



Administration Office
503/645-6433
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**Board of Directors Regular Meeting
April 4, 2011
5:30 p.m. Executive Session; 7:00 p.m. Regular Meeting
HMT Recreation Complex, Peg Ogilbee Dryland Meeting Room
15707 SW Walker Road, Beaverton**

AGENDA

- 5:30 PM 1. Executive Session*
- A. Personnel
 - B. Legal
 - C. Land
- 7:00 PM 2. Call Regular Meeting to Order
- 7:05 PM 3. Action Resulting from Executive Session
- 7:10 PM 4. Presentations
- A. [Beaverton Police Department Citizen Commendation Award: Allison Berg](#)
 - B. [Special Districts Association of Oregon Outstanding Service Award – Volunteer Category: Janet Allison](#)
 - C. [Trails Advisory Committee](#)
- 7:30 PM 5. Audience Time**
- 7:35 PM 6. Board Time
- 7:40 PM 7. Consent Agenda***
- A. [Approve: Minutes of March 7, 2011 Regular Meeting](#)
 - B. [Approve: Monthly Bills](#)
 - C. [Approve: Monthly Financial Statement](#)
 - D. [Approve: Conestoga Recreation & Aquatic Center Shared Parking Agreement with Beaverton School District, Including Easements](#)
 - E. [Approve: Bid Award for Pedestrian Pathway and Parking Lot Replacements](#)
 - F. [Approve: Proclamation of National Water Safety Month](#)
 - G. [Approve: Authorization to Bid Fanno Creek Trail Project](#)
 - H. [Approve: Washington County Request for Road Right-of-Way, Permanent Easements and Temporary Construction Easements in Allenbach Acres Park and Bethany Lake Park for the 185th Avenue Widening Project](#)
- 7:45 PM 8. Unfinished Business
- A. [Award: Conestoga Recreation & Aquatic Center Construction Contract](#)
 - B. [Approve: Resolution Appointing Parks Bond Citizen Oversight Committee Members](#)
 - C. [Update: Athletic Fields Inventory](#)
 - D. [Information: General Manager's Report](#)
- 8:15 PM 9. New Business
- A. [Review: Aging Facilities Study](#)
- 8:30 PM 10. Adjourn

Executive Session:** Executive Sessions are permitted under the authority of ORS 192.660. Copies of the statute are available at the offices of Tualatin Hills Park & Recreation District. *Public Comment:** If you wish to be heard on an item not on the agenda, or a Consent Agenda item, you may be heard under Audience Time with a 3-minute time limit. If you wish to speak on an agenda item, also with a 3-minute time limit, please wait until it is before the Board. Note: Agenda items may not be considered in the order listed. *****Consent Agenda:** If you wish to speak on an agenda item on the Consent Agenda, you may be heard under Audience Time. Consent Agenda items will be approved without discussion unless there is a request to discuss a particular Consent Agenda item. The issue separately discussed will be voted on separately. In compliance with the Americans with Disabilities Act (ADA), this material, in an alternate format, or special accommodations for the meeting, will be made available by calling 503-645-6433 at least 48 hours prior to the meeting.



MEMO

DATE: March 30, 2011
TO: The Board of Directors
FROM: Doug Menke, General Manager
RE: Information Regarding the April 4, 2011 Board of Directors Meeting

Agenda Item #4 – Presentations

A. Beaverton Police Department Citizen Commendation Award: Allison Berg

Attached please find a memo from Jim McElhinny, Director of Park & Recreation, reporting that Chief Geoff Spalding with the Beaverton Police Department will be at your meeting to present Allison Berg, Head Lifeguard and Instructor at Beaverton Swim Center, the Beaverton Police Department's Citizen Commendation Award.

B. Special Districts Association of Oregon Outstanding Service Award – Volunteer Category: Janet Allison

Attached please find a memo from myself reporting that Janet Allison will be at your meeting in order to be recognized by the Board for receiving the Special Districts Association of Oregon Outstanding Service Award in the Volunteer category.

C. Trails Advisory Committee

Attached please find a memo from Hal Bergsma, Director of Planning, reporting that the Trails Advisory Committee will be at your meeting to make their annual presentation to the Board.

Agenda Item #7 – Consent Agenda

Attached please find Consent Agenda items #8A-H for your review and approval.

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

- A. Approve: Minutes of March 7, 2011 Regular Meeting**
- B. Approve: Monthly Bills**
- C. Approve: Monthly Financial Statement**
- D. Approve: Conestoga Recreation & Aquatic Center Shared Parking Agreement with Beaverton School District, Including Easements**
- E. Approve: Bid Award for Pedestrian Pathway and Parking Lot Replacements**
- F. Approve: Proclamation of National Water Safety Month**
- G. Approve: Authorization to Bid Fanno Creek Trail Project**
- H. Approve: Washington County Request for Road Right-of-Way, Permanent Easements and Temporary Construction Easements in Allenbach Acres Park and Bethany Lake Park for the 185th Avenue Widening Project**

Agenda Item #8 – Unfinished Business

A. Conestoga Recreation & Aquatic Center Construction Contract

Attached please find a memo from Hal Bergsma, Director of Planning, reporting that the Conestoga Recreation & Aquatic Center expansion project, funded via the 2008 Bond Measure,

went out to bid on February 11 with the bid opening on March 16. Hal will be at your meeting to provide an overview of the memo and to answer any questions the Board may have.

Action Requested: Board of Directors approval to award a contract to Skyward Construction Inc., for the amount of \$3,640,000, and to authorize the General Manager or his designee to execute the contract for the construction of the Conestoga Recreation & Aquatic Center expansion project.

B. Resolution Appointing Parks Bond Citizen Oversight Committee Members

Attached please find a memo from myself requesting Board of Directors discussion of the seven remaining applications received to serve on the Parks Bond Citizen Oversight Committee and appointment of up to three of those applicants to the Committee, each for a term of two years.

Action Requested: Board of Directors approval of Resolution 2011-09 Appointing Parks Bond Citizen Oversight Committee Members.

C. Athletic Fields Inventory

Attached please find a memo from Jim McElhinny, Director of Park & Recreation, reporting that Scott Brucker, Superintendent of Sports, will be at your meeting to provide an overview of the athletic fields inventory update and to answer any questions the Board may have.

Action Requested: No action requested. Board information only.

D. General Manager's Report

Attached please find the General Manager's Report for the April Regular Board meeting.

Agenda Item #9 – New Business

A. Aging Facilities Study

Attached please find a memo from Keith Hobson, Director of Business & Facilities, providing an update regarding development of a means of analyzing the cost and benefits of maintaining, or possibly enhancing, existing facilities versus the cost and benefits of replacing them. Keith, along with Todd Chase of FCS Group, the project consultant, will be at your meeting to provide an overview of the memo and to answer any questions the Board of Directors may have.

Action Requested: No Board of Directors action is requested. The Aging Facilities Study is presented for Board information and review only.

Other Packet Enclosures

- [Management Report to the Board](#)
- [Monthly Capital Report](#)
- [Monthly Bond Capital Report](#)
- [System Development Charge Report](#)
- [Newspaper Articles](#)



[4A]

MEMO

DATE: March 18, 2011
TO: Doug Menke, General Manager
FROM: Jim McElhinny, Director of Park & Recreation

RE: **Beaverton Police Department Citizen Commendation Award: Allison Berg**

Allison Berg, Head Lifeguard and Instructor at Beaverton Swim Center, is a recipient of the Beaverton Police Department's Citizen Commendation Award, for her response to a victim of a serious traffic accident on 158th Avenue on October 10, 2010.

Geoff Spalding, Beaverton Police Chief, will be present at the April 4, 2011 Board of Directors meeting to present the award.



[4B]

MEMO

DATE: March 21, 2011
TO: Board of Directors
FROM: Doug Menke, General Manager

RE: Special Districts Association of Oregon Outstanding Service Award – Volunteer Category: Janet Allison

Former THPRD Board Member Janet Allison was honored February 12 with the Special Districts Association of Oregon Outstanding Service Award in the Volunteer category. The award recognizes extraordinary, sustained volunteer contributions to a special district.

Janet has a long and notable list of volunteer achievements to her credit, including service on numerous THPRD boards and committees and as current chair of the Tualatin Hills Park Foundation.

Janet will be present at your April 4, 2011 Regular Board meeting to be recognized by the Board of Directors for this prestigious award.



[4C]

MEMO

DATE: March 18, 2011
TO: Doug Menke, General Manager
FROM: Hal Bergsma, Director of Planning

RE: Trails Advisory Committee

The Trails Advisory Committee will be in attendance at the April 4, 2011 Board of Directors meeting to make their annual presentation to the Board. Wendy Kroger, Committee Chair, will highlight the activities of the committee during the past year as well as their goals for the coming year.

Attached please find the current Trails Advisory Committee roster.



Tualatin Hills Park & Recreation District TRAILS ADVISORY COMMITTEE ROSTER

Last Updated: November 2010

<i>Committee Member</i>	<i>Representing</i>	<i>Member Since</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Wendy Kroger Chair	Southeast Quadrant	May 2005					February 2013
Joseph Barcott Secretary	At-Large	April 2006					February 2013
Kevin Apperson	At-Large	July 2006					February 2012
John Gruher	At-Large	December 2010					February 2013
Susan Hanson	At-Large	October 2009					February 2012
Tom Hjort	Southwest Quadrant	February 2005					February 2012
Mary O'Donnell	At-Large	October 2009					February 2012
Jim Parsons	At- Large	September 2010					September 2012
Barbara Sonniksen	Northwest Quadrant	February 2005					February 2012
Rotating Member	Beaverton Bicycle Advisory Committee						
<i>Ex-Officio Member</i>	<i>Representing</i>		<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Steve Gulgren	THPRD		5500 SW Arctic Drive, Suite 2 Beaverton, OR 97005	503/629-6305 ex 2940	503/629-6307	sgulgren@thprd.org	n/a
Margaret Middleton	City of Beaverton		Engineering Div/ Public Works Dept P.O. Box 4755 Beaverton, OR 97076-4755	503/526-2424	503/350-4052	mmiddleton@ci.beaverton.or.us	n/a
Mel Huie / Robert Spurlock	Metro		600 NE Grand Avenue Portland, OR 97232-2736	503/797-1731	503/797-1588	mel.huie@oregonmetro.gov robert.spurlock@oregonmetro.gov	n/a
Joy Chang	Washington County		155 N First Avenue Hillsboro, OR 97124	503/846-3873	503-846-4412	Joy_Chang@co.washington.or.us	n/a
Kevin Sutherland	Beaverton School District		16550 SW Merlo Road Beaverton, OR 97006	503/591-1911		Kevin_Sutherland@beaverton.k12.or.us	n/a



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

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was held at the HMT Recreation Complex, Peg Ogilbee Dryland Training Center, 15707 SW Walker Road, Beaverton, on Monday, March 7, 2011. Executive Session 6:00 p.m.; Regular Meeting 7:00 p.m.

Present:

William Kanable (<i>via telephone</i>)	President/Director
Bob Scott	Secretary/Director
Joseph Blowers	Secretary Pro-Tempore/Director
John Griffiths	Director
Larry Pelatt	Director
Doug Menke	General Manager

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

Secretary, Bob Scott, called Executive Session to order for the following purposes:

- To consider information or records that are exempt by law from public inspection, and
- To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Executive Session is held pursuant to ORS 192.660(2), which allows the Board to meet in Executive Session to discuss the aforementioned issues.

Secretary, Bob Scott, noted that representatives of the news media and designated staff may attend the Executive Session. All other members of the audience were asked to leave the room. Representatives of the news media were specifically directed not to disclose information discussed during the Executive Session. No final action or final decision may be made in Executive Session. At the end of the Executive Session, the Board will return to open session and welcome the audience back into the room.

Agenda Item #2 – Call Regular Meeting to Order

Secretary, Bob Scott, called the Regular Meeting to order at 7:05 p.m.

Agenda Item #3 – Action Resulting from Executive Session

Joe Blowers moved the Board of Directors authorize staff to acquire a site in the northeast quadrant of the District for a future community park, pursuant to a commitment of the 2008 Bond Measure, based on findings which shall be made available for public review after the acquisition has been completed. Larry Pelatt seconded the motion. Roll call proceeded as follows:

Bill Kanable Yes
John Griffiths Yes
Larry Pelatt Yes
Joe Blowers Yes
Bob Scott Yes

The motion was UNANIMOUSLY APPROVED.

Joe Blowers moved the Board of Directors authorize staff to acquire a site in the northeast quadrant of the District for a future linear park, pursuant to a commitment of the 2008 Bond Measure. Larry Pelatt seconded the motion. Roll call proceeded as follows:

John Griffiths Yes
Bill Kanable Yes
Larry Pelatt Yes
Joe Blowers Yes
Bob Scott Yes

The motion was UNANIMOUSLY APPROVED.

Joe Blowers moved the Board of Directors authorize staff to acquire an easement for a trail to access a neighborhood park in the southwest quadrant of the District as part of a development project for that park called for by the 2008 Bond Measure based on findings that shall be made available for public review after the acquisition has been completed and subject only to the closing of the transaction in compliance with the permitted exceptions letter dated March 3, 2011, sent by District staff to the property owner and in compliance with the terms and conditions contained in the public right-of-way and easement agreement executed on January 4, 2011. Larry Pelatt seconded the motion. Roll call proceeded as follows:

Bill Kanable Yes
John Griffiths Yes
Larry Pelatt Yes
Joe Blowers Yes
Bob Scott Yes

The motion was UNANIMOUSLY APPROVED.

Larry Pelatt moved the Board of Directors authorize the General Manager and Legal Counsel to amend the lease agreement with Peregrine Sports to address issues discussed during Executive Session. Joe Blowers seconded the motion. Roll call proceeded as follows:

John Griffiths Yes
Bill Kanable Yes
Joe Blowers Yes
Larry Pelatt Yes
Bob Scott Yes

The motion was UNANIMOUSLY APPROVED.

Larry Pelatt moved the Board of Directors withdraw Agenda Item #5, Public Hearing Requesting Exemption from Competitive Bidding Process for Athletic Fields Construction Project, and Agenda Item #10A, Aging Facilities Study, from this evening's meeting agenda. Joe Blowers seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Bill Kanable	Yes
Joe Blowers	Yes
Larry Pelatt	Yes
Bob Scott	Yes

The motion was **UNANIMOUSLY APPROVED**.

President, Bill Kanable, was excused from the meeting.

Agenda Item #4 – Presentation: Beaverton Urban Redevelopment Agency Update

Doug Menke, General Manager, introduced Don Mazziotti, Community Development Director for the City of Beaverton, to give an update on the City's Urban Redevelopment Agency (BURA) and the activities that have taken place since his last presentation to the Board on October 4, 2010.

Don provided a detailed overview of the BURA's recent activities via a PowerPoint presentation, a copy of which was entered into the record, and which included the following topics:

- BURA adopted district boundary
- Goals and objectives
- Project proportions
- Project types and programs
- Maximum indebtedness

Don noted that the intent will be to return at the Board of Directors' June Regular meeting to seek concurrence from the Park District on the BURA's proposal, and offered to answer any questions the Board may have.

Larry Pelatt asked for additional information as to how incentive programs would improve the tax base. Would it be by improving the value of the property and moving the tax base up, or by attracting more customers to the area?

- ✓ Don provided an example of a large industrial area on the east side of Highway 217 along Western Avenue, noting that about half of the buildings are substandard in that area. The functionally obsolete buildings would need to be replaced, but for those that could be redeveloped, tenant improvements could actually increase the value of the building substantially and, therefore, the valuation carried on the tax role.

Larry asked whether the small business storefronts in downtown Beaverton would benefit from the incentive programs.

- ✓ Don replied that those businesses would be impacted by the project category of storefront improvements and historic conservation.

John Griffiths referenced the creek restoration work proposed as a project category and asked if there is an estimate for how many linear feet of creeks would be restored.

- ✓ Don replied that he could not answer that question exactly as the plan has not been completed; however, the desire is to daylight the creek system as much as possible, clear as much as possible, and add some attributes to allow for greater storage in order to enable a change in the floodway boundaries, which would then enable development in areas that are currently off limits. He noted that this process would take some time, but would make a huge difference to the development and landscape features, as well as create an amenity that has been lost for a long period of time.

John asked if the end result would look like a riparian corridor.

- ✓ Don replied that the vision is that the areas would be used by both pedestrians and include natural waterway features for wildlife, although in order for this to happen, the water temperature needs to be reduced significantly.

John asked if the edges would be reforested.

- ✓ Don confirmed this, noting that they would also clear out non-native vegetation. There have been some conceptual designs attempting to vision the project and how it could be an amenity that will support adjoining development, while also lowering the water temperature and welcoming wildlife and human use together.

In reviewing the chart included within the PowerPoint presentation, John Griffiths asked whether the figures noted are annual or cumulative.

- ✓ Don replied annual.

John asked for confirmation that basically the District's tax assessment would be frozen for that particular area, even though its cost to deliver services would not be.

- ✓ Keith Hobson, Director of Business & Facilities, confirmed this, noting only for within the specified boundary.

Larry commented that after year 2055-56, the District would be negative \$5.7 million, net present value.

- ✓ Don confirmed this, noting that the District would then begin to gain revenue rather dramatically every year. He stated that if the bonds are able to be paid off earlier, which he believes is likely, those numbers would change significantly. But, if the District wants to ask what the cost of the improvements are to us as an entity, in terms of net present value, it would be \$5.7 million. The question then becomes, will there be a base increase exceeding \$5.7 million subsequent to year 2040-41, and the answer is yes.

Joe Blowers commented that he has seen many iterations of the proposed boundary map and that the adopted boundary makes the most sense to him.

- ✓ Don concurred, noting that it has been downsized from over 1,200 acres to just over 900.

John Griffiths asked whether the recent development in Lake Oswego was done under an urban redevelopment initiative.

- ✓ Don confirmed this and provided some background information on the project, noting that it was a much smaller district and had complications due to mercury contamination.

John noted that the results of the urban redevelopment district in Lake Oswego were wonderful. He commented that in his opinion, there are areas of Beaverton that would qualify as blighted, so adding elements that would be uplifting to the whole area would be wonderful.

- ✓ Don agreed, noting that he believes the creek plan especially has an opportunity to induce investment and cause people to be interested and attracted to a feature that is otherwise is missing.

Secretary, Bob Scott, thanked Don Mazziotti on behalf of the Board of Directors for the informative presentation.

Agenda Item #5 – Public Hearing: Request for Exemption from Competitive Bidding Process for Athletic Fields Construction Project

This item was removed from this evening's agenda.

Agenda Item #6 – Audience Time

There was no testimony during Audience Time.

Agenda Item #7 – Board Time

There were no comments during Board Time.

Agenda Item #8 – Consent Agenda

Larry Pelatt moved the Board of Directors approve Consent Agenda items (A) Minutes of February 7, 2011 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Resolution Appointing Historic Facilities, Natural Resources & Recreation Advisory Committees Members, (E) Resolution for Appropriation of Funding for Full Faith and Credit Obligations, Series 2010 B & C, for the Fiscal Year Commencing July 1, 2010, (F) Resolution Authorizing Local Government Grant Program Application, (G) Intergovernmental Agreement with Clean Water Services for Restoration Work at Bauman Park, and (H) Resolution Rescinding the Prequalification Process from the Public Contract Rules. John Griffiths seconded the motion. Roll call proceeded as follows:

Joe Blowers	Yes
John Griffiths	Yes
Larry Pelatt	Yes
Bob Scott	Yes

The motion was **UNANIMOUSLY APPROVED.**

Agenda Item #9 – Unfinished Business

A. Bond Program

Doug Menke, General Manager, introduced Hal Bergsma, Director of Planning, Keith Hobson, Director of Business & Facilities, and Bob Wayt, Director of Communications & Outreach, to provide an overview of the memo included within the Board of Directors information packet.

Hal, Keith and Bob provided a detailed overview of the memo, which included a summary of upcoming public meetings and hearings related to bond projects, an

overview of the most recent Parks Bond Citizen Oversight Committee meeting, and an update on outreach efforts for the bond program, and offered to answer any questions the Board may have.

