



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

REPORT TO COUNCIL

DATE: July 28, 2016

TO: City Council

FROM: Mary Anne Cassin, Bond Program Manager

SUBJECT: Accept the year one report on the \$68,000,000 Parks 2014 general obligation bond

I am pleased to submit for your consideration and acceptance the First Annual Report on the Parks 2014 general obligation bond. The purpose of this report is to summarize and share with the public the current status and challenges of the first year of the Bond Program.

In this first full year, from July 2015 to July 2016, we have laid the foundation for the specific work to be done: prioritizing projects, budgeting and planning the scope of work at individual sites, beginning the design work for identified improvements, requesting bids from contractors, evaluating proposals, and scheduling construction activities at the first projects to come on line.

This report will be shared with the public in many ways: a short version will be printed in English and Spanish and made available through community centers and park events this summer. The attached longer version will be shared with the media, key stakeholders, the Parks Board, and to any resident who requests one. The entire report will be available on our website.

The Community Oversight Committee will use this report, along with their own independent research and analysis, as a basis for their review of our performance which they will share with you in the fall.

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PortlandParks.org
Commissioner Amanda Fritz
Director Mike Abbaté

PARKS REPLACEMENT BOND

ParksReplacementBond.org





PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Portland Parks & Recreation will continue to report back on an annual basis on our progress made on the Parks Replacement Bond. We are all grateful for the voters placing their trust in our work, and we look forward to celebrating the many re-openings of pools, playgrounds, and other Bond improvements with the community.

Sincerely,

Mary Anne Cassin
Bond Program Manager

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PORTLAND PARKS & RECREATION

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2015-16

PARKS REPLACEMENT BOND ANNUAL REPORT

Note: Information in this report is accurate as of June 30, 2016

PARKS
REPLACEMENT
BOND
ANNUAL REPORT
2015-16

Dear Portlanders:

Thank you for your recent commitment to repairing and improving Portland's parks. In November 2014, you and an impressive 74 percent of Portlanders voted "Yes" for the Parks Replacement Bond—the highest percentage ever for a Parks ballot measure. You became part of a long tradition of Portlanders who've built and maintained our city's enviable collection of park facilities.

In 1852, one year after Portland incorporated as a city, it accepted a gift of land from Daniel Lownsdale on the far west edge of town. This land became the South Park Blocks, beginning Portland's history of park acquisition, development and maintenance.

Today, 164 years after Lownsdale's gift, Portland Parks & Recreation cares for 11,697 acres of parks, ranging from wilderness forests to formal rose gardens. Our facilities include community centers, ball fields and courts, pools, playgrounds, community gardens, golf courses, skateparks, dog parks, beaches, 109 restroom buildings and more. All of these treasured recreation sites take money to keep in good repair.

Your "Yes" on that November ballot provides \$68 million to make urgent repairs to park properties, repairs that will avoid more costly fixes down the road.

Long before the bond funds became available in July 2015, we began analyzing our parks and facilities to determine where repairs and improvements were most crucial, and which fixes and enhancements to safety and accessibility would meet the needs of the greatest number of park users.

Then in this first full year of the bond, from July 2015 to July 2016, we've laid the foundation for the specific work to be done: prioritizing projects, budgeting and planning the scope of work at individual sites, beginning the design work for identified improvements, requesting bids from contractors, evaluating proposals and scheduling construction activities at the first projects to come on line.

In this upcoming year, you'll start to see tangible results in the parks. Replacement of the 70 to 90 year old mechanical systems at Grant Pool was the first completed project, and next year, results will be visible in many more places throughout the city. However,

because repairs, safety improvements and accessibility enhancements are the focus of this bond, one thing you won't see are new parks. Repairs are never as exciting as new construction or acquisitions, but they're vital: with these funds, we as a city are avoiding more costly repairs in the future. We're using the bond funds to care for what we have.

About every nine years over the last century, Portlanders have invested in increasing, preserving and maintaining our park system by voting "Yes" on parks bonds or levies. Before the 2014 bond, the last major bond was in 1994, meaning 20 years passed without significant park improvements. As a result, some parks and buildings are in dire need of repair. Portland Parks & Recreation anticipates a \$248 million funding gap for major maintenance needs over the next 10 years. The \$68 million in funds from the 2014 Parks Replacement Bond will not fix all of the backlog, but it is vital to fixing, upgrading and replacing the most crucial of these needs.

As your Parks Commissioner and Parks Director, we are making sure the funds will be used wisely, to maximize benefits to the greatest number of park users. In this report, you'll see how we are performing in this first year.

We will report back to you on our progress each year. Thank you for your continued support.

Sincerely,



Commissioner Amanda Fritz



Portland Parks & Recreation
Director Mike Abbaté

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

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 OPPOSITIC

Playgrounds



Couch Park
Creston Park
Kenton Park
Lents Park
Lynchview Park
North Park Blocks
Ventura Park
More playgrounds will be a priority for the second issuance and will be identified by mid-2017.

Trails and Bridges



Forest Park: Maple Trail
Forest Park: Lower Macleay Trail
Springwater Trail

Pools



Grant Pool
Matt Dishman Pool
Peninsula Pool Feasibility Study

Pioneer Courthouse Square



PORTLAND

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

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

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

Submitted by:

City of Portland City Council
Commissioner Amanda Fritz



Restrooms, Other Urgent Repairs



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



Accessibility

- Washington Park Rose Garden



Protecting Workers

- Mt. Tabor Yard
- Delta Park Urban Forestry HQ

IN TO THIS MEASURE WERE FILED.

Investment



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; seven are included in the first issuance



Accessibility

Remove access barriers in parks throughout city; recent report found tens of thousands of barriers across park system



Trails and Bridges

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



Restrooms, Other Urgent Repairs

Prevent closures, replace and repair restrooms, roofs and other failing structures throughout the system



Protecting Workers

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



Pioneer Courthouse Square

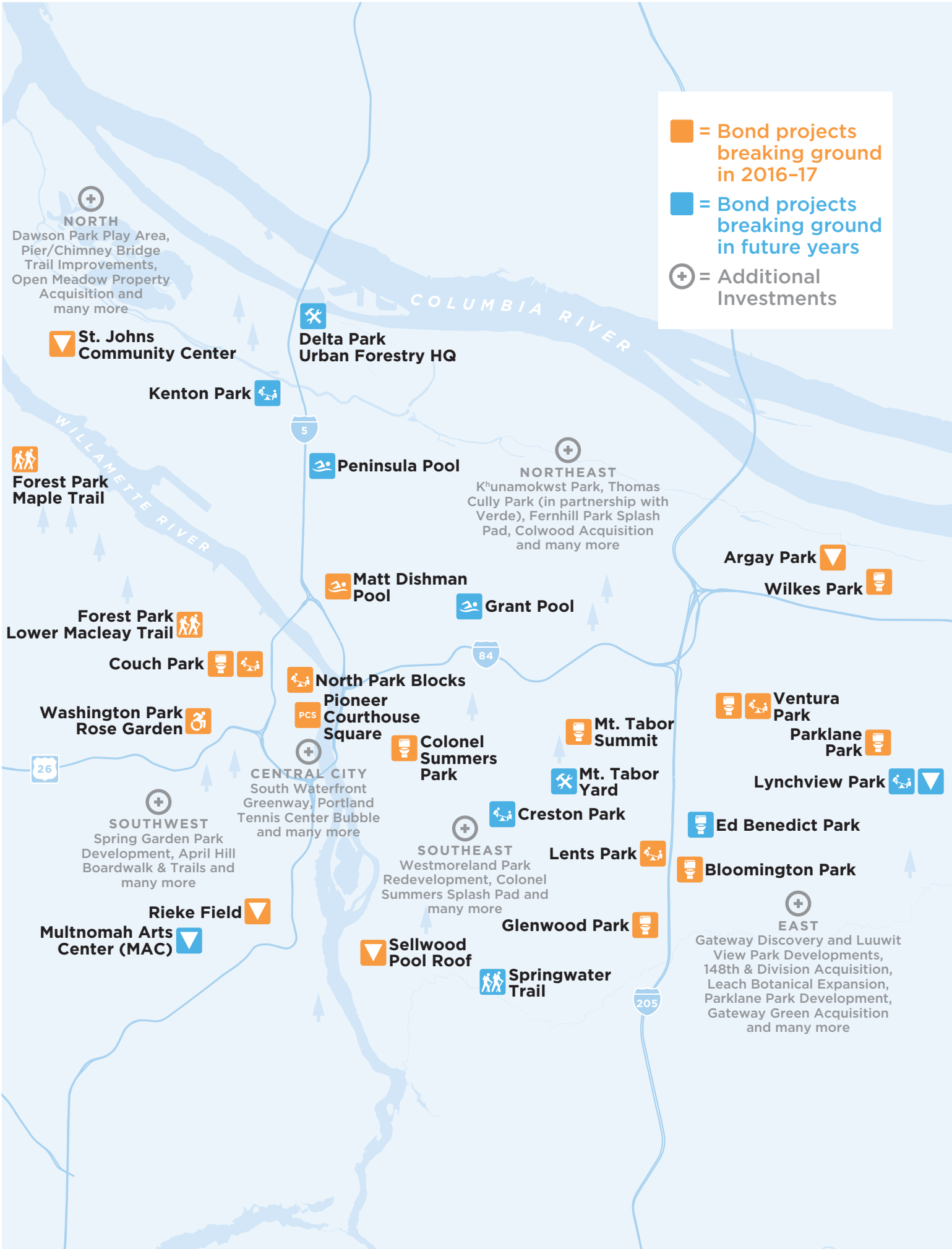
Replace failing structures, fix leaks and cracks, make improvements at most-visited park



Leveraged Funding

PP&R invests other sources of funding for “growth” projects, which are not the focus of this Bond.

