

**Tualatin Hills Park and Recreation District**  
2008 Bond Measure / Citizen Bond Oversight Committee

Tualatin Hills Park and Recreation District (THPRD) is the largest special park district in Oregon. It spans approximately 50 square miles and serves more than 230,000 residents in northeastern Washington County. THPRD owns or manages more than 90 park sites with active recreational amenities, 60 miles of trails, eight swim centers, six recreational centers and 1,400 acres of natural areas.

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.

Bond Measure 34-156 "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%, 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%. Projected costs to THPRD taxpayers are discussed on THPRD's website at <http://www.thprd.org/news/news.cfm?id=1272>.

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 Citizen Bond 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 Committee's first three reports were delivered to the Board in November 2010, December 2011, and November 2012 and the complete reports are available on the THPRD website at [www.thprd.org](http://www.thprd.org), under the 2008 Bond Measure/Citizen Oversight Committee tab.

This fourth annual report of the Tualatin Hills Park and Recreation District Citizen Bond Oversight Committee covers the period from July 1, 2012 through June 30, 2013 (FY 2013), THPRD's most recent budget and fiscal year.

**Tualatin Hills Park and Recreation District**  
**Citizen Bond Oversight Committee 2013 Report**  
For Fiscal Year July 2012 – June 2013

**Introduction and Overview**

During the 2012-2013 fiscal year THPRD spent over \$15.8 million of its bond funds for an overall total expenditure of \$50.1 million to date. They acquired an additional 52 acres of land, and completed 9 construction projects. Continuation of the successes and learnings in acquisition, construction and implementation from the previous year has led to more effective and efficient management of the Bond projects. As noted in this report, many acquisitions and projects have been completed, and many more are in progress and either approaching completion or scheduled for near-term completion. While work remains to be done, it is fair to say that THPRD is making substantive and appropriate progress in all areas of the Bond Program. THPRD has moved fully into the construction, acquisition, and implementation phase of most of the Bond projects that have not already been completed.

Successfully implementing a series of projects as complex as the THPRD 2008 Bond Program requires detailed planning and designing before commencing acquisition or construction. This process is seen in the following table, showing that money spent, construction and acquisition ramped up slowly for the first two years (only \$465,172 was spent in FY 2009, the first year), and then increased considerably over the last four years. A significant number of projects are currently in or past the construction phase and should be completed during 2013 or 2014. Note that some of the dollar values are slightly different from last year's report due to minor adjustments subsequent to report publication. Additionally, a project to replace play structures in 11 parks was broken out for reporting purposes.

**THPRD Bond Program - Cumulative Snapshot of Activity**

	<u>6/30/2010</u>		<u>6/30/2011</u>		<u>6/30/2012</u>		<u>6/30/2013</u>	
	<u>Units</u>	<u>Dollars</u>	<u>Units</u>	<u>Dollars</u>	<u>Units</u>	<u>Dollars</u>	<u>Units</u>	<u>Dollars</u>
<u>Money Spent</u>								
Each Year	-	\$3,351,901	-	\$16,965,163	-	\$13,470,628	-	\$15,831,506
Cumulative	-	\$3,817,073	-	\$20,782,236	-	\$34,252,864	-	\$50,084,369
<u>Construction Projects</u>								
Completed	18	\$1,579,957	25	\$2,592,913	42	\$7,024,428	51	\$18,435,638
In Progress	8	\$1,971,747	31	\$4,783,823	65	\$11,592,185	57	\$9,560,013
<u>Land Acquisition</u> (Units in Acres)								
Parks	0	\$177,521	37.69	\$11,835,513	45.57	\$13,739,113	64.93	\$17,641,223
Natural Areas	0	\$3,884	0.76	\$205,845	2.91	\$287,568	43.11	\$2,113,332
Trail Corridors	0	\$11,501	2.87	\$688,849	4.52	\$856,621	5.75	\$1,085,139
Community Center	0	\$4,404	0.79	\$589,963	0.79	\$614,109	.79	\$1,020,652

