



Administration Office  
503/645-6433  
Fax 503/629-6301

**Board of Directors Regular Meeting  
Tuesday, May 12, 2020**

**6:00 pm Executive Session  
6:30 pm Regular Meeting**

**AGENDA**

1. Executive Session\*
  - A. Legal
  - B. Land
2. Call Regular Meeting to Order
3. Action Resulting from Executive Session
4. Proclamations
  - A. [National Water Safety Month](#)
  - B. [Asian American and Pacific Islander Heritage Month](#)
5. Audience Time\*\*
6. Board Time
  - A. Committee Liaisons Updates
7. Consent Agenda\*\*\*
  - A. [Approve: Minutes of April 14, 2020 Regular Board Meeting](#)
  - B. [Approve: Monthly Bills](#)
  - C. [Approve: Monthly Financial Statement](#)
  - D. [Award: NW Quadrant Youth Athletic Field Construction Contract](#)
  - E. [Award: Bethany Creek Trail #2 Segment 3 Construction Contract](#)
  - F. [Award: Neighborhood Park in the Bonnie Meadow Area Construction Contract](#)
  - G. [Award: Somerset West Park Phase I Redevelopment Construction Contract](#)
8. Unfinished Business
  - A. [Update: COVID-19 Response Efforts](#)
  - B. [Information: General Manager's Report](#)
9. Adjourn

**Due to the current State of Emergency as a result of the COVID-19 pandemic, the THPRD Board of Director's May 12, 2020 Regular Meeting will be conducted electronically. Live streaming of this meeting will be available at <https://youtu.be/aMyYnMsGbVk> and also posted on the district's website at [www.thprd.org](http://www.thprd.org)**

**\*Executive Session:** Executive Sessions are permitted under the authority of ORS 192.660. Copies of the statute are available at the offices of Tualatin Hills Park & Recreation District.

**\*\* Audience Time / Public Testimony:** Testimony is being accepted for this meeting by email only. If you wish to submit testimony, please do so by 5 pm on May 12, 2020 to [boardofdirectors@thprd.org](mailto:boardofdirectors@thprd.org). Testimony received by the designated time will be read into the record during the applicable agenda item with a 3-minute time limit.

**\*\*\*Consent Agenda:** If you wish to speak on an agenda item on the Consent Agenda, you may be heard under Audience Time. Consent Agenda items will be approved without discussion unless there is a request to discuss a particular Consent Agenda item. The issue separately discussed will be voted on separately.

In compliance with the Americans with Disabilities Act (ADA), this material, in an alternate format, or special accommodations for the meeting, will be made available by calling 503-645-6433 at least 48 hours prior to the meeting.



## MEMO

**DATE:** May 6, 2020  
**TO:** Board of Directors  
**FROM:** Doug Menke, General Manager

**RE:** Information Regarding the May 12, 2020 Board of Directors Meeting

### Agenda Item #4 – Proclamations

**A.** National Water Safety Month

Attached please find a proclamation declaring the month of May as National Water Safety Month.

**B.** Asian American and Pacific Islander Heritage Month

Attached please find a proclamation declaring the month of May as Asian American and Pacific Islander Heritage Month.

### Agenda Item #7 – Consent Agenda

Attached please find consent agenda items #7A-G for your review and approval.

**Action Requested:** **Approve Consent Agenda Items #7A-G as submitted:**

- A. Approve: Minutes of April 14, 2020 Regular Board Meeting
- B. Approve: Monthly Bills
- C. Approve: Monthly Financial Statement
- D. Award: NW Quadrant Youth Athletic Field Construction Contract
- E. Award: Bethany Creek Trail #2 Segment 3 Construction Contract
- F. Award: Neighborhood Park in the Bonnie Meadow Area Construction Contract
- G. Award: Somerset West Park Phase I Redevelopment Construction Contract

### Agenda Item #8 – Unfinished Business

**A.** COVID-19 Response Efforts

Attached please find a memo regarding the district's efforts in response to the COVID-19 pandemic. The district's management team will provide an overview and answer any questions the board may have.

**B.** General Manager's Report

Attached please find the General Manager's Report for the May regular board meeting.

### Other Packet Enclosures

- Monthly Capital Report
- Monthly Bond Capital Report
- System Development Charge Report



[4A]

## TUALATIN HILLS PARK & RECREATION DISTRICT

### PROCLAMATION

By the Board of Directors

**WHEREAS**, individual and organized forms of recreation and the creative use of free time are vital to the happy lives of all community members; and

**WHEREAS**, education, athletic and recreation programs throughout the Tualatin Hills Park & Recreation District encompass a multitude of activities that can result in personal accomplishment, self-satisfaction and family unity for all, regardless of background, ability level or age; and

**WHEREAS**, the Tualatin Hills Park & Recreation District recognizes that swimming and aquatic-related activities relate to good physical and mental health and enhance the quality of life for all people; and

**WHEREAS**, the Tualatin Hills Park & Recreation District is extremely proud of our swimming facilities, aquatic programs and other related activities and our contribution to providing all ages a healthy place to recreate, to swim, build self-esteem, confidence and a sense of self-worth which contributes to the quality of life in our community;

**NOW, THEREFORE**, the Board of Directors of the Tualatin Hills Park & Recreation District does hereby declare the month of May 2020 as

## National Water Safety Month

And do urge all those in the Tualatin Hills Park & Recreation District to support and promote this observance.

Signed this 12<sup>th</sup> day of May, 2020.

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Felicita Montebianco, President

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Tya Ping, Secretary



[4B]

## TUALATIN HILLS PARK & RECREATION DISTRICT

### PROCLAMATION

By the Board of Directors

**WHEREAS**, since the 1970s the United States federal government has recognized May as Asian American month, to commemorate the first Japanese people who came to the US in May 1843 and to mark the anniversary of the completion of the transcontinental railroad in May 1869; and

**WHEREAS**, THPRD is proud to honor and celebrate the many contributions and accomplishments of Asian Americans and Pacific Islanders in our community; and

**WHEREAS**, nearly 74,000 people who live in Washington County today are of Asian or Pacific Island descent, contributing significantly to the social, economic, and cultural fabric of our community; and

**WHEREAS**, the Asian American and Pacific Islander community in Washington County is incredibly diverse representing people from more than 20 unique countries of origin including: China, India, Japan, the Korean peninsula, the Philippines, Vietnam, and more; and

**WHEREAS**, THPRD respects the heritage and cultural traditions of all people and we are grateful to serve a community with such diversity; and

**WHEREAS**, Asian American and Pacific Islander Heritage Month is an occasion to recognize and appreciate the rich history, culture and achievements of community members;

**NOW, THEREFORE, the Board of Directors of the Tualatin Hills Park & Recreation District does hereby declare the month of May 2020 as**

## **Asian American and Pacific Islander Heritage Month**

And do urge all those in the Tualatin Hills Park & Recreation District to support and promote this observance.

Signed this 12<sup>th</sup> day of May, 2020.

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Felicita Montebalanco, President

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Tya Ping, Secretary





**Tualatin Hills Park & Recreation District  
Minutes of a Regular Meeting of the Board of Directors**

A meeting of the Tualatin Hills Park & Recreation District Board of Directors was held electronically on Tuesday, April 14, 2020. Executive Session 6:00 pm; Regular Meeting 6:30 pm.

Present:

Felicita Monteblanco	President/Director
Tya Ping	Secretary/Director
Wendy Kroger	Secretary Pro-Tempore/Director
Heidi Edwards	Director
Ashley Hartmeier-Prigg	Director
Doug Menke	General Manager

**Agenda Item #1 – Executive Session (A) Legal (B) Land**

President Felicita Monteblanco called executive session to order for the following purposes:

- To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed, and
- To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

The Executive Session is held under authority of ORS 192.660(2)(e) & (h).

President Monteblanco noted that the news media and designated staff may attend executive session. Representatives of the news media were directed not to disclose information discussed during executive session. No final action or final decision may be made in executive session.

**Agenda Item #2 – Call Regular Meeting to Order**

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Felicita Monteblanco on Tuesday, April 14, 2020, at 6:30 pm.

**Agenda Item #3 – Action Resulting from Executive Session**

**Heidi Edwards moved that the board of directors authorize staff to acquire a property in the SE quadrant of the district for the purchase price discussed in executive session, using system development charge funds, subject to the standard due diligence review and approval by the general manager. Tya Ping seconded the motion. Roll call proceeded as follows:**

<b>Ashley Hartmeier-Prigg</b>	<b>Yes</b>
<b>Wendy Kroger</b>	<b>Yes</b>
<b>Tya Ping</b>	<b>Yes</b>
<b>Heidi Edwards</b>	<b>Yes</b>
<b>Felicita Monteblanco</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

**Agenda Item #4 – Audience Time**

Secretary Tya Ping read written testimony received into the record as follows:

Dan Valliere, Chief Executive Officer for REACH Community Development, provided written testimony as follows: REACH appreciates the THPRD board's discussions and staff efforts around system development charge (SDC) waivers to support affordable housing. REACH recommends that the SDC waiver policy be defined broadly to allow for long-range flexibility, while also making clear any immediate priorities. REACH recommends that 100% waiver be allowed in policy for all units 60% median family income (MFI) and below. We also support prioritizing resources for homes reserved for 30% MFI and below households. For example, the board could award full waiver to 30% MFI units automatically, and then allow a case-by-case decision on the waiver percentage and availability for 30-60% MFI housing. REACH also recommends avoiding any absolute requirement of public benefit, since housing affordability is in itself a public benefit. However, we recognize that public benefits aligned with the open space and community uses could be criteria used to determine the amount of waiver approved for specific projects. Thank you for your work on this important initiative.

President Montebianco thanked REACH for their testimony this evening, noting that it would be further considered at a future board meeting during which this topic is a scheduled agenda item.

### **Agenda Item #5 – Board Time**

#### **A. Committee Liaisons Updates**

Tya Ping provided the following updates and comments during board time:

- Has been visiting THPRD parks often over the past few weeks and complimented the quality to which the sites are being maintained and kept safe, including signage posted regarding physical distancing requirements.
- Thanked district staff for their efforts during this unprecedented time and offered words of support.
- Due to physical distancing requirements, advisory committee meetings are not currently being held. She asked that consideration be given to holding electronic meetings, including the possibility of a check-in meeting with all advisory committees jointly, depending on how long the distancing requirements are in place and staff capacity.

Ashley Hartmeier-Prigg provided the following updates and comments during board time:

- Has been participating on calls with other local elected officials to advocate for THPRD during this crisis.
- Observed that parks and trails have been crowded and offered assistance in getting out messaging to the public regarding physical distancing requirements.
- Thankful for the district's willingness and involvement in hosting the Project Homeless Connect temporary shelter at the Elsie Stuhr Center.

Heidi Edwards provided the following updates and comments during board time:

- Thanked district staff for their hard work and dedication during the pandemic, including those still working in the field. The expedited public communications and posting of closure signage and new rules signage was appreciated.
- The high usage of district parks and trails during the pandemic is a clear testament to the role THPRD plays in the mental and physical health of the community.
- Participated in discussions with Tualatin Hills Park Foundation regarding how the foundation may be of assistance during this time.
- Contacted state and federal legislators to advocate for the needs of THPRD during this state of emergency.

Wendy Kroger provided the following updates and comments during board time:

- Reached out to Parks & Facilities Advisory Committee members to ask them to report back with any observations, comments or suggestions while using district sites.

- Described the legislative advocacy efforts taking place during the pandemic and thanked State Representative Sheri Schouten who has worked hard to support special districts in federal legislation addressing the current state of emergency.

President Monteblanco provided the following updates and comments during board time:

- The board can play a critical role in continuing to build legislative contacts in support of THPRD and she thanks the board members for their continued efforts in this area.
- Thanked General Manager Doug Menke and district staff for their efforts during this crisis, noting that she appreciates their responsiveness and creative thinking.
- Referenced the suggestion to consider holding electronic advisory committee meetings, noting that she agrees wholeheartedly that advisory committees are an integral part of the district's success, but that she would also like to be mindful of district's staff current workloads. She will wait to hear from district staff regarding this suggestion.

**Agenda Item #6 – Consent Agenda**

**Ashley Hartmeier-Prigg moved that the board of directors approve consent agenda items (A) Minutes of March 10, 2020 Regular Board Meeting, (B) Monthly Bills, and (C) Monthly Financial Statement. Wendy Kroger seconded the motion. Roll call proceeded as follows:**

<b>Heidi Edwards</b>	<b>Yes</b>
<b>Tya Ping</b>	<b>Yes</b>
<b>Wendy Kroger</b>	<b>Yes</b>
<b>Ashley Hartmeier-Prigg</b>	<b>Yes</b>
<b>Felicita Monteblanco</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

**Agenda Item #7 – New Business**

**A. COVID-19 Response Efforts**

General Manager Doug Menke provided opening comments, noting how quickly things have changed over the past few weeks since the board last met. The COVID-19 pandemic is unlike anything THPRD has experienced before, resulting in the closure of all of our buildings to the public, most of our outdoor amenities, the separation of all of our part-time and seasonal staff, and the cancellation of spring registration and summer programming on hold with no certainty on when we will be able to safely reopen.

Doug described the steps the district has taken in working through the logistics of this unprecedented challenge, including:

- Redesigning the organization to operate under an Incident Command Structure
- Reassigning employees to new roles
- Implementing work from home for many staff
- Planning for and redesigning what summer programming may look like
- Prioritizing physical distancing and focusing on employee safety
- Implementing new work policies
- Administering new federal rules
- Communicating regularly with our employees and public

Doug thanked the board and district staff, noting that although the past few weeks have been incredibly difficult, we are all committed to the importance of safety and the actions we are taking today are saving lives. He introduced the management team to continue this evening's presentation with a greater level of detail regarding the district's response and forward-looking plans for the district.

The district's management team, consisting of Keith Hobson, Director of Business & Facilities; Aisha Panas, Director of Park & Recreation Services; Holly Thompson, Communications Director; and, Geoff Roach, Director of Community Partnerships, provided a detailed presentation regarding the district's COVID-19 pandemic response efforts via a PowerPoint presentation, a copy of which was entered into the record, and which included information on the following topics:

- COVID-19 Timeline of Events
- Incident Command Structure
- COVID-19 Data Modeling
- Scenario Planning & Financial Impacts
- Legislative Engagement
- Internal & External Communications
- Tualatin Hills Park Foundation Actions
- Programming Scenarios for Summer/Fall
- Innovative Programming & Programming Focus Areas

The management team offered to answer any questions the board may have.

The board offered their thanks and words of support to district staff, noting that the board members stand ready to help and support the district through this crisis. Comments and discussion by the board included the following:

- Legislative advocacy efforts are positioning the district well for federal financial relief, if and when it becomes available, as well as the clarity this situation has provided in defining the importance of parks and recreation to the community. The board members are available to assist in any additional legislative advocacy efforts needed.
- Support for the creative ideas being developed in relation to summer programming. Parents are anxiously waiting to better understand what opportunities will be available for summer camps this year.
- Interest in the innovative programming opportunities being considered to be provided virtually, noting that this concept presents a great opportunity to keep young families engaged with the district.
- Question regarding whether THPRD is able to assist in providing childcare for first responders with a response that Beaverton School District is currently heading up this effort and has adequate capacity available.
- Appreciation for the frequency and transparency in district communications with the public and its staff, including recently separated staff.
- Offers of board member participation in assisting separated district staff as more information on this effort becomes available.
- Other volunteer opportunities available for district board members, including donating needed items for the Project Homeless Connect shelter operating at the Elsie Stuhr Center and volunteering with Meals on Wheels (at locations other than the Elsie Stuhr Center, which is at capacity for volunteers).

#### **B. Metro Natural Areas Bond Measure – Local Share Projects**

General Manager Doug Menke introduced Keith Hobson, Director of Business & Facilities, to present a proposed list of projects for the district's local share allocation of the Metro Natural Areas Bond Measure for board consideration and feedback. Metro Bond Measure No. 26-203, passed in November 2019, authorized \$475 million in general obligation bonds to continue regional programs to further protect clean water, restore fish and wildlife habitat and provide opportunities for people to connect with nature close to home. The measure includes a Local Share allocation of up to \$92 million; THPRD's allocation is \$8,628,870.

Keith provided an overview of the criteria identified in evaluating projects for consideration, as well as the steps taken in developing the projects list via a PowerPoint presentation, a copy of which was entered into the record. The district's proposed projects list was presented as:

- North Bethany Trail Development - \$1.5 million
- Natural Resources Land Acquisition - \$1.5 million
- Somerset West (Phase 2) - \$1.3 million
- Abbey Creek (Phase 2) - \$1.3 million
- Willow Creek (Far West) - \$1 million
- Commonwealth (West Side / Weir / Bridge) - \$800,000
- Mt. View Champions Park Sport Court - \$400,000
- Accessible Play Structures (x2) - \$700,000

Keith noted that staff have discussed the district's approach with Metro and received positive feedback. The final projects list would be further screened through Metro's criteria, including community engagement and racial equity. Additionally, staff will have conversations with the City of Beaverton and Washington County to see how our projects may align with their projects lists. Keith offered to answer any questions the board may have.

President Monteblanco thanked district staff for their work in developing the proposed projects list, noting that it represents a thorough thought process. She commented that during this state of emergency, it is important to realize that these projects would be putting dollars back into the local economy, providing jobs, and benefiting the community's overall physical and mental wellbeing once completed.

Heidi Edwards expressed appreciation for the level of information provided and for the efforts to keep the board informed of this process as it has moved forward. She agreed with President Monteblanco's comments regarding the need to push forward in this process despite the current crisis because of the economic and community benefits that will result.

Wendy Kroger inquired about coordinating project lists with Washington County.

- ✓ Keith explained that Washington County's allocation is mainly meant to serve their populations outside of THPRD and the City of Beaverton. They received a small allocation to be spread over a wide area, but the district does wish to collaborate with the county as much as possible and they are interested in collaboration, as well.

Wendy emphasized that the district's proposed projects list should reflect the highest priorities of Metro's bond measure, those being environment and climate resilience, nature, and trails. She expressed concern regarding some of the district's proposed projects, such as the sport court at Mt. View Champions Park and the accessible play structures, unless those structures are designed as nature play. Although she is not opposed to these projects in general, she believes that a different funding source should be used. She would also like to see the east end of Willow Creek addressed as well as the west end.

- ✓ President Monteblanco noted that Metro's bond language was left broad in terms of what types of projects are allowed, noting that Mt. View Champions Park serves a diverse and low-income area, and aligns well with the values of the bond measure. She appreciates the story the district's projects list tells in it being spread throughout the district's geographical area and featuring a variety of types of projects. There will also be an opportunity for additional trails funding if the upcoming Metro transportation bond measure is successful in the fall.
- ✓ General Manager Doug Menke added that the scope of the Metro bond measure is wide and the district's projects list includes substantial funding allocated for natural resource land acquisition and trail development. As other funding sources grow tighter, the district is desirous of leveraging the maximum benefit possible from the Metro dollars received.

Wendy added that she understands and sees the value in these projects, but hopes other funding sources might be available. She appreciates the level of work and detail district staff went into in preparing the projects list.

Ashley Hartmeier-Prigg expressed support for the projects list as presented, noting that she also likes how the projects are spread geographically throughout the district and that the district's GRASP analysis was used in helping identify potential projects. She inquired about the timeline for Metro's process.

- ✓ General Manager Doug Menke noted that although Metro has also been deeply impacted by the pandemic, the desire is to keep the bond projects moving forward, especially as a positive contribution toward the local economy. Eventually, the THPRD Board of Directors will be asked to adopt a projects list, including cooperative projects with the City of Beaverton and Washington County.

Tya Ping expressed support for the projects list as presented and looks forward to seeing how the district will partner on projects with the City of Beaverton and Washington County, especially given that THPRD is the city's parks provider.

President Monteblanco confirmed the board's enthusiasm for the projects list as presented and thanked district staff for the informative presentation.

**Agenda Item #8 – Adjourn**

There being no further business, the meeting was adjourned at 8:10 pm.

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Felicita Monteblanco, President

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Tya Ping, Secretary

Recording Secretary,  
Jessica Collins

Check #	Check Date	Vendor Name	Check Amount
309530	3/4/2020	METRO PARENT PUBLISHING INC. <b>Advertising</b>	1,457.00 <b>\$ 1,457.00</b>
80479	3/5/2020	PLATT ELECTRIC SUPPLY	96.42
80498	3/5/2020	HOME DEPOT CREDIT SERVICES <b>Capital Outlay - ADA Projects</b>	22.82 <b>\$ 119.24</b>
309517	3/4/2020	LAWYERS TITLE INSURANCE CORPORATION	1,000.00
ACH	3/18/2020	MILLER NASH GRAHAM & DUNN LLP <b>Capital Outlay - Bond - Land Acquisition</b>	1,216.00 <b>\$ 2,216.00</b>
ACH	3/18/2020	TREECOLOGY INC	8,485.10
ACH	3/25/2020	NATIVE ECOSYSTEMS NW, LLC <b>Capital Outlay - Bond - Natural Resources Projects</b>	2,655.50 <b>\$ 11,140.60</b>
ACH	3/4/2020	MACKAY & SPOSITO INC	3,275.50
ACH	3/25/2020	MACKAY & SPOSITO INC <b>Capital Outlay - Bond - New/Redevelop Community Parks</b>	596.25 <b>\$ 3,871.75</b>
309513	3/4/2020	DAVID EVANS & ASSOCIATES, INC.	12,641.20
ACH	3/4/2020	NORTHWEST TREE SPECIALISTS	10,725.00
309553	3/11/2020	CLEAN WATER SERVICES	1,185.00
310674	3/27/2020	DAVID EVANS & ASSOCIATES, INC. <b>Capital Outlay - Bond - Youth Athletic Field Development</b>	9,107.20 <b>\$ 33,658.40</b>
80479	3/5/2020	PLATT ELECTRIC SUPPLY	306.73
80481	3/5/2020	AMAZON.COM	38.53
80537	3/5/2020	OFFICE DEPOT INC	279.99
80539	3/5/2020	SOUND SECURITY INC	1,317.00
80742	3/5/2020	CDW GOVERNMENT INC	553.95
ACH	3/11/2020	COOK SECURITY GROUP <b>Capital Outlay - Building Improvements</b>	3,974.76 <b>\$ 6,470.96</b>
ACH	3/4/2020	PETERSON STRUCTURAL ENGINEERS INC	1,059.60
80536	3/5/2020	CONSOLIDATED SUPPLY COMPANY	5,630.63
80597	3/5/2020	POOL & SPA HOUSE INC	614.48
81204	3/5/2020	BRICE, KEITH	2,000.00
310645	3/25/2020	NORTHWEST GEOTECHNICAL CONSULTANTS, INC. <b>Capital Outlay - Building Replacements</b>	3,376.50 <b>\$ 12,681.21</b>
ACH	3/18/2020	TYLER TECHNOLOGIES INC	19,036.00
ACH	3/25/2020	TYLER TECHNOLOGIES INC <b>Capital Outlay - ERP Software</b>	7,300.00 <b>\$ 26,336.00</b>
80592	3/5/2020	AMAZON.COM <b>Capital Outlay - Facility Challenge Grants</b>	516.00 <b>\$ 516.00</b>
310358	3/18/2020	PACIFIC TRACTOR & IMPLEMENT LLC <b>Capital Outlay - Fleet Capital Replacement</b>	14,657.28 <b>\$ 14,657.28</b>
309514	3/4/2020	ENDICOTT WOODS ENTERPRISES INC <b>Capital Outlay - Park &amp; Trail Replacements</b>	6,436.48 <b>\$ 6,436.48</b>