Bob Scott noted that a topic that has been brought up at the last few Oversight Committee meetings is a perceived notion that the District is not moving quickly enough on land acquisition. He believes staff did a great job in explaining what the process is and why it takes as long as it does, and that the explanation helped ease the Committee members' concerns on the subject.

Larry Pelatt commented that he has heard from many residents that are surprised by the number of projects being completed through the 2008 Bond Measure Program. He has also heard a lot of compliments regarding the District's website for bond projects.

B. Resolution Appointing Parks Bond Citizen Oversight Committee Members

Doug Menke, General Manager, provided an overview of the memo included within the Board of Directors information packet, noting that there are currently six positions available on the Parks Bond Citizen Oversight Committee. Notice of the six vacancies was published and applications to serve on the Committee were accepted from January 12, 2011, through February 11, 2011. Ten applications were received, three of which were from Committee members requesting reappointment to the Committee, while the rest of the applications were from people who would be new to the Committee.

Doug noted that in discussion with President, Bill Kanable, and Board representative to the Oversight Committee, Bob Scott, the recommendation is to consider appointment of the three Committee members who reapplied, and the six applicants that would be new to the Committee, as separate items. In addition, the recommendation is to use a scoring matrix for the seven new applicants that the Board members could then complete prior to the April Board meeting, at which time the other positions would be appointed.

- ✓ Joe Blowers expressed support for these recommendations.
- ✓ Larry Pelatt commented that if the Board is pleased with the work of the three applicants seeking reappointment to the Committee, he is supportive.
- ✓ John Griffiths replied that he supports the recommended process as well.

Larry Pelatt moved the Board of Directors appoint the three current members of the Bond Oversight Committee who would like to be reappointed to the Committee for a term of two years and that staff develop a scoring matrix for the remainder of applicants, which will be offered for Board consideration for appointments at the April Regular Board meeting. Joe Blowers seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Joe Blowers	Yes
Larry Pelatt	Yes
Bob Scott	Yes

The motion was UNANIMOUSLY APPROVED.

C. Resolution Approving Revised District Compiled Policies Chapter 8 – District Property

Doug Menke, General Manager, provided an overview of the memo included within the Board of Directors information packet requesting Board approval of two new sections proposed for District Compiled Policies Chapter 8, District Property, pertaining to the Naming of District Property and Private Sponsorships, as well as the accompanying proposed District Operational Procedures. The draft policies were first presented to the Board at their February 7, 2011 Regular meeting and have also been presented to the District's Advisory Committees and Legal Counsel for review. Doug offered to answer any questions the Board may have.

Bob Scott asked whether the language regarding Private Sponsorships is common amongst other park districts.

- ✓ Doug confirmed this, noting that the proposed language was gleaned from a variety of existing policies from other agencies and that Bob Schulz, Development Director, who has a strong background in sponsorships, assisted in the development of the language as well.

Larry Pelatt moved the Board of Directors approve Resolution 2011-08, Approving District Compiled Policies Chapter Eight as Amended. Joe Blowers seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Joe Blowers	Yes
Larry Pelatt	Yes
Bob Scott	Yes

The motion was UNANIMOUSLY APPROVED.

D. General Manager's Report

Doug Menke, General Manager, provided a detailed overview of the General Manager's Report included within the Board of Directors information packet, which included the following topics:

- Greenhouse Gas Emissions Inventory
 - Keith Hobson, Director of Business & Facilities, provided a brief overview of a new initiative to calculate the District's baseline greenhouse gas emissions inventory level.
- Rx for Play
 - Jim McElhinny, Director of Park & Recreation, provided a brief overview of a new partnership with Oregon Parks & Recreation Department and Kaiser Permanente in a program called Rx for Play that provides healthy opportunities for overweight children and their parents.
- Board of Directors/Budget Committee Meetings Schedule

Doug offered to answer any questions the Board may have regarding the General Manager's Report.

Greenhouse Gas Emissions Inventory

John Griffiths asked how only the District's greenhouse gas emissions will be calculated exclusive of other area contributors.

- ✓ Keith replied that the program will look at District operations only, not secondary impacts, such as residents driving to parks or activities. The inventory will be based on inputs rather than outputs, such as the number of gallons of gas used.

John asked whether the study is going to be based mainly on fuel consumption.

- ✓ Keith replied that while fuel consumption will be a large contribution, the study will also look at utilities.
- ✓ Bruce Barbarasch, Superintendent of Natural Resources & Trails Management, noted that the study will also factor in the products purchased by the District and how much greenhouse gas output is caused by that activity.

John asked whether employees' commutes will be a component.

- ✓ Keith replied that it will not as that is something the District does not necessarily have immediate control over.
- ✓ Larry Pelatt noted that the City of Portland is involved in a similar study and the formulaic metric used is very interesting.

John asked if the District has target greenhouse gas emission goals.

- ✓ Keith replied not yet, but goals can be established after determining the current level. He noted that, to some degree, the study is being done after the District has already taken steps to reduce emissions through the Energy Savings Performance Contract. Once the study shows us our major greenhouse gas emission sources, the District will be able to determine what can reasonably be done to reduce it.

Joe Blowers asked whether the study will include the new 112th facility and the efficiency of routing maintenance vehicles from a more centralized location.

- ✓ Bruce replied that it will look back retrospectively, but the consultant will also train District staff to use the software to be able to continue to calculate the levels in the future. In the past, the District has been fairly opportunistic in this area, and this will allow us to be more strategic.

Rx for Play

Larry asked whether this program potentially breaks HIPPA privacy rules.

- ✓ Jim replied that it does not as the District is not receiving sensitive medical information, only that the child needs physical activity.

Bob Scott asked whether the District provides a discount to encourage participation.

- ✓ Jim replied that it does not, but that staff works with participants to expose them to classes and programs and make suggestions based on their interests.

Larry stated that he thinks the program is a wonderful idea.

Agenda Item #10 – New Business

A. Aging Facilities Study

This item was removed from this evening's agenda.

B. AM Kennedy Park Master Plan

Steve Gulgren, Superintendent of Planning & Development, introduced David Lewis, Park Planner, and Michelle Mathis, Project Manager with GreenWorks, the project consultant. Steve provided a brief overview of the memo included within the Board of Directors information packet, noting that throughout the master planning process for AM Kennedy Park, staff and the consultant have worked hard to balance the bond measure promise as well as the many goals and priorities that the community has for the site,

ensuring that the park delivers great value in terms of recreational, transportation, community and environmental benefits. Steve noted that staff is requesting Board approval of the master plan this evening, which would allow staff to proceed with the planning processes necessary to complete the construction of the new neighborhood park, including the multi-use youth athletic field, in accordance with the 2008 Bond Measure.

David Lewis provided a detailed overview of the public process in developing the master plan, as well as the negotiated shared use parking agreement for the site. In addition, the written comments submitted by the public for this project were provided to the Board of Directors, a copy of which was entered into the record.

Michelle Mathis provided a detailed overview of the various elements included within the proposed master plan via a PowerPoint presentation, a copy of which is included within the Board of Directors information packet.

Larry Pelatt asked about the topography of the open space area in the southeast corner of the site.

- ✓ Michelle replied that it is fairly flat, enough so to accommodate a game of Frisbee or catch.

Bob Scott asked whether the District would be required to upgrade the parking lot as part of the shared use agreement.

- ✓ Keith Hobson, Director of Business & Facilities, replied that the lot is kept in fairly good condition as-is and that the District would help with cleaning, maintenance, and future repairs.

Bob asked how the District plans to ensure that patrons park only in the area designated for their use.

- ✓ Keith replied that as part of the agreement, the District will provide signage to ensure that patrons park in the designated area.

John Griffiths asked for additional information regarding the long strip of property south of the park's property line, just east of the end of Laurel Street.

- ✓ David replied that he believes it is the road right-of-way owned by the City of Beaverton.

John asked for confirmation that there has been no pushback from the neighborhood regarding the plans for development.

- ✓ Doug Menke, General Manager, replied that parking was the primary concern at the first neighborhood meeting and that staff worked hard to address it to the neighborhood's satisfaction.

John asked how many trees would be removed for construction of the multi-use field.

- ✓ Joe Blowers commented that some of the trees on the site are old fruit trees. He asked whether any significant Douglas fir trees would be removed for the field.
- ✓ Michelle confirmed that some Douglas firs would be removed, noting that there are 605 trees on the site and 87 will be removed, 40 of which are invasive or fruit trees.

John asked what sports groups would use the field and whether the backstop would potentially get in the way.

- ✓ Doug Menke, General Manager, replied that it is a multi-use field, so sports included would be soccer, football, lacrosse, baseball and softball.
- ✓ Jim McElhinny, Director of Park & Recreation, replied that the backstop should not pose any issues.

Larry asked whether the field is going to be synthetic turf.

- ✓ Doug replied that it will be a natural turf field.

John asked if there is any danger of balls going into Laurel Street or whether this would be mitigated by the age groups programmed for the field.

- ✓ Scott Brucker, Superintendent of Sports, provided a brief overview regarding how the size of the field, age of the users, site aspects, and programming would prevent balls from going into the street.

Joe asked whether any invasive plant species would be removed from the eastern portion of the site as part of the construction project.

- ✓ David confirmed this, noting that the creek, vegetative corridor, and western edge of the property would be addressed as well.

Bob alluded to budget concerns for this project and asked for confirmation that the budget is being monitored.

- ✓ Doug confirmed this, noting that the Board will see this project come back prior to it being bid in order to regroup on the budget and whether some of the amenities will need to be bid as alternates. Staff will do everything possible to manage the project and understand the costs before going to bid.
- ✓ Steve noted that as the project goes through more design and construction documents, the budget will become clearer.

John asked what type of surface is being proposed for the plaza.

- ✓ Michelle replied that the current estimate is for colored concrete, but pavers will be considered as well.

John asked whether the proposed bridge location is on City of Beaverton or District property.

- ✓ Steve replied that it is mainly on District property, but closer to the street it is on City of Beaverton property.
- ✓ Hal Bergsma, Director of Planning, noted that the next step in the process is going to the City for Planning Commission approval.
- ✓ Joe commented that there has been a de facto bridge there for years, noting that there is definitely some demand for it.

Larry and John both expressed support for the master plan, commenting that it is very well done.

- ✓ Joe agreed, commenting that he was initially concerned by the tree removal aspect, but it is less than he anticipated. He noted that the field location proved problematic in trying to avoid as many trees as possible, as well as impact to the wetland.

Larry Pelatt moved the Board of Directors approve the AM Kennedy Park Master Plan and authorize the General Manager, or his designee, to proceed with future design phases and land use processes. Joe Blowers seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Joe Blowers	Yes
Larry Pelatt	Yes
Bob Scott	Yes

The motion was **UNANIMOUSLY APPROVED**.

Agenda Item #11 – Adjourn

There being no further business, the meeting was adjourned at 8:20 p.m.

Bill Kanable, President

Bob Scott, Secretary

Recording Secretary,
Jessica Collins

Tualatin Hills
Park & Rec.

Accounts Payable
Over \$1,000.00

February 28, 2011
Summary

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
251966	02/01/11	Oregon Live, LLC Advertising	1,500.00 \$ 1,500.00
252482	02/25/11	US Bank Bank Charges and Fees	1,950.00 \$ 1,950.00
252036	02/02/11	AYM Corporation	1,050.00
252285	02/15/11	Paradigm Construction, LLC	5,046.35
252292	02/15/11	Pinnell Busch, Inc.	13,381.69
252357	02/17/11	Peterson Structural Engineers, Inc.	4,091.00
252463	02/25/11	Peterson Structural Engineers, Inc. Capital Outlay-Bond-Facility Expansion & Improvements	10,538.00 \$ 34,107.04
252153	02/10/11	First Real Estate Consulting, Inc.	1,200.00
252156	02/10/11	Hahn & Associates	7,575.00
252360	02/17/11	RP Herman & Associates, LLC Capital Outlay-Bond-Land Acquisition	2,950.00 \$ 11,725.00
252059	02/02/11	David Evans & Associates, Inc.	7,979.19
252092	02/02/11	MacKay & Sposito, Inc. Capital Outlay-Bond-New/Redeveloped Community Parks	4,410.25 \$ 12,389.44
252098	02/02/11	MIG	6,558.14
252249	02/15/11	GreenWorks, PC	3,919.93
252459	02/25/11	Otak, Inc. Capital Outlay-Bond-New/Redeveloped Neighborhood Parks	2,075.50 \$ 12,553.57
252025	02/02/11	Vigil-Agrimis, Inc.	5,232.00
252028	02/02/11	Walker Macy	34,140.90
252059	02/02/11	David Evans & Associates, Inc.	11,927.30
252092	02/02/11	MacKay & Sposito, Inc.	30,883.52
252483	02/25/11	Walker Macy Capital Outlay-Bond-Trails/Linear Parks	16,047.17 \$ 98,230.89
252080	02/02/11	JP Contractors, Inc. Capital Outlay-Bond-Youth Athletic Field Development	40,357.66 \$ 40,357.66
252200	02/15/11	City of Beaverton	1,989.68
252380	02/22/11	Scott Edwards Architecture, LLP Capital Outlay-Building Improvements	16,134.00 \$ 18,123.68
252268	02/15/11	McKinstry Essention, Inc. Capital Outlay-Energy Savings Performance Contract	37,633.49 \$ 37,633.49
252151	02/10/11	Diane Keaton Interiors	3,983.00
252161	02/10/11	Klass Tech, LLC	3,341.65
252447	02/25/11	Klass Tech, LLC Capital Outlay-Facility Challenge Grants	3,341.65 \$ 10,666.30
252225	02/15/11	Christenson Electric, Inc. Capital Outlay-GIS Development	26,646.00 \$ 26,646.00
252060	02/02/11	DeaMor Associates, Inc. Capital Outlay-HMT Administration Building Skylight	24,934.65 \$ 24,934.65
252274	02/15/11	NW Earthmovers, Inc. Capital Outlay-Metro Natural Areas	24,002.73 \$ 24,002.73

Tualatin Hills
Park & Rec.

Accounts Payable
Over \$1,000.00

February 28, 2011
Summary

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
252093	02/02/11	MacKay & Sposito, Inc.	4,036.25
252250	02/15/11	GreenWorks, PC	8,240.17
252450	02/25/11	MacKay & Sposito, Inc.	7,033.74
252469	02/25/11	Recreation Resource, Inc.	4,282.00
		Capital Outlay-Park & Trail Replacements	\$ 23,592.16
252035	02/02/11	Architects Barrentine	4,918.66
		Capital Outlay-Remodel HMT Administration Reception Area	\$ 4,918.66
252211	02/15/11	Alta Planning & Design, Inc.	6,042.79
252216	02/15/11	City of Beaverton	1,433.97
252223	02/15/11	Caswell/Hertel Surveyors, Inc.	1,049.00
252226	02/15/11	Clean Water Services	1,500.00
		Capital Outlay-SDC-Park Development/Improvements	\$ 10,025.76
252399	02/24/11	Larry Pelatt	1,659.80
252404	02/24/11	Westside Economic Alliance	1,500.00
		Dues & Memberships	\$ 3,159.80
252075	02/02/11	Fred Shearer & Sons	1,690.50
252104	02/02/11	PGE	12,790.11
252203	02/15/11	PGE	4,834.38
252411	02/25/11	PGE	4,011.29
		Electricity	\$ 23,326.28
252332	02/15/11	Standard Insurance Company	215,762.65
252335	02/15/11	Standard Insurance Company	6,094.09
252518	02/28/11	Kaiser Foundation Health Plan	165,145.73
252521	02/28/11	Oregon Dental Service	23,883.26
252522	02/28/11	Standard Insurance Company	12,240.78
252528	02/28/11	UNUM Life Insurance-LTC	1,350.60
		Employee Benefits	\$ 424,477.11
252325	02/15/11	Aetna / ING Life Insurance	6,737.48
252328	02/15/11	Manley Services	7,900.53
252333	02/15/11	Standard Insurance Company	25,366.61
252336	02/15/11	Standard Insurance Company	4,039.83
252514	02/28/11	Aetna / ING Life Insurance	6,737.48
252519	02/28/11	Manley Services	8,836.53
252523	02/28/11	Standard Insurance Company	25,835.13
252524	02/28/11	Standard Insurance Company	2,063.50
252525	02/28/11	Standard Insurance Company	4,039.83
252527	02/28/11	THPRD - Employee Assn.	6,562.16
		Employee Deductions	\$ 98,119.08
252030	02/02/11	Western Equipment Distributors, Inc.	11,335.30
252168	02/10/11	PMI Truck Bodies	9,723.00
252272	02/15/11	Northside Trucks & Equipment	20,837.00
		Fleet Capital Replacement	\$ 41,895.30
252264	02/15/11	Marc Nelson Oil Products, Inc.	1,401.58
252316	02/15/11	Tualatin Valley Water District	6,309.55
		Gas & Oil (Vehicles)	\$ 7,711.13
252103	02/02/11	NW Natural	29,391.22
252410	02/25/11	NW Natural	15,142.27
		Heat	\$ 44,533.49

Tualatin Hills
Park & Rec.

Accounts Payable
Over \$1,000.00

February 28, 2011
Summary

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
252061	02/02/11	Dell Marketing L.P. Information Technology Replacement	13,263.72 \$ 13,263.72
252170	02/10/11	Rhythm Of My Heart	2,992.50
252212	02/15/11	American Red Cross/OTC	1,339.00
252311	02/15/11	THBOA	10,084.80
252363	02/17/11	THBOA	8,821.20
252394	02/24/11	Les Mills West Coast, Inc. Instructional Services	2,250.00 \$ 25,487.50
252010	02/02/11	SimplexGrinnell LP	1,757.88
252040	02/02/11	Beaverton Auto Parts	1,076.12
252065	02/02/11	Engineered Control Products	5,697.99
252235	02/15/11	Engineered Control Products	5,246.43
252286	02/15/11	Paradigm Construction, LLC	1,315.00
252299	02/15/11	RCO Steam Cleaning, Inc.	1,100.00
252306	02/15/11	Schulz-Clearwater Sanitation, Inc.	2,473.50
252362	02/17/11	Stark Street Lawn & Garden West	5,972.00
252398	02/24/11	Northwest Control Co.	5,468.60
252400	02/24/11	RCO Steam Cleaning, Inc.	2,200.00
252442	02/25/11	Guaranteed Pest Control Maintenance Services	1,404.00 \$ 33,711.52
252021	02/02/11	Univar USA, Inc.	4,787.52
252033	02/02/11	Airgas Nor Pac, Inc.	6,758.29
252055	02/02/11	Coastwide Laboratories	5,781.78
252076	02/02/11	Grainger	2,085.89
252087	02/02/11	Lawson Products, Inc.	1,115.95
252097	02/02/11	Meshier Supply Co.	1,107.92
252210	02/15/11	Airgas Nor Pac, Inc.	2,068.20
252220	02/15/11	BSN Sports	8,838.79
252284	02/15/11	OVS Total Solutions	2,310.00
252341	02/16/11	Home Depot Credit Services	5,962.78
252470	02/25/11	RMS Pump, Inc. Maintenance Supplies	1,751.00 \$ 42,568.12
252423	02/25/11	Beaverton Area Little League	2,286.00
252468	02/25/11	Raleigh Hills Little League Misc. Other Services	1,177.50 \$ 3,463.50
251991	02/02/11	OfficeMax - A Boise Company Office Supplies	2,793.07 \$ 2,793.07
251968	02/01/11	THPRD Petty Cash Petty Cash	3,000.00 \$ 3,000.00
252024	02/02/11	US Postmaster Postage	2,198.81 \$ 2,198.81
251989	02/02/11	Obsidian Technologies	7,797.23
252054	02/02/11	Claudia Johnson Strategic Communications	3,500.00
252218	02/15/11	Beery, Elsnor & Hammond, LLP	13,939.31
252295	02/15/11	Providence Health & Services	1,650.00
252397	02/24/11	Navigator Group Consulting, LLC Professional Services	5,163.25 \$ 32,049.79

Tualatin Hills
Park & Rec.