**FY2009-2013 Bond Program Financial and Project Summary**  
**(\$ in thousands)**

<b>Fund Category and Purpose</b>	<b>Initial Bond Program Allocation</b>	<b>Adjusted Bond Program Allocation</b>	<b>Expended through 6/30/2013</b>	<b>Estimated Cost to Complete</b>	<b>Projected Balance 6/30/2013</b>	<b>Planned Projects /Sites</b>	<b>Projects /Sites Completed</b>	<b>Projects /Sites Underway</b>	<b>Projects /Sites Remaining</b>
<b>LAND ACQUISITION</b>									
New Neighborhood Parks	\$9,000.0	\$9,148.4	\$9,537.5	\$1,034.9	(\$1,424.0)	6	8		2
New Community Park	\$10,000.0	\$10,161.5	\$8,103.9	\$400.0	\$1,657.6	1	1		1
New Linear Park & Trail	\$1,200.0	\$1,222.5	\$1,085.1	\$137.4	\$0.0	N/A	N/A		N/A
New Community Center SW	\$5,000.0	\$4,917.1	\$1,020.7	\$2,727.2	\$1,169.2	1	0		2
<b>Total</b>	<b>\$25,200.0</b>	<b>\$25,449.5</b>	<b>\$19,747.2</b>	<b>\$4,299.5</b>	<b>\$1,402.8</b>				
<b>PARKS AND YOUTH ATHLETIC FIELDS</b>									
New Neighborhood Park Development	\$3,750.0	\$4,999.7	\$1,818.2	\$3,268.7	(\$87.2)	5	0	3	2
Renovate/Redevelop Neighborhood Parks	\$3,000.0	\$3,835.9	\$1,353.9	\$2,788.4	(\$306.4)	5	1	2	2
Develop New Community Park	\$5,000.0	\$8,032.0	\$5.3	\$8,026.7	\$0.0	1	0	0	1
Renovate/Redevelop Community Parks	\$7,000.0	\$9,979.0	\$2,759.5	\$6,189.2	\$1,030.3	2	1		1
Youth Athletic Field Development	\$5,000.0	\$3,164.3	\$1,350.7	\$2,089.0	(\$275.4)	10	2	2	6
Synthetic Field Development	\$4,000.0	\$0.0	\$0.0	\$0.0	\$0.0	2	0		2
Outdoor Splash Pad	\$525.0	\$0.0	\$0.0	\$0.0	\$0.0	1	0		1
<b>Total</b>	<b>\$28,275.0</b>	<b>\$30,010.9</b>	<b>\$7,287.6</b>	<b>\$22,362.0</b>	<b>\$361.3</b>				
<b>NATURAL AREAS</b>									
Land Acquisition	\$8,400.0	\$8,556.8	\$2,113.3	\$6,443.5	\$0.0	N/A	N/A		N/A
Restoration	\$3,600.0	\$3,832.8	\$625.5	\$2,756.2	\$451.1	36	0		36
<b>Total</b>	<b>\$12,000.0</b>	<b>\$12,389.6</b>	<b>\$2,738.8</b>	<b>\$9,199.7</b>	<b>\$451.1</b>				
<b>NEW LINEAR PARK &amp; TRAIL DEVELOPMENT</b>	<b>\$14,745.0</b>	<b>\$15,425.8</b>	<b>\$7,696.4</b>	<b>\$7,928.1</b>	<b>(\$198.7)</b>	<b>9</b>	<b>3</b>	<b>4</b>	<b>2</b>
<b>DEFERRED PARK MAINT. &amp; REPLACEMENTS</b>	<b>\$1,500.0</b>	<b>\$1,822.5</b>	<b>\$1,397.6</b>	<b>\$424.9</b>	<b>\$0.0</b>	<b>18</b>	<b>16</b>	<b>2</b>	<b>0</b>
<b>FACILITY IMPROVEMENTS</b>									
Facility Rehabilitation	\$6,500.0	\$6,327.9	\$2,580.9	\$1,910.8	\$1,836.2	15	12		3
Facility Expansion & Improvements	\$7,550.0	\$8,158.1	\$8,158.1	\$0.0	\$0.0	5	5		0
<b>Total</b>	<b>\$14,050.0</b>	<b>\$14,486.0</b>	<b>\$10,739.0</b>	<b>\$1,910.8</b>	<b>\$1,836.2</b>				
<b>ADA &amp; ACCESS IMPROVEMENTS</b>	<b>\$1,000.0</b>	<b>\$1,046.3</b>	<b>\$249.2</b>	<b>\$780.4</b>	<b>\$16.7</b>	<b>13</b>	<b>11</b>		<b>2</b>
<b>BOND ISSUANCE &amp; PROJECT MANAGEMENT</b>	<b>\$3,230.0</b>	<b>\$1,075.3</b>	<b>\$228.7</b>	<b>\$164.6</b>	<b>\$682.0</b>				
<b>GRAND TOTAL</b>	<b>\$100,000.0</b>	<b>\$101,705.9</b>	<b>\$50,084.5</b>	<b>\$47,070.0</b>	<b>\$4,551.4</b>				

**Financial Summary Comments**

For Fiscal Years 2009-2013 the primary reasons for the changes in the Adjusted Bond Program Allocation column are (1) Interest Earned on unspent bond funds, (2) Project Grouping Adjustments to the Parks and Youth Athletic Fields expenditure categories to allow management and contractual development of these projects to move forward in tandem; (3) Combining some funds from the Facility Rehabilitation category into the Facility Expansion and Improvements category for the related work in the Elsie Stuhr Center Project, and (4) other Project Management Adjustments.