Check #	Check Date	Vendor Name	Check Amount
309512	3/4/2020	DANEAL CONSTRUCTION INC	10,119.40
309513	3/4/2020	DAVID EVANS & ASSOCIATES, INC.	(596.70)
309543	3/4/2020	WH PACIFIC, INC.	73,069.11
ACH	3/4/2020	3 KINGS ENVIRONMENTAL	22,505.35
ACH	3/4/2020	JACOBS ENGINEERING GROUP INC.	16,893.50
80476	3/5/2020	STEP FORWARD ACTIVITIES, INC.	339.15
80701	3/5/2020	WASHINGTON COUNTY	7,000.00
310350	3/18/2020	CASWELL/HERTELL SURVEYORS, INC.	3,995.00
310359	3/18/2020	PORTLAND GENERAL ELECTRIC	21.60
310364	3/18/2020	WASHINGTON COUNTY	3,916.12
ACH	3/18/2020	MILLER NASH GRAHAM & DUNN LLP	8,398.00
ACH	3/18/2020	PETERSON STRUCTURAL ENGINEERS INC	3,800.00
ACH	3/25/2020	MACKAY & SPOSITO INC	1,205.37
<b>Capital Outlay - SDC - Park Development/Improvement</b>			<b>\$ 150,665.90</b>
309533	3/4/2020	PORTLAND GENERAL ELECTRIC	26,720.94
309615	3/11/2020	PORTLAND GENERAL ELECTRIC	5,654.06
310359	3/18/2020	PORTLAND GENERAL ELECTRIC	1,368.79
310654	3/25/2020	PORTLAND GENERAL ELECTRIC	4,770.68
ACH	3/25/2020	PGE (CLEAN WIND)	1,867.08
310683	3/27/2020	PORTLAND GENERAL ELECTRIC	21,789.74
<b>Electricity</b>			<b>\$ 62,171.29</b>
309504	3/2/2020	KAISER FOUNDATION HEALTH PLAN	286,627.65
309505	3/2/2020	MODA HEALTH PLAN INC	28,644.49
309521	3/4/2020	STANDARD INSURANCE CO	13,702.59
309523	3/4/2020	UNUM LIFE INSURANCE - LTC	2,135.80
310348	3/17/2020	STANDARD INSURANCE COMPANY	337,268.58
<b>Employee Benefits</b>			<b>\$ 668,379.11</b>
ACH	3/2/2020	MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY	15,731.59
ACH	3/2/2020	OREGON DEPARTMENT OF JUSTICE	1,748.74
ACH	3/2/2020	THPRD - EMPLOYEE ASSOCIATION	9,183.73
309520	3/4/2020	PACIFICSOURCE ADMINISTRATORS, INC.	3,912.06
309522	3/4/2020	STANDARD INSURANCE COMPANY	46,640.28
310047	3/16/2020	PACIFICSOURCE ADMINISTRATORS, INC.	3,822.06
ACH	3/16/2020	OREGON DEPARTMENT OF JUSTICE	1,748.22
310349	3/17/2020	STANDARD INSURANCE COMPANY	34,980.29
ACH	3/17/2020	MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY	15,807.84
<b>Employee Deductions</b>			<b>\$ 133,574.81</b>
ACH	3/4/2020	NW NATURAL	21,517.84
80361	3/5/2020	NW NATURAL	1,795.96
80369	3/5/2020	NW NATURAL	2,506.73
80371	3/5/2020	NW NATURAL	5,290.54
ACH	3/27/2020	NW NATURAL	18,833.86
<b>Heat</b>			<b>\$ 49,944.93</b>
ACH	3/18/2020	PORTLAND ENERGY BASKETBALL LLC	10,335.00
<b>Instructional Services</b>			<b>\$ 10,335.00</b>



Check #	Check Date	Vendor Name	Check Amount
309617	3/11/2020	SPECIAL DISTRICTS ASSOCIATION OF OREGON	144,647.00
		<b>Insurance</b>	<b>\$ 144,647.00</b>
ACH	3/4/2020	RCO STEAM CLEANING INC	3,200.00
80467	3/5/2020	WASTE MANAGEMENT OF OREGON INC	2,967.16
80473	3/5/2020	GUARANTEED PEST CONTROL SERVICE CO INC	1,821.00
80973	3/5/2020	UNITED SITE SERVICES	5,875.00
ACH	3/18/2020	RCO STEAM CLEANING INC	3,200.00
ACH	3/25/2020	NORTHWEST TREE SPECIALISTS	1,750.00
ACH	3/25/2020	RCO STEAM CLEANING INC	1,200.00
		<b>Maintenance Services</b>	<b>\$ 20,013.16</b>
ACH	3/4/2020	ORCA PACIFIC, INC.	1,633.85
ACH	3/4/2020	WALTER E NELSON COMPANY	1,023.65
80476	3/5/2020	STEP FORWARD ACTIVITIES, INC.	3,232.07
80479	3/5/2020	PLATT ELECTRIC SUPPLY	1,570.15
80481	3/5/2020	AMAZON.COM	294.19
80498	3/5/2020	HOME DEPOT CREDIT SERVICES	1,854.26
80504	3/5/2020	HORIZON DISTRIBUTORS INC	70.51
80510	3/5/2020	STAPLES BUSINESS ADVANTAGE	1,265.93
80529	3/5/2020	EWING IRRIGATION PRODUCTS INC	6,465.95
80536	3/5/2020	CONSOLIDATED SUPPLY COMPANY	27.61
80537	3/5/2020	OFFICE DEPOT INC	115.84
80592	3/5/2020	AMAZON.COM	15.99
80597	3/5/2020	POOL & SPA HOUSE INC	2,917.60
80707	3/5/2020	AIR GAS NORPAC INC	13,019.53
80923	3/5/2020	REXIUS FOREST BY-PRODUCTS INC	5,482.50
ACH	3/11/2020	WALTER E NELSON COMPANY	1,869.87
ACH	3/25/2020	WALTER E NELSON COMPANY	8,093.18
		<b>Maintenance Supplies</b>	<b>\$ 48,952.68</b>
80481	3/5/2020	AMAZON.COM	76.74
80537	3/5/2020	OFFICE DEPOT INC	81.57
80592	3/5/2020	AMAZON.COM	84.10
		<b>Miscellaneous Other Services</b>	<b>\$ 242.41</b>
80469	3/5/2020	AT&T MOBILITY	172.92
80474	3/5/2020	RICOH USA INC	2,010.41
80481	3/5/2020	AMAZON.COM	487.03
80498	3/5/2020	HOME DEPOT CREDIT SERVICES	36.00
80537	3/5/2020	OFFICE DEPOT INC	956.83
80592	3/5/2020	AMAZON.COM	374.55
		<b>Office Supplies</b>	<b>\$ 4,037.74</b>
ACH	3/4/2020	SIGNATURE GRAPHICS	32,526.75
		<b>Postage</b>	<b>\$ 32,526.75</b>
309520	3/4/2020	PACIFICSOURCE ADMINISTRATORS, INC.	937.25
80537	3/5/2020	OFFICE DEPOT INC	26.75
ACH	3/11/2020	BRIAN C JACKSON ARCHITECT LLC	9,000.00
ACH	3/18/2020	MILLER NASH GRAHAM & DUNN LLP	2,174.00
		<b>Professional Services</b>	<b>\$ 12,138.00</b>

Check #	Check Date	Vendor Name	Check Amount
80474	3/5/2020	RICOH USA INC	164.89
80481	3/5/2020	AMAZON.COM	1,843.16
80498	3/5/2020	HOME DEPOT CREDIT SERVICES	99.82
80517	3/5/2020	AMERICAN RED CROSS HEALTH & SAFETY SERVICES	836.00
80537	3/5/2020	OFFICE DEPOT INC	620.88
80592	3/5/2020	AMAZON.COM	695.77
80742	3/5/2020	CDW GOVERNMENT INC	448.48
80975	3/5/2020	KORE GROUP	2,129.62
81007	3/5/2020	PORTLAND TRAIL BLAZERS	26,384.00
309547	3/11/2020	BEAVERTON SCHOOL DISTRICT #48	1,293.75
309548	3/11/2020	BEAVERTON SCHOOL DISTRICT #48	2,983.78
		<b>Program Supplies</b>	<b>\$ 37,500.15</b>
80467	3/5/2020	WASTE MANAGEMENT OF OREGON INC	7,548.44
		<b>Refuse Services</b>	<b>\$ 7,548.44</b>
80474	3/5/2020	RICOH USA INC	3,176.84
		<b>Rental Equipment</b>	<b>\$ 3,176.84</b>
310627	3/25/2020	HARSCH INVESTMENT PROPERTIES LLC	3,518.00
		<b>Rental Facility</b>	<b>\$ 3,518.00</b>
80498	3/5/2020	HOME DEPOT CREDIT SERVICES	(36.98)
		<b>Small Furniture &amp; Equipment</b>	<b>\$ (36.98)</b>
80498	3/5/2020	HOME DEPOT CREDIT SERVICES	33.72
309556	3/11/2020	ELEVATE TECHNOLOGY GROUP	2,925.00
ACH	3/18/2020	TRUVIEW BSI, LLC	1,060.55
ACH	3/25/2020	NORTHWEST TREE SPECIALISTS	(575.00)
		<b>Technical Services</b>	<b>\$ 3,444.27</b>
80515	3/5/2020	SHI INTERNATIONAL CORPORATION	2,968.74
80517	3/5/2020	AMERICAN RED CROSS HEALTH & SAFETY SERVICES	235.24
		<b>Technical Training</b>	<b>\$ 3,203.98</b>
80469	3/5/2020	AT&T MOBILITY	8,907.49
80504	3/5/2020	HORIZON DISTRIBUTORS INC	2,400.00
309563	3/11/2020	HILLSBORO, CITY OF	14,013.74
		<b>Telecommunications</b>	<b>\$ 25,321.23</b>
ACH	3/27/2020	SUPERIOR TIRE SERVICE	1,101.00
		<b>Vehicle &amp; Equipment Services</b>	<b>\$ 1,101.00</b>
309511	3/4/2020	CARSON OIL INC	2,388.51
309539	3/4/2020	TUALATIN VALLEY WATER DISTRICT	3,014.39
		<b>Vehicle Gas &amp; Oil</b>	<b>\$ 5,402.90</b>

Check #	Check Date	Vendor Name	Check Amount
80386	3/5/2020	BEAVERTON, CITY OF	2,833.32
80388	3/5/2020	BEAVERTON, CITY OF	1,337.50
80390	3/5/2020	BEAVERTON, CITY OF	1,031.72
80410	3/5/2020	BEAVERTON, CITY OF	2,545.49
80427	3/5/2020	BEAVERTON, CITY OF	1,163.99
80429	3/5/2020	BEAVERTON, CITY OF	1,644.99
80458	3/5/2020	TUALATIN VALLEY WATER DISTRICT	1,033.76
80459	3/5/2020	TUALATIN VALLEY WATER DISTRICT	1,138.19
80460	3/5/2020	TUALATIN VALLEY WATER DISTRICT	1,174.86
80461	3/5/2020	TUALATIN VALLEY WATER DISTRICT	1,187.52
80462	3/5/2020	TUALATIN VALLEY WATER DISTRICT	1,934.05
80463	3/5/2020	TUALATIN VALLEY WATER DISTRICT	2,052.92
		<b>Water &amp; Sewer</b>	<b>\$ 19,078.31</b>
		<b>Grand Total</b>	<b>\$ 1,566,447.84</b>



## Tualatin Hills Park & Recreation District

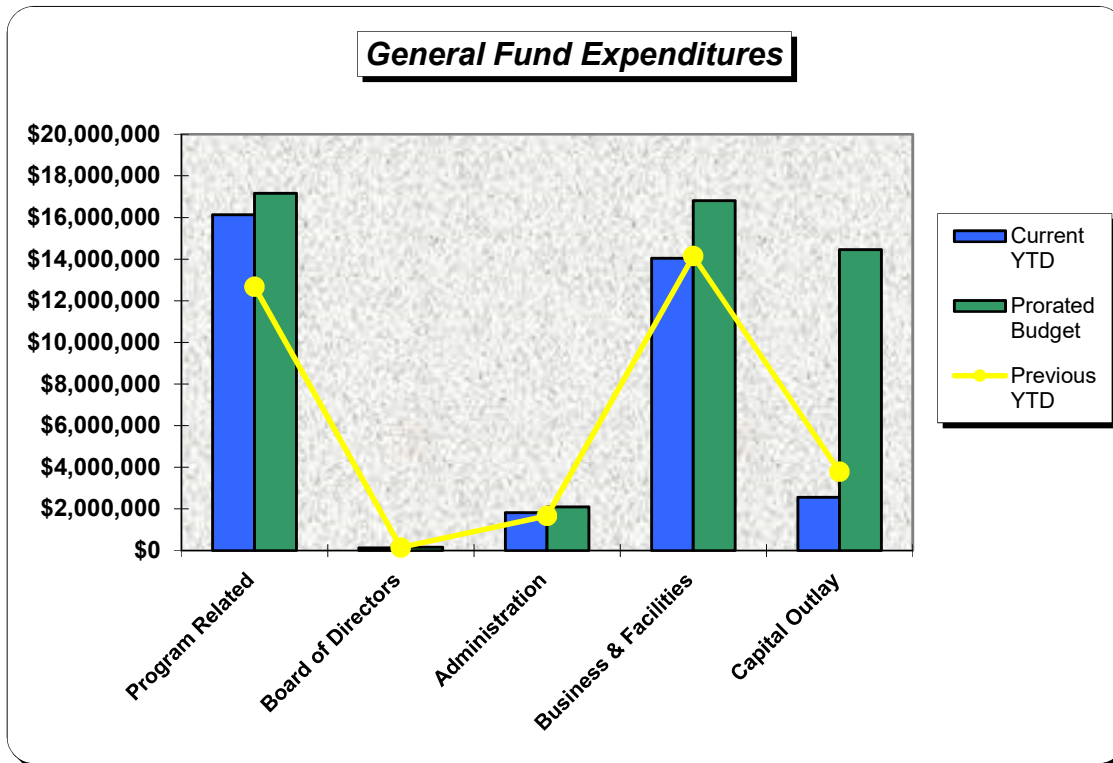
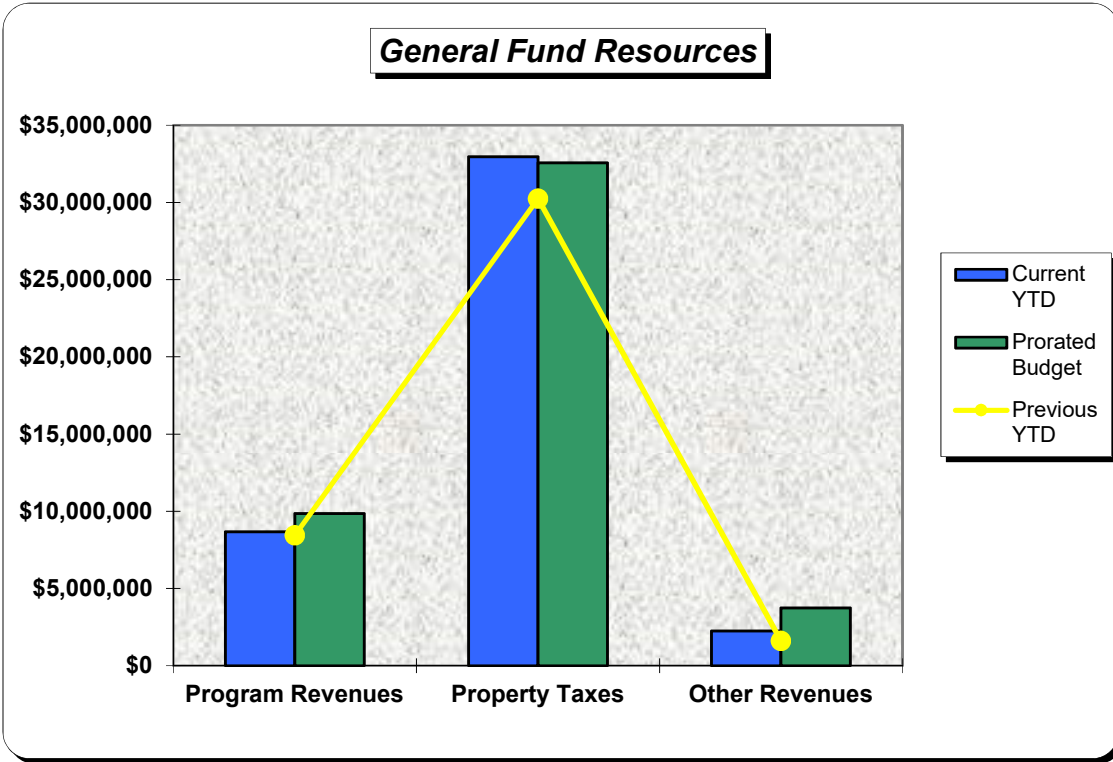
### General Fund Financial Summary March, 2020

	<b>ACTUAL</b>		<b>BUDGET</b>		
	<b>Current Month</b>	<b>Year to Date</b>	<b>Year to Date</b>	<b>% YTD Actual to Budget</b>	<b>Full Fiscal Year</b>
<b>Program Resources:</b>					
Aquatic Centers	\$ 15,675	\$ 1,992,403	\$ 2,674,527	74.5%	\$ 3,819,780
Tennis Center	31,524	882,511	964,483	91.5%	1,208,172
Recreation Centers & Programs	(54,718)	4,114,763	4,603,814	89.4%	6,127,000
Sports Programs & Field Rentals	61,058	1,265,621	1,243,236	101.8%	1,911,530
Natural Resources	(13,618)	410,235	373,246	109.9%	524,924
<b>Total Program Resources</b>	<b>39,921</b>	<b>8,665,534</b>	<b>9,859,305</b>	<b>87.9%</b>	<b>13,591,406</b>
<b>Other Resources:</b>					
Property Taxes	618,429	32,960,479	32,557,038	101.2%	33,447,201
Interest Income	46,772	357,538	400,400	89.3%	590,000
Facility Rentals/Sponsorships	20,664	518,724	686,309	75.6%	928,110
Grants	43,240	1,009,051	2,309,294	43.7%	3,114,284
Miscellaneous Income	122,488	357,705	345,294	103.6%	400,000
Debt Proceeds	-	-	-	0.0%	8,000,000
<b>Total Other Resources</b>	<b>851,593</b>	<b>35,203,497</b>	<b>36,298,336</b>	<b>97.0%</b>	<b>46,479,595</b>
<b>Total Resources</b>	<b>\$ 891,514</b>	<b>\$ 43,869,031</b>	<b>\$ 46,157,641</b>	<b>95.0%</b>	<b>\$ 60,071,001</b>
<b>Program Related Expenditures:</b>					
Parks & Recreation Administration	79,143	575,174	587,756	97.9%	814,125
Aquatic Centers	387,662	3,380,380	3,662,301	92.3%	4,879,346
Tennis Center	132,273	1,064,410	1,114,423	95.5%	1,481,953
Recreation Centers	730,016	6,427,546	6,766,273	95.0%	9,009,218
Community Programs	52,119	492,914	582,101	84.7%	763,673
Athletic Center & Sports Programs	223,598	2,181,719	2,207,817	98.8%	2,997,369
Natural Resources & Trails	213,375	2,006,079	2,248,424	89.2%	3,055,937
<b>Total Program Related Expenditures</b>	<b>1,818,186</b>	<b>16,128,222</b>	<b>17,169,095</b>	<b>93.9%</b>	<b>23,001,621</b>
<b>General Government Expenditures:</b>					
Board of Directors	2,836	127,104	163,969	77.5%	267,956
Administration	170,393	1,821,256	2,092,652	87.0%	2,891,689
Business & Facilities	1,669,927	14,038,153	16,813,986	83.5%	22,853,208
Capital Outlay	44,517	2,550,824	14,449,849	17.7%	20,017,227
Contingency/Capital Replacement Reserve	-	-	-	0.0%	7,368,000
<b>Total Other Expenditures:</b>	<b>1,887,673</b>	<b>18,537,337</b>	<b>33,520,456</b>	<b>55.3%</b>	<b>53,398,080</b>
<b>Total Expenditures</b>	<b>\$ 3,705,859</b>	<b>\$ 34,665,559</b>	<b>\$ 50,689,551</b>	<b>68.4%</b>	<b>\$ 76,399,701</b>
<b>Revenues over (under) Expenditures</b>	<b>\$ (2,814,345)</b>	<b>\$ 9,203,472</b>	<b>\$ (4,531,910)</b>	<b>-203.1%</b>	<b>\$ (16,328,700)</b>
<b>Beginning Cash on Hand</b>		14,840,219	16,328,700	90.9%	16,328,700
<b>Ending Cash on Hand</b>		<b>\$ 24,043,691</b>	<b>\$ 11,796,790</b>	<b>203.8%</b>	<b>\$ -</b>

# Tualatin Hills Park and Recreation District

## General Fund Financial Summary

March, 2020





[7D]

## MEMO

**DATE:** April 24, 2020  
**TO:** Doug Menke, General Manager  
**FROM:** Keith Hobson, Director of Business & Facilities

**RE:** **NW Quadrant Youth Athletic Field Construction Contract**

### Introduction

Staff is seeking board of directors' approval of the lowest responsible bidder for the NW Quadrant Youth Athletic Field construction contract, and authorization to execute a contract with Milroy Golf Systems, Inc. for \$638,280, and approval to use \$690,235 from savings in the 2008 Bond Measure new linear park and trail development category, \$244,609 from the facility rehabilitation category, and \$32,809 from savings in the administration costs category to cover the project shortfall.

### Background

In November 2013, the district acquired a 3-acre parcel of land using 2008 Bond Measure Neighborhood Park Acquisition funds as a potential site to construct the grass youth athletic field in the northwest quadrant. In conjunction with the land acquisition, the district executed a parking and use agreement with the adjacent Living Hope Church to ensure sports programming and shared parking. Beginning in early 2018, a five-month public engagement process began to garner public support and understand community needs. This was a favorable process and yielded a cohesive master plan backed by the community. During the approval of the master plan in August 2018, staff informed the board that the project budget had a shortfall of \$788,518, but that there was an opportunity to use net savings from the Bond Measure New Linear Park and Trail Development category.

Per the parking and use agreement, staff negotiated shared costs with Living Hope Church. The church agreed to contribute \$75,000 towards construction of the shared driveway and access road, as well as the cost for the fencing along the shared property line. In an effort to further reduce project costs, two deductive bid alternates were stated in the solicitation for bid. The first alternate would reduce the amount of underground field drainage and the second alternate would eliminate the shared property line fence for the church to install.

Prior to bidding the construction phase of the project, in accordance to the Migratory Bird Act's nesting season, an arborist was hired to remove trees and clear brush where park improvements would be constructed. This initial phase of work was completed in January 2020, for a total cost of \$11,570. The construction phase for the remaining project improvements was advertised for bid on March 11, 2020. Ten contractors attended the mandatory pre-bid meeting. The bid opening was on April 9, 2020 and the district received seven bids with five being responsive bids. The lowest bid came from Milroy Golf Systems, Inc., in the total amount of \$668,529 with deduct alternate #1 in the amount of \$9,803 and deduct alternate #2 in the amount of \$30,250. Staff recommends declining deduct alternate #1 and accepting deduct

alternate #2. This would leave the underground field drainage intact, allow the church to install the shared property line fence, and lower the Milroy Golf Systems, Inc. bid to \$638,280.

The total hard cost at this point is the combined base bid minus deduct alternate #2, district-purchased materials and initial tree clearing costs which totals \$667,350, plus the project soft cost expenses of \$571,777 and the project contingency of \$92,934, for a total project cost of \$1,332,061. The available funding for the project is \$585,692, less the bond category shortfall of \$296,284, plus the Living Hope Church driveway contribution of \$75,000 for a net funding amount of \$364,408. This leaves a shortfall between the project cost and the project budget of \$967,653. Staff recommends the budget shortfall be covered with net savings from the 2008 Bond Measure New Linear Park and Trail Development category in the amount of \$690,235, the Facility Rehabilitation category in the amount of \$244,609, and the administration costs category in the amount of \$32,809. The project contingency was lowered to 7.5% for the construction phase, which is our standard practice at bid award.

Included in this memo for additional reference are three informational documents, a vicinity map (Exhibit A), an aerial map (Exhibit B) and the approved master plan (Exhibit C).

