



**REPORT ON BOND
MEASURE PROGRESS**

MAKING



GOOD



**PARKS BOND
CITIZEN
OVERSIGHT
COMMITTEE**

**TUALATIN
HILLS PARK &
RECREATION
DISTRICT**



Tualatin Hills Park and Recreation District (THPRD) is the largest special park district in Oregon. It spans approximately **50^{SQ.} MILES** and serves more than **220^K RESIDENTS** in northeastern Washington County. THPRD owns or manages **90^{PARK} SITES** with active recreational amenities, **60^{MILES OF} TRAILS**, eight swim centers, six recreation centers and **1,400^{ACRES}** of natural areas.

INSIDE

ON THE COVER: Children enjoy THPRD's first-ever splash pad, part of a bond project that was completed at Conestoga Recreation & Aquatic Center in 2012.

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AN UNCOMMON BOND

In 2008, THPRD, with input from a Bond Task Force, developed a \$100,000,000 bond measure to fund a recommended list of land acquisitions and projects. Bond funds were to be used for present and future needs throughout the district, and included six major components: Park Additions and Upgrades, Natural Area Preservation, Trail Expansions, Youth Athletic Field Additions, Building Expansions and Facility Replacements and Upgrades.



“Bonds to Preserve Natural Areas, Water, Improve Parks, Create Trails” was approved by a public vote on November 4, 2008.

Sale of the bonds was accomplished in two phases. Bonds totaling \$58,500,000 were issued in April 2009 at an effective interest rate of 4.19 percent, and the balance of the bonds with a face amount of \$40,060,000 were sold on September 16, 2011 at an effective interest rate of 3.25 percent. Projected costs to THPRD taxpayers are discussed at www.thprd.org/news/residentssaveagain.

The Bond Measure included provisions for a citizen oversight committee and also required yearly financial audits by an independent auditor. Fulfilling this promise, THPRD’s Board of Directors established the Parks Bond Citizen Oversight Committee on December 8, 2008 by Resolution No. 2008–15. The resolution states, “The purpose and authority of the Committee is to ensure that the THPRD Parks Bond Capital Program meets the objectives of the Bond Measure and funds are expended as promised, with a focus

on overall delivery of Bond Measure obligations and not the details of specific projects or activities.” The Committee was directed to report annually to the Board and the public regarding conformance with stated Bond Measure objectives and to make recommendations, if any, for improving the Bond Program efficiency, administration or performance. The Committee does not design projects, approve project designs, or supervise any THPRD activities. Committee recommendations must have the support of a majority of Committee members.

The Board solicited applications, selected members, and the Committee met initially in May 2009. The Committee’s first two reports were delivered to the Board in November 2010 and December 2011, and the complete reports are available on the THPRD website, at www.thprd.org, under the 2008 Bond Measure/Citizen Oversight Committee tab.

This third annual report of the Tualatin Hills Park & Recreation District Parks Bond Citizen Oversight Committee covers the period from July 1, 2011 through June 30, 2012, THPRD’s most recent budget year.

OVERVIEW

This has been a very successful and positive year for the Bond Program. Many acquisitions and projects have been completed, and many more are in progress and are either approaching completion or scheduled for near-term completion. While much work remains, it is fair to say that THPRD is making substantive and appropriate progress in all areas, having moved fully into the construction, acquisition, and implementation phase of most of the Bond projects.

CUMULATIVE SNAPSHOT OF ACTIVITY (AS OF JUNE 30, YEARLY)								
	2009		2010		2011		2012	
	UNITS	DOLLARS	UNITS	DOLLARS	UNITS	DOLLARS	UNITS	DOLLARS
MONEY SPENT								
Each Year	-	\$465,172	-	\$3,351,901	-	\$16,965,163	-	\$13,470,628
Cumulative	-	\$465,172	-	\$3,817,073	-	\$20,782,236	-	\$34,252,864
CONSTRUCTION PROJECTS								
Completed	0	\$0	9	\$1,596,520	15	\$2,609,442	32	\$6,908,882
In Progress	0	N/A	8	N/A	31	N/A	65	\$11,707,732
LAND ACQUISITION (in acres)								
Parks	0	\$0	0	\$177,521	37.69	\$11,835,513	45.57	\$13,739,113
Natural Areas	0	\$0	0	\$3,884	0.76	\$205,845	2.91	\$287,568
Trail Corridors	0	\$0	0	\$11,501	2.87	\$688,849	5.25	\$856,621
Community Center	0	\$0	0	\$4,404	0.77	\$589,963	0.77	\$614,109

Successfully implementing a series of projects as complex as the THPRD 2008 Bond projects requires detailed planning and designing before commencing acquisition or construction. This process is seen in the table above, showing that money spent, construction and acquisition ramped up slowly for the first two years, and then increased considerably over the last two years. A significant number of projects are currently in or past the construction phase and, as such, should be completed during 2012/2013.

