



[Home](#) / [Council Documents](#)

93-2023

Report

Accept the Year Seven Report on the \$68 million 2014 Parks General Obligation Bond

Accepted

REPORT TO COUNCIL

DATE: February 1, 2023

TO: City Council

FROM: Robin Laughlin, Capital Renovation Program Manager

SUBJECT: Accept the Year Seven Report on the \$68 million 2014 Parks General Obligation Bond

I am pleased to submit for your consideration and acceptance Portland Parks & Recreation's (PP&R) Year Seven Report on the \$68M 2014 Parks General Obligation Bond. The purpose of this report is to summarize and share the status, achievements, and challenges of the Bond Program's implementation and to provide an overview of the Program's public outreach and transparency efforts.

PP&R continues to make significant progress on delivery of the Parks Bond projects - of the 52 Bond projects, 51 are complete and the remaining project is underway. In the seventh year of the Bond Program, two projects were completed and open for use. The Program ended the fiscal year with total spending at \$58.6 million over the life of the Bond. Since July 2015, Bond projects have awarded 39% of the value of professional design service work and construction work to State-certified disadvantaged, minority-owned, women-owned, emerging small businesses, and/or service-disabled veteran business enterprises, exceeding the City's 20% utilization goal.

As previously reported, the 2019 Performance Audit findings confirmed that the Bond funds are being spent in a manner that adheres to the language of the Bond Measure, the Program is operating in a fiscally responsible manner, and the existing documentation systems are transparent, in place, and functioning well. The Audit included recommendations to further enhance the Bond Program's efficiency, and the Program has made progress on implementing those recommendations. The Bond Program Manager continues to work with the Program's Management Analyst to refine and

Introduced by

[Commissioner Dan Ryan](#)

Bureau

[Parks & Recreation](#)

Contact

Robin Laughlin

Capital Projects Manager (2014 Parks Bond Program)

✉ robin.laughlin@portlandoregon.go

📞 [971-940-5567](tel:971-940-5567)

Requested Agenda Type

Time Certain

Date and Time Information

Requested Council Date

February 1, 2023

Requested Start Time

9:45 am

Time Requested

30 minutes (1 of 2)

document the Performance Audit recommendations and to make further process improvements in tracking, reporting, and projecting the work of the Program.

The Parks Replacement Bond Annual Report will be shared with the Bond Oversight Committee, the media, key stakeholders, the Parks Board, and any resident who requests a copy. An electronic copy will be posted to the Parks Replacement Bond website. The short version of the Report will be made available online in Spanish and English.

In the coming months, PP&R's Community Engagement team will make posts on both reports to PP&R's social media channels to provide links to the online information and to share information contained in the report.

The Bond Oversight Committee will use PP&R's Year Seven Parks Replacement Bond Annual Report, along with their own independent research and analysis, as a basis for their review of PP&R's performance, the results of which they will share with you at a separate Council date.

PP&R will continue to report back on an annual basis to present the progress made on the 2014 Parks Replacement Bond until we close the Bond out. We are grateful that the voters have prioritized taking care of parks infrastructure, and we look forward to celebrating with the community as they continue to see more results of their investment through increased accessibility, renovated playgrounds, more efficient pools, and other improvements made possible by the Bond funding.

Thank you,

Robin Laughlin

Robin Laughlin, PLA – Capital Renovation Program Manager

Documents and Exhibits

 [Parks Replacement Bond Annual Report 2021-22](#) 9.84 MB

Impact Statement

Purpose of Proposed Legislation and Background Information

The purpose of this Report is to review and share with the public the current status, achievements, and challenges of the \$68 million 2014 Portland Parks & Recreation (PP&R) Replacement Bond Program ("Program"). Since the inauguration of the Program, the Bond Team has laid the foundation for a successful parks improvement program, including prioritizing needs and project scopes with public input, creating project budgets, evaluating design proposals, processing project permits, requesting bids from construction contractors, and managing construction work and associated contracts.

The Bond Team has continued to move several projects forward through construction and completion. Of the 52 Bond projects, 51 are complete and the remaining project is underway in construction. In the seventh year of the Bond Program, three projects were completed and open to the public, bringing the total number of completed projects to 51. The Program ended the fiscal year with total spending at \$58.6 million over the life of the Bond. Since July 2015, Bond projects have awarded 39% of the value of professional design service work and construction work to State-certified disadvantaged, minority-owned, women-owned, emerging small businesses, and/or service-disabled veteran business enterprises, exceeding the City's 20% utilization goal.

As previously reported, the 2019 Performance Audit findings confirmed that the Bond funds are being spent in a manner that adheres to the language of the Bond Measure, the Program is operating in a fiscally responsible manner, and the existing documentation systems are transparent, in place, and functioning well. The Audit included recommendations to further enhance the Bond Program's efficiency, and the Program has made progress on implementing those recommendations. The Bond Program Manager continues to work with the Program's Management Analyst to refine and document the Performance Audit recommendations and to make further process improvements in tracking, reporting, and projecting the work of the Program.

Community participation and engagement efforts for Bond projects have continued to build on previous work. This work, including advisory committees and public meetings, has helped ensure that improvements continue to meet the needs and expectations of the community. During Year Seven of the Bond work, community engagement efforts focused on electronic notification of project completion and construction milestones. Also, in spring of 2022, we gathered in person to celebrate the opening of the renovated Gabriel Park Playground.

Financial and Budgetary Impacts

There are no financial or budgetary impacts directly resulting from the presentation of this Report. PR&R allocated \$47.6 million of the \$68 million Parks Replacement Bond to 34 Phase One projects and allocated the remaining dollars to additional 18 projects for a total of 52 Bond projects.

Community Impacts and Community Involvement

In 2014, the Portland community voted to support a Measure to issue up to \$68 million in general obligation bonds to pay for the capital costs of repairs and improvements to existing park facilities. The initial Parks Replacement Bond projects identified with community input included repair or replacement of playgrounds, trails and bridges, pools, facilities to protect workers, restrooms, Pioneer Courthouse Square, accessibility improvements, and other urgent repairs.

The initial project list was developed based on the information from various sources, including staff-identified needs, policy documents, such as *Parks 2020 Vision*, park master plans, technical papers, asset evaluation reports, and input from residents and other public agencies. Potential projects were screened, evaluated, and reviewed against community priorities and system-wide needs.

Public outreach efforts for the Bond Phase Two Project List were completed in Year Two of the Program and included:

- Six Neighborhood Coalition meetings
- Two Town Halls
- One Portlanders Stand with Refugees & Immigrants event
- One PP&R Parks for New Portlanders Youth Ambassadors Meeting
- Two Parks Board meetings
- Two Bond Oversight Committee meetings
- One Budget Advisory Committee meeting
- Online comment form and responses to all comments
- Email notifications
- Annual Report 2015-2016 and Oversight Committee Report 2015-2016
- Webpage updates

The Bond Program's ongoing community engagement work in subsequent years reflects our increasingly diverse community's needs and desires. Project-specific outreach has included targeted advisory committees, public meetings, signage, online information, and questionnaires. Additionally, Community Engagement Liaisons with ties to Latinx, Russian-speaking, Somali, and Vietnamese communities are brought in to assist with outreach and translation.

During Year Seven of the Bond work, community engagement efforts focused on electronic notification of project completion and construction milestones.

100% Renewable Goal

The City's Renewable Energy Goals are not directly impacted as a result of the presentation of this report. The City's total energy use is expected to decrease as a result of some projects described within the Annual Report. These projects include updated pool mechanical systems, modern HVAC systems, new roof insulation, LED lighting, and modern work facilities and maintenance shops.

Agenda Items

93 Time Certain in [February 1-2, 2023 Council Agenda](#)

Accepted

Motion to accept the report: Moved by Gonzalez and seconded by Ryan.

Commissioner Carmen Rubio Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Absent



PORTLAND PARKS & RECREATIONSM

Healthy Parks, Healthy Portland



2021-22

PARKS REPLACEMENT BOND ANNUAL REPORT

YEAR
7

Information in this report is accurate as of June 30, 2022.

PARKS
REPLACEMENT
BOND
ANNUAL REPORT
2021-22

Dear Portlanders,

When we started work on the 2014 Parks Replacement Bond, our goals were to complete the Bond projects on time, manage funds wisely, and fulfill our promises to voters. We are proud to report that's what we have done, and we are now just one project away from completion of this Bond!

Three major milestones from this year's work:

- Construction began in the fall of 2021 on our 52nd – and – final Bond project at our maintenance headquarters at Mt. Tabor Yard. The result will be a safer, more efficient space for the staff who care for our parks and community centers.
- Urban Forestry staff moved out of an old barn and into a modern, secure shop building at Delta Park as construction wrapped up.
- Joy and smiles were on everyone's faces at the opening celebration of our newest inclusive playground at Gabriel Park.

This Bond has kept the community's playgrounds, trails, pools, restrooms, and other park amenities open during a time when Portlanders need them more than ever. Our pools were able to serve thousands of people during one of our hottest Augusts ever, our community centers provided cool spaces during the heat and warm spaces during the iciest winter days, and our playgrounds and trails provided places for families to recreate safely together.

The consistent investment of community resources in our parks system is one of the things that makes Portland a great place to live. However, to sustain the parks system that Portlanders value, we need to continue to address the system's maintenance backlog, which has grown to over half a billion dollars. Additional

funding will be needed to meet the needs of a growing parks system, and PP&R is working to address that through our Sustainable Future effort.

PP&R is committed to advancing our work towards a future where we can fulfill our operations, capital maintenance, and capital growth needs with sustainable funding. With your continued support, we will identify sufficient resources so your parks system can serve us today and for future generations of Portlanders.

