committed to community participation and outreach, including communities of color and refugee and immigrant communities. Project-specific outreach, advisory committees, public meetings, signage, and online Bond information and questionnaires all help ensure the Bond improvements meet the needs and expectations of the community.

To ensure we hear the voices of a broad spectrum of Portlanders, PP&R's Community Engagement staff have involved Community Engagement Liaisons, individuals with ties to Spanish speaking, Somali, Vietnamese, and Russian communities to assist with outreach and translation for playground design projects. Project-specific outreach has also been targeted to low-income and disability communities, and open house meetings have been held in conjunction with cultural events such as Summer Free for All concerts and New Year in the Park, a celebration of Cambodian, Laotian, Thai, and Burmese cultures. These outreach efforts will continue with a commitment to adaptation and learning to ensure positive outcomes.

YEAR 3



30

Public meetings



9

Celebration events



139

Signs posted
(yard and construction signs)



23,733

Parks Bond website hits
parksreplacementbond.org



116,513

Hits to individual Parks
Bond project web pages



Glenhaven Park open house, New Year in the Park

New bridge on a historic trail

Searching for the biggest bigleaf maple leaf, touching velvety mosses, practicing hiker etiquette, and following a map to the Stone House—it's all part of the nature adventures that kids can have on the Lower Macleay Trail, site of a beautiful new bridge completed with funds from the Parks Replacement Bond.

Last October, when PP&R debuted its 78-foot bridge over Balch Creek, Bryna Campbell, Mike Murawski, and their eight-year-old son Holden launched their “Witch’s Castle Spooky Nature Adventure” packet. The adventures are inspired by Forest Park and the “national park level of nature” found here, say Bryna and Mike.

On a sunny Halloween weekend, superheroes, princesses, and monsters crossed the new bridge, maps in hand, on their way to an imagination session at the “castle” (the Stone House, a Depression-era stone restroom partially destroyed by the 1962 Columbus Day storm). In their activity packets, they were invited to draw their vision of what the Stone House looked like before it was damaged. “We want to help kids think about and imagine the past,” Bryna says.

The Lower Macleay Trail is Portland’s most popular trail, and possibly its most historic, with colorful stories that long predate its famous “castle.” Mike notes, “We know indigenous people lived here and that this is a very old trail; we really like to incorporate history into hikes with kids along this particular trail.”

Beyond the bridge, discoveries continue on the Lower Macleay Trail. An old growth Douglas

fir fascinates young explorers when they learn from their adventure packet that it’s as tall as 15,000 Jenga blocks or five humpback whales lined up.

The new bridge’s design has been replicated at Saltzman Creek on Forest Park’s Maple Trail, where an old bridge had washed out, and at a crossing of Balch Creek on the Wildwood Trail. The bridges complement their wilderness settings, with sturdy yet thin balusters of weathering steel that lean outward to blend into the surrounding forest, while also ensuring low maintenance over the bridge’s long lifespan.

Forest Park is not just part of Mike and Bryna’s business plan; it’s part of their health and well-being. Mike runs its trails and joins ivy-pulling crews. And the trail is where the family makes memories. Every Christmas they hike the Lower Macleay Trail, followed by Chinese food on Northwest 23rd Avenue. The new bridges help ensure many more years of family holiday hikes, as well as everyday discoveries for the thousands of Portlanders who come to enjoy this forest within the city.



Bond Oversight Committee

In Year 1, as required by the Bond language, a five-person Bond Oversight Committee was established by City Council with a core mission to ensure that PP&R was delivering the projects as promised to the voters, maintaining fiscal accountability for Bond expenditures, and being transparent with the community. The Oversight Committee was tasked with reporting annually to City Council about the Bond Program's performance. The Committee has fulfilled this charge through an annual report each fall to City Council and has distributed a printed report to the public through PP&R community centers and other City facilities.



Glenwood Park Restroom (before)



Glenwood Park Restroom (after)

The Committee had one member change in the last year, as chairperson Dion Jordan's term ended. A search for his replacement has begun. Committee members now include:

- Jonath Colón
- Karen Loper Tracy
- Ken Richardson
- Zari Santner

In Year 3, the Oversight Committee provided its report on Year 2 of the Bond Program and made one recommendation: establish metrics that demonstrate the effectiveness of PP&R's efforts to be transparent with the community and gauge if the public feels the process is open, transparent, and welcomes participation.

In response to this recommendation, PP&R is working on targeted survey efforts to measure how well outreach and communication strategies have worked. To increase transparency, PP&R is placing additional signage at Bond project sites and is rolling out an online interactive map showing the location and status of Bond projects.

The Oversight Committee continues to meet quarterly, and members of the public are welcome to attend. Details regarding upcoming meeting locations, past meeting notes, and reports can be found at parksreplacementbond.org. The Oversight Committee's Year 3 report will be available in fall 2018.

Looking forward

Project Management

Three large projects will be closely monitored to shepherd them through to successful implementation and completion.

- **Mt. Tabor Maintenance Yard:** Complex land use issues will need to be tracked through final documentation and into permits and construction. Construction within a constrained site while keeping the Yard operational will contribute to complexity.
- **Delta Park Urban Forestry Yard:** Land use conditions will need to be tracked through final documentation and into permits and construction. As with the Mt. Tabor Yard, construction within a constrained site while it remains an active worksite for PP&R staff will make project delivery complex.
- **Gabriel Park:** With an infusion of SDC funding to expand the project to provide an inclusive destination playground, this project is anticipated to have passionate public input and will need to be carefully designed to meet many diverse needs.

Project Completion

In the coming year, project managers will be completing most of the Phase 1 projects and moving many Phase 2 projects into construction. With all the Phase 2 projects underway, 52 Bond projects are on track for delivery in the near future.

The following Bond projects are scheduled for completion over the next year:

- Couch Park Loo
- Couch Park Playground
- Ed Benedict Park Restroom
- Fernhill Park Water Supply
- Kenton Park Playground
- Mt. Tabor Park Handrails
- North Park Blocks Playground
- Peninsula Park Pool



Argay Park tennis courts (before)



Argay Park tennis courts (after)



Irving Park (before)



Irving Park (after)

- Playground Pieces – multiple sites
- Raymond Park Loo
- Sellwood Park Kitchen Roof
- St. Johns Community Center Roof

The following Bond projects are scheduled to begin construction in the next year:

- Delta Park Urban Forestry Yard Improvements
- East Portland Community Center ADA Improvements
- Foley-Balmer Natural Area Bridge
- Glenhaven Park Playground
- Lynchview Park Irrigation Repairs
- Lynchview Park Playground
- Marshall Park Bridge
- Matt Dishman Community Center Electrical
- Matt Dishman Community Center Roof
- Montavilla Community Center Roof
- Multnomah Arts Center ADA Improvements
- Multnomah Arts Center Seismic Upgrades
- Pier Park Loo
- Playground Drainage – multiple sites
- Springwater Corridor Bridge #140
- Springwater Corridor Bridge #48

Audit

PP&R will take steps to address recommendations made by the Parks Replacement Bond Performance Audit. The audit is scheduled for completion in fall 2018 and is anticipated to include recommendations that are attainable within the environment in which the Bond Program must legally and realistically operate. Recommendations could include correcting any fiscal errors, actions to increase performance, and alternative procedures as necessary.

Ongoing Reporting and Celebrations

PP&R will continue to report annually on the 2014 Parks Replacement Bond's progress. Annual reports are available online, and an Executive Summary version is available in print in English and Spanish at PP&R locations and other public places.

As always, the Bond Team welcomes feedback and inquires. The PP&R Bond Team Lead, Bond Project Managers, and Community Engagement staff are available to answer project specific questions as well. Specific contact information can be found at parksreplacementbond.org.

To ensure that our outreach and communication strategies are effective, a community survey will be available from mid-August to September 2018 at parksreplacementbond.org. We look forward to hearing from you!

Moving forward, the Bond Team's focus will remain on continued accountability and responsiveness to Portland residents in addressing urgent needs across the city. PP&R is immensely grateful to Portlanders for their continued support of our park system—a history that dates to the first gift of land from a private resident in 1852. Through the years with continued support from the community via additional gifts, volunteer service, and voter-supported levies and bonds, a valuable parks legacy has been established. The aim of this Bond is to continue caring for this legacy so that Portland's park system is a point of pride for generations of Portlanders to come.

As the Bond Program heads into its fourth year, the Bond Team is looking forward to celebrating with the community as Portlanders see progress on their investment through increased accessibility, renovated playgrounds, more efficient pools, and other Bond improvements.