Accounts Payable
Over \$1,000.00

February 28, 2011
Summary

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
252071	02/02/11	Food Services of America	1,012.78
252078	02/02/11	Insight Public Sector	1,352.20
252254	02/15/11	HSBC Business Solutions	1,392.91
252294	02/15/11	Portland Trail Blazers	2,935.00
252374	02/22/11	Ellison Advertising, LLC	8,539.10
252394	02/24/11	Les Mills West Coast, Inc.	2,550.00
252415	02/25/11	Aglia Software, Inc.	2,199.00
		Program Supplies	\$ 19,980.99
252207	02/15/11	Waste Management of Oregon	4,565.69
		Refuse Services	\$ 4,565.69
252279	02/15/11	OR Dept of Administrative Services	1,147.88
252301	02/15/11	Ricoh Americas Corporation	1,698.59
252302	02/15/11	Ricoh Americas Corporation	2,472.02
252476	02/25/11	Sunbelt Rentals, Inc.	1,761.53
		Rental Equipment	\$ 7,080.02
252042	02/02/11	Beaverton Sch. District #48	3,487.05
252438	02/25/11	Fred Shearer & Sons	8,224.00
		Rental Facility	\$ 11,711.05
252278	02/15/11	OfficeMax - A Boise Company	2,244.30
252443	02/25/11	Harris Work Systems	2,789.32
		Small Furniture & Equipment	\$ 5,033.62
252257	02/15/11	JK Directional Bore, Inc.	1,085.00
252290	02/15/11	PBS Engineering & Environmental	5,888.75
		Technical Services	\$ 6,973.75
252053	02/02/11	Clackamas Community College	3,000.00
252453	02/25/11	New Horizons	2,000.00
		Technical Training	\$ 5,000.00
252101	02/02/11	Integra Telecom	5,039.81
252102	02/02/11	Nextel Communications	2,915.17
252409	02/25/11	Integra Telecom	4,949.24
		Telecommunications	\$ 12,904.22
252105	02/02/11	Tualatin Valley Water District	6,597.99
252200	02/15/11	City of Beaverton	8,505.51
252204	02/15/11	Tualatin Valley Water District	1,541.56
252406	02/25/11	Clean Water Services	1,795.43
		Water & Sewer	\$ 18,440.49
		Report Total:	<u>\$1,286,805.08</u>

Tualatin Hills Park & Recreation District

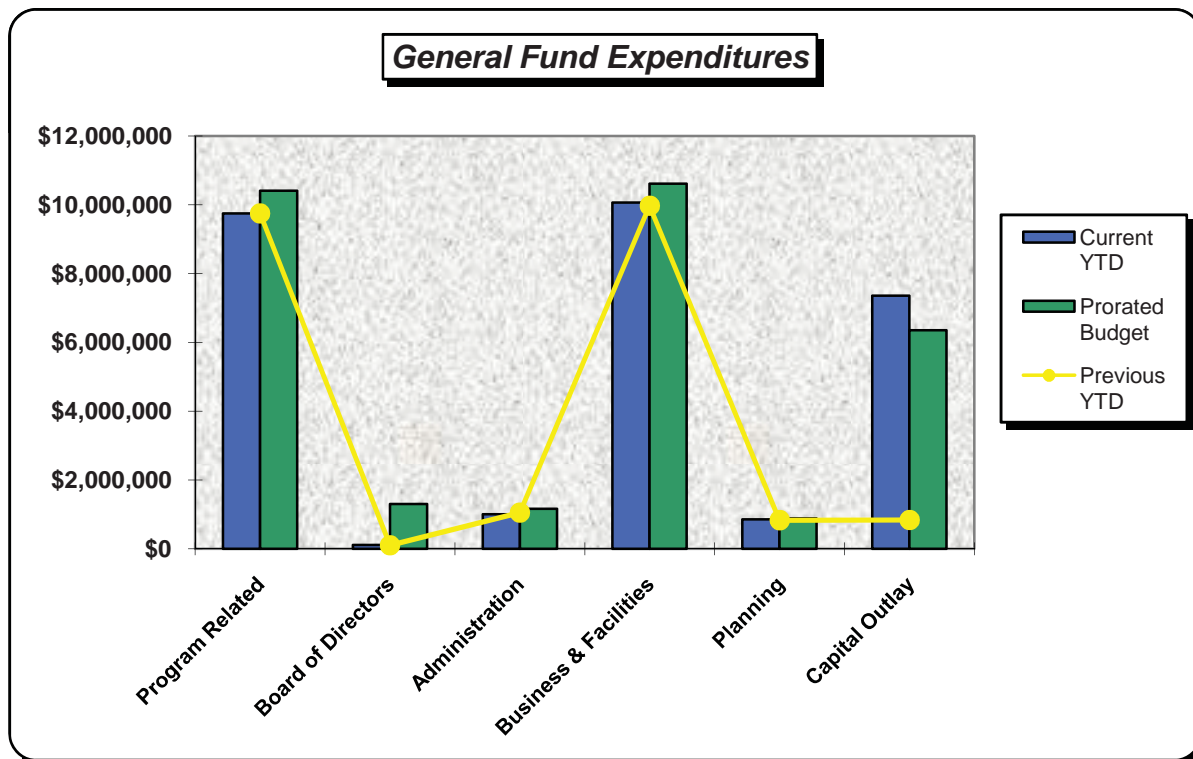
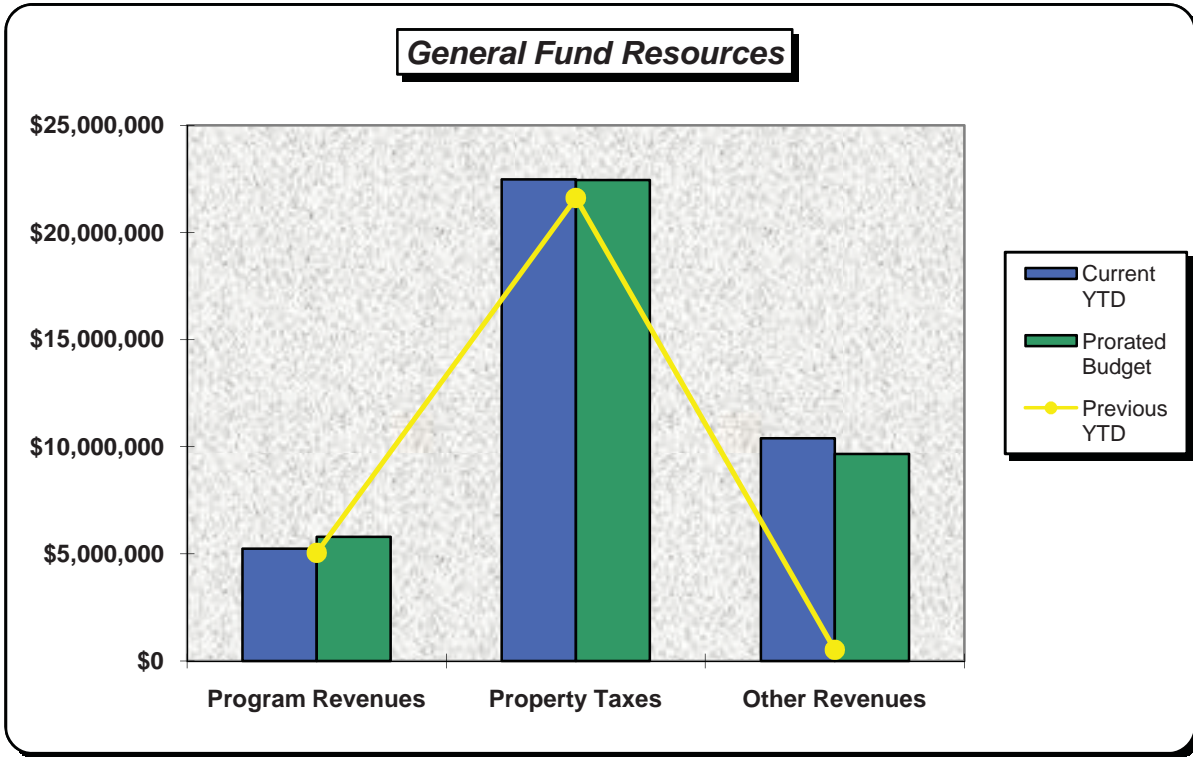
General Fund Financial Summary
February, 2011

	<i>Current Month</i>	<i>Year to Date</i>	<i>Prorated Budget</i>	<i>% YTD to Prorated Budget</i>	<i>Full Fiscal Year Budget</i>
Program Resources:					
Aquatic Centers	\$ 127,268	\$ 1,500,091	\$ 1,547,141	97.0%	\$ 2,676,715
Tennis Center	61,378	580,728	630,665	92.1%	911,366
Recreation Centers & Programs	151,167	2,447,392	2,781,432	88.0%	4,957,990
Sports Programs & Field Rentals	35,941	608,590	724,198	84.0%	1,235,833
Natural Resources	11,351	101,109	111,598	90.6%	278,996
Total Program Resources	387,105	5,237,910	5,795,035	90.4%	10,060,900
Other Resources:					
Property Taxes	786,761	22,473,482	22,446,688	100.1%	23,628,093
Interest Income	5,245	40,115	124,250	32.3%	175,000
Facility Rentals/Sponsorships	12,583	114,712	144,955	79.1%	265,000
Grants	109,372	181,807	181,807	100.0%	753,150
Miscellaneous Income	94,611	522,510	230,522	226.7%	720,382
Debt Proceeds	-	9,532,166	8,975,000	106.2%	8,975,000
Total Other Resources	1,008,572	32,864,792	32,103,223	102.4%	34,516,625
Total Resources	\$ 1,395,677	\$ 38,102,702	\$ 37,898,258	100.5%	\$44,577,525
Program Related Expenditures:					
Parks & Recreation Administration	58,958	513,076	399,270	128.5%	701,705
Aquatic Centers	266,299	2,392,879	2,513,491	95.2%	3,585,579
Tennis Center	75,592	579,013	616,212	94.0%	893,061
Recreation Centers	337,418	3,157,864	3,507,634	90.0%	5,046,955
Programs & Special Activities	124,251	1,206,044	1,237,004	97.5%	1,840,780
Athletic Center & Sports Programs	164,536	1,072,889	1,137,768	94.3%	1,721,283
Natural Resources & Trails	96,253	826,547	993,608	83.2%	1,476,387
Total Program Related Expenditures	1,123,307	9,748,312	10,404,988	93.7%	15,265,750
General Government Expenditures:					
Board of Directors	17,922	109,375	1,299,018	8.4%	1,947,553
Administration	108,391	1,002,729	1,164,867	86.1%	1,715,562
Business & Facilities	1,061,758	10,062,121	10,610,514	94.8%	15,789,456
Planning	106,298	854,656	887,359	96.3%	1,332,371
Capital Outlay	161,819	7,354,367	6,349,402	115.8%	12,827,074
Total Other Expenditures:	1,456,188	19,383,248	20,311,160	95.4%	33,612,016
Total Expenditures	\$ 2,579,495	\$ 29,131,560	\$ 30,716,147	94.8%	\$48,877,766
Revenues over (under) Expenditures	\$ (1,183,818)	\$ 8,971,142	\$ 7,182,111	124.9%	\$ (4,300,241)
Beginning Cash on Hand		3,848,900	4,300,241	89.5%	4,300,241
Ending Cash on Hand		\$ 12,820,042	\$ 11,482,352	111.6%	\$ -

Tualatin Hills Park and Recreation District

General Fund Financial Summary

February, 2011





[7D]

MEMO

DATE: March 23, 2011
TO: Doug Menke, General Manager
FROM: Hal Bergsma, Director of Planning

RE: **Conestoga Recreation & Aquatic Center Shared Agreement with Beaverton School District, Including Easements**

Introduction

When the Conestoga Recreation & Aquatic Center was built, two parking agreements were recorded between the Beaverton School District (BSD) and THPRD, before any of the final site plans were finalized. The onsite and offsite parking and maintenance agreements were recorded in April 1996, with the original property purchase. The parking layout was completed in 1998, and did not match the original agreement. The City of Beaverton Planning Commission required a new parking agreement for the land use approval for the recreation center expansion. The proposed new agreement was created to account for existing and new conditions generated by the new project.

Background

The original parking agreement dictated that THPRD would share 146 parking spaces with BSD. However, there are currently only 143 spaces available, as three spaces have been lost to re-striping and the addition of ADA parking over the years. BSD would share 144 parking spaces with THPRD. The proposed parking agreement shares all of the existing 143 THPRD parking spaces, plus the 21 new spaces at the south end of the expansion project, for a total of 164 spaces. Staff determined it was logical to share all of the THPRD spaces, because it could be confusing to differentiate the 21 new spaces as "THPRD only" while the remainder of the parking was shared.

The property lines around the recreation center do not follow easily defined edges for landscape and utility maintenance. As an example, the BSD property line is three feet north of the north wall of the recreation center. The lawn between this property line and the access driveway is BSD property, but has always been maintained by THPRD. Another example relates to the storm water retention pond onsite. As part of the facility expansion project, THPRD will be enlarging the storm water retention pond that is located on both THPRD and BSD property. THPRD has always maintained the storm water retention pond and the proposed agreement will clearly define the maintenance duties and access rights.

Staff hired Caswell Hertel Surveyors, Inc. to prepare this maintenance and shared parking agreement. Attorneys from BSD, THPRD and the City of Beaverton have all reviewed and approved the document.

Proposal Request

Completion of the maintenance and shared parking agreement is a condition of occupancy for the recreation center expansion project. Staff is requesting Board of Directors approval of the

maintenance and shared parking agreement, including easements so that the recreation center expansion project can obtain occupancy when the project is completed.

Benefits of Proposal

The maintenance and shared parking agreement will properly identify shared uses and rights for access and parking between BSD and THPRD. Its approval will allow the District to receive an occupancy permit for the recreation center expansion project from the City of Beaverton when the project is complete.

Potential Downside of Proposal

There is no apparent downside to this proposal.

Action Requested

Board of Directors approval of the Conestoga Recreation & Aquatic Center maintenance and shared parking agreement, including easements with Beaverton School District, and authorization for the Director of Planning to sign the agreement for THPRD.

**MAINTENANCE AND SHARED
PARKING AGREEMENT**

BETWEEN
BEAVERTON SCHOOL DISTRICT
16550 SW MERLO RD
BEAVERTON, OR 97006

AND
TUALATIN HILLS PARK &
RECREATION DISTRICT
15707 SW WALKER RD
BEAVERTON, OR 97006

After Recording Return To
TUALATIN HILLS PARK &
RECREATION DISTRICT
15707 SW WALKER RD
BEAVERTON, OR 97006

**MAINTENANCE AND SHARED PARKING AGREEMENT
SOUTH RIDGE HIGH SCHOOL
CONESTOGA REC & AQUATIC CENTER**

THIS AGREEMENT, Made and entered into this _____ day of _____
_____ 2011, by and between the **BEAVERTON SCHOOL DISTRICT NO. 48**
hereinafter called the **BSD**, and the **TUALATIN HILLS PARK & RECREATION**
DISTRICT, hereinafter called **THPRD**;

WITNESSETH:

WHEREAS: BSD is the record owner of the following described real estate
in Washington County, State of Oregon, to-wit:
Parcel 2 of Partition Plat No. 1996-035, a duly recorded Partition Plat in
the Washington County Plat Records, and has the unrestricted right to grant
the easement hereinafter described relative to said real estate;

AND WHEREAS: THPRD is the record owner of the following described real
estate in Washington County, State of Oregon, to-wit: Parcel 1 of Partition
Plat No. 1996-035, a duly recorded Partition Plat in the Washington County
Plat Records, and has the unrestricted right to grant the easement
hereinafter described relative to said real estate;

AND WHEREAS: The two properties are adjacent to each other, and the
amenities built on the two properties cross over from one property to the
other and are of mutual benefit to both parties.

MAINTENANCE AND PARKING EASEMENT-

NOW, THEREFORE, in view of the premises and in consideration of no
Dollars exchanged but in consideration of the mutual benefits gained by both
parties, they agree as follows:

BSD does hereby agree to maintain all the landscaping, asphaltic
surfaces for driveways and parking, curbs, utilities (including but not
limited to, electrical lines, communication lines, sanitary sewer lines,
storm sewer lines, catch basins, manholes, utility vaults, irrigation
sprinkler systems, water lines) that lie Northerly and Westerly of that line

described in Exhibit "A" and shown on Exhibit "C" as attached hereto. THPRD does hereby grant access easement over THPRD's portion of said property, allowing BSD to accomplish said maintenance. THPRD also grants parking easement over any parking spaces that lie Westerly of that line described in Exhibit "A" and as shown on Exhibit "C and noted on Figure A as "26 Space Easement" as attached hereto. Said easement specifically refers to the 26 parking spaces in the West 31 feet of the South 373 feet, excepting the South 134 feet thereof, of Parcel 1, Partition Plat No. 1996-0035.

THPRD does hereby agree to maintain all the landscaping, asphaltic surfaces for driveways and parking, curbs, utilities (including but not limited to, electrical lines, communication lines, sanitary sewer lines, storm sewer lines, catch basins, manholes, utility vaults, irrigation sprinkler systems, water lines) that lie Southerly and Easterly of that line described in Exhibit "A" together with the electrical line, area lights and light standards along "Spur Line 'B'" as attached hereto. BSD does hereby grant access easement over BSD's portion of said property, allowing THPRD to accomplish said maintenance.

Any maintenance work performed on the other party's property shall be coordinated with the other party prior to the work. Further all reasonable efforts will be made to minimize, to the greatest extent possible, any disruption of the intended use of the property. This may include performing the work after hours or during periods when the facility is not being used.

Any work performed on the other party's property will return the area where the work was performed to the condition it was in prior to performing the work.

SHARED PARKING

Included as a reference document with this agreement is "Figure A" titled, "Southridge/THPRD Campus Parking Facilities". Figure A is a current aerial map of the property referenced in this agreement. The primary purpose of Figure A is to provide a visual reference for all parking areas owned and operated by BSD and THPRD at this location.

As shown on Figure A, THPRD hereby agrees to share the use of 164 parking spaces with BSD, said spaces being:

- 90 THPRD (SHARED) spaces referenced as "South East" parking area on Figure A;
- 53 THPRD (SHARED) spaces referenced on east side of dotted line in parking area titled "South West" on Figure A;
- 21 THPRD (SHARED) spaces referenced as "New Lot" on Figure A.

As shown on Figure A, BSD hereby agrees to share the use of 144 parking spaces with THPRD, said spaces being:

- 34 BSD (SHARED) spaces referenced as "West Center" parking area on Figure A;
- 84 BSD (SHARED) spaces referenced on west side of dotted line in parking area titled "South West" on Figure A;
- 26 BSD (SHARED) spaces referenced on south side of dotted line in parking area titled "East Center" on Figure A.

During normal operating conditions both parties, BSD and THPRD, are expected to park in their respective parking areas as outlined on Figure A. Normal operating conditions can be defined as days when school is in session with no other conflicting events happening at the same time.

For situations beyond normal operating conditions, BSD's Southridge High School Athletic Director and THPRD's Conestoga Recreation Aquatic Center Supervisor, or other designees appointed by BSD or THPRD, shall work together to schedule activities at their respective facilities to avoid conflicts in peak parking demand. As herein further described by the Southridge High School "Special Events Parking Plan" (SEPP), which is referenced as attached document titled "Figure B".

DRIVEWAYS

Declaration of Reciprocal Access Easement, BSD hereby grants to THPRD and THPRD hereby grants to BSD, nonexclusive easements on, over, and across the existing roadways and sidewalks on Parcels 1 and 2 for the purposes of vehicular and pedestrian access, ingress and egress to and from Parcels 1 and 2 (the "Access Easement"). Each of the parties hereto shall have the right to use the Access Easement for the purposes provide herein and may grant a revocable license to their employees, agents, officers, directors, and invitees (including the general public) to use the Access Easement to gain vehicular and pedestrian access, ingress, and egress to and from Parcels 1 and 2.