Through June 30, 2013 a total of \$1,705,971 of earned interest on invested Bond Funds has been proportionately redistributed to all categories except for the Bond Issuance Costs and Project Management expenditure categories. The other adjustments are net-zero adjustments and were discussed in more detail in the 2011 report.

Beginning in Fiscal Year 2013, THPRD began re-allocating certain funds to offset deficits in some Program Categories with surpluses from other Program Categories. As an example, \$176,920 of Facility Expansion and Improvement funds plus \$183,564 of Bond Issuance and Project Management funds were transferred to Deferred Park Maintenance & Replacements to offset the \$360,484 deficit in that program area.

## **Other Funding**

Through June 30, 2013, funding sources other than Bond proceeds had been used to provide additional funds, not included in the Financial Summary Table, for the following projects. In total, over \$2 million in outside funds have been secured to leverage the Bond Program's own funds.

Camille Park Redevelopment: Local Government Grant Program award of \$70,000 toward installation of play equipment, picnic pavilion and site furnishings.

Schiffler Park Redevelopment: Land/Water Conservation award of \$40,000 to replace an existing picnic pavilion with a 30' x 40' structure. Since the project received a favorable bid and was expected to be under budget the System Development Charge Fund of \$50,000 mentioned in the 2011 was removed as part of the funding.

Winkelman Athletic Field Development: The THPRD Board approved \$282,000 of System Development Charge Funds for additional site amenities (parking lot and dog park).

Cobb Property Acquisition: The City of Beaverton contributed \$300,000 of 2006 Metro Bond Measure local share funds to assist in acquisition of this neighborhood park site in the SE quadrant of the district.

McGettigan Property Acquisition: \$850,000 of Metro Natural Areas Bond Measure were combined with Bond Funds for the purchase of this property for a new neighborhood park in North Bethany.

Natural Area Land Acquisition: Metro awarded a grant of \$344,681 for THPRD acquisitions west of Lilly K. Johnson Woods.

Vista Brook Park Redevelopment: \$25,000 of Local Government Grant Program funds and \$28,500 of SDC Fund grant match to complete a wetland overlook.

Barsotti Park and Athletic Field Development: THPRD received a grant from the Oregon Parks and Recreation Department for \$72,000 for the shelter, community garden, play area, site furnishings, landscaping and other amenities.

Southwest Quadrant Community Center/Community Park Acquisition: Washington County contributed \$176,000 in June 2013 for the purchase of the land. Another \$208,200 is expected from the Metro Natural Areas Bond due to a transfer of funds from Washington County to THPRD. This transfer should occur by the end of calendar year 2013. As a result of these contributions, the Board has decided to transfer equivalent funds from this acquisition category to the project to develop a community park in the southwest quadrant.

## **Works in Progress - Land Acquisition**

### **Financial Allocation**

The Bond Measure proposed land acquisitions and allocated funds for them in five categories: New Neighborhood Parks - \$9,000,000 (6 total, at least one in each quadrant, plus two more anywhere); a new Community Park for the northeast quadrant of the district - \$10,000,000; a Community Center for the southwest quadrant - \$5,000,000; Natural Areas across the district - \$8,400,000; Linear Parks and Trails across the district - \$1,200,000. Bond Program interest receipts continue to be added to these figures.

Cost accounting for park and community center land acquisitions includes 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, of the land acquired for trails and linear parks, and are intended to provide for restoration of many of the sites acquired as natural areas.

### **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, or existing utility easements.

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.

Progress in the 2012-2013 fiscal year has been much stronger, many of the planned acquisitions have been completed, and some additional unplanned acquisitions have become possible.

### **New Community Park, NE quadrant**

In April 2011, THPRD acquired a 22.37 acre site for \$8,103,899. This is an excellent site, larger than anticipated, and was acquired nearly \$2,000,000 under budget. The Board has decided to use the remaining funds in this category for additional park land acquisitions.

### **Community Center, SW quadrant**

In October 2010, THPRD acquired a 0.79 acre parcel for \$555,724, in anticipation of acquiring a larger adjacent parcel.