With gratitude for your ongoing support,

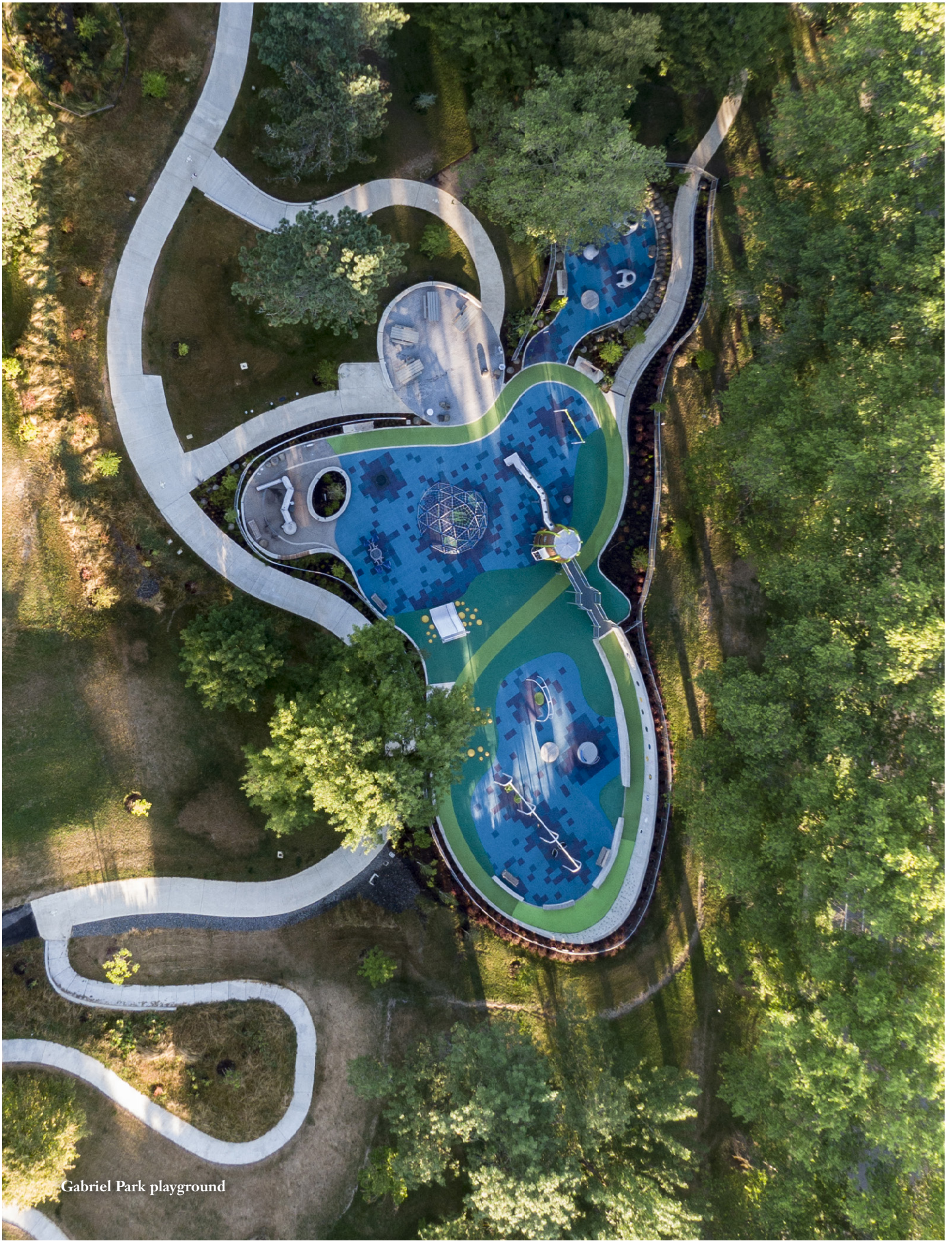


Commissioner Carmen Rubio



Portland Parks & Recreation
Director Adena Long

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



Gabriel Park playground

Table of Contents

1 Summary

3 Project Map

5 Performance

5 Performance Overview

5 Year 7 Highlights

7 Vision Statement

7 Goals

8 Fiscal Policies

9 *A Space to Get to Know Each Other*

10 Scope

11 Project Status by Category

13 Budget

15 Keys to Bond Success in Year 7

16 Challenges

18 *Peninsula Pool Now Serves the Community Better Than Ever*

19 Investment

21 Transparency

22 Bond Oversight Committee

23 Bond Program Performance Audit

26 Looking Forward

26 Process improvements

26 Project management

26 Project completion

26 Ongoing reporting

28 Appendix A: Expenses and Spend Report

42 Appendix B: Phase 1 Project Summaries

52 Appendix C: Phase 2 Project Summaries

60 Appendix D: Original Bond Measure

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) Bond Program has now completed its seventh year. The Bond projects target PP&R's most critical needs by focusing on fixing or improving facilities that are closed, at risk of closure, or deficient. Projects are categorized as follows:

- **Playgrounds:** renovating aged playgrounds
- **Trails and bridges:** repairing or replacing failing trails and bridges
- **Pools:** repairing pool surfacing, decks, and mechanical systems
- **Worker safety:** renovating or replacing outmoded PP&R maintenance buildings to address worker safety and efficiency
- **Pioneer Courthouse Square:** replacing waterproofing and infrastructure
- **Americans with Disabilities Act (ADA):** addressing barriers and improving park access for all Portlanders
- **Restrooms and other facilities:** replacing critical failing infrastructure, including restrooms and community centers

This report summarizes the work accomplished in fulfilling the promises made to voters in 2014 and shares details of the seventh year of progress. Detailed information is provided about the Bond Program's investments and performance, including project progress, challenges, public outreach, and transparency efforts.

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.

PP&R has completed 51 of 52 projects in categories identified in the Bond Measure, including playground renovations, trail and bridge projects, pool projects, Pioneer Courthouse Square renovations, repairs to restrooms and other facilities, accessibility



Gabriel Park playground

improvement projects, and PP&R maintenance facility projects that address worker safety. The final project is in construction, and its completion will allow PP&R to meet all the promises made with the 2014 Measure.

The \$68 million in Bond funding has made significant improvements across Portland, but it is only a first step in addressing a long backlog of critical repair projects necessary to ensure appropriate levels of service for the city. PP&R faces an expanding park maintenance funding gap, with current estimates indicating a \$500 million gap for major maintenance funding needs in Portland’s parks, community centers, and other facilities over the next 10 years. Additional funding is critical to ensure that our parks and facilities remain safe, accessible, and welcoming for all Portland residents and visitors. PP&R staff are working hard to utilize the current Bond funds wisely, and to maximize benefits to the greatest number of park users with every Bond project.



Delta Park Urban Forestry Yard

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 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 our most-visited park

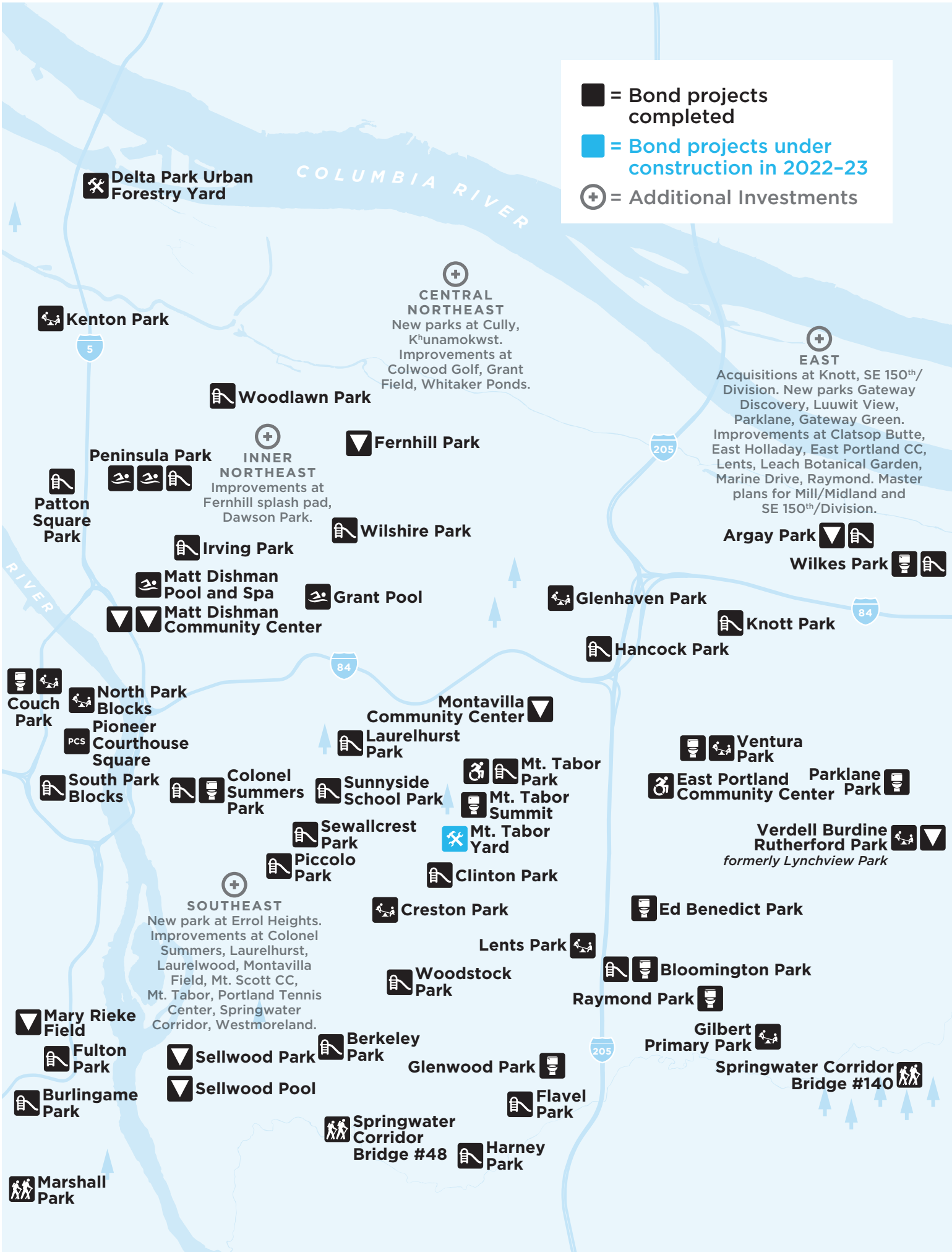


Additional Investments since 2013:

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 additional investments shown follow neighborhood coalition boundaries.



-  = Bond projects completed
-  = Bond projects under construction in 2022-23
-  = Additional Investments




 Delta Park Urban Forestry Yard

 Kenton Park

 Woodlawn Park

 Fernhill Park

 Peninsula Park

 INNER NORTHEAST
Improvements at Fernhill splash pad, Dawson Park.

 Patton Square Park

 Irving Park

 Wilshire Park

 Matt Dishman Pool and Spa

 Grant Pool

 Argay Park

 Matt Dishman Community Center

 Wilkes Park

 Hancock Park

 Knott Park

 Couch Park

 North Park Blocks

 Montavilla Community Center


 Pioneer Courthouse Square

 Laurelhurst Park

 Ventura Park

 South Park Blocks

 Colonel Summers Park

 Sunnyside School Park


 Mt. Tabor Park


 East Portland Community Center

 Parklane

 Sewallcrest Park

 Piccolo Park

 Mt. Tabor Summit

 Mt. Tabor Yard

 Verdel Burdine Rutherford Park
formerly Lynchview Park

 SOUTHEAST


New park at Errol Heights. Improvements at Colonel Summers, Laurelhurst, Laurelwood, Montavilla Field, Mt. Scott CC, Mt. Tabor, Portland Tennis Center, Springwater Corridor, Westmoreland.