STORM WATER RETENTION POND

An existing Storm Water Retention Pond is located on the Property described in Exhibit "C". attached hereto. Said pond is located on said Parcel 1 (owned by THPRD) and Parcel 2 (owned by BSD). THPRD desires to increase the capacity of said pond by excavation and adding retaining walls, adjusting the location of inlets and outlets. BSD will grant an easement to THPRD, for the modification of said pond and joint use of the storage capacity, both now and in the future, within said pond. In consideration of said easement, THPRD shall assume all maintenance responsibilities for said pond. THPRD also grants to BSD easement rights for storm water flow through, and joint use of the storage capacity of storm water in said pond.

Except as to the rights herein granted, BSD shall have the full use and control of Parcel 2, Partition Plat No. 1996-035.

Except as to the rights herein granted, THPRD shall have the full use and control of Parcel 1, Partition Plat No. 1996-035.

The maintenance agreement, parking easement and shared parking agreement described above shall continue forever.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but also their respective heirs, executors, administrators and successors in interest as well.

In construing this agreement, where the context so requires, the singular includes the plural and all grammatical changes shall be made so

that this agreement shall apply equally. The undersigned have caused their names to be signed and their seals affixed by an officer or other person duly authorized to do so by its board of directors.

Except as to the rights herein granted, BSD shall have the full use and control of Parcel 2, Partition Plat No. 1996-035.

Except as to the rights herein granted, THPRD shall have the full use and control of Parcel 1, Partition Plat No. 1996-035.

The access easement and shared parking agreement described above shall be considered covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their successors and assigns.

Termination, Modification, and Abandonment: This Agreement may be terminated, modified, or abandoned at any time by recording in the real property records of Washington County, Oregon, an Instrument executed by the parties, referring to this Agreement and declaring the easements provided for herein terminated, modified or abandoned.

Indemnification, THPRD, as to Parcel 1, BSD, as to Parcel 2, to the greatest extent permitted by applicable law including, Article XI, ¶7 of the Oregon Constitution and Oregon Tort Claims Act, shall forever defend, indemnify and hold the other harmless for any claim, loss or liability arising out of or in any way connected with that party's use of the Access easement and the Shared Parking Agreement.

Oregon Law; Attorney Fees, This Agreement shall be interpreted, construed and enforced in accordance with the law of the State of Oregon. If any suit, action or proceeding is brought by the parties to declare, interpret, or enforce any rights under this Agreement, of for the breach of any warranty, representation, covenant, term or condition hereof, the prevailing party in such suit, action or proceeding, including at arbitration, at trial, or appeal to an appellate court arising there from, or on an petition for review, shall be entitled to recover reasonable attorney fees in addition to costs and disbursements.

Severability, The determination that one or more provisions of the Agreement is invalid, void, illegal or unenforceable shall not affect or invalidate the remainder.

In construing this agreement, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this agreement shall apply equally. The undersigned have caused their names to be signed and their seals affixed by an officer or other person duly authorized to do so by its board of directors.

IN WITNESS WHEREOF, the parties hereto have executed this instrument of their own free will on _____, 2011.

_____,
Ron Porterfield
Deputy Superintendent for
Operations and Support Services
Beaverton School District No 48

STATE OF OREGON,)
)ss.
County of Washington)

This instrument was acknowledged before me on _____, 2011, by Ron Porterfield as Deputy Superintendent for Business Support Services for Beaverton School District No 48

_____,
Notary Public for Oregon

_____,
Hal Bergsma
Director of Planning
Tualatin Hills Park and
Recreation District

STATE OF OREGON,)
)ss.
County of Washington)

This instrument was acknowledged before me on _____, 2011, by Hal Bergsma as Director of Planning for Tualatin Hills Park & Recreation District

_____,
Notary Public for Oregon

EXHIBIT "A"
MAINTENANCE AGREEMENT LINE

AN AGREEMENT LINE IN PARCEL 1 AND PARCEL 2 PARTITION PLAT NUMBER 1996-035 IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL 2 WHICH BEARS N04°15'30"W 586.20 FEET AND N89°48'36"W 45.00 FEET FROM A 2 INCH BRASS DISC AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTHWESTERLY 1.49 FEET ALONG THE ARC OF A 64.72 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°19'04", (THE LONG CHORD BEARS N85°53'11"W 1.49 FEET); THENCE N89°48'36"W 73.31 FEET; THENCE N78°30'48"W 37.45 FEET; THENCE N80°41'32"W 15.93 FEET; THENCE SOUTHWESTERLY 95.65 FEET ALONG THE ARC OF A 485.94 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°16'40", (THE LONG CHORD BEARS S89°24'22"W 95.49 FEET); THENCE SOUTHWESTERLY 86.76 FEET ALONG THE ARC OF A 817.42 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 6°04'52", (THE LONG CHORD BEARS S81°53'58"W 86.72 FEET); THENCE S77°26'45"W 43.18 FEET; THENCE SOUTHWESTERLY 35.63 FEET ALONG THE ARC OF A 37.73 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°06'07", (THE LONG CHORD BEARS S46°51'04"W 34.32 FEET) **TO POINT "A"**; THENCE SOUTHWESTERLY 15.40 FEET CONTINUING ALONG THE ARC OF A 37.73 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°23'28", (THE LONG CHORD BEARS S08°06'16"W 15.30 FEET); THENCE S00°03'05"W 43.19 FEET; THENCE S00°00'42"E 32.21 FEET; THENCE S00°09'42"W 81.18 FEET; THENCE SOUTHEASTERLY 6.25 FEET ALONG THE ARC OF A 4.17 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 85°55'04", (THE LONG CHORD BEARS S42°47'50"E 5.68 FEET); THENCE S89°06'05"E 14.77 FEET; THENCE S00°21'18"E 51.17 FEET; THENCE S89°38'41"W 14.25 FEET; THENCE SOUTHEASTERLY 13.68 FEET ALONG THE ARC OF A 4.03 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 194°39'39", (THE LONG CHORD BEARS S01°21'54"E 7.99 FEET); THENCE S89°29'24"E 14.00 FEET; THENCE S00°21'18"E 47.81 FEET; THENCE S44°38'42"W 4.24 FEET; THENCE S45°21'18"E 4.24 FEET; THENCE S00°21'18"E 48.23 FEET; THENCE N89°55'23"W 14.07 FEET; THENCE SOUTHWESTERLY 14.36 FEET ALONG THE ARC OF A 4.26 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 193°01'39", (THE LONG CHORD BEARS S04°41'47"W 8.47 FEET); THENCE S89°59'42"E 13.25 FEET; THENCE S00°21'18"E 32.12 FEET; THENCE S44°38'42"W 4.24 FEET; THENCE S45°21'18"E 4.24 FEET; THENCE S00°21'18"E 31.90 FEET; THENCE NORTHWESTERLY 4.23 FEET ALONG THE ARC OF A 3.55 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 68°16'02", (THE LONG CHORD BEARS N62°41'44"W 3.98 FEET);

THENCE N89°11'01"W 10.29 FEET; THENCE SOUTHWESTERLY 7.01 FEET ALONG THE ARC OF A 4.86 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°37'40", (THE LONG CHORD BEARS S48°18'17"W 6.42 FEET); THENCE SOUTHEASTERLY 39.16 FEET ALONG THE ARC OF A 47.90 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 46°50'27", (THE LONG CHORD BEARS S29°08'24"E 38.08 FEET); THENCE S00°10'08"W 22.25 FEET; THENCE N89°38'53"W 77.72 FEET; THENCE S00°08'50"W 75.87 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2 AND THE TERMINUS POINT OF THE ABOVE DESCRIBED LINE.

EXHIBIT "B"

SPUR LINE "B": A SPUR LINE WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT POINT "A" AS DESCRIBED IN EXHIBIT "A"; THENCE S35°33'20"W 20.89 FEET; THENCE S46°30'48"W 12.68 FEET; THENCE S36°56'42"W 16.13 FEET; THENCE S26°27'13"W 29.63 FEET; THENCE S00°25'51"W 119.37 FEET TO TERMINUS POINT OF THE ABOVE DESCRIBED LINE.

EXHIBIT "C"

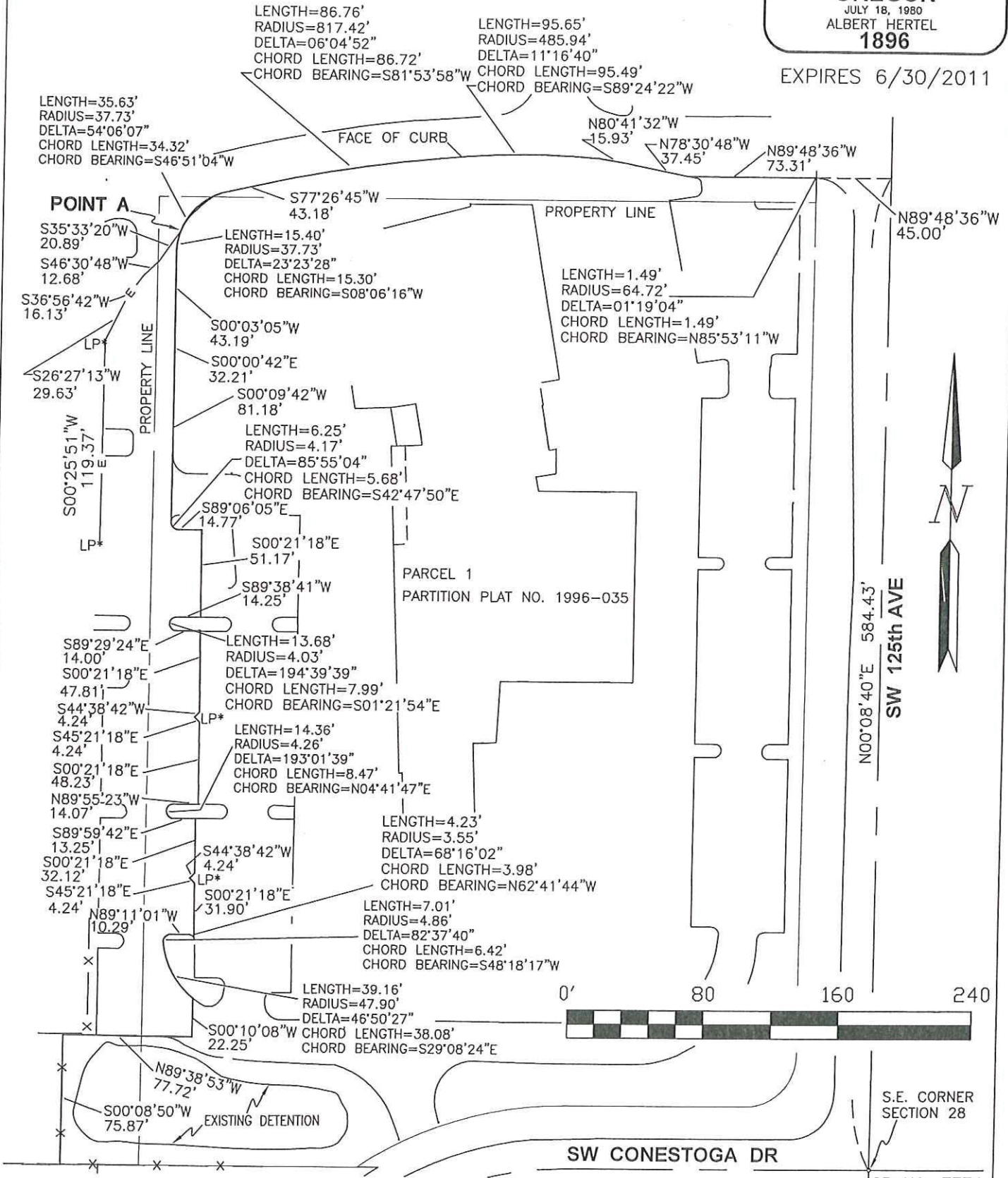
TUALATIN HILLS PARK & RECREATION DISTRICT &
 BEAVERTON SCHOOL DISTRICT NO. 48
 LOCATED IN THE SE 1/4 OF SEC. 28, T. 1S, R. 1W, W.M.
 CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON
 SCALE 1" = 80' MAY 25, 2010

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

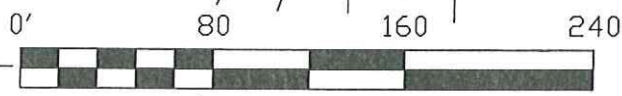
Albert Hertel 1/21/11

OREGON
 JULY 18, 1980
 ALBERT HERTEL
1896

EXPIRES 6/30/2011



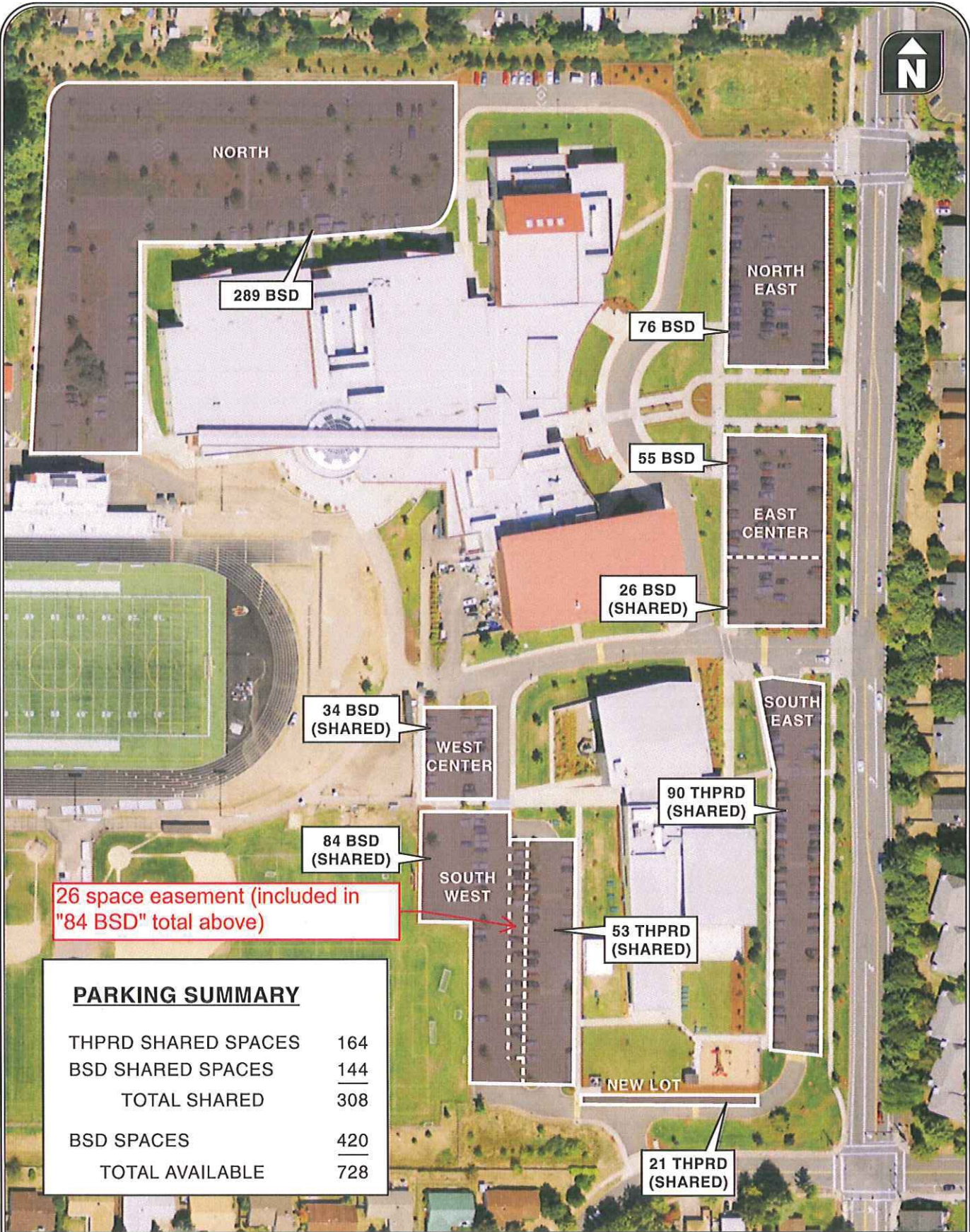
N00°08'40"E 584.43'
SW 125th AVE



S.E. CORNER
 SECTION 28

SW CONESTOGA DR

JOB NO. 7774



PARKING SUMMARY

THPRD SHARED SPACES	164
BSD SHARED SPACES	144
TOTAL SHARED	308
BSD SPACES	420
TOTAL AVAILABLE	728

**SOUTHRIDGE/THPRD CAMPUS PARKING FACILITIES
BEAVERTON, OREGON**

**FIGURE
A**

H:\projfile\10366 - THPRD Conestoga Recreation Area Expansion\dwg\figs\10366_Fig04.cdr

Figure B

**SPECIAL EVENTS PARKING PLAN
FOR TUALATIN HILLS PARK and RECREATION DISTRICT (THPRD)
(CONESTOGA RECREATION AND AQUATICS CENTER) and
BEAVERTON SCHOOL DISTRICT NO. 48J
(CONESTOGA MIDDLE SCHOOL and SOUTHRIDGE HIGH SCHOOL)**

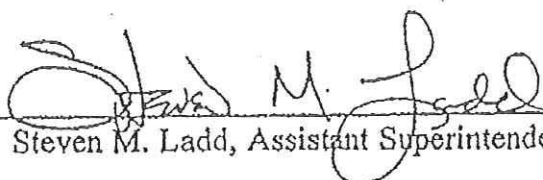
- 1) An annual calendar coordination meeting will take place between representatives of THPRD, Conestoga Middle School and Southridge High School to schedule known special events (those anticipated to attract a total of 2,200 or more participants, attendees or users to any one event, or to any combination of events scheduled concurrently at the high school and the aquatic center.) These generally include athletic events, performances or all-school activities like Back-to-School Night.
- 2) Each district will annually designate a person to coordinate monthly calendars for other special events, which may arise and need to be scheduled for a later date.
- 3) Communication of known School District or THPRD upcoming special events will be circulated, as soon as feasible, to the City of Beaverton Police Department's Traffic Safety Division. This responsibility will be with the School District's Security Director.
- 4) Prior to School District approval of building use requests by outside users, communication among the School District, THPRD and the City will occur, if parking or traffic control will be impacted.
- 5) Alternative modes of transportation will be explored for special events that would impact parking. Community input of options will be solicited.
- 6) Identification of suggested parking areas as well as parking restrictions for special events, will be publicized in school and THPRD newsletters and school handbooks. To the greatest extent practicable, the School District and THPRD shall discourage, on-street parking in neighboring residential areas for special events at their respective facilities.
- 7) The Special Events Parking Plan will be subject to modification by the parties involved, as needed.
- 8) When certain special events necessitate, off-duty police officers and/or reserves will be employed to assist with traffic control.
- 9) The parties shall take steps to the greatest extent practicable to control and police litter and trash resulting from special events at their respective facilities.

Sufficient trash receptacles shall be available for such purposes made available by agency hosting event.

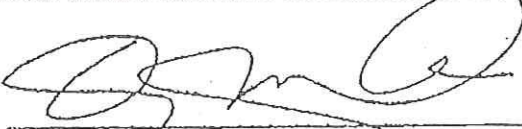
- 10) Priority for parking space use at both schools and the aquatics center shall be given to regularly scheduled special events by either agency such as athletic contests, special events, other performances or all-school activities, so that parking can be located, as much as possible, in designated parking areas.
- 11) Any problems arising from special events parking shall be aired within a reasonable time after occurrence, so that corrective action or changes in future handling can be implemented.
- 12) Only in extreme circumstances shall controls be instituted limiting special events parking. Such cases would involve matters affecting public safety, potential property damage or significant law enforcement activities.
- 13) At all times, special events parking shall accommodate necessary life/safety/fire access vehicles.
- 14) Traffic control measures for special events shall be of a duration sufficient to allow safe and orderly traffic movements.

DATED this 25th day of ~~June~~, ^{Aug.} 1999.

Beaverton School District No. 48J

by: 
Steven M. Ladd, Assistant Superintendent

Tualatin Hills Park and Recreation District

by: 
Doug Menke, Director of Park & Recreational Services

City of Beaverton

by: 
David Bishop, Chief of Police



MEMORANDUM

City of Beaverton
Engineering Department
Transportation Division

To: File
From: Randy Wooley, City Traffic Engineer *R. Wooley*
Date: August 26, 1999
Subject: *Southridge High School, CUP 97012*

Facilities Review Condition #8 for CUP 97012 required development of a special event parking plan. Condition #2 on the Planning Commission Order No. CUP 97012/1057 places a similar requirement.