Ventura Park Playground opening celebration

A place to gather and be a community

A first generation Portlander, Brian Flores Garcia played soccer at Lynchview Park as a kid. The 7.6-acre park is a swath of lawn tucked behind midcentury homes on Portland's east edge, unknown to many who live just blocks away. A soccer pitch is the only amenity. Without a playground or places to picnic, Lynchview Park has been lightly used. Its narrow entrances didn't say, "This is your park!" to the many new Portlanders who live nearby.

When the Parks Replacement Bond provided funds to renovate the park and add amenities, Brian volunteered to be on the project advisory committee. He knew his old soccer pitch had great potential and so did the community, one of Portland's most diverse. At Patrick Lynch Elementary School adjacent to the park, at least 23 languages are spoken, including Russian, Tagalog, Vietnamese, and Spanish.

A PSU senior studying community development, Brian also serves as a Youth Ambassador for Parks for New Portlanders. "My goal is to make parks accessible to people of color and the immigrant community." Many new Portlanders, he says, don't know where parks are, or they feel like parks are not for them. Language barriers can also make people fearful of getting lost when trying to find a nearby park. His work for New Portlanders, he says, is all about having "people learn about their city and the resources they have available."

Beginning with the first community open house in September 2017, neighbors viewed park options and gave input on their preferences. "It was a cool process, with so many translators,"

says Brian. "PP&R has done a lot to make sure everyone could participate."

"People were super happy to fix up the park. So many residents care about the neighborhood and want some place to go and to take their friends and family."

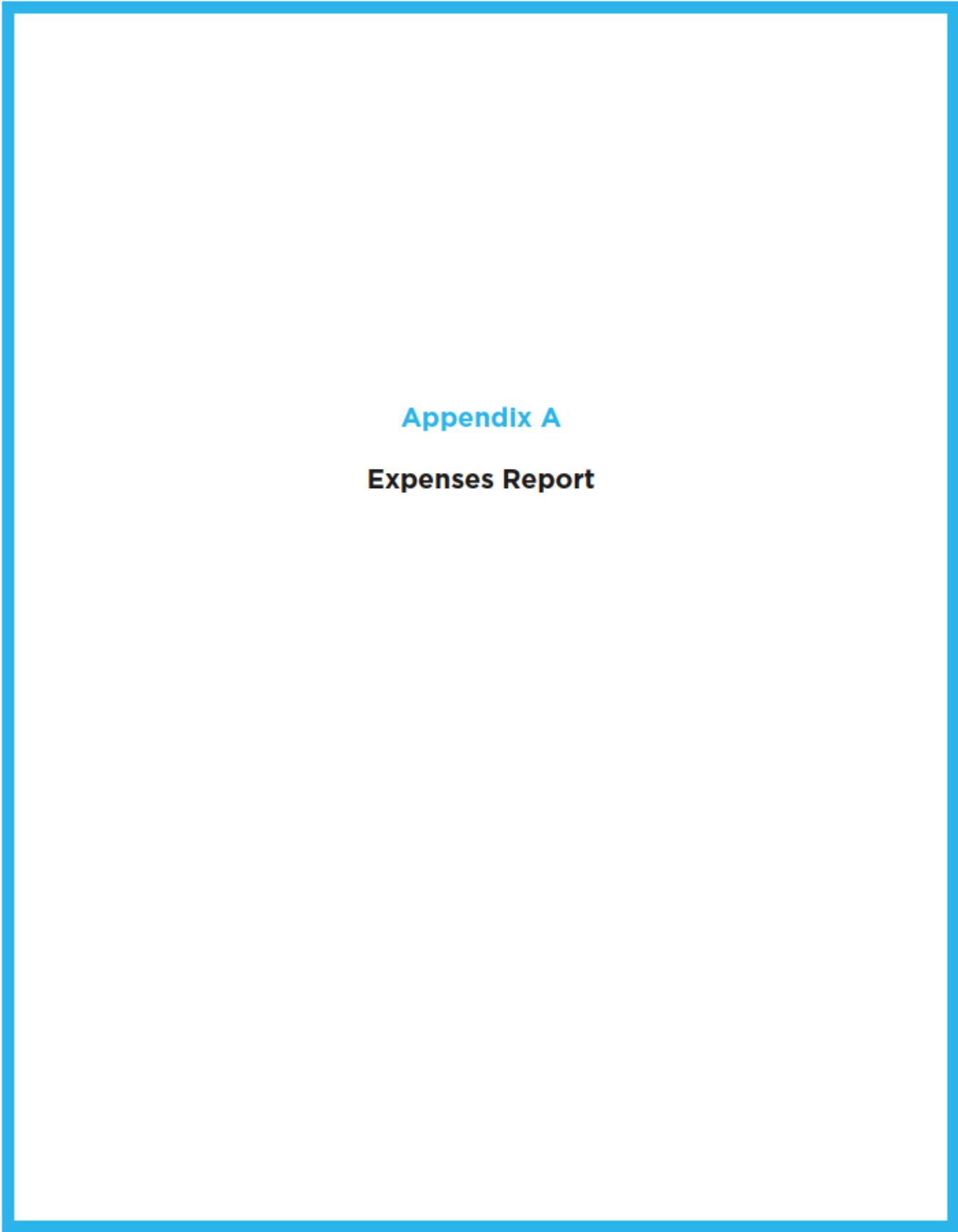
By the fourth meeting in April 2018, neighbors had decided on what they wanted for their park: a new playground, picnic tables and benches nearby, a path looping through the park, and lighting.

The coming changes to Lynchview Park, Brian says, show PP&R's commitment and dedication to East Portland neighborhoods. "This park will boost the pride of this community." Like nearby Ventura Park, which he notes is now "crawling with kids" since a new Bond-funded playground and improvements went in, the enhancements at Lynchview will make it a place to gather, where people from every corner of the planet can come together and be a community.





Forest Park, Lower Macleay Bridge



The 2014 Parks Replacement Bond requires annual reporting of expenses incurred by the Bond in program administration and in implementing projects. Program expenses generally consist of staff salary and benefits, project consultant fees, project construction costs, Bond issuance costs, and incidental administrative expenses. The actual expenses incurred for professional services, construction costs, and administrative expenses are detailed in the following pages, with projections on future spending included to provide additional insight into how Bond funding is spent.

Background

The Bond Program began accruing expenses in December 2014. Currently, project expenses are being tracked separately from administrative expenses. Financial accounting codes were created for each project, with each code being defined further by the phase in which the expenses were incurred. Project managers charge external expenses (e.g. consultant fees) and internal costs (e.g. personnel time) directly to a project's corresponding accounting code, allowing for an accurate and complete financial record of the spending progression for all Bond projects.

For the purposes of this report, the Bond Program has established the following definitions and categorizations for expenses incurred by the Bond Team.

CATEGORY OF EXPENSE	COSTS INCLUDE
<p>Professional Services</p>	<ul style="list-style-type: none"> • Project consultant fees <ul style="list-style-type: none"> - Design, engineering, and other project consultation services • Parks’ project management staff <ul style="list-style-type: none"> - Hours coded directly to projects - Hours coded to training, leave, other non-project time • Initial project scoping and management services
<p>Construction Costs</p>	<ul style="list-style-type: none"> • Soft construction costs <ul style="list-style-type: none"> - Permits, PBOT surveys, special reviews, Bureau of Labor and Industries, advertisements, etc. • Hard construction costs <ul style="list-style-type: none"> - Payments for contracted construction services • Regional Arts and Culture Council (RACC) disbursements for public art <ul style="list-style-type: none"> - Compensation for RACC
<p>Administrative Expenses</p>	<ul style="list-style-type: none"> • Public involvement and community outreach • Program support staff • Bond management staff • Office supplies and computer equipment • Office furnishings and configurations for Bond Team space • Professional development, recruitments, and certifications • Bond issuance costs and Bond counsel consultations • City-provided printing and motor pool services • Telecommunications and phone services

Bond Program Spend

Through June 2018, the Bond Program incurred a total of \$28,115,494 in expenses. These expenses included professional services, construction costs, and administrative expenses. A comprehensive breakdown of these expenses, along with a percentage computation of the categorized expense vs. aggregate Program spending is provided in the following pages. For the purposes of transparency, administrative expenses have been tracked in several subcategories, including personnel costs for program management and support staff, bond issuance costs, and various Program expenses.