- = Bond projects breaking ground in 2016-17
- = Bond projects breaking ground in future years
- ⊕ = Additional Investments



Generations have summer fun at the Sellwood Pool

The widowed father of 11 was glad to see his children head out from their home on summer mornings for the 5-mile, one-way walk to the Sellwood Pool: he knew they'd sleep well that night. One of those intrepid kids hiking down from the Southwest hills was Eileen, mother of Portland architect Paul Klein. The pool was as much a destination in her 1930s Portland as it is today.

Another thing that hasn't changed since then is the roof of the pool bathhouse. Its shingles date from the building's construction in 1929. The old-growth cedar lasted a heroic 87 years, but Paul says, "The shingles reached the end of their life years ago."

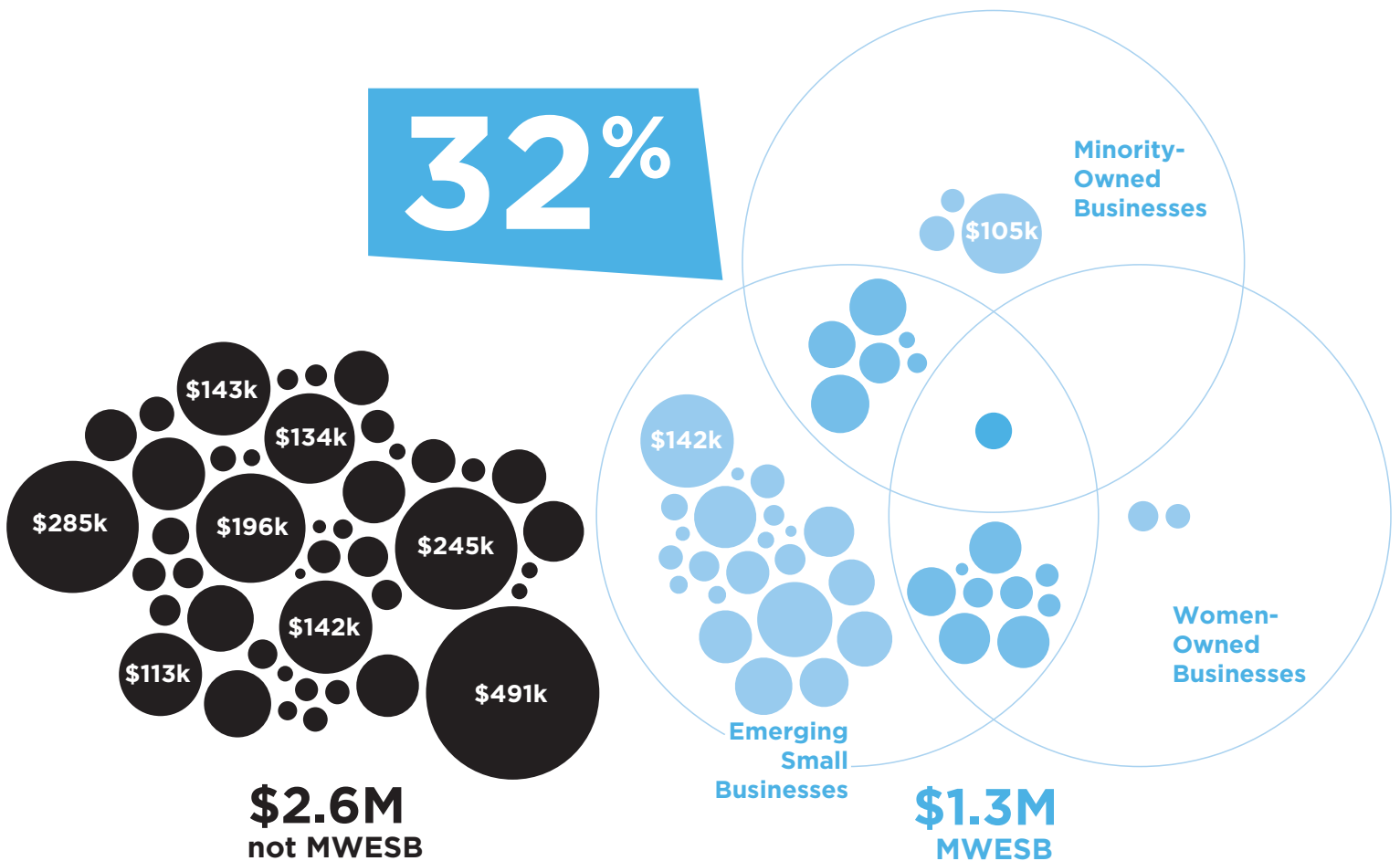
In his work at MWA Architects, Paul is honored to be involved in preserving the historic Arts and Crafts pool house in part because of his family's long history with it: after her childhood days at the pool, Eileen took Paul there in the 1960s, and he later brought his own daughter. And, as an architect, he marvels at how the pool house's form beautifully meets its function, with "wings cocked to wrap the pool area, giving a feeling of comfort and welcoming." It was designed by Ellis Lawrence, co-founder of the University of Oregon's School of Architecture.

Besides replacing the roof with long-lasting asphalt shingles, seismic work begun after the last bond measure will be completed, including anchoring exterior bricks to the building's frame in areas where people gather.



Investing in our local community

To create a more equitable Portland, PP&R has ambitious goals for ensuring that emerging small businesses, especially those owned by women and minorities (known as MWESB firms), have the opportunity to bid and work on our Bond projects. The Bond Team has engaged in extensive outreach so that consulting and contracting opportunities are widely advertised. Professional design services have had an excellent utilization rate—32% of contracts have gone to certified MWESB firms.

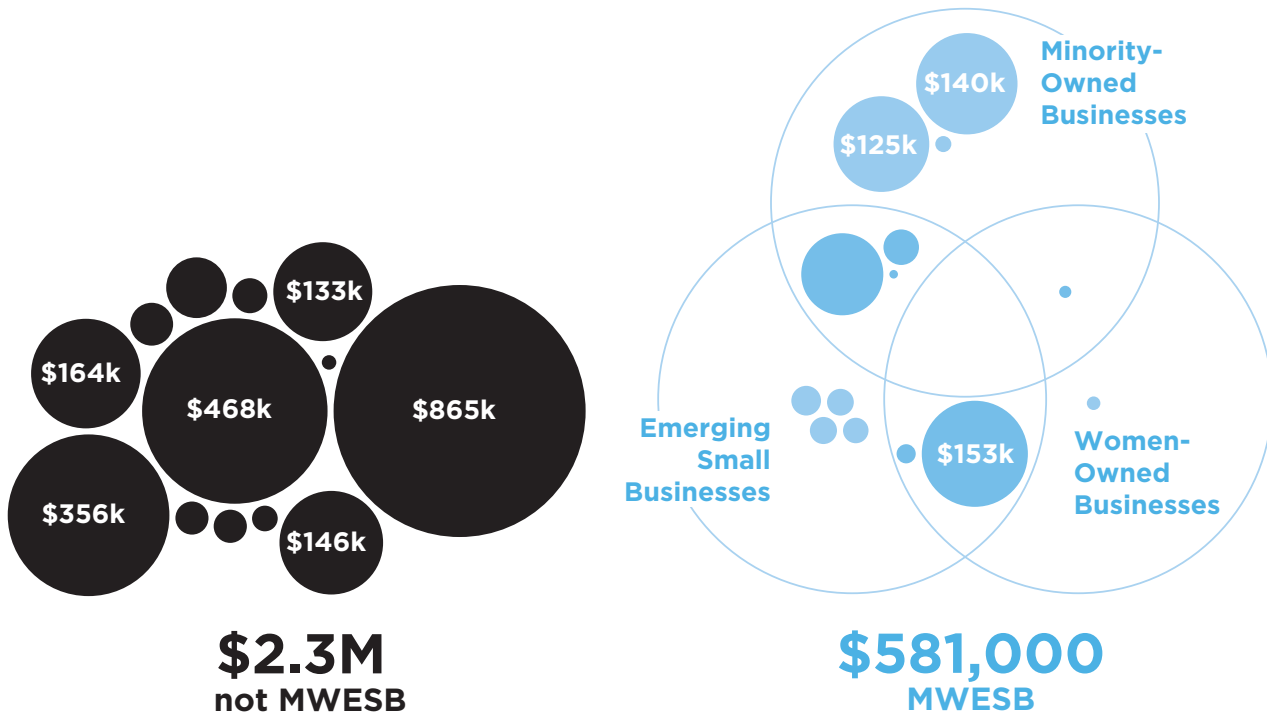


Professional Services Contracting

Area of circle = Dollar amount of contract paid to a company

Only a handful of construction projects have gone to bid to date, so the data set is small for Bond construction utilization of MWESB companies. The utilization rates are much less satisfactory—the current rate is 20%. Our goal is that future utilization rates continue to increase, particularly in construction.

We are also tracking the where the dollars go in terms of paychecks, not just who owns the company. Again, our data set is small, but so far the journey-level construction worker percentage of minority employees is 43%.



Construction Contracting

Area of circle = Dollar amount of contract paid to a company

Bond funding stays in Portland to benefit small businesses

“I know how to practice,” Naim Hasan says of his success in sports and in business, and where he learned to practice was in the pools, weight rooms and boxing gyms, and on the tracks and fields of Portland Parks & Recreation. Work ethics acquired there took him all the way to the 1988 Summer Olympics.

Growing up in Irvington in the 1970s, Naim says, “I spent hours, days, most of my childhood at Irving Park; I swam at the Dishman pool before it was covered; I learned how to box from Lee Jenkins at Dishman. So many park directors and personal trainers and instructors had a huge influence on my life: Roy Pittman, Ali Muhammad, Von Ray Johnson, Chuck Amato and Vede Simington.”

