



# PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

## Parks Replacement Bond Community Oversight Committee

MEETING #9: April 14, 2017: 1:30 am – 3:30 am

### PURPOSE:

- To review the Bond Phase 1 progress
- To review and discuss the Bond Phase 2 Process
- To review and discuss Bond Phase 2 Outreach and Public Input
- To review Bond Phase 2 Proposed Project Ranking and Proposed Project List

### AGENDA

1:30 PM	Welcome	Dion Jordan
1:35 PM	Report on the Bond Phase I Progress	Lauren McGuire
	<i>Are there any clarifications or questions?</i>	
	<i>Does the committee have any concerns with the progress of Bond Phase I?</i>	
	<i>Are there any suggestions for changes?</i>	
2:00 PM	Bond Phase II (2) Process and Project Ranking Review	Lauren
2:15 PM	Bond Phase II Outreach and Public Comment Review	Maija Spencer/ All
	<i>Are there any clarifications or questions?</i>	
	<i>Does the committee have any concerns with the Bond Phase 2 Outreach?</i>	
	<i>Are there any further comments?</i>	
3:00 PM	Bond Phase II Proposed Project List	Lauren/Maija/All
3:20 PM	Meeting wrap-up & next steps	Dion / Lauren
3:30 PM	Adjourn	

### ATTACHMENTS

- April Project At-A-Glance and Schedule
- Phase 2 Public Outreach Schedule
- Phase 2 Proposed Project List with Community Comments
- Phase 2 Proposed Cost Allocation by Theme

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Commissioner Amanda Fritz  
Director Mike Abbate

# PARKS REPLACEMENT BOND

ParksReplacementBond.org



## IN ATTENDANCE

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

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

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

- Lauren McGuire, Maija Spencer, Josie Kostylo

## TIMEKEEPING

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- The meeting began at 1:41 pm
- The meeting was adjourned at 3:00 pm

## DISCUSSION

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

- Ed Benedict Loo
  - Following public feedback and an analysis of the park, a new loo will be installed at Raymond Park rather than Ed Benedict Park.
    - The existing restroom at Ed Benedict will be winterized so that it can stay open year-round.
- Construction is complete for five projects.
  - [See the complete meeting notes for details.]
- Construction is underway for four projects.
  - [See the complete meeting notes for details.]
- Construction will occur in the summer for eight projects.
  - [See the complete meeting notes for details.]
- Performance Going Well
  - Administrative costs are still below 10%.
  - Work on the 2017 Bond Annual Report has begun.
  - Public outreach for the Bond Phase 2 project list is complete.
- Schedule Overview
  - 15 projects are ahead of schedule.
  - 4 projects are behind schedule.
    - Couch Park Playground
    - Multnomah Arts Center Seismic Study
    - Multnomah Arts Center Cottage Accessibility Study

- St. Johns Community Center Roof & HVAC
  - 14 projects are on schedule.
- Budget Overview
  - The Bond program is on budget despite the Pools theme being over budget.
- Challenges
  - Bidding Climate
    - The construction market continues to be very tight.
    - Bids received have been generally higher than estimated.
    - Use of the Prime Contractor Development Program is generally going well and has allowed PP&R to work with more DMWESB contractors.
  - Public Involvement
    - Public Involvement continues to look for opportunities to reach more contractors and inform the community of Bond progress.
- Bond Phase 1 At-A-Glance
  - Lauren shared the current status of each project and, where applicable, the construction bid price.
- Bond Phase 1 Timeline
  - Zari stressed the importance of all projects being completed by the promised Bond completion date; projects that fall behind will encounter inflation.
  - Zari asked about the degree of public involvement for completed projects.
    - Maija shared that there are press releases for completed projects which include standard language about other Bond projects.
    - Opening events are planned and have occurred for significant projects such as Grant Pool and Washington Park Rose Garden.
    - The Annual Report has a wide distribution and is another means of reporting on Bond progress.
- Lauren asked the OC if they wanted to see a draft of the Annual Report before it is complete.
  - The OC does not feel they need to see the report in advance but should be notified of any major changes requiring their attention.



## **Bond Phase 2 Process and Project Ranking Review**

- Phase 2 process and project ranking strategies were briefly reviewed and were discussed at length in the January meeting.
  - A link to the January meeting notes can be found [here](#) with specific discussion on Phase 2 development beginning on page 4.

## **Bond Phase 2 Outreach and Public Comment Review**

- Public Review Process
  - Maija shared the Phase 2 Public Outreach Schedule
    - [See the complete meeting notes for details.]
  - A PP&R account has been added on NextDoor.
    - Karen supports this decision as the website reaches many people.
  - A comment form, available at the Town Halls and online, received 295 responses.
    - 93% of respondents felt the Bond criteria was relevant (22%) or very relevant (71%).
    - 83% of respondents agreed (50%) or strongly agreed (23%) that the Proposed Bond Project List met the Bond criteria.
    - Project-specific suggestions were logged separately.
      - These comments will be responded to and shared with the public along with the Phase 2 issuance in July.
  - The OC supports PP&R's public outreach approach and efforts.