I have reviewed the attached Special Events Parking Plan dated August 25, 1999, and determined that the attached document satisfies the requirements of the Facilities Review and Planning Commission orders.

This plan was discussed with the public at a neighborhood meeting held on June 2, 1999, at Greenway Elementary School. From the discussions at the meeting, it appeared that the neighborhood was satisfied with this plan.

c. John Osterberg
Planning File

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Tualatin Hills Park & Recreation District
15707 SW Walker Road
Beaverton, OR 97005

SPACE ABOVE THIS LINE FOR RECORDERS' USE ONLY

GRANT OF RECIPROCAL EASEMENTS

THIS GRANT OF RECIPROCAL INGRESS AND EGRESS EASEMENTS (“Agreement”) is dated as of January ____, 2011, by and between the Beaverton School District, an Oregon school district organized under ORS Chapter 334 (“BSD”), and Tualatin Hills Park and Recreation District, an Oregon park and recreation district organized under ORS Chapter 266 (“THPRD”).

RECITALS

A. BSD is the record owner of the following described real estate in Washington County, State of Oregon: Parcel 2 of Partition Plat No. 1996-035, a duly recorded Partition Plat in the Washington County Plat Record, and depicted in “Exhibit C” of the Maintenance and Shared Parking Agreement between BSD and THPRD, dated _____ (“Maintenance and Shared Parking Agreement”) (“BSD Property”).

B. THPRD is the record owner of the following described real estate in Washington County, State of Oregon: Parcel 1 of Partition Plat No. 1996-035, a duly recorded Partition Plat in the Washington County Plat Record, and depicted in “Exhibit C” of the Maintenance and Shared Parking Agreement (“THPRD Property”).

C. The two properties are adjacent to each other, and the amenities built on the two properties cross over from one property to the other and are of mutual benefit to both parties. In order to provide for the joint use, joint parking, and joint maintenance, BSD and THPRD desire to grant each other reciprocal ingress, egress and parking easements in accordance with this Agreement’s terms and the terms of the Maintenance and Shared Parking Agreement, incorporated into this Agreement by reference. The parties intend for the easements to be appurtenant to their respective properties and run with the properties if they are sold or transferred in the future to different owners.

1. BSD Grant of Easement. Subject to the terms of this Agreement and the Maintenance and Shared Parking Agreement, and for good and valuable consideration, the receipt of which BSD acknowledges, BSD hereby grants to THPRD, and THPRD accepts, a non-exclusive easement on, over and across BSD’s Property, for the use and benefit of THPRD, its officers, officials, employees, agents, licensees, invitees, successors and assigns for vehicular and pedestrian ingress and egress and vehicular parking.

2. **THPRD Grant of Easement.** Subject to the terms of this Agreement and the Maintenance and Shared Parking Agreement, and for good and valuable consideration, the receipt of which THPRD acknowledges, THPRD hereby grants to BSD, and BSD accepts, a non-exclusive easement on, over and across THPRD's Property, for the use and benefit of BSD, its officers, officials, employees, agents, licensees, invitees, successors and assigns for vehicular and pedestrian ingress and egress and vehicular parking.

3. **Indemnity Obligations.** Subject to the limitations of the Oregon Constitution and the Oregon Tort Claims Act, BSD will indemnify THPRD, its officers, officials, employees and agents against any and all liability for personal injury or damage to life or property arising out of or related to the use of the access and parking easement by BSD, its officers, employees, agents, students or invitees under this Agreement provided, however, the BSD will not be required to indemnify THPRD for any such liability arising out of the wrongful acts of THPRD, its officers, employees, agents, licensees or invitees. Subject to the limitations of the Oregon Constitution and the Oregon Tort Claims Act, THPRD will indemnify BSD, its officers, officials, employees and agents against any and all liability for personal injury or damage to life or property arising out of or related to the use of the access and parking easement by THPRD, its officers, employees, agents, licensees or invitees under this Agreement provided, however, the BSD will not be required to indemnify THPRD for any such liability arising out of the wrongful acts of THPRD, its officers, employees, agents, students or invitees.

4. **Termination, Modification, and Abandonment.** With the prior written consent of the City of Beaverton, this Agreement may be terminated, modified, or abandoned by recording in the real property records of Washington County, Oregon, an instrument executed by the parties, referring to this Agreement and declaring the easements provided for herein terminated, modified or abandoned. If a termination, modification or amendment of this Agreement is a condition precedent to the consummation of a sale, assignment or other transfer of BSD's Property or THPRD's Property, BSD or THPRD, as applicable, shall not unreasonably withhold consent to such termination, modification or amendment, provided that it is not inconsistent with the intent of this Agreement and the Purchase Agreement and that the City of Beaverton has consented in writing prior to the termination, modification or amendment.

5. **Agreement Runs with the Land.** These reciprocal easements will run with the land and will inure to the benefit of and be binding upon the parties and their successors in interest. Reference herein to BSD and THPRD and their respective rights and obligations under this Agreement shall include reference to any successors in interest of BSD and THPRD.

6. **Reasonable Care.** BSD and THPRD shall each exercise reasonable care in the use and enjoyment of the easements and in exercising any of their respective rights under this Agreement.

7. **Cooperation.** BSD and THPRD shall in good faith cooperate with each other in connection with their respective rights and obligations under this Agreement, including, but not limited to, performing any acts and executing any further documents that may be reasonably necessary to effectuate the purposes of or rights conferred under this Agreement.

8. Notices. All notices and requests under this Agreement shall be in writing and shall be sent by personal delivery, facsimile (with hard copy to follow the next business day by overnight mail), by certified or registered mail, postage prepaid, return receipt requested, or through a nationally recognized overnight mail carrier such as FedEx to the following street addresses:

BSD:

Beaverton School District
16550 SW Merlo Rd.
Beaverton, OR 97006
Attention: Deputy Superintendent for
Operations and Support Services

THPRD:

Tualatin Hills Park & Recreation. Dist.
15707 SW Walker Road
Beaverton, OR 97005
Attention: Director of Planning

All notices shall be effective upon the earlier of personal delivery or receipt of a facsimile confirmation statement, if sent by facsimile, or receipt of confirmation of delivery, if delivered by a nationally recognized overnight mail carrier or seventy-two (72) hours after deposit in the United States mail. Either party may change its address or designate a new street address for notices under this Agreement by notice complying with the terms of this Section.

9. Interpretation. This Agreement shall be construed in accordance with and governed by the laws of the State of Oregon. If any provision of this Agreement or application thereof to any person or circumstances shall to any extent be invalid, the remainder of this Agreement shall not be affected and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by law

10. Counterpart Execution. This Agreement may be executed and acknowledged in counterpart originals and all such counterparts shall constitute one (1) Agreement. Signature pages may be detached from the counterpart originals and attached to a single copy of this Agreement to physically form one (1) document.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, this instrument has been executed as of the date first set forth above.

“BSD”:

“THPRD”:

Ron Porterfield
Deputy Superintendent for
Business Support Services
Beaverton School District No 48

Hal Bergsma
Director of Planning
Tualatin Hills Park and Recreation District

STATE OF OREGON)
) ss.
County of Washington)

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on _____, 2010, by Ron Porterfield as Deputy Superintendent for Business Support Services for Beaverton School District No 48

This instrument was acknowledged before me on _____, 2010, by Hal Bergsma as Director of Planning for Tualatin Hills Part and Recreation District

Notary Public for Oregon

Notary Public for Oregon



[7E]

MEMO

DATE: March 16, 2011
TO: Doug Menke, General Manager
FROM: Keith Hobson, Director of Business & Facilities

RE: **Bid Award for Pedestrian Pathway and Parking Lot Replacements**

Introduction

Staff is requesting approval to award the contract to overlay asphalt pathways and a parking lot to Eastside Paving Inc. in the amount of \$249,108.

This project is budgeted in the FY 2010/11 General Fund Capital Projects in two replacement categories:

<i>Parking Lot Repair (1 site - Harman Swim Center)</i>	\$113,200
<i>Asphalt Pathway Replacement and Repair (8 sites)</i>	<u>\$390,369</u>
<i>Total Asphalt Replacement Budget</i>	\$503,569

Background

The asphalt parking lot at the Harman Swim Center is scheduled for replacement in 2011. Portions of the parking lot have surface cracks, failing curbs, and potholes. The entry driveway will be removed and replaced. A failed section of the parking lot on the east side of the building will be removed and replaced. Failed curbs will be replaced and the lot will be re-striped.

Pedestrian pathways at the eight budgeted park sites, plus two additional sites, will be replaced or overlaid, depending on the condition of the trail. Examples of items to be repaired include surface cracks, uplifting, erosion, and drainage failures.

Pedestrian path locations and approximate replacement length:

Eight budgeted sites

Beaverton Creek Wetlands Park	2,360 LF
Burntwood West Park	1,937 LF
Hazeldale Park	2,300 LF
Rosa Park	1,200 LF
Barlow Square Path	395 LF
Greenway and Fanno Creek Parks	1,826 LF
Wildhorse Mini-Park	2,160 LF
Downing Trail	733 LF

Two additional sites added due to pathway conditions

Raleigh Park	200 LF
Ridgewood Park	73 LF

Pedestrian pathways will be repaired in full-length sections. Within each section, severely damaged asphalt will be removed and replaced and the remaining areas will receive an asphalt overlay. Upon completion, each section will have a uniform appearance of continuous asphalt overlay.

Staff retained the services of landscape architects MacKay & Sposito to complete the design, cost estimating, bidding, permitting, and construction management. Design, permitting, and construction management costs are approximately \$23,000.

Although the Harman Swim Center parking lot and pedestrian path replacements were budgeted separately in the FY 2010/11 Capital Replacement Budget, the construction projects have been combined to increase volume and lower bid costs.

The bid opening was held Thursday, February 24, 2011. Nine bids were received, with Eastside Paving Inc. submitting the low bid of \$217,368 base bid and \$249,108 with alternates included. Bid alternates include additional site work to correct drainage issues, tree root problems, erosion problems, and drain line failures.

Bid results are as follows:

Bidder	Base Total	Bid Alternate	Total
Eastside Paving Inc.	\$217,368	\$31,740	\$249,108
Kodiak Pacific	\$257,452	\$37,638	\$295,090
Brix Paving Inc.	\$260,537	\$41,782	\$302,319
Coast Pavement Services Inc.	\$271,750	\$55,600	\$327,350
Houck Construction	\$302,000	\$62,400	\$364,400
Signature Paving Services Inc.	\$319,550	\$82,355	\$401,905
Hoss Paving Inc.	\$333,106	\$77,956	\$410,906
Eagle-Elsner Inc.	\$368,000	\$77,800	\$445,800
Baker Rock Resources Inc.	\$428,705	\$96,895	\$525,600

Proposal Request

Staff is requesting approval to award the contract for the bid and proceed forward with the project.

MacKay & Sposito conducted reference checks of the proposed contractor, focusing on related experience in the technical areas required to complete the project and on the quality and performance of similar projects. Eastside Paving Inc. has successfully performed comparable work in the Portland metropolitan area and meets the necessary performance requirements. Staff is satisfied that the contractor has sufficient prior work experience in the technical areas required for this project and that the quality of past performance meets accepted standards.

The proposed work schedule follows:

Award Bid	April 4, 2011
Pre-Construction Meeting	April 14, 2011
Construction Begins	April 25, 2011
Construction Ends	June 15, 2011

Benefits of Proposal

Award of this bid will provide repair and overlay of over 13,000 linear feet (approximately 2.5 miles) of pedestrian pathway and the parking lot at Harman Swim Center. The project was

funded in the capital budget for FY 2010/11, and the bid amount will provide significant budgetary savings.

Potential Downside of Proposal

During the construction period, portions of asphalt pathways or parking areas may be temporarily out of service. Provisions will be made to notify patrons in advance and minimize patron impacts.

Action Requested

Board of Directors approval to award the contract for asphalt replacement, including all bid alternates, to Eastside Paving Inc., in the amount of \$249,108.



[7F]

MEMO

DATE: March 10, 2011
TO: Doug Menke, General Manager
FROM: Jim McElhinny, Director of Park & Recreation

RE: **Proclamation of National Water Safety Month**

The National Recreation and Park Association has identified May 2011 as National Water Safety Month. Submitted for consideration for the April 4, 2011 Board of Directors meeting is a proclamation in observance of National Water Safety Month.

Action Requested

Board of Directors recognition and endorsement of the attached proclamation declaring May 2011 as National Water Safety Month in the Tualatin Hills Park & Recreation District.

TUALATIN HILLS PARK & RECREATION DISTRICT

PROCLAMATION

By the Board of Directors

WHEREAS, individuals and organized forms of recreation and the creative use of free time are vital to the happy lives of all of our citizens and education, athletic and recreation programs throughout the Tualatin Hills Park & Recreation District encompass a multitude of activities that can result in personal accomplishment, self-satisfaction and family unity for all citizens, regardless of their background, ability level or age; and

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

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

NOW, THEREFORE, I, Bill Kanable, Board of Directors President, Tualatin Hills Park & Recreation District, do hereby declare the month of May 2011 as

NATIONAL WATER SAFETY MONTH

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

Signed this 4th day of April 2011.

Bill Kanable, President

Bob Scott, Secretary



[7G]

MEMO

DATE: March 23, 2011
TO: Doug Menke, General Manager
FROM: Hal Bergsma, Director of Planning

RE: Authorization to Bid Fanno Creek Trail Project

Introduction

Staff is seeking the Board of Directors approval to take the Fanno Creek Trail (Scholls Ferry Road to the former Greenwood Inn site) project out to bid.

Background

This project was initiated in 1999 as a grant project, receiving federal funds from the Oregon Department of Transportation (ODOT). In 2005, the project was switched from an ODOT administered project to a System Development Charge (SDC) funded project. Since 2006, the project has been slowed due to lengthy land acquisition negotiations and design/engineering changes to the trail in response to jurisdictional requirements of Clean Water Services (CWS) and the City of Beaverton (CoB). Land use approval from the City was received in October 2010. The site development and building permit process was initiated in January 2011.

Alta Planning + Design, the design consultant for the project, has completed construction drawings and staff is in the process of obtaining site development and building permits from the CoB. Staff anticipates all permits to be secured in early spring 2011. The project is currently scheduled to go out to bid in mid April 2011.

Proposal Request

The current project construction cost estimate is \$1,521,214. The current remaining construction budget is \$891,126. Staff anticipates that the project will receive competitive bids due to the economy. Competitive bids would help to reduce the construction funding shortage. Staff has requested additional project funding from the SDC fund in the FY 2011/12 Budget to cover any construction cost deficit.

With Board approval, staff and the consultant will proceed with preparing and advertising the bid packages. Staff will return to the Board of Directors June 6, 2011 meeting to seek approval of the construction bid. The anticipated construction period would start in July, and would be completed by November 2011.

Benefits of Proposal

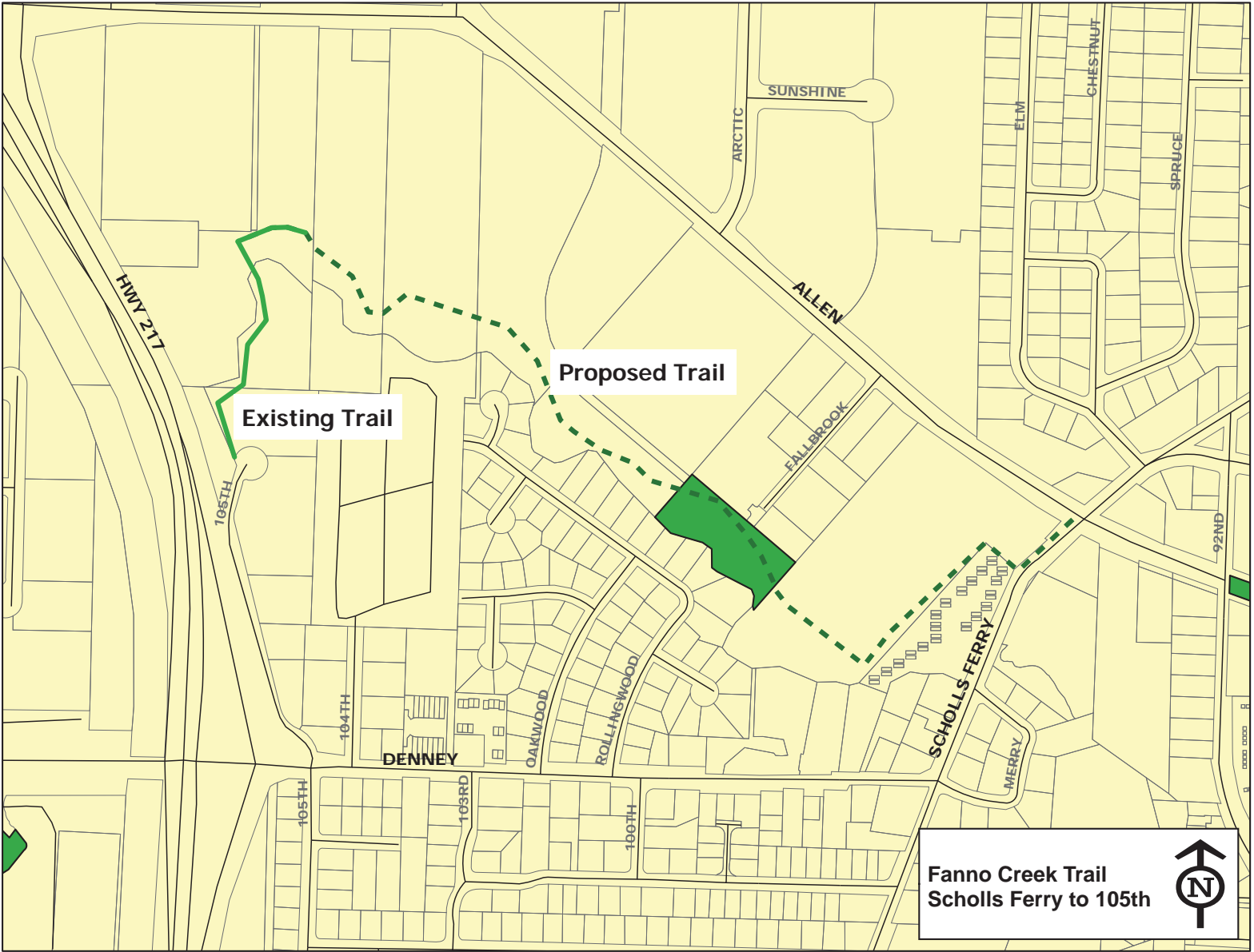
This project fills a major gap in the Fanno Creek Trail and improves access to the regional trail system and other THPRD parks and recreational facilities. This project also creates high quality open space and natural areas for local residents and the overall community that will provide improved water quality, wildlife habitat, and increased flood storage capacity. In addition, THPRD staff and consultants have worked on this project for over 12 years. So it will be good to finally complete the project.

Potential Downside of Proposal

The downside of this proposal is the additional SDC funds needed to complete the project.

Action Requested


Board of Directors authorization for staff to go to bid in mid-April 2011 for the construction of the Fanno Creek Trail project.