Today, through his business, Naim Hasan Photography, he is documenting the “before and after” of park projects funded by the Parks Replacement Bond.

The city’s many parks, Naim believes, are good for his business not only as photogenic backdrops but because they’re evidence of a city that cares. He knows that intention and ongoing effort lead to success—in business, on the road to the Olympics, or in maintaining the legacy of parks this generation of Portlanders has inherited.

“I’m proud of our conscious intent to upgrade our parks and provide the next generation of Portlanders with the gifts we enjoyed as kids,” he says.



Transparency

Our work at Portland Parks & Recreation must reflect the community’s needs and desires, as our parks belong to everyone, and there is a strong intrinsic connection for Portlanders with our park system. When voters expressed overwhelming support for the Parks Replacement Bond in November 2014, it showed the public’s desire to continue investing in a much-beloved park system, so that it will be there for future generations.

PP&R’s primary focus for the Bond program has been to hold true to the bond language, as that was the contract made between us and voters. For example, we promised bond funds would be allocated for 10 to 20 playgrounds. There were seven playgrounds included in the first list of projects, so more playgrounds will be a priority for the second list, which will be confirmed in mid-2017. Public meetings, electronic communications and printed materials—such as this report you now hold in your hands—are just some of the tools that PP&R has used to communicate on our progress in the first year of the Bond.

Oversight Committee

As required by the bond measure, a five-person Oversight Committee was established by City Council to review bond expenditures and report on the Bond Team’s performance annually directly to City Council. This committee consists of the following five members:

- **Dion Jordan, Chair**
- **Don Grotting**
- **Jonath Colón**
- **Zari Santner**
- **Karen Loper Tracy**


40
Public meetings


95
Yard signs


5,118
Postcards

In the first year, the committee members met quarterly and are planning to make their first report to Council in Fall 2016. They developed the following mission and objectives to guide their work:

Mission

The Parks Replacement Bond Community Oversight Committee intends to review the performance of the PP&R staff as they deliver the projects promised in the bond and will report on their findings to Council each year. In executing these duties, they will evaluate PP&R performance, concentrating on the following objectives:

- Base the deliverables on the promises contained in the language of the voters’ pamphlet.
- Maintain fiscal accountability as a core driver, with bond dollars clearly and separately tracked.
- Be transparent with the community.



“We’re all together” Dion Jordan says, of Portland’s common grounds

Dion Jordan’s second home in the 1980s was Westmoreland Park. “That park had everything: basketball, tennis, a clubhouse,” he recalls. “In summer, park workers would set cans in the ground around the park, and we’d play tennis golf for hours, using tennis balls and golf clubs.”

While Dion was hard at play, his dad Charles Jordan was managing Portland Parks, including his tenure as director from 1989 to 2003. So, in 2015, when Commissioner Amanda Fritz asked Dion to join the Bond Oversight Committee, he was thrilled to carry forth his dad’s legacy.

“My dad wasn’t so much into parks as he was into people,” Dion says. “He loved the employees—the people who took care of the people, and that’s what draws me in. My best memories are of how engaged park workers were with us. So I got involved as an opportunity to create for other kids the same environment I grew up with.”

At quarterly meetings, he and four other Portlanders reviewed progress on bond-funded improvements and will report to the City Council this fall, with the goal of ensuring that bond funds bring the greatest benefit to the greatest number of Portlanders.

“I love that the bond is focusing on equity: that there’s access to parks, and that they’re safe. Rich or poor, everyone can afford to go to a park. It’s a place of common ground: a ball rolls by, you give it a kick back . . . you’re all there together.”



Performance

First Year of Effort

After voters approved the bond in November 2014, funds became available after the bonds were sold in June 2015. In the interim, Parks Senior Leadership staff and the interim Bond Manager worked to refine the first project list and organized the work into two bond issuances. The first list represents \$48 million worth of projects. The second list will be developed in late 2016—early 2017, so this report is focused on the first list of projects.



26
Projects underway



1
Project completed



18
Projects ahead of schedule

\$
4.5
million dollars
spent in the first
year

Other tasks completed in first year:

- A risk analysis and mitigation strategy was documented.
- The Bond Manager was hired in February 2015 to begin work on a strategy for the Bond projects implementation, and the rest of the team was hired in mid-June 2015. Recruitments for staff were circulated broadly, and the team meets goals for diversity.
- Work began in earnest in July 2015 with the team focusing on specific tasks such as refining the project scopes, collecting background information, scheduling the projects, collecting site surveys, and analyzing code and permit issues.
- Filing systems were organized; project overviews and a team protocol manual were prepared.
- Staff office space and support needs were identified; on-call professional service needs were identified, solicited and contracted out; and cash flows were analyzed.
- Initial project tracking systems were established.
- A program public involvement and communications plan was developed.
- Streamlining opportunities (such as the idea of bundling projects) were identified and put into place where feasible.

Early on, a strategy was developed to keep staffing lean by contracting out almost all of the professional design services. Therefore, a team of just five project managers is able to undertake all of the work in the bond measure. Two landscape architects, two civil engineers and an architect were hired,

bringing a broad set of experiences from private and public practice. These five are supported by an administrative assistant, a procurement / financial specialist, and a full-time liaison from the Community Relations team. The Bond Team is organized to work alongside of, but separately from, the rest of the PP&R Capital Improvement Team. The Bond Team works exclusively on bond projects and members track their time accordingly to each project budget while using the systems in place for the preexisting larger Capital Projects team.

A **vision statement and set of eight goals** guide their work:

Vision

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 reinvestment 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 earlier and on budget or below.
2. Stay true to the scope language as defined in the bond 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 underrepresented 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.

Under the Bond Manager's direction, the Bond Team developed a number of tracking measures to effectively communicate progress; track schedule, budget and contingencies; and apportion work load. These took full advantage of the budget scoping exercises that established initial "not-to-exceed project allocations," where each project had a uniform system of establishing initial hard construction budgets as well as allocations for permits, design, staff costs and contingencies.

In addition to these tools, a set of **Fiscal Policies** were put in place to guide how budgets are tracked and managed, how cost allocations and contingencies are managed and what happens when a project is projected to exceed its allotment. These policies were vetted with the Parks Commissioner and with the Oversight Committee. They read as follows:

1. Each project will have a well-defined scope and budget.

To the degree possible, each project will be investigated to determine what the project elements are, relying on past documents and staff knowledge about project parameters. Project budgets must be established using in-house staff expertise and historical records for unit costs, etc., or developed by professional cost estimators when specific project-type experience is limited. A consistent overall project template, which builds in project contingencies and cost escalation, will be used to develop and document assumptions used in establishing final decisions.

2. Each project will have a clear outline of project budget when project assignments are being made.

The project budget needs to distinguish between hard costs, soft costs, contingencies and allocations for specific purposes.

3. Each project budget will be peer reviewed.

At the schematic design phase, the Project Manager (PM) needs to secure an independent review of the proposed project budget and scope from other PP&R Capital Project Managers to ensure

that the project can deliver the intended scope within the given budget.

4. Project contingencies will be released over the life of the project.

As the project is refined and moves toward and into construction, the project contingencies will be released for use based on the status of the project and milestones reached.

5. Each project needs to stay true to the initial project scope and budget unless a documented scope change is approved.

Each PM needs to manage an assigned project within the allocated scope and budget. If scope increases are being considered, the PM needs to get prior written permission from the Bond Program Manager before proceeding. The PM and the Bond Program Manager need to analyze the proposed scope increase in light of the established budget to see if increases in scope can be considered without increasing the project's overall budget. When warranted, the Bond Manager will consult with the Asset Manager.

If the project scope does not increase, but the budget exceeds the established allocation, the PM and the Bond Program Manager need to identify areas for value engineering as a first step. If these efforts are not successful, the Bond Program Manager needs to identify other project funds available from within that same theme to cover the increased costs. The budget moves between projects within a theme can occur provided the move does not affect the ability to deliver the projects as originally scoped. Finalizing these changes will require review and approval by the Asset Manager.

Any project savings that are identified once a project is closed out need to be aggregated into a general program contingency fund.

6. Project funding will generally remain intact within project themes.

The budgets allocated for projects within each of the themes ("Playgrounds," "Protecting Workers," etc.) can be used to cover shortfalls within each theme area at the discretion of the Bond Program Manager. Savings realized by projects can be allocated



to projects within the same theme by the Bond Program Manager.

If there is no flexibility for funding within the same theme, the Bond Program Manager needs to examine other project theme areas for potential transfers. The transfer can occur as long as the transfer does not negatively impact the projects in the category from which the funds are being transferred and Bond Program Manager has the approval of the Asset Manager in consultation with the Bureau Director. The Bureau Director will keep the Commissioner in charge of Parks informed as needed.

7. General program contingency will be managed by the Bond Program Manager.

A general program contingency will be built over time when project savings are realized. In consultation with the Asset Manager and the Bureau Director, the Bond Program Manager is authorized to make decisions about how the general program contingency gets allocated between existing and future project needs.

8. The Oversight Committee will be up updated regularly.

The Director of PP&R and the Bond Program Manager will update Oversight Committee on a quarterly basis at a minimum. The committee will have the opportunity to ask questions and provide feedback.

9. Project budgets will be reviewed annually.

Any identified trends will be identified and reflected in future project budgets, for example, lower unit costs, adjustments to inflation expectations, etc.

10. The bond spend-down rates will be monitored closely and targets should be achieved.

The bond targets indicate that 10% of the funds need to be disbursed at 6 months, 45% at 12 months, 75% at 18 months, and full spend-down before the second bond is sold. In consultation with the PP&R Finance Manager, the Bond Program Manager is responsible for meeting these targets.

11. Overhead costs need to be monitored closely.

The PP&R Finance Manager is responsible for tracking overhead costs and working with the Bond Program Manager to ensure that these costs do not exceed projections.

