



# PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

## Parks Replacement Bond Community Oversight Committee

MEETING #8: January, 6, 2017: 8:30 am – 10:30 am

PURPOSE:

- To review the Bond Phase 1 progress
- To review and discuss the Bond Phase 2 Process Approach
- To refine and gain consensus on the Bond Phase 2 Process Approach
- To review the public process for public discussion of the Bond Phase 2 Approach

### AGENDA

8:30 AM	Welcome <i>Special welcome to Ken Richardson</i> <i>Introductions by the Committee</i>	Dion Jordan
8:35 AM	Report on the Bond Phase 1 progress <i>Are there any clarifications or questions?</i> <i>Does the committee have any concerns with the progress of Bond Phase 1?</i> <i>Are there any suggestions for changes?</i>	Lauren McGuire
9:00 AM	Bond Phase 2 Process Approach	Lauren McGuire
9:30 AM	Bond Phase 2 Discussion <i>Are there any clarifications or questions?</i> <i>Does the committee have any concerns with the Bond Phase 2 approach?</i> <i>Are there any suggestions for changes?</i>	Lauren McGuire/All
10:15 AM	Bond Phase 2 Public Process	Maija Spencer/All
10:15 AM	Status report on public involvement	Maija Spencer
10:20 AM	Meeting wrap-up & next steps	Dion / Lauren
10:30 AM	Adjourn	

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Commissioner Amanda Fritz  
Director Mike Abbate

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## IN ATTENDANCE

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### **Oversight Committee (OC) Members**

- Dion Jordan, Zari Santner, Karen Loper, Ken Richardson

### **Parks & Recreation (PP&R) Staff**

- Mike Abbaté, Lauren McGuire, Maija Spencer, Josie Kostylo

## TIMEKEEPING

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- The meeting began at 8:35am
- The meeting was adjourned at 10:24am

## DISCUSSION

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### **Welcome**

- Attendees introduced themselves to Ken Richardson, the newest member of the OC.
  - Ken is the current superintendent of the David Douglas School District and has been involved with School Bond issuances.

### **Report on the Bond Phase 1 Progress**

- 31 of the 33 projects are on schedule; Couch Park and Pioneer Courthouse Square (PCS) are behind schedule.
  - In order to accommodate gatherings on Inauguration Day, construction at PCS has been delayed until January 30<sup>th</sup>.
    - The lower quarter of PCS will remain open, but the remainder will be closed for waterproofing renovations.
    - Mike clarified that this delay will not increase construction costs but will affect PCS's summer programming for the month of July.
- Budget Overview
  - Except for Pools, budgets in each theme are on-track.
    - Several projects are coming in under budget and are expected to cover the overages incurred by Grant Pool exceeding its budget.
- Future Audit of the Bond
  - Lauren asked the OC for their thoughts regarding a mock-audit in preparation for a future, official audit.
    - Zari feels PP&R should approach the Auditor's Office and ask for their input regarding audit criteria and PP&R's current preparedness.
      - This was done as part of the previous bond to help ensure goals were met.
    - Mike and Lauren will speak with the Commissioner regarding a mock-audit with the Auditor's Office.
- Bidding Climate Challenges

- The construction market continues to be very tight.
  - At the recommendation of Procurement, several projects will begin the bidding process over Winter to increase the chance of receiving multiple competitive bids.
- PP&R continues to reach out to MWESB contractors and is working with Procurement to educate contractors on the City’s contracting procedures.
  - On some projects, larger contractors have partnered with smaller contractors to provide them with increased capacity and experience.
    - These partnerships have helped increase MWESB participation. One example is Pioneer Courthouse Square contractor Howard S Wright who is partnering with Faison Construction.
- Zari suggested allowing longer or negotiable construction periods for projects with a tight budget.
  - This increased flexibility may allow otherwise busy contractors to bid.
- Project highlights
  - Ventura Park’s playground is being redesigned with new play equipment, safety surfacing, accessible pathways, a loo and art work.
  - Colonel Summers has both Bond and System Development Charge (SDC) projects occurring on-site. This includes a new splash pad, loo, and decorative gates for the shelter.
    - Zari stressed that public messaging should be clear regarding which projects are Bond-funded and which are SDC-funded.
      - SDC funds were used for the construction of gates and the splash pad.
- Construction has been completed on five projects:
  - Grant Pool Renovation and Mechanical Equipment Replacement – Phase 1
  - Matt Dishman Pool and Spa Renovation
  - Sellwood Poolhouse Roof Replacement
  - Wilkes Park Loo
  - Parklane Park Loo
- Construction is coming up for nine projects:
  - North Park Blocks Playground Renovation
  - St. Johns Community Center Roof Replacement
  - Lents Park Playground Renovation
  - Washington Park Accessibility Improvements
  - Pioneer Courthouse Square Waterproofing Renovations
  - Rieke Field Replacement

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- Bloomington Restroom Renovation
- Glenwood Restroom Renovation
- Mt. Tabor Restroom Renovation