 Clinton Park

 Ed Benedict Park

 Creston Park

 Lents Park

 Woodstock Park

 Bloomington Park

 Mary Rieke Field

 Fulton Park

 Sellwood Park

 Berkeley Park

 Glenwood Park

 Flavel Park

 Raymond Park

 Gilbert Primary Park

 Burlingame Park

 Sellwood Pool

 Springwater Corridor Bridge #48

 Harney Park

 Springwater Corridor Bridge #140

 Marshall Park

Performance

Performance Overview

The Bond Program follows established project performance measures that focus on three key indicators: scope, schedule, and budget. Voters expect PP&R to responsibly manage these three areas throughout the life of the Bond Program.

The Bond Program has completed 51 of 52 Bond-funded projects. Two projects were completed over the last 12 months, and the final project is in construction. With one remaining project, PP&R is positioned to meet all the commitments made to voters for the Bond funding.

The seventh year of the Bond brought the total spend to \$58.6 million. 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’s parks better and more accessible for everyone.

The majority of Bond projects remain within their originally established scope, schedule, and budget.

Year 7 Highlights

- **Urban Forestry:** Phased completion allowed Urban Forestry operations to move into the new shop facility while construction continued to remove the old facility and provide new parking. The project was fully complete in spring of 2022 and has been well used since.
- **Gabriel Park:** Portland’s newest inclusive playground opened to the public in spring 2022. The playground has been popular since its opening celebration and is a physical reflection of the needs and desires expressed by the community.



52

Projects in Bond
Phases 1 and 2



51

Projects completed

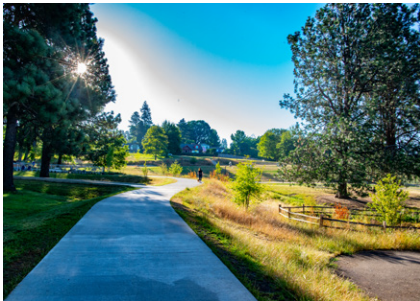


1

Project underway



Mt. Tabor Yard Maintenance Facility



Gabriel Park



Urban Forestry

- **Mt. Tabor Yard Maintenance Facility:** This project entered construction following a unique construction procurement process. By utilizing a Request for Proposals approach, contractors were able to fully understand the project prior to bidding. The process also allowed staff to work with the successful bidder to develop a detailed project schedule that has minimized construction disruptions to the Yard.

- **Audit:** Audits were required as part of the Bond measure to ensure fiscal accountability. To meet this obligation, PP&R engaged an independent firm, Harvey M. Rose Associates, LLC, to provide a performance audit of Bond activities. Completed in January 2019, the audit found that

- the Bond Program funds were spent in a manner that adheres to the language of the Measure;
- the Bond Program is operating in a fiscally responsible manner; and
- the existing Bond Program documentation systems are transparent, in place, and functioning well.

The Performance Audit provided eight recommendations to further enhance the Bond Program’s efficiency. After significant progress in implementing the recommendations, the program has focused on continued refinement to its tracking and reporting methods. A summary of the audit and the Bond Program’s progress on the recommendations can be found in the Transparency section of this report.

The Bond Program Manager leads a team of highly qualified project managers who oversee 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. The team is supported by a Management Analyst, an Office Support Specialist, and a Public Involvement professional from PP&R’s Community Relations team. As part of the Capital Renovation Program, the Bond Team works alongside PP&R’s Capital Growth Program team to provide focused work that is consistent with the goals of PP&R’s Assets & Development Division.

Vision Statement

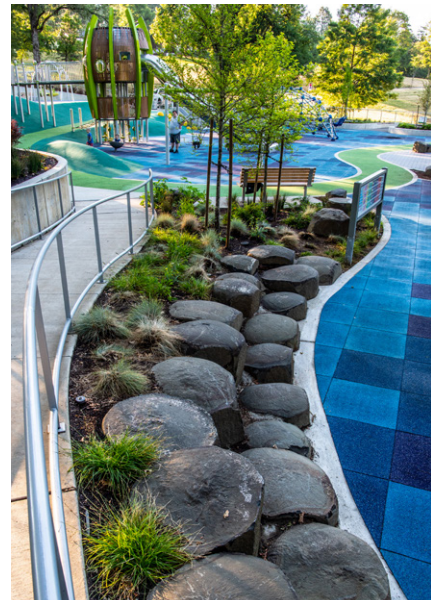
The Bond-specific vision statement and set of eight goals continue to guide the Bond Team's work.

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.



Gabriel Park playground

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. For a full description of these policies, listed below, 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.



Gabriel Park playground

A Space to Get to Know Each Other

Thanks to funds from the Parks Replacement Bond and System Development Charges, Gabriel Park now has a more inclusive and accessible play area that is about three times the size of the original play area. With more space for play, there are many more play opportunities for park visitors of all abilities.

Linda Akagi and Dr. Aisha Y. Musa were both born with disabilities and raised in Portland. Despite growing up in a city of beautiful parks, their recreational opportunities were limited, as Portland's playgrounds were not designed at that time with inclusion and accessibility in mind.

When Linda went to playgrounds as a kid, she says "I could not do anything, but I would sit with my feet in the wading pool."

Aisha's recollections are similar. She says, "I used the swings if they were at a height I could easily get into. I would watch other children on the monkey bars and think it looked like fun but getting on and off them was not a possibility. I spent a lot of time playing in the grass in parks, as it was easier and safer to crawl or walk on."

Today, both play roles in advocating for people with disabilities to have more opportunities. Linda served on the Gabriel Park Playground Advisory Committee, and Aisha contributed feedback through her role as an advisor on the Parks Accessibility Advisory Committee. Their perspectives ensured the new inclusive playground at Gabriel Park was designed with input from community members with lived experience.



The renovations included smooth rubber surfacing and paved pathways at appropriate slopes, so visitors using wheels can navigate throughout the entire area. The many unique play pieces include a huge tower that offers expansive views of Gabriel Park, a friendship swing where users can swing facing each other, and an inclusive rocker with high backed seats for those who need extra support. A quieter area allows for space when kids need a break from the action, and a fence surrounds the entire play area to keep kids safe, especially those that experience a "fight or flight" feeling when overwhelmed.

Linda and Aisha agree that an inclusive playground "gives disabled and non-disabled parents and children a space where they can get to know and see each other as people doing ordinary things together." They believe this will help change many of the stereotypes around people with disabilities.

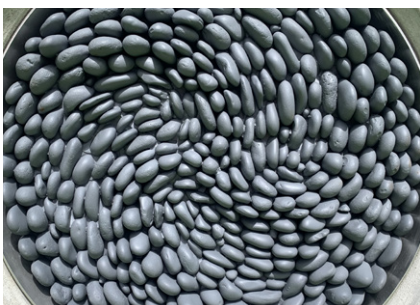
While they both wish inclusive playgrounds existed when they were kids, they emphasized it is better late than never!



Mt. Tabor Yard construction



Gabriel Park playground:
inclusive spinner



Gabriel Park playground: sensory panel

Scope

The majority of Bond projects were completed within the originally defined scope. As reported in prior years, many Bond projects have amplified the Bond investment with outside funding sources, including System Development Charges (SDC) allocations, ADA Transition Plan Implementation Program (ADATPIP) funds, and private funds raised by community partners.

For all projects with additional funding, spending for work outside the Bond's scope is tracked separately from the Bond project spending. Active projects with additional funding include:

- **Mt. Tabor Yard:** Bond funds are allocated to this project to construct modern shop spaces for the bureau's Professional Repair and Maintenance Services staff. Additional general fund monies support the Bond project work, and SDC dollars are funding a new multimodal path.

Schedule

Of the 52 Bond projects, 51 are complete, and the remaining project is in construction. The majority of projects were 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.

Project Status by Category

Playgrounds



| | Design | Permits and Contracting | Construction | Expected Completion |
|--|--------|-------------------------|--------------|---------------------|
| Couch Park• | █ | █ | █ | Done |
| Creston Park• | █ | █ | █ | Done |
| Kenton Park• | █ | █ | █ | Done |
| Lents Park• | █ | █ | █ | Done |
| (formerly Lynchview Park) Verdell Burdine Rutherford Park• | █ | █ | █ | Done |
| North Park Blocks• | █ | █ | █ | Done |
| Ventura Park• | █ | █ | █ | Done |
| Gabriel Park ² • | █ | █ | █ | Done |
| Gilbert Primary Park ² • | █ | █ | █ | Done |
| Glenhaven Park ² • | █ | █ | █ | Done |
| Playground Pieces & Drainage ² • | █ | █ | █ | Done |

Trails and Bridges



| | | | | |
|---|---|---|---|------|
| Forest Park: Maple Trail• | █ | █ | █ | Done |
| Forest Park: Lower Macleay Trail• | █ | █ | █ | Done |
| Springwater Corridor Bridge #48• | █ | █ | █ | Done |
| Foley-Balmer Natural Area ² • | █ | █ | █ | Done |
| Marshall Park ² • | █ | █ | █ | Done |
| Springwater Corridor Bridge #140 ² • | █ | █ | █ | Done |

Pools



| | | | | |
|--|---|---|---|------|
| Grant Pool• | █ | █ | █ | Done |
| Matt Dishman Pool and Spa• | █ | █ | █ | Done |
| Peninsula Park Pool Feasibility Study• | █ | █ | █ | Done |
| Peninsula Park Pool ² • | █ | █ | █ | Done |

Protecting Workers



| | | | | |
|---------------------------------|---|---|---|------|
| Mt. Tabor Yard• | █ | █ | █ | 2023 |
| Delta Park Urban Forestry Yard• | █ | █ | █ | Done |

PCS



| | | | | |
|----------------------------|---|---|---|------|
| Pioneer Courthouse Square• | █ | █ | █ | Done |
|----------------------------|---|---|---|------|

• Project completed 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 • | █ | █ | █ | Done |
| Mt. Tabor Park Handrails ² • | █ | █ | █ | Done |
| Multnomah Arts Center Cottages ² • | █ | █ | █ | Done |

Restrooms, Other

Urgent Repairs



(formerly
 Lynchview Park)

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

• Project completed ² Phase 2 projects

Phase 1 and Phase 2 projects are identified here to provide context for this report.