12. Earnings on Bond Fund investments will be used for project completion.

Accumulated interest earnings will be allocated to project budgets each year in the annual budget process based on the remaining budgeted cost of each project. The intent is to use these interest earnings to mitigate the impact of inflation on project costs paid in future years.



Friends and accessibility improvements welcome visitors to Washington Park

One late spring day, a crowd of 50 visitors trailed behind Kimberly Bown as she sprinkled rose facts and told stories among brilliant blooms. Kimberly is a volunteer tour guide with Friends of Washington Park International Rose Test Garden.

Other volunteers, the delightfully named “deadheaders,” do double duty: while pruning spent blooms on the 10,000 rose bushes, they’re de facto Portland ambassadors, answering questions about roses, the city, the park and “What’s the name of that mountain?”

The 4.5-acre rose garden has just one full-time employee, longtime curator Harry Landers, a remarkable fact given that 500,000+ people visit the garden and its amphitheater every year.

Thanks to the Parks Replacement Bond, their experience will be enhanced, and just in time for the garden’s centennial celebrations in 2017.

In the 1910s, the garden was built atop steep slopes that had been terraced for home sites; later, in Depression-era work-relief projects, these terraces were bisected by stone staircases—beautiful but with no accommodations for accessibility.

With the bond funds, barriers to access are being fixed: an existing downhill route from the garden’s parking area will be signed, handrails will be added and the grade improved to meet accessibility standards. Once in the garden, visitors along the main promenade will no longer have to lift wheelchairs, walkers or strollers down and up steps at the Frank E. Beach Memorial Fountain, or carefully watch their step on uneven asphalt. Instead, they’ll be able to focus on the landscape and views as they roll or walk the length of the garden via ramps and smooth concrete, a gracious Portland welcome to one of our city’s signature attractions.

Performance Overview

The typical way to evaluate performance of the Bond projects is to look at three key indicators: schedule, budget and scope. In order to deliver the promises made, voters expect these three areas to be responsibly managed by PP&R. But performance is not just about the numbers—it is also about making sure the projects are true to the goals of “Fixing Our Parks” by not just repairing but actually making our parks better places for all. One great example is the Rose Garden, which will receive significant accessibility improvements.

Project Overview

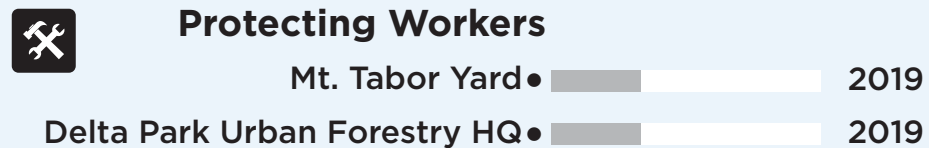
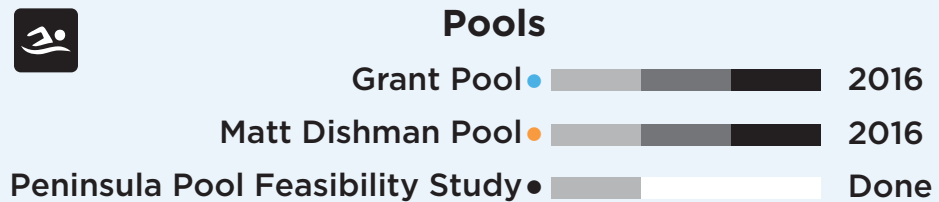
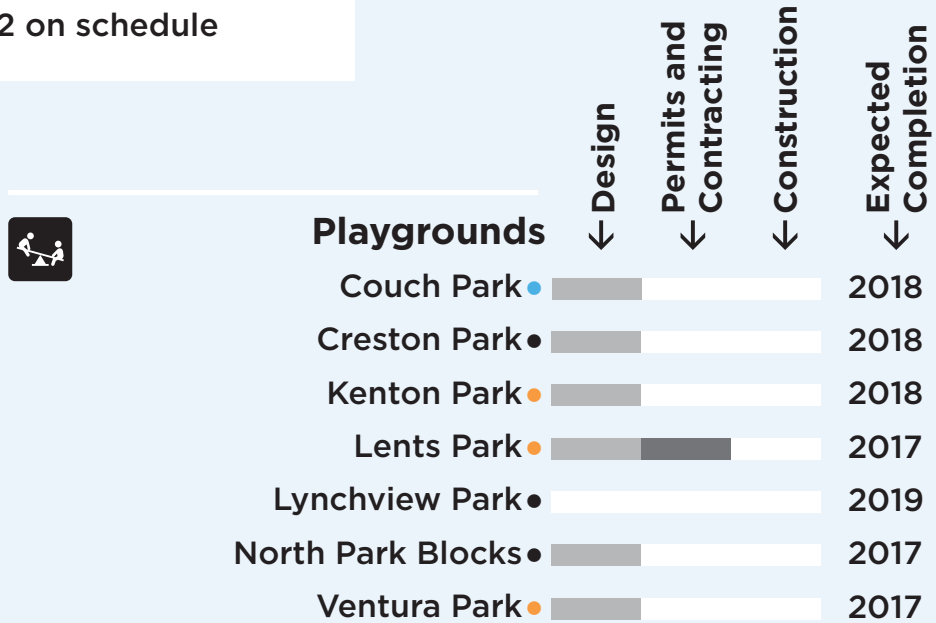
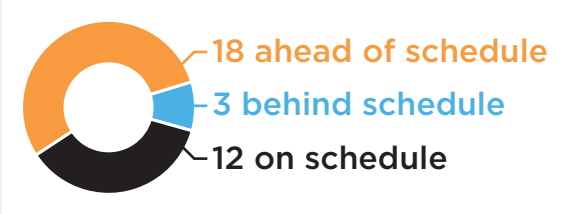
The scopes and schedules that were initially established for the bond projects are as follows:

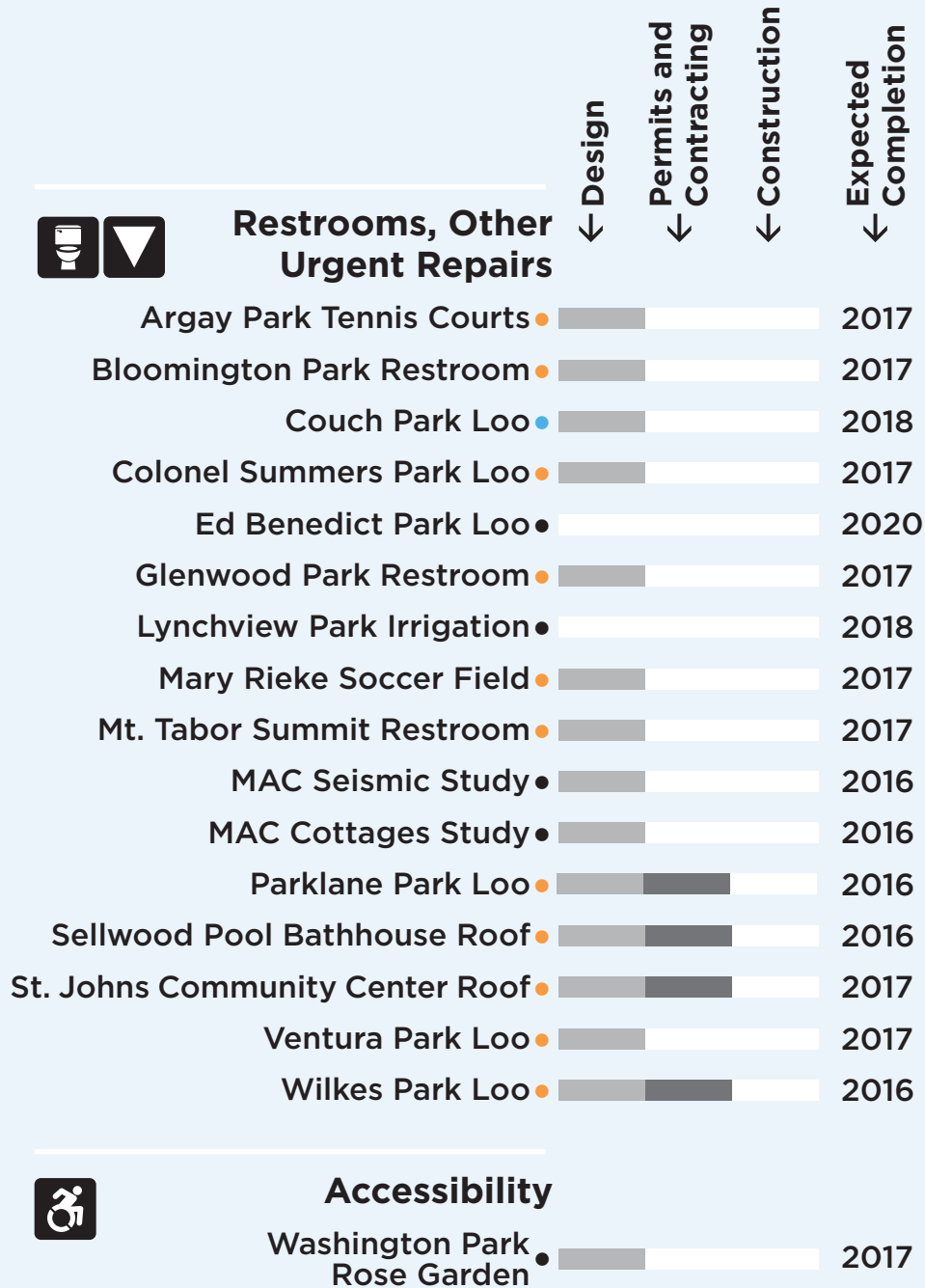
Schedule

Thirty-three projects are on the first issuance list of the Bond. Twenty-six are underway in design or construction; the remaining seven will begin design work in 2016-17. Projects are generally projected to be delivered on schedule with a few schedule adjustments to create efficiencies (bundling similar projects), allow a more critical project to move ahead faster, resolve public involvement issues, or work out contract negotiation issues. Eighteen projects are currently ahead of schedule, by anywhere from one month to one year.