EXPENSES	COSTS			%OF TOTAL SPEND
	YEARS 1-2	YEAR 3	TOTAL	
Professional Services	\$5,046,877	\$2,936,953	\$7,983,830	28.4%
Project Management Staff Salary & Benefits	\$1,102,827	\$630,071	\$1,732,898	
Project Management Staff Non-Project Billing	\$479,594	\$193,478	\$673,072	
Project Consultant Fees	\$3,397,894	\$2,113,405	\$5,511,299	
Initial Project Scoping & Management Services	\$66,561	\$0	\$66,561	
Construction Costs	\$10,088,812	\$8,769,411	\$18,858,223	67.1%
Hard Construction Costs	\$9,166,341	\$8,314,185	\$17,480,526	
Soft Construction Costs	\$466,101	\$455,226	\$921,327	
RACC Disbursement	\$456,370	\$0	\$456,370	
Administrative Expenses	\$875,691	\$397,750	\$1,273,441	4.5%
Program Management & Support Staff Salary & Benefits	\$714,496	\$336,665	\$1,051,161	
Bond Issuance Costs	\$0	\$0	\$0	
Miscellaneous Administrative Expenses	\$161,195	\$61,085	\$222,280	
Office Supplies & Computer Equipment	\$9,320	\$960	\$10,280	
Training, Certifications and Dues	\$14,349	\$650	\$14,999	
Public Involvement & Community Outreach	\$60,548	\$44,959	\$105,508	
Furnishing/Construction of Bond Team Space	\$46,407	\$22	\$46,429	
Printing	\$11,105	\$6,742	\$17,847	
Motor Pool	\$979	\$1,497	\$2,475	
Telecomm & Phone Service	\$18,487	\$6,255	\$24,742	
Total Program Expenditures	\$16,011,380	\$12,104,115	\$28,115,494	

Individual Project Expenses

All projects being implemented under the Bond Program are accounted for independently, allowing for spending to be tracked throughout the life of each project. The following bar graph provides a breakdown of all current Bond projects, the project budget allocation, and spend-to-date for each through June 2018.

Included in the project calculations is the “capitalized overhead” fee that each project pays to cover indirect costs for PP&R (e.g. office space rental costs, information technology services, City Attorney services, etc.). The overhead fee is a fixed percentage of each project’s personnel time. Because the overhead fee covers services utilized by the entire bureau, the fee is not being reimbursed by the Bond. Instead, the Bond reimburses direct administrative costs incurred by Bond projects. However, because the Bond project budgets include the overhead fee, the fee has been included in the bar graph that follows.

Project Spending, Current Bond Projects

■ = spend-to-date ■ = Bond funding budget ■ = other funding budget ²= Phase 2 project

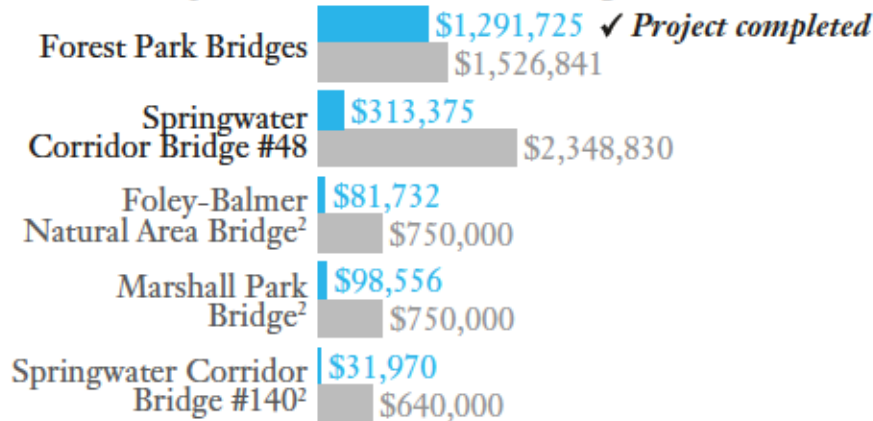
Playgrounds

\$3,805,377 spend-to-date; \$21,688,062 budgeted






Trails & Bridges

\$1,817,358 spend-to-date; \$6,015,671 budgeted

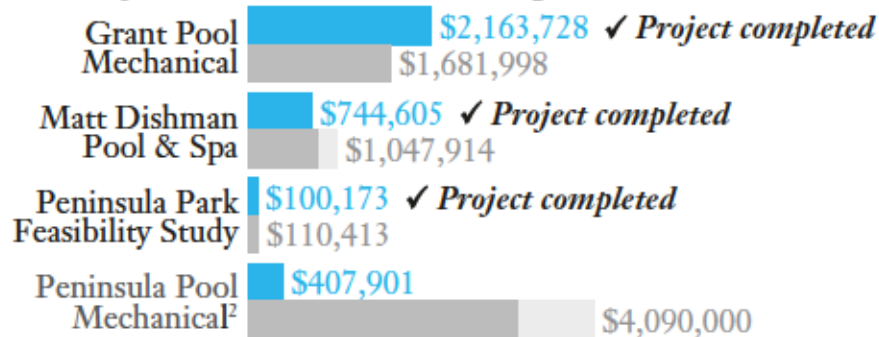


Project Spending (continued)

 = spend-to-date  = Bond funding budget  = other funding budget ²= Phase 2 project

Pools

\$3,416,407 spend-to-date; \$6,930,325 budgeted



Protecting Workers

\$1,921,285 spend-to-date; \$11,907,716 budgeted



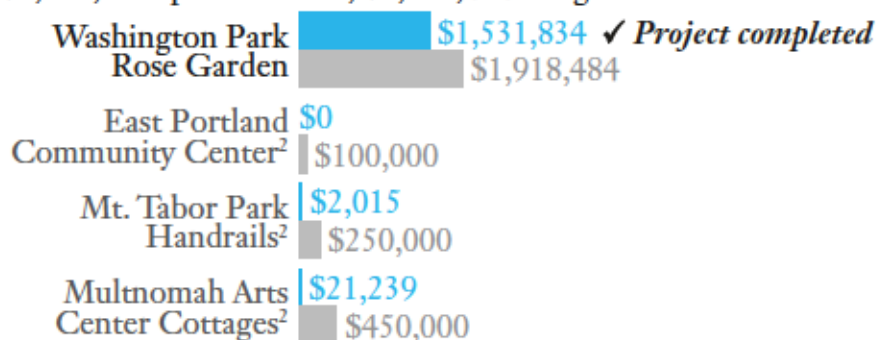
Pioneer Courthouse Square

\$8,656,152 spend-to-date; \$10,150,000 budgeted



Accessibility

\$1,555,088 spend-to-date; \$2,718,484 budgeted



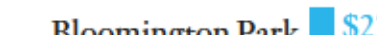
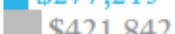



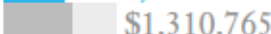


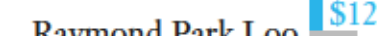

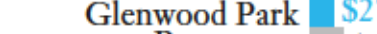

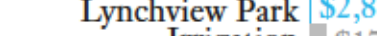

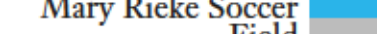

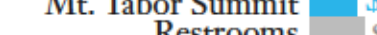
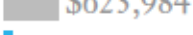
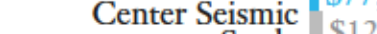
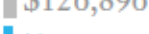
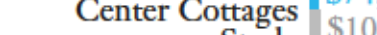
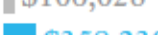
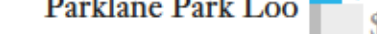

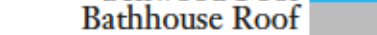

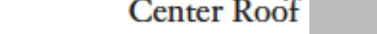

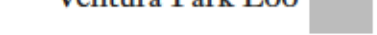

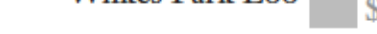



Project Spending (continued)


■ = spend-to-date ■ = Bond funding budget ■ = other funding budget ²= Phase 2 project












Restrooms, Other Urgent Repairs

\$8,853,821 spend-to-date; \$17,104,821 budgeted

Argay Park Tennis Courts	 \$817,095 ✓ <i>Project completed</i>	 \$1,067,533
Bloomington Park Restrooms	 \$277,213 ✓ <i>Project completed</i>	 \$421,842
Couch Park Loo	 \$132,852	 \$577,388
Colonel Summers Park Loo	 \$702,168 ✓ <i>Project completed</i>	 \$1,310,765
Ed Benedict Park Restrooms	 \$29,433	 \$100,000
Raymond Park Loo	 \$121,178	 \$533,800
Glenwood Park Restrooms	 \$270,611 ✓ <i>Project completed</i>	 \$391,488
Lynchview Park Irrigation	 \$2,876	 \$179,777
Mary Rieke Soccer Field	 \$1,672,364 ✓ <i>Project completed</i>	 \$2,173,057
Mt. Tabor Summit Restrooms	 \$550,064 ✓ <i>Project completed</i>	 \$623,984
Multnomah Arts Center Seismic Study	 \$77,629 ✓ <i>Project completed</i>	 \$126,896
Multnomah Arts Center Cottages Study	 \$74,311 ✓ <i>Project completed</i>	 \$106,028
Parklane Park Loo	 \$358,230 ✓ <i>Project completed</i>	 \$597,552
Sellwood Pool Bathhouse Roof	 \$974,969 ✓ <i>Project completed</i>	 \$1,272,539
St. Johns Community Center Roof	 \$1,328,431	 \$1,560,733
Ventura Park Loo	 \$552,603	 \$714,758
Wilkes Park Loo	 \$419,863 ✓ <i>Project completed</i>	 \$546,681