Existing Trail

Proposed Trail

Fanno Creek Trail
Scholls Ferry to 105th



Tualatin Hills Park & Recreation District
Fanno Creek Trail - SW 105th Avenue to Scholls Ferry Road Segment

- LEGEND:
- Temporary Construction Easement
 - Permanent Trail Easement
 - Proposed Fanno Creek Trail
 - Existing Fanno Creek Trail
 - Fanno Creek



TUALATIN HILLS PARK AND RECREATION DISTRICT

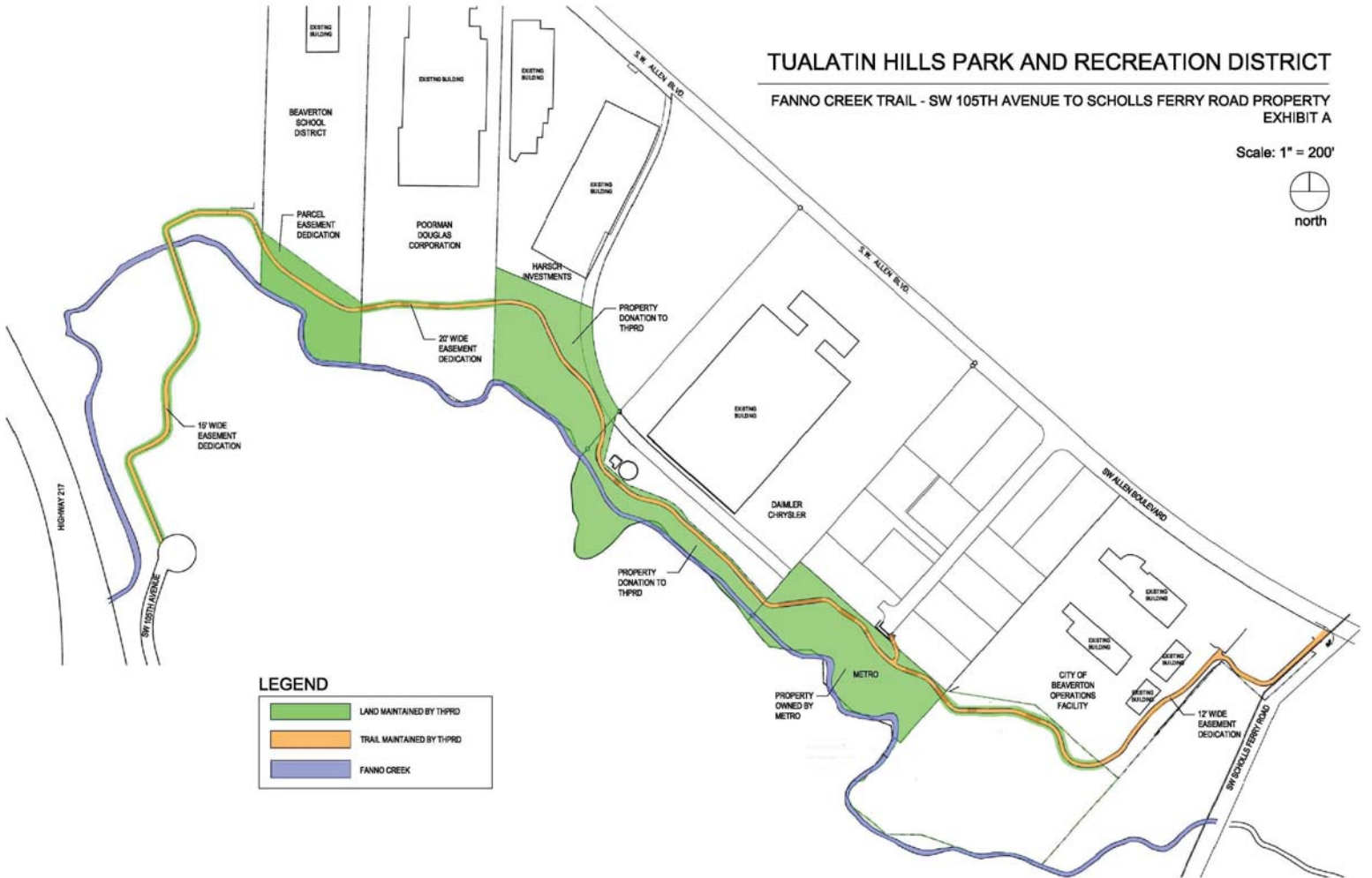
FANNO CREEK TRAIL - SW 105TH AVENUE TO SCHOLLS FERRY ROAD PROPERTY EXHIBIT A

Scale: 1" = 200'



LEGEND

	LAND MAINTAINED BY THPRD
	TRAIL MAINTAINED BY THPRD
	FANNO CREEK





[7H]

MEMO

DATE: March 22, 2011
TO: Doug Menke, General Manager
FROM: Hal Bergsma, Director of Planning

RE: **Washington County Request for Road Right-of-Way, Permanent Easements and Temporary Construction Easements in Allenbach Acres Park and Bethany Lake Park for the 185th Avenue Widening Project**

Introduction

Pursuant to the Park District's policy and procedures for considering requests for easements on Park District property, including right-of-way, Washington County is seeking Board of Directors approval to acquire additional road right-of-way, as well as permanent and temporary easements, for their NW 185th Avenue widening project in Allenbach Acres Park and Bethany Lake Park.

Background

The County's project will widen 185th Avenue between Westview High School and West Union Road from three lanes to five lanes with two travel lanes in each direction and a center turn lane. Improvements include sidewalks, bike lanes, street lighting, NW 185th Avenue and NW West Union Road intersection upgrades, retaining walls, culvert upgrades, landscaping and a water quality facility. The project budget, including soft costs, is \$5.1 million. Funding for the project comes from the County's Major Streets Transportation Improvement Program (MSTIP).

The construction for the road widening is scheduled to begin in May or June 2011. The estimated completion date is by the end of 2011.

As shown in the attached exhibits, the County wants to acquire a permanent drainage, wall and public utility easement of 2,190 square feet and right-of-way totaling 5,232 square feet on the east side of 185th Avenue in Allenbach Acres Park and a permanent drainage, wall and public utility easement of 5,624 square feet on the west side of 185th Avenue in Bethany Lake Park. The County also needs two small (about 200 square feet each) temporary construction easements on each side of 185th Avenue to set utility poles in existing right-of-way.

According to Section 5.02.01 of the Park District's Policies and Procedures, Easements on District Property, all permanent easement requests, including right-of-way, greater than 350 square feet shall be approved by the Board of Directors. Additionally, any Temporary Construction Easement that is associated with a Permanent Easement request that is greater than 350 square feet in size will need Board of Directors approval along with the Permanent Easement request.

Park District procedures specify that compensation shall be negotiated by staff and should include consideration of one or all of the following measures:

1. Fair market values of the easement area (to be determined by a property appraisal acceptable to staff which is paid for by the applicant, or by an amount determined by staff from recent District property appraisals prepared for similar properties). Consideration will be made by the Board that the cost of the easement may include the cost of staff time to review and process.
2. Park Improvements.
3. Donation(s) of land.
4. The minimum compensation amount shall be \$750 per project. The Board or General Manager may waive the compensation requirement if it is felt that it would be in the District's best interests to do so.

Washington County has had a taking and damages appraisal prepared by a licensed professional appraiser. The appraisal sets a total value for all the easements and right-of-way needed by the County of \$8,350. County staff has formally offered to pay that amount although they have also asked if the Park District would donate the easements and right-of-way. County staff has not demonstrated why a donation would be in the best interests of the Park District.

Proposal Request

Staff recommends that the Board approve dedication of the permanent easements and right-of-way requested by the County as well as granting the temporary easements requested in exchange for the County's offer of compensation, with the condition that the County provides the written assurances specified in Section 5.02.01.E.3 of THPRD's policies and procedures including (1) a commitment to provide required liability insurance indemnifying the District; (2) a commitment to provide a maintenance bond/surety for 110% of the estimated cost (to be verified by a qualified landscape architect or engineer) for any necessary restoration/re-vegetation of District property; (3) submission of an acceptable restoration/re-vegetation plan, if needed; (4) a commitment to take adequate measures to protect public safety during and after construction; (5) a commitment to assume all costs for processing an approved easement through appropriate city and/or county land use fees and legal procedures; and (6) a commitment to properly notify adjacent neighbors of construction activities at least one week prior to the beginning of construction.

Benefits of Proposal

The proposed road widening project will be of benefit to the community, including Park District patrons. The addition of sidewalks and bike lanes will allow improved public access to Park District facilities in the vicinity of the project including the planned improvement of the Rock Creek Trail through Allenbach Acres Park. Crossings of the trail at 185th Avenue and West Union Road will be constructed as part of this project. (The Park District has entered into an intergovernmental agreement with the County to have them manage the construction of the crossings at the Park District's cost.)

Potential Downside of Proposal

There is no apparent downside to the proposal.

Maintenance Impact

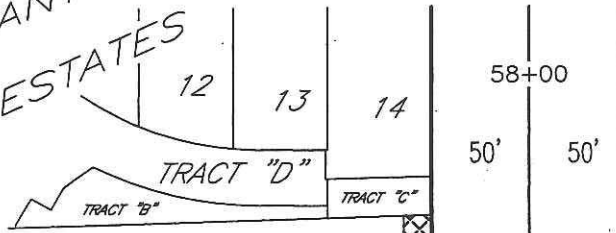
There should not be any maintenance impact.

Action Requested

Board of Directors approval of the following items:

1. Approval of Washington County's easement and right-of-way requests for the NW 185th Avenue widening project, subject to compensation in the amount of \$8,350 and with the conditions of approval specified in the proposal request; and
2. Authorization for the General Manager or his designee to execute the documents for the dedication/granting of the easements and right-of-way as presented.

BETHANY LAKE
ESTATES



DRAINAGE, WALL, AND
PUBLIC UTILITY EASEMENT

15'

1N2 24AC 03800
BOOK 1212,
PAGES 923-932

53+50.00 65.00' LT.

TEMPORARY
CONSTRUCTION
EASEMENT

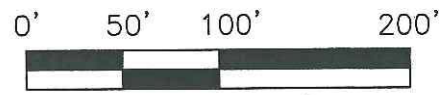
51+76.00 70.00' LT.

51+56.00 70.00' LT.

58+00
50'
50'
NW 185TH AVENUE (C.R. 187)
N 00°18'18" W 3228.94'
53+00
50'
50'
51+50



1" = 100'



①  DRAINAGE, WALL, AND PUBLIC UTILITY EASEMENT
(5,624 SQ. FT., MORE OR LESS)

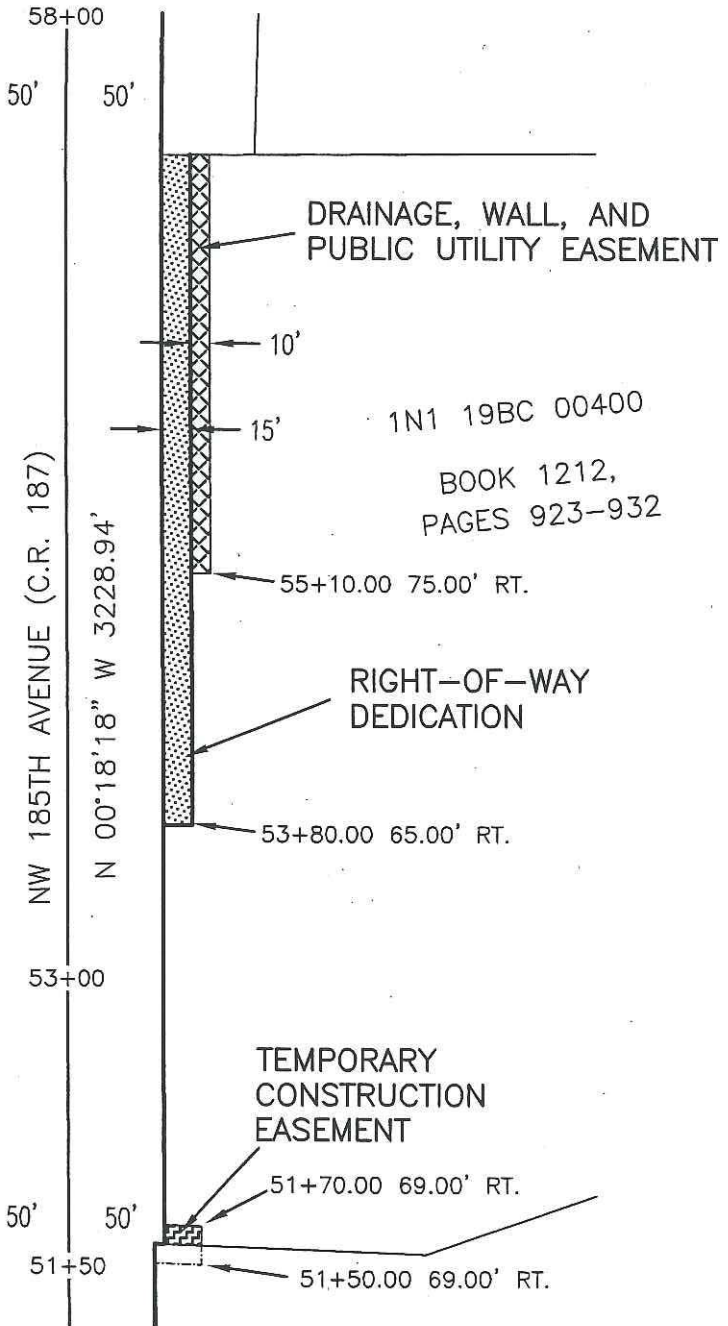
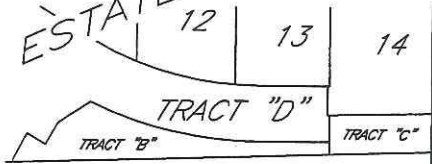
②  TEMPORARY CONSTRUCTION EASEMENT
(200 SQ. FT., MORE OR LESS)

NW 185TH AVENUE
NOVEMBER 9, 2010

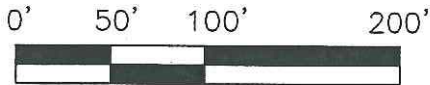





WASH. CO. PROJECT NO. 100091
FILE NO. 37
TAX MAP & LOT NO. 1N2 24AC 03800

BETHANY LAKE
ESTATES



1" = 100'



- ①  DEDICATION OF RIGHT OF WAY
(5,232 SQ. FT., MORE OR LESS)
- ②  DRAINAGE, WALL, AND PUBLIC UTILITY EASEMENT
(2,190 SQ. FT., MORE OR LESS)
- ③  TEMPORARY CONSTRUCTION EASEMENT
(200 SQ. FT., MORE OR LESS)

NW 185TH AVENUE
NOVEMBER 9, 2010



WASH. CO. PROJECT NO. 100091
FILE NO. 34
TAX MAP & LOT NO. 1N1 19BC 00400

DM



[8A]

MEMO

DATE: March 23, 2011
TO: Doug Menke, General Manager
FROM: Hal Bergsma, Director of Planning

RE: **Conestoga Recreation & Aquatic Center Construction Contract**

Introduction

Staff requests Board of Directors approval of the most qualified (low) bid for the Conestoga Recreation & Aquatic Center expansion project and authorization for the General Manager or his designee to execute the contract with Skyward Construction Inc., for the amount of \$3,640,000.

Background

The Board of Directors approved funding for the Conestoga Recreation & Aquatic Center expansion as a project in the facility upgrade category of the 2008 bond measure. The Conestoga Recreation & Aquatic Center expansion project will include a new fitness room, new classroom, new women's locker room, remodeling to create an ADA restroom and laundry room, refinish the men's locker room, new splash pad, relocated playground equipment and restroom building, and new landscaping.

The project went to bid on February 11, 2011, and the bid opening was March 16, 2011. A total of three bids were received with the most qualified (low) bid submitted by Skyward Construction Inc., with a base bid of \$3,640,000. The cost estimate for the 100% construction bid documents was \$3,678,158, the difference being \$38,158 less than the cost estimate. Staff has reviewed the bid and has determined that Skyward Construction Inc. is responsible and has submitted a qualified bid. Brown Contracting Inc. had the lowest bid, but was deemed "not responsible" as their list of example projects had very few buildings; mostly site and concrete work.

The overall revised project budget based on the January 31, 2010 Monthly Bond Capital Projects Report is approximately \$5,500,500. The overall project budget estimate including the low bid is \$5,351,000, which is \$149,500 under budget. Staff had included the three bid deductive alternates in case the project bid went over budget. There is one deductive alternate that staff could deduct, but would like the option to do so at a later date. The surge tank flooding repairs alternate is completely independent of the main project and can be done at any time. These repairs were not in the original scope of work and were added for additional protection to the new splash pad equipment to be installed in the lower pump room that has a history of flooding. The value of this deductive alternate is \$34,276. Staff recommends deferring the decision to remove that alternate at a later date based on how the project progresses financially. As the main defense against flood damage to the pump room, there is a large floor drain being added to the boiler room in the bid and is not an alternate.

All permit documents have been submitted to the City of Beaverton. The site development permit has been completed and staff expects to have the building permit by March 31, 2011.

Notice to Proceed is tentatively set for April 20, 2011. Construction substantial completion is tentatively set for November 30, 2012. The facility will remain open during construction, except for some temporary area shutdowns.

Proposal Request

Staff is seeking Board of Directors approval of the most qualified (low) bid of \$3,640,000 including the three project alternates from Skyward Construction Inc., for the construction of the Conestoga Recreation & Aquatic Center expansion project.

Benefits of Proposal

Approval of the bid and completion of the project construction from Skyward Construction Inc., will allow the Conestoga Recreation & Aquatic Center to serve the patrons with better fitness, classroom and play facilities.

Potential Downside of Proposal

There is no apparent downside to this proposal.

Action Requested

Board of Directors approval to award a contract to Skyward Construction Inc., for the amount of \$3,640,000, and to authorize the General Manager or his designee to execute the contract for the construction of the Conestoga Recreation & Aquatic Center expansion project.

Tualatin Hills Park & Recreation District
PROJECT AWARD RECOMMENDATION REPORT

Project:	Conestoga Recreation & Aquatic Center Expansion Project	
Contractor:	<u>Skyward Construction Inc</u>	
Contractor worked for THPRD previously: Yes		
Contractor references checked: Yes		
Contractor registered with appropriate boards: Yes		
SCOPE OF WORK		
Location:	9985 SW 125 th Ave. Beaverton, OR 97008	
Description:	New fitness room, classroom, women's locker room, splash pad and misc. additional interior remodeling	
FUNDING SOURCE		
Funding Sources:	Amount:	Page:
2008 Bond Measure – Total Project Budget	\$5,300,000	
Current Project Budget (as of 12/31/10)	\$5,500,541	
PROPOSALS RECEIVED		

Low to High Bid	Contractor	Bid Amt.	Deductive Alternate # 1	Deductive Alternate # 2 (#3 not used)	Deductive Alternate # 4	Completed Bid Forms and Qualified
1	Brown	3,563,356	44,004	63,914	34,276	no
2	Skyward	3,640,000	34,000	72,000	11,600	yes
3	Corp Inc	3,704,408	33,000	78,000	31,600	yes

PROJECTED PROJECT SCHEDULE	
Invitation to Bidders	February 11, 2011
Mandatory Pre-Bid Conference	February 23, 2011
Sealed Bids Due	March 16, 2011
Bid Opening	March 16, 2011
Final Bid Review / Memo to Board	March 18, 2011
THPRD Board Meeting to Approve Bid	April 4, 2011
Notice of Intent to Award	April 5, 2011
Notice to Proceed	April 20, 2011
Preconstruction Site Meeting (approx.)	April 28, 2011 Time TBD
Preconstruction Conference with City	May 2 – 6, 2011, Time and Date TBD
Site Mobilization (approx.)	May 4, 2011
Desired Project Duration - Notice to Proceed to Substantial Completion.	11 months (approx. end of March 2012)



[8B]

MEMO

DATE: March 25, 2011
TO: The Board of Directors
FROM: Doug Menke, General Manager

RE: **Resolution Appointing Parks Bond Citizen Oversight Committee Members**

On March 2, 2009, the Board of Directors appointed twelve members of the public to the inaugural Parks Bond Citizen Oversight Committee. Six of the members were appointed to two-year terms, which have recently expired. Notice of the six vacancies was published and applications to serve on the Committee were accepted from January 12, 2011 through February 11, 2011.

Ten applications were received in response to the announcement of the vacancies; three from members requesting reappointment to the Committee (Rob Massar, Marc San Soucie, and Barbara Wilson), and seven from people who would be new to the Committee.

As you will recall, at the March 7, 2011 Regular Board meeting, the Board reappointed the three former Committee members and requested that staff develop a scoring matrix, to be filled out by each Board member, in order to address the remaining applicants for discussion at the April 4, 2011 Regular Board meeting. The completed scoring matrix will be provided to the Board in advance of the April 4, 2011 Regular Board meeting.