Three projects have had schedule delays:

- Grant Pool, the first Bond project to complete construction, experienced some delays when the first round of construction bids did not qualify in November 2015. Due to the very poor condition of the existing mechanical equipment, the pool could be not opened for another summer without repair, so there was not an option to delay the work until after the summer season. Going out for a second bid caused a 70-day delay, so construction started later than planned. Thanks to contract incentives, good luck with weather and a focused contractor, work was completed ahead of the adjusted schedule.
- Couch Park Playground and Loo (one park location but two Bond projects) are behind schedule due to issues raised during the public involvement process for the design, including a





request for additional tree preservation. Once the schematic design process is complete, we will better know how the delay in the design process will impact the construction timeline.

Budget

- All projects are currently within budget, except Grant Pool, which had higher than anticipated construction costs.
- In general, project contingencies are being used, but the overall project is staying within its “maximum not to exceed” allocation. Most projects are forecast to return some savings to the program contingency, if present trends continue.
- Administrative costs are being tracked as part of bond fiscal management. As expected, administrative costs were high in the start-up months of the Bond program while staff was being trained and oriented and are now trending down as construction work begins. By the four-month mark, staff were fully trained. Now that construction is underway, administrative costs as a percentage of total spending is running at <10%.
- The fiscal policy dictates that the Bond spending disburses 10% of the funds by six months and 45% at twelve months. The initial six-month spend-down target of 10% was not met. With the Grant Pool construction delay, the Bond program was not spending projected funds as aggressively as planned so the six-month spend-down was under the target by \$1 million. Meeting the spend-down targets is only critical when interest rates are high. Because public bond sales are favored with lower rates, the IRS does not allow public entities to borrow funds and then take advantage of high interest earnings. Fortunately, impacts to the Bond program are not expected at this time because overall interest rates remain so low.

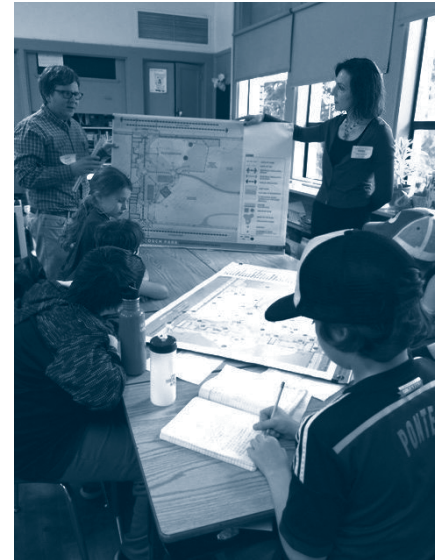
Scope

To date, all projects are staying within the defined scope. This directive resulted in extended conversations in two locations:

- At Couch Park, some of the community expressed strong interest in expanding the playground area. Though it was established early on that the bond would fund playground improvements only within the existing fenced area, this request continued throughout the process. A fundraising partner, the

Friends of Couch Playground / Harper’s Playground, has pledged to raise an additional \$500,000 to supplement bond funds, but all improvements will remain within the existing footprint. The additional funds are dedicated to expanding opportunities for all-inclusive play.

- At the North Park Blocks playground, initial design concepts also showed improvements only within the fenced area. In this case, however, language that mentioned “expanding the play area” had been included in bond promotional materials. At the second community meeting, the design team included one design option showing an expansion of the playground, with emphasis that the ultimate design must stay within the previously allocated budget for this project. The public weighed in with heavy support of this concept so this is the design that is proceeding, assuming the construction costs are compatible with the predefined budget.



Adherence to bond language

- All of the bond language has been strictly followed.
- It should be noted that of the 10 to 20 playgrounds mentioned in the bond language, only seven are included in the first issuance. More playgrounds will be a priority for the second issuance. The second issuance project list will be identified by mid-2017.

Keys to bond success in the first year

- Kept majority of projects on or ahead of schedule.
Result: Better service to the public and reduction of construction inflation costs.
- Separated bond fund tracking from other parks funds.
Result: Bond funding is monitored and spent appropriately.
- Established tracking systems.
Result: Progress on projects can be measured in terms of schedule, costs and other issues. All deviations can be caught early on and mitigated.
- Followed bond language in scoping and designing projects.
Result: All projects on the first list conform with the bond language presented to voters.
- Involved the public involvement and created transparent processes.

Result: The public is engaged in shaping Bond projects and can follow the progress of projects through attending meetings, tracking online and submitting input at key decision-making moments.

Challenges

- **Grant Pool delay and cost overrun.** It was disconcerting to the public that Grant Pool was opened late for the summer season. The previously mentioned bidding difficulties weren't obvious to the average resident, and the public rightly wondered why the construction couldn't just be delayed until the end of summer. A press event was held in late March 2016 to explain both the bidding situation and the perilous condition of the pool's mechanical system. Once it was explained that odds were high for an unplanned-for breakdown during the middle of summer, the public was more understanding. With good weather and a good contractor, the pool was able to open ahead of the adjusted schedule.

Even after two bid openings, only one responsive bid was received. This bid was approximately \$400,000 over the contracted engineer's estimate. With such a small bidding pool, it is difficult to get competitive bids, and the project did not allow the luxury of time to re-bid. A value engineering exercise was pursued, and some noncritical project elements were removed. Despite this effort, the overall budget still exceeded its target.

- **Bond spending targets.** As stated previously, the fiscal policy dictates that the Bond spending disburses 10% of the funds by six months and 45% at twelve months. At six months, the spend-down target was \$2.6 million, but only \$1.7 million were actually disbursed. Currently, interest rates are at historic lows, so there is not a penalty for the City not meeting this target. The IRS is only concerned when interest rates are high, and public entities are collecting interest on bond proceeds that have been sold to them at the favorably low rates given to public bonds.
- **Broader and deeper public involvement.** It is not always

easy to share a broad message about the bond program. Public meetings can reach only a small portion of the community—those who choose to and are able to participate. Many of the Bond projects do not have a large public involvement component, as they are maintenance projects involving technical repairs such as roof replacements or mechanical fixes. The Bond Team is continually assessing strategies and methodologies to increase public involvement, particularly in underrepresented communities.

- **MWESB utilization.** Utilization rates were disappointing for two of the construction projects (Grant Pool and Matt Dishman Pool) that went out for bid in the first year. Staff has ascertained that the project type (pools) contains a small niche group of contractors, but nonetheless, outreach efforts will continue to improve this trend.
- **Program contingency.** For the first issuance, there are contingencies built into each project, but no overall program contingency. When budgets cannot be contained within the project's maximum not-to-exceed allocation, fiscal policy dictates that other projects within the theme area should be examined for potential "extra" funds. In certain themes, notably pools, worker safety and accessibility, there are only a few projects, so there is little or no flexibility within these themes.

Looking forward

Eight projects are planned for completion in the next year:

- Bloomington Park Restroom
- Glenwood Park Restroom
- Lents Park Playground
- Mt. Tabor Summit Restroom
- Parklane Park Loo
- Sellwood Park Bathhouse
- Washington Park Rose Garden Accessibility Improvements
- Wilkes Park Loo

And another eight will be starting construction:

- Couch Park
- Maple Trail Bridge

- Macleay Park Bridges
- North Park Blocks Playground
- Rieke Soccer Field
- Pioneer Courthouse Square
- Ventura Park Playground and Loo (two projects)

Areas of focus for the coming year

Projects with additional complexities include the following:

- **Pioneer Courthouse Square:** The intense programming of the square, high visibility, and difficulty of access all contribute to making this a complex project.
- **Mt. Tabor Maintenance Yard:** Working within a constrained site, the need to continue to operate out of the facility while construction occurs, and complex permitting issues are all contributing factors.
- **Couch Park:** Our funding partners have been an invaluable part of the project and they are working hard to secure their pledged amount of \$500,000. But, these funds are not yet in hand, and some project elements may need to be scaled back.

Construction Bids in a Competitive Climate:

The pace of construction in general is picking up due to the good economy, so securing competitive bids is projected to become even more difficult. Additional outreach and marketing of construction opportunities is one approach staff is using to counteract this difficulty, as well as piloting a program where schedule flexibility may be offered.

Looking further ahead, the information being developed during the bond program regarding best practices, bid pricing, efficiencies and public involvement will continue to be documented so that Portland Parks & Recreation is well-positioned to pursue another bond measure should the Council refer one to the voters at a future date.

Issuance of the Second Bond List:

A highlight of the coming year will be the development of the second bond list. As previously mentioned, over \$20 million in bond funds have not yet been allocated to any specific project. Continuing along the theme of urgent repair and replacement, a



list of potential projects will be developed using Portland Parks & Recreation's existing repair list.

Staff is currently in the process of further analyzing critical needs based on risk, safety and other factors, particularly in the theme area of Playgrounds. Once an initial list has been established, staff will work with the Parks Budget Advisory Committee to refine the list, and in the spring of 2017, a public involvement process will help shape the second list. Final decisions will be made by the Parks Director and the Commissioner-in-Charge.

Ongoing Reporting and Celebrations:

Finally, Portland Parks & Recreation will continue to report back on an annual basis on our progress made on the Parks Replacement Bond. Though the Bond program is off to a solid start, it is only a first step at addressing a long backlog of critical repair projects. Even at the Bond's completion, many important projects will remain on the "to do" list.