Project Spending (continued)

 = spend-to-date  = Bond funding budget  = other funding budget ²= Phase 2 project

Fernhill Park Water Supply ²	 \$182,950	 \$500,000
Matt Dishman Community Center Roof ²	 \$16,609	 \$500,000
Matt Dishman Community Center Electrical ²	 \$16,243	 \$250,000
Montavilla Community Center Roof ²	 \$65,905	 \$1,300,000
Multnomah Arts Center Seismic Repairs ²	 \$88,274	 \$1,000,000
Pier Park Restrooms ²	 \$44,315	 \$750,000
Sellwood Park Kitchen Roof ²	 \$77,635	 \$500,000

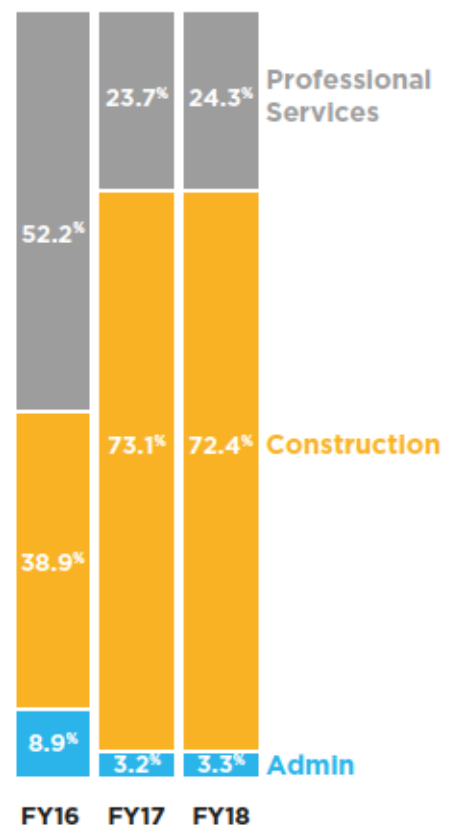
Spending Projections

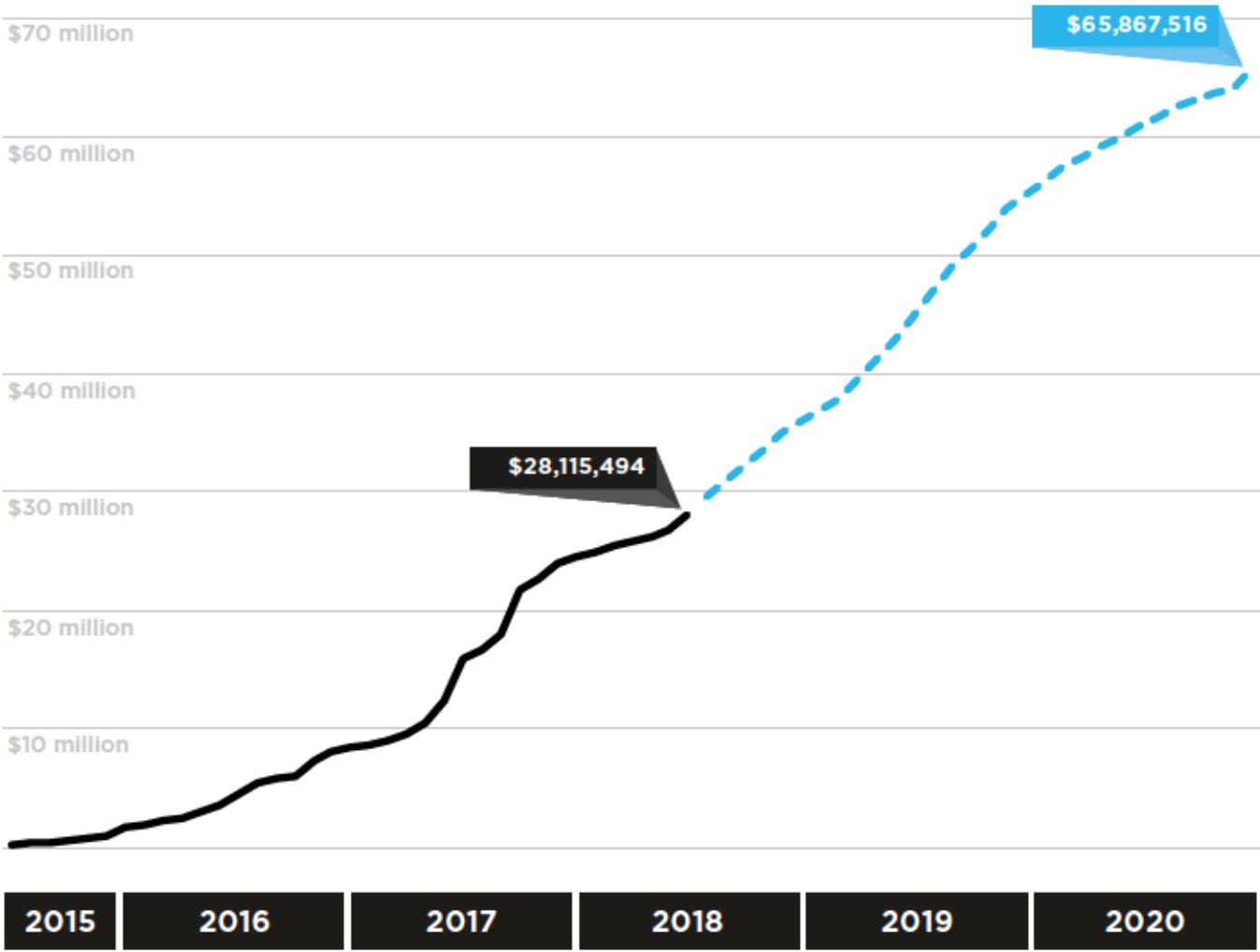
Most of the Bond Program’s funds come from tax-exempt, municipal bonds. Since borrowings are at low, tax-exempt interest rates, public entities like PP&R are not allowed to generate extra earnings by investing the funds at higher, taxable rates. If bond interest earnings are higher than the tax-exempt rates, the IRS generally requires the entity to return the overage. However, the entity can keep those extra earnings if they are able to reach certain bond spend-down targets: 10% spent within six months, 45% within 12 months, 75% within 18 months, and 100% within two years. All of these targets must be met for the exception to apply.

The first issuance of the Bond in July 2015 included \$26.3 million in tax-exempt funds. Program setup, staff training, and ambitious spending projections caused the first issuance to miss those spend-down targets. As of June 2018, \$25,361,376 has been spent, which is approximately 96% of \$26.3 million.

In 2017, projections indicated significant spending between fall 2017 and spring 2018, particularly for the Couch, Kenton, North Park Blocks, Mt. Tabor Yard, and St. Johns projects. Based on those projections, a second issuance of \$24.5 million was planned in November 2017 and occurred in January 2018. Due to factors discussed in the performance section of this report, spending was much lower than anticipated, however, the 10% spend-down target for the second issuance is expected to be met. The 45% and 75% spend-down targets will likely be missed. Interest rates remain relatively low, however, and interest earnings on unspent bond proceeds are not expected to exceed levels allowed by the IRS. Since interest rates remain relatively low, financial impacts to the Bond are unlikely.

A third and final issuance will occur summer 2019. All Program spending is projected to conclude in FY 2020–2021.