Budget

The majority of Bond projects have been completed within their originally allocated Bond budgets. Projects exceeding their original allocations include Delta Park Urban Forestry Yard, East Portland Community Center, Grant Pool, Matt Dishman Community Center Roof, Mt. Tabor Yard, Multnomah Arts Center Cottages, Parklane Park Loo, Peninsula Pool, and St. Johns Community Center Roof. Background information of the details of the overages can be found in prior Annual Reports.

As reported in previous years, overall, the Bond projects are staying within the “maximum not-to-exceed” budget allocations. Many completed projects have returned savings to the Program contingency. These funds, as well as Bond interest earnings and Program Contingency funds, will be used to support projects that have exceeded their original allocations. The Bond Program Manager will continue to coordinate with PP&R’s Director and Commissioner, as well as the Bond Oversight Committee and the Assets & Development Division Manager, to ensure that all funds are appropriately allocated in keeping with the Bond Program’s fiscal policies.

Administrative costs are being tracked as part of the Bond’s fiscal management. The seventh year of the Bond’s implementation focused on project work with a well-established team. Administrative costs continue to trend downward as projects progress and construction work begins. Administrative costs are currently 4.4% 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: 10% spent within six months, 45% within 12 months, 75% within 18 months, and 100% within two years. To date, there have been three 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 Phase 2 projects. Spend-down



Delta Park Urban Forestry Yard

\$
58.6
million
spent to date

4.4%

Cumulative percentage
administrative expenses

targets for both issuances were not met due to Program start-up and a lower-than-anticipated project spending rate. Due to low interest rates, Bond funding was not negatively affected.

- The third issuance was made in June 2020 for \$14.9M, primarily for the remaining Phase 2 projects. The 6-month spending target was met, however, project construction spending delays resulted in missing the 12-month target. Higher interest rates from the third issuance have resulted in over earned interest that the Program is obligated to return back to the IRS. This amount is tracked with overall program contingencies to ensure project and Federal obligations are met. More information about interest earnings can be found in Appendix A.

Detailed information on spend-down targets and spending projections can be found in the Challenges section of this report and in Appendix A.



Delta Park Urban Forestry Yard

Keys to Bond Success in Year 7

- **Kept projects on or ahead of schedule.**
Result: Better service to the public and reduction of construction inflation costs.
- **Bond Fund tracking separated 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. Refined approaches to tracking tools have increased clarity for project spending and program tracking.
- **Continued to inform the community through transparent processes.**
Result: As the Bond work wraps up, the focus has shifted to ensuring that the final construction projects are communicated clearly to the public and informing the community about the overall investments over the past seven years.
- **Exceeded the goals for utilization of Disadvantaged, Minority-owned, Women-owned, Emerging Small Businesses, Service-Disabled Veterans Business Enterprises (D/M/W/ESB/SDVBE) firms in consultant and contracting services.**
Result: 31% of the consultant contracts for professional or technical services and 41% of the construction contracts that have been completed or underway are utilizing state-certified D/M/W/ESB/SDVBE firms.



Gabriel Park playground before



Gabriel Park playground after

Challenges

For much of the seventh year of Bond work, many of the challenges faced in prior years, including project spending rates, the construction climate, and permitting requirement delays, impacted the Bond Program's work. The challenge of the COVID-19 pandemic continues to impact the local economy, City operations, construction supply chains, and staff availability.

- **Pandemic response:** The pandemic continues to impact many aspects of the Bond Program's work, primarily in construction material delays and cost increases.



Gabriel Park playground

- **Construction climate:** The Portland metropolitan area experienced a heated construction climate for much of the past year. Across the region, contractors had difficulty securing materials, subcontractors, and labor. The tight construction market translated into higher prices and fewer bids, which impacted Bond project budgets and schedules. Staff efficiencies, project contingencies, and Bond Program contingencies have continued to allow most of these increases to be absorbed into the overall project allocations.
- **Bond spending projections:** Through the life of the Program, spending on Bond projects has occurred at a slower pace than originally anticipated. This was largely due to the original Bond Program set-up, staffing, bidding delays, and lulls between construction periods as more projects were completed. The Program has continued the refinement of project spending projection models to increase accuracy. In Year 7, spending was up compared to previous years with 69% of projected spending matching actual expenses. Construction on the Mt. Tabor Yard facility started later in the year, however, with three projects in construction the overall spending was improved over past years. Ongoing supply chain, manufacturing, and labor issues stemming from the COVID-19 pandemic have continued to have a negative impact on spending rates.



Delta Park before



Delta Park after

Peninsula Pool Now Serves the Community Better Than Ever

More than just a fun summer hangout, pools enhance our community's health and wellbeing. With increasingly hotter summers, PP&R pools are a place that everyone in the community can access to cool off. Steve Kavanaugh, a PP&R Recreation Coordinator who oversees Peninsula Outdoor Pool, views swimming as a lifelong skill – something that “people can have forever.” At Portland's pools, youth learn skills that could save their life or someone else's life through swim lessons and lifeguarding training. For adults, especially seniors, swimming is an enjoyable form of exercise that is gentle on aging joints.

Thanks to the Parks Replacement Bond, Peninsula Outdoor Pool is now able to serve the community better than ever. After over a hundred years of use by people (and briefly penguins in 1957 while they waited for their zoo enclosure to be completed), the old Peninsula Outdoor Pool's shell was demolished, and a completely new pool was built. The heavy equipment operators demonstrated their technical expertise as they worked within the tight footprint created by the horseshoe shape of the community center and the historic fence wall which surrounds the pool.

When the pool reopened for the 2019 season, its capacity expanded from 188 to 296 swimmers, thanks to a larger shallow area separated by a wall from the deeper part of the pool. This expansion has benefitted everyone who uses the pool. Steve commented “the dividing wall has been a huge improvement



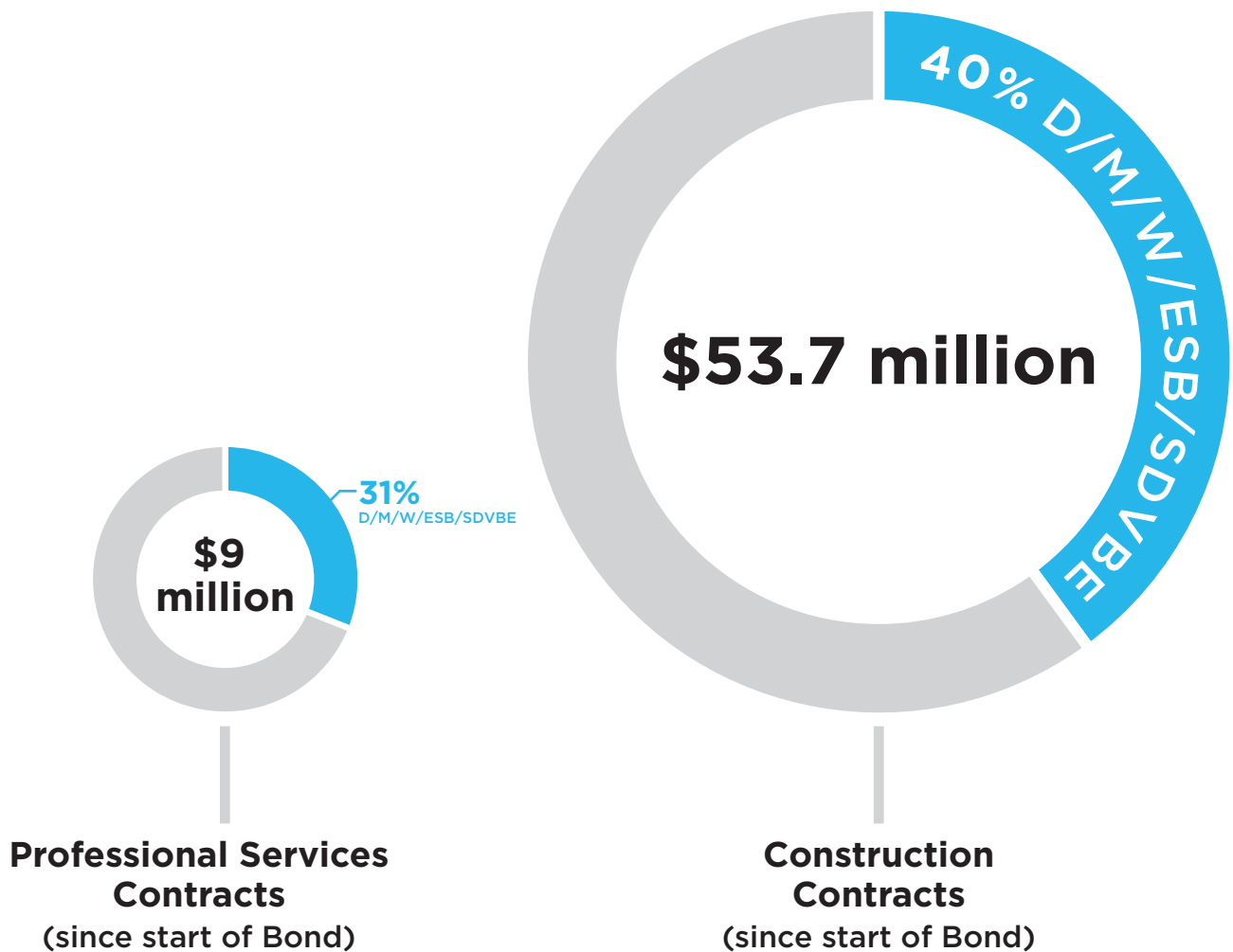
for the pool” as he's noticed kids feel more comfortable in the shallow area. It creates a great area to provide swim lessons for young children, including toddler/parent classes. The divided spaces also allow more activities to happen at once. Open swim and lane swimming can happen at the same time without awkward overlap.

Accessibility was also improved with the addition of a mechanical lift with straps to assist users with disabilities to get in and out of the pool. The wider steps into the water are easier for folks of all ages to use, and the water level is now level with the deck, which makes entering and exiting the water easier.

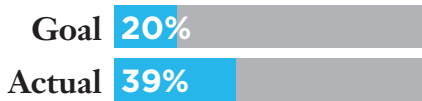
While community members most noticed the physical changes to the pool upon reopening, Steve's favorite part of the renovation is the new boiler and other mechanical equipment that replaced equipment that was about sixty years old and in serious need of modernization. From staff to community members, everyone appreciates the many benefits of a pool that can remain open thanks to this investment from the Parks Replacement Bond.

Investment

PP&R is committed to social equity in contracting and actively provides opportunities to Disadvantaged, Minority-owned, Women-owned, Emerging Small Businesses, Service-Disabled Veterans Business Enterprises (D/M/W/ESB/SDVBE) firms. These types of Contractors are often referred to as COBID Contractors. COBID stands for Certification Office for Business Inclusion and Diversity. It is an Oregon state agency that manages socio-economic programs for business inclusion and diversity that promote opportunities for disadvantaged business enterprises, minority-owned businesses, woman-owned businesses, businesses owned by service-disabled veterans and emerging small businesses.