Following a different path, in January 2013, THPRD acquired a 3.49 parcel just south of Mountain View Middle School for \$607,947, and has since signed an inter-governmental agreement with the Beaverton School District which will allow a larger site to be assembled as a future Community Park. This agreement involves a future purchase of surplus land from the school district, plus a shared-use agreement for school district land on which the two entities would construct, and THPRD would maintain, a set of athletic fields and related facilities. THPRD and the school district have a long-standing partnership that makes this arrangement relatively routine.

The combination of the closed acquisition, the planned acquisition, and the shared-use parcel meets THPRD's standards for a community park. The commitment to use already owned land to meet the Bond obligation is quite satisfactory. This in turn will allow THPRD to use a site it already owns in the SW quadrant, or the alternative site THPRD has acquired, to serve as the site of the Community Center proposed in the Bond Program.

### **New Neighborhood Parks**

SE quadrant: In August 2010, THPRD acquired an 8.65 acre site on SW Murray Blvd. for a total cost of \$2,855,818, of which \$2,555,818 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.

SW quadrant: In January 2011, THPRD acquired a 6.67 acre site on SW Farmington Rd. for a total cost of \$1,058,925. This parcel includes some natural area elements.

In April 2011, THPRD acquired an 1120 sq. ft. easement for a future park access connecting the Four Seasons neighborhood to Roy Dancer Park, for a total cost of \$60,000.

In December 2012, THPRD acquired a 2.02 acre site on SW Miller Hill Rd for a total cost of \$545,669.

NE quadrant: In February 2012, THPRD acquired a 0.29 acre parcel just off SW Pointer Rd. After some soil contamination issues were resolved, in August 2012 THPRD acquired a neighboring 1.66 acre parcel, creating a combined 1.95 acre neighborhood park site, for a total cost of \$646,345.

In December 2012, THPRD acquired a 6.85 acre site in a very prominent location at the corner of NW Thompson Rd. and NW Saltzman Rd., across from Findley Elementary School, for a total cost of \$2,090,608.

NW quadrant: In December 2012, THPRD acquired a 5.34 acre park site in the Elmonica area, for a total cost of \$1,041,404.

North Bethany: In August 2011, THPRD acquired a 7.59 acre site east of Kaiser Rd. for a total cost of \$2,479,690. \$1,629,690 of the funds were from the Bond Measure, with \$850,000 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 THPRD needs to acquire numerous sites all over North Bethany, and the Board feels 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. This category has now seen a number of substantial acquisitions.

In addition to sites acquired specifically as natural areas and using natural area funding, many sites acquired as neighborhood parks, community parks or linear parks include natural areas within them. Some of these are described here.

NW quadrant: In January 2011, THPRD acquired 2.84 acres on Bronson Creek for a future trail head, of which about half is a natural area. All of the funds were allocated from the Linear Parks and Trails acquisition category.

In March 2013, THPRD acquired a 5.24 acres of wetland adjoining the Beaverton Creek Wetlands Natural Area near SW 153<sup>rd</sup> Dr. and Tualatin Valley Highway, for \$17,030. This opportunistic acquisition at a very low price is a great win for THPRD.

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

In October 2012 and December 2012, THPRD acquired two parcels adjoining the Lilly K. Johnson Woods Natural Area, to support expansion of that area. The first parcel was 2.45 acres, for \$478,000. Of that, \$112,246 was reimbursed by a Metro grant, for a net cost of \$365,754. The second parcel was 2.16 acres, for \$599,200. Of that, \$158,488 was reimbursed by a Metro grant, for a net cost of \$440,712.

NE quadrant: In April 2011, THPRD acquired 0.76 acres in Cedar Mill near Foege Park for \$340,000, of which \$170,000 was from the Natural Areas acquisition category.

In December 2012, THPRD acquired 22.02 acres near the Bannister Creek Greenway, in the Bronson Creek watershed, for \$540,000, a very large natural area acquisition.

In May 2013, THPRD acquired 5.49 acres in the Bronson Creek watershed for \$54,850.

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 Bond Program.

Pending Natural Area Acquisition: The Board has already authorized one additional natural area acquisition. THPRD is working to acquire 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 will close after the fiscal year end, and will preserve a substantial stand of mature trees.

## **Linear Parks and Trails**

NE quadrant: The April 2011 Cedar Mill acquisition next to Foege Park included a trails element, valued at \$170,000.

SW quadrant:

As of June 30, 2012, THPRD has acquired two fee simple properties totaling 1.23 acres, five permanent easements totaling 0.46 acre and three temporary construction easements totaling 0.11 acre 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: In January 2011, THPRD acquired 2.84 acres on Bronson Creek for \$424,500 for a future trail head.