Spend-to-date versus Projected Spending

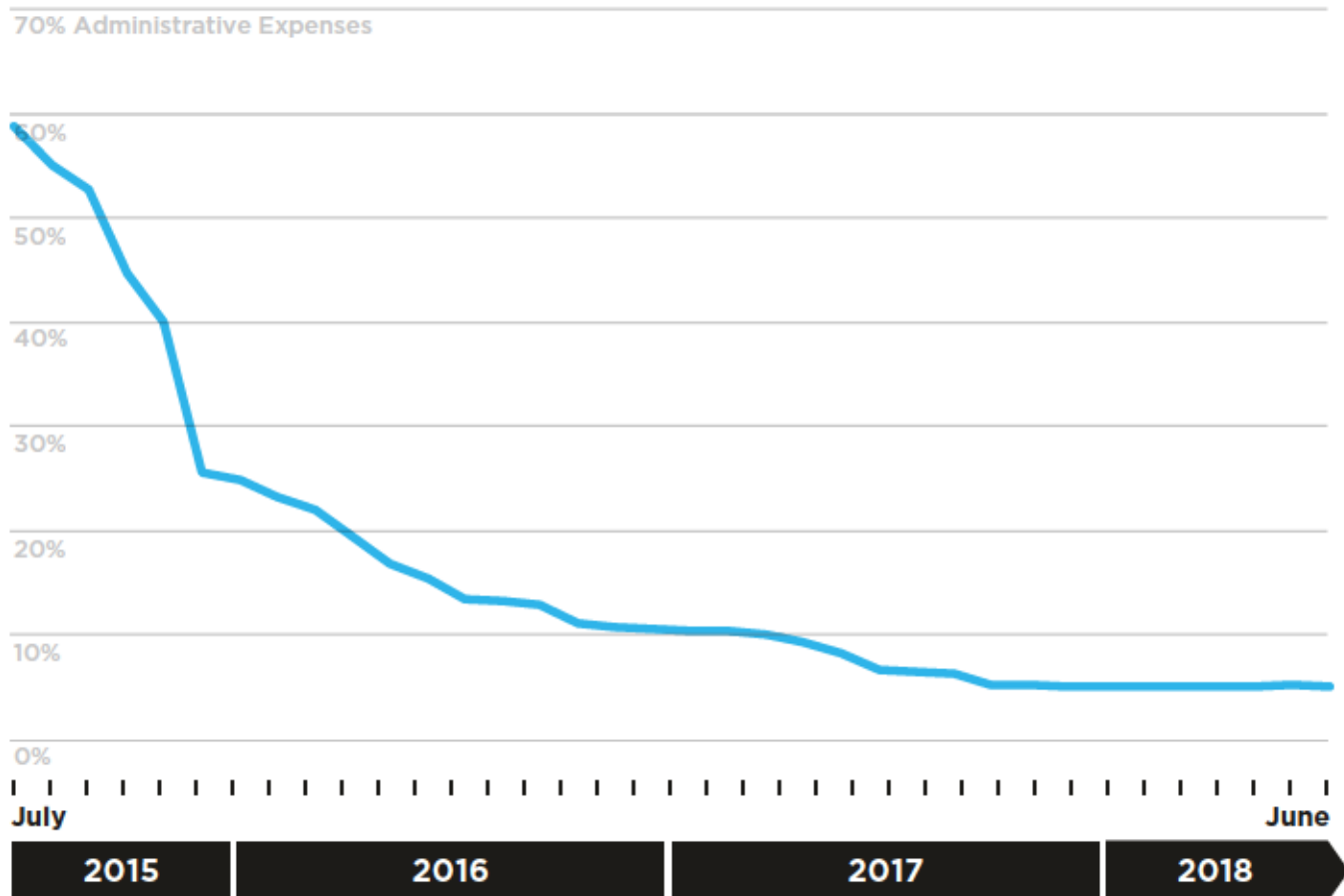
Bond Spend-down

— = Spend-to-date - - - = Spending projections

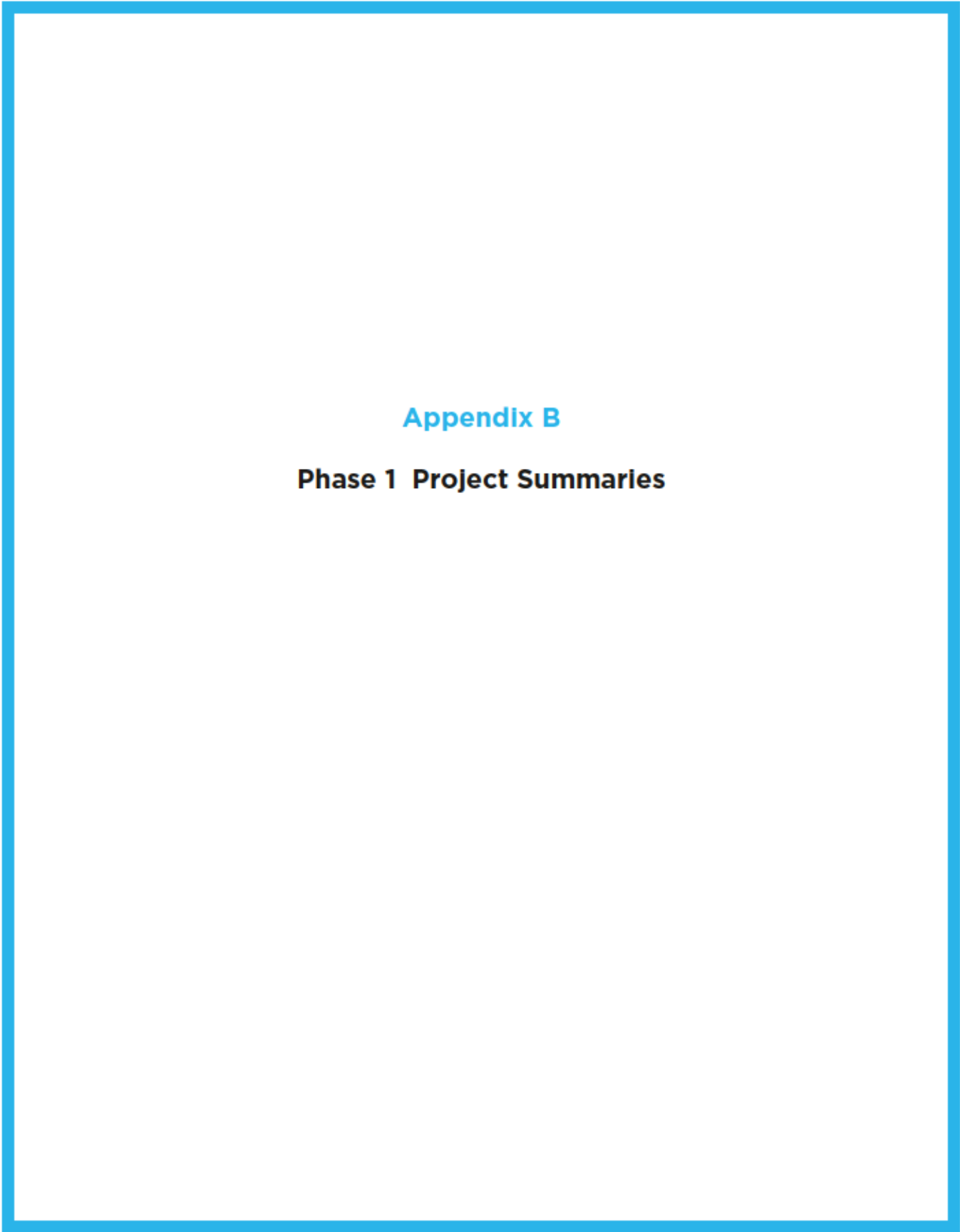
Administrative Expenses

The Bond Program has established a goal of keeping administrative expenses at less than 10% of total Program spending. Because of the considerable administrative expenses incurred at start-up, administrative percentages were above the 10% for the first ten months of the Bond. Since April 2016, however, administrative expenses have consistently stayed below 10% of total Bond spending, with the accumulative percentage at 5.1%.

The following graph illustrates, over the life of the Bond, the percentage of spending dedicated to administrative expenses, showing the significant decrease over time. The Program is confident that the 10% marker for administrative expenses is achievable over the life of the Bond.



Administrative Expenses Percentage of Spend



The Parks Replacement Bond was passed in November 2014 authorizing \$68 million in general obligation bonds for repair and replacement projects. The first Bond project list, known as Phase 1, was allocated \$47.6 million. These projects are summarized below. The remaining available Bond funding will be spent in Phase 2, as outlined in Appendix C.

Project criteria for the 2014 Parks Replacement Bond

The projects for the Phase 1 and Phase 2 Bond project lists were identified as urgent needs and prioritized with the following criteria:

1. Investing in projects that are immediate safety concerns or urgent repairs (urgency = highest probability of failure \times highest impact of failure)
2. Investing in projects that reduce bigger costs later on
3. Responsible repairs for general deferred maintenance needs
4. Investing in energy efficiency
5. Increasing accessibility for all
6. Restoring services that are currently closed



Playgrounds

Replace or build 10 to 20 play structures that are closed, at risk of closure, or deficient



Couch Park
NW Glisan St. &
19th Ave.

Replace play equipment and correct adjacent Americans with Disabilities Act (ADA) deficiencies. Provide and install new play equipment, fall protection surfacing and new fencing as needed to separate the playground from the street and Dog Off Leash Area. Correct ADA deficiencies by renovating parts of the brick plaza walkway between the streets and the restroom. See separate listing under Restrooms category for a description of that work at this location.



Creston Park
SE 44th Ave. & Powell Blvd.

Replace play equipment and correct adjacent ADA deficiencies. Provide and install new play equipment and fall protection surfacing. Provide an ADA accessible path to the playground and the swings from SE Francis Street, and create an accessible parking space. Provide an ADA-compliant drinking fountain and benches. Protect the existing light fixtures and trees.