A breakdown of project costs is provided below:

**NW Quadrant Youth Athletic Field Funding Summary**

<b>Funding Sources</b>	<b>Amount</b>
2008 Bond Measure Youth Athletic Field category available funding (project budget of \$585,692 less category shortfall from other projects of \$296,284)	\$ 289,408
Living Hope Church Shared Cost for Driveway	<u>+\$ 75,000</u>
<b>Total Project Funding</b>	<b>\$ 364,408</b>

**NW Quadrant Youth Athletic Field Cost Summary**

<b>Budget Item</b>	<b>Current Project Cost</b>
Construction	\$ 667,350
<ul style="list-style-type: none"> <li>• lowest responsible bidder</li> <li>• tree/brush removal and trail clearing</li> <li>• district-purchased soccer goals plus incidental materials</li> </ul>	Includes: \$ 638,280 + \$ 11,570 + \$ 17,500
Contingency	\$ 92,934
Soft costs	\$ 571,777
<b>Total project cost</b>	<b>\$ 1,332,061</b>
Project budget variance (over) under	(\$ 967,653)

All permit documents have been submitted to Washington County and Clean Water Services. Staff is completing the final assurance requirements for the county and expects the permits to be issued prior to the beginning of construction in June 2020. The construction phase of the project is scheduled for completion by October 2020.

### **Proposal Request**

Staff is seeking board of directors' approval of the lowest responsible bidder of \$638,280 from Milroy Golf Systems, Inc. for the construction of the NW Quadrant Youth Athletic Field, authorization for the general manager or designee to execute the contract; and approval to use \$690,235 from savings within the 2008 Bond Measure New Linear Park and Trail Development category, \$244,609 from the Facility Rehabilitation category, and \$32,809 from savings in the Administration Costs category to cover the project shortfall.

### **Benefits of Proposal**

The project will construct a new multi-purpose youth athletic field fulfilling the obligation in the 2008 Bond Measure. The youth athletic field is centrally located within the Aloha community and will significantly increase the level of service for recreation and community gathering. Constructing the improvements will also result in a bikeway connection to public transportation consistent with Washington County's Neighborhood Bikeways Plan and Aloha Tomorrow Plan.

### **Potential Downside of Proposal**

Because the overall cost of the project is greater than the project budget, savings from the 2008 Bond Measure New Linear Park and Trail Development category and Administration Costs category are being requested to cover the budget shortfall.

### **Maintenance Impact**

The estimated maintenance cost impact for the new park is \$10,227 annually. In addition, the annual impact for future capital replacement is estimated at \$4,624.

### **Action Requested**

Board of directors' approval of the following items:

1. Approval to award the contract to the lowest responsible bidder, Milroy Golf Systems, Inc., for \$638,280;
2. Authorization for the general manager or designee to execute the contract; and
3. Approval of the use of \$690,235 from savings in the 2008 Bond Measure New Linear Park and Trail Development category, \$244,609 from the Facility Rehabilitation category, and \$32,809 from savings in the Administration Costs category.



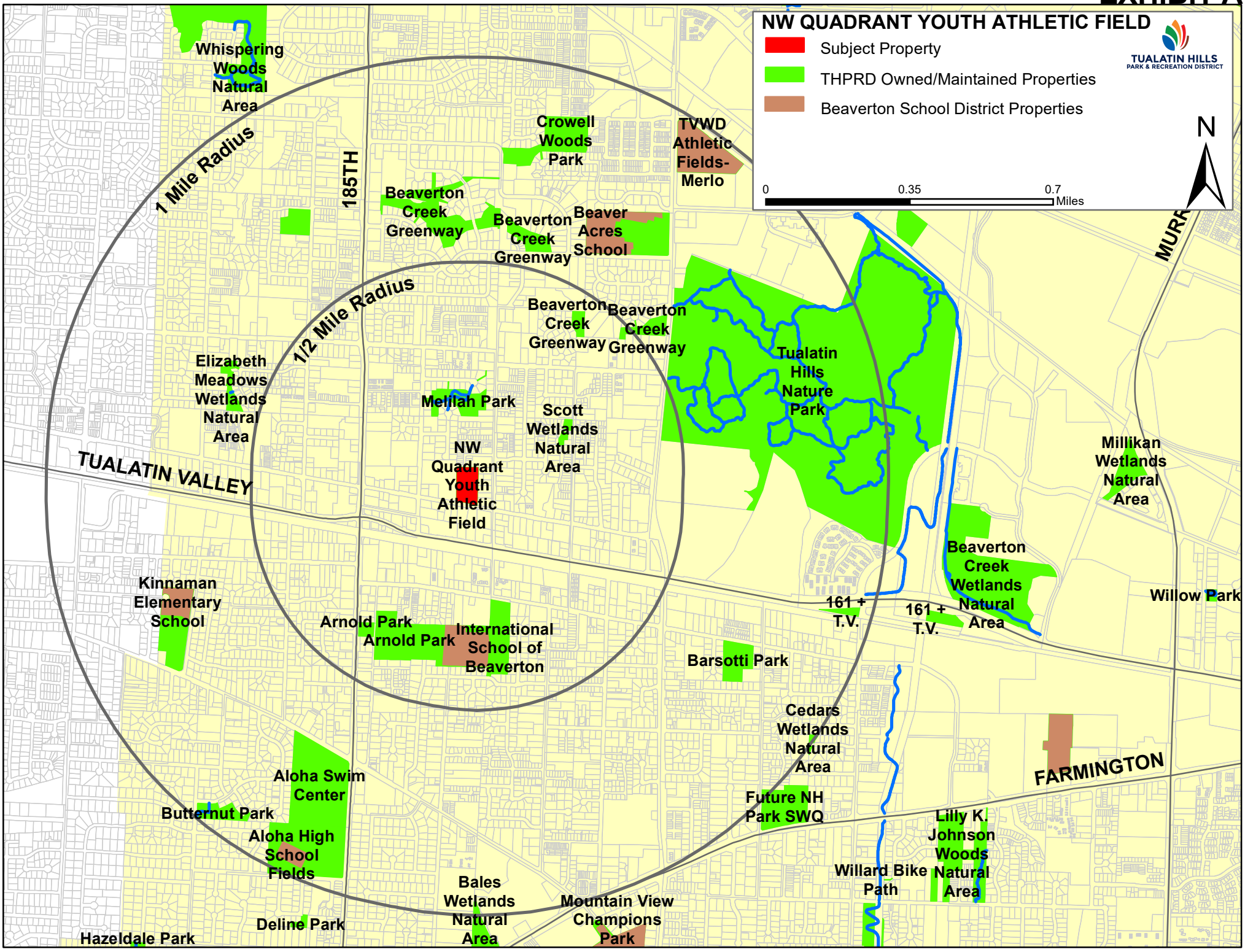
**Tualatin Hills Park & Recreation District  
PROJECT AWARD RECOMMENDATION REPORT**

<b>Project:</b>	NW Quadrant Youth Athletic Field	
<b>Contractor:</b>	Milroy Golf Systems, Inc.	
Contractor worked for THPRD previously: Yes.		
Contractor references checked: Yes		
Contractor registered with appropriate boards: Yes		
<b>SCOPE OF WORK</b>		
<b>Location:</b>	17915 SW Alexander Street, Beaverton, OR 97003	
<b>Description:</b>	3 acres property with erosion control, site clearing, earthwork, subsurface field drainage system, access drive and parking, ROW improvements, streetlights, fences, site furnishings, irrigation and landscape.	
<b>FUNDING</b>		
<b>Funds Budgeted and Estimated Costs</b>	<b>Amount:</b>	<b>Page:</b>
<b>Current Total Project Budget:</b> 2008 Bond Measure Youth Athletic Field category funding Living Hope Church Shared Cost Driveway  <p style="text-align: right;">Total Project Funding</p>	\$289,408 <u>+\$75,000</u>  \$364,408	
<b>Estimated Project Cost:</b> (expenditures, lowest contractor bid and district project purchases)	\$1,332,061	
<b>Project Budget Variance:</b> (over) under	(\$967,653)	

**BID PROPOSALS RECEIVED**

Low to High Bid	Contractor	Base Bid Amt.	Alt. #1 Drainage	Alt. #2 Fencing	Completed Bid forms
1	Milroy Golf Systems, Inc	\$668,529	\$9,803	\$30,250	Yes
2	Bernhardt Golf	\$747,000	\$17,240	\$30,000	Yes
3	Tapani, Inc.	\$798,000	\$25,000	\$25,000	Yes
4	Goodfellow Bros.	\$899,900	\$20,000	\$29,000	Yes
5	Kodiak Pacific	\$1,022,800	\$20,000	\$28,800	Yes
6	Wurdinger Excavation	\$1,046,230	\$95,000	\$22,500	No
7	Lyda Excavating				No

<b>PROJECTED PROJECT SCHEDULE</b>	
Invitation to Bidders	March 11, 2020
Sealed Bids Due and Bid Closing Time	April 9, 2020 at 2:00 pm/FCSC
Bid Opening	At time of Bid Closing
Final Bid Review / Memo to Board	April 22, 2020
THPRD Board Meeting to Approve Bid	May 12, 2020
Notice of Intent to Award	May 13, 2020
Notice to Proceed (approx.)	June 15, 2020
Preconstruction Site Meeting (approx.)	TBD
Preconstruction Conference with County	TBD
Site Mobilization (approx.)	June 18, 2020
Desired Project Duration - Notice to Proceed to Substantial Completion.	June – October 5, 2020



## NW QUADRANT YOUTH ATHLETIC FIELD

**Legend:**

- Subject Property
- THPRD Owned/Maintained Properties
- Beaverton School District Properties

**TUALATIN HILLS PARK & RECREATION DISTRICT**

0 0.35 0.7 Miles

N

1 Mile Radius

1/2 Mile Radius

TUALATIN VALLEY

MURR

FARMINGTON

Whispering Woods Natural Area

Crowell Woods Park

TVWD Athletic Fields-Merlo

Beaverton Creek Greenway

Beaverton Creek Greenway

Beaver Acres School

Beaverton Creek Greenway

Beaverton Creek Greenway

Tualatin Hills Nature Park

Elizabeth Meadows Wetlands Natural Area

Metjlah Park

Scott Wetlands Natural Area

NW Quadrant Youth Athletic Field

Millikan Wetlands Natural Area

Kinnaman Elementary School

Arnold Park

International School of Beaverton

Beaverton Creek Wetlands Natural Area

Willow Park

Barsotti Park

161 + T.V.

161 + T.V.

Aloha Swim Center

Butternut Park

Aloha High School Fields

Cedars Wetlands Natural Area

Future NH Park SWQ

Lilly K. Johnson Woods Natural Area

Hazeldale Park

Deline Park

Bales Wetlands Natural Area

Mountain View Champions Park

Willard Bike Path




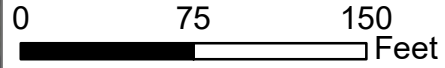


**NW QUADRANT YOUTH ATHLETIC FIELD**

Taxlot: 1S107CB020000

Acreage: 3.0 Acres

 Subject Property







AKS DRAWING FILE: 6108 MASTER PLAN 1 AND 2.DWG | LAYOUT: MASTER PLAN 1





[7E]

## MEMO

**DATE:** April 23, 2020  
**TO:** Doug Menke, General Manager  
**FROM:** Keith Hobson, Director of Business & Facilities

**RE:** **Bethany Creek Trail #2 Segment 3 Construction Contract**

### **Introduction**

Staff is seeking board of directors' approval of the lowest responsible bidder for the Bethany Creek Trail #2 Segment 3 construction contract, and authorization to execute a contract with Lyda Excavating, Inc. for \$521,640.

### **Background**

Bethany Creek Trail #2 is identified as a community trail in the 2016 Trails Functional Plan. Segment 3 of the planned trail is approximately 0.44 miles long and is located almost entirely within a Bonneville Power Administration (BPA) powerline right-of-way spanning Washington and Multnomah counties. The district partnered with BPA as an opportunity to expand the community trail system and provide greater connectivity throughout the district.

Beginning in January 2018, staff began a nine-month master planning and public engagement process to better understand community needs. The public engagement process included community conversations, discussions with adjacent landowners, and two neighborhood meetings. This was a favorable process and yielded a cohesive master plan guided by community input. The master plan was approved by the board of directors in October 2018.

The trail construction phase of the project was advertised for bid on March 13, 2020. Ten contractors requested bid documents and attended the mandatory pre-bid meeting. The bid opening was held on April 14, 2020 and the district received three responsive bids. The lowest bid came from Lyda Excavating, Inc., in the amount of \$521,640. Nature & Trails staff will bid and oversee required off-site natural area mitigation work at Banister Creek Greenway in June for a late summer to fall 2020 installation. This work is currently estimated at \$176,151; however, internal oversight is expected to reduce overall project costs.

The total project hard cost at this point is the combined base bid for the trail improvements, estimated off-site mitigation work, and district-purchased materials, which totals \$722,291, plus the project soft cost expenses of \$746,455 and the project contingency of \$110,156, for a total project cost of \$1,578,902. Based on the SDC budget of \$1,845,000, the total project cost is within the project budget with a surplus of \$266,098. The project contingency was lowered to 7.5% for the construction phase, which is our standard practice at bid award.

Included in this memo for additional reference are three informational documents, a vicinity map (Exhibit A), an aerial map (Exhibit B) and the approved master plan (Exhibit C).

A breakdown of project costs is provided below:

**Bethany Creek Trail #2 Segment 3 Funding Summary**

Funding Sources	Amount
SDC Project Funding	\$1,845,000
<b>Total Project Funding</b>	<b>\$1,845,000</b>

**Bethany Creek Trail #2 Segment 3 Cost Summary**

Budget Item	Current Project Cost
Construction	\$ 722,291
<ul style="list-style-type: none"> <li>• lowest responsible bidder</li> <li>• off-site mitigation work at Bannister Creek</li> <li>• district-purchased signs, plus incidental materials</li> </ul>	Includes: \$ 521,640 +\$ 176,151 +\$ 24,500
Contingency	\$ 110,156
Soft costs	\$ 746,455
<b>Total project cost</b>	<b>\$1,578,902</b>
Project budget variance (over) under	\$ 266,098

Nearly all permits have been received from Washington County, Multnomah County and Clean Water Services. Staff is completing the final assurance requirements for the counties and expects all permits to be issued prior to the beginning of construction in June 2020. The trail construction phase is scheduled for completion by October 2020, and the off-site mitigation is anticipated for completion by December 2020.

**Proposal Request**

Staff is seeking board of directors’ approval of the lowest responsible bidder of \$521,640 from Lyda Excavating, Inc. for the construction of Bethany Creek Trail #2 Segment 3 trail improvements, and authorization for the general manager or designee to execute the contract.

**Benefits of Proposal**

The project will fulfill a planned 0.44-mile segment of community trail identified in the Trails Functional Plan and Metro’s Regional Trails System Plan, and will provide connectivity to surrounding parks, schools, and neighborhoods in the Bethany area. The trail will connect the Bethany area to the district’s and Metro’s regional trail system and will enhance the recreational opportunities for residents of Washington and Multnomah counties and beyond.

**Potential Downside of Proposal**

There is no apparent downside to this proposal.

**Maintenance Impact**

The estimated maintenance cost for the new trail is \$3,292 annually. In addition, the annual impact for future capital replacement is estimated at \$8,637.

**Action Requested**

Board of directors’ approval of the following items:

1. Approval to award the trail improvement contract to the lowest responsible bidder, Lyda Excavating, Inc., for \$521,640; and
2. Authorization for the general manager or designee to execute the contract.

**Tualatin Hills Park & Recreation District  
PROJECT AWARD RECOMMENDATION REPORT**

<b>Project:</b>	Bethany Creek Trail #2 Segment 3	
<b>Contractor:</b>	Lyda Excavating, Inc.	
Contractor worked for THPRD previously: Yes. Recently completed Waterhouse Trail Segment 4.		
Contractor references checked: Yes		
Contractor registered with appropriate boards: Yes		
<b>SCOPE OF WORK</b>		
<b>Location:</b>	BPA powerline corridor directly west of 14344 NW Springville Rd, 97229	
<b>Description:</b>	Earthwork and grading, erosion control, placement of base aggregate, asphalt and concrete paving, wood split-rail and chain link fencing, vegetated segmental retaining walls, storm culvert replacement, signage, seeding, roadway striping/markings, rapid flashing beacons, and public street lighting with electrical work.	
<b>FUNDING</b>		
<b>Funds Budgeted and Estimated Costs</b>	<b>Amount:</b>	<b>Page:</b>
<b>Current Total Project Budget:</b> SDC Project Funding	\$1,845,000	
Total Project Funding	\$1,845,000	
<b>Estimated Project Cost:</b> (expenditures, lowest contractor bid and district project purchases)	\$1,578,902	
<b>Project Budget Variance:</b> (over) under	\$ 266,098	

**BID PROPOSALS RECEIVED**

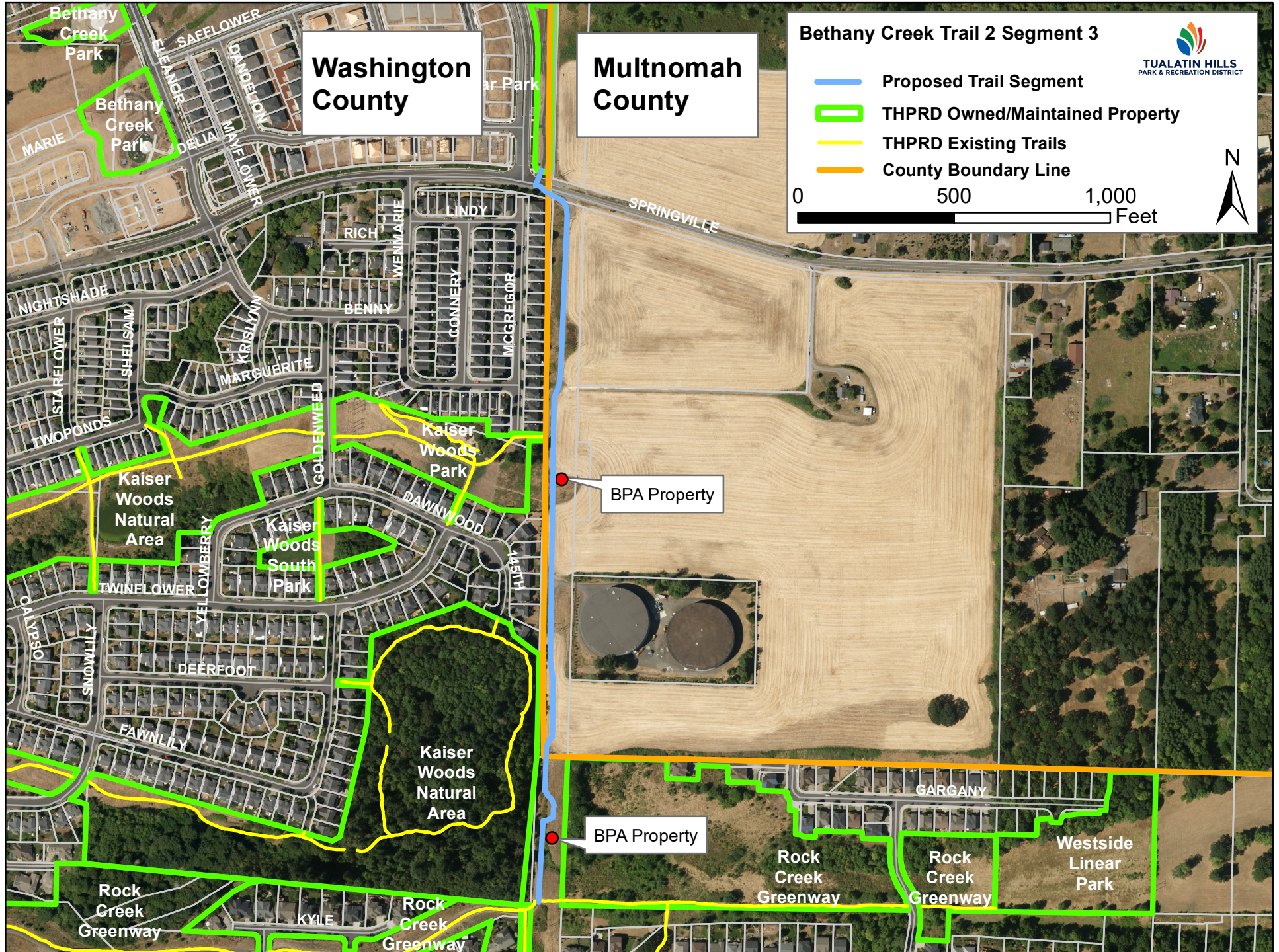
Low to High Bid	Contractor	Base Bid Amt.	Completed Bid forms
1	Lyda Excavating, Inc..	\$521,640	Yes
2	3 Kings Environmental, Inc.	\$547,701	Yes
3	Kodiak Pacific Const. Co.	\$565,565	Yes



<b>PROJECTED PROJECT SCHEDULE</b>	
Invitation to Bidders	March 13, 2020
Sealed Bids Due and Bid Closing Time	April 14, 2020 at 2:00 PM / FCSC or by email
Bid Opening	April 14, 2020 at 2:05 PM / Telephone Conf.
Final Bid Review / Memo to Board	April 27, 2020
THPRD Board Meeting to Approve Bid	May 12, 2020
Notice of Intent to Award	May 13, 2020
Notice to Proceed (approx.)	June 11, 2020
Preconstruction Site Meeting (approx.)	TBD
Preconstruction Conference with City	TBD
Site Mobilization (approx.)	June 15, 2020
Desired Project Duration - Notice to Proceed to Substantial Completion.	June 11 to September 30, 2020











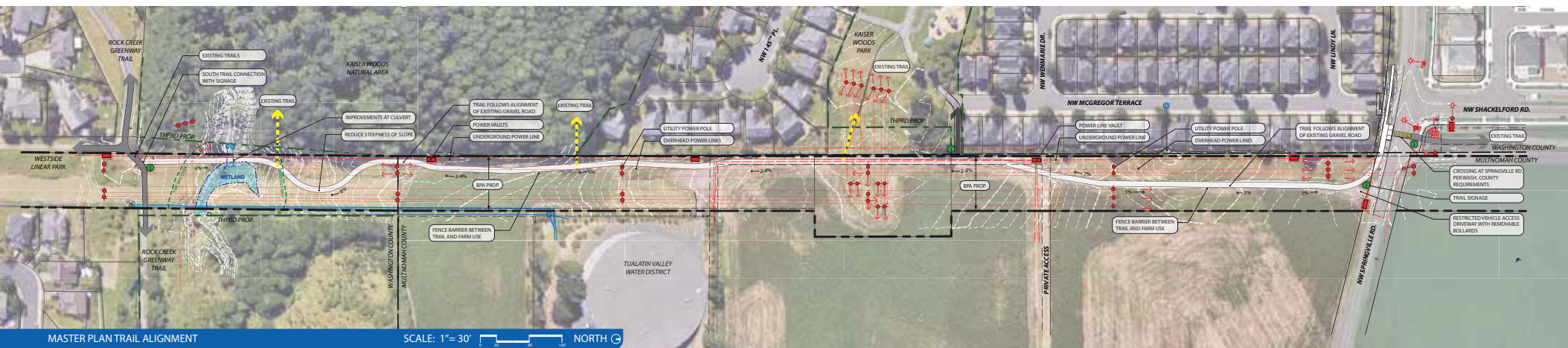
EXISTING CONDITION PHOTOS



NEW TRAIL: DESIGN ELEMENTS



SPRINGVILLE ROAD CROSSING CONCEPT



MASTER PLAN TRAIL ALIGNMENT

SCALE: 1"= 30' NORTH

**BETHANY CREEK TRAIL #2 SEGMENT 3 - APPROVED MASTER PLAN** 10-16-2018





[7F]

## MEMO

**DATE:** April 23, 2020  
**TO:** Doug Menke, General Manager  
**FROM:** Keith Hobson, Director of Business & Facilities

**RE:** **Neighborhood Park in the Bonnie Meadow Area Construction Contract**

### Introduction

Staff is seeking board of directors' approval of the lowest responsible bidder for the Bonnie Meadow Area Park construction contract, and authorization to execute a contract with 3 Kings Environmental, Inc. for \$1,113,651.

### Background

In December 2014, the district acquired a 2.5-acre parcel of land using 2008 Bond Measure Neighborhood Park Acquisition funds. Through the 2015 Parks Functional Plan's level of service inventory and park prioritization process, this site was identified as a priority for development. Through the Systems Development Charge (SDC) capital improvement planning (CIP) and budgeting process funds were appropriated to design and construct a neighborhood park in the Bonnie Meadow area.