In November 2011, THPRD acquired a 0.37 acre easement for \$110,000, between Jenkins Road and Baseline Road, to serve as a Waterhouse Trail connection.

In February 2013, THPRD acquired a 0.74 acre parcel for \$20,190, for segment 4 of the Waterhouse Trail project.

### **Remaining Acquisitions and Funds**

The Board has been presented with information on several additional potential acquisitions which could close in the early part of the 2013-14 fiscal year. Along with completed acquisitions, this represents excellent progress toward completion of the Bond Program's land acquisition goals.

Community Park, NE quadrant: This category is complete, with the 2011 purchase of the Teufel property on NW Miller Rd. and a planned smaller acquisition to expand Cedar Hills Park by acquiring land from the Beaverton School District. The budget surplus in this category, currently estimated at \$1,657,608, is being used for other park land acquisitions in the Neighborhood Parks category.

Community Center, SW quadrant: This category is nearing completion, as THPRD has decided to acquire properties for a Community Park adjoining Mountain View Middle School, and may use currently owned property on SW Farmington Road for the future Community Center.

In addition, the larger neighbor to the small parcel acquired back in 2010 was acquired after the end of the fiscal year, leaving THPRD with two potential Community Center or Community Park sites.

This category currently estimates a surplus of \$1,169,201, out of an original budget of \$5,000,000. Further acquisitions for the Community Park site may reduce this surplus before the Bond Program is complete.

Neighborhood Parks: The Board has authorized two additional acquisitions in this category, using surplus funds from the Community Park category. If completed, THPRD will have acquired a total of 10 park properties, when originally only 6 were planned. Of the 10, there are three in the SW quadrant, and two in each of the other three quadrants, with an additional property in the North Bethany (NW) area. This is an excellent over-achievement which will benefit THPRD in numerous ways.

As a result, this category is estimated to expend \$10,572,228, or \$1,423,850 above the planned budget of \$9,148,378. This deficit amount is more than offset by the surplus amounts in the Community Park and Community Center acquisition categories.

Natural Areas: \$2,113,332 has been spent in this category, leaving the substantial sum of \$6,443,464 still to be used for additional acquisitions. Much acquisition work remains to be completed in this category, as a large part of the proposed budget has not yet been spent. THPRD staff indicate that a number of acquisitions are being pursued in this category.

Linear Parks and Trails: To date \$1,085,139 out of \$1,222,496 has been spent in this category, leaving \$137,357 for additional acquisitions.



## **Works in Progress - Community and Neighborhood Parks & Youth Athletic Fields**

The THPRD standard for a neighborhood park is about three acres. The target for a community park 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. Funds allocated for four Youth Athletic Fields, two Synthetic Turf fields and an Outdoor Splash Pad have been combined for efficiency with funds allocated to Community and Neighborhood Parks. Even though these six fields and splash pad have been combined with associated park improvement projects for efficient construction bids and completion, the original commitment of 10 athletic fields and two synthetic turf fields and splash pad will be monitored and confirmed in future reports.

### **Summary**

As of June 30, 2013, 11 out of 26 parks, fields and splash pads will have been completed or will be under construction. The renovation of the Camille Neighborhood Park was completed in the summer of 2012. The athletic field at Meadow Waye Park was completed in calendar year 2010. Winkelman Park, including an athletic field and the renovation of Schiffler Community Park were completed in the spring of 2013. Currently under construction are New Neighborhood Parks - Barsotti Park and its athletic field, AM Kennedy Park and its athletic field, and Hansen Ridge Park. The Renovation and Redevelopment of existing Pioneer and Vista Brook Parks are also under construction

Additional amenities have been added to some Parks and Athletic Fields. This has increased costs when compared to original budget estimates. On the other hand, because of a very competitive bidding environment, original or updated budget estimates are quite often higher than the actual contract award amount. The current budget for the 26 Parks, Athletic Fields and Splash Pad is \$30,010,900. Actual and estimated future expenditures total \$29,640,600 resulting in a projected balance of \$361,300.

### **New Neighborhood Park Development**

Construction began on AM Kennedy Park and Barsotti Park along with their athletic fields, and Hansen Ridge Park, prior to June 30, 2013. The contract for Roy Dancer Park was to be awarded in July, 2013. All of the previously mentioned parks are expected to be completed or nearly complete by the end of 2013. Roger Tilbury Park is scheduled for construction during 2014.

### **Renovate and Redevelop Neighborhood Parks**

Camille Park has been completed with a cost overrun of approximately \$42,000. Construction is currently underway on Pioneer and Vista Brook Parks and will be complete or nearly complete by the end of 2013. Cedar Mill Park with two athletic fields is scheduled for construction in 2014. Somerset West Park is scheduled for construction in 2016.