Kenton Park
8417 N Brandon Ave.

Replace play equipment and correct adjacent ADA deficiencies. Remove and replace outdated play structures, picnic tables, benches, drinking fountain, and pavement adjacent to the restroom. Provide new rubberized play surfacing, drainage, and curbs. Remove existing walkways and replace with ADA-compliant paths between N Delaware Avenue, restroom, and play area.



Lents Park
4808 SE 92nd Ave.
✓ Project completed

Replace play equipment and correct adjacent ADA deficiencies. Update the play opportunities in the playground. Create accessible circulation between the upper and lower levels of the play area. Replace picnic tables, benches, and the drinking fountain with accessible units. Make ADA corrections to walkways between SE Steele Street parking area, play area, and restroom. Restripe parking area on SE Steele Street for ADA compliance.



Lynchview Park
SE 167th Ave. & Mill St.

Provide play equipment and correct adjacent ADA deficiencies. Accommodate a wide range of play for children of all ages. Provide new equipment, rubberized surfacing, benches, picnic table, drinking fountain, trash receptacle, and shade trees. Provide accessible parking stall. Create accessible pathways connecting new parking stall and the park entrances. See separate listing under Restrooms and Other category for a description of irrigation work at this park.



North Park Blocks
NW Park Ave. & Couch St.

Update the play area. Remove and replace two aging play structures, a swing set, and rubberized surfacing. Move the lights to just outside the play area to provide more room for play equipment. Remove and replace the buckled, out-of-compliance walkways from the SW and NE corners to the play area.



Ventura Park
SE 113th Ave. & Stark St.
✓ Project completed

Replace play equipment and correct adjacent ADA deficiencies. Remove and replace outdated play structures and play surface. Install larger play area with rubberized surfacing and subsurface drainage system. Replace pavement buckled by tree roots including bench pads and the bike rack pad. Re-install benches and bike rack. Remove ADA barriers at parking lot. Protect adjacent trees and lighting. See separate listing under Restrooms and Other category for a description of that work at this location.



Trails and Bridges

Preserve access to natural areas and open spaces by repairing trails and bridges



Forest Park: Maple Trail
✓ Project completed

Replace the deteriorating existing bridge abutments and construct a new trail bridge across Saltzman Creek. The Maple Trail bridge failed in 2012, creating a gap in a popular walking trail loop. Make minor trail improvements at the bridge approaches.



**Forest Park: Lower
Macleay Trail**
✓ Project completed

Replace two deteriorating trail bridges on the Lower Macleay Trail and one bridge on the Wildwood Trail. Complete minor streambank bioengineering to enhance the health of Balch Creek. Connect the new bridges to existing trails. Fully restore impacted trails to pre-construction condition.



**Springwater Corridor
SE 45th Ave. &
Johnson Creek Blvd.**

Repair one bridge and stabilize the trail. Bridge 48 is located near the Johnson Creek Blvd. trailhead. It is the original wooden trestle bridge with footings in Johnson Creek and needs complete replacement. Additional repairs may be needed to stabilize the bank.



Pools

Prevent emergency closures, stop water leaks, improve water conservation and energy efficiency




Grant Pool
2300 NE 33rd Ave.
✓ Project completed

Replace outdated mechanical systems and correct pool deck ADA deficiencies. The pool's mechanical systems date to the 1920s and 1940s, and they need replacement. Overhaul the pool's mechanical systems, including all plumbing: pumps, pipes, strainer baskets, chemical controllers, sanitation systems, and sand filters. Update pool deck to correct ADA deficiencies, and provide two new pool lifts. Install new boiler, ventilate mechanical room, add UV system, reconfigure main drain, rebuild pool gutters and pool floor.



**Matt Dishman Community
Center Pool and Spa**
77 NE Knott St.
✓ Project completed

Re-plaster the pool and replace the failing whirlpool spa. Replacing the spa includes full demolition of the existing spa, and construction of a new, reinforced concrete shell with tile overlay. Replace the spa mechanical system, including piping, circulation and therapy jets, filtration system, and chlorine feeders. Add UV filtration system to the spa. Expand capacity of the new spa with System Development Charges (SDC) funding.


 Peninsula Park Pool
Feasibility Study
700 N Rosa Parks Way
✓ Project completed

Produce feasibility report to assess the condition of the existing pool systems, and provide recommendations for location of the new mechanical systems. Assumption of report is that Phase 2 of the Bond Program will provide funding to replace pool mechanical systems, including plumbing, pumps, motors, pipes, drains, strainer baskets, chemical controllers, sanitation systems (including a new UV system to reduce chlorine use), filters, and installation of a surge tank. Additional assumption is that funding would be provided to replace the gutters, existing ladders, guard towers, and steps; repaint the pool shell and allow for ADA improvements to the pool deck.




Protecting Workers

Improve safety, make critical upgrades, fix leaking roofs, update equipment at maintenance facilities

 Mt. Tabor Yard
6437 SE Division St.

Construct new shop space per 2008 Master Plan. Design and construct new ~17,000 sq. ft. shop/warehouse and office facility space per the 2008 Master Plan for electric, paint, welding, fencing, facilities maintenance, and carpentry shops. A bicycle/pedestrian path connecting neighborhoods south of Division Street to Mt. Tabor Park is part of the project and will be funded via System Development Charges.

 Delta Park Urban
Forestry Yard
10850 N Denver Ave.

Construct a new covered and secure storage area for large equipment and an enclosed shop building. Project elements include ~9,600 sq. ft. of covered secure equipment storage space, ~3,500 sq. ft. programmed for shop space and controlled storage, restrooms, showers, and lockers, along with demolition of the existing barn, and reconfiguration of the yard to optimize operations.

PCS **Pioneer Courthouse Square**
Replace falling structures, fix leaks and cracks, make improvements at most-visited park

PCS
Pioneer Courthouse Square
701 SW 6th Ave.
✓ Project completed

Replace aging infrastructure. Replace the waterproofing membrane that protects the underground occupied spaces. Retrofit the restrooms to meet ADA compliance and to create a new all-user restroom facility. Replace the aging HVAC and central control system components. Remove and replace the skylights to eliminate leaks below them. Provide handrails and other ADA improvements as required by code.

Accessibility
Remove access barriers in parks throughout city






Accessibility
Washington Park
Rose Garden
4001 SW Canyon Rd.
✓ Project completed


Remove ADA barriers from the main promenade extending the length of the Rose Garden. Remove ADA barriers from the ramp connecting the garden to the store plaza and from the path between the store plaza and the ADA parking at the tennis court area. Work included in the promenade aspect of the project includes extensive redesign to eliminate stairs in the center of the garden. Replace drinking fountain.

Restrooms, Other Urgent Repairs
Prevent closures, replace and repair restrooms, roofs and other failing structures throughout the system


Restrooms, Other Urgent Repairs
Argay Park Tennis Courts
NE 141st Ave. & Shaver St.
✓ Project completed

Rebuild and upgrade all four existing tennis courts. Upgrade lighting. Replace all fencing, nets, and stanchions. Rebuild the playing surface, necessary to eliminate substantial cracking and differential settlement. Replace existing player benches, signage, and drinking fountain. Correct deficiencies in ADA path of travel to the courts from NE 141st Avenue.


-  **Bloomington Park Restrooms**
SE 100th Ave. & Steele St.
✓ Project completed
- Renovate the existing restroom and correct ADA deficiencies.** Demolish interior partitions, and reconfigure interior spaces to provide two all-user restrooms, one of which is to be ADA-compliant. Provide new lighting, floor drains, floor finish, and ADA-compliant fixtures. Provide new roof, and repair and repaint exterior surfaces. Preserve storage closet. Correct ADA deficiencies on walkways between the playground and SE Steele Street, restroom, and playground. Replace curb ramp at SE Steele Street, and stripe for ADA parking at curb ramp.
-  **Couch Park Loo**
NW Glisan St. & 19th Ave.
- Add a Portland Loo.** Convert the existing restroom to provide maintenance and recreation support functions. Extend water, electrical, and sanitary sewer systems to serve new Loo. Correct ADA deficiencies in the pavement immediately surrounding the restroom building and Loo. Refer to the Couch Park Playground project for ADA path-of-travel corrections to NW Glisan and NW Hoyt.
-  **Colonel Summers Park Loo**
SE 17th Ave. & Taylor St.
✓ Project completed
- Add a Portland Loo.** Work with stakeholders to determine the new Loo location and treatment of the existing restroom building. Provide water, electrical, and sanitary sewer systems to serve the new Loo. Provide new ADA-compliant pathways to Loo, pavilion, and splash pad.
-  **Ed Benedict Park Restroom**
SE 102nd Ave. & Powell Blvd.
- Eliminate ADA barriers to the restroom near the skatepark.** Make minor renovations to the restroom so that it can remain open year-round.
-  **Raymond Park Loo**
SE 118th Ave. & Raymond St.
- Install a new Portland Loo.** Locate new Loo and provide water, electrical and sanitary sewer systems to serve it. Provide ADA-compliant path to the Loo.