The establishment of the Committee by the Board designates the membership size of the Committee to be no less than seven and no more than twelve members. Please find attached a current Committee roster. The next meeting of the Committee is currently scheduled to be held sometime in May 2011.

Park District staff requests Board discussion of the seven remaining applicants (applications attached) and appointment of up to three members to the Parks Bond Citizen Oversight Committee, per the attached resolution, each for a term of two years.

Action Requested

Board of Directors approval of Resolution 2011-09 Appointing Parks Bond Citizen Oversight Committee Members.

RESOLUTION 2011-09
TUALATIN HILLS PARK & RECREATION DISTRICT, OREGON

**A RESOLUTION APPOINTING
PARKS BOND CITIZEN OVERSIGHT COMMITTEE MEMBERS**

WHEREAS, the Tualatin Hills Park & Recreation District Board of Directors must appoint committee members by resolution; and

WHEREAS, the committee members shall be appointed by the Board for two-year terms; and

WHEREAS, the selected committee member applicants have demonstrated their interest and knowledge in the Committee's area of responsibility. Now, therefore

**THE TUALATIN HILLS PARK & RECREATION DISTRICT RESOLVES AS
FOLLOWS:**

The Board of Directors approves the appointment of the following people to the Parks Bond Citizen Oversight Committee:

1. _____
2. _____
3. _____

Duly passed by the Board of Directors of the Tualatin Hills Park & Recreation District this 4th day of April 2011.

Bill Kanable, Board President

Bob Scott, Board Secretary

ATTEST:

Jessica Collins
Recording Secretary



Tualatin Hills Park & Recreation District Parks Bond Citizen Oversight Committee

Updated: April 7, 2010

<i>Committee Member</i>	<i>Address</i>	<i>Phone</i>	<i>Email</i>	<i>Term Expires</i>
Wink Brooks				April 2012
Wendy Kroger				April 2012
Rob Massar				March 2011
Fred Meyer				March 2011
Anthony Mills				April 2012
Deanna Mueller-Crispin				March 2011
Stephen Pearson				April 2012
Jack Platten				April 2012
Dan Plaza				March 2011
Marc San Soucie, Chair				March 2011

Paul Waldram				April 2012
Barbara Wilson				March 2011
<i>Ex-Officio Member</i>	<i>Address</i>	<i>Phone</i>	<i>Email</i>	
Bob Scott Board of Directors			bscott@thprd.org	N/A
Keith Hobson Director of Business & Facilities	15707 SW Walker Road Beaverton, OR 97006	503-645-6433 (W)	khobson@thprd.org	N/A
Hal Bergsma Director of Planning	15707 SW Walker Road Beaverton, OR 97006	503-645-6433 (W)	hbergsma@thprd.org	N/A



TUALATIN HILLS PARK & RECREATION DISTRICT

Tualatin Hills Park & Recreation District Parks Bond Citizen Oversight Committee Application

Name: Rob Drake	Date: February 1, 2011
Address:	
Phone: (
Email: d	

Please note you must reside within the Park District's boundaries to serve on the Committee.

1. Please explain your interest in serving on the Parks Bond Citizen Oversight Committee:

My relationship with THPRD goes back to high school when I coached youth basketball two winters and groomed baseball fields one summer. Over the years, I've actively supported campaigns for expansion of services and improvement to facilities. When the Nature Park Bond was on the ballot in approximately 1980, I helped hand-paint lawn signs with Felix Rouche. I have supported bonds and THPRD initiatives when they have been on the ballot since. My love affair with THPRD continues and I would value sharing my expertise in management, budgeting and capital improvements on behalf of the Park District.

2. How long have you lived in the community?

I have lived in the community for nearly 50 years and value the rich history of services provided by THPRD. My wife, two sons and I regularly enjoy the many services and facilities that have increased during our time in the community. Having worked with multiple THPRD General Managers gives me a great deal of confidence in District management. However, I would come onto the Parks Bond Citizen Oversight Committee with an open mind to evaluate whether the intent of the citizens' Bond approval has been met by District staff.

3. Have you served on other volunteer committees? Yes No

If yes, please explain where, when, and what your responsibilities were:

I served as an ex-officio member of the THPRD Foundation, but did not assume an active role. My support for THPRD comes through bond endorsements and having a positive and proactive working relationship with multiple THPRD General Managers.

4. If employed, what is your occupation?

Most recently, I served as Interim City Manager in Tillamook for nearly 6 months. In addition, I am doing contract consulting work.

5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee:

From 1993 through 2008, I served as full-time Mayor/CEO for the City of Beaverton. With an annual budget of \$159 million and nearly 500 employees, I was responsible for contract bidding processes, oversight of multiple construction projects, and providing leadership and direction to City staff after the successful passage of bonds and citizen ballot measures.



TUALATIN HILLS PARK & RECREATION DISTRICT

Tualatin Hills Park & Recreation District Parks Bond Citizen Oversight Committee Application

Name:	David Gutzler,	Date:	2/7/2011
Address:			
Phone:			
Email:			

Please note you must reside within the Park District's boundaries to serve on the Committee.

1. Please explain your interest in serving on the Parks Bond Citizen Oversight Committee:

My family has enjoyed THPRD for many years. I would like to participate in this new way and see that THPRD reaches many others.

2. How long have you lived in the community?

1973-2011, 38 yrs

3. Have you served on other volunteer committees? Yes [] No []

If yes, please explain where, when, and what your responsibilities were:

St. Andrew Lutheran - Stewardship Chair, 12 yrs; Church Council, 6 yrs
Community Partners for Affordable Housing - 2007/2008, reviews + input
Neighborhood House (NW SW Portland) - 2003-2011, Board member, Treasurer

4. If employed, what is your occupation?

Purchasing Manager, Vanguard EMS, Beaverton

5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee:

As a Purchasing Manager, I have written and reviewed contracts for intent and outcomes. As a Treasurer, I reviewed revenues, expenses, programs, and clients served.

Please return application by February 11, 2011 to:

Mail: Attn: Jessica Collins, Executive Assistant
Tualatin Hills Park & Recreation District
15707 SW Walker Road, Beaverton, OR 97006

Fax: 503-629-6303

Email: jcollins@thprd.org



TUALATIN HILLS PARK & RECREATION DISTRICT

Tualatin Hills Park & Recreation District Parks Bond Citizen Oversight Committee Application

Name: <i>Boyd Leonard</i>	Date: <i>2-7-11</i>
Address:	
Phone:	
Email:	

Please note you must reside within the Park District's boundaries to serve on the Committee.

1. Please explain your interest in serving on the Parks Bond Citizen Oversight Committee:
MY FAMILY HAS ALWAYS ENJOYED & UTILIZED THPRD FACILITIES WHICH WE FEEL ARE OF HIGH QUALITY. BY SERVING ON THE BOND OVERSIGHT COMMITTEE I FEEL I CAN BE OF ASSISTANCE TO THPRD IN CONTINUING TO ACHIEVE THAT HIGH QUALITY.
2. How long have you lived in the community?
1975-1990. WE MOVED BACK TO THIS AREA IN MAY 2008 IN ORDER TO BE NEARER TO OUR FAMILY & WATCH OUR FAMILY (GRAND CHILDREN) GROW UP & ACHIEVE GREAT THINGS.
3. Have you served on other volunteer committees? Yes No
If yes, please explain where, when, and what your responsibilities were:
CLARKSTON GOLF & COUNTRY CLUB, CLARKSTON, WA. FROM 2002-2008 I CHAIRED THE FINANCE COMMITTEE & WAS ELECTED TO THE BOARD OF DIRECTORS IN 2006 & SERVED IN THAT CAPACITY UNTIL WE MOVED IN 2008.
4. If employed, what is your occupation?
*Retired -- U.S. Forest Service 1963-1995 in primarily budget & accounting activities.
1996-2001 -- City of Colfax, WA -- City Treasurer -- Retired
2002-2007 -- City of Lewiston, Id -- Part Time Grant Administrator*
5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee:
FOR APPROXIMATELY 7 YRS I WAS THE "CURRENT YEAR" REGIONAL BUDGET OFFICER FOR THE NATIONAL FORESTS IN OREGON & WA. ~~CHIEF~~ COORDINATED THE PREPARATION & EXECUTION OF A \$500,000,000 BUDGET, CITY OF COLFAX. RESPONSIBLE FOR ALL ACCOUNTING & BUDGETING ACTIVITY CITY OF LEWISTON. ADMINISTERED THE EXECUTION OF SEVERAL GRANTS.

Please return application by February 11, 2011 to:

Mail: Attn: Jessica Collins, Executive Assistant
Tualatin Hills Park & Recreation District
15707 SW Walker Road, Beaverton, OR 97006

Fax: 503-629-6303

Email: jcollins@thprd.org



TUALATIN HILLS PARK & RECREATION DISTRICT

Tualatin Hills Park & Recreation District Parks Bond Citizen Oversight Committee Application

Name: Matthew C. McKean	Date: 2-9-2011
Address	
Phone: 5	
Email: r	

Please note you must reside within the Park District's boundaries to serve on the Committee.

1. Please explain your interest in serving on the Parks Bond Citizen Oversight Committee:

I have two children who have extensively utilized the THPRD for the past 12 years. I have been impressed with the programs and facilities and would like to be a part of continuing that success into the future. Although my children are getting older, my entire family plans to remain in the area and take advantage of the various offerings of the THPRD.

2. How long have you lived in the community?

I have lived at the same residence inside the THPRD boundaries for 12 years.

3. Have you served on other volunteer committees? Yes [X] No []

If yes, please explain where, when, and what your responsibilities were:

I have recently served on the Unlawful Practice of Law Committee with the Oregon State Bar. I am currently on the Elder Abuse Committee of the Elder Law Section of the Oregon State Bar.

4. If employed, what is your occupation?

I am an attorney in private practice in Washington county.

5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee:

Before becoming an attorney, I worked at the Boeing Company in a professional business capacity. I have extensive experience with budgeting and finance. As an attorney, a sizable part of my practice is business law.

Please return application by February 11, 2011 to:

Mail: Attn: Jessica Collins, Executive Assistant
Tualatin Hills Park & Recreation District
15707 SW Walker Road, Beaverton, OR 97006
Fax: 503-629-6303
Email: jcollins@thprd.org



TUALATIN HILLS PARK & RECREATION DISTRICT

Tualatin Hills Park & Recreation District Parks Bond Citizen Oversight Committee Application

Name: <i>Donna Russell</i>	Date: <i>2/9/2011</i>
Address:	
Phone:	
Email:	

Please note you must reside within the Park District's boundaries to serve on the Committee.

1. Please explain your interest in serving on the Parks Bond Citizen Oversight Committee:

See separate sheet for all answers

2. How long have you lived in the community?
3. Have you served on other volunteer committees? Yes [] No [] .
If yes, please explain where, when, and what your responsibilities were:
4. If employed, what is your occupation?
5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee:

Please return application by February 11, 2011 to:

Mail: Attn: Jessica Collins, Executive Assistant
Tualatin Hills Park & Recreation District
15707 SW Walker Road, Beaverton, OR 97006

Fax: 503-629-6303

Email: jcollins@thprd.org



THPRD – application answers for Donna Russell

- 1) Being a Realtor, I have a personal interest and commitment in knowing and understanding what affects my communities land, home values and quality of life. I appreciate the benefits of organizations such as THPRD on our neighborhoods and their livability. Participating on a committee will not only keep me abreast of activities I'm interested in, but allow me to give back to a community I greatly enjoy living in.
- 2) 10+ years. My home backs up to a waterway, a preserve and THPRD's 158th & Walker Rd. facility.
- 3) In Eugene I served on a small committee throughout the 1990's helping to pick topics, and find appropriate community leaders to address and speak to topics of interest to women. Topics included - women in business, women in sports, women in non-standard professions, roles for women in emerging technologies, women's need for balance between personal and professional responsibilities.
- 4) Independent contractor. Realtor for Lee Davies Real Estate based out of the 9200 SW Barnes Road office.
- 5) I have a BS degree in Marketing and Management from the University of Oregon. I am a Certified Real Estate Investment Specialist. I am an active user of our outdoors recreational areas. I have personal investments in OHSU/Marquam Hill condominiums and a Sunriver vacation home. I have participated in budget meetings for both owners associations – Sunriver Owners Association (SROA) and Community Management, Inc.(CMI). I have family and friends serving at the federal level of Park and Recreational land use. One family member is a Legal Instruments Examiner and a close friend is the Recreation Fee Program Manager for the Recreation, Lands and minerals department of the Forest Service.



TUALATIN HILLS PARK & RECREATION DISTRICT

Tualatin Hills Park & Recreation District Parks Bond Citizen Oversight Committee Application

Name: <i>Joe D. Smith</i>	Date: <i>2/10/11</i>
Address:	
Phone:	
Email:	

Please note you must reside within the Park District's boundaries to serve on the Committee.

1. Please explain your interest in serving on the Parks Bond Citizen Oversight Committee:

I am looking for opportunities to become more active with non-profits in the local communities. I have two daughters that use THPRD's facilities.

2. How long have you lived in the community?

My family and I have lived here for 14 years

3. Have you served on other volunteer committees? Yes No

If yes, please explain where, when, and what your responsibilities were:

I worked on New Avenues for Youth ambassador board. I worked on fundraising & raising public awareness about homeless teens. I left two years ago to take a job opportunity in Seattle.

4. If employed, what is your occupation?

I am currently employed as an insurance agent with Liberty Mutual Insurance.

5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee:

See attached.

Please return application by February 11, 2011 to:

Mail: Attn: Jessica Collins, Executive Assistant
Tualatin Hills Park & Recreation District
15707 SW Walker Road, Beaverton, OR 97006
Fax: 503-629-6303
Email: jcollins@thprd.org

5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee.

I managed Albertsons Food Centers for over 18 years. In that time frame I oversaw budgets of \$30,000,000 a year. It was my responsibility to make sure that all company objectives were met. As a new store project manager, I managed the opening of new stores. I worked with contractors and vendors to make sure stores opened on time and in budget.

I started my own insurance agency. I ran it for 8 years. In doing this I learned how to promote my agency to the public in a positive light even when insurance was being viewed very negatively with the implosion of AIG and the likes.

I am a current member of Toastmasters International. I have spent years working on my communication skills which include listening.

The most important piece of expertise is the fact that my daughter and their friends use the facilities on a regular basis. I have one daughter in classic soccer. I have another in competitive cheer. I am watching some type of activity at least three times a week at THPRD. In this time I converse with parents. If people are happy and content when talking about THPRD then the oversight is successful.



TUALATIN HILLS PARK & RECREATION DISTRICT

Tualatin Hills Park & Recreation District Parks Bond Citizen Oversight Committee Application

Name: <u>Terry Wilson</u>	Date:
Address	
Phone:	
Email:	

Please note you must reside within the Park District's boundaries to serve on the Committee.

1. Please explain your interest in serving on the Parks Bond Citizen Oversight Committee:

I have lived in Beaverton for a long time and have wanted to get more involved in the community. The Park Bond oversight committee fits well with my professional real estate & finance background.

2. How long have you lived in the community?

Over 20 years

3. Have you served on other volunteer committees? Yes [] No
If yes, please explain where, when, and what your responsibilities were:

4. If employed, what is your occupation?

Acquisitions, Dispositions, & Brokerage of Commercial real estate and loans.

5. Please describe any work experience or areas of expertise that you feel would benefit the Parks Bond Citizen Oversight Committee:

I own a commercial real estate company that works directly with banks: property owner to evaluate their loans and real estate values and advises them on asset management, acquisitions, and dispositions.

Please return application by February 11, 2011 to:

Mail: Attn: Jessica Collins, Executive Assistant
Tualatin Hills Park & Recreation District
15707 SW Walker Road, Beaverton, OR 97006
Fax: 503-629-6303
Email: jcollins@thprd.org



[8C]

MEMO

DATE: March 23, 2011
TO: Doug Menke, General Manager
FROM: Jim McElhinny, Director of Park & Recreation

RE: **Athletic Fields Inventory**

Annually staff inventories athletic fields that are available for use in the coming year and identifies those fields that are considered out of play. The inventory of out of play athletic fields provides a current and ongoing list of athletic fields that are not available for use in a particular season or for a particular sport. This inventory assists with updating current available athletic field hours by season and sport for the allocation process with Park District programs and affiliated user groups.

The term “field out of play” denotes the loss of available hours necessary to be made up through scheduling changes, allocation changes or field use changes. Not all of the listed athletic fields will be out of play for an entire year; some will be out of play for one sport season, while others will be out of play for an entire year or lost indefinitely.

- **FY 2006-07 number of athletic fields available: 300**
 - During FY 2006-07, the Park District maintained an inventory of 300 athletic fields (173 football/soccer/lacrosse fields and 127 baseball/softball fields), the majority of them being multiple use sites with overlapping fields.

During the latter part of FY 2006-07 through FY 2008-09 several fields were out of play for various reasons. Construction projects on Beaverton School District (BSD) properties for work specified in the BSD bond for school expansion was the major reason for athletic fields being out of play and/or lost.

- **FY 2009-10 number of athletic fields available: 278**
 - As of July 1, 2009, there were 34 individual athletic fields that were out of play from the FY 2006-07 inventory.
 - 23 athletic fields were listed as out of play and had the potential to return to the available inventory for allocation and use.
 - 12 athletic fields were returned to the inventory of available athletic fields during FY 2009-10.
- **FY 2010-11 number of athletic fields available: 282**
 - Staff anticipated an available inventory of 279 athletic fields by the end of FY 2010-11, a net loss of 21 fields during the five-year period between FY 2006-07 and FY 2010-11.
 - In spring 2011, the first bond developed athletic field at Meadow Waye Park opened a full season ahead of schedule.

- In spring 2011, an additional two athletic fields were made available at Jacob Wismer Elementary School. These two fields were not previously in the inventory, resulting in a net gain of two athletic fields in the northeast quadrant.
- **FY 2011-12 number of athletic fields anticipated to be available: 283**
 - Staff anticipates one additional athletic field, 112th Street synthetic turf field, to be available in FY 2011-12.
 - The next new athletic fields scheduled to become available will be AM Kennedy Park and Winkelman Park in spring of 2013.

Action Requested

No Board of Directors action is requested. The athletic fields inventory is presented as information only.



[8D]

MEMO

DATE: March 24, 2011
TO: The Board of Directors
FROM: Doug Menke, General Manager

RE: General Manager's Report for April 4, 2011

Metro's Regional Flexible Funds Program

Semi-annually Metro allocates federal funds throughout the region for transportation projects and programs. Previously referred to as the MTIP (Metro Transportation Improvement Program) process, the process has now become the Regional Flexible Funds Allocation. The process is important to the District because a substantial portion of the funds are available for active transportation projects, such as sidewalks, on-street bike paths and major off-street trails. In the most recent MTIP process the District was awarded \$2.4 million to construct Segment 18 of the Westside Regional Trail between Kaiser Ridge Park and Kaiser Woods Park, linking the Rock Creek Trail and the future Bronson Creek Trail. Previously the District received funding to study and develop a preferred design for the Fanno Creek Trail crossing of Hall Boulevard.

This time around, Metro has decided to modify the process to (1) delegate much of the decision-making about which projects to fund to the county level and (2) direct that construction projects be at a larger scale so as to significantly enhance the regional transportation system.

In Washington County decisions about which projects to recommend to Metro for funding will be made by the Washington County Coordinating Committee (WCCC). WCCC members include elected officials from all cities in the County as well as a member of the Board of County Commissioners who chairs the committee. Government agencies with an interest in transportation, including TriMet, the Port of Portland and the Oregon Department of Transportation attend WCCC meetings as non-voting members. I have recently begun to attend WCCC meetings for the District. Hal Bergsma, our Director of Planning, is my alternate and attends meetings of the WCCC Technical Advisory Committee which consists of transportation planning staff from participating jurisdictions.