### **New Community Park Development**

The SW Community Park is scheduled to begin construction in 2017 and be completed in 2018. Funding has been included in this project budget for both a youth athletic field (\$500,000) and a synthetic field (\$2,000,000).

## **Renovate and Redevelop Community Parks**

Schiffler Park has been completed with a cost under-run of approximately \$1,000,000. Cedar Hills Park including a synthetic athletic field is currently planned for construction in 2016.

## **Multi-Field/Multi-Purpose Athletic Field Development**

Meadow Way Park has been completed with a cost under-run of approximately \$113,000. Winkelman Park has been completed with a cost over-run of \$389,000. Originally planned for a ball field, many additional amenities have been added. The cost increase 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. In addition to the above bond cost over-run, the THPRD Board approved supplementing this project with \$282,000 from its System Development Charge Fund because of these additional amenities.

Youth Athletic Fields in Other Park Quadrants are scheduled for construction in 2014, including two ball fields at Cedar Mill Park, one on land owned by the Beaverton School District. A ball field is included for Somerset Park in 2016. Still unidentified are the ball fields for the SW and SE quadrants.

## **Works in Progress - Natural Area Restoration Projects**

Natural area preservation and restoration is an important part of THPRD's work, providing better aesthetics, protection of bio diversity, and promotion of native plants which provide food and shelter for animals and birds. The goal of THPRD is to manage appropriate access, improve the condition of water and wetlands, and provide sanctuary for diverse indigenous fauna populations. Access allows encouragement of public education, awareness, involvement, and stewardship by individuals and community groups. Access can be by trail, with a limited amount of parking and gathering areas if the topography allows. A significant portion of the bond proceeds as originally scheduled are for purchase of additional natural areas.

When allowed to overrun natural areas, invasive plants can kill native species by competing for food and sunlight. This can result in flooding, erosion and other dangers to water quality. Because many invasive species result from disturbances often found in the transition zones between different land uses such as residential areas, farms, or roads, these problems are spread throughout various parks and natural areas owned by THPRD.

Most of the natural area restoration funds earmarked by the 2008 Bond Measure are to be used for removal of various invasive non-native weeds and replanting with native plants. Results of this work are often slower to become apparent and may be scheduled over 5 years, because newly planted native species take time to grow and become established, while removal of invasive species requires multi-year repetition and maintenance work. THPRD attempts to make the restored areas available to the public as much as possible during the establishment phase.

Much of the natural area restoration takes place in conjunction with other park projects, with approximately 20 percent of target funds being set aside for restoration work on newly acquired natural

areas. 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.

The current total project budget for this category is \$3.8 million of which only 16.3 percent has been spent to date. Spending in this category is projected to be \$450,000 under budget.

Work proceeded on 27 restoration projects in 2012-2013, 14 of which included installation of native plants during the year. The most funds during the year were expended on Hyland Forest Park on invasive plant removal, replanting native trees and shrubs, and enhancing trails, Jenkins Estate's installation of 32,000 native trees and shrubs, and the Interpretive Signage project encompassing constructing and installing interpretive signs throughout significant natural areas to educate patrons about natural history and the environment.

Projects will continue in 2013-2014 with Fanno Creek Greenway, Mt Williams Park, Interpretive Signage, and Bronson Creek Greenway being the most significant efforts.

## **Works in Progress - Trails and Linear Park Projects**

Considerable progress has been made in this project category which includes eight general projects containing over fourteen specific projects. Three trail/linear park projects have now been completed. Four projects are currently under construction. The Miscellaneous Nature Trail category has seen the completion of two projects and three additional projects are being considered. Some projects were delayed due to neighborhood concerns and permitting processes. These issues are being resolved and most projects delayed by these circumstances are now moving ahead.

Some projects have been under budget and some over budget. The overall category budget at the end of FY 2012-2013 has seen the expenditure of 49.9% of the overall \$15,424,818 budget amount for this project category.

### **Specific Project Updates**

1. Westside Trail - Segments #1, 4, & 7:

Status – Construction was delayed in Fall 2012 due to contract issues. The project was re-estimated and a new contract approved. The project is currently under construction and is scheduled for completion in the Fall of 2013. The project is within budget.

2. Jordan/Husen Park Trail:

Status: Completed in February 2013. This project was approximately \$440,000 under budget.