Parks staff is taking advantage of every best practice, tight project management and leveraging opportunity to deliver this set of projects in a cost-effective manner. We are all grateful for the voters placing their trust in our work, and we look forward to celebrating the many reopenings of pools and playgrounds, and the other Bond improvements with the community.

Appendix A

Expenses Report

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

Background




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

For the purposes of this report, the Bond Program has established the following definition and categorizations for the expenses incurred by the Bond Team. Please note that the Capitalized Overhead fee (as described in Section 3 below) is only incorporated when calculating individual project spend, not aggregate program expenditures, to prevent double-counting of administrative expenses charged to the Bond Program.

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 & 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, BOLI, advertisements, etc. • Hard Construction Costs <ul style="list-style-type: none"> - Payments for Contracted Construction Services • RACC Disbursements <ul style="list-style-type: none"> - Compensation for Regional Arts and Culture Council Services
<p>Administrative Expenses</p>	<ul style="list-style-type: none"> • Public Involvement & Community Outreach • Program Support Staff • Bond Management Staff • Office Supplies & Computer Equipment • Office Furnishings & Configurations for Bond Team Space • Trainings, Recruitments, and Certifications • Bond Issuance Costs & Bond Counsel Consultations • City-provided Printing & Motor Pool Services • Telecomm & Phone Services





Bond Program Costs

Through June, 2016, the Bond Program incurred a total of \$4,537,112 in expenses. These expenses included professional services, construction costs and administrative expenses. For the purposes of transparency, administrative expenses have been broken down into several subcategories, including personnel costs for program management and support staff, bond issuance costs and various Program expenses. A comprehensive breakdown of the expenses incurred by the Bond Program through June 2016, along with a percentage computation of the categorized expense vs. aggregate Program spend, is provided in the table below.

CATEGORY OF EXPENSE	SUBCATEGORY	COSTS	% OF TOTAL SPEND
Professional Services	Project Management Staff Salary & Benefits	\$536,703	
	Project Management Staff Non-Project Billing	\$203,648	
	Project Consultant Fees	\$1,352,846	
	Initial Project Scoping & Management	\$37,453	
	Professional Services Total	\$2,130,649	
Construction Costs	Hard Construction Costs	\$1,124,112	
	RACC Disbursements	\$456,370	
	Soft Construction Costs	\$123,807	
	Construction Total	\$1,704,289	
Administrative Expenses	Program Management & Support Staff Salary & Benefits	\$457,324	
	Bond Issuance Costs	\$139,050	
	Office Supplies & Computer Equipment	\$8,025	
	Training, Certifications and Dues	\$10,905	
	Public Involvement & Community Outreach	\$22,254	
	Furnishing/Construction of Bond Team Space	\$47,288	
	Printing	\$5,050	
	Motor Pool	\$249	
	Telecomm & Phone Service	\$12,030	
Administrative Total	\$702,174		
TOTAL PROGRAM SPENDING		\$4,537,112	

Individual Project Expenses

All projects being implemented under the Bond Program are accounted for independently, allowing for spending to be tracked throughout the life of each respective project. The table below provides a breakdown of all current Bond projects, the expenses charged to each (through June, 2016), and a percentage breakdown based on total project spending. Included in the following project calculations is the “Capitalized Overhead” fee that each respective project pays to cover the administrative expenses incurred by the Bond Program. Bond projects have paid an Overhead rate of 101.74% from July 1, 2014, through June 30, 2015, a rate of 116.98% from July 1, 2015, through June 30, 2016, and will pay a rate of 85.41% from July 1, 2016, through June 30, 2017. The Overhead fee is calculated as a fixed percentage of the personnel time charged to each individual project. The rate is established prior to the start of each fiscal year and is based on an estimate of the administrative costs that will be incurred for all Parks Capital Improvement Projects in that fiscal year. If costs are determined to be more or less

PROJECT	COSTS	% OF PROJECT SPEND
Playgrounds	\$677,085	 16%
Couch Park	\$266,108	
Creston Park	\$18,298	
Kenton Park	\$13,928	
Lents Park	\$148,079	
Lynchview Park	\$51,612	
North Park Blocks	\$125,316	
Ventura Park	\$53,744	
Trails & Bridges	\$142,493	
Maple Trail	\$82,766	
Macleay Park Trail	\$59,727	
Pools	\$1,509,087	 36%
Grant Pool	\$1,301,680	
Matt Dishman Community Center Pool	\$109,234	
Peninsula Park Pool	\$98,173	
Protecting Workers	\$215,218	 5%
Mt. Tabor Yard	\$164,291	
Delta Park Urban Forestry Yard	\$50,926	
Pioneer Courthouse Square	\$337,919	 10%
Pioneer Courthouse Square Renovation	\$337,919	

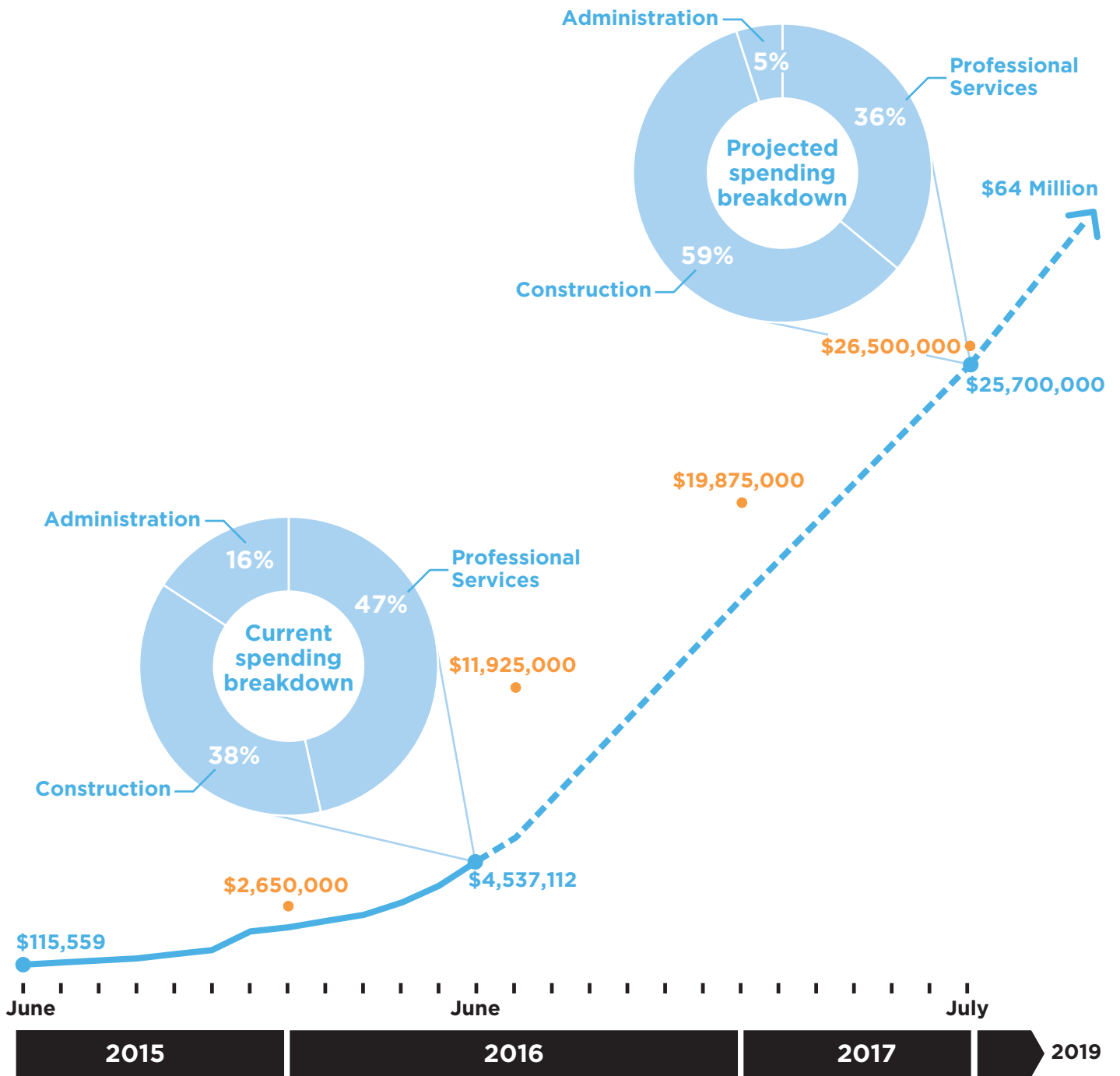
PROJECT	COSTS	% OF PROJECT SPEND
Accessibility	\$207,807	5%
Washington Park Rose Garden	\$207,807	
Restrooms & Other	\$1,143,230	27%
Argay Tennis Courts	\$86,101	
Bloomington Park	\$35,503	
Couch Park Loo	\$48,685	
Colonel Summers Park Loo	\$58,553	
Ed Benedict Park Loo	\$10,995	
Glenwood Park Restroom	\$34,243	
Lynchview Park Irrigation	\$2,565	
Mary Rieke Soccer Field	\$158,800	
Mount Tabor Summit Restroom	\$114,775	
Multnomah Arts Center Seismic	\$2,051	
Multnomah Arts Center Cottages	\$3,158	
Parklane Park Loo	\$98,706	
Sellwood Park Bathhouse	\$160,807	
St. Johns Community Center	\$168,853	
Ventura Park Loo	\$26,357	
Wilkes Park Loo	\$133,078	
TOTAL PROJECT EXPENSES	\$4,232,839	

than the established rate, adjustments are negotiated prior to the start of the subsequent fiscal year.