Organization & Policies

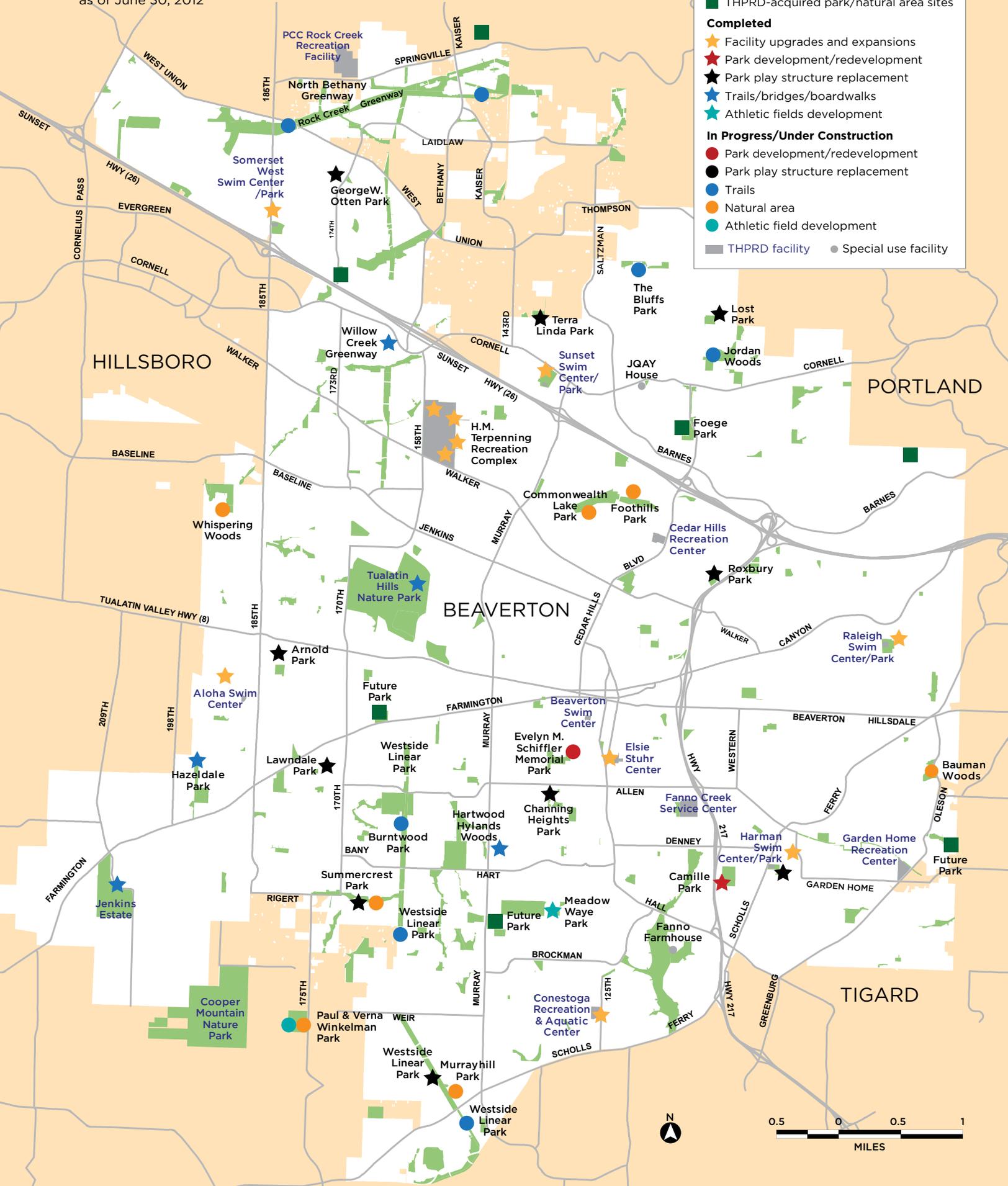
During 2009 and 2010, the THPRD Board and staff engaged in intensive planning and structuring of Bond Measure projects, establishing priorities, and developing financial and operational principles to guide the staffing, contracting and public communications needed to accomplish Bond objectives. Decisions made in this process, and the Board's reasons for them, were discussed in the Committee's 2010 report, which is available online at <www.thprd.org>, under the 2008 Bond Measure/Citizen Oversight Committee tab.

BOND PROJECT PROGRESS

as of June 30, 2012

LEGEND

- THPRD-acquired park/natural area sites
- Completed**
 - ★ Facility upgrades and expansions
 - ★ Park development/redevelopment
 - ★ Park play structure replacement
 - ★ Trails/bridges/boardwalks
 - ★ Athletic fields development
- In Progress/Under Construction**
 - Park development/redevelopment
 - Park play structure replacement
 - Trails
 - Natural area
 - Athletic field development
 - THPRD facility
 - Special use facility



FINANCIAL SUMMARY

This table covers the time period from July 2011 through June 2012, the most recent budget year for THPRD. The table summarizes overall use of Bond Program funds to date.

FY2009-2012 BOND PROGRAM FINANCIAL SUMMARY				
(\$ in thousands)				
PURPOSE & PROMISES MADE	INITIAL PROGRAM ALLOCATION	ADJUSTED PROGRAM ALLOCATION	EXPENDED THROUGH 6/30/12	BALANCE AS OF 6/30/12
LAND ACQUISITION				
New Neighborhood Parks	\$9,000.0	\$9,132.3	\$5,636.1	\$3,496.2
New Community Park	\$10,000.0	\$10,160.1	\$8,103.0	\$2,057.1
Natural Area Preservation	\$8,400.0	\$8,534.6	\$287.6	\$8,247.0
New Linear Park & Trail	\$1,200.0	\$1,219.2	\$856.6	\$362.6
New Community Center SW	\$5,000.0	\$5,079.7	\$614.1	\$4,465.6
Total	\$33,600.0	\$34,125.9	\$15,497.4	\$18,628.5
PARKS AND YOUTH ATHLETIC FIELDS				
New Neighborhood Park Development	\$3,750.0	\$4,986.6	\$537.2	\$4,449.4
Renovate/Redevelop Neighborhood Parks	\$3,000.0	\$3,827.4	\$911.7	\$2,915.7
Develop New Community Park	\$5,000.0	\$7,835.2	\$2.6	\$7,832.6
Renovate/Redevelop Community Parks	\$7,000.0	\$9,952.9	\$1,550.6	\$8,402.3
Youth Athletic Field Development	\$5,000.0	\$3,157.4	\$595.2	\$2,562.2
Synthetic Field Development	\$4,000.0	\$0.0	\$0.0	\$0.0
Outdoor Splash Pad	\$525.0	\$0.0	\$0.0	\$0.0
Total	\$28,275.0	\$29,759.5	\$3,597.3	\$26,162.2
NATURAL AREA RESTORATION				
	\$3,600.0	\$3,822.8	\$384.2	\$3,438.6
NEW LINEAR PARK & TRAIL DEVELOPMENT				
	\$14,745.0	\$15,387.4	\$3,685.7	\$11,701.7
DEFERRED PARK MAINTENANCE REPLACEMENTS				
	\$1,500.0	\$1,462.3	\$1,289.2	\$173.1
FACILITIES REHABILITATION, EXPANSION & IMPROVEMENTS				
Facility Rehabilitation	\$6,500.0	\$6,314.9	\$1,851.6	\$4,463.3
Facility Expansion & Improvements	\$7,550.0	\$8,335.5	\$7,630.1	\$705.4
Total	\$14,050.0	\$14,650.4	\$9,481.7	\$5,168.7
ADA/ACCESS IMPROVEMENTS				
	\$1,000.0	\$1,043.9	\$178.6	\$865.3
BOND ISSUANCE COSTS & PROJECT MANAGEMENT				
	\$3,230.0	\$1,258.9	\$138.8	\$1,120.1
GRAND TOTAL	\$100,000.0	\$101,511.1	\$34,252.9	\$67,258.2

Adjusted Program Allocation

(See table column)

The primary reasons for the changes in this column are (1) Project Grouping Adjustments to the Parks and Youth Athletic Fields expenditures categories to allow management and contractual development of these projects to move forward in tandem; (2) Facility Upgrade Adjustments between Facility Rehabilitation and Facility Expansion and improvements for the Elsie Stuhr Center Project; (3) other Project Management Adjustments and (4) Interest Earned. Through June 30, 2012, \$1,511,100 of interest earned on invested Bond funds has been proportionately redistributed to all projects except the Bond Issuance Costs and Project Management adjustment categories. The other adjustments are net-zero adjustments and were discussed in more detail in the 2011 Committee report.