Beginning in the summer of 2017, a nine-month expanded engagement and visioning process was initiated to understand community needs and develop a shared community vision for the site. Included in the process were community conversations, design-workshops, surveys, and neighborhood meetings. This was a successful process and yielded a cohesive master plan well supported by the community. The master plan was approved by the board of directors in August 2018.

To leverage district funds, staff applied for a Federal Land and Water Conservation Fund (LWCF) Outdoor Recreation Legacy Partnership (ORLP) grant in 2018 and a Tualatin Watershed Improvement Grant (TWIG) in 2019. While the district did not receive the ORLP grant award, a \$5,000 TWIG grant was awarded to the district in 2020.

Prior to bidding the construction phase, in accordance to the Migratory Bird Act's nesting season, an arborist was hired to remove selected trees and brush where park improvements would be constructed. This initial phase of work was completed in January 2020, for a total cost of \$18,560. The construction phase for the remaining project improvements was advertised for bid on February 28, 2020. Eight contractors requested bid documents and seven attended the mandatory pre-bid meeting. The bid opening was held on March 31, 2020 and the district received three responsive bids. The lowest bid came from 3 Kings Environmental, Inc., in the amount of \$1,113,651.

The total hard cost at this point is the combined base bid, district-purchased materials and initial tree removal costs, which totals \$1,178,861, plus the project soft cost expenses of \$551,271 and the project contingency of \$129,760, for a total project cost of \$1,859,892. Based on the

SDC budget of \$2,610,000 and the TWIG for \$5,000, the available project funding totals \$2,615,000. The total project cost is within the project budget with a surplus of \$755,108. All project appropriations not needed to complete the project will be redirected back to the districts available SDC funds. The project contingency was lowered to 7.5% for the construction phase, which is our standard practice at bid award.

Included in this memo for additional reference are three informational documents, a vicinity map (Exhibit A), an aerial map (Exhibit B) and the approved master plan (Exhibit C).

A breakdown of project costs is provided below:

**Bonnie Meadow Area Neighborhood Park Funding Summary**

<b>Funding Sources</b>	<b>Amount</b>
SDC Project Funding	\$2,610,000
TWIG	+\$ 5,000
<b>Total Project Funding</b>	<b>\$2,615,000</b>

**Bonnie Meadow Area Neighborhood Park Cost Summary**

<b>Budget Item</b>	<b>Current Project Cost</b>
Construction	\$1,178,861
<ul style="list-style-type: none"> <li>• lowest responsible bidder</li> <li>• tree/brush removal and trail clearing</li> <li>• district-purchased shelters, signs, post construction tree work, plus incidental materials</li> </ul>	Includes: \$1,113,651 + \$18,560 + \$46,650
Contingency	\$129,760
Soft costs	\$551,271
<b>Total project cost</b>	<b>\$1,859,892</b>
Project budget variance (over) under	\$755,108

All permit documents have been submitted to Washington County and Clean Water Services. Staff is completing the final assurance requirements for the county and expects the permits to be issued prior to the beginning of construction in June 2020. The construction phase of the project is scheduled for completion by November 2020.

**Proposal Request**

Staff is seeking board of directors' approval of the lowest responsible bidder of \$1,113,651 from 3 Kings Environmental, Inc. for the construction of Bonnie Meadow Area Park, and authorization for the general manager or designee to execute the contract.

**Benefits of Proposal**

Existing conditions in the Bonnie Meadow area yield few to no sidewalks and lack public space for recreation. The project will bring a new 2.5-acre neighborhood park that is centrally located within the community and will act as a gathering space for the surrounding neighborhoods.

**Potential Downside of Proposal**

There is no potential downside to this proposal.

**Maintenance Impact**

The estimated maintenance cost for the new park is \$12,764 annually. In addition, the annual impact for future capital replacement is estimated at \$14,952.

**Action Requested**

Board of directors' approval of the following items:

1. Approval to award the contract to the lowest responsible bidder, 3 Kings Environmental, Inc., for \$1,113,651 and
2. Authorization for the general manager or designee to execute the contract.

**Tualatin Hills Park & Recreation District  
PROJECT AWARD RECOMMENDATION REPORT**

<b>Project:</b>	Bonnie Meadow Area Neighborhood Park	
<b>Contractor:</b>	3 Kings Environmental, Inc.	
Contractor worked for THPRD previously: Yes. Recently completed three other THPRD projects.		
Contractor references checked: Yes.		
Contractor registered with appropriate boards: Yes		
<b>SCOPE OF WORK</b>		
<b>Location:</b>	2135 187 <sup>th</sup> Ave, Beaverton, OR 97008	
<b>Description:</b>	Demolition, site preparation, earthwork and installation of: paved trail, shelter structures (2), play equipment, community garden, multi-use sport court, site furnishings, fencing, signage and landscape.	
<b>FUNDING</b>		
<b>Funds Budgeted and Estimated Costs</b>	<b>Amount:</b>	<b>Page:</b>
<b>Current Total Project Budget:</b>		
SDC Project Funding	\$2,610,000	
TWIG	<u>\$5,000</u>	
Total Project Funding	\$2,615,000	
<b>Estimated Project Cost:</b> (expenditures, lowest contractor bid and district project purchases)	\$1,859,892	
<b>Project Budget Variance:</b> (over) under	\$755,108	

**BID PROPOSALS RECEIVED**

Low to High Bid	Contractor	Base Bid Amt.	Completed Bid forms
1	3 Kings Environmental, Inc.	\$1,113,651	Yes
2	Lyda Excavating	\$1,297,469	Yes
3	Paul Brothers, Inc	\$1,352,600	Yes

<b>PROJECTED PROJECT SCHEDULE</b>	
Invitation to Bidders	February 28 & March 2, 2020
Sealed Bids Due and Bid Closing Time	March 31, 2020 at 2:00 pm/FCSC
Bid Opening	At time of Bid Closing



Final Bid Review / Memo to Board	April 27, 2020
THPRD Board Meeting to Approve Bid	May 12, 2020
Notice of Intent to Award	May 13, 2020
Notice to Proceed (approx.)	June 1, 2020
Preconstruction Site Meeting (approx.)	June 2, 2020
Preconstruction Conference with City	TBD
Site Mobilization (approx.)	June 4, 2020
Desired Project Duration - Notice to Proceed to Substantial Completion.	June – October 2020

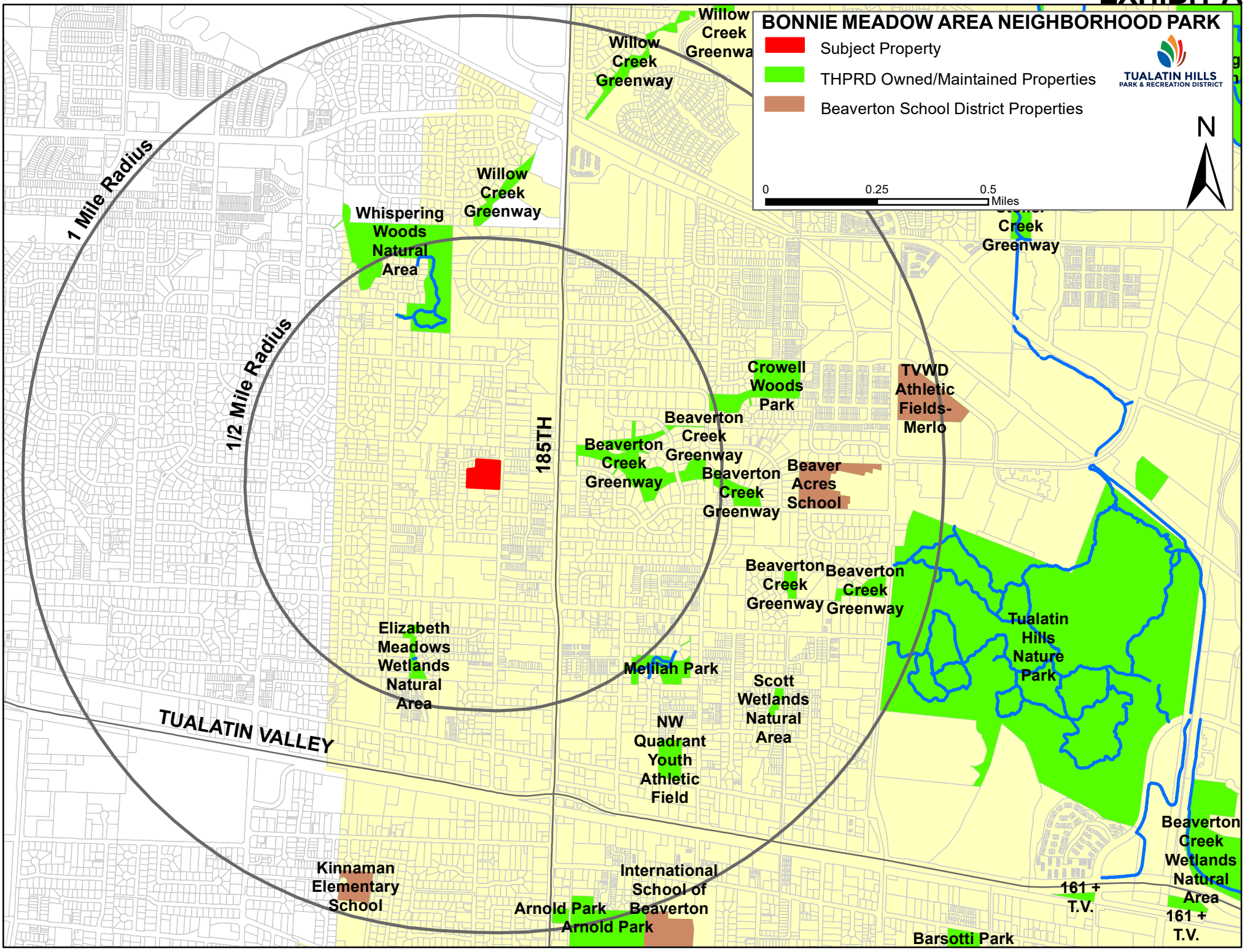
BONNIE MEADOW AREA NEIGHBORHOOD PARK

**Legend:**

- Subject Property
- THPRD Owned/Maintained Properties
- Beaverton School District Properties

**TUALATIN HILLS PARK & RECREATION DISTRICT**

0 0.25 0.5 Miles






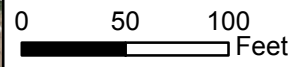
## BONNIE MEADOW AREA NEIGHBORHOOD PARK



Taxlot: 1S212AA02700, 1S212AA02600 & 1S212AA02601

Acreage: 2.56

 Subject Property







**KEY LEGEND**

- ① CURB-TIGHT SIDEWALK
- ② COMMUNITY GARDEN (10 PLOTS)
- ③ 4-FT CHAINLINK FENCE
- ④ COMMUNITY GARDEN EXPANSION (11 PLOTS)
- ⑤ 8-FT PAVED PATH
- ⑥ SMALL SHELTER (2 PICNIC TABLES)
- ⑦ EXISTING DECIDUOUS TREE TO REMAIN, TYP.
- ⑧ EXISTING CONIFER TO REMAIN, TYP.
- ⑨ 6-FT PAVED LOOP PATH
- ⑩ INFORMATION KIOSK
- ⑪ HYBRID PLAY AREA
- ⑫ SPLIT-RAIL FENCE
- ⑬ PORT-A-POTTY ENCLOSURE
- ⑭ OPEN FIELD (2/3 ACRE)
- ⑮ EXISTING LARGE PONDEROSA PINE
- ⑯ BENCH, TYP.
- ⑰ MULTI-PURPOSE SPORTS COURT
- ⑱ HALF-STREET IMPROVEMENTS
- ⑲ STORMWATER MANAGEMENT



[7G]

## MEMO

**DATE:** April 24, 2020  
**TO:** Doug Menke, General Manager  
**FROM:** Keith Hobson, Director of Business & Facilities

**RE:** **Somerset West Park Phase 1 Redevelopment Construction Contract**

### **Introduction**

Staff is seeking board of directors' approval of the lowest responsible bidder for the Somerset West Park Phase 1 redevelopment construction contract, and authorization to execute a contract with Paul Brothers, Inc., for \$958,100, and approval to use \$438,293 from savings in the 2008 Bond Measure administration costs category to cover the project shortfall.

### **Background**

Somerset West Park Phase 1 is a redevelopment of approximately 3.5 acres of the existing 6-acre developed park with site amenities that include ADA pathways, traditional and nature play areas, stream daylighting and site furnishings. In early 2014, an engagement process began to garner public support and understand community needs. This was a favorable process and yielded a cohesive master plan backed by the community. During the approval of the master plan in January 2017, staff informed the board that the project budget had a shortfall and would return to present a phasing option for consideration.

At a subsequent board meeting in May 2017, the board approved staff's recommendation to phase the project. The board subsequently approved a financing plan for both Somerset West Park and Cedar Hills Park that included the use of SDC funds to cover project contingency for both parks.

Funds from the 2008 Bond Measure natural area preservation/restoration category for stream enhancement were also allocated to Somerset West Park to cover the costs of daylighting the stream as part of the park redevelopment since this was a natural resource restoration component consistent with other bond natural resource restoration projects. In addition, staff applied for a Land and Water Conservation Fund (LWCF) grant in 2016, a Local Government Grant Program (LGGP) grant in 2019, and a Washington County Community Development Block Grant in 2019. None were successful. A recent application for a Reser Family Foundation grant was submitted in 2020 and a response is pending.

Prior to bidding the construction phase of the project, in accordance to the Migratory Bird Act's nesting season, staff coordinated with PGE to remove trees along 185<sup>th</sup> Avenue where park improvements would be constructed. This initial phase of work was completed in September 2019, for a total cost of \$2,700. The construction phase for the remaining project improvements was advertised for bid on March 20, 2020. Seven contractors requested bid documents and nine attended the mandatory pre-bid meeting. The bid opening was on April 22, 2020 and the district received seven responsive bids. The lowest bid came from Paul Brothers, Inc., in the amount of \$958,100.

The total hard cost at this point is the combined bid, district-purchased materials and initial tree removal costs, which totals \$1,195,440 plus the project soft cost expenses of \$494,666 and the project contingency of \$126,758, for a total project cost of \$1,816,864. The available bond funding for Somerset West Park is \$1,132,170, less the bond category shortfall of \$39,329, plus \$158,972 from the bond natural area preservation/restoration category for the stream enhancement, and the approved SDC contingency funds of \$126,758, for a net funding amount of \$1,378,571. This leaves a shortfall between the project cost and the project budget of \$438,293. Staff recommends the budget shortfall be covered with net savings from the 2008 Bond Measure administration costs category. The project contingency was lowered to 7.5% for the construction phase, which is our standard practice at bid award.

Included in this memo for additional reference are three informational documents, a vicinity map (Exhibit A), an aerial map (Exhibit B) and the approved master plan (Exhibit C).

A breakdown of project costs is provided below:

**Somerset West Park Phase 1 Funding Summary**

<b>Funding Sources</b>	<b>Amount</b>
2008 Bond Renovate & Redevelop Neighborhood Parks category funding	\$1,092,841
2008 Bond Natural Area Preservation/Restoration category funding	\$ 158,972
SDC Funding	\$ 126,758
<b>Total Project Funding</b>	<b>\$1,378,571</b>

**Somerset West Park Phase 1 Cost Summary**

<b>Budget Item</b>	<b>Current Project Cost</b>
Construction	\$1,195,440
<ul style="list-style-type: none"> <li>• lowest responsible bidder</li> <li>• tree removal</li> <li>• district-purchased play equipment, play surfacing, and buffer restoration, plus incidental materials</li> </ul>	Includes: \$ 958,100 +\$ 2,700 +\$ 234,640
Contingency	\$ 126,758
Soft costs	\$ 494,666
<b>Total project cost</b>	<b>\$1,816,864</b>
Project budget variance (over) under	(\$ 438,293)

All permit documents have been submitted to Washington County and Clean Water Services. Staff expects the permits to be issued prior to the beginning of construction in June 2020. The construction phase of the project is scheduled for completion in November 2020.

### **Proposal Request**

Staff is seeking board of directors' approval of the lowest responsible bidder of \$958,100 from Paul Brothers, Inc. for the construction of Somerset West Park Phase 1, authorization for the general manager or designee to execute the contract; and approval of the use of \$438,293 from the savings within the 2008 Bond Measure administration costs category to cover the project shortfall.

### **Benefits of Proposal**

Phase 1 of the project will fulfill the park redevelopment obligation in the 2008 Bond Measure. Completion of the project will result in an ADA looped path around the park site that connects patrons to a multitude of new and existing activities. Improvements include a tiered play area with traditional and nature play, views of a restored creek corridor, open field play and the continued use of existing basketball and tennis courts and outdoor pool facility. The park has been a well-used hub in the community and will continue to be a community asset that offers quality recreational opportunities.

### **Potential Downside of Proposal**

Because the overall cost of the project is greater than the project budget, savings from the 2008 Bond Measure administration costs category are being requested to cover the budget shortfall.

### **Maintenance Impact**

The estimated maintenance cost impact for the renovated park is a reduction of (\$4,507) annually. In addition, the annual impact for future capital replacement is estimated at \$4,375.

### **Action Requested**

Board of directors' approval of the following items:

1. Approval to award the contract to the lowest responsible bidder, Paul Brothers, Inc., for \$958,100; and
2. Authorization for the general manager or designee to execute the contract; and,
3. Approval of the use of \$438,293 from the savings within the 2008 Bond Measure administration costs category.

**Tualatin Hills Park & Recreation District  
PROJECT AWARD RECOMMENDATION REPORT**

<b>Project:</b>	Somerset West Park Phase 1	
<b>Contractor:</b>	Paul Brothers, Inc.	
Contractor worked for THPRD previously: Yes		
Contractor references checked: Yes		
Contractor registered with appropriate boards: Yes		
<b>SCOPE OF WORK</b>		
<b>Location:</b>	18300 NW Park View Boulevard, Portland, OR 97229	
<b>Description:</b>	Demolition, site preparation, earthwork and installation of: paved trail, play equipment, seat walls and retaining walls, site furnishings, creek daylighting, signage and landscape.	
<b>FUNDING</b>		
<b>Funds Budgeted and Estimated Costs</b>	<b>Amount:</b>	<b>Page:</b>
<b>Current Total Project Budget:</b>		
2008 Renovate & Redevelop Neighborhood Parks category funding	\$1,092,841	
2008 Natural Area Preservation/Restoration category funding	\$ 158,972	
SDC Funding	\$ 126,758	
Total Project Funding	\$1,378,571	
<b>Estimated Project Cost:</b> (expenditures, lowest contractor bid and district project purchases)	\$1,816,864	
<b>Project Budget Variance:</b> (over) under	(\$438,293)	

**BID PROPOSALS RECEIVED**

Low to High Bid	Contractor	Base Bid Amt.	Completed Bid forms
1	Paul Brothers, Inc.	\$958,100	Yes
2	Goodfellow Brothers, LLC	\$1,112,530	Yes
3	Lee Contractors	\$1,130,000	Yes

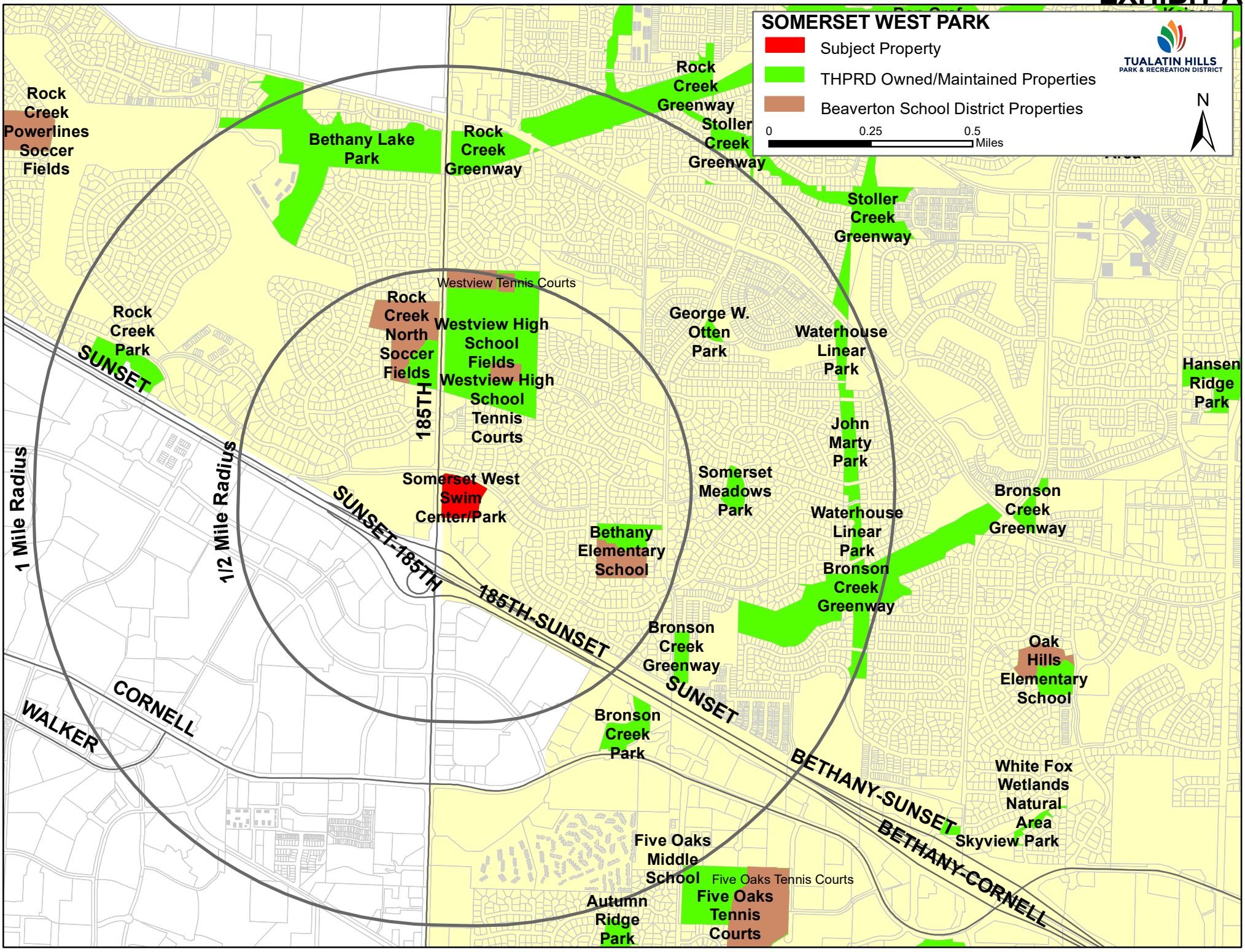
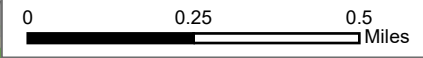


<b>4</b>	Lyda Excavating, Inc.	\$1,198,218	Yes
<b>5</b>	Kodiak Pacific	\$1,215,000	Yes
<b>6</b>	Tapani, Inc.	\$1,265,000	Yes
<b>7</b>	Milroy Golf Systems, Inc	\$1,433,261.20	Yes
<b>PROJECTED PROJECT SCHEDULE</b>			
Invitation to Bidders	March 20, 2020		
Sealed Bids Due and Bid Closing Time	April 22, 2020 at 2:00 pm via Telephone Conference Call		
Bid Opening	April 22, 2020 at 2:05 pm		
Final Bid Review / Memo to Board	April 27, 2020		
THPRD Board Meeting to Approve Bid	May 12, 2020		
Notice of Intent to Award	May 13, 2020		
Notice to Proceed (approx.)	June 9, 2020		
Preconstruction Site Meeting (approx.)	June 10, 2020		
Preconstruction Conference with City	TBD		
Site Mobilization (approx.)	June 11, 2020		
Desired Project Duration - Notice to Proceed to Substantial Completion.	July – November 2020 (approximately 174 calendar days)		



### SOMERSET WEST PARK

- Subject Property
- THPRD Owned/Maintained Properties
- Beaverton School District Properties