% of combined contract value awarded to D/M/W/ESB /SDVBE firms since start of Bond



The Bond Team has engaged in outreach with local organizations, including the Oregon chapter of the National Association of Minority Contractors and LatinoBuilt, to ensure that local D/M/W/ESB/SDVBE firms are aware of the consulting and contracting opportunities associated with Bond projects.

The PP&R Bond Team has been able to successfully surpass the City’s D/M/W/ESB/SDVBE utilization goal of 20%. Since July 2015, Bond projects have awarded 39% of the value of professional design service work and construction work to certified D/M/W/ESB/SDVBE firms. Taken separately, 31% of the value of all Bond professional design services contracts and task orders and 40% of the value of all Bond construction contracts and task orders have been awarded to D/M/W/ESB/SDVBE firms. The Bond Team intends to continue this trend by employing these state-certified firms for Bond project work wherever feasible.

A further breakdown of the Bond project spending data for the value awarded for professional design service and construction work shows that 21% of the value was awarded to Minority-owned businesses, 14% to Women-owned businesses, and 4% to Emerging Small Businesses.



Gabriel Park playground

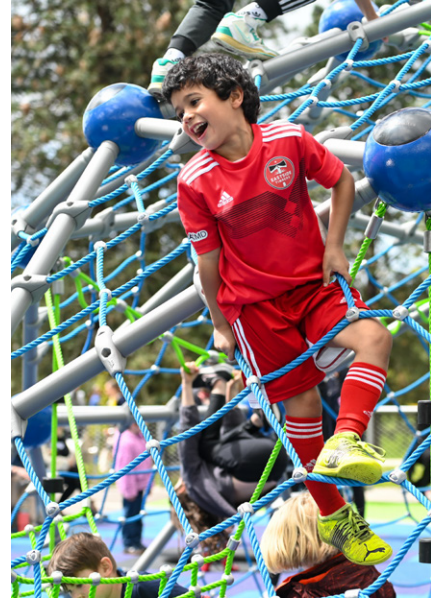
Transparency

Over the life of the Bond Program, PP&R’s work around community engagement has focused on reflecting our increasingly diverse community’s needs and desires. PP&R staff are committed to community participation and outreach and to including communities of color and refugee and immigrant communities. This work reflects PP&R’s renewed commitment to centering the experiences of Black, Indigenous, and communities of color in our decision making.

Over the last seven years, project-specific outreach, advisory committees, public meetings, signage, and online Bond information and questionnaires have helped to ensure that the Bond improvements met the community’s needs and expectations.

PP&R’s Community Engagement staff have involved Community Engagement Liaisons—individuals with ties to Spanish-speaking, Russian-speaking, Somali, and Vietnamese 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 meetings have been held in conjunction with cultural events including Summer Free for All concerts and New Year in the Park, a celebration of Cambodian, Laotian, Thai, and Burmese cultures.

As 51 projects are now completed and the final project is in construction, the Bond Community Engagement staff have focused on providing regular website updates, construction signage, and social media posts about ongoing projects.



Gabriel Park playground



Gabriel Park playground

Bond Oversight Committee

In Year 1, as required by the Bond measure, the City Council established a five-person Bond Oversight Committee, 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 Bond 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 year to City Council. The committee's reports are posted online at parksreplacementbond.org. The committee has also provided clear direction and oversight throughout the execution of the Bond Program.

The Bond Oversight Committee is currently comprised of four members. A fifth member will be added at such time when City Council makes a nomination.



Gabriel Park playground

Bond Oversight Committee members:

- Karl Cheng
- David Staczek
- Karen Loper Tracy
- Brianna Westenskow

In Year 7, the Bond Oversight Committee provided its report on Year 6 of the Bond Program. The report focuses on three Bond Oversight Committee Objectives:

- Adherence to the Language of the Bond
- Maintaining Fiscal Accountability
- Being Transparent with the Community

The committee meets online via Zoom and at project sites. The meetings are open to the public. Details regarding upcoming meeting dates and locations, past meeting notes, and reports can be found at parksreplacementbond.org.

Bond Program Performance Audit

The 2014 Parks Replacement Bond requires audits. To meet this requirement, an independent audit firm, Harvey M. Rose Associates, LLC, was hired through a Request for Proposals process to provide a performance audit at the Bond Program’s delivery midpoint. The audit was completed in January 2019. The full Performance Audit report is available online at parksreplacementbond.org and is provided in Appendix D of the 2014 Parks Replacement Bond Year 4 Annual Report.

The Performance Audit’s objectives were to determine if

- the Bond Program funds were spent in a manner that adheres to the language of the Bond Measure; and
- the Bond Program is operating in a fiscally responsible manner, ensuring Bond dollars are clearly and separately tracked, and ensuring integrity and accuracy of financial statements.

The Performance Audit’s findings demonstrate that the Bond Program has been successful in delivering on the promises made to the community in Measure 26-159 and in Council Resolution 37085. The audit found that

- the Bond Program funds were spent in a manner that adheres to the language of the Bond Measure;
- the Bond Program is operating in a fiscally responsible manner; and
- the Bond Program’s existing documentation systems are transparent, in place, and functioning well.

PP&R appreciates that the Performance Audit provided eight recommendations to *further enhance* the Bond Program’s efficiency. These recommendations and PP&R’s work to address them are summarized below.

1. Document PP&R’s approach to reallocation of available funds.

Complete and Ongoing: The Bond Program’s Contingency Report was revised to provide a clear picture of available funds. Reallocation of remainder funds continues to follow existing fiscal policies, with program contingencies managed



Delta Park Urban Forestry Yard

by the Bond Program Manager. Allocation of other available Bond funds will be made with input from the Bond Oversight Committee, the Assets & Development Division Manager, and the PP&R Director. The Commissioner's Office will be informed of all decisions.

2. Review and consider adjusting the escalation and contingency lines in the standardized budget template.

Ongoing: This recommendation will be implemented on new projects. At this time, the Bond Program has not had any new projects but expects new projects may emerge if sufficient remainder funds allow.

3. Formalize and document the process for timing and the size of Bond issuances.

Complete: The third and final Bond issuance was made in June 2020. New processes for this timing included enhanced coordination between the Bond Program Manager, the Management Analyst, and the City's Debt Management team. The process included improved contingency tracking, spending projections, and spend-down rates based on up-to-date project timelines.

4. Formalize and document PP&R's procedures for making spending projections.

Complete and Ongoing: New tracking tools were created to enhance this work. The Bond Program Manager works with project managers to provide relevant data to the Management Analyst. Projections and actuals are compared, and the results are used to adjust the projection modeling for increased accuracy. This work is completed on a quarterly basis.

5. Revise the method for charging citywide overhead costs to projects.

Complete: PP&R staff have revised practices to charge citywide overhead costs to the Bond Program projects. Bond counsel and the City Finance Manager were consulted in implementing this recommendation.

6. Document procedures for tracking project funding for Bond projects that have additional funding sources such as SDCs.

Complete: The Division Work Plan was revised to track project funding sources more clearly. It is linked to the Bureau CIP Budget Master, an active document that tracks



Gabriel Park playground before



Gabriel Park playground after

funding allocations and expenses-to-date for all active project numbers.

7. Work with Procurement Services to evaluate and improve contractor performance.

Complete: This recommendation is beyond the scope of the Bond Program. PP&R has forwarded this recommendation to the appropriate parties in Procurement Services.

8. Formalize and document contracting practices for on-call PTE contract management and monitoring.

Complete: This recommendation is beyond the scope of the Bond Program. PP&R has forwarded this recommendation to the appropriate parties in Procurement Services. Over the past year, PP&R's Procurement Liaison has provided additional oversight and contract tracking for on-call PTE contracts.

A final performance audit will take place at the conclusion of Bond Program work. PP&R anticipates that the work will include a formal report to City Council.



Gabriel Park playground

Looking Forward



Gabriel Park playground

Process improvements

The Bond Program Manager will work with the Program's Management Analyst to continue to refine and document the Performance Audit recommendations and to make further process improvements in tracking and reporting the final work of the Program. They will also work with Project Managers to prepare project and program files for an end-of-Program Performance Audit.

Project management

The final project at the Mt. Tabor Yard Maintenance Facility will be monitored to bring it to successful implementation and completion. Complex land use issues will be tracked through final documentation, permits, and construction. Construction within a constrained site while keeping the maintenance yard operational will contribute to the project's complexity.

Project completion

Of the 52 Bond projects, 51 are complete. The Delta Park Urban Forestry Yard and the Gabriel Park Playground were completed in the last year. The Mt. Tabor Yard project is in construction and scheduled for completion in the next year. Together, the 52 projects represent a fulfillment of the commitment made to voters in 2014.

Ongoing reporting

This report marks seven years of annual reporting on the 2014 Parks Replacement Bond's progress. Past annual reports, as well as this current year's, are available online. This year the Executive Summary version will also be available online in both English and Spanish.

Moving forward, the Bond Team's focus will remain on delivering the promises made to voters in 2014 as well as continued accountability and responsiveness to Portland residents in addressing urgent needs across the city.

The COVID-19 pandemic continues to have a significant impact on the community. However, investments made by the Bond Program over the last seven years have allowed Portlanders to seek relief through play on safe, modern playgrounds and more. Replacement bridges have kept trails open for exploration while new pool mechanical systems, deck, and surfacing improvements have provided safe locations to cool off during high heat events. ADA improvements have allowed more Portlanders to access our treasured parks while restroom renovations have allowed park goers to stay in the parks longer. Major repairs at community centers have kept facilities open for regular and emergency use. Improvements to the waterproofing at Pioneer Courthouse Square has allowed Portland's living room to stay open and welcome people back to the downtown core with ongoing events. Some of the final Bond projects to be completed include maintenance building upgrades which will allow dedicated staff to continue to care for our parks, trees, and facilities in safe, efficient spaces.



Gabriel Park playground



Gabriel Park playground

Appendix A
Expenses and Spend Report

The 2014 Parks Replacement Bond requires annual reporting of expenses incurred by the Bond Program 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 incurred expenses are detailed in the Bond Program Expenses section. They are categorized by expense type, including professional services, construction costs, and administrative expenses. Projections on future spending are also included to provide additional insight into Bond Program spending.

Background

The Bond Program began accruing expenses in December 2014. 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, which allows for an accurate and complete financial record of the spending progression for all Bond projects.

Historically, project overhead fees have not been included in the detailed expense categories in the Bond Annual Report. The overhead costs are tracked separately, and a detailed reconciliation report of overhead costs will be provided at the close of the Bond Program.