Nearly \$15 million of THPRD's 2008 bond measure is earmarked for expansion and creation of more trails, like this one at the Tualatin Hills Nature Park.



Other Funding

Through June 30, 2012, funding sources other than Bond proceeds had been used to provide additional funds for the following projects which are not included in the Financial Summary Table.

CAMILLE PARK: Local Government Grant Pool award of \$70,000 toward installation of play equipment, picnic pavilion and site furnishings.

SCHIFFLER PARK: Land/Water Conservation award of \$40,000 to replace an existing picnic pavilion with a 30' by 40' structure. Since the project received a favorable bid and is expected to be under budget, the System Development Charge Fund contribution of \$50,000 discussed in the 2011 Committee report is no longer part of the funding.

As part of the extensive redevelopment of Schiffler Park in central Beaverton, workers erect a new 30-foot by 40-foot picnic pavilion.

WATERHOUSE TRAIL SEGMENTS 1, 5 AND WEST SPUR: THPRD is requesting \$500,000 from the Washington County Major Streets Transportation Improvement Program (MSTIP). Using this money and savings from other trail projects, THPRD hopes to be able to overcome a budget deficit for this project and complete Segment 4 of the trail, which was not included in the original project scope.

WINKELMAN ATHLETIC FIELD: The Board authorized up to \$400,000 in System Development Charge funds to be used for additional site amenities such as a dog park and a parking lot.

COBB PROPERTY: \$300,000 of City of Beaverton 2006 Metro Bond Measure local share funds to assist in acquisition of a neighborhood park site in the SE quadrant of the district.

McGETTIGAN PROPERTY: \$850,000 of Metro Natural Areas Bond Measure were combined with Bond Funds for the purchase of this property for the new NW quadrant neighborhood park (North Bethany).

WORKS IN



LAND ACQUISITION

CATEGORIES AND THE FUNDS ALLOCATED

\$10 M

New Community Park
NE quadrant

\$9 M

New Neighborhood Parks
each quadrant plus 2

\$8.4 M

Natural Areas
across the district

\$5 M

Community Center
SE quadrant

\$1.2 M

Linear Parks & Trails
across the district

Financial Allocation

Initial cost estimates for land acquisition, based on land values at the beginning of the program, were:

PARKS AND COMMUNITY CENTER:
\$500,000 per acre

NATURAL AREAS: \$10,000 per acre (assuming that most natural area parcels would be undevelopable)

LINEAR PARKS AND TRAILS:
\$150,000 per mile

These costs, and the ongoing accounting for land acquisitions, include the property purchase price, consultant costs for appraisers, appraisal review, environmental review, title and other closing costs, removal of debris, existing structures or hazards, and the hourly rate charged by part-time Land Acquisition Specialists.

Properties acquired for new parks and the community center will not be developed from Bond proceeds. Timing and funding for completion and development of these properties will be determined by the Board in the future. Bond proceeds are intended to provide for development of some, but not all, areas acquired for trails and linear parks, and are intended to provide for restoration of many of the areas acquired for natural area preservation.

Timing

When the Bond Program began, the Board chose to focus on park land acquisition first because of the need to buy large parcels of land, which are typically also suitable for immediate urban development and can be subject to price competition. Land suitable for natural areas or trails is often not immediately developable due to topographical or environmental restrictions.

Negotiations with property owners have frequently been slow and often challenging. Many property owners were initially reluctant to accept that market values of property had declined from 2007–2008.

THPRD policy is to offer property owners no more than the appraised market value unless there are significant Board-approved reasons for a higher offer. Appraisals are made and then reviewed by a second certified appraiser. In practice, appraisals for many parcels which THPRD has pursued have been difficult to make because, during the nationwide economic downturn, there were few transactions to serve as comparable sales for appraisal. Differences of opinion between THPRD and property owners were numerous and initially caused acquisitions to be slow. The Board spends a portion of almost every monthly meeting in Executive

PROGRESS



Session discussing potential land acquisitions with staff.

Progress in the 2012–2013 fiscal year has been much stronger, and many of the planned acquisitions have been closed.

Progress To Date

NEW COMMUNITY PARK, NE QUADRANT: In April 2011, THPRD acquired a 22.37 acre parcel (the Teufel property) for \$8,000,000. This is an excellent site, larger than anticipated, and was acquired substantially under budget. \$2,000,000 of the allocated budget was not spent. These funds will most likely be used for other categories of land acquisition.

Periodically, members of the THPRD Board of Directors and the Parks Bond Citizen Oversight Committee tour land acquisitions and bond project sites. Here, they learn about restoration plans in the Bronson/Crystal Creek Natural Area.

COMMUNITY CENTER, SW QUADRANT: One property has been acquired for \$545,000, in anticipation of acquiring a larger adjacent parcel. It is currently uncertain whether the second acquisition will occur, and if it does not, the acquired property is expected to be sold, and proceeds used for future acquisitions consistent with Bond program objectives. THPRD is considering using a parcel it already owns in the SW quadrant to serve as the site of the Community

Center, while acquiring another site elsewhere to use for the community park that was originally planned for the currently owned parcel. This decision is not yet final.

New Neighborhood Parks

SE QUADRANT: In August 2010, THPRD acquired an 8.65 acre parcel (the Cobb property) for \$2,800,000, of which \$2,500,000 was Bond funds. The City of Beaverton contributed \$300,000 in Local Share funds from the 2006 Metro Bond Measure. This property is significantly larger and more expensive than is needed for a neighborhood park, but it is well located. THPRD may need to reconcile the cost-to-budget difference, if this category of acquisitions ends up over budget, possibly by selling part of the parcel, or allocating other THPRD funds to make up the overage in the category.