It is important to note that the total project charges provided below are less than the total Program costs provided in Section 2 above. This difference is due to the fact that the Overhead fee paid by the projects was less than the actual administrative expenses incurred by the Program. However, because the Overhead rate is calculated based on *anticipated* administrative costs, the fee will recalculate in subsequent fiscal years to compensate for the difference.

Spending Projections

To ensure that Program spend is meeting the intended schedule for the two issuances of debt, the Bond Program established project schedules to meet specific spend-down targets of 10% within six months, 45% within 12 months, 75% within 18 months, and 100% within two years (\$26.5 million of first issuance fully spent by July 2017). Unanticipated delays have limited the ability to meet the initial two spend-down targets. However, project spending is expected to accelerate rapidly over the next 12 months as projects begin to enter construction, giving confidence that the Program will effectively hit the final spend-down target in July, 2017.



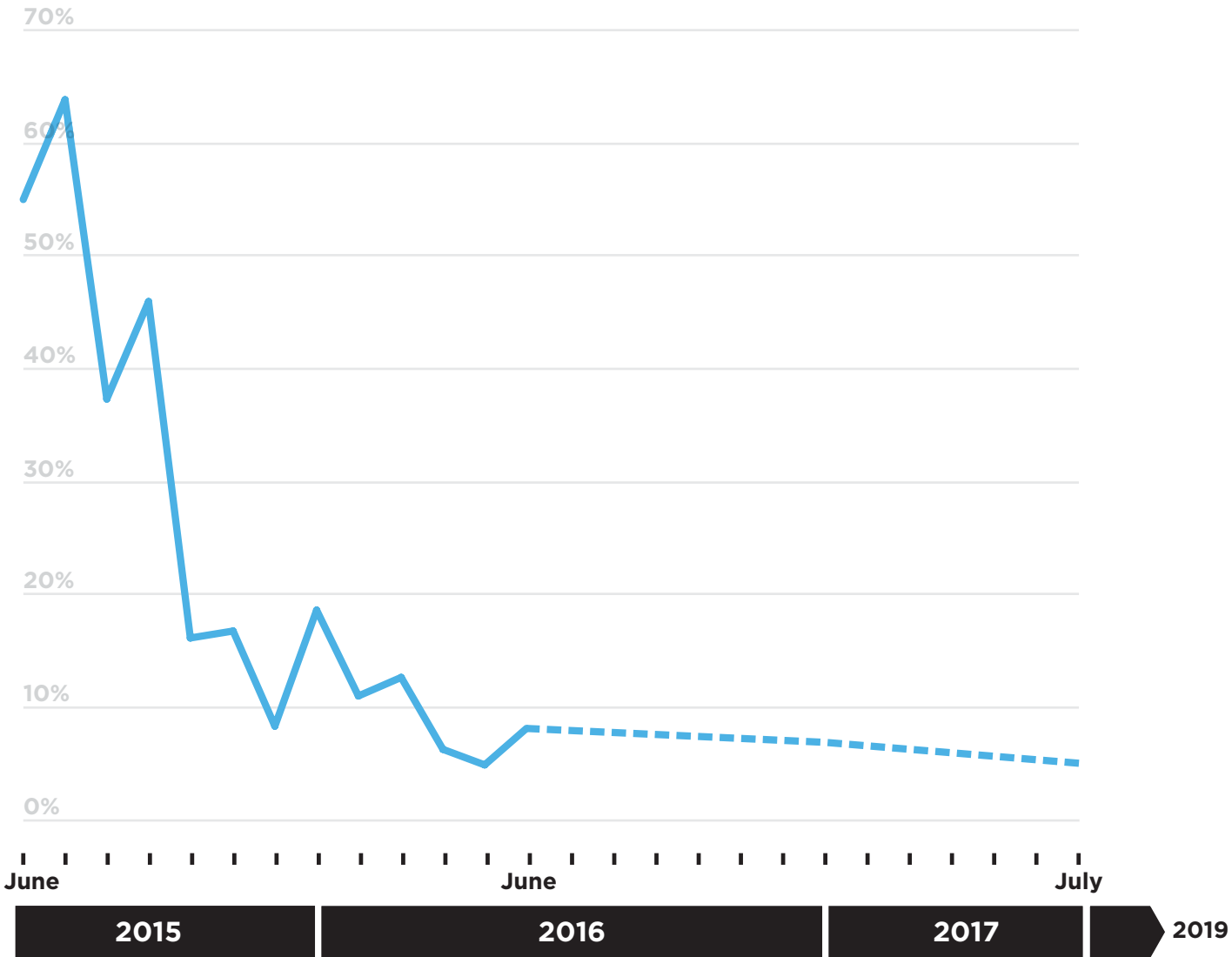
Spending vs. Targets

Bond Spend-down

— = Spending - - - = Spending projections ● = Spending targets

Additionally, the Bond Program has established a goal of keeping administrative expenses at less than 10% of total Program spend. Because of the considerable administrative expenses incurred at start-up, the accumulative percentage is currently at 16%. However, there has been a significant downward trending of the percentage throughout the life of the Bond Program, with the percentage first falling below the 10% marker in December 2015.

The following graph provides a visual breakdown of the actual percentages realized to date, along with projected percentages through July 2017. Given the data provided below, the Program is confident that the 10% marker is categorically achievable.



Administrative expenses as a percentage of total bond spend

— = Actual - - - = Projected



Appendix B
Project Overview

Playgrounds



- Couch Park**
 \$1,633,515
 (total project costs)
- Replace play structures and correct adjacent ADA deficiencies.** The new playground will be designed for the current location, as one part of the recent master plan (it does not include a ramp up to the school property or improvements on the west side of the plaza). Protect the big trees and lights. Provide and install new play equipment with rubberized surfacing, flush concrete perimeter curb, subsurface drainage system, and fencing to separate the playground from the street and Dog Off Leash Area. In addition, correct ADA deficiencies by replacing the brick plaza walkway between NW Glisan and Hoyt to provide a safe, accessible path to and from the streets and the restroom. (See separate listing under Restrooms category for a description of that work at this location). NOTE: The Friends of Couch Park and Harper’s Playground have committed to raising \$500,000 to supplement the bond funding; among other objectives, they would like to maximize opportunities for “inclusive” play (allowing use by a wide variety of user groups, including those with disabilities).
- Creston Park**
 \$744,641
 (total project costs)
- Remove outdated structures and replace with safe and updated play equipment.** Demolish existing wood chip surface, subsurface drainage features, and concrete aprons surrounding playground. Protect the big trees and lights. Provide and install new play equipment with rubberized surfacing, flush concrete perimeter curbs and apron, and subsurface drainage system. Provide an ADA-accessible path to the playground and the swings from SE Francis Street, and create an accessible parking space at that location. Provide an ADA compliant drinking fountain and benches.
- Kenton Park**
 \$976,405
 (total project costs)
- Replace play equipment and amenities near the restroom.** Remove and replace outdated, inaccessible play structures, picnic tables, benches, a drinking fountain, and pavement adjacent to the restroom. Provide new rubberized play surfacing, drainage and curbs. Address unstable soil and foundation situation by conducting a geotechnical analysis and implementing recommended measures. Remove ADA non-compliant curb ramp and asphalt pavement from N. Delaware Avenue to the play area and restroom location; install an accessible path between the street,

restroom and play area.

- | | |
|---|--|
| <p>Lents Park
\$1,483,962
(total project costs)</p> | <p>Remove and replace the wooden play structures. Using the current perimeter retaining walls, update the play opportunities in the playground and the circulation between the upper and lower levels of the play area to be accessible. Replace inaccessible picnic tables, benches, and the drinking fountain and pavements serving play area and restroom. Re-use newer and ADA-compliant play equipment and picnic tables. Remove old drainage system and wood chip surfacing. Replace subsurface drainage and provide accessible rubberized play surfacing. Preserve all healthy trees. Create an ADA accessible pathway to the playground from the ADA parking lot. Replace ADA non-compliant curb ramp and asphalt pavements connecting SE Steele with restroom and playground and restripe parking area on Steele for ADA compliance.</p> |
| <p>Lynchview Park
\$3,175,909
(total project costs)</p> | <p>Add new a new playground to the park to accommodate a wide range of play for children of all ages. Install rubberized surfacing, benches, picnic table and trash receptacle, and an ADA-compliant pathway that connects to a new ADA parking stall and the park entrances. Install new drinking fountain and shade trees. (See separate listing under Restrooms category for a description of irrigation work at this park).</p> |
| <p>North Park Blocks
\$1,611,496
(total project costs)</p> | <p>Update the play area. Remove and replace two aging play structures and a swing set plus the existing 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.</p> |
| <p>Ventura Park
\$1,112,758
(total project costs)</p> | <p>Update the play area. Remove and replace outdated, inaccessible play structures; play surface; subsurface drainage system and perimeter curbs and walls; pavements buckled by tree roots including bench pads and bike rack pad. Remove non-ADA-compliant curb ramp and landing at parking lot. Re-install benches and bike rack. Protect remaining trees and lighting. Install larger play area with rubberized surfacing and subsurface drainage system. (See separate listing under Restrooms category for a de-</p> |

scription of that work at this location). Include art component.

Trails and Bridges



Forest Park: Maple Trail
\$570,194
(total project costs)

Replace bridge and bridge abutments. The Maple Trail bridge failed in 2012, creating a gap in the popular loop. The crossing site may need to be slightly relocated to ensure a healthy stream system, and some trail realignment and stream-bank restoration may be needed as part of the permit process. Fully restore the existing trail approaches from construction impacts.

Forest Park: Lower Macleay Trail
\$972,459
(total project costs)

Repair or replace three bridges on the Lower Macleay Trail. Two of the bridges near the trout pond may be combined into one longer span. Several large landslides and fallen trees have significantly damaged the Lower Macleay Trail and important connecting bridges. The exact crossing configurations may need to be realigned to protect the stream system, and some trail realignment and stream-bank restoration may be needed as part of the permit process. Fully restore the existing trail approach from construction impacts.