- 


Glenwood Park Restrooms
SE 87th Ave. &
Claybourne St.
✓ Project completed

Renovate existing restrooms and correct ADA deficiencies. Reconfigure interior spaces to provide two all-user, ADA compliant restrooms. Provide new lighting, floor drains, floor finish, and ADA-compliant fixtures. Provide new roof. Repair and repaint exterior. Correct ADA deficiencies to path from SE 89th Avenue by repairing three sections of non-compliant asphalt paving. Replace curb ramp at SE 89th Avenue, and stripe for ADA parking at curb ramp.
- 


Lynchview Park Irrigation
SE 167th Ave. & Mill St.

Replace non-functioning irrigation system. New area-specific irrigation system will provide a high level of water efficiency utilizing a weather based central irrigation control platform. Include irrigation for sports fields and playground area (3 zones), backflow, controller, Maxicom, and all accessory plumbing.
- 

Mary Rieke Soccer Field
1405 SW Vermont St.
✓ Project completed













Renovate synthetic playing field. Demolish existing field, perform geotechnical investigation to identify drainage and subsidence issues. Correct geotechnical issues, install sub-base and drainage system. Install new synthetic field with furnishings, curbing, and accessible pathway between school and new field. Install conduit to allow lighting in a future phase.
- 

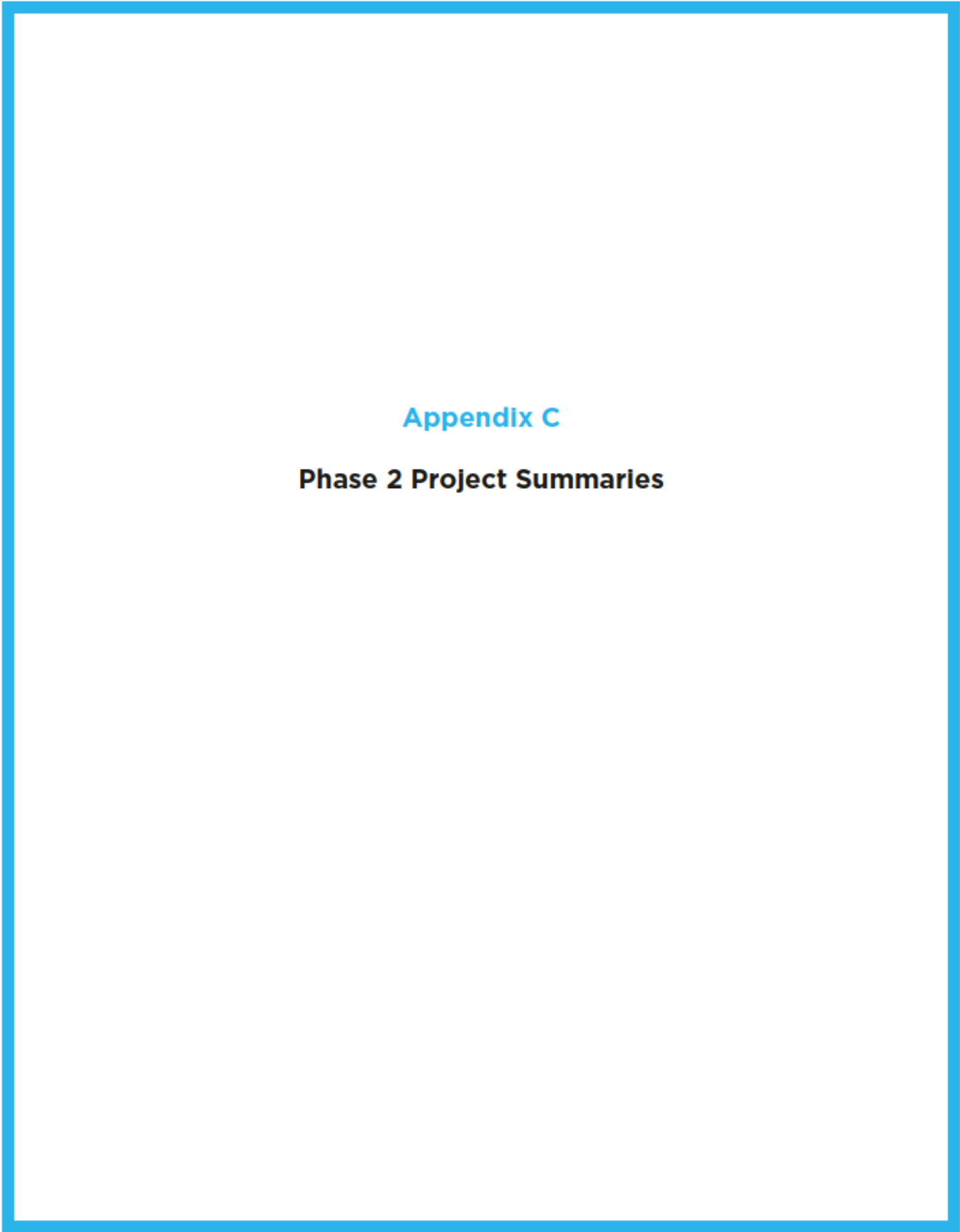
Mt. Tabor Summit Restrooms
SE 60th Ave. & Salmon St.
✓ Project completed

Restore summit restrooms and correct ADA deficiencies. Reconfigure interior spaces to provide two all-user restrooms, one of which is to be ADA compliant. Replace plumbing and electrical systems, finishes, fixtures, lighting, and interior and exterior paint. Replace water service line to pump house. Provide a new roof. Winterize facility for year-round use. Restore exterior façade. Improve exterior path by replacing existing asphalt paving and providing fully-accessible path from Harvey Scott Drive.
- 

Multnomah Arts Center Seismic Study
7688 SW Capitol Hwy.
✓ Project completed

Analyze seismic needs for the main building. Develop strategy and cost estimates for addressing the highest priority seismic improvements to the main building that were analyzed in the 2008 Comprehensive Seismic Repair Report.

-  
Multnomah Arts Center Cottages Study
 7688 SW Capitol Hwy.
✓ Project completed
 Conduct a study to assess mitigation options for ADA deficiencies identified at the cottages. Develop a strategy and cost estimate for addressing ADA deficiencies. Consider restrooms, adding a ramp from lower parking lot, and additional ramps to the cottages.
-  
Parklane Park Loo
 SE 155th Ave. & Main St.
✓ Project completed
 Install a Portland Loo and correct ADA deficiencies. Locate new Loo near the play area and provide water, electrical, and sanitary sewer systems to serve it. Provide ADA compliant paths to connect Loo to the sidewalk and the play area.
-  
Sellwood Pool Bathhouse Roof
 SE Miller St. & 7th Ave.
✓ Project completed
 Replace bathhouse roof. Match historic character of the building. Make diaphragm and seismic improvements as required. Rebuild or replace deteriorated roof windows and windows on the pool side of the structure. Make minor improvements to exterior brick work.
-  
St. Johns Community Center Roof
 8427 N Central Ave.
 Make various repairs at this 1940s facility. Install a new roof covering: strip the roof, make needed repairs to the decks, install ice and snow shield on the low slopes, and install a high efficiency roof. Make seismic upgrades as required by code. Resolve various HVAC issues: remove two unit heaters from the gym; replace with roof top gas heating and air conditioning units; replace AC-1, 2, 3, and 4; modify duct work to classroom served by AC-1 providing both return and supply; replace central control monitoring system throughout the building.
-  
Ventura Park Loo
 SE 113th Ave. & Stark St.
✓ Project completed
 Install a Portland Loo. Locate Loo near the play area and provide water, electrical, and sanitary sewer systems to serve it. Provide ADA-compliant connections to the sidewalk and the play area. See separate listing under the Playground category.
-  
Wilkes Park Loo
 NE 154th Ave. & Beech St.
✓ Project completed
 Install a Portland Loo. Work with stakeholders to select the best location near the play area. Provide water, electrical, and sanitary sewer systems to serve the Loo. Provide ADA-compliant connections to the sidewalk and the play area.



Appendix C

Phase 2 Project Summaries

The Parks Replacement Bond Phase 2 projects described below were identified in the second year of the Bond. Together the Phase 1 and Phase 2 projects meet the obligations of the original Bond language by providing a slate of projects that meet the spending and thematic obligations outlined in the measure. The Phase 2 list was developed with information sourced in asset management assessments, the 2014 Parks Replacement Bond project criteria, equity ratings, cost estimates, public outreach, and City Council approval.