SW QUADRANT: In January 2011, THPRD acquired a 6.67 acre parcel on Farmington Rd. for \$930,000. This parcel includes some natural area elements.

NE QUADRANT: In February 2012, THPRD acquired a 0.29 acre parcel just off SW Pointer Rd. for \$150,000. THPRD is negotiating to acquire other adjoining properties to bring the total acreage up to neighborhood park standards. There are soil contamination issues on an adjoining property that are slowing the remaining transactions.

WORKS IN PROGRESS

NORTH BETHANY: In August 2011, THPRD acquired a 7.59 acre parcel east of Kaiser Rd. for \$2,428,000. The majority of the funds used for the acquisition (\$1,500,000) were from the Bond Measure, with the remainder coming from THPRD's local share of the 2006 Metro Bond Measure. This will be part of a future community park for North Bethany. This acquisition is a little unusual in that the funds were intended for neighborhood park acquisition, but the number of expected THPRD acquisitions in the North Bethany area is substantial, and this acquisition will help achieve overall goals for that area.

Natural Areas

There is no specific number of natural area properties to be acquired, just a total budget which THPRD is working to use for maximum overall benefit. After a slow start because of the decision to focus initially on park properties, this category has now seen a number of acquisitions. Much acquisition work remains to be completed in this category, as a substantial part of the proposed budget has not yet been spent.

NW QUADRANT: In January 2011, THPRD acquired 2.84 acres on Bronson Creek, of which about half is a natural area. The funds were allocated from the Linear Parks and Trails category.

SW QUADRANT: A portion of the January 2011 neighborhood park acquisition on Farmington Road is intended to be restored as a natural area. The Natural Area portion of the acquisition is valued at about \$40,000.

NE QUADRANT: In April 2011, THPRD acquired 0.76 acres in Cedar Mill (the Collins property) for \$340,000, of which \$170,000 was from the natural areas acquisition category.

SE QUADRANT: In May 2012, THPRD acquired by donation 2.15 acres near Hideaway Park. Administrative costs are estimated at \$4,300. The donated land value is assessed at \$339,640. This is an excellent, low-cost result for the program.

Pending Natural Area Acquisition

Two additional natural area acquisitions were pending as of the end of the fiscal year. The Board has authorized these acquisitions, but they had not closed as of June 30, 2012.

SE QUADRANT: 2.25 acres on the western edge of a church property on Hall Blvd. in Beaverton, for a contracted price of \$480,000. This acquisition closed after the fiscal year end, and will preserve a substantial stand of mature trees.

SW QUADRANT: THPRD proposes to acquire parcels that would expand the Lilly K. Johnson Woods natural area. The acquisition will cost approximately \$700,000, plus \$344,681 from a Metro Nature in Neighborhoods grant, which Metro has approved.

Linear Parks & Trails

NE QUADRANT: The April 2011 Cedar Mill (Collins property) acquisition included a trails element, valued at \$170,000.

SW QUADRANT: (1) In April 2011, THPRD acquired for \$60,000 an 1,120 sq ft. easement for a future trail connecting the Four Seasons neighborhood to Roy Dancer Park; (2) As of June 30, 2012 two fee simple properties totaling 1.23 acres, five permanent easements totaling 0.46 acre and three temporary construction easements totaling 0.11 acre were acquired to allow for construction of segments of the Westside Trail. As a condition in the land use agreement allowing trail construction, the Bonneville Power Administration required THPRD to extinguish fourteen agricultural easements by paying owners of the easements a nominal amount, typically \$500 each. The total cost of these land and easement acquisitions and extinguishing the agricultural easements was approximately \$17,000, excluding staff time and soft costs such as appraisal and legal fees.

NW QUADRANT: (1) In January 2011, THPRD acquired 2.84 acres on Bronson Creek for \$424,500 for a future trailhead; (2) In November 2011, THPRD acquired for \$110,000 a 0.37 acre easement between Jenkins Road and Baseline Road to serve as a Waterhouse Trail connection.

Remaining Acquisitions & Funds

The Board has been presented with information on several additional potential acquisitions which could close in the first quarter of the 2012–13 fiscal year. Along with completed acquisitions, this represents excellent progress toward completion of the Bond program’s land acquisition goals.

COMMUNITY CENTER, SW QUADRANT: This category is not yet complete, and decisions remain to be made about how best to proceed. While one parcel has been acquired, it is not certain to remain with THPRD if other parcels prove more useful.

NEIGHBORHOOD PARKS: Besides the continuing negotiations for parcels in the Pointer Rd. area, THPRD continues to seek a parcel in the NW quadrant, and another parcel elsewhere in the district. Numerous properties are being investigated or negotiated. To date \$5,636,096 has been spent in this category, leaving \$4,174,505 for additional acquisitions.

NATURAL AREAS: \$287,568 has been spent in this category, leaving the substantial sum of \$8,247,054 still to be used for additional acquisitions.

LINEAR PARKS AND TRAILS: To date, \$856,621 has been spent in this category, leaving \$362,625 still to be used for additional acquisitions.



COMMUNITY & NEIGHBORHOOD PARKS & YOUTH ATHLETIC FIELDS

The THPRD standard for a neighborhood park is about three acres. The target for community parks is between 10 and 25 acres. Park amenities depend on the size of the site, but community parks usually offer larger facilities such as sports fields, sheltered group picnic areas, on-site parking and restrooms.

In some cases, funds allocated to youth athletic fields have been combined for efficiency with funds allocated to community and neighborhood parks. Careful monitoring is necessary to track the Parks and Youth Athletic Fields expenditure categories to ensure consistency with Bond Measure commitments. Five projects that have an athletic field component have been merged into park improvement projects, however none have been completed as of June 30, 2012. Although these five fields have been combined with associated park improvement projects for efficient construction bids and completion, the original commitment of 10 athletic fields will be monitored and confirmed in future reports.

Progress to Date

By the end of calendar year 2012, four parks will have been completed. Renovation of the Camille Neighborhood Park was completed in the summer of 2012. The athletic field at Meadow Way Park was completed in calendar year 2010. Winkelman Park, including an athletic field, and the renovation of Schiffler Community Park will be completed by the end of calendar year 2012, weather permitting.