In the next funding cycle, for FY 2014 and 2015, it is anticipated that approximately \$5.6 million will go to Washington County and its cities for Active Transportation and Complete Streets. Metro has set a minimum total cost for these projects (including local share) of \$3 million for construction and \$200,000 for development. This means the WCCC can probably submit no more than one or two active transportation construction projects and one active transportation development project for Metro approval. Factors that are likely to be considered in evaluating proposed active transportation projects include:

- Provides a safe, green and efficient travel experience
- Will be used by a high number of people
- Supports growth in 2040 Centers
- Must address environmental justice and underserved community needs and impacts
- Has limited alternative sources of funding

It is likely that the county process for selection of projects to be funded will be very competitive. Projects that benefit multiple jurisdictions are likely to be favored. In internal staff discussions we have concluded that completion of additional segments of the Westside Trail should be our highest priority project that would be of benefit to both Washington County and the City of Beaverton. Hal and I will actively participate in the selection process, which is beginning now, and will be open to project ideas that may be suggested by other participants. We would welcome project suggestions from members of the Board and will keep the Board informed of the process as it evolves.

Solar Energy Initiatives

Staff continues to pursue options for installation of solar arrays to generate electricity. McKinstry has been engaged to complete design and feasibility assessment for potential projects. The highest viability projects will be used in the Feed-In-Tariff (FIT) application at the beginning of April 2011. Staff will be meeting with McKinstry in late March to review the proposed projects for submittal.

Another solar joint-purchase option was also explored as coordinated by the Partners for a Sustainable Washington County Community (PSWCC). At this time, the District opted to proceed with having McKinstry develop the FIT application rather than engage another party. However, should the District be awarded the FIT, a Request for Proposals (RFP) will be prepared for the actual installation of the solar arrays. Through this RFP, all options will be considered, including the joint-purchase through PSWCC.

Interactive Activities Guide

To improve convenience for patrons, an interactive feature has been added to the online activities guide on the District's website. Major sections of the guide are marked with tabs for easy reference. When a patron rolls his/her mouse over a tab, the section name is highlighted; clicking on the tab immediately flips to that section. This saves the user from having to go through the guide page by page. The interactive feature offers other benefits to online users, including bookmarking. This change became effective with the summer 2011 activities guide – online version. Early response from the public has been positive.

Board of Directors Meeting Schedule

The following dates have been proposed for the Board of Directors meeting schedule over the next few months:

- May Regular Board Meeting – Monday, May 2, 2011
- June Regular Board Meeting – Monday, June 6, 2011
- June Budget Adoption Meeting – Monday, June 20, 2011
- July Regular Board Meeting – No Meeting Scheduled
- August Regular Board Meeting – Monday, August 1, 2011

Also, a reminder that the annual Budget Committee Work Session is taking place later this month on Monday, April 18, 2011 in the Elsie Stuhr Center's Manzanita Room.



[9A]

MEMO

DATE: March 16, 2011
TO: Doug Menke, General Manager
FROM: Keith Hobson, Director of Business & Facilities

RE: **Aging Facilities Study**

Introduction

Given the age of some District facilities, there has been an expressed need to develop a means of analyzing the cost and benefits of maintaining, or possibly enhancing, existing facilities versus the cost and benefits of replacing them. Staff contracted FCS Group to conduct a pilot study on the Garden Home Recreation Center with the intent that this study would provide a methodology that can be used on other facilities.

Background

Through the development of the bond package, the District encountered questions about the feasibility of enhancing or expanding existing facilities that might be nearing the end of their useful life. While some of the more critical items were addressed through the structural upgrades funded by the bond measure, the question about facility expansions or more significant upgrades remained outstanding.

Given prior proposals for expansion of the Garden Home Recreation Center, and given the age of the facility, staff determined that Garden Home would be the appropriate site on which to conduct a pilot assessment of cost and benefits of maintaining, enhancing, or replacing this facility. The consulting firm FCS Group was contracted to conduct this study and develop an aging facility assessment methodology for the District to use in facilitating future investment decisions for older District facilities.

Proposal Request

FCS Group will be presenting the proposed assessment methodology that they developed for use by District staff to complete aging facility studies on older structures where future investment questions are at stake. Results of the assessment of the Garden Home Recreation Center are included in the Aging Facilities Assessment Pilot Project Findings FCS Group memo attached to this document.

The assessment methodology applies a life cycle cost analysis. Once data has been collected and analyzed, and a S.W.O.T. (Strengths, Weaknesses, Opportunities and Threats) assessment has been completed, improvement scenarios are then evaluated. Each scenario is a different level of investment funding including routine maintenance, functional upgrades/remodel or complete building replacement. Life cycle costing is then used to calculate the cumulative costs to complete each level of improvement. Results with the least negative costs are the preferred improvement approach. In the case of Garden Home, the preferred results are to continue routine maintenance only. The second ranking option for this site is a

complete building replacement, with functional upgrades/remodel being the least attractive option.

Benefits of Proposal

The aging facility assessment methodology as developed by the FCS Group will provide the District with a tool to assess future investment levels for specific buildings within their inventory. Using a consistent methodology to evaluate facilities will give an apples-to-apples comparison between different older facilities. In the case of Garden Home Recreation Center, it gives strategic ranking of the three options for the facility which helps guide future decision making.

Potential Downside of Proposal

There is no apparent downside to the report, other than the cost to obtain necessary engineering and architectural analysis to conduct the assessment.

Maintenance Impact

There is no immediate maintenance impact.

Action Requested

No Board of Directors action is requested. The Aging Facility Study is presented for Board information and review only.

To: Keith Hobson, Business and Facilities Director
Ann Mackiernan, Operations Analysis Manager
Tualatin Hills Park & Recreation District

Date: February 15, 2011

From: Don Ganer, Todd Chase, and Bob Yakas

RE: Aging Facilities Assessment Pilot Project Findings

INTRODUCTION/SUMMARY OF FINDINGS

FCS GROUP was retained by the Tualatin Hills Park & Recreation District (THPRD) to develop an assessment methodology to assist THPRD in effectively evaluating aging recreation facilities in its portfolio. FCS GROUP undertook this pilot study based upon our experience with financial feasibility studies, cost of service studies, and life-cycle cost studies to develop a aging facilities assessment protocol evaluation method for consideration and future use by THPRD.

This memorandum is intended to provide a step-by-step approach to consistently evaluating aging recreation facilities and properties owned by THPRD. The findings utilize existing available studies and preliminary assumptions that can be refined in the future to provide more detailed estimates and analyses for decision-making purposes.

The approach recommended for evaluating and comparing recreation facility improvement scenarios or options includes steps that start with data collection and analysis of facility conditions and improvement alternatives (steps 1 and 2). Interim steps identified define specific improvement scenarios and create assessment factors to be used for assessing their ability to address key issues (steps 3 and 4). The Life Cycle Cost (LCC) analysis in Step 5 includes a consistent method for calculating the net economic value or return on investment for each defined improvement alternative.

The combination of these steps can serve as a pilot approach for evaluating and comparing facility investment options. For potentially costly or controversial facility improvement decisions, THPRD must carefully consider and weigh the more subjective evaluation criteria that result from Step 4 with the quantified economic evaluation results from Step 5 before making a final decision regarding the preferred facility investment approach. This allows THPRD to ascertain issues like safety and community preferences along with measures of economic return on investment.

As shown in **Table 1**, the results of the LCC analysis generally indicate that there is a higher economic value associated with *Scenario C: New Construction*, followed by *Scenario A: No Action*, and then *Scenario B: Upgrade and Remodel*. For example, if we assume a 5.0 percent annual discount rate, the net present value of cash flows for Scenario C is negative \$24.4 million, and Scenario A is negative \$23.0 million. Both of these estimates are less negative than Scenario B, which is negative \$26.5 million. Hence, the results indicate that scenarios A and C should be refined for further consideration, but Scenario B may not merit such consideration from an economic return on investment standpoint.

Table 1. Net Present Value of Life-Cycle Costs, Comparison of Improvement Scenarios

Discount Rate Assumption	Scenario A No Action	Scenario B Upgrade & Remodel	Scenario C New Construction
3%	(\$30,200,000)	(\$32,800,000)	(\$28,200,000)
4%	(\$26,300,000)	(\$29,400,000)	(\$26,200,000)
5%	(\$23,000,000)	(\$26,500,000)	(\$24,400,000)

Source: Based on findings shown in **Appendix D**.

In addition to LCC analysis, it is important that TP&R also work with the local community to evaluate the quantitative and qualitative benefits that would likely result from potential facility investment scenarios, including:

- ◆ Increased Efficiency
- ◆ Increased Safety
- ◆ Additional Space (more community programs)
- ◆ O&M Savings (and related fiscal and environmental benefits)
- ◆ Public Perceptions and Opinions

BACKGROUND

The pilot study focused on the **Garden Home Recreation Center** situated at Garden Home Road and Oleson Road in unincorporated Washington County. THPRD selected this facility as the pilot, because of the significant capital investment requirements and available background engineering/architectural studies for this facility.

The three background studies referred to in our effort include:

1. **Garden Home Recreation Center – Building Evaluation Study** – August 15, 2008 by Richard Leonard, AIA, AICP (*Leonard report*)
2. **Garden Home Recreation Center – Building Evaluation** – August 15, 2008 by Peterson Structural Engineers, Inc. (*PSE report*)
3. **McKinstry Report – Steam Boiler Replacement** – August 8, 2008 (*McKinstry report*)

The **Leonard report** provided a summary description of the existing facility, reviewed consistency of the existing facility with current Building Code requirements, and evaluated the conditions of the exterior building envelope. The report identified major building improvement projects to extend the service life of the building; the land use zoning requirements for the facility were also summarized. The conclusions of the Leonard report were:

- ◆ The building and grounds are generally well maintained and serviceable
- ◆ The facility generally meets current Building Code standards
- ◆ The facility's energy efficiency requirements are deficient
- ◆ THPRD should anticipate significant costs to improve energy efficiency and to extend the serviceable life of the building
- ◆ The site is large enough to accommodate expansion or redesign of the facility

The **PSE report** was conducted to complete a basic structural evaluation of the existing facility for determining structural and seismic deficiencies, as well as the magnitude of potential upgrades to the

structural system. PSE performed an American Society of Civil Engineers (ASCE)-31 Tier 1 evaluation. The Tier 1 evaluation identifies “ areas that historically have had poor seismic performance in similarly constructed buildings that may impact life-safety.” The project site is classified as an area of high seismicity. The Leonard report was included in the appendix to the PSE evaluation report.

The report evaluated several different areas of the site. A technical analysis was completed for each building area including:

- ◆ Area A – Gymnasium/Auditorium
- ◆ Area B – Administrative/Exercise
- ◆ Area C – Classroom Wing
- ◆ Area D – Library Wing
- ◆ Area E – Walkway

The evaluation analyzed various structural components and developed findings of deficiencies and recommendations for:

- ◆ Roof level
- ◆ Shear walls,
- ◆ Vertical components
- ◆ Lateral resisting elements
- ◆ Miscellaneous structural components

The evaluation performed by PSE found significant deficiencies in certain structural elements of the facility that have implications for the safe performance of the buildings in a seismic event. However, the report states: “We did not observe any immediate life safety concerns that need to be addressed immediately. It appears that the building is being fairly well maintained and we have assumed that typical maintenance and repair issues will continue to be addressed.” Immediate recommendations of this report for continued operation of the facility in its current configuration included:

- ◆ Inspect flat or “bathtub” sections of the roof following any significant rain or snow event
- ◆ Maintain adequate drainage of roof areas
- ◆ Protect floor beams in the basement “boxing area” from damage by heavy bags
- ◆ Do not use the gym for high occupancy assembly events

The **McKinstry report** outlined costs and savings of replacing one of the main boilers responsible for heating of the entire Garden Home Recreation Center facility. The report recommended that the existing oil-fired boiler be replaced with a high efficiency gas-fired steam boiler. It outlined total project costs and net savings on energy, utility costs, and O&M.

APPROACH

Step 1. Data Collection and Analysis

FCS GROUP reviewed the existing reports along with other data and topographic information on the facility provided by THPRD. THPRD staff conducted a site visit allowing the team to visually access all the spaces, rooms, and program areas of the facility. It was apparent that the recommendations of the PSE and Leonard reports had implications for future operating and maintenance (O&M) and upgrade costs for the facility, and we based our assumptions on the preliminary, estimated costs outlined in each report.

Step 2. Strengths, Weakness, Opportunity and Threats (SWOT) Analysis

In evaluating facilities, it is essential to have an understanding of the strengths and weaknesses of the facility along with the opportunities and threats inherent in the place. The Strengths, Weakness, Opportunity and Threats (SWOT) lists these characteristics and helps establish a baseline understanding of what is being evaluated. A SWOT list contains many subjective items, but they provide a critical understanding the history and long-term future of a facility.

The SWOT analysis for the Garden Home Recreation Center, presented in **Table 2**, illustrates pertinent features and characteristics of the facility.

Table 2. Garden Home Recreation Center SWOT Analysis

<p>Strengths</p> <ul style="list-style-type: none"> ◆ Supportive Population/Demographics ◆ Location ◆ Mix of uses/services/programs ◆ Identity ◆ Proximity to residential neighborhoods ◆ Transit Connection ◆ Well maintained – over all 	<p>The facility is well recognized and used in the community. There is a historic connection to the facility by many patrons. It is easily accessed by various modes of transportation. The facility is well maintained and in general very serviceable condition.</p>
<p>Weaknesses</p> <ul style="list-style-type: none"> ◆ Age – Mechanical/Electrical/Plumbing (M/E/P) ◆ Seismic fitness ◆ Land Locked ◆ Space configuration/program limitation ◆ Size Limitation ◆ Parking Restrictions 	<p>Some of the biggest weaknesses of the facility are its age and the adaptation of spaces to program needs. The facility is somewhat limited by its land area for expansion, parking at times is inadequate and there are structural issues identified that could be potential hazardous in a major seismic event.</p>
<p>Opportunities</p> <ul style="list-style-type: none"> ◆ Additional program space availability ◆ Absorb leased spaces ◆ Expansion to outdoor hard-surfaced play area ◆ Interior Remodel/reconfigure ◆ Exterior upgrade ◆ Extension of usable life 	<p>There are spaces now leased that could be used for expanded program needs. There is space for building additions on the hard surfaced play areas, but those would be sacrificed. The exterior could be updated to provide a more contemporary appearance and certain systems could be upgraded to provide a longer usable life.</p>
<p>Threats</p> <ul style="list-style-type: none"> ◆ Seismic fitness ◆ HVAC ◆ Physical configuration ◆ Parking limitations ◆ Other, nearby, newer recreation centers 	<p>Seismic upgrades should be made to prevent hazardous conditions in the event of an earthquake. The HVAC system is costly and inefficient. Parking is often limited and discouraging to patrons, and newer nearby recreation facilities might lure patrons from using this facility.</p>

Step 3 - Develop Preliminary Improvement Alternatives and Assessment Factors

Our assessment factors assume continuation of a THPRD facility on this site. Whether upgrading and enhancing the existing facility or constructing a new facility, the Garden Home Recreation Center is an established, well-utilized facility in this part of the metropolitan region. The facility maintains a clear association with the surrounding neighborhoods and resident users that is difficult to quantify, but influences the decisions for the future of this facility. This factor must be taken into account for similar facilities.

Older neighborhood facilities like the Garden Home Recreation Center are cherished places within the communities, providing historic continuity to the neighborhood. This “sense of place” cannot readily be replaced by new facilities without significant disruption to a neighborhood and its residents. Potential gained from a new facility may displace the emotional connection and loyalty to an older facility. Maintaining and upgrading an existing, older building often pays dividends in good will – something not readily quantifiable by a study of this type.

Our approach to evaluating the options available with older facilities considered four levels of investment. Based on the facility evaluation reports, some level of investment is needed at the Garden Home Recreation Center, as would be the case with most older facilities. The preliminary improvement cost estimates for each investment scenario are based upon current industry standards for the Portland Metropolitan area and are expressed in constant 2011 dollars.

GARDEN HOME RECREATION CENTER IMPROVEMENT SCENARIOS

Scenario A. Tenant Improvement Scenario (No Action)

Tenant Improvements (TI) form the baseline investment strategy. With the TI, we assume a minimal level of improvements: paint, patch, and repair, along with a degree of improvements to the roof, and a modicum of weatherization to improve energy efficiency. Our cost estimate for TI is \$70/SF and our estimate for Garden Home Recreation Center is based upon one quarter (25 percent) of the total facility square footage.

Scenario B. Remodel and Upgrade Scenario

B1. Major Remodel and Addition Scenario

The next investment strategy would include a major remodeling effort and expansion. This effort incorporates everything assumed under the TI, and also addresses some of the structural issues outlined in the structural engineer’s report. This scenario provides for HVAC upgrades and more in-depth weatherization. In addition, this scenario involves the addition of operational or program space, either through re-using space occupied by lease tenants (such as the library or day care) or by building a modest addition to the facility. For planning purposes, we assumed construction costs of \$111/SF, and a facility expansion to 60,030 square feet.

B2. Functional Upgrade Scenario

The PSE report addresses certain “functional upgrades for seismic and life safety.” This investment scenario assumes an upgrade of all structural components, roof, exterior envelope, and some interior upgrades. The upgrades include HVAC (update or replace) and a thorough weatherization program. No additional space is assumed in this option. For planning purposes, we based our estimates on the costs in the PSE report: \$80/SF calculated over the entire 53,030 SF of the facility.

Scenario C. Building Replacement/New Construction Scenario

This scenario assumes demolishing the existing facility and designing and building an entirely new facility on the existing site. For planning purposes we assumed construction cost estimates for design and construction of \$190/SF, and an increase in the overall facility to 80,000 square feet.

Table 3 summarizes the facility issues and associated upfront capital costs addressed under each of the Garden Home Recreation Center improvement scenarios. Options for addressing versus examining key facility issues are noted for each of the improvement scenarios.

Table 3. Garden Home Recreation Center Improvement Scenario Matrix

Facility Issue Item	Options			
	No Action - Tenant Improvements ²	Functional Upgrade - Seismic/Life Safety	Remodel & Addition - Interior/Exterior ³	Demolition/ New Construction
Architectural				
Interior Modification	✓	✓	✓	✓
Exterior Modification	○	✓	✓	✓
ADA	○	○	○	✓
Paint/Patch/Repair	✓	✓	✓	✓
Structural				
Roof	✓	✓	✓	✓
Shear Wall	○	✓	✓	✓
Vertical Connections	○	✓	✓	✓
Miscellaneous Components	○	✓	✓	✓
Lateral Resisting Components	○	✓	○	✓
Mechanical/Electric/Plumbing				
HVAC	○	✓	✓	✓
Plumbing	○	✓	✓	✓
Energy/Weatherization	✓	✓	✓	✓
Site				
Parking	○	○	○	✓
Walkways	○	✓	○	✓
Outdoor Play Areas	✓	✓	✓	✓
Play fields	○	○	○	✓
Play Structures	○	○	○	✓
Underground facilities ¹	○	○	○	✓
Capital Cost				
Planning Level Unit Cost	\$70/SF	\$80.00/SF	\$111/SF	\$190/SF
Improvement Square Feet	12,508	53,030	60,530	80,000
Capital Cost Estimate	\$880,000	\$4,200,000	\$6,700,000	\$15,200,000

Notes:

¹ Includes tanks, cisterns, wells (water), wells (dry), sewer, water, gas lines, tunnels, etc.

² assumes 1/4 of the facility for T1 and remodel; required four times over 20 years.

³ assumes facility renovation at \$100 per sf plus 7,500 addition at \$190 per sf.

✓ = Address Issues

○ = Examine Issues

Step 4. Evaluation of Scenarios

Table 4 outlines the benefits of each of the Garden Home Recreation Center improvement scenarios, which provides a subjective rating regarding whether a major or minor benefit is expected with respect to certain criteria. It should be noted that the actions included within each scenario are not mutually exclusive. Hybrid scenarios may be developed that include some aspects of various scenarios. For

example, all of the structural upgrades in Scenario B1 could be included with Scenario B2 as one redevelopment scenario.

The potential benefits that result from the investment scenarios are outlined below.

- ◆ **Increase Efficiency** – Certain options increase energy efficiency. For example, updates to or replacement of HVAC, and weatherization investments improve energy utilization efficiency.
- ◆ **Increase Safety** – Some of the recommended improvements improve the safