



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 <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>	Lauren McGuire
2:00 PM	Bond Phase II (2) Process and Project Ranking Review	Lauren
2:15 PM	Bond Phase II Outreach and Public Comment Review <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>	Maija Spencer/ All
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

1120 SW 5th Ave., Suite 1302
Portland, OR 97204
Tel: (503) 823-7529 Fax: (503) 823-6007

PortlandParks.org
Commissioner Amanda Fritz
Director Mike Abbate

PARKS REPLACEMENT BOND

ParksReplacementBond.org



IN ATTENDANCE

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

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

DISCUSSION

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.
 - Grant Park Pool
 - Matt Dishman Community Center Pool
 - Wilkes Park Loo
 - Parklane Park Loo
 - Sellwood Bathhouse Roof
- Construction is underway for four projects.
 - Mt. Tabor Summit Restroom
 - Pioneer Courthouse Square Renovation
 - Washington Park Rose Garden Accessibility Improvements
 - Lents Park Playground
- Construction will occur in the summer for eight projects.
 - Argay Tennis Courts
 - Bloomington Park Restroom
 - Colonel Summers Park Loo
 - Forest Park Bridges
 - Glenwood Park Restroom
 - Mary Rieke Synthetic Field Replacement

- North Park Blocks Playground
- Ventura Park Playground
- 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
 - All Bond themes are on budget except for Pools which is roughly \$500,000 over budget.
 - 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.
 - There have been some difficulties finding qualified bidders for specialized projects such as the St. Johns Roof and HVAC project.
 - 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
 - Lauren reiterated which projects were ahead, behind, and on schedule.
 - 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, but have not occurred for Loo projects.
 - Maija is working with Mark Ross, PP&R's Media Relations representative, to determine when and how the Bond Phase 2 details should be shared.
 - 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.
 - Zari feels that if the format is similar to last year's format, then sharing it in advance is not necessary.
 - Karen does not feel the OC needs to see the report in advance and that their comments will come in the form of their own report.
 - Zari feels it is PP&R's responsibility to let the OC know if there are any major changes or items that need their attention so they can be discussed in advance.

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
 - Feb – March 2017: Neighborhood Coalition Meetings

- Roughly 20 people attended each of the seven neighborhood coalition meetings.
 - March 2017: Town Halls with Commissioner
 - Roughly 30 people attended each of the two town halls.
 - Feb – April 2017: Online Comment Form
 - May 2017: Parks Board and Budget Advisory Committee
 - June 2017: Council
 - July 2017: Bond Phase 2 Issuance Funding
- Maija tabled at PP&R’s “Portlanders Stand with Refugees and Immigrants” event in March and shared Phase 2 information with the attendees.
- Maija spoke with the PP&R Community Youth Ambassadors from different immigrant families and has been endeavoring to meet with the Somali community.
 - At present, there are other issues impacting these communities, and many of the folks Maija has talked to do not view the Bond as a high priority.
- 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.
 - Maija shared that PP&R has, as a general policy, removed race from their surveys in light of the current political climate.
- 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](#).

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- 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.
 - Lauren shared that Wilshire Park was originally on the Play Piece Replacement list for addressing drainage.
 - Feedback received indicated that the tot equipment was a higher priority.
 - 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.
 - Zari asked if one-time funding is not approved for replacing lead-positive fixtures, will the Bond cover it?
 - Lauren shared that 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.
 - Zari would like to know how much the one-time funding request is.
 - [Update: The one-time funding request was for \$1,700,000 and covered an entire portfolio of items including assessments, seismic analyses, lead, etc... At this time, the Mayor has proposed offering \$203,000 of that amount.]
 - Karen asked if the restroom projects are taking the all-user restroom directive into account.
 - Lauren shared that all single-occupant restrooms in the Parks System have had their signs changed to be all-user restrooms.
 - Pioneer Courthouse Square, when complete, will be 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.
 - The Bond obligation for the Restrooms & Other theme has been met, but there are a significant number of essential projects.
- 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. Has any polling occurred? Is it still a relevant message to 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.
 - Maija shared the SDC allocation list detailing where growth is happening in the parks system.
 - Dion would like this list to be posted online so that the community can access it.
 - Karen would also like this list to be posted online as it clarifies where funding is going and that East Portland is being represented.
 - [Update: Maija will speak with Jennifer Yocom regarding SDC communications.]
 - Maija shared a map of Portland showing where the proposed Phase 2 projects are located. She shared similar maps for Phase 1 and SDC projects.
 - The OC would like to these maps to be posted online as they would be very helpful for the public.
 - [Update: Maija will be publishing a final version of the maps following the Commissioner’s announcement of the Phase 2 project list. They are currently available online as part of the Bond Phase 2 outreach presentation.]
 - The OC was grateful for how accessible and clear the maps and outreach materials were.
- 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.
- Other Questions
 - Karen asked if there were any projects at Director Park.
 - Lauren shared that the canopy was replaced last year.
 - Karen asked how funding cuts may affect one-time funding approval from Council.
 - Lauren shared that while past years have been very positive for one-time funding, the general sentiment is that this year one-time funding may be less available for Parks.
 - [Update: The Mayor's proposed budget can be found [here.](#)]

Meeting Wrap-Up & Next Steps

- Josie will notify the Oversight Committee of any upcoming Council dates or other important events.
 - The OC can then decide if their attendance is necessary.
 - [Update: June 21, 2017 is the Council date for the authorization of the sale of the remainder of the general obligation bonds and the presentation of the Bond Phase 2 Project List.]
- The next Oversight Committee Meeting will be on Thursday, June 15th at 11:30am or noon.
 - Josie will see if meeting locations in the Matt Dishman Community Center area are available.