Additional amenities have been added to some parks and athletic fields, increasing costs when compared to original budget estimates. However, actual contract award amounts are often less than the original or updated budget estimates. For example, a dog park and parking lot have been added to Winkelman Park which significantly increased costs. The Schiffler Park Construction Cost estimate ranged from \$2,210,000 to \$2,298,000; the final construction budget is \$1,836,000, a significant savings.

(Above): A contractor installs fencing around the new athletic field that has been established at Paul & Verna Winkelman Park. The field opens to the public in 2013.

WORKS IN PROGRESS

Future Projects

7
PARKS

are scheduled to begin construction in calendar year 2013, which will make it a challenging year for this program area.

NEW NEIGHBORHOOD PARK DEVELOPMENT:

Right-of-way issues have delayed construction of AM Kennedy Park and its youth athletic field until 2013. Barsotti Park and its youth athletic field, Hansen Ridge Park and Roy Dancer Park are scheduled to begin construction in calendar year 2013.

RENOVATE/REDEVELOP NEIGHBORHOOD PARKS:

Camille Park has been completed, with a cost overrun of approximately \$40,000. Construction is scheduled in calendar year 2013 for Cedar Mill Park including its youth athletic field, Pioneer Park & Bridge Replacement, and Vista Brook Park. Somerset West Park is scheduled for construction in calendar year 2014.

NEW COMMUNITY PARK DEVELOPMENT:

SW Community Park is scheduled to begin construction in 2016 and to be completed in 2017. Funding has been transferred to this park for both a youth athletic field (\$500,000) and a synthetic turf athletic field with lights (\$2,000,000).

MULTI-FIELD/MULTI-PURPOSE ATHLETIC FIELD DEVELOPMENT:

Meadow Waye Park has been completed at a cost approximately \$114,000 under budget.

RENOVATE AND REDEVELOP COMMUNITY PARKS:

Schiffler Park will be completed (or nearly complete) in calendar year 2012 for a cost approximately \$750,000 less than the budget. Cedar Hills Park including a synthetic turf athletic field with lights is currently on hold because of land issues. It is tentatively scheduled for construction in calendar year 2014.

WINKELMAN PARK: Phase 1 is expected to be completed in calendar year 2012. The current estimated cost over-run is approximately \$234,000. This park was originally planned for a ball field, but many additional amenities have been added. The additional cost is attributable to more refined construction quantities and costs, greater costs for earthwork, additions of a waterline, path and trail work, higher quality fencing, site furnishings, a dog park and under drainage for the athletic field. The Board has approved supplementing this project with up to \$400,000 from its System Development Charge Fund because of these additional amenities.

CONSTRUCTION SCHEDULE YOUTH ATHLETIC FIELDS IN OTHER PARK QUADRANTS

NE & SE
Quadrants
2014

NW
Quadrant
2015

SW
Quadrant
2016

NATURAL AREA LAND RESTORATION PROJECTS

Invasive plants can choke waterways, change stream courses, and cause backups. This can result in flooding, erosion and other dangers to water quality. These projects are spread throughout the district.

Natural area preservation and restoration is an important part of THPRD's work. Problems caused by invasive plants can be quite serious. When allowed to overrun natural areas, these intruders can kill native species by competing for food and sunlight.

Most of the natural area preservation funds earmarked by the 2008 Bond Measure are to be used for removal of invasive non-native weeds and replanting with native plants. Results of this work are often slower to become apparent, because newly planted native species take time to grow and become established, while removal of invasive species requires multi-year repetition and maintenance work.



Camas lily is one example of Camille Park's natural area enhancements.

Much of the natural area restoration takes place in conjunction with other park projects. For example, THPRD's work to upgrade Camille Park is two-fold. Funds from the Bond Measure were put to use upgrading amenities as well as restoring natural areas in this 12-acre community park. In 2012, the installation of a new nature play area, a covered picnic spot, expanded pathways, benches and open grassy areas were completed. THPRD is now also working to enhance Camille Park's natural areas, which include an Oregon white oak habitat, a camas lily meadow and a wetland which can be accessed by means of a raised boardwalk.

Many of these projects have been delayed from the original planned schedule. Most of the delayed projects are due to the need to finish park construction, trails and other amenities before the restoration can take place. Many projects that only involve restoration have been accelerated.



WORKS IN PROGRESS



(Top): Restoration work adds to the pleasure of walking the Willow Creek Greenway. (Bottom): At Commonwealth Lake Park, snowberry is part of the improved habitat.

NATURAL AREA PARTIAL PROJECT SCHEDULE

PROJECT NAME	START MASTER PLAN	OPEN TO PUBLIC
A.M. KENNEDY PARK: planting and weed removal	October 2010	Winter 2012
ALLENBACH ACRES PARK: Pollinator Project	Fall 2011	Spring 2015
BAUMAN PARK: natural area restoration, soft surface trail installation	December 2009	June 2013
BETHANY WETLANDS AREA: replanting natural area	to be decided	to be decided
BLUEGRASS DOWNS PARK: replanting natural area	to be decided	to be decided
CAMILLE PARK: natural area restoration	October 2009	April 2013
CEDAR MILL PARK: natural area restoration	Spring 2012	Fall 2018
COMMONWEALTH LAKE PARK: habitat enhancement	August 2009	Spring 2015
CRYSTAL CREEK PARK: wetland restoration	Winter 2010	Spring 2016
FANNO CREEK PARK: natural area restoration	Winter 2013	Winter 2014
FOOTHILLS PARK: natural area restoration	August 2009	Spring 2014
GREENWAY PARK/KOLL CENTER: wetland habitat enhancements	Spring 2011	Winter 2012
HANSEN RIDGE PARK (FORMERLY KAISER RIDGE PARK): natural area restoration	Spring 2012	Spring 2016
HAZELDALE PARK: natural area restoration	Spring 2012	Spring 2014
HIDEAWAY PARK: replanting natural area	October 2011	Winter 2012
HYLAND FOREST PARK: natural area restoration, trail improvements, nature play area	Winter 2009	Spring 2012
JENKINS ESTATE: natural area restoration, trail improvements	Spring 2009	Summer 2013
JORDAN/JACKIE HUSEN PARK: natural area restoration	Fall 2011	Fall 2016
LOWAMI HART WOODS: natural area restoration, weed removal	Fall 2010	June 2015
MORRISON WOODS PARK: habitat enhancement	to be decided	to be decided
MOUNT WILLIAMS PARK: replanting natural area	January 2013	April 2015
MURRAYHILL PARK: natural area restoration	January 2009	Winter 2012
PIONEER PARK: natural area restoration	November 2011	Spring 2016
ROGER TILBURY MEMORIAL PARK: natural area restoration	Fall 2013	Spring 2017
SUMMERCREST PARK: natural area restoration	Spring 2009	Spring 2012
TUALATIN HILLS NATURE PARK: tadpole ponds restoration	July 2009	Spring 2016
VISTA BROOKS PARK: pond buffer restoration	October 2011	Winter 2012
WHISPERING WOODS: natural area restoration, soft-surface trail installation	October 2009	Spring 2012
WILLOW CREEK GREENWAY: natural area restoration	March 2010	Spring 2013
WINKELMAN PARK: natural area enhancements	January 2011	May 2012

TRAILS & LINEAR PARK PROJECTS

8
NEW

Linear Park and Trail Development projects have been under construction during the 2012–2013 fiscal year.

In July 2011, three projects were ahead of the original 2009 schedule, four were behind the 2009 schedule and one is a group of seven small natural trails that are not separately tracked. As of the end of June 2012, two are ahead of the original 2009 schedule and five are behind. Overall, the timelines for these projects have remained fairly consistent during the current reporting period.

Specific Project Updates

AHEAD OF SCHEDULE

WESTSIDE TRAIL: Segments #1, 4, & 7: estimated to be \$757,068 under budget (Budget: \$4,307,511); completion estimated in the first quarter of 2013.

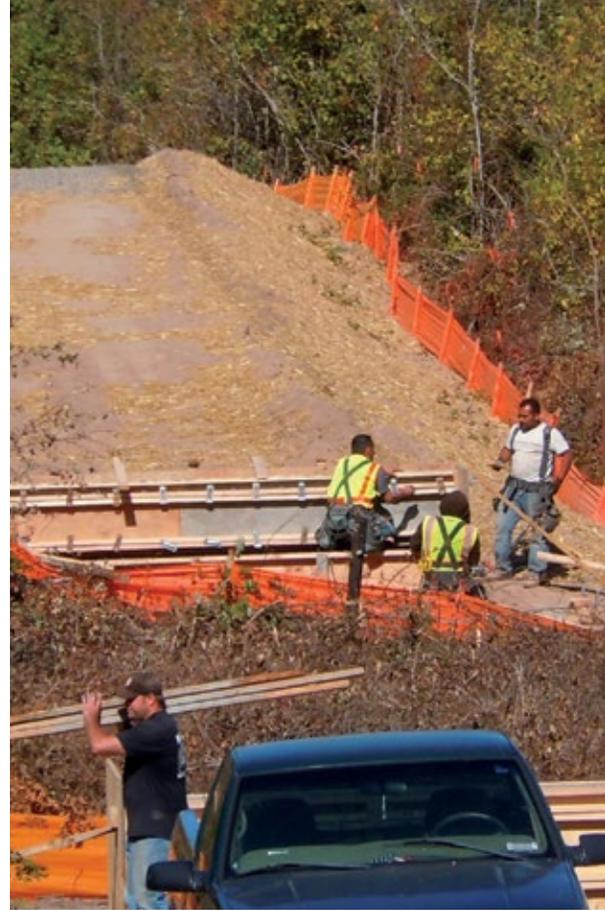
WATERHOUSE TRAIL SEGMENTS 1, 5 AND WEST SPUR: estimated to be \$1,369,801 over budget (Budget: \$3,863,534); completion estimated in the fourth quarter of 2013. The permitting process is taking longer than anticipated.

BEHIND SCHEDULE

JORDAN/HUSEN PARK TRAIL: estimated to be \$439,794 under budget (Budget: \$1,685,156); completion estimated in the fourth quarter of 2012.

ROCK CREEK TRAIL #5 & ALLENBACH, NORTH BETHANY #2: estimated to be \$227,505 under budget (Budget: \$2,327,384). The North Bethany #2 part of the project was delayed due to a land use appeal relating to that segment. Construction of the other two segments has begun. Completion of those segments is estimated in the first quarter of 2013. It is likely construction of the North Bethany #2 segment will be completed by the end of 2014.

NE QUADRANT TRAIL: Bluffs (Phase 2): estimated to be \$110,084 over budget (Budget: \$271,151). Over budget resulting from increased construction costs due to the site's terrain, wetness, and closeness to neighbors. Completion is estimated in the fourth quarter of 2012.



Workers take advantage of dry weather to build new segments of the Westside Regional Trail in the southern half of the Park District.

LOWAMI HART WOODS: estimated to be \$162,940 over budget (Budget: \$874,863). Over budget due to neighborhood concerns and need for additional consulting and staff time. This project is delayed because construction has been split into two phases to minimize impact during migratory bird season. Completion is estimated for the first quarter of 2014.

WESTSIDE/WATERHOUSE: estimated to be on budget (Budget: \$1,566,952). Delayed due to land acquisition negotiations. Completion is estimated for the fourth quarter of 2014.

NOT TRACKED

MISCELLANEOUS NATURAL TRAILS: Trails at Whispering Woods and Hyland Forest have been completed. The budget is \$101,586; the over/under budget status is not tracked.

WORKS IN PROGRESS

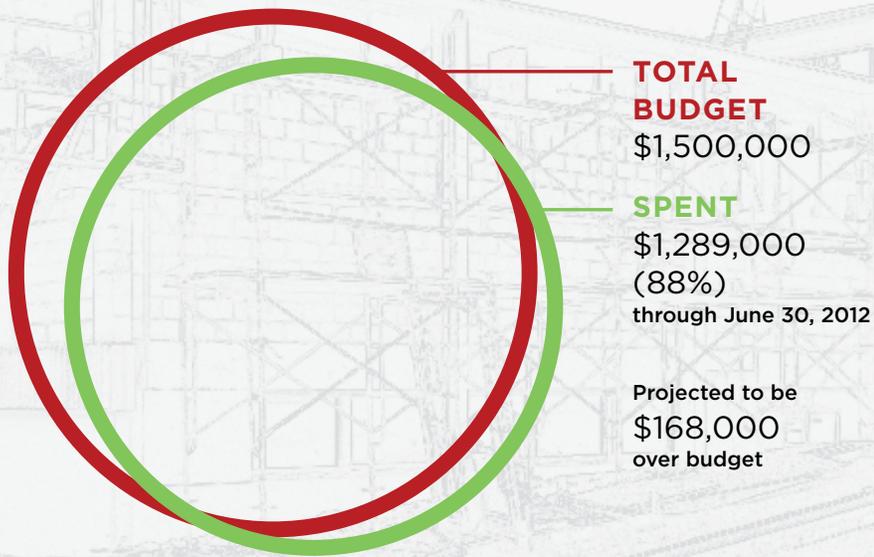
DEFERRED MAINTENANCE & REPLACEMENTS

Seven of the nine projects in this category are complete. The incomplete projects are one play structure replacement (out of 11 sites) and the permeable parking lot at Sunset Swim Center.

Play structure replacement at the Waterhouse site is not yet complete. It is scheduled for completion in spring of 2013. The project is behind schedule due to delays related to the need to address stream corridor impacts. Other site

locations had to be considered and there were additional jurisdictional requirements. The Waterhouse playground site is expected to be \$4,000 over budget but play structure replacement overall is projected to be approximately \$30,000 under budget when complete.

Construction of the permeable parking lot at Sunset Swim Center was rescheduled to July 2013 to avoid conflicts with facility structural work timing and to stagger the facility closures. Design and development is substantially complete. The project is expected to be over budget because of the change to the more costly architectural pervious concrete, which was used with very positive results at the Aloha Swim Center.



FACILITY REHABILITATION, EXPANSIONS & IMPROVEMENTS

Facility Rehabilitation

Eight of the 15 construction projects (not including the Tier 1 analysis “Upgrades at several facilities”) in this category are complete. These projects mostly involve upgrades for safety and seismic protection.

Projects in this category were scheduled based on a project ranking prepared following the Engineering Report issued in April 2009 (the “Tier 1 analysis”). Cost estimates were generated based on Engineers’ opinion of probable costs and on a limited amount of information as to the actual construction that would be performed, since the design and a full building analysis had not been completed. Assumptions were made that upgrades would be required to address the worst case seismic scenario.

During the design phase, more economical upgrades were developed for many of these elements. In some cases, the engineers were able to show, through additional analysis and/or destructive testing, that complete upgrades of the element were not required. For example, it was found at Sunset Pool that the roof did have plywood sheathing; therefore, an invasive reroofing to add plywood to the admin/locker room areas was not necessary and the roof over the pool did not require replacement.



To date, most of the elements identified during the Tier 1 evaluation have been shown to be necessary, and in some cases, discoveries have been made which will push costs higher than the original estimate. For example, the Aloha Pool plenum was identified as a problem after the initial Tier 1 evaluation. The Beaverton Pool may also require repairs to the plenum that were not originally included.

Among the many improvements made at the Elsie Stuhr Center was realignment of the outside drop-off area to add 10 parking spaces and enhance safety for patrons and vehicles. The project was completed in 2012.

WORKS IN PROGRESS

PROJECTS COMPLETED THIS YEAR:



These four projects are under budget due to favorable bids and scope changes.

TO BE COMPLETED BY END OF JANUARY 2013:

- » Conestoga
- » Cedar Hills
- » Dryland
- » Tennis Center

REMAINING THREE PROJECTS:

- » Aloha Swim Center: Feb. to April 2013
- » Beaverton Swim Center: Sept. to Dec. 2013
- » Garden Home Recreation Center: Dec. 2014 to March 2015.

Because the initial ranking of projects and cost estimates were based on preliminary information and used a worst case scenario, the possibility or likelihood of savings which could be reallocated to other sites was considered at the outset. The Garden Home Recreation Center has the most items and requires the greatest amount of work. It therefore was purposely scheduled last so any available savings could be reapplied there if desired.

FACILITY REHABILITATION

TOTAL BUDGET
\$6,300,000



SPENT
\$1,900,000
(29%)
as of June 30, 2012

Projected to be
\$1,098,000
under budget

(Top): New and expanded fitness rooms are now up and running at both the Conestoga Recreation & Aquatic Center and the Elsie Stuhr Center.





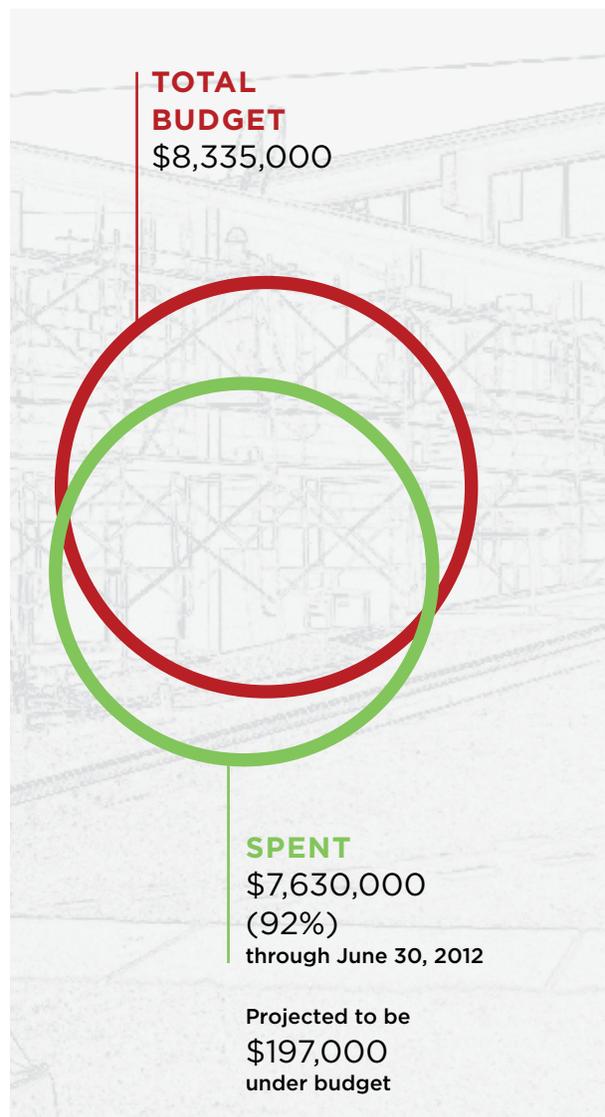
Facility Expansion and Improvements

This project group includes an adjusted \$8,335,000 for improvements at existing facilities. Four of the five projects in the category have been completed as of June 30, 2012.