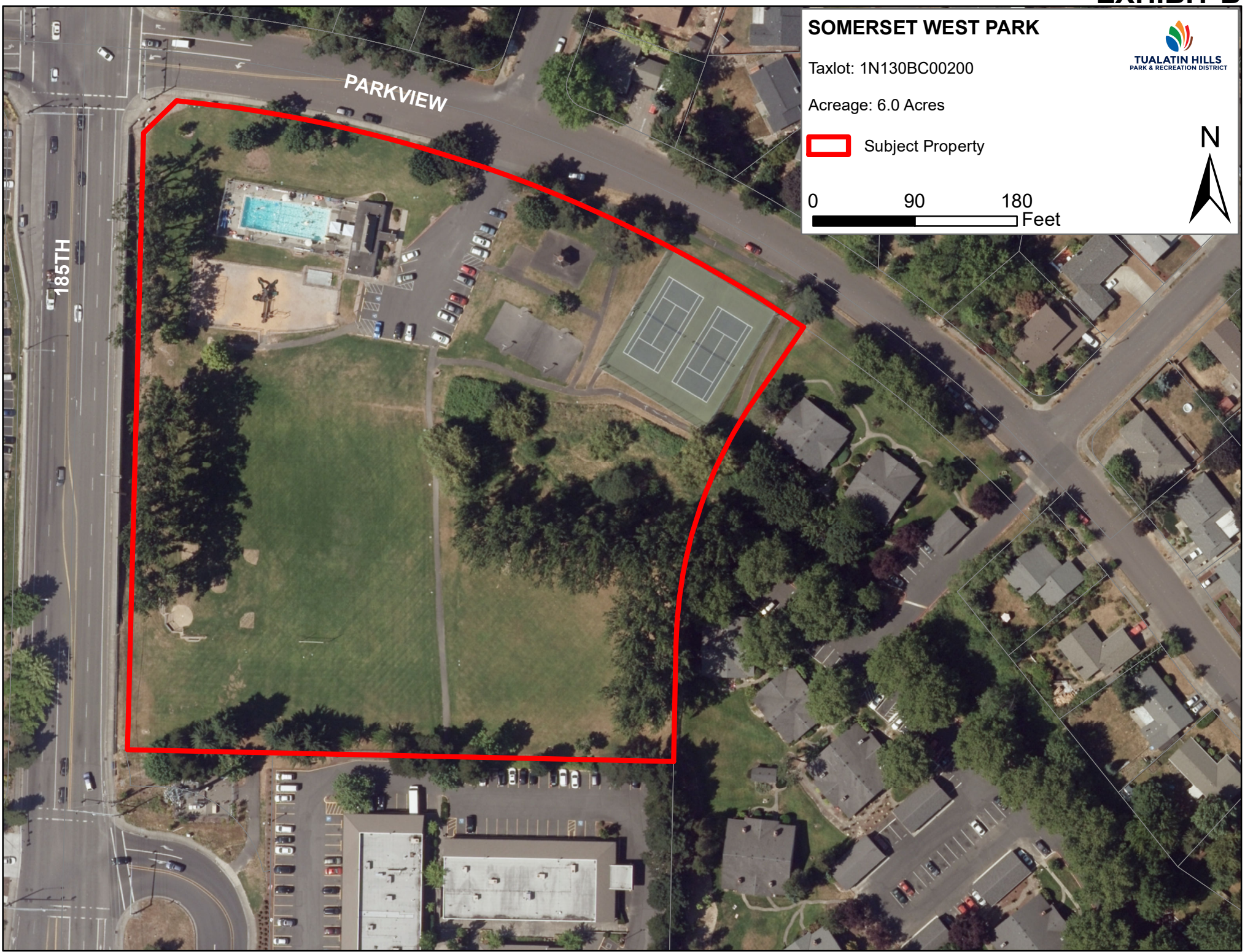
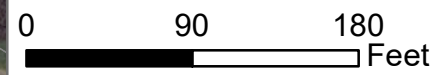
SOMERSET WEST PARK



Taxlot: 1N130BC00200

Acreage: 6.0 Acres

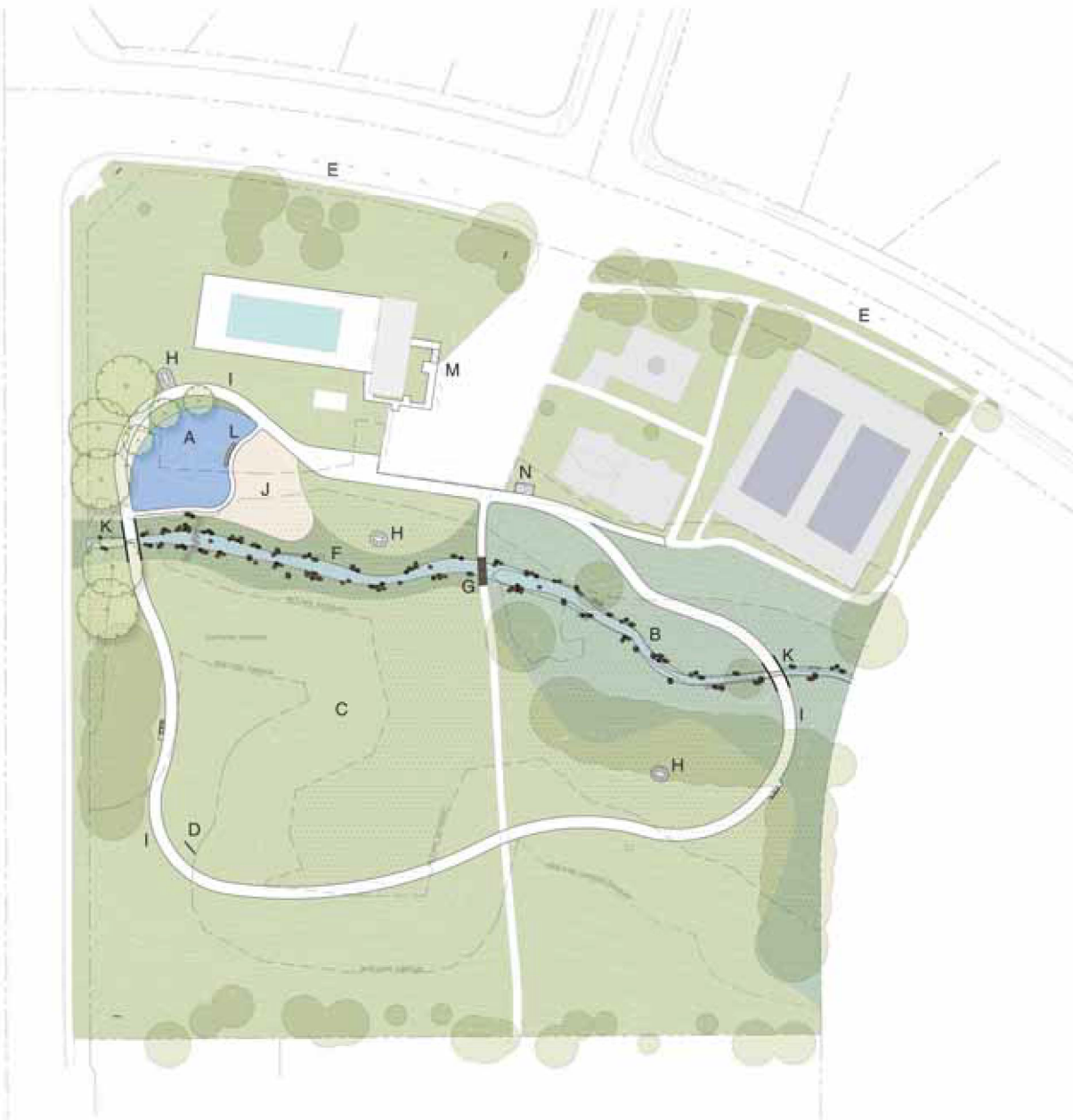
 Subject Property





LEGEND

- Traditional Play (2-12yrs) A
- Existing Creek to be Restored B
- Multi-Use Field / Open Space C
- Backstop D
- On Street Parking E
- Creek Daylighting F
- Wetland Board Walk (Pedestrian) G
- Picnic Area H
- 8' wide Paved Loop Path I
- Nature Play (all ages) J
- Culvert K
- Log Bench L
- Drainage Improvements M
- Portable Enclosure N





## MEMO

**DATE:** May 1, 2020  
**TO:** Doug Menke, General Manager  
**FROM:** Aisha Panas, Director of Park & Recreation Services

**RE:** COVID-19 Response Efforts

Representatives of the park district's management team will be in attendance at the May 12 board of directors meeting to provide an update of the COVID-19 pandemic response efforts currently underway at THPRD. Staff will provide an overview of the pandemic response, the business continuity work staff continue to provide, as well as an overview of the work our special teams have been doing to respond to the changed conditions for THPRD.



## MEMO

**DATE:** May 1, 2020  
**TO:** Board of Directors  
**FROM:** Doug Menke, General Manager  
**RE:** General Manager's Report for May 12, 2020

### **National Volunteer Month Recognition**

In the United States, April is National Volunteer Month; a month dedicated to recognizing the importance of volunteering and honoring the significant contributions volunteers make by generously donating their time and talents to worthy causes. With the events surrounding COVID-19, THPRD was not able to formally recognize the many volunteers who contribute toward helping the district fulfil our mission of providing high-quality park and recreation facilities, programs, services, and natural areas that meet the needs of the diverse community we serve. Keith Watson, Community Programs Manager, will be at your meeting to deliver a brief recognition in support of the many volunteers who have contributed to THPRD over the course of the past year.

### **Partnerships to Address Homelessness**

THPRD has partnered in several ways to expand services to people experiencing homelessness over the past year. Staff will share an update on the district's partnership with Beaverton Family Promise, providing shelter to families at THPRD facilities. Staff will also share a report on the recent emergency homeless shelter at the Stuhr Center, operated by Project Homeless Connect, in response to the COVID-19 pandemic. And staff will share an update on the district's partnership with the City of Beaverton's Safe Parking Program, providing safe spaces for homeless people throughout the year at a THPRD facility.

# Tualatin Hills Park and Recreation District

## Monthly Capital Project Report

### Estimated Cost vs. Budget

Through 3/31/20

<b>KEY</b>	
Budget	Estimate based on original budget - not started and/or no basis for change
Deferred	Some or all of Project has been eliminated to reduce overall capital costs for year
Award	Estimate based on Contract Award amount or quote price estimates
Complete	Project completed - no additional estimated costs to complete.

Description	Project Budget					Project Expenditures		Estimated Total Costs			Est. Cost (Over) Under Budget		
	Prior Year Budget Amount (1)	Budget Carryover to Current Year (2)	New Funds Budgeted in Current Year (3)	Cumulative Project Budget (1+3)	Current Year Budget Amount (2+3)	Expended Prior Years (4)	Expended Year-to-Date (5)	Estimated Cost to Complete (6)	Basis of Estimate	Project Cumulative (4+5+6)	Current Year (5+6)	Project Cumulative	Current Year
<b>GENERAL FUND</b>													
<b>CAPITAL OUTLAY DIVISION</b>													
<u>CARRY FORWARD PROJECTS</u>													
ERP Software	436,800	803,958	-	803,958	803,958	-	278,633	747,312	Award	1,025,945	1,025,945	(221,987)	(221,987)
Cedar Hills Park - Additional Funding for Bond Project	3,900,000	3,388,335	-	3,900,000	3,388,335	3,811,900	88,268	-	Award	3,900,168	88,268	(168)	3,300,067
Boiler	100,000	100,000	88,000	188,000	188,000	1,518	-	186,482	Budget	188,000	186,482	-	1,518
Bridges & Boardwalks (3 sites)	760,207	760,207	372,793	1,133,000	1,133,000	85,157	434,720	613,123	Budget	1,133,000	1,047,843	-	85,157
Drone	8,645	8,645	-	8,645	8,645	-	2,667	1,333	Award	4,000	4,000	4,645	4,645
Pool Tank (CRAC)	554,380	268,083	-	554,380	268,083	119,541	6,315	261,768	Budget	387,624	268,083	166,756	-
Pool Tank and Deck (Raleigh Park)	795,000	756,754	185,000	980,000	941,754	56,301	454,183	535,399	Award	1,045,883	989,582	(65,883)	(47,828)
Asphalt Pedestrian Pathways (2 sites)	293,000	139,500	-	293,000	139,500	149,421	114,132	-	Complete	263,553	114,132	29,447	25,368
Landscaping	60,000	60,000	10,000	70,000	70,000	-	-	-	Cancelled	-	-	70,000	70,000
HVAC Improvement	125,279	97,718	13,600	138,879	111,318	49,100	1,053	112,065	Award	162,217	113,118	(23,338)	(1,800)
Shower Facility Repair	7,500	7,500	1,500	9,000	9,000	-	556	8,444	Budget	9,000	9,000	-	-
Vehicle Wraps	14,000	13,000	-	14,000	13,000	2,443	-	-	Complete	2,443	-	11,557	13,000
ADA Improvements	45,000	25,000	-	45,000	25,000	18,591	25,094	-	Complete	43,684	25,094	1,316	(94)
<b>TOTAL CARRYOVER PROJECTS</b>	<b>7,099,811</b>	<b>6,428,700</b>	<b>670,893</b>	<b>8,137,862</b>	<b>7,099,593</b>	<b>4,293,972</b>	<b>1,405,620</b>	<b>2,465,926</b>		<b>8,165,518</b>	<b>3,871,545</b>	<b>(27,656)</b>	<b>3,228,048</b>
<u>ATHLETIC FACILITY REPLACEMENT</u>													
Drainage Culverts (2 sites)			23,000	23,000	23,000	-	450	21,000	Award	21,450	21,450	1,550	1,550
<b>TOTAL ATHLETIC FACILITY REPLACEMENT</b>			<b>23,000</b>	<b>23,000</b>	<b>23,000</b>	<b>-</b>	<b>450</b>	<b>21,000</b>		<b>21,450</b>	<b>21,450</b>	<b>1,550</b>	<b>1,550</b>
<u>ATHLETIC FACILITY IMPROVEMENT</u>													
Solar Panel			38,812	38,812	38,812	-	38,812	-	Complete	38,812	38,812	-	-
Field and Court Reservation Software			26,000	26,000	26,000	-	-	-	Deferred	-	-	26,000	26,000
<b>TOTAL ATHLETIC FACILITY IMPROVEMENT</b>			<b>64,812</b>	<b>64,812</b>	<b>64,812</b>	<b>-</b>	<b>38,812</b>	<b>-</b>		<b>38,812</b>	<b>38,812</b>	<b>26,000</b>	<b>26,000</b>
<u>PARK AND TRAIL REPLACEMENTS</u>													
Bridges and Boardwalks			75,000	75,000	75,000	-	2,711	72,289	Budget	75,000	75,000	-	-
Erosion Control			15,000	15,000	15,000	-	6,627	1,884	Award	8,511	8,511	6,489	6,489
Autumn Ridge Park Slide			10,000	10,000	10,000	-	-	6,055	Award	6,055	6,055	3,945	3,945
Skate Park Mesh, Rails, and Restroom Enclosure			20,000	20,000	20,000	-	3,000	17,000	Budget	20,000	20,000	-	-
Asphalt Pedestrian Pathways (6 sites)			560,000	560,000	560,000	-	4,519	555,481	Budget	560,000	560,000	-	-
Signage			10,000	10,000	10,000	-	-	10,000	Budget	10,000	10,000	-	-
<b>TOTAL PARK AND TRAIL REPLACEMENTS</b>			<b>690,000</b>	<b>690,000</b>	<b>690,000</b>	<b>-</b>	<b>16,856</b>	<b>662,710</b>		<b>679,566</b>	<b>679,566</b>	<b>10,434</b>	<b>10,434</b>
<u>PARK AND TRAIL IMPROVEMENTS</u>													
Greenway Park Concept Plan Pathways			75,000	75,000	75,000	-	-	75,000	Budget	75,000	75,000	-	-
Greenway Park Recreational Trails Program Grant Match			100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Retaining Wall			40,000	40,000	40,000	-	-	10,000	Revised Scope	10,000	10,000	30,000	30,000
Foege Park Double Gates			-	-	-	-	2,123	-	Budget	2,123	2,123	(2,123)	(2,123)
<b>Subtotal Park and Trail Improvements</b>			<b>215,000</b>	<b>215,000</b>	<b>215,000</b>	<b>-</b>	<b>2,123</b>	<b>185,000</b>		<b>187,123</b>	<b>187,123</b>	<b>27,877</b>	<b>27,877</b>
Memorial Benches			8,000	8,000	8,000	-	2,435	7,740	Award	10,175	10,175	(2,175)	(2,175)
Connect Oregon - Waterhouse Trail			400,000	400,000	400,000	-	400,000	-	Complete	400,000	400,000	-	-
Local Government Grant Program - Cedar Hills Park			340,156	340,156	340,156	231,850	108,306	-	Complete	340,156	108,306	-	231,850
Land Water Conservation Fund - Commonwealth Lake Park Bridge Replacement			60,554	60,554	60,554	-	-	60,554	Budget	60,554	60,554	-	-
Land Water Conservation Fund - Crowell Woods			390,000	390,000	390,000	-	-	389,092	Award	389,092	389,092	908	908
Recreational Trails Program - Greenway Park Loop Trail			400,000	400,000	400,000	-	-	-	Not Awarded	-	-	400,000	400,000
Metro Nature in Neighborhoods - Fanno Creek Greenway			220,700	220,700	220,700	10,202	-	210,498	Budget	220,700	210,498	-	10,202
Land Water Conservation Fund - Bonnie Meadow Area Park			661,092	661,092	661,092	-	-	-	Not Awarded	-	-	661,092	661,092
Washington County Major Streets Transportation Improvement Program - Waterhouse Trail			300,000	300,000	300,000	-	300,000	-	Complete	300,000	300,000	-	-
Energy Trust of Oregon - Sunset HVAC			74,282	74,282	74,282	-	-	7,628	Award	7,628	7,628	66,654	66,654
Westside Trail, Hwy 26 Bicycle and Ped Bridge			-	-	-	-	-	400,000	Award	400,000	400,000	(400,000)	(400,000)
<b>Subtotal Park and Trail Improvements (Grant Funded)</b>			<b>2,854,784</b>	<b>2,854,784</b>	<b>2,854,784</b>	<b>242,052</b>	<b>810,741</b>	<b>1,075,512</b>		<b>2,128,305</b>	<b>1,886,253</b>	<b>726,479</b>	<b>968,531</b>
<b>TOTAL PARK AND TRAIL IMPROVEMENTS</b>			<b>3,069,784</b>	<b>3,069,784</b>	<b>3,069,784</b>	<b>242,052</b>	<b>812,864</b>	<b>1,260,512</b>		<b>2,315,428</b>	<b>2,073,376</b>	<b>754,356</b>	<b>996,408</b>
<u>CHALLENGE GRANTS</u>													
Program Facility Challenge Grants			75,000	75,000	75,000	-	7,409	67,591	Budget	75,000	75,000	-	-
<b>TOTAL CHALLENGE GRANTS</b>			<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>-</b>	<b>7,409</b>	<b>67,591</b>		<b>75,000</b>	<b>75,000</b>	<b>-</b>	<b>-</b>

# Tualatin Hills Park and Recreation District

## Monthly Capital Project Report

### Estimated Cost vs. Budget

Through 3/31/20

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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>BUILDING REPLACEMENTS</b>													
Aloha Pool Tank Acid Wash and Polish			50,000	50,000	50,000	-	15,659	-	Complete	15,659	15,659	34,341	34,341
Stuhr Ctr Boiler Chemical Feeder Pot			4,000	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
Gable Painting and Caulking (2 sites)			15,000	15,000	15,000	-	9,842	-	Complete	9,842	9,842	5,158	5,158
Ergonomic Equipment/Fixtures			6,000	6,000	6,000	-	2,057	3,943	Budget	6,000	6,000	-	-
Natorium Lighting			310,000	310,000	310,000	-	2,442	237,489	Award	239,931	239,931	70,069	70,069
Air Structure Curtains			23,000	23,000	23,000	-	4,500	12,281	Award	16,781	16,781	6,219	6,219
Sump Pump Pit Covers			4,200	4,200	4,200	-	5,631	-	Complete	5,631	5,631	(1,431)	(1,431)
Tables, Chairs, Canopies			4,000	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
Wood Floor Refinish (3 sites)			137,500	137,500	137,500	-	30,360	92,130	Award	122,490	122,490	15,010	15,010
Emergency Repairs			123,700	123,700	123,700	-	55,690	68,010	Budget	123,700	123,700	-	-
Parking Lot Resurface			75,000	75,000	75,000	-	-	75,000	Budget	75,000	75,000	-	-
Water Heater			6,000	6,000	6,000	-	-	6,000	Budget	6,000	6,000	-	-
Pool Filter Sand and Laterals (3 sites)			46,000	46,000	46,000	-	29,080	9,360	Award	38,440	38,440	7,560	7,560
Pump and Motor (4 sites)			73,000	73,000	73,000	-	-	73,000	Budget	73,000	73,000	-	-
Pool Filter Grids			7,000	7,000	7,000	-	5,556	448	Award	6,004	6,004	996	996
Lane Line Reels			4,000	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
Panic Hardware (2 sites)			17,738	17,738	17,738	-	-	17,738	Budget	17,738	17,738	-	-
Fanno Farmhouse Windows			55,000	55,000	55,000	-	-	55,000	Budget	55,000	55,000	-	-
Exit Door			7,500	7,500	7,500	-	6,130	-	Complete	6,130	6,130	1,370	1,370
Cedar Hills Rec Ctr Window Retint			7,000	7,000	7,000	-	7,000	-	Complete	7,000	7,000	-	-
BSC Fire Alarm System			-	-	-	-	14,025	-	Complete	14,025	14,025	(14,025)	(14,025)
Cardio and Weight Equipment			-	-	-	-	6,860	33,140	Budget - Trfr	40,000	40,000	(40,000)	(40,000)
Roofs and Gutters (3 sites)			-	-	-	-	-	370,000	Budget - Trfr	370,000	370,000	(370,000)	(370,000)
<b>TOTAL BUILDING REPLACEMENTS</b>			<b>975,638</b>	<b>975,638</b>	<b>975,638</b>	<b>-</b>	<b>194,832</b>	<b>1,065,538</b>		<b>1,260,370</b>	<b>1,260,370</b>	<b>(284,732)</b>	<b>(284,732)</b>
<b>BUILDING IMPROVEMENTS</b>													
New Office Facility			7,750,000	7,750,000	7,750,000	-	-	150,000	Deferred	150,000	150,000	7,600,000	7,600,000
LED Light Fixtures at Cedar Hills Recreation Center			33,000	33,000	33,000	-	-	33,000	Budget	33,000	33,000	-	-
Storage Shed			15,000	15,000	15,000	-	5,252	-	Complete	5,252	5,252	9,748	9,748
Fencing			1,500	1,500	1,500	-	-	1,500	Budget	1,500	1,500	-	-
Office Thermostat Zone System			9,900	9,900	9,900	-	8,520	-	Complete	8,520	8,520	1,380	1,380
Asphalt Pedestrian Pathway			10,000	10,000	10,000	-	-	12,475	Award	12,475	12,475	(2,475)	(2,475)
Restroom Automatic Locks			10,000	10,000	10,000	-	3,955	-	Complete	3,955	3,955	6,045	6,045
PMO Leasehold Improvements			-	-	-	-	10,532	865	Unbudgeted	11,397	11,397	(11,397)	(11,397)
PMO Furniture and Equipment			-	-	-	-	26,710	43,154	Unbudgeted	69,864	69,864	(69,864)	(69,864)
<b>TOTAL BUILDING IMPROVEMENTS</b>			<b>7,829,400</b>	<b>7,829,400</b>	<b>7,829,400</b>	<b>-</b>	<b>54,968</b>	<b>240,994</b>		<b>295,963</b>	<b>295,963</b>	<b>7,533,437</b>	<b>7,533,437</b>
<b>ADA PROJECTS</b>													
ADA Improvement - Bronson Creek South			40,000	40,000	40,000	-	-	40,000	Budget	40,000	40,000	-	-
ADA Improvement - Veterans Memorial Park			60,000	60,000	60,000	-	3,150	56,850	Budget	60,000	60,000	-	-
ADA Improvement - Other FY20			90,000	90,000	90,000	-	15,863	74,137	Budget	90,000	90,000	-	-
<b>TOTAL ADA PROJECTS</b>			<b>190,000</b>	<b>190,000</b>	<b>190,000</b>	<b>-</b>	<b>19,013</b>	<b>170,987</b>		<b>190,000</b>	<b>190,000</b>	<b>-</b>	<b>-</b>
<b>TOTAL CAPITAL OUTLAY DIVISION</b>	<b>7,099,811</b>	<b>6,428,700</b>	<b>13,588,527</b>	<b>21,055,496</b>	<b>20,017,227</b>	<b>4,536,024</b>	<b>2,550,824</b>	<b>5,955,258</b>		<b>13,042,106</b>	<b>8,506,082</b>	<b>8,013,390</b>	<b>11,511,145</b>