For the purposes of this report, the Bond Program has established the definitions and categorizations, as described in the graphic on the following page for expenses incurred by the Bond Program 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 costs from audits |

Bond Program Expenses

Through June 2022, the Bond Program incurred a total of \$58,675,578 in expenses. These expenses included professional services, construction costs, and administrative expenses. A comprehensive breakdown of these expenses, along with percentage computation of the categorized expense vs. aggregate Program expenses, are provided in the following pages. For transparency purposes, administrative expenses have been tracked in several subcategories, including personnel costs for program management and support staff, Bond issuance costs, and various Program expenses.

The total of the listed Program expenses does not include overhead costs incurred by the Program and its projects. Overhead costs are captured separately, tracked with Program expenses, and reported as a part of Program spending.

Overhead is comprised of a fee added to all project personnel hours to cover PP&R's indirect costs for services including, among others, office space rental, information technology support, and City Attorney services. A detailed reconciliation report of overhead expenses will be provided at the close of the Bond Program.

Program Expenses (Project Costs & Administrative Costs)
as of June 30, 2022: \$58,675,578

Program Spending (Project Costs & Overhead Costs)
as of June 30, 2022: \$59,462,599

| EXPENSES | COSTS | | | %OF TOTAL EXPENSES |
|---|---------------------|--------------------|---------------------|--------------------------|
| | YEARS 1-6 | YEAR 7 | TOTAL | |
| Professional Services | \$12,359,194 | \$614,798 | \$12,973,992 | 22.1% |
| Project Management Staff Salary & Benefits | \$3,038,209 | \$243,456 | \$3,281,665 | |
| Project Management Staff Non-Project Billing | \$1,210,520 | \$231,028 | \$1,441,548 | |
| Project Consultant Fees | \$7,992,614 | \$140,314 | \$8,132,928 | |
| Initial Project Scoping and Management Services | \$117,851 | \$0 | \$117,851 | |
| Construction Costs | \$37,910,696 | \$5,212,367 | \$43,123,063 | 73.5% |
| Hard Construction Costs | \$35,340,538 | \$4,606,882 | \$39,947,420 | |
| Soft Construction Costs | \$2,054,780 | \$605,485 | \$2,660,265 | |
| RACC Disbursement | \$515,378 | \$0 | \$515,378 | |
| Administrative Expenses | \$2,392,860 | \$185,663 | \$2,578,523 | 4.4% |
| Program Management and Support Staff Salary and Benefits | \$1,957,092 | \$166,923 | \$2,124,015 | |
| Bond Issuance Costs | \$43,494 | \$1,050 | \$44,544 | |
| Bond Audit Costs | \$58,735 | \$0 | \$58,735 | |
| Miscellaneous Administrative Expenses | \$333,539 | \$17,690 | \$351,229 | |
| Office Supplies and Computer Equipment | \$18,071 | \$216 | \$18,287 | |
| Training, Certifications and Dues | \$15,852 | \$661 | \$16,513 | |
| Public Involvement and Community Outreach | \$179,838 | \$13,321 | \$193,159 | |
| Furnishing/Construction of Bond Team Space | \$46,429 | \$0 | \$46,429 | |
| Printing | \$27,496 | \$6 | \$27,502 | |
| Motor Pool | \$7,036 | \$57 | \$7,093 | |
| Telecomm & Phone Service | \$38,817 | \$3,429 | \$42,246 | |
| Total Program Expenditures | \$52,662,750 | \$6,012,828 | \$58,675,578 | 100.0% |

Individual Project Expenses

All projects implemented under the Bond Program are accounted for independently, allowing for the budget and current spending to be tracked throughout the life of each project. The bar graph on the following pages provides a breakdown of all current Bond projects, the project budget allocation, and spend to date for each project through June 30, 2022.

In the Project Spending bar graph, projects noted as complete represent completed studies and construction projects that are open to the public. Project spending may continue to occur following construction to address warranty and project close out expenses up to two years after construction. Project spending data is regularly updated and reviewed for accuracy.

Reporting methods

Based on the recommendations from the Bond Performance Audit completed in 2019, a Project Funding Log was implemented to track changes to Bond project funding allocations, replacing the previously used notes mechanism. The new tracking tool has proven helpful to the Program as it nears completion and as funding reallocations are made.

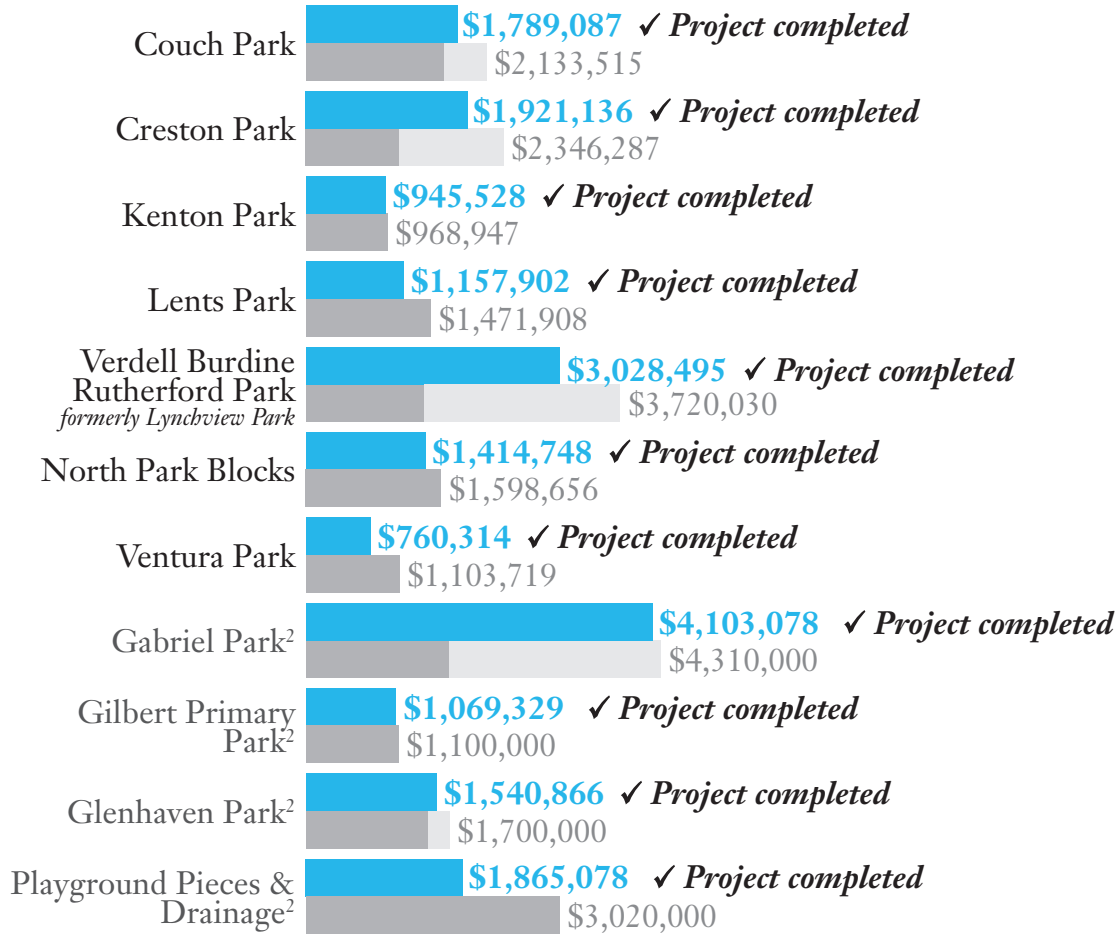
The Project Funding Log informs several reports for Bond Team members to track project spending, including the monthly Project Spend Report and the Program Work Plan. These reports are also used for annual reporting and are the basis for the project spending information on the following pages. The project budget allocations and spend-to-date figures include all project expenses as well as overhead charges incurred to date.

Project Spending

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

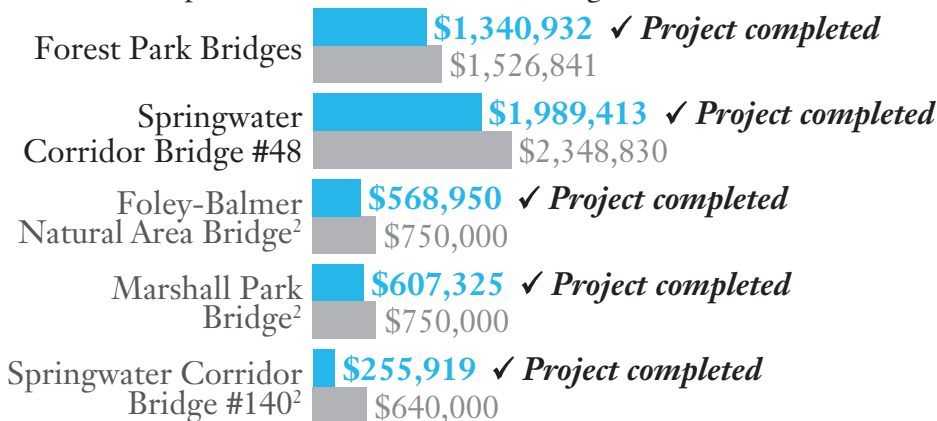
Playgrounds

\$19,595,561 spend to date; \$23,473,062 budgeted



Trails & Bridges

\$4,762,539 spend to date; \$6,015,671 budgeted

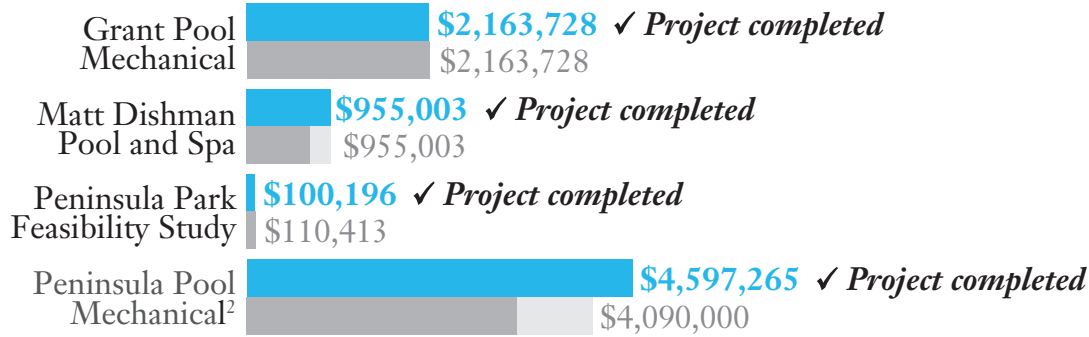


Project Spending (continued)