Playgrounds

Replace or build 10 to 20 play structures that are closed, at risk of closure, or deficient (at least \$5M for the life of the Bond).

Accomplished by Bond Phase 1: \$9.7M spent, 7 playgrounds

Required for Bond Phase 2: 3 playgrounds



Gabriel Park
SW 45th Ave. & Vermont St.

Replace play structures and surfaces, and correct ADA deficiencies. Remove and replace existing play equipment and fall protection surfacing to provide an inclusive play space. Make path of travel improvements between parking area and playground by removing and replacing park walkway. Provide site grading as needed. Replace drinking fountain. If budget allows, provide stair access to Vermont Street and consider ADA upgrades to the restrooms. Expanded play areas to provide Destination Inclusive Play will be funded by System Development Charges.



Gilbert Primary Park
SE 134th Ave. & Foster Rd.

Replace play structures (including a slide that tested positive for lead paint) and surfaces. Correct ADA deficiencies. Remove and replace existing play equipment and fall protection surfacing. Provide a safe play space. Make path-of-travel improvements between adjacent streets and playground by removing existing wood chip path and replacing it with an ADA-compliant asphalt pathway. Provide site grading as needed.



Glenhaven Park
7900 NE Siskiyou St.

Replace play structures and surfaces and correct ADA deficiencies. Remove and replace existing play equipment and fall protection. Make path-of-travel improvements from sidewalk to playground by removing and replacing park walkway. Provide site grading as needed.



Play Pieces

Replace play equipment that needs repair and/or has tested positive for lead-based paint (up to \$3M designated for Phase 2. A minimum of 30 parks will be completed).



Play Pieces

Replace play equipment that needs repair and/or has tested positive for lead-based paint. All play pieces with lead-based paint in the park system have been removed or fenced off and designated for removal. Due to limited funds, equipment with high play value such as slides, swings, and whirls has been prioritized for replacement first. Albert Kelly, Argay, Berkeley, Bloomington, Colonel Summers, Flavel, Fulton, Hancock, Irving, Knott, Laurelhurst, Mt. Tabor, Pendleton, Sewallcrest, University Park, Washington, Wilkes, Wilshire, and Woodstock Parks.



Drainage

Make drainage improvements or replace engineered wood fiber (ADA-approved wood chips). Burlingame, Clinton, Harney, Patton Square, Peninsula, Pier, Portsmouth, South Park Blocks, Sunnyside School, and Woodlawn Parks.



Trails and Bridges

Preserve access to natural areas and open spaces by repairing bridges and trails (at least \$5M during the life of the Bond).

Accomplished by Bond Phase 1: \$3.73M spent

Required for Bond Phase 2: \$1.26M



Foley-Balmer Natural Area
SW 18th Place &
Collins St.

Replace the bridge allowing access in Foley-Balmer Natural Area. There is currently no built access across Tryon Creek in Foley-Balmer Natural Area. This project site is within an Environmental Protection Zone, and will require an Environmental Land Use Review, review by the U.S. Army Corps of Engineers, and potential review by other state and federal agencies depending on impacts to the site.



Marshall Park
SW Boones Ferry Rd. &
Arnold St.

Replace the bridge allowing access across Owl Creek. The existing bridge is closed to the public due to poor structural condition. This project site is within an Environmental Protection Zone, and will require an Environmental Land Use Review, review by the U.S. Army Corps of Engineers, and potential review by other state and federal agencies depending on impacts to the site.



Springwater Corridor
Bridge #140 (by SE Circle
Ave./Powell Butte)

Remove and replace existing timber bridge deck with long-wearing and slip-resistant asphalt deck. Current decking is hazardous to use during rainy conditions.



Pools

Prevent emergency closures, stop water leaks, improve water conservation and energy efficiency (at least \$5M during the life of the Bond).

Accomplished by Bond Phase 1: \$3M spent

Required for Bond Phase 2: \$2M



Peninsula Park Pool
700 N Rosa Parks Way

Update all pool mechanical and circulation systems in order to meet code and improve water quality. Address accessibility barriers so more users can enjoy the pool. This pool was built in 1912, and most of the existing mechanical systems date to the mid-20th century. Systems do not meet current code and are highly inefficient.



Accessibility

Remove access barriers in parks; recent report found tens of thousands of barriers across park system (up to \$5M during the life of the Bond).

Accomplished by Bond Phase 1: \$2.3M spent

Required for Bond Phase 2: Bond obligation met; additional ADA improvements with Phase 2 projects



East Portland Community
Center ADA Issues
740 SE 106th Ave.

Address ADA issues identified in 2014 ADA Transition Plan barriers report. This project will address known barriers located in the entry area of the Community Center.



Mt. Tabor Park Handrails
SE 60th Ave. and Salmon St.

Replace and provide ADA-compliant handrails for the grand staircase in the northeast corner of the park. This project will occur in conjunction with the installation of new handrails toward the top of this staircase (funded by System Development Charges).



Multnomah Arts Center
Cottages
7688 SW Capitol Hwy.











Improve accessibility. These cottages are currently used and programmed by PP&R. Project scope will be based on the feasibility study performed in Phase 1 of the Bond.



Restrooms, Other Urgent Repairs At least \$5M.

Accomplished by Bond Phase 1: \$8.9M spent

Required for Bond Phase 2: Bond obligation met; additional repairs with Phase 2 projects.

-   **Remove lead in water supply.** Current potable water fixtures have been closed. Project scope includes a reconfiguration of the plumbing to eliminate lead-contaminated features as well as a new potable water service. Project will occur in conjunction with restroom renovation and splash pad installation (funded by System Development Charges).
- Fernhill Park Water Supply**
6010 NE 37th Ave.
-   **This project will replace the leaking roof at Matt Dishman Community Center.** Install a new roof, make needed repairs to the decks.
- Matt Dishman Community Center Roof**
77 NE Knott St.
-   **This project will replace parts of the electrical system.** The improvements will increase both the reliability and the safety of the electrical system that is more than 40 years old.
- Matt Dishman Community Center Electrical**
77 NE Knott St.
-   **Replace roof.** Montavilla Community Center was built in the 1920s with several improvements and expansions occurring since. The roof is beyond its service life, and its replacement has become a high priority.
- Montavilla Community Center Roof**
8219 NE Glisan St.
-   **Make seismic repairs to the main building.** Project scope will be based on the feasibility study performed in Phase 1 of the Bond. The primary goal of the improvements is to provide a structure that allows patrons to exit the building safely should a seismic event occur.
- Multnomah Arts Center Seismic Repairs**
7688 SW Capitol Hwy.



Pier Park Restroom
10325 N Lombard St.

Demolish existing restroom (aka the “tin shed”) near the intersection of N Bruce St. and James Ave. Install new Portland Loo in same location. There will be several ADA upgrades as well: re-grade pathway to new Loo, install new drinking fountain, and make area around information board accessible.



Sellwood Park Kitchen Roof
SE Miller St. & 7th Ave.

Replace the roof. In recent years, a complete electrical system and appliance renovation occurred, and the structure is frequently permitted for use. Replacement of the roof will ensure the kitchen’s continued viability.

The Bond projects below are underway or completed.



Protect Workers

Improve safety, make critical upgrades; fix leaking roofs, update equipment at maintenance facilities (up to \$10M during the life of the Bond).

Accomplished by Bond Phase 1: \$10M spent
Required for Bond Phase 2: Bond obligation met



Pioneer Courthouse Square

Replace falling structures, fix leaks and cracks, make improvements at our most visited park—10 million visits annually (up to \$10M during the life of the Bond).

Accomplished by Bond Phase 1: \$10M spent
Required for Bond Phase 2: Bond obligation met



For more information about the bond, visit parksreplacementbond.org

Note: Information in this report is accurate as of June 30, 2018

Agenda No.
REPORT
Title

Accept

Year Three Report on the \$68,000,000 Parks 2014 General Obligation Bond (Report)

<p>INTRODUCED BY Commissioner/Auditor: Amanda Fritz</p>	<p>CLERK USE: DATE FILED <u>JUL 31 2018</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz <i>Amanda Fritz</i></p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Eudaly</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Parks & Recreation Bureau Head: <i>[Signature]</i></p> <p>Prepared by: Robin Laughlin Date Prepared: 7/9/2018</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	<p>ACTION TAKEN: AUG 08 2018 ACCEPTED</p>
<p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p> <p>Council Meeting Date 08/08/18</p>	

AGENDA

TIME CERTAIN
Start time:

Total amount of time needed: (for presentation, testimony and discussion)

CONSENT

REGULAR
Total amount of time needed: 15 minutes
(for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	✓	
3. Saltzman	✓	
4. Eudaly	—	—
Wheeler	✓	