**Tualatin Hills Park and Recreation District**

**Monthly Capital Project Report**

**Estimated Cost vs. Budget**

**Through 3/31/20**

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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>INFORMATION SERVICES DEPARTMENT</b>													
<u>INFORMATION TECHNOLOGY REPLACEMENTS</u>													
Workstations/Notebooks			67,000	67,000	67,000	-	51,072	18,912	Award	69,984	69,984	(2,984)	(2,984)
Servers			37,000	37,000	37,000	-	16,476	20,524	Budget	37,000	37,000	-	-
Desktop Printers			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
LAN/WAN			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
AED Defibrillators			9,000	9,000	9,000	-	-	9,000	Budget	9,000	9,000	-	-
Security Cameras			58,800	58,800	58,800	-	-	45,000	Award	45,000	45,000	13,800	13,800
Key Card Readers			31,538	31,538	31,538	-	-	31,252	Award	31,252	31,252	286	286
Banner Printer			35,000	35,000	35,000	-	25,500	-	Complete	25,500	25,500	9,500	9,500
<b>TOTAL INFORMATION TECHNOLOGY REPLACEMENTS</b>			<b>248,338</b>	<b>248,338</b>	<b>248,338</b>	<b>-</b>	<b>93,048</b>	<b>134,688</b>		<b>227,736</b>	<b>227,736</b>	<b>20,602</b>	<b>20,602</b>
<u>INFORMATION TECHNOLOGY IMPROVEMENTS</u>													
Tablet			2,000	2,000	2,000	-	1,511	489	Award	2,000	2,000	-	-
Computer			5,500	5,500	5,500	-	67	5,433	Award	5,500	5,500	-	-
<b>TOTAL INFORMATION TECHNOLOGY IMPROVEMENTS</b>			<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>-</b>	<b>1,577</b>	<b>5,923</b>		<b>7,500</b>	<b>7,500</b>	<b>-</b>	<b>-</b>
<b>TOTAL INFORMATION SYSTEMS DEPARTMENT</b>			<b>255,838</b>	<b>255,838</b>	<b>255,838</b>	<b>-</b>	<b>94,626</b>	<b>140,610</b>		<b>235,236</b>	<b>235,236</b>	<b>20,602</b>	<b>20,602</b>
<b>MAINTENANCE DEPARTMENT</b>													
			(11,246)										
<u>FLEET REPLACEMENTS</u>													
Crew-Cab 2-3 Yard			-	-	-	-	54,045	-	Complete	54,045	54,045	(54,045)	(54,045)
Backhoe			110,000	110,000	110,000	-	49,000	-	Complete	49,000	49,000	61,000	61,000
Toro z-mowers (2)			30,000	30,000	30,000	-	14,657	-	Reallocated	14,657	14,657	15,343	15,343
52" Mowers (3)			24,750	24,750	24,750	-	16,404	-	Complete	16,404	16,404	8,346	8,346
<b>TOTAL FLEET REPLACEMENTS</b>			<b>164,750</b>	<b>164,750</b>	<b>164,750</b>	<b>-</b>	<b>134,107</b>	<b>-</b>		<b>134,107</b>	<b>134,107</b>	<b>30,644</b>	<b>30,644</b>
<u>FLEET IMPROVEMENTS</u>													
15-Passenger Vans (2)			70,000	70,000	70,000	-	45,974	-	Complete	45,974	45,974	24,026	24,026
			70,000	70,000	70,000	-	45,974	-		45,974	45,974	24,026	24,026
<b>TOTAL MAINTENANCE DEPARTMENT</b>	<b>-</b>	<b>-</b>	<b>234,750</b>	<b>234,750</b>	<b>234,750</b>	<b>-</b>	<b>180,081</b>	<b>-</b>		<b>180,081</b>	<b>180,081</b>	<b>54,670</b>	<b>54,670</b>
<b>GRAND TOTAL GENERAL FUND</b>	<b>7,099,811</b>	<b>6,428,700</b>	<b>14,079,115</b>	<b>21,546,084</b>	<b>20,507,815</b>	<b>4,536,024</b>	<b>2,825,530</b>	<b>6,095,868</b>		<b>13,457,423</b>	<b>8,921,399</b>	<b>8,088,661</b>	<b>11,586,416</b>
<u>BUILDING REPLACEMENTS</u>													
Cardio and Weight Equipment			40,000	40,000	40,000	-	-	-	Project Transferred	-	-	40,000	40,000
Roofs and Gutters (3 sites)			370,000	370,000	370,000	-	-	-	Project Transferred	-	-	370,000	370,000
Capital Replacement Reserve			2,000,000	2,000,000	2,000,000	-	-	-	Suspended	-	-	2,000,000	2,000,000
<b>TOTAL BUILDING REPLACEMENTS</b>	<b>-</b>	<b>-</b>	<b>2,410,000</b>	<b>2,410,000</b>	<b>2,410,000</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>2,410,000</b>	<b>2,410,000</b>
<b>GRAND TOTAL CAPITAL REPLACEMENT RESERVE</b>	<b>-</b>	<b>-</b>	<b>2,410,000</b>	<b>2,410,000</b>	<b>2,410,000</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>2,410,000</b>	<b>2,410,000</b>

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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>SDC FUND</b>													
<b>LAND ACQUISITION</b>													
Land Acq - N. Bethany Comm Pk	1,965,800	1,965,800	-	1,965,800	1,965,800	137	-	1,965,800	Budget	1,965,937	1,965,800	(137)	-
Subtotal Land Acq-N Bethany Comm Pk	1,965,800	1,965,800	-	1,965,800	1,965,800	137	-	1,965,800		1,965,937	1,965,800	(137)	-
Land Acq - N. Bethany Nghbd Pk	-	-	-	-	-	-	13	-	Complete	13	13	(13)	(13)
Subtotal Land Acq-N. Bethany Nghbd Pk	-	-	-	-	-	-	13	-		13	13	(13)	(13)
Land Acq - N Bethany Trails	946,000	-	1,000,000	1,946,000	1,000,000	558,331	551,504	448,497	Budget	1,558,331	1,000,000	387,669	(0)
Subtotal Land Acq-N Bethany Trails	946,000	-	1,000,000	1,946,000	1,000,000	558,331	551,504	448,497		1,558,331	1,000,000	387,669	(0)
Land Acq - Bonny Slope West Neighborhood Park	1,951,000	1,500,000	-	1,951,000	1,500,000	220	-	1,500,000	Budget	1,500,220	1,500,000	450,780	-
Subtotal Land Acq-Bonny Slope West Neighborhood Park	1,951,000	1,500,000	-	1,951,000	1,500,000	220	-	1,500,000		1,500,220	1,500,000	450,780	-
Land Acq - S Cooper Mtn Trail	535,000	535,000	-	535,000	535,000	-	-	535,000	Budget	535,000	535,000	-	-
Subtotal S Cooper Mtn Trail	535,000	535,000	-	535,000	535,000	-	-	535,000		535,000	535,000	-	-
Land Acq - S Cooper Mtn Nat Ar	500,000	500,000	-	500,000	500,000	16,886	-	483,114	Budget	500,000	483,114	-	16,886
Subtotal S Cooper Mtn Nat Ar	500,000	500,000	-	500,000	500,000	16,886	-	483,114		500,000	483,114	-	16,886
Land Acq - Neighborhood Parks - S Cooper Mtn	5,505,000	5,505,000	-	5,505,000	5,505,000	13,909	15,515	5,475,576	Budget	5,505,000	5,491,091	-	13,909
Subtotal Neighborhood Parks - S Cooper Mtn	5,505,000	5,505,000	-	5,505,000	5,505,000	13,909	15,515	5,475,576		5,505,000	5,491,091	-	13,909
Land Acq - Neighborhood Parks - Cooper Mtn	-	-	1,000,000	1,000,000	1,000,000	-	-	1,000,000	Budget	1,000,000	1,000,000	-	-
Subtotal Neighborhood Parks - Cooper Mtn	-	-	1,000,000	1,000,000	1,000,000	-	-	1,000,000		1,000,000	1,000,000	-	-
Land Acq - Neighborhood Parks - Infill Areas	850,000	390,000	500,000	1,350,000	890,000	473,046	33,060	843,895	Budget	1,350,000	876,954	-	13,046
Sub total Neighborhood Parks Infill Areas	850,000	390,000	500,000	1,350,000	890,000	473,046	33,060	843,895		1,350,000	876,954	-	13,046
<b>TOTAL LAND ACQUISITION</b>	<b>12,252,800</b>	<b>10,395,800</b>	<b>2,500,000</b>	<b>14,752,800</b>	<b>12,895,800</b>	<b>1,062,527</b>	<b>600,091</b>	<b>12,251,882</b>		<b>13,914,500</b>	<b>12,851,973</b>	<b>838,300</b>	<b>43,827</b>
<b>DEVELOPMENT/IMPROVEMENT PROJECTS</b>													
Bonny Slope/BSD Trail Devlpmnt	500,000	367,800	77,000	577,000	444,800	243,136	169,245	-	Complete	412,382	169,245	164,618	275,555
MTIP Grnt Mtch-Wstside Trl #18	3,117,000	83,500	342,820	3,459,820	426,320	3,923,655	2,290	342,820	Award	4,268,766	345,110	(808,946)	81,210
Bethany Creek Falls Phases 1, 2 & 3 - Proj Management	-	-	-	-	-	-	1,235	-	Complete	1,235	1,235	(1,235)	(1,235)
NW Nghbd Pk MP&Des-Bonnie Mdw	265,000	115,500	-	265,000	115,500	256,161	161,081	104,902	Award	522,144	265,983	(257,144)	(150,483)
NW Quad Nghbd Pk DD-Marty Ln	2,100,000	1,851,000	-	2,100,000	1,851,000	372,778	1,721,062	85,332	Award	2,179,171	1,806,394	(79,171)	44,606
Natural Area Master Plan	100,000	100,000	-	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Building Expansion (TBD)	995,000	995,000	-	995,000	995,000	-	-	995,000	Budget	995,000	995,000	-	-
MTIP/Bvtn Crk Trl Land Acq/ROW	247,000	237,750	-	247,000	237,750	9,377	4,352	233,271	Budget	247,000	237,623	-	127
N.Bethany Pk & Trl/Prj Mgmt	141,000	100,000	-	141,000	100,000	118,145	58,094	-	Complete	176,240	58,094	(35,240)	41,906
Conn OR Grnt Mtch-Watrhse 4	715,000	602,900	-	715,000	602,900	303,018	325,664	86,318	Award	715,000	411,982	-	190,918
SW Quad Nghbd Pk MP&Des	275,000	267,500	-	275,000	267,500	3,386	450	277,249	Award	281,085	277,699	(6,085)	(10,199)
Cedar Mill Crk Comm Trl Sgmt 4	300,000	299,500	-	300,000	299,500	1,789	-	298,211	Budget	300,000	298,211	-	1,289
S Cooper Mtn Pk & Tr Dev-PM	50,000	49,500	-	50,000	49,500	3,893	780	45,327	Budget	50,000	46,107	-	3,393
NW Quad New Nghbd Pk Dev	1,925,000	1,810,000	490,000	2,415,000	2,300,000	25,303	24,541	2,365,156	Budget	2,415,000	2,389,697	-	(89,697)
Bethany Crk Trail 2-Seg 3 DD	1,100,000	970,500	745,000	1,845,000	1,715,500	280,360	144,630	1,420,011	Budget	1,845,000	1,564,640	-	150,860
Cedar Hills Pk-addtl bond fdg	1,038,000	1,038,000	-	1,038,000	1,038,000	-	764,593	273,407	Budget	1,038,000	1,038,000	-	-
NB Park & Trail Improvements	315,000	229,300	23,000	338,000	252,300	134,090	33,428	170,481	Budget	338,000	203,910	-	48,390
RFFA Actv TPRM-Wsd Trl Hy26	200,000	200,000	15,000	215,000	215,000	-	35,209	187,788	Award	222,997	222,997	(7,997)	(7,997)
Dog Parks-expand and new sites	70,000	70,000	-	70,000	70,000	-	5,826	64,174	Budget	70,000	70,000	-	-
Fanno Crk Trl-Denny Rd Cr Impr	20,000	20,000	-	20,000	20,000	-	-	20,000	Budget	20,000	20,000	-	-
Waterhouse Trail Improvements	350,000	350,000	-	350,000	350,000	-	-	350,000	Budget	350,000	350,000	-	-
Abbey Creek Park - Phase 1 Development	-	-	345,000	345,000	345,000	-	254,107	60,020	Award	314,127	314,127	30,873	30,873
Highland Park - Phase 1 Development	-	-	420,000	420,000	420,000	-	55,097	364,903	Budget	420,000	420,000	-	-
Undesignated projects	-	-	6,212,400	6,212,400	6,212,400	-	-	6,212,400	Budget	6,212,400	6,212,400	-	-
<b>TOTAL DEVELOPMENT/IMPROVEMENT PROJECTS</b>	<b>13,823,000</b>	<b>9,757,750</b>	<b>8,670,220</b>	<b>22,493,220</b>	<b>18,427,970</b>	<b>5,675,092</b>	<b>3,761,684</b>	<b>14,056,770</b>		<b>23,493,546</b>	<b>17,818,454</b>	<b>(1,000,326)</b>	<b>609,516</b>
<b>GRAND TOTAL SDC FUND</b>	<b>26,075,800</b>	<b>20,153,550</b>	<b>11,170,220</b>	<b>37,246,020</b>	<b>31,323,770</b>	<b>6,737,619</b>	<b>4,361,775</b>	<b>26,308,652</b>		<b>37,408,046</b>	<b>30,670,427</b>	<b>(162,026)</b>	<b>653,343</b>

**Tualatin Hills Park and Recreation District**  
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**Estimated Cost vs. Budget**  
**Through 3/31/2020**

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance Est. Cost (Over Under Budget)	Percent of Variance Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost
		Initial Project Budget	Adjustments	Current Total Project Budget FY 19/20	Expended Prior Years	Expended Year-to-Date	Total Expended to Date							
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)
<b>BOND CAPITAL PROJECTS FUND</b>														
<b><u>New Neighborhood Parks Development</u></b>														
SE	AM Kennedy Park & Athletic Field	1,285,250	50,704	1,335,954	1,674,551	-	1,674,551	-	Complete	1,674,551	(338,597)	-25.3%	125.3%	100.0%
SW	Barsotti Park & Athletic Field	1,285,250	27,556	1,312,806	1,250,248	-	1,250,248	-	Complete	1,250,248	62,558	4.8%	95.2%	100.0%
NW	Hansen Ridge Park (formerly Kaiser Ridge)	771,150	16,338	787,488	731,629	-	731,629	-	Complete	731,629	55,859	7.1%	92.9%	100.0%
SW	Roy Dancer Park	771,150	16,657	787,807	643,447	-	643,447	-	Complete	643,447	144,360	18.3%	81.7%	100.0%
NE	Roger Tilbury Park	771,150	19,713	790,863	888,218	-	888,218	-	Complete	888,218	(97,355)	-12.3%	112.3%	100.0%
	<b>Total New Neighborhood Parks Development</b>	<b>4,883,950</b>	<b>130,968</b>	<b>5,014,918</b>	<b>5,188,093</b>	<b>-</b>	<b>5,188,093</b>	<b>-</b>		<b>5,188,093</b>	<b>(173,175)</b>	<b>-3.5%</b>	<b>103.5%</b>	<b>100.0%</b>
UND	Authorized Use of Savings from Bond Issuance Administration Category	-	173,175	173,175	-	-	-	-	N/A	-	173,175	n/a	n/a	n/a
	<b>Total New Neighborhood Parks Development</b>	<b>4,883,950</b>	<b>304,143</b>	<b>5,188,093</b>	<b>5,188,093</b>	<b>-</b>	<b>5,188,093</b>	<b>-</b>		<b>5,188,093</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b><u>Renovate &amp; Redevelop Neighborhood Parks</u></b>														
NE	Cedar Mill Park, Trail & Athletic Fields	1,125,879	29,756	1,155,635	990,095	-	990,095	-	Complete	990,095	165,540	14.3%	85.7%	100.0%
SE	Camille Park	514,100	28,634	542,734	585,471	-	585,471	-	Complete	585,471	(42,737)	-7.9%	107.9%	100.0%
NW	Somerset West Park	1,028,200	103,970	1,132,170	306,027	99,826	405,854	726,316	Design	1,132,170	-	0.0%	35.8%	35.8%
NW	Pioneer Park and Bridge Replacement	544,934	21,278	566,212	533,358	-	533,358	-	Complete	533,358	32,854	5.8%	94.2%	100.0%
SE	Vista Brook Park	514,100	20,504	534,604	729,590	-	729,590	-	Complete	729,590	(194,986)	-36.5%	136.5%	100.0%
	<b>Total Renovate &amp; Redevelop Neighborhood Parks</b>	<b>3,727,213</b>	<b>204,142</b>	<b>3,931,355</b>	<b>3,144,541</b>	<b>99,826</b>	<b>3,244,367</b>	<b>726,316</b>		<b>3,970,684</b>	<b>(39,329)</b>	<b>-1.0%</b>	<b>82.5%</b>	<b>81.7%</b>
<b><u>New Neighborhood Parks Land Acquisition</u></b>														
NW	New Neighborhood Park - NW Quadrant (Biles)	1,500,000	28,554	1,528,554	1,041,404	-	1,041,404	-	Complete	1,041,404	487,150	31.9%	68.1%	100.0%
NW	New Neighborhood Park - NW Quadrant (Living Hope)	-	-	-	1,067,724	-	1,067,724	-	Complete	1,067,724	(1,067,724)	-100.0%	n/a	100.0%
NW	New Neighborhood Park - NW Quadrant (Mitchell)	-	-	-	793,396	-	793,396	-	Complete	793,396	(793,396)	-100.0%	n/a	100.0%
NW	New Neighborhood Park - NW Quadrant (PGE)	-	-	-	62,712	-	62,712	-	Complete	62,712	(62,712)	-100.0%	n/a	100.0%
NE	New Neighborhood Park - NE Quadrant (Wilson)	1,500,000	27,968	1,527,968	529,294	-	529,294	-	Complete	529,294	998,674	65.4%	34.6%	100.0%
NE	New Neighborhood Park - NE Quadrant (Lehman - formerly undesignated)	1,500,000	33,466	1,533,466	2,119,940	-	2,119,940	-	Complete	2,119,940	(586,474)	-38.2%	138.2%	100.0%
SW	New Neighborhood Park - SW Quadrant (Sterling Savings)	1,500,000	24,918	1,524,918	1,058,925	-	1,058,925	-	Complete	1,058,925	465,993	30.6%	69.4%	100.0%
SW	New Neighborhood Park - SW Quadrant (Altishin)	-	-	-	551,696	-	551,696	-	Complete	551,696	(551,696)	-100.0%	n/a	100.0%
SW	New Neighborhood Park - SW Quadrant (Hung easement for Roy Dancer Park)	-	-	-	60,006	-	60,006	-	Complete	60,006	(60,006)	-100.0%	n/a	100.0%
SE	New Neighborhood Park - SE Quadrant (Cobb)	1,500,000	15,547	1,515,547	2,609,880	-	2,609,880	-	Complete	2,609,880	(1,094,333)	-72.2%	172.2%	100.0%
NW	New Neighborhood Park (North Bethany) (McGettigan)	1,500,000	23,667	1,523,667	1,629,763	-	1,629,763	-	Complete	1,629,763	(106,096)	-7.0%	107.0%	100.0%
UND	New Neighborhood Park - Undesignated	-	-	-	-	-	-	-	Reallocated	-	-	-100.0%	n/a	0.0%
	<b>Sub-total New Neighborhood Parks</b>	<b>9,000,000</b>	<b>154,120</b>	<b>9,154,120</b>	<b>11,524,740</b>	<b>-</b>	<b>11,524,740</b>	<b>-</b>		<b>11,524,740</b>	<b>(2,370,620)</b>	<b>-25.9%</b>	<b>125.9%</b>	<b>100.0%</b>
UND	Authorized Use of Savings from New Community Park Land Acquisition Category	-	1,655,521	1,655,521	-	-	-	-	N/A	-	1,655,521	n/a	n/a	n/a
UND	Authorized Use of Savings from Community Center / Community Park Land Acquisition Category	-	715,099	715,099	-	-	-	-	N/A	-	715,099	n/a	n/a	n/a
	<b>Total New Neighborhood Parks</b>	<b>9,000,000</b>	<b>2,524,740</b>	<b>11,524,740</b>	<b>11,524,740</b>	<b>-</b>	<b>11,524,740</b>	<b>-</b>		<b>11,524,740</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b><u>New Community Park Development</u></b>														
SW	SW Quad Community Park & Athletic Field	7,711,500	343,963	8,055,463	10,672,369	-	10,672,369	-	Complete	10,672,369	(2,616,906)	-32.5%	132.5%	100.0%
	<b>Sub-total New Community Park Development</b>	<b>7,711,500</b>	<b>343,963</b>	<b>8,055,463</b>	<b>10,672,369</b>	<b>-</b>	<b>10,672,369</b>	<b>-</b>		<b>10,672,369</b>	<b>(2,616,906)</b>	<b>-32.5%</b>	<b>132.5%</b>	<b>100.0%</b>
UND	Authorized use of savings from Bond Facility Rehabilitation category	-	1,300,000	1,300,000	-	-	-	-	N/A	-	1,300,000	n/a	n/a	n/a
UND	Authorized use of savings from Bond Administration (Issuance) category	-	932,655	932,655	-	-	-	-	N/A	-	932,655	n/a	n/a	n/a
UND	Outside Funding from Washington County / Metro Transferred from Community Center Land Acquisition	-	384,251	384,251	-	-	-	-	N/A	-	384,251	n/a	n/a	n/a
	<b>Total New Community Park Development</b>	<b>7,711,500</b>	<b>2,960,869</b>	<b>10,672,369</b>	<b>10,672,369</b>	<b>-</b>	<b>10,672,369</b>	<b>-</b>		<b>10,672,369</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>