3. Waterhouse Trail Segments 1, 5 and West Spur:

Status: Currently under construction. Segment 4 was proposed to be included, if non-bond funding could be found. Segment 4 was not a Bond project. No funding was available; consequently Segment 4 will not be constructed. Planning for Trail Segments 1 and 5 anticipated Segment 4 construction by completing Segment 4 plans for master planning, design and construction, consequently Segment 4 is “shovel ready” for construction when new funds are available. Segments 1, 5, and West Spur are scheduled for completion Spring, 2014. This project took longer than expected due to an extended permitting process and is estimated to be approximately \$750,000 over budget.

4. Rock Creek Trail #5 & Allenbach, North Bethany #2:

Status: The Rock Creek Trail #5 and Allenbach portions of this project were completed Winter 2013, completing an approximately 3.5 mile section of the region’s east/west trail network. Work on North Bethany #2 has been suspended until design options are further understood and remaining funding issues resolved in the Trail and Linear Parks funding category. This may result in a possible 3-4 year delay in project construction.

5. Miscellaneous Natural Trails:

Status: This budget category is used for trail opportunities, often associated with other projects. Trails at Whispering Woods and Hyland Woods Parks have been completed. Projects are contemplated at Bauman Woods Park, Mt. Williams Park and at the Jenkins Estate. Other trail projects will be evaluated as opportunities arise. Permitting for projects in this budget category has been more expensive than anticipated.

6. Nature Park – Old Wagon Trail: Completed November 2010

7. NE Quadrant Trail - Bluffs (Phase 2): Completed July 2012. This project was approximately \$170,000 over budget due to site terrain and neighborhood impact issues.

8. Lowami Hart Woods:

Status: Currently under construction. This project was delayed due to neighborhood concerns and a lengthy public review process. Time to accommodate the migratory bird season was also a factor. This project is currently approximately \$425,000 over budget. Substantial completion is estimated for the end of calendar year 2013.

9. Westside/Waterhouse Trail Connection:

Status: This project was delayed due to land acquisition negotiations. Detailed planning for this project is being conducted. The construction budget will be determined when detailed planning is complete. Completion is estimated for Summer 2015.

## **Works in Progress - Deferred Maintenance and Replacements**

Seven of the nine projects in this category are complete. The incomplete projects are one play structure

replacement (out of eleven 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 mid-September 2013 with additional work on invasive species through 2016. The Waterhouse playground site is expected to be \$4,000 over budget but Play Structure Replacement overall is projected to be approximately \$66,000 under budget when complete.

Construction of the permeable parking lot at Sunset Swim Center was rescheduled to June 2013 to avoid conflicts with facility structural work timing and to stagger the facility closures. The project was about to complete at the end of the fiscal year. The project is expected to be over budget by \$339,000 because of the change to the more costly architectural pervious concrete, which was used with very positive results at the Aloha Swim Center, and to fix unexpected wiring issues as well as fractured concrete.

An additional \$360,000 has been transferred to Deferred Park Maintenance to cover the over-runs expected in this category. This includes \$183,500 from bond administration expense and the \$177,000 that the completed Facilities Expansion section ended up under budget.

The Deferred Park Maintenance and Replacements category spent \$1,398,000 or 77% of the revised budget through June 30, 2013. The category is expected to be at budget when completed.

## **Works in Progress - Facility Rehabilitation, Expansions and Improvements**

### **Facility Rehabilitation**

Twelve 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 so that 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 air circulation tunnel was identified as a problem after the initial Tier 1 evaluation. The Beaverton Pool may also require repairs to its air circulation tunnel that were not originally included in the project scope.

Completion of the three remaining projects is scheduled as follows: Beaverton Swim Center - September to December 2013; Cedar Hills Recreation Center - January to March 2014, and Garden Home Recreation Center - December 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 that any available savings could be reapplied there if desired.

The Facility and Rehabilitation category has a total current projected budget of \$6,328,000, with \$2,581,000 (29%) spent as of June 30, 2013. The category is currently projected to be \$1,800,000 under budget. Much of the amount under budget may be used for additional rehabilitation projects.

### **Facility Expansion and Improvements**

This project group includes an adjusted \$8,335,000 for improvements at existing facilities. All five projects in the category have been completed as of June 30, 2013. The total cost was \$8,158,000, \$177,000 (2.1%) less than the adjusted budget, which was transferred to the Deferred Maintenance and Replacements category.