Springwater Trail
\$2,366,241
(total project costs)

Repair one bridge and stabilize the trail. The bridge is located near the Johnson Creek Blvd trailhead, it is the original wooden trestle with footings in Johnson Creek and may need complete replacement. Additional repairs may be needed to stabilize the bank.

Pools



Grant Pool
\$1,526,023
(total project costs)

Replace outdated mechanical systems. The pool's mechanical systems date to the 1920s and 1940s, and they need replacement. Fund an overhaul of the pool's mechanical systems, including all plumbing: pumps, motors, pipes, strainer baskets, chemical controllers, sanitation systems (including a new UV system to reduce chlorine use), DDC control system, and sand filters.

Matt Dishman Pool
\$843,472
(total project costs)

Replace pool plaster and deteriorating whirlpool. Re-plaster deteriorating pool plaster, addressing hollow locations behind plaster and cracks in subsurface of pool floor. Whirlpool spa is leaking 1,000 gallons of water a day. The existing spa needs to be

completely rebuilt, including concrete foundation; and mechanical systems including piping, filters, chemical controllers, chlorine systems and an added UV system. Increase the size of the spa if SDC funds are available.

Peninsula Pool Feasibility Study
\$111,342
(feasibility study)

Replace outdated mechanical systems. Replace all mechanical systems, including all plumbing: pumps, motors, pipes, drains, strainer baskets, chemical controllers, sanitation systems (including a new UV system to reduce chlorine use) and sand filters. Replace DDC HVAC Management System. Rebuild gutter, add a surge tank, add sump and pump. Replace existing ladders, guard towers, and steps. Repaint pool shell. If outside funding can be found, shallow up the tank so that it better serves classes and other users. *Note: the budget listed only covers the initial analysis and refined scoping. The total budget costs will need to be updated based on the results of that study.*

Protecting Workers



Mt. Tabor Yard
\$7,490,145
(total project costs)

Construct the first logical phase of the master plan. Build a new 21,600 square feet shop and office facility for the electric, paint, welding, fencing, facilities maintenance and carpentry shops. Provide storm-water, sanitary, water and lighting that service the new building. Abate any hazardous materials encountered during demolition and construction. Provide temporary quarters for impacted programs during construction, and provide building shell retrofits for relocated programs. Review and solve main water line supply problem if possible during this phase of work. Provide a new fire hydrant and electric vehicle charging station. **NOTE:** A potential pedestrian connection that would connect neighborhoods south of Division to Mt. Tabor is not part of the bond project, but it will be accomplished on a parallel track with other funding.

Delta Park Urban Forestry HQ
\$2,379,800
(total project costs)

Construct a new covered and secure storage area for large equipment and an enclosed shop building. The covered area will be 10,000 SF and will be located centrally in the yard consistent with the 2002 Master Plan just south of the entry road; the enclosed shop building will be 2,500 SF and will be located adjacent to the south side of the equipment storage area. Reconfig-

ure yard to work with new building, demolish barn and remodel existing house to function more efficiently as office space.

Pioneer Courthouse Square



\$10,000,000
(total project costs)

Replace aging infrastructure. Replace the membrane that protects the underground occupied spaces. Retrofit the restrooms to meet ADA compliance. Replace the aging HVAC and central control system. Address leaking skylight issue. Provide handrails and other ADA improvements as required by code.

Accessibility



**Washington Park
Rose Garden**
\$2,148,458
(total project costs)

Remove ADA barriers from the main promenade that extends the length of the Rose Garden and the ramp that connects it to the parking lot; and create new accessible parking spots at the south end of the parking lot. Work included in the promenade aspect of the project will include extensive redesign to eliminate stairs in several locations.

Restrooms, Other Urgent Repairs



Argay Park Tennis Courts
\$1,076,239
(total project costs)

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

Bloomington Park Restroom
\$426,383
(total project costs)

Renovate the existing restroom. Demolish walls and partitions and reconfigure interior spaces to provide ADA-compliant restrooms; preserve storage closet; provide new plumbing, drainage system and ADA-compliant fixtures; and reconfigure roof drainage system. Improve amount of natural light to the interior if possible. Replace steep path between the playground and SE Steele; repair other ADA non-compliant path-of-travel issues; replace curb ramp at SE Steele to be compliant.

Couch Park Loo **Add a Portland Loo near the existing restroom building.**
 \$577,388 Convert the existing restroom to maintenance and recreation
 (total project costs) support functions only. 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 **Add a Portland Loo.** Work with stakeholders to determine the
 \$717,468 new Loo location and treatment of the existing restroom build-
 (total project costs) ing. Provide water, electrical and sanitary sewer systems to serve
 the new Loo.

Ed Benedict Park Loo **Improve restroom options near the skatepark facility.** Work
 \$638,541 with stakeholders to determine the best solution, whether it be
 (total project costs) adding a new Loo, upgrading existing restrooms, or adding a
 Loo to another park that currently has none. Plumbing to the SE
 102nd Ave. restroom needs to be upsized to a larger line size. If
 a new Loo is the preferred option, provide water, electrical and
 sanitary sewer systems to serve it.

Glenwood Park Restroom **Renovate existing restroom.** Reconfigure interior spaces to add
 \$395,678 square footage to the ADA stall. Renovate floor in ADA stall to
 (total project costs) slope to drain within ADA tolerances. Enlarge drain and check
 trap, replace siding. Add natural light to the interior if possible.
 Provide fully accessible path from SE 89th by repairing three
 sections of ADA non-compliant asphalt paving.

Lynchview Park Irrigation **Replace non-functioning irrigation system.** New system to
 \$181,635 provide area-specific irrigation system which will provide a high
 (total project costs) level of water efficiency utilizing a weather based central irri-
 gation control platform. Include irrigation for sports fields and
 playground area (3 zones), backflow, controller, Maxicom, and all
 accessory plumbing.

Mary Rieke Soccer Field **Renovate synthetic playing field.** Demolish existing field;
 \$2,187,823 perform geotechnical investigation to identify drainage and
 (total project costs) subsidence issues; correct geotechnical issues; install sub-base
 and drainage system; install new synthetic field with furnishings,
 curbing and accessible pathway to/from school and along side-

lines. Install conduit so lighting can be considered in a future phase.

Mount Tabor Summit Restroom
 \$676,474
 (total project costs)

Restore summit restrooms. Replace plumbing and electrical systems, gut interiors and provide new partitions, finishes, fixtures, and paint. Repair or replace sewer line. Upgrade lighting. Provide a new roof and seismic upgrades. Bring to complete ADA accessibility standards. Restore exterior façade, and unblock and replace windows as necessary. Improve exterior path and landscape by removing existing asphalt paving and providing fully-accessible path from Harvey Scott Drive.

Multnomah Arts Center (MAC)
 \$237,414
 (feasibility study)

Improve the main building and the cottages. Address the highest priority seismic improvements to the main building that were analyzed in the 2008 Comprehensive Seismic Repair Report. Address ADA deficiencies in cottages, including restrooms. Add ramp from lower parking lot, and additional ramps to the cottages. *Note: the amount listed only covers the initial feasibility study; total project costs will need to be updated.*

Parklane Park Loo
 \$606,548
 (total project costs)

Install a new Portland Loo. Locate it near the play area and provide water, electrical and sanitary sewer systems to serve it as well as ADA-compliant paths to connect it to the sidewalk and the play area. Some screening for the neighbors may be needed as well.

Sellwood Pool Bathhouse Roof
 \$1,279,247
 (total project costs)

Replace bathhouse roof. Match historic character of the building, but also make diaphragm/ seismic improvements. Rebuild roof windows.

St. Johns Community Center Roof
 \$1,079,230
 (total project costs)

Make various repairs at this 1940s facility. Install a new roof covering: strip the roofs, make any needed repairs to the decks, install ice and snow shield on the low slopes, install a high efficiency EPDM 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 condition units; replace AC-1, 2, 3, and 4; modify duct work to classroom served by AC-1 so the room has both return and supply; replace central control monitoring system throughout the building.

Ventura Park Loo \$720,105 (total project costs)	Install a new Portland Loo. Locate it near the play area on the site of the former water feature, and provide water, electrical and sanitary sewer systems to serve it. Provide ADA-compliant connections to the sidewalk and the play area. See the Ventura Park Playground project for ADA-compliant connections to the parking lot.
Wilkes Park Loo \$498,513 (total project costs)	Install a new Portland Loo. Work with stakeholders to select the best location near the play area, including the feasibility of vacating Beech St ROW if that is a preferred location. Provide water, electrical and sanitary sewer systems to serve it and ADA-compliant connections to the sidewalk and the play area.
TOTAL \$50,445,506	



For more information about the bond, visit parksreplacementbond.org

Agenda No.
REPORT
Title

Year one report on the \$68,000,000 Parks 2014 general obligation bond (Report)

<p>INTRODUCED BY Commissioner/Auditor: Amanda Fritz</p>	<p>CLERK USE: DATE FILED <u>JUL 19 2016</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz <i>Fritz</i></p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Parks & Recreation Bureau Head: Mike Abbate <i>[Signature]</i></p> <p>Prepared by: Mary Anne Cassin Date Prepared: July 12, 2016</p>	<p>ACTION TAKEN: JUL 28 2016 ACCEPTED</p>
<p>Impact Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p>	
<p>Council Meeting Date 7/28/16</p>	

AGENDA
<p>TIME CERTAIN <input checked="" type="checkbox"/></p> <p>Start time: 2:00 PM</p> <p>Total amount of time needed: 20 minutes (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 20 (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz →	✓	
2. Fish	✓	
3. Saltzman	_____	_____
4. Novick	_____	_____
Hales	✓	