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Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance Est. Cost (Over Under Budget)	Percent of Variance Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost
		Initial Project Budget	Adjustments	Current Total Project Budget FY 19/20	Expended Prior Years	Expended Year-to-Date	Total Expended to Date							
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)
<b><u>New Community Park Land Acquisition</u></b>														
NE	New Community Park - NE Quadrant (Teufel)	10,000,000	132,657	10,132,657	8,103,899	-	8,103,899	-	Complete	8,103,899	2,028,758	20.0%	80.0%	100.0%
NE	Community Park Expansion - NE Quad (BSD/William Walker)	-	-	-	373,237	-	373,237	-	Complete	373,237	(373,237)	100.0%	n/a	100.0%
	<b>Sub-total New Community Park</b>	<b>10,000,000</b>	<b>132,657</b>	<b>10,132,657</b>	<b>8,477,136</b>	<b>-</b>	<b>8,477,136</b>	<b>-</b>		<b>8,477,136</b>	<b>1,655,521</b>	<b>16.3%</b>	<b>83.7%</b>	<b>100.0%</b>
UND	Authorized Use of Savings for New Neighborhood Parks Land Acquisition Category	-	(1,655,521)	(1,655,521)	-	-	-	-	N/A	-	(1,655,521)	n/a	n/a	n/a
	<b>Total New Community Park</b>	<b>10,000,000</b>	<b>(1,522,864)</b>	<b>8,477,136</b>	<b>8,477,136</b>	<b>-</b>	<b>8,477,136</b>	<b>-</b>		<b>8,477,136</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b><u>Renovate and Redevelop Community Parks</u></b>														
NE	Cedar Hills Park & Athletic Field	6,194,905	449,392	6,644,297	7,671,293	9,939	7,681,232	3,084	Award	7,684,316	(1,040,019)	-15.7%	115.6%	100.0%
SE	Schiffler Park	3,598,700	74,403	3,673,103	2,633,084	-	2,633,084	-	Complete	2,633,084	1,040,019	28.3%	71.7%	100.0%
	<b>Total Renovate and Redevelop Community Parks</b>	<b>9,793,605</b>	<b>523,795</b>	<b>10,317,400</b>	<b>10,304,377</b>	<b>9,939</b>	<b>10,314,316</b>	<b>3,084</b>		<b>10,317,400</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b><u>Natural Area Preservation - Restoration</u></b>														
NE	Roger Tilbury Memorial Park	30,846	1,800	32,646	24,670	3,330	28,000	8,450	Establishment	36,450	(3,804)	-11.7%	85.8%	76.8%
NE	Cedar Mill Park	30,846	1,172	32,018	1,201	-	1,201	-	Complete	1,201	30,817	96.2%	3.8%	100.0%
NE	Jordan/Jackie Husen Park	308,460	8,961	317,421	36,236	-	36,236	-	Complete	36,236	281,185	88.6%	11.4%	100.0%
NW	NE/Bethany Meadows Trail Habitat Connection	246,768	16,178	262,946	-	-	-	-	On Hold	-	262,946	100.0%	0.0%	0.0%
NW	Hansen Ridge Park (formerly Kaiser Ridge)	10,282	300	10,582	12,929	-	12,929	-	Complete	12,929	(2,347)	-22.2%	122.2%	100.0%
NW	Allenbach Acres Park	41,128	2,318	43,446	10,217	-	10,217	-	Complete	10,217	33,229	76.5%	23.5%	100.0%
NW	Crystal Creek Park	205,640	7,208	212,848	95,401	-	95,401	-	Complete	95,401	117,447	55.2%	44.8%	100.0%
NE	Foothills Park	61,692	1,172	62,864	46,178	-	46,178	-	Complete	46,178	16,686	26.5%	73.5%	100.0%
NE	Commonwealth Lake Park	41,128	778	41,906	30,809	-	30,809	-	Complete	30,809	11,097	26.5%	73.5%	100.0%
NW	Tualatin Hills Nature Park	90,800	2,323	93,123	27,696	-	27,696	-	Complete	27,696	65,427	70.3%	29.7%	100.0%
NE	Pioneer Park	10,282	254	10,536	9,421	-	9,421	-	Complete	9,421	1,115	10.6%	89.4%	100.0%
NW	Whispering Woods Park	51,410	914	52,324	48,871	-	48,871	-	Complete	48,871	3,453	6.6%	93.4%	100.0%
NW	Willow Creek Nature Park	20,564	389	20,953	21,877	-	21,877	-	Complete	21,877	(924)	-4.4%	104.4%	100.0%
SE	AM Kennedy Park	30,846	741	31,587	26,866	-	26,866	-	Complete	26,866	4,721	14.9%	85.1%	100.0%
SE	Camille Park	77,115	1,784	78,899	61,399	-	61,399	-	Complete	61,399	17,500	22.2%	77.8%	100.0%
SE	Vista Brook Park	20,564	897	21,461	5,414	-	5,414	-	Complete	5,414	16,047	74.8%	25.2%	100.0%
SE	Greenway Park/Koll Center	61,692	2,316	64,008	56,727	-	56,727	-	Complete	56,727	7,281	11.4%	88.6%	100.0%
SE	Bauman Park	82,256	2,024	84,280	30,153	-	30,153	-	Complete	30,153	54,127	64.2%	35.8%	100.0%
SE	Fanno Creek Park	162,456	6,601	169,057	65,147	-	65,147	-	Complete	70,655	98,402	58.2%	38.5%	92.2%
SE	Hideaway Park	41,128	1,105	42,233	38,459	-	38,459	-	Complete	38,459	3,774	8.9%	91.1%	100.0%
SW	Murrayhill Park	61,692	1,031	62,723	65,712	-	65,712	-	Complete	65,712	(2,989)	-4.8%	104.8%	100.0%
SE	Hyland Forest Park	71,974	1,342	73,316	65,521	-	65,521	-	Complete	65,521	7,795	10.6%	89.4%	100.0%
SW	Cooper Mountain	205,640	13,479	219,119	14	-	14	-	On Hold	14	219,105	100.0%	0.0%	100.0%
SW	Winkelman Park	10,282	241	10,523	5,894	-	5,894	-	Complete	5,894	4,629	44.0%	56.0%	100.0%
SW	Lowami Hart Woods	287,896	9,345	297,241	130,125	-	130,125	-	Complete	130,125	167,116	56.2%	43.8%	100.0%
SW	Rosa/Hazeldale Parks	28,790	722	29,512	12,754	-	12,754	-	Complete	12,754	16,758	56.8%	43.2%	100.0%
SW	Mt Williams Park	102,820	8,048	110,868	38,017	9,720	47,737	63,131	Establishment	110,868	-	0.0%	43.1%	43.1%
SW	Jenkins Estate	154,230	3,365	157,595	139,041	-	139,041	-	Complete	139,041	18,554	11.8%	88.2%	100.0%
SW	Summercrest Park	10,282	193	10,475	7,987	-	7,987	-	Complete	7,987	2,488	23.8%	76.2%	100.0%
SW	Morrison Woods	61,692	4,042	65,734	0	-	0	-	Cancelled	0	65,734	100.0%	0.0%	100.0%
UND	Interpretive Sign Network	339,306	9,264	348,570	326,776	-	326,776	-	Complete	326,776	21,794	6.3%	93.7%	100.0%
NW	Beaverton Creek Trail	61,692	4,043	65,735	-	-	-	-	On Hold	-	65,735	100.0%	0.0%	0.0%
NW	Bethany Wetlands/Bronson Creek	41,128	2,695	43,823	-	-	-	-	On Hold	-	43,823	100.0%	0.0%	0.0%
NW	Bluegrass Downs Park	15,423	1,010	16,433	-	-	-	-	On Hold	-	16,433	100.0%	0.0%	0.0%
NW	Crystal Creek	41,128	2,696	43,824	-	-	-	-	On Hold	-	43,824	100.0%	0.0%	0.0%
UND	Reallocation of project savings to new project budgets	-	(865,000)	(865,000)	-	-	-	-	Reallocation	-	(865,000)	100.0%	0.0%	0.0%
SE	Hyland Woods Phase 2	-	76,871	76,871	57,807	7,646	65,453	-	Complete	65,453	11,418	14.9%	85.1%	100.0%
SW	Jenkins Estate Phase 2	-	130,098	130,098	55,985	11,769	67,754	-	Complete	67,754	62,344	47.9%	52.1%	100.0%
NW	Somerset	-	158,972	158,972	-	49,000	49,000	109,972	Budget	158,972	-	0.0%	30.8%	30.8%
NW	Rock Creek Greenway	-	164,270	164,270	-	-	-	164,270	Award	164,270	-	0.0%	0.0%	0.0%
NW	Whispering Woods Phase 2	-	100,681	100,681	-	-	-	100,681	Budget	100,681	-	0.0%	0.0%	0.0%
SE	Raleigh Park	-	116,071	116,071	8,500	-	8,500	107,571	Budget	116,071	-	0.0%	7.3%	7.3%
NE	Bannister Creek Greenway/NE Park	-	79,485	79,485	-	11,492	11,492	38,158	Award	49,650	29,835	37.5%	14.5%	23.1%

**Tualatin Hills Park and Recreation District**  
**Monthly Bond Capital Projects Report**  
**Estimated Cost vs. Budget**  
**Through 3/31/2020**

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance Est. Cost (Over) Under Budget	Percent of Variance Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost
		Initial Project Budget	Adjustments	Current Total Project Budget FY 19/20	Expended Prior Years	Expended Year-to-Date	Total Expended to Date							
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)	(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)	
NW	Beaverton Creek Greenway Duncan	-	20,607	20,607	-	-	-	-	Cancelled	-	20,607	100.0%	0.0%	0.0%
SE	Church of Nazarene	-	30,718	30,718	14,121	-	14,121	-	Complete	14,121	16,597	54.0%	46.0%	100.0%
SW	Lilly K. Johnson Woods	-	30,722	30,722	28,640	1,183	29,823	7,449	Establishment	37,272	(6,550)	-21.3%	97.1%	80.0%
UND	Restoration of new properties to be acquired	643,023	41,096	684,119	976	-	976	6,196	On Hold	7,172	676,947	99.0%	0.1%	13.6%
UND	Reallocation of project savings to new project budgets	-	(1,570,245)	(1,570,245)	-	-	-	-	Reallocation	-	(1,570,245)	100.0%	0.0%	0.0%
NE	NE Quadrant Property(Findley)	-	462,880	462,880	-	-	-	462,880	Budget	462,880	-	0.0%	0.0%	0.0%
NE	N. Johnson Greenway (Peterkort)	-	257,156	257,156	-	-	-	257,156	Budget	257,156	-	0.0%	0.0%	0.0%
NE	Commonwealth Lake Park	-	61,718	61,718	-	-	-	61,718	Budget	61,718	-	0.0%	0.0%	0.0%
SW	155th Wetlands	-	25,716	25,716	-	7,403	7,403	2,016	Award	9,419	16,297	63.4%	28.8%	78.6%
SW	Bronson Creek New Properties	-	102,863	102,863	-	-	-	102,863	Budget	102,863	-	0.0%	0.0%	0.0%
SE	Fanno Creek Greenway	-	82,291	82,291	-	-	-	82,291	Award	82,291	-	0.0%	0.0%	0.0%
NW	HMT north woods and stream	-	51,431	51,431	-	12,849	12,849	37,108	Award	49,956	1,475	2.9%	25.0%	25.7%
NE	Cedar Mill Creek Greenway	-	30,859	30,859	-	9,978	9,978	19,932	Award	29,910	949	3.1%	32.3%	33.4%
SW	Fir Grove Park	-	25,716	25,716	-	14,369	14,369	-	Award	14,369	11,347	44.1%	55.9%	100.0%
SW	HL Cain Wetlands	-	25,716	25,716	-	10,649	10,649	1,330	Award	11,979	13,737	53.4%	41.4%	88.9%
NW	Bronson Creek Park	-	25,716	25,716	-	1,374	1,374	19,656	Award	21,030	4,686	18.2%	5.3%	6.5%
SE	Center Street Wetlands Area	-	20,572	20,572	-	1,705	1,705	16,691	Award	18,396	2,176	10.6%	8.3%	9.3%
SW	Tallac Terrace Park	-	10,287	10,287	-	-	-	10,287	Budget	10,287	-	0.0%	0.0%	0.0%
NE	Forest Hills Park	-	10,287	10,287	-	1,258	1,258	5,407	Award	6,665	3,622	35.2%	12.2%	18.9%
UND	Arborist/Tree Management	-	293,410	293,410	8,900	64,688	73,588	29,037	Award	102,625	190,785	65.0%	25.1%	71.7%
NW	North Bethany Greenway	-	25,716	25,716	-	4,163	4,163	18,180	Award	22,343	3,373	13.1%	16.2%	18.6%
NW	Willow Creek Greenway II	-	25,716	25,716	-	10,222	10,222	14,468	Award	24,690	1,026	4.0%	39.7%	41.4%
NW	Westside Trail Segment 18	-	25,716	25,716	-	-	-	25,716	Budget	25,716	-	0.0%	0.0%	0.0%
SW	Westside Trail- Burntwood area	-	25,716	25,716	-	18,751	18,751	-	Award	18,751	6,965	27.1%	72.9%	100.0%
NW	Waterhouse Trail	-	25,716	25,716	-	654	654	7,807	Award	8,461	17,255	67.1%	2.5%	7.7%
	<b>Total Natural Area Restoration</b>	<b>3,762,901</b>	<b>250,295</b>	<b>4,013,196</b>	<b>1,616,441</b>	<b>252,204</b>	<b>1,868,645</b>	<b>1,780,421</b>		<b>3,654,574</b>	<b>358,622</b>	<b>8.9%</b>	<b>46.6%</b>	<b>51.1%</b>
	<b>Natural Area Preservation - Land Acquisition</b>													
UND	Natural Area Acquisitions	8,400,000	453,818	8,853,818	5,537,162	3,247,889	8,785,051	68,767	Budget	8,853,818	-	0.0%	99.2%	99.2%
	<b>Total Natural Area Preservation - Land Acquisition</b>	<b>8,400,000</b>	<b>453,818</b>	<b>8,853,818</b>	<b>5,537,162</b>	<b>3,247,889</b>	<b>8,785,051</b>	<b>68,767</b>		<b>8,853,818</b>	<b>-</b>	<b>0.0%</b>	<b>99.2%</b>	<b>99.2%</b>
	<b>New Linear Park and Trail Development</b>													
SW	Westside Trail Segments 1, 4, & 7	4,267,030	85,084	4,352,114	4,381,083	-	4,381,083	-	Complete	4,381,083	(28,969)	-0.7%	100.7%	100.0%
NE	Jordan/Husen Park Trail	1,645,120	46,432	1,691,552	1,227,496	-	1,227,496	-	Complete	1,227,496	464,056	27.4%	72.6%	100.0%
NW	Waterhouse Trail Segments 1, 5 & West Spur	3,804,340	78,646	3,882,986	4,392,047	-	4,392,047	-	Complete	4,392,047	(509,061)	-13.1%	113.1%	100.0%
NW	Rock Creek Trail #5 & Allenbach, North Bethany #2	2,262,040	103,949	2,365,989	1,743,667	-	1,743,667	-	Complete	1,743,667	622,322	26.3%	73.7%	100.0%
UND	Miscellaneous Natural Trails	100,000	7,324	107,324	30,394	-	30,394	76,930	Budget	107,324	-	0.0%	28.3%	28.3%
NW	Nature Park - Old Wagon Trail	359,870	3,094	362,964	238,702	-	238,702	-	Complete	238,702	124,262	34.2%	65.8%	100.0%
NE	NE Quadrant Trail - Bluffs Phase 2	257,050	14,797	271,847	412,424	-	412,424	-	Complete	412,424	(140,577)	-51.7%	151.7%	100.0%
SW	Lowami Hart Woods	822,560	55,645	878,205	1,255,274	-	1,255,274	-	Complete	1,255,274	(377,069)	-42.9%	142.9%	100.0%
NW	Westside - Waterhouse Trail Connection	1,542,300	48,560	1,590,860	1,055,589	-	1,055,589	-	Complete	1,055,589	535,271	33.6%	66.4%	100.0%
	<b>Total New Linear Park and Trail Development</b>	<b>15,060,310</b>	<b>443,531</b>	<b>15,503,841</b>	<b>14,736,676</b>	<b>-</b>	<b>14,736,676</b>	<b>76,930</b>		<b>14,813,606</b>	<b>690,235</b>	<b>4.5%</b>	<b>95.1%</b>	<b>99.5%</b>
	<b>New Linear Park and Trail Land Acquisition</b>													
UND	New Linear Park and Trail Acquisitions	1,200,000	23,378	1,223,378	1,222,206	-	1,222,206	1,172	Budget	1,223,378	-	0.0%	99.9%	99.9%
	<b>Total New Linear Park and Trail Land Acquisition</b>	<b>1,200,000</b>	<b>23,378</b>	<b>1,223,378</b>	<b>1,222,206</b>	<b>-</b>	<b>1,222,206</b>	<b>1,172</b>		<b>1,223,378</b>	<b>-</b>	<b>0.0%</b>	<b>99.9%</b>	<b>99.9%</b>
	<b>Multi-field/Multi-purpose Athletic Field Development</b>													
SW	Winkelman Athletic Field	514,100	34,601	548,701	941,843	-	941,843	-	Complete	941,843	(393,142)	-71.6%	171.6%	100.0%
SE	Meadow Waye Park	514,100	4,791	518,891	407,340	-	407,340	-	Complete	407,340	111,551	21.5%	78.5%	100.0%
NW	New Fields in NW Quadrant - Living Hope	514,100	71,592	585,692	71,158	29,351	100,509	1,231,552	Construct Doc	1,332,061	(746,369)	-127.4%	17.2%	7.5%
NE	New Fields in NE Quadrant (Cedar Mill Park)	514,100	14,184	528,284	527,993	-	527,993	-	Complete	527,993	291	0.1%	99.9%	100.0%
SW	New Fields in SW Quadrant - MVCP	514,100	49,313	563,413	997	27,406	28,403	535,010	Budget	563,413	-	0.0%	5.0%	5.0%
SE	New Fields in SE Quadrant (Conestoga Middle School)	514,100	19,833	533,933	548,917	-	548,917	-	Complete	548,917	(14,984)	-2.8%	102.8%	100.0%
	<b>Total Multi-field/Multi-purpose Athletic Field Dev.</b>	<b>3,084,600</b>	<b>194,314</b>	<b>3,278,914</b>	<b>2,498,248</b>	<b>56,757</b>	<b>2,555,005</b>	<b>1,766,562</b>		<b>4,321,567</b>	<b>(1,042,653)</b>	<b>-31.8%</b>	<b>77.9%</b>	<b>59.1%</b>
	<b>Deferred Park Maintenance Replacements</b>													
UND	Play Structure Replacements at 11 sites	810,223	3,685	813,908	773,055	-	773,055	-	Complete	773,055	40,853	5.0%	95.0%	100.0%
NW	Bridge/boardwalk replacement - Willow Creek	96,661	1,276	97,937	127,277	-	127,277	-	Complete	127,277	(29,340)	-30.0%	130.0%	100.0%

**Tualatin Hills Park and Recreation District**  
**Monthly Bond Capital Projects Report**  
**Estimated Cost vs. Budget**  
**Through 3/31/2020**

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance Est. Cost (Over) Under Budget	Percent of Variance Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost
		Initial Project Budget	Adjustments	Current Total Project Budget FY 19/20	Expended Prior Years	Expended Year-to-Date	Total Expended to Date							
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)	(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)	
SW	Bridge/boardwalk replacement - Rosa Park	38,909	369	39,278	38,381	-	38,381	-	38,381	897	2.3%	97.7%	100.0%	
SW	Bridge/boardwalk replacement - Jenkins Estate	7,586	34	7,620	28,430	-	28,430	-	28,430	(20,810)	-273.1%	373.1%	100.0%	
SE	Bridge/boardwalk replacement - Hartwood Highlands	10,767	134	10,901	985	-	985	-	985	9,916	91.0%	9.0%	100.0%	
NE	Irrigation Replacement at Roxbury Park	48,854	63	48,917	41,902	-	41,902	-	41,902	7,015	14.3%	85.7%	100.0%	
UND	Pedestrian Path Replacement at 3 sites	116,687	150	116,837	118,039	-	118,039	-	118,039	(1,202)	-1.0%	101.0%	100.0%	
SW	Permeable Parking Lot at Aloha Swim Center	160,914	1,515	162,429	191,970	-	191,970	-	191,970	(29,541)	-18.2%	118.2%	100.0%	
NE	Permeable Parking Lot at Sunset Swim Center	160,914	2,614	163,528	512,435	-	512,435	-	512,435	(348,907)	-213.4%	313.4%	100.0%	
	<b>Sub-total Deferred Park Maintenance Replacements</b>	<b>1,451,515</b>	<b>9,840</b>	<b>1,461,355</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>(371,119)</b>	<b>-25.4%</b>	<b>125.4%</b>	<b>100.0%</b>	
UND	Authorized Use of Savings from Facility Expansion & Improvements Category	-	200,634	200,634	-	-	-	-	-	200,634	n/a	n/a	n/a	
UND	Authorized Use of Savings from Bond Issuance Administration Category	-	170,485	170,485	-	-	-	-	-	170,485	n/a	n/a	n/a	
	<b>Total Deferred Park Maintenance Replacements</b>	<b>1,451,515</b>	<b>380,959</b>	<b>1,832,474</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>-</b>	<b>1,832,474</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
	<b>Facility Rehabilitation</b>													
UND	Structural Upgrades at Several Facilities	317,950	(194,874)	123,076	115,484	-	115,484	-	115,484	7,592	6.2%	93.8%	100.0%	
SW	Structural Upgrades at Aloha Swim Center	406,279	8,497	414,776	518,302	-	518,302	-	518,302	(103,526)	-25.0%	125.0%	100.0%	
SE	Structural Upgrades at Beaverton Swim Center	1,447,363	37,353	1,484,716	820,440	-	820,440	-	820,440	664,276	44.7%	55.3%	100.0%	
NE	Structural Upgrades at Cedar Hills Recreation Center	628,087	18,177	646,264	544,403	-	544,403	-	544,403	101,861	15.8%	84.2%	100.0%	
SW	Structural Upgrades at Conestoga Rec/Aquatic Ctr	44,810	847	45,657	66,762	-	66,762	-	66,762	(21,105)	-46.2%	146.2%	100.0%	
SE	Structural Upgrades at Garden Home Recreation Center	486,935	21,433	508,368	513,762	-	513,762	-	513,762	(5,394)	-1.1%	101.1%	100.0%	
SE	Structural Upgrades at Harman Swim Center	179,987	2,779	182,766	73,115	-	73,115	-	73,115	109,651	60.0%	40.0%	100.0%	
NW	Structural Upgrades at HMT/50 Mtr Pool/Aquatic Ctr	312,176	4,692	316,868	233,429	-	233,429	-	233,429	83,439	26.3%	73.7%	100.0%	
NW	Structural Upgrades at HMT Aquatic Ctr - Roof Replacement	-	203,170	203,170	446,162	-	446,162	-	446,162	(242,992)	-119.6%	219.6%	100.0%	
NW	Structural Upgrades at HMT Administration Building	397,315	6,080	403,395	299,599	-	299,599	-	299,599	103,796	25.7%	74.3%	100.0%	
NW	Structural Upgrades at HMT Athletic Center	65,721	85	65,806	66,000	-	66,000	-	66,000	(194)	-0.3%	100.3%	100.0%	
NW	Structural Upgrades at HMT Dryland Training Ctr	116,506	2,137	118,643	75,686	-	75,686	-	75,686	42,957	36.2%	63.8%	100.0%	
NW	Structural Upgrades at HMT Tennis Center	268,860	5,033	273,893	74,804	-	74,804	-	74,804	199,089	72.7%	27.3%	100.0%	
SE	Structural Upgrades at Raleigh Swim Center	4,481	6	4,487	5,703	-	5,703	-	5,703	(1,216)	-27.1%	127.1%	100.0%	
NW	Structural Upgrades at Somerset Swim Center	8,962	12	8,974	9,333	-	9,333	-	9,333	(359)	-4.0%	104.0%	100.0%	
NE	Sunset Swim Center Structural Upgrades	1,028,200	16,245	1,044,445	626,419	-	626,419	-	626,419	418,026	40.0%	60.0%	100.0%	
NE	Sunset Swim Center Pool Tank	514,100	275	514,375	308,574	-	308,574	-	308,574	205,801	40.0%	60.0%	100.0%	
UND	Auto Gas Meter Shut Off Valves at All Facilities	-	275	275	17,368	-	17,368	-	17,368	(17,093)	100.0%	0.0%	100.0%	
	<b>Sub-total Facility Rehabilitation</b>	<b>6,227,732</b>	<b>132,222</b>	<b>6,359,954</b>	<b>4,815,345</b>	<b>-</b>	<b>4,815,345</b>	<b>-</b>	<b>4,815,345</b>	<b>1,544,609</b>	<b>24.3%</b>	<b>75.7%</b>	<b>100.0%</b>	
UND	Authorized use of savings for SW Quad Community Park & Athletic Fields	-	(1,300,000)	(1,300,000)	-	-	-	-	-	(1,300,000)	n/a	n/a	n/a	
	<b>Total Facility Rehabilitation</b>	<b>6,227,732</b>	<b>(1,167,778)</b>	<b>5,059,954</b>	<b>4,815,345</b>	<b>-</b>	<b>4,815,345</b>	<b>-</b>	<b>4,815,345</b>	<b>244,609</b>	<b>4.8%</b>	<b>n/a</b>	<b>n/a</b>	
	<b>Facility Expansion and Improvements</b>													
SE	Elsie Stuhr Center Expansion & Structural Improvements	1,997,868	30,311	2,028,179	2,039,367	-	2,039,367	-	2,039,367	(11,188)	-0.6%	100.6%	100.0%	
SW	Conestoga Rec/Aquatic Expansion & Splash Pad	5,449,460	85,351	5,534,811	5,414,909	-	5,414,909	-	5,414,909	119,902	2.2%	97.8%	100.0%	
SW	Aloha ADA Dressing Rooms	123,384	158	123,542	178,764	-	178,764	-	178,764	(55,222)	-44.7%	144.7%	100.0%	
NW	Aquatics Center ADA Dressing Rooms	133,666	1,083	134,749	180,540	-	180,540	-	180,540	(45,791)	-34.0%	134.0%	100.0%	
NE	Athletic Center HVAC Upgrades	514,100	654	514,754	321,821	-	321,821	-	321,821	192,933	37.5%	62.5%	100.0%	
	<b>Sub-total Facility Expansion and Improvements</b>	<b>8,218,478</b>	<b>117,557</b>	<b>8,336,035</b>	<b>8,135,401</b>	<b>-</b>	<b>8,135,401</b>	<b>-</b>	<b>8,135,401</b>	<b>200,634</b>	<b>2.4%</b>	<b>97.6%</b>	<b>100.0%</b>	
UND	Authorized Use of Savings for Deferred Park Maintenance Replacements Category	-	(200,634)	(200,634)	-	-	-	-	-	(200,634)	n/a	n/a	n/a	
	<b>Total Facility Expansion and Improvements</b>	<b>8,218,478</b>	<b>(83,077)</b>	<b>8,135,401</b>	<b>8,135,401</b>	<b>-</b>	<b>8,135,401</b>	<b>-</b>	<b>8,135,401</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
	<b>ADA/Access Improvements</b>													
NW	HMT ADA Parking & other site improvement	735,163	19,544	754,707	1,019,771	-	1,019,771	-	1,019,771	(265,064)	-35.1%	135.1%	100.0%	
UND	ADA Improvements - undesignated funds	116,184	2,712	118,896	72,245	-	72,245	-	72,245	46,651	39.2%	60.8%	100.0%	
SW	ADA Improvements - Barrows Park	8,227	104	8,331	6,825	-	6,825	-	6,825	1,506	18.1%	81.9%	100.0%	
NW	ADA Improvements - Bethany Lake Park	20,564	194	20,758	25,566	-	25,566	-	25,566	(4,808)	-23.2%	123.2%	100.0%	
NE	ADA Improvements - Cedar Hills Recreation Center	8,226	130	8,356	8,255	-	8,255	-	8,255	101	1.2%	98.8%	100.0%	