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

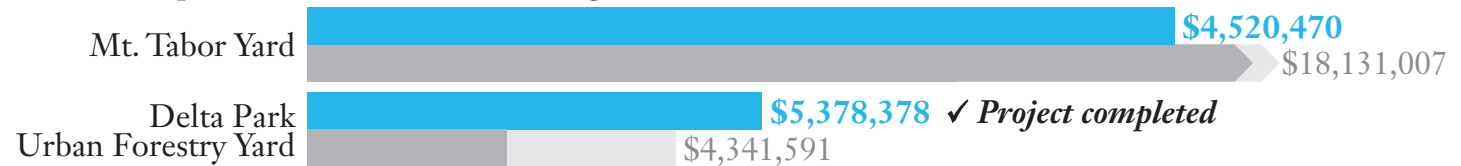
Pools

\$7,816,192 spend to date; \$7,319,144 budgeted



Protecting Workers

\$9,898,848 spend to date; \$22,472,598 budgeted



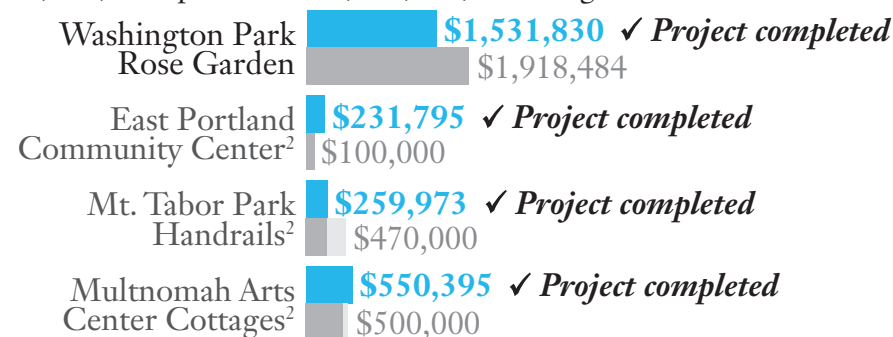
Pioneer Courthouse Square

\$9,829,049 spend to date; \$10,150,000 budgeted



Accessibility

\$2,573,993 spend to date; \$2,988,484 budgeted








































Project Spending (continued)

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

















Restrooms, Other Urgent Repairs

\$15,336,358 spend to date; \$18,076,977 budgeted

| | | |
|--|---|---|
| Argay Park Tennis Courts |  \$829,673 ✓ <i>Project completed</i> |  \$1,067,533 |
| Bloomington Park Restrooms |  \$297,742 ✓ <i>Project completed</i> |  \$421,842 |
| Colonel Summers Park Loo |  \$1,440,854 ✓ <i>Project completed</i> |   \$1,548,872 |
| Couch Park Loo |  \$496,172 ✓ <i>Project completed</i> |  \$577,388 |
| Ed Benedict Park Restrooms |  \$100,000 ✓ <i>Project completed</i> |  \$100,000 |
| Raymond Park Loo |  \$367,929 ✓ <i>Project completed</i> |  \$533,800 |
| Glenwood Park Restrooms |  \$271,304 ✓ <i>Project completed</i> |  \$391,488 |
| Verdell Burdine Rutherford Park Irrigation <i>formerly Lynchview Park</i> |  \$138,512 ✓ <i>Project completed</i> |  \$179,777 |
| Mary Rieke Soccer Field |  \$1,672,495 ✓ <i>Project completed</i> |  \$2,173,057 |
| Mt. Tabor Summit Restrooms |  \$550,883 ✓ <i>Project completed</i> |  \$623,984 |
| Multnomah Arts Center Cottages Study |  \$74,311 ✓ <i>Project completed</i> |  \$106,028 |
| Multnomah Arts Center Seismic Study |  \$80,861 ✓ <i>Project completed</i> |  \$126,896 |
| Parklane Park Loo |  \$358,231 ✓ <i>Project completed</i> |   \$597,552 |
| Sellwood Pool Bathhouse Roof |  \$975,961 ✓ <i>Project completed</i> |  \$1,272,539 |
| St. Johns Community Center Roof |  \$1,416,951 ✓ <i>Project completed</i> |  \$1,469,782 |
| Ventura Park Loo |  \$554,081 ✓ <i>Project completed</i> |   \$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

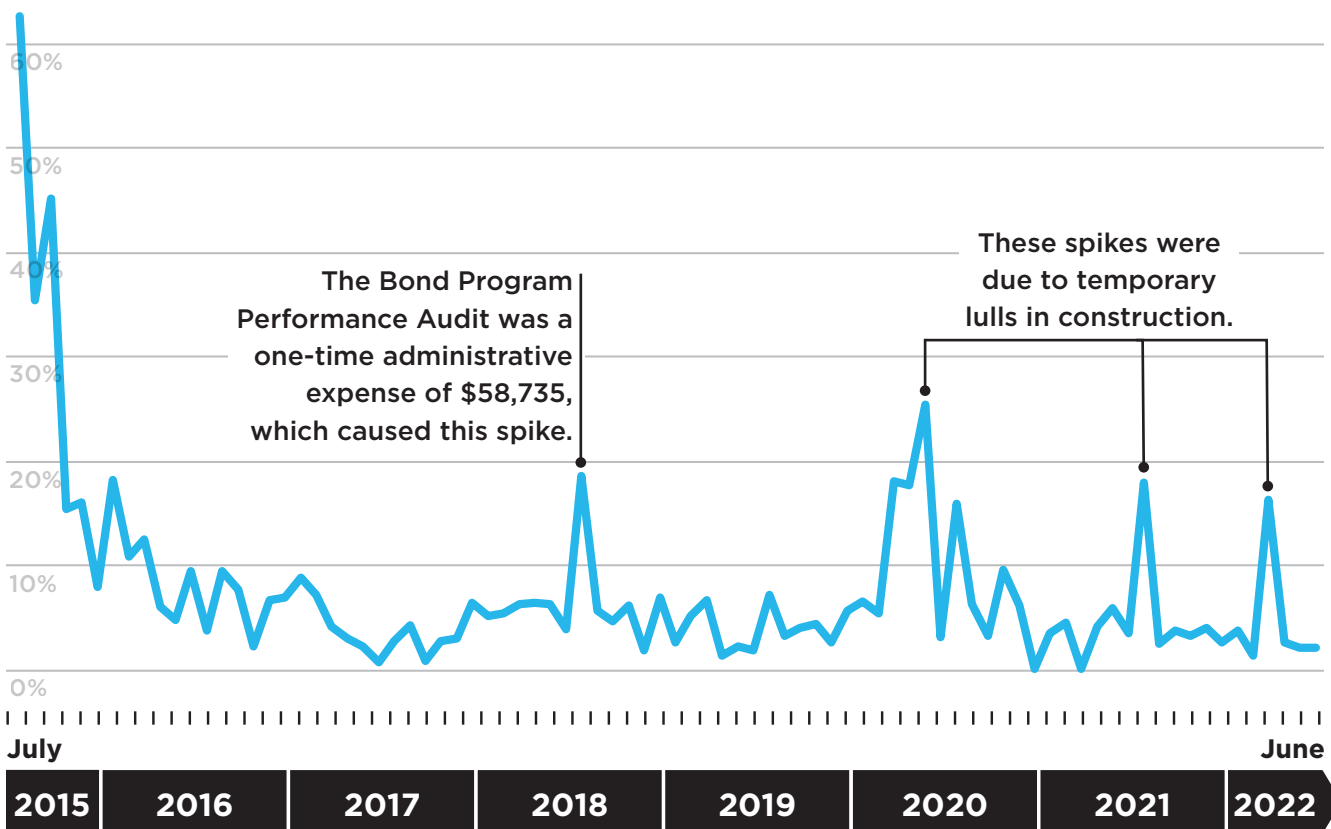
| | | |
|----------------------------------|---|---|
| Fernhill Park |  | \$1,328,302 ✓ <i>Project completed</i> |
| Water Supply ² |   | \$1,325,000 |
| Matt Dishman |  | \$1,157,449 ✓ <i>Project completed</i> |
| Community Center |  | \$500,000 |
| Roof ² | | |
| Matt Dishman |  | \$244,840 ✓ <i>Project completed</i> |
| Community Center |  | \$250,000 |
| Electrical ² | | |
| Montavilla Community |  | \$1,037,715 ✓ <i>Project completed</i> |
| Center Roof ² |   | \$1,300,000 |
| Multnomah Arts |  | \$866,118 ✓ <i>Project completed</i> |
| Center Seismic |  | \$1,000,000 |
| Repairs ² | | |
| Pier Park Restrooms ² |  | \$439,618 ✓ <i>Project completed</i> |
| |  | \$750,000 |
| Sellwood Park |  | \$215,267 ✓ <i>Project completed</i> |
| Kitchen Roof ² |  | \$500,000 |

Administrative Expenses

The Bond Program has established a goal of keeping administrative expenses at less than 10% of total Bond Program spending. Considerable administrative expenses incurred at Program start-up, as expected, and resulted in administrative percentages above 10% for the first ten months of the Bond Program.

However, overall administrative expenses have stayed well below 10% of total Bond spending since that time, with the accumulative percentage at 4.4% from the start of the Bond through June 30, 2022.