### **Bond Phase 2 Project List Development**

- The spend-down target for Phase 1 informed the release of Phase 2 funds.
  - Phase 1 of the Bond spent ~\$48M of the total \$68M. Phase 2 will spend the remaining ~\$20M.
- The general approach to establishing the Phase 2 list is as follows:
  - Criteria. Look at the original 2014 Bond Program Criteria.
    - Immediate safety concerns and urgent repairs are the #1 priority.
  - Commitments. Determine what the Bond language requires.
    - This includes three more playground renovations, at least \$1.2M in Trails & Bridges, repairs to Peninsula Pool, and repairs to the Multnomah Arts Center.
  - Obligations. Look at what we accomplished in Phase 1 and what remains to be completed as part of Phase 2.
  - Analysis. Analyze assets according to their likelihood and consequence of failure.
    - The analysis' criteria was determined by the Bond language.
    - This analysis specifically targeted assets with the highest consequence of failure; this included roofs and playgrounds.
  - Equity. Analyze the distribution of projects and funding for equity.
    - Equity factors considered diversity, age (youth under 18) and income less than \$25,000.
  - Short List. Create a short list according to these analyses and scope the projects.
  - Public Outreach. Approach the public to review the Phase 2 process and determine if any additional projects were missed that met the criteria.
- Phase 2 will be organized into the same themes as Phase 1 with the inclusion of Play Piece Replacements as a sub-theme of Playgrounds.
  - PP&R proposed four, complete playground renovations. Additional funds would be allocated toward replacing play pieces in multiple parks that had been removed due to lead content.
    - Zari supports this approach, especially if PP&R is able to say that all lead in PP&R playgrounds and restrooms have been addressed.
    - Dion believe that protecting children is a high priority in the community and supports PP&R's goal for improving safety.
    - The OC feels that East Portland is where most expansion should occur.
    - The OC feels that only three, complete playground renovations should occur. This will allow additional funds for the Play Piece Replacement sub-theme throughout the City.
- Per recommendation by the OC, Phase 2 will also include a \$2M program contingency to help address the current bidding climate.

- Mike asked the OC if they feel projects should be listed for the \$2M contingency in advance.
  - The OC feels that PP&R should wait at least a year to see if the contingency is needed to make the promised projects whole or if the funds will be available. At that time, projects can be considered and brought to the Commissioner.
  - The OC encouraged PP&R to be frugal with their projects.
    - If the contingency can be used for additional projects, it will help promote the passage of the next bond.
      - The OC feels that public involvement for Phase 2 should stress that much more needs to be done; this Bond is just a beginning.
- Dion asked if PP&R has considered the seasonal use of the parks when determining project schedules; does the community understand construction constraints?
  - PP&R has considered park use when scheduling construction. A common constraint is construction requiring dry weather.
    - The public has been largely understanding of this.

### **Bond Phase 2 Public Involvement Process**

- The proposed public process will include meeting with the neighborhood coalitions, the City's Diversity and Civic Leadership Group to promote messaging to underrepresented communities, two broader public meetings, and an online comment form.
  - At these meetings, the public will be asked if the current criteria for selecting projects is the correct criteria. They will then be shown the list of projects generated by following the criteria.
    - Zari understands focusing on criteria rather than particular projects but does not feel the public will be entirely satisfied with that solution. The public should also be given the justification for these project choices.
      - Mike clarified that there will be some flexibility with the specific projects, and the neighborhood coalition's input on projects in their area will be valuable.
        - A map will also be provided detailing where each project is located.
    - Karen feels that discussing Bond improvements cannot be separated from discussing the mandatory budget cuts facing PP&R.
      - Mike shared that PP&R will be taking a 1% cut, but this should not affect capital assets in a significant way.

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- PP&R will speak with one voice when addressing potential cuts and potential Bond improvements.
- A significant amount of public outreach occurred at the start of the Bond.
  - The OC feels that this should be used as a base for PP&R's conversations with the public; establish what has already happened and then focus on what has changed.
    - This includes talking about lead in the playgrounds and additional criteria for candidate selection.
    - Stress that the public has been asked many of these questions before and provided their input.

### **Status report on public involvement**

- Maija shared upcoming public involvement events. Unless otherwise noted, dates are to-be-determined.
  - January 18<sup>th</sup> 2017
    - Kenton Park Playground Focus Group
  - February 6<sup>th</sup> 2017
    - PCS Groundbreaking
  - February 2017
    - Ed Benedict / Raymond Park Loo Discussion, Tabor Yard Planning Group
  - February/March 2017
    - Bond Second List Outreach – Neighborhood Coalitions, Diversity & Civic Leadership, Community Meeting, and Online Survey
  - Winter/Spring 2017 Public Meetings
    - Kenton Park Playground Open Houses, Creston Park Playground Focus Group and Open Houses
  - Winter/Spring 2017 Groundbreakings
    - Lents Park Playground, Washington Park Rose Garden ADA Improvements, North Parks Block Playground, Ventura Park Playground
  - Spring/Summer 2017 Openings
    - Washington Park Rose Garden, Lents Park, Sellwood Pool, Colonel Summers Park, Mt Tabor Park Summit Restrooms
- Maija will invite the OC to the PCS groundbreaking.

### **Meeting wrap-up and next steps**

- Mike shared that Kia Selley has retired and her replacement, Ramiro Villalvaso, will be starting shortly.
  - Ramiro has served 35 years with the USDA Forest Service and was most recently the California National Forests' Director for Public Services.
- Dion thanked the Bond Team for their work.
- The next Oversight Committee will be 1:30-3:30 on April 14<sup>th</sup>.