**Tualatin Hills Park and Recreation District**  
**Monthly Bond Capital Projects Report**  
**Estimated Cost vs. Budget**  
**Through 3/31/2020**

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance Est. Cost (Over) Under Budget	Percent of Variance Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost
		Initial Project Budget	Adjustments	Current Total Project Budget FY 19/20	Expended Prior Years	Expended Year-to-Date	Total Expended to Date							
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)
NE	ADA Improvements - Forest Hills Park	12,338	197	12,535	23,416	-	23,416	-	Complete	23,416	(10,881)	-86.8%	186.8%	100.0%
SE	ADA Improvements - Greenway Park	15,423	196	15,619	-	-	-	-	Cancelled	-	15,619	100.0%	0.0%	0.0%
SW	ADA Improvements - Jenkins Estate	16,450	262	16,712	11,550	-	11,550	-	Complete	11,550	5,162	30.9%	69.1%	100.0%
SW	ADA Improvements - Lawndale Park	30,846	40	30,886	16,626	-	16,626	-	Complete	16,626	14,260	46.2%	53.8%	100.0%
NE	ADA Improvements - Lost Park	15,423	245	15,668	15,000	-	15,000	-	Complete	15,000	668	4.3%	95.7%	100.0%
NW	ADA Improvements - Rock Crk Pwrline Prk (Soccer Fld)	20,564	327	20,891	17,799	-	17,799	-	Complete	17,799	3,092	14.8%	85.2%	100.0%
NW	ADA Improvements - Skyview Park	5,140	82	5,222	7,075	-	7,075	-	Complete	7,075	(1,853)	-35.5%	135.5%	100.0%
NW	ADA Improvements - Waterhouse Powerline Park	8,226	183	8,409	8,402	-	8,402	-	Complete	8,402	7	0.1%	99.9%	100.0%
NE	ADA Improvements - West Sylvan Park	5,140	82	5,222	5,102	-	5,102	-	Complete	5,102	120	2.3%	97.7%	100.0%
SE	ADA Improvements - Wonderland Park	10,282	163	10,445	4,915	-	4,915	-	Complete	4,915	5,530	52.9%	47.1%	100.0%
	<b>Total ADA/Access Improvements</b>	<b>1,028,196</b>	<b>24,461</b>	<b>1,052,657</b>	<b>1,242,547</b>	<b>-</b>	<b>1,242,547</b>	<b>-</b>		<b>1,242,547</b>	<b>(189,890)</b>	<b>-18.0%</b>	<b>118.0%</b>	<b>100.0%</b>
	Authorized Use of Savings from Bond Issuance													
UND	Administration Category	-	189,890	189,890	-	-	-	-	N/A	-	189,890	100.0%	n/a	n/a
	<b>Total ADA/Access Improvements</b>	<b>1,028,196</b>	<b>214,351</b>	<b>1,242,547</b>	<b>1,242,547</b>	<b>-</b>	<b>1,242,547</b>	<b>-</b>		<b>1,242,547</b>	<b>-</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
	<b>Community Center Land Acquisition</b>													
UND	Community Center / Community Park (SW Quadrant) (Hulse/BSO/Engel)	5,000,000	105,974	5,105,974	1,654,847	-	1,654,847	-	Complete	1,654,847	3,451,127	67.6%	32.4%	100.0%
UND	Community Center / Community Park (SW Quadrant) (Wenzel/Wall)	-	-	-	2,351,777	-	2,351,777	-	Complete	2,351,777	(2,351,777)	-100.0%	n/a	100.0%
	<b>Sub-total Community Center Land Acquisition</b>	<b>5,000,000</b>	<b>105,974</b>	<b>5,105,974</b>	<b>4,006,624</b>	<b>-</b>	<b>4,006,624</b>	<b>-</b>		<b>4,006,624</b>	<b>1,099,350</b>	<b>21.5%</b>	<b>78.5%</b>	<b>100.0%</b>
	Outside Funding from Washington County													
UND	Transferred to New Community Park Development	-	(176,000)	(176,000)	-	-	-	-	N/A	-	(176,000)	n/a	n/a	n/a
	Outside Funding from Metro													
UND	Transferred to New Community Park Development	-	(208,251)	(208,251)	-	-	-	-	N/A	-	(208,251)	n/a	n/a	n/a
	Authorized Use of Savings for													
UND	New Neighborhood Parks Land Acquisition Category	-	(715,099)	(715,099)	-	-	-	-	N/A	-	(715,099)	n/a	n/a	n/a
	<b>Total Community Center Land Acquisition</b>	<b>5,000,000</b>	<b>(993,376)</b>	<b>4,006,624</b>	<b>4,006,624</b>	<b>-</b>	<b>4,006,624</b>	<b>-</b>		<b>4,006,624</b>	<b>-</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
	<b>Bond Administration Costs</b>													
ADM	Debt Issuance Costs	1,393,000	(539,654)	853,346	68,142	-	68,142	-	Complete	68,142	785,204	92.0%	8.0%	100.0%
ADM	Bond Accountant Personnel Costs	-	241,090	241,090	288,678	-	288,678	-	Complete	288,678	(47,588)	-19.7%	119.7%	100.0%
ADM	Deputy Director of Planning Personnel Costs	-	57,454	57,454	57,454	-	57,454	-	Complete	57,454	-	-100.0%	n/a	100.0%
ADM	Communications Support	-	50,000	50,000	12,675	-	12,675	37,325	Budget	50,000	-	0.0%	25.4%	25.4%
ADM	Technology Needs	18,330	-	18,330	23,952	-	23,952	-	Complete	23,952	(5,622)	-30.7%	130.7%	100.0%
ADM	Office Furniture	7,150	-	7,150	5,378	-	5,378	-	Complete	5,378	1,772	24.8%	75.2%	100.0%
ADM	Admin/Consultant Costs	31,520	-	31,520	48,093	-	48,093	-	Complete	48,093	(16,573)	-52.6%	152.6%	100.0%
ADM	Additional Bond Proceeds	-	1,507,717	1,507,717	-	-	-	-	Budget	-	1,507,717	0.0%	0.0%	0.0%
	<b>Sub-total Bond Administration Costs</b>	<b>1,450,000</b>	<b>1,316,607</b>	<b>2,766,607</b>	<b>504,372</b>	<b>-</b>	<b>504,372</b>	<b>37,325</b>		<b>541,697</b>	<b>2,224,910</b>	<b>80.4%</b>	<b>18.2%</b>	<b>93.1%</b>
	Authorized Use of Savings for Deferred Park Maintenance													
UND	Replacements Category	-	(170,485)	(170,485)	-	-	-	-	N/A	-	(170,485)	n/a	n/a	n/a
	Authorized Use of Savings for New Neighborhood Parks													
UND	Development Category	-	(173,175)	(173,175)	-	-	-	-	N/A	-	(173,175)	n/a	n/a	n/a
	Authorized use of savings for SW Quad Community Park &													
UND	Athletic Fields	-	(932,655)	(932,655)	-	-	-	-	N/A	-	(932,655)	n/a	n/a	n/a
	Authorized Use of Savings for ADA/Access													
UND	Improvements Category	-	(189,890)	(189,890)	-	-	-	-	N/A	-	(189,890)	n/a	n/a	n/a
	<b>Total Bond Administration Costs</b>	<b>1,450,000</b>	<b>(149,598)</b>	<b>1,300,402</b>	<b>504,372</b>	<b>-</b>	<b>504,372</b>	<b>37,325</b>		<b>541,697</b>	<b>758,705</b>	<b>58.3%</b>	<b>38.8%</b>	<b>93.1%</b>
	<b>Grand Total</b>	<b>100,000,000</b>	<b>4,561,642</b>	<b>104,561,642</b>	<b>95,458,753</b>	<b>3,666,615</b>	<b>99,125,368</b>	<b>4,460,576</b>		<b>103,591,453</b>	<b>970,189</b>	<b>0.9%</b>	<b>94.8%</b>	<b>95.7%</b>

**THPRD Bond Capital Program**  
**Funds Reprogramming Analysis - Based on Category Transfer Eligibility**  
**As of 3/31/2020**

	Category (Over) Under Budget
Limited Reprogramming	
Land: New Neighborhood Park	-
New Community Park	-
New Linear Park	-
New Community Center/Park	-
	-
	-
Nat Res: Restoration	358,622
Acquisition	-
	358,622
	358,622
All Other	
New Neighborhood Park Dev	-
Neighborhood Park Renov	(39,329)
New Community Park Dev	-
Community Park Renov	-
New Linear Parks and Trails	690,235
Athletic Field Development	(1,042,653)
Deferred Park Maint Replace	-
Facility Rehabilitation	244,609
ADA	-
Facility Expansion	-
Bond Admin Costs	758,705
	611,567
	611,567
<b>Grand Total</b>	<b>970,189</b>



**MEMORANDUM**

Date: April 24, 2020  
 To: Board of Directors  
 From: Keith Hobson, Director of Business and Facilities  
 Re: **System Development Report for March 2020**

The Board of Directors approved a resolution implementing the System Development Charge program on November 17, 1998. Below please find the various categories for SDC's, i.e., Single Family, Multiple Family and Non-residential Development. Also listed are the collection amounts for both the City of Beaverton and Washington County, and the 1.6% handling fee for collections through March 2020. This report includes information for the program for fiscal year to date.

Current Rate per Unit		With 1.6% Discount		Current Rate per Unit		With 1.6% Discount	
<b>Single Family</b>				<b>Multi-Family</b>			
North Bethany	\$ 13,513.00	\$ 13,296.79	North Bethany	\$ 10,785.00	\$ 10,612.44		
Bonny Slope West	14,087.00	13,861.61	Bonny Slope West	11,241.00	11,061.14		
South Cooper			South Cooper				
Mountain	13,905.00	13,682.52	Mountain	11,097.00	10,919.45		
Other	11,895.00	11,704.68	Other	9,494.00	9,342.10		
<b>Accessory Dwelling</b>				<b>Non-residential</b>			
Other	6,776.00	6,667.58	Other	397.00	390.65		

<b>City of Beaverton Collection of SDCs</b>		<b>Gross Receipts</b>	<b>Collection Fee</b>	<b>Net Revenue</b>
120	Single Family Units	\$ 1,535,991.76	\$ 23,919.36	\$ 1,512,072.40
-	Single Family Units at \$489.09	-	-	-
235	Multi-family Units	2,168,444.44	35,259.26	2,133,185.18
-	Less Multi-family Credits	(71,491.00)	-	(71,491.00)
2	Accessory Dwelling Units	5,678.64	183.22	5,495.42
-	Non-residential	16,157.96	258.53	15,899.43
<b>357</b>		<b>\$ 3,654,781.79</b>	<b>\$ 59,620.36</b>	<b>\$ 3,595,161.43</b>

<b>Washington County Collection of SDCs</b>		<b>Gross Receipts</b>	<b>Collection Fee</b>	<b>Net Revenue</b>
318	Single Family Units	\$ 4,079,554.47	\$ 64,993.88	\$ 4,014,560.58
-	Less Credits	-	-	-
63	Multi-family Units	648,870.27	10,550.74	638,319.53
-	Less Credits	-	-	-
5	Accessory Dwelling Units	27,103.98	543.84	26,560.14
2	Non-residential	22,323.03	357.17	21,965.86
<b>388</b>		<b>\$ 4,777,851.74</b>	<b>\$ 76,445.63</b>	<b>\$ 4,701,406.12</b>

<b>Recap by Agency</b>		<b>Percent</b>	<b>Gross Receipts</b>	<b>Collection Fee</b>	<b>Net Revenue</b>
357	City of Beaverton	43.33%	\$ 3,654,781.79	\$ 59,620.36	\$ 3,595,161.43
388	Washington County	56.67%	4,777,851.74	76,445.63	4,701,406.12
<b>745</b>		<b>100.00%</b>	<b>\$ 8,432,633.54</b>	<b>\$ 136,065.99</b>	<b>\$ 8,296,567.55</b>



System Development Charge Report, March 2020

Recap by Dwelling					
	Single Family	Multi-Family	ADU	Non-Resident	Total
City of Beaverton	120	235	2	-	357
Washington County	318	63	5	2	388
	<b>438</b>	<b>298</b>	<b>7</b>	<b>2</b>	<b>745</b>

**Total Receipts Fiscal Year to Date**

Gross Receipts	\$ 8,432,633.54	
Collection Fees	(136,065.99)	
	\$ 8,296,567.55	
Interest	\$ 368,958.97	\$ <b>8,665,526.52</b>

**Total Payments Fiscal Year to Date**

Refunds	\$ -	
Administrative Costs	-	
Project Costs -- Development	(3,761,683.74)	
Project Costs -- Land Acquisition	(600,091.36)	<b>(4,361,775.10)</b>
		\$ <b>4,303,751.42</b>

Beginning Balance 7/1/19	20,392,800.22
<b>Current Balance</b>	<b>\$ 24,696,551.64</b>

**Recap by Month, FY 2018/19**

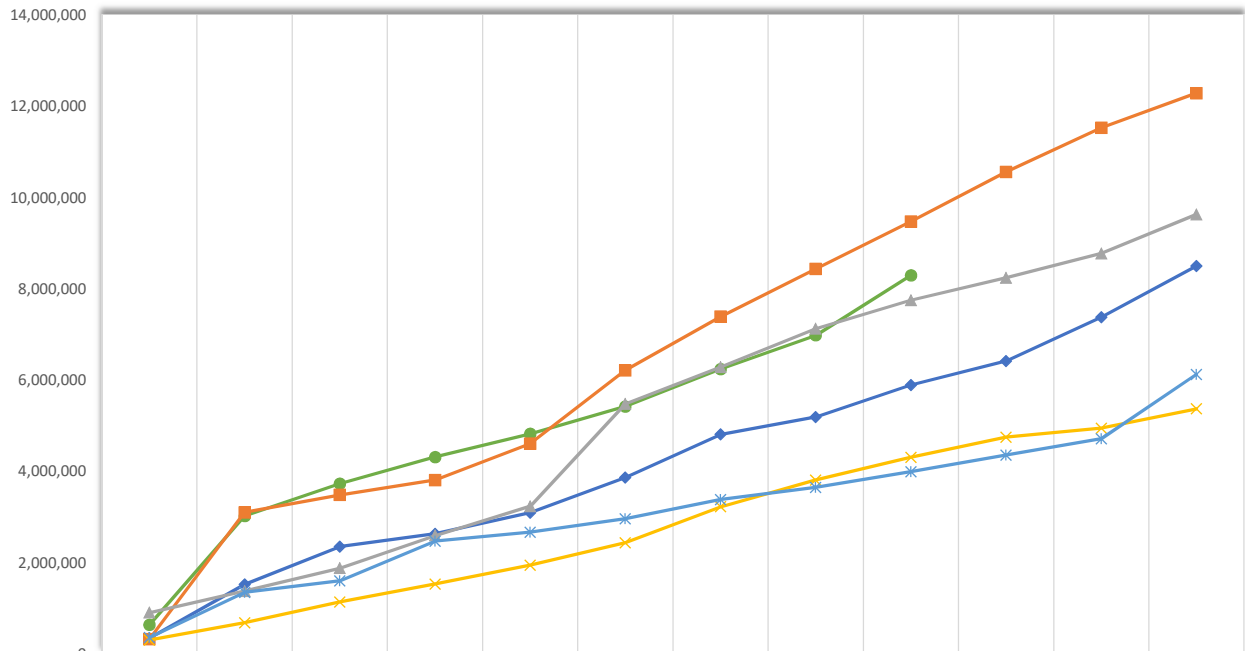
	Net Receipts	Expenditures	Interest	SDC Fund Total
July	\$ 638,061.53	\$ (90,849.58)	\$ 48,616.29	\$ 595,828.24
August	2,384,332.61	(1,027,088.02)	48,652.96	1,405,897.55
September	711,285.38	(915,097.56)	46,712.24	(157,099.94)
October	582,439.05	(566,476.00)	50,421.62	66,384.67
November	506,780.67	(967,182.95)	46,840.97	(413,561.31)
December	599,559.57	(277,740.60)	21,114.80	342,933.77
January	817,365.09	(238,039.35)	36,401.59	615,727.33
February	742,605.73	(229,481.38)	35,155.18	548,279.53
March	1,314,137.92	(49,819.66)	35,043.32	1,299,361.58
April	-	-	-	-
May	-	-	-	-
June	-	-	-	-
	<b>\$ 8,296,567.55</b>	<b>\$ (4,361,775.10)</b>	<b>\$ 368,958.97</b>	<b>\$ 4,303,751.42</b>

Beginning Balance 7/1/19	20,392,800.22
<b>Current Balance</b>	<b>\$ 24,696,551.64</b>

**Recap by Month, by Unit**

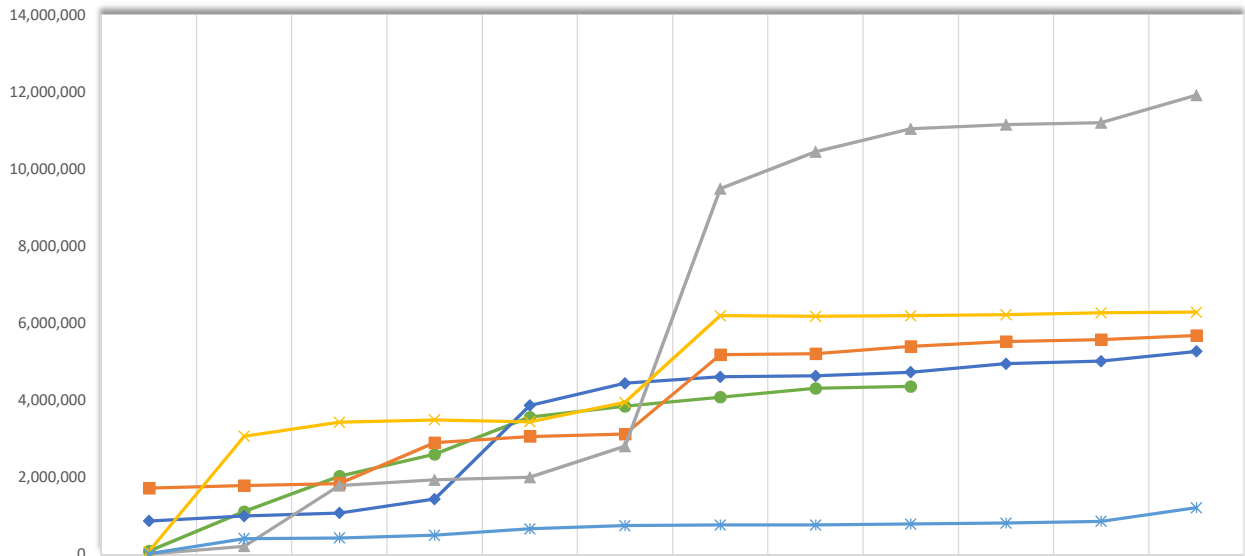
	Single Family	Multi-Family	Non-Residential	ADU	Total Units
July	52	-	-	-	52
August	73	172	-	-	245
September	57	-	-	1	58
October	45	-	-	1	46
November	23	21	-	1	45
December	47	-	-	1	48
January	64	-	-	1	65
February	41	20	2	-	63
March	36	85	-	2	123
April	-	-	-	-	-
May	-	-	-	-	-
June	-	-	-	-	-
	<b>438</b>	<b>298</b>	<b>2</b>	<b>7</b>	<b>745</b>

### SDC NET RECEIPTS



	July	August	September	October	November	December	January	February	March	April	May	June
2019/20	638,062	3,022,394	3,733,680	4,316,119	4,822,899	5,422,459	6,239,824	6,982,430	8,296,568			
2018/19	342,858	1,526,692	2,350,386	2,629,308	3,092,119	3,868,051	4,809,035	5,188,855	5,895,483	6,416,413	7,378,531	8,500,335
2017/18	326,031	3,101,921	3,483,829	3,811,088	4,606,202	6,214,455	7,389,329	8,435,744	9,474,756	10,559,729	11,531,646	12,287,676
2016/17	903,889	1,379,228	1,878,472	2,593,985	3,237,143	5,477,462	6,284,722	7,127,328	7,748,639	8,238,832	8,775,911	9,631,363
2015/16	304,350	686,041	1,141,070	1,534,431	1,943,912	2,433,039	3,224,189	3,808,032	4,310,173	4,749,317	4,943,403	5,370,185
2014/15	362,365	1,349,536	1,598,883	2,472,283	2,666,731	2,962,403	3,381,171	3,646,866	3,989,912	4,358,505	4,711,419	6,125,495

### SDC EXPENDITURES



	July	August	September	October	November	December	January	February	March	April	May	June
2019/20	90,850	1,117,938	2,033,035	2,599,511	3,566,694	3,844,435	4,082,474	4,311,955	4,361,775			
2018/19	872,928	999,047	1,078,920	1,442,729	3,867,881	4,445,802	4,609,342	4,637,284	4,731,854	4,950,818	5,014,841	5,270,778
2017/18	1,724,189	1,789,956	1,841,475	2,898,204	3,062,924	3,123,925	5,183,213	5,210,292	5,399,850	5,524,037	5,573,045	5,683,260
2016/17	17,397	216,457	1,791,314	1,940,738	2,004,685	2,809,485	9,492,291	10,448,244	11,040,465	11,150,105	11,201,202	11,915,292
2015/16	80,138	3,070,662	3,432,293	3,494,999	3,445,262	3,947,129	6,195,515	6,180,111	6,197,206	6,219,324	6,273,167	6,287,671
2014/15	20,804	414,030	431,743	500,058	669,863	751,119	768,766	765,064	790,070	816,214	862,864	1,217,939