## **Bond Phase 2 Proposed Project List**

- Lauren shared the Proposed Phase 2 Project List that has been shared online, at neighborhood coalition meetings, and at town halls.
  - The Proposed Phase 2 Project List can be found [here](#).
- Lauren shared the project-specific suggestions received in the surveys and public meetings. Suggestions that led to conversation during the OC meeting have been noted below and sorted by theme:
  - Playgrounds
    - Public suggested: Healy Heights Playground Renovation
      - PP&R response: In the playground ranking for Southwest, Gabriel Park had a higher likelihood of failure and equity score, so it was prioritized for replacement. Installation of the swing is planned for this spring. Healy Heights will be incorporated into the future CIP project proposal list.

- Maija shared that the community expressed interest in fundraising opportunities.
  - Zari feels that PP&R’s approach has always been, “You can take your kids and walk to a playground,” but a person cannot easily walk from Healy Heights to Gabriel Park.
  - Karen supports Healy Heights receiving a swing in light of Gabriel being a more impactful renovation candidate.
- Play Pieces and Drainage
    - Public suggested: Pendleton Park Drainage
      - PP&R response: In the interest of time, PP&R’s Central Services will be addressing the drainage. Phase 2 of the Bond plans to replace a play piece there as well.
    - Karen asked if the public would be able click on a park listed on the Phase 2 list and see what play piece is being replaced.
      - It would be helpful for the public to easily know what is being added or replaced from their neighborhood park.
- Trails & Bridges
    - Karen asked if the Trails & Bridges candidates were decided primarily on their condition assessment rather than public interest.
      - Lauren shared that project candidates were selected primarily by condition assessment, however public input was taken into account.
        - The Commissioner attended both of the town halls to hear additional public input and has also received a list of all project suggestions made by the public.
- Pools
    - Public suggested: Buckman Pool Renovation
      - PP&R response: The Bond language indicated that PP&R would renovate Peninsula Pool specifically. That project will use the entire allotment of funding.



- The Oversight Committee supports informing the community that Buckman Pool is not a PP&R asset and is the Portland Public School's.
- Accessibility
  - Public suggested: East Portland Community Center (EPCC) improvements to major ADA barriers
    - PP&R response: The ADA Transition Plan has identified over 20,000 ADA issues to address and PP&R is working toward addressing them over the next several years. The Bond Team will suggest to the Commissioner that some of the major ADA barriers at EPCC be addressed by the Bond.
    - The Oversight Committee agrees with making ADA improvements to EPCC as part of the Bond.
  - Karen asked if the private preschool is located at the Multnomah Arts Center (MAC) cottages.
    - Lauren clarified that the MAC cottages are no longer a private preschool and that the cottages have PP&R programming.
- Restrooms & Other
  - Public suggested: Address lead in the Fernhill Park water supply
    - PP&R response: The lead in the water issue at Fernhill Park will be addressed with the splash pad project. The Bond Team will suggest to the Commissioner that the lead issue be addressed with Bond Phase 2 funding. The splash pad will be funded by System Development Charges.
    - Zari asked about lead from PP&R's water fountains and other sources.
      - Lauren clarified that Chris Silkie and the Asset Management Group closed or replaced those sources.
      - There is a separate request to City Council to resolve these issues as one-time funding projects.
        - If one-time funding is unavailable, the funding approach would be reassessed. It is possible that Bond Phase 2 contingency could cover some of the lead related issues but only if extra funding is available after the Bond Phase 2 projects are completed.
  - Karen asked if the restroom projects are taking the all-user restroom directive into account.

- Pioneer Courthouse Square, when complete, will an all-user, multi-occupant restroom.
      - The restroom will also have an attendant.
    - All Phase 1 projects that renovated single-occupant restrooms have been changed to all-user restrooms during their renovation.
  - Phase 2 Budget Allocation
    - Lauren shared the proposed Bond Phase 2 funding allocations:
      - Playground Renovations: \$4.5M
      - Play Piece Replacement: \$3M
      - Trails & Bridges: \$2.2M
      - Pools: \$3.2M
      - Restrooms & Other: \$4.3M
      - Health, Safety, and Environment: \$0.5M
    - Cost estimations for the Phase 2 Projects should be complete prior to Council to ensure that the projects are affordable by the Bond.
    - Karen asked if the themes, “Take care of what you got” and, “Back to basics” were still ones that resonated with the public.
      - Lauren shared that the Commissioner’s priorities are growth in East Portland and also repair and replacement throughout the parks system.
        - SDC funds have increased over the years which has been very helpful for park expansion in Portland.
  - Support for the Proposed Bond Phase 2 List
    - The Oversight Committee unanimously supports the Proposed Bond Phase 2 List.
      - The Oversight Committee also supports using any remaining contingency to replace lead-positive fixtures in the City such as water fountains.

### Meeting Wrap-Up & Next Steps

- The next Oversight Committee Meeting will be on Thursday, June 15<sup>th</sup> at 11:30am or noon.