### **ADA Access Improvements**

This category includes 14 specific projects, with a total budget of \$1,046,000. With two projects still to be completed, \$249,238 has been spent to date; total cost on completion is estimated to be \$17,000 (1.6%) under the budget. One project at Greenway Park was cancelled from the THPRD project list, because 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, 2013, only two projects remain to be completed. A small project at Waterhouse Powerline Park is in the Construction Documents phase and should be completed by December 31, 2013. The more substantial ADA parking and other improvements 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, 2013 actual expenditures were \$1,669,800, less than 2.0 percent of the Total Program Allocation. 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 of Bond Administration and, Project Management Funds 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, 2013 were \$1,441,100, and Bond Issuance and Accounting totaled \$228,700.

Because of significant savings in bond issuance costs this program area is expecting significant savings. After transferring \$183,600 to the Deferred Park Maintenance and Improvement program area to help cover cost over-runs the estimated June 30, 2013 surplus for this program area is \$682,000. However, caution needs to be exercised before transferring any additional funds since the balance in project management transferred to individual projects is \$530,000 and average annual cost over the last three years is \$380,000.

The initial estimate of what the Bond Measure would cost THPRD property taxpayers was 37 cents per \$1,000 of assessed value per year during the 20-year life of the bonds. Currently the actual cost is approximately 31 cents per \$1,000 of assessed value.

Accounting is by project and appears complete and accurate.

## **Funding Category Transfers**

### **Policy Discussions**

THPRD has worked ever since the Bond Program began to meet the spending plan forecast in the Bond Measure materials. In this committee's first year there was considerable discussion of policies that the Board should follow in order to make sure that Bond Program promises are kept. One policy area that could not be completed at the beginning regards how excess funds in a funding category should be spent once all program deliverables in that category are complete. Some general principles were established, but without specific knowledge about which categories would have surpluses and which would have deficits, no final decisions were made.

The Bond Program has now reached the point where some fund transfers are beginning to take place, noted below. In parallel, more thorough and detailed discussions about policy have begun and are continuing as the project landscape becomes clearer. As an example, to date a consistent policy position has been that the funds set aside for Natural Area land acquisition, \$8.4 million, should all be spent on natural area acquisitions, not on any other type of project. Similarly, the Board and this committee have supported the use of surplus Community Park funds for additional Neighborhood Park acquisitions.

These discussions of policy continue, and both staff and the Board have regularly consulted this committee for opinions on potential fund transfers.

### **Transfers to Date**

The Board decided during this fiscal year to apply some of the surplus funds from the Community Park land acquisition category for purchases of future Neighborhood Park land. This has resulted in the purchase or authorization to purchase two additional Neighborhood Park sites, with a third yet a possibility. This could result in a net total for the Bond Program of two or three new Neighborhood Park

acquisitions per quadrant, plus a North Bethany acquisition. The Committee has supported this decision, as the funds are being used for park acquisition to the benefit of THPRD patrons, and as the Community Park category was satisfied by a very large purchase early in the Bond Program.

Funds were transferred from the Facility Expansion and Improvements category and the Bond Issuance and Project Management category to the Deferred Park Maintenance and Replacements category to offset a deficit in that category.

Funds were transferred from the Community Center acquisition category to the Community Park development category, in exchange for incoming funds from Washington County.

Additional transfers have not yet been formally declared, but as budget surpluses and deficits become easier to forecast, THPRD has been discussing how some of those transfers might be structured. It is likely that most decisions about this will be taken in the 2013-14 fiscal year.



## Looking Forward

THPRD has accomplished a great deal to date in the Bond Program. Some categories are nearing full completion (or over-completion, such as the Neighborhood Parks land acquisition category). It is rewarding to see so much progress on so many fronts. But the work of the committee is to make sure everything is completed as planned, so the committee's focus remains primarily on areas needing additional work. Recommendations made in prior reports are either continued herein or have been successfully accomplished by THPRD.

The Committee continues to monitor the rate of land acquisition for natural areas. For sensible reasons THPRD placed initial emphasis on acquisitions for other categories, but this category maintains the largest ratio of unspent funds. Much progress has been made, as numerous acquisitions have been closed, and THPRD is actively in pursuit of many sites. But there is quite a bit of money yet to be spent in this important category.

The Committee has been working with THPRD 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 continue to work to insure 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.

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 sensible choice for complex projects with unexpected or opportunistic changes, the Committee will monitor the promised allocation of bond funds to specific project categories.

Finally, it is likely there will be a surplus in several Bond Program funding categories once all committed projects or acquisitions have been completed, and funding deficits in certain other categories. THPRD, with counsel from the Committee, is developing a plan for the re-allocation and use of surpluses to address deficits, while remaining consistent with the commitments made by THPRD to the voters in the original bond measure. Consideration of such a plan will be a priority for the next fiscal year. The Committee looks forward to working with THPRD on this aspect of the Bond Program.