ADA (Americans with Disabilities Act) compliant dressing rooms at Aloha Swim Center and the HMT Aquatic Center have been completed as well as the HVAC upgrade at the HMT Athletic Center. The Elsie Stuhr Center expansion and structural improvement was completed just prior to fiscal year end with the addition to the library, an increase of the lobby size, relocation of the fitness area, remodeling of main restrooms, and seismic and other upgrades. The Conestoga Recreation & Aquatic Center was completed by September 2012 with site work including relocation of playground, parking, splash pad and water wall as well as 8,300 square feet of building additions including classrooms, fitness facilities, and a new women's locker room.



(Bottom): Bond funds made possible creation of a larger, redesigned lobby at the Elsie Stuhr Center. In addition, the front entrance was revamped for better access.



WORKS IN PROGRESS

ADA ACCESS IMPROVEMENTS

This category includes 14 specific projects, with a total budget of \$1,000,000. Most of the projects have been completed, and there are no indications that the category will exceed its budget. One project at Greenway Park was canceled from the THPRD project list, as the City of Beaverton constructed suitable ADA improvements as part of a city project, with THPRD acting in an advisory role.

As of June 30, 2012, only two projects remain to be completed. A small project at Waterhouse Powerline Park is in the Construction Documents phase and should be completed in calendar year 2012. The more substantial ADA parking and other improvements project at the HMT Complex is still in the planning stage, in conjunction with other large bond projects at the complex. This project is scheduled for completion in 2014.

As noted in the descriptions of Facility projects, some additional ADA improvements are being constructed as part of other projects, using funds from those categories.



PROJECT MANAGEMENT, BOND ISSUANCE COSTS, ACCOUNTING

THPRD's goal for this category is 3 percent of the \$100,000,000 Bond Measure. As of June 30, 2012, actual expenditures were \$1,213,600, less than 2 percent percent of Total Program Allocation. This category of expenditures is expected to be higher during the implementation phases of a project and to decrease as the project gets under way through completion.

Project Management costs are composed of Planning and Natural Resources staff time spent on each project (other than Land Purchases), including temporary personnel hired for the duration of bond funding (other than Land Purchases). THPRD initially transferred \$1,780,000,

and later transferred an additional \$191,110 Project Management and Bond Issuance Costs category to all projects (other than Land Purchases) based on the relation of individual project budget amounts to the total project budget. THPRD's accounting system tracks these costs for each individual project. Based on an accounting report provided by THPRD staff, total Project Management costs through June 30, 2012 were \$1,074,800 and Bond Issuance and Administrative costs totaled \$138,800.

Accounting is by project and appears complete and accurate. No audit findings for fiscal 2011 cast doubt on results for the Bond projects.

LOOKING BACK

THPRD has been responsive and thorough in addressing recommendations made previously by the Parks Bond Citizen Oversight Committee. Some highlights:

- » Staff developed a stronger set of reporting tools to facilitate the Committee's responsibility for ensuring the appropriate use of bond funds.
- » Staff changed their accounting to allow for more accurate tracking of staff and management time in project budgets.
- » Staff continues to provide excellent information about the program to the community.
- » Staff added land acquisition personnel and increased activity, which has resulted in a higher close rate on good parcels.
- » Staff has organized tours of acquisitions and project sites for the Board and the Committee.



Proper stewardship of bond measure funds means more recreational options for all Beaverton residents now and in the future.

LOOKING FORWARD

The Committee continues to monitor the rate of land acquisition for natural area preservation, which has the largest ratio of unspent funds. For sensible reasons, THPRD placed initial emphasis on acquisitions for other categories and is in active pursuit of many parcels, so there is reason to expect positive results.



THPRD's continued pursuit of land for natural areas will in turn create opportunities like this for physical exercise and wildlife viewing.

THPRD will need to account carefully for land acquisitions that generate results in more than one category, such as parks, trails, and natural areas. THPRD has been appropriately opportunistic in pursuing properties that satisfy multiple needs, but the accounting of each such acquisition is being handled as a distinct choice. The Committee will work to ensure that the net result satisfies Bond Program commitments.

The Committee continues to monitor spending, progress, and results for the park projects into which athletic field funds have been combined, to ensure that appropriate amounts have been spent on those fields.

THPRD will need to develop a plan for remedying the overspending of Neighborhood Park Land Acquisition funds on some larger-than-anticipated properties. Those acquisitions were strong and opportunistic selections, but they raise bond fund allocation issues that need to be resolved.

The Committee continues to note instances where a project exceeds

its budget or expands its scope, and other sources of funding are applied to complete the project. While this is a reasonable choice for complex projects with unexpected or opportunistic changes, the Committee will monitor the promised allocation of bond funds to specific project categories.

Finally, THPRD anticipates a surplus in several Bond Program funding categories once all committed projects or acquisitions have been completed. THPRD, with counsel from the Committee, will need to develop a plan for the re-allocation and use of those surpluses, while remaining consistent with the commitments made by THPRD to the voters in the original Bond Measure. Consideration of such a plan may be a priority for the coming year. The plan will need to consider whether and how to apply any surpluses to other categories which end up over their bond budget. The Board may wish to consider community input on these issues, and THPRD staff will need time for the planning process. The Committee looks forward to this fortunate discussion.



Parks Bond Citizen Oversight Committee

MISSION On an ongoing basis, the charge to the Committee is to verify how much work has been done, how much money has been spent, and how those results match up to the promises described in the Bond Measure and its supporting materials. The Committee will continue to pursue this charge as its primary mission.

Committee Roster

MEMBERS

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Rob Drake
Boyd Leonard
Kahler Martinson
Rob Massar
Matthew McKean
Anthony Mills
Stephen Pearson
Jack Platten
Sue Rimkeit
Marc San Soucie, Chair
Barbara Wilson

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Bob Scott
BOARD OF DIRECTORS
Keith Hobson
DIRECTOR OF BUSINESS & FACILITIES
Hal Bergsma
DIRECTOR OF PLANNING

This report was authored and edited by the Committee.



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REPORT ON BOND
MEASURE PROGRESS

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