70% Administrative Expenses

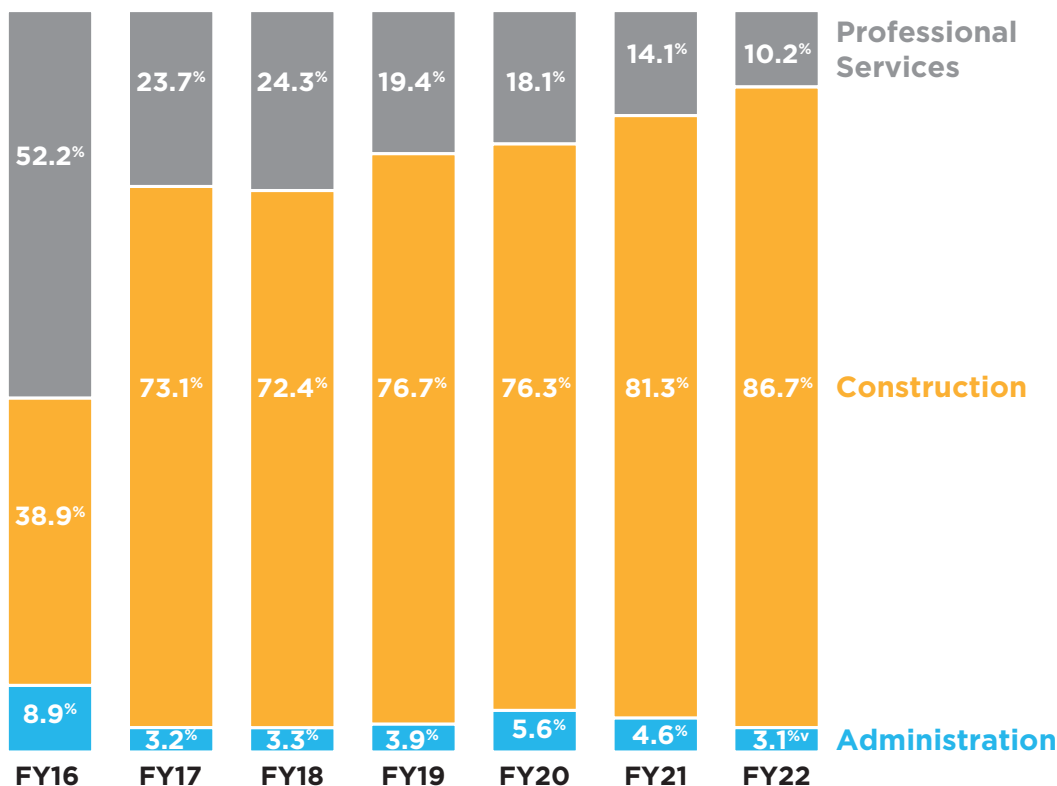


Administrative Expenses Percentage of Spend

In Year 7 of the Program, administrative expenses continued to be a small portion of Program spending, coming in at 3.1%.

In Year 4, the Bond Program followed the recommendation of the Bond Performance Audit to revise the method for charging citywide overhead costs to projects. This change did not significantly increase the administrative expenses, and the Program has benefited from the simpler approach to documenting and charging overhead expenses.

The following graph illustrates the year-to-year changes the Bond Program has seen in each expense category. The first year reflects administrative start-up costs and a focus on professional services costs at project start-up. In the years since, construction costs have been the majority of expenses, while the administrative expenses and professional services have decreased.



Spending by Category

Issuance Spending

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 permitted 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 the extra earnings if it is 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 spending 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 spenddown targets. This issuance has been fully spent and there were no Bond Program penalty consequences as the interest rates at the time were quite low. The July 2015 issuance included \$2M in taxable funds, which was not obligated to meet spend-down targets. As of June 30, 2022, 54.6% of that taxable funds portion of the issuance has been spent.

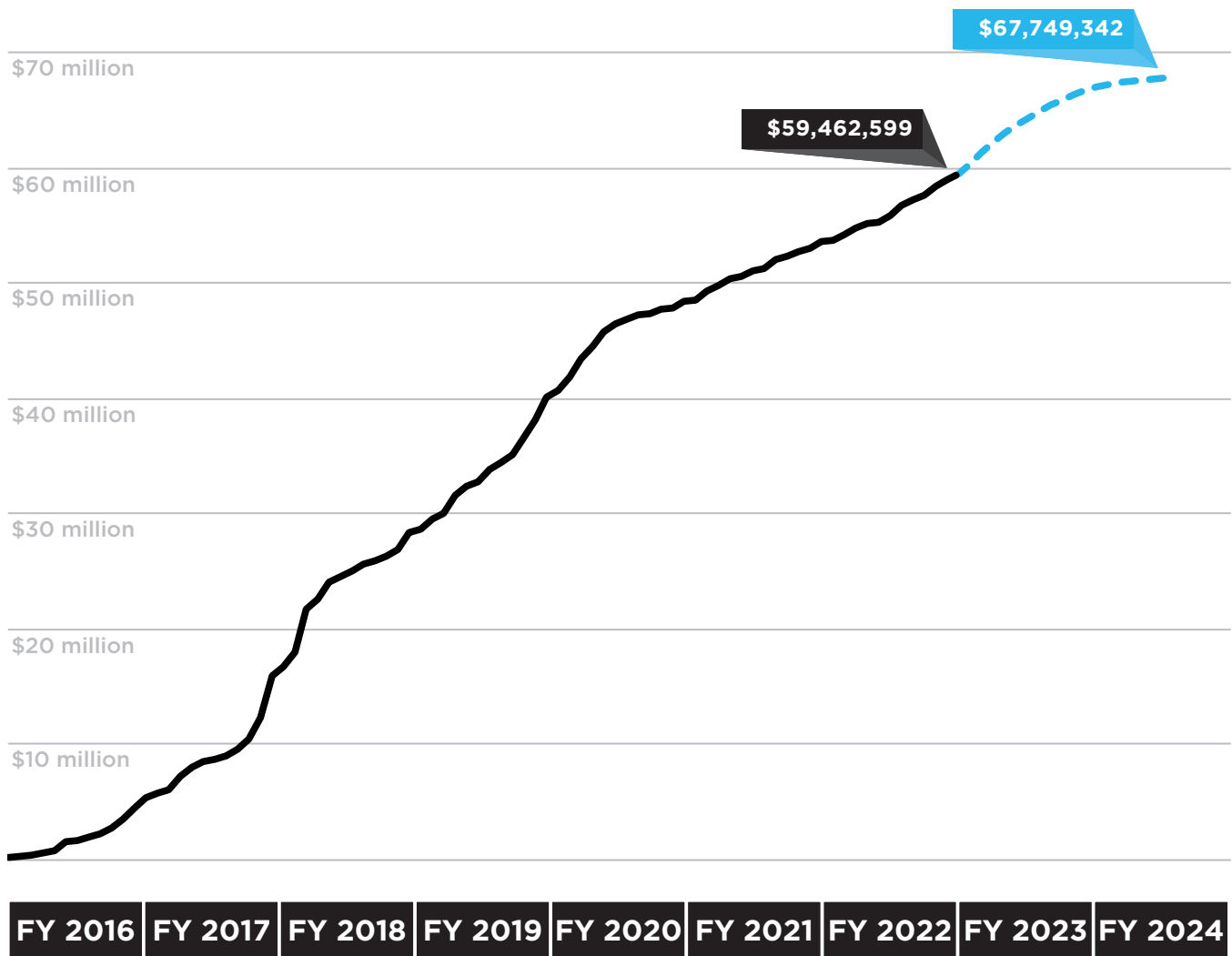
A second issuance of \$24.5 million occurred in January 2018. Spending of the second issuance was much slower than anticipated and the spend-down targets were not met due to delays in permitting and construction for several large projects. This issuance is 82% spent as of June 30, 2022. Again, there were no Bond Program penalty consequences as the interest rates were quite low.

The third and final issuance of \$14.9 million occurred in June 2020. The Program expected to reach the spend-down targets, but the second target of 45% within 12 months was missed due to construction delays resulting from the COVID-19 pandemic and permitting delays for the Mt. Tabor Yard project. The final issuance is 73% spent as of June 30, 2022.

Over the last six years of Bond spending, interest rates have remained relatively low. Interest earnings on unspent Bond proceeds from the first two issuances have not exceeded levels allowed by the IRS. However, the third and final issuance (June 2020) has over earned, and as of April 2021 the Program is obligated to return \$75K (5% of total interest earnings) back to the IRS. This amount may decrease through time as the funds continue to be spent and interest earnings continue to accumulate.

The Program is reserving a \$100K contingency from the interest earnings to comply with IRS regulations, and interest rates will continue to be closely monitored moving forward. All major Program spending is projected to conclude by the end of FY23.

In total, Bond proceeds have amounted to \$67,849,228. After removing issuance costs, the final spending target for the Program is \$67,749,342. Now that the Program knows its final spending target, and many projects have been completed, the remaining Program and Theme contingencies are being revised to effectively utilize all Bond proceeds and bring the Program to a close.



Spend to Date Versus Projected Spending

Bond Spend-down

— = Spend to date - - = Spending projections

Appendix B
Phase 1 Project Summaries

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 = high probability of failure \times high consequence of failure). Equity ratings were also applied which factored in a higher rating for diverse communities of color, populations below the poverty level per Census data and youth below 18 years of age.
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.

✓ *Project completed*

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 and Other Urgent Repairs category for a description of that work at this location.



Creston Park

SE 44th Ave. & Powell Blvd.

✓ *Project completed*

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.

✓ *Project completed*

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.



Verdell Burdine Rutherford Park (formerly Lynchview)
SE 167th Ave. & Mill St.
✓ Project completed

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 Urgent Repairs category for a description of irrigation work at this park.



North Park Blocks
NW Park Ave. & Couch St.
✓ Project completed

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 Urgent Repairs 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.**
✓ *Project completed*

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.
✓ Project completed

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 failing 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.

✓ *Project completed*

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.

✓ *Project completed*

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.

✓ *Project completed*

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.



**Verdell Burdine Rutherford Park
Irrigation** (formerly Lynchview)
SE 167th Ave. & Mill St.
✓ Project completed

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.
✓ Project completed

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 measure 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.

✓ *Project completed*

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.

✓ *Project completed*

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.

✓ *Project completed*

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.



Playground Pieces & Drainage

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

✓ Project completed

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

✓ Project completed

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.

✓ *Project completed*

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.

✓ *Project completed*

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)

✓ *Project completed*

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
✓ Project completed

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.
✓ Project completed

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.
✓ Project completed

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.
✓ Project completed

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.



Fernhill Park Water Supply
6010 NE 37th Ave.
✓ Project completed

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).



Matt Dishman Community Center Roof
77 NE Knott St.
✓ Project completed

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 Electrical
77 NE Knott St.
✓ Project completed

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.



Montavilla Community Center Roof
8219 NE Glisan St.
✓ Project completed

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.



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

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.



Pier Park Restroom
10325 N Lombard St.

✓ *Project completed*

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.

✓ *Project completed*

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 following Bond projects 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 failing 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

(this page intentionally blank)

Appendix D
Original Bond Measure



Playgrounds

Phase 1: Couch, Creston, Kenton, Lents, Verdell Burdine Rutherford (formerly Lynchview), and Ventura Parks; North Park Blocks

Phase 2: Gabriel, Gilbert Primary, and Glenhaven Parks



Play Pieces

Phase 2: Albert Kelly, Argay, Berkeley, Bloomington, Colonel Summers, Flavel, Fulton, Hancock, Irving, Knott, Laurelhurst, Mt. Tabor, Pendleton, Sewallcrest, University, 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 OPPOSITION

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

IN TO THIS MEASURE WERE FILED.

M-28



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, 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, Verdell Burdine Rutherford Park (formerly Lynchview Park) Irrigation, 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



For more information about the bond, visit parksreplacementbond.org

Note: Information in this report is accurate as of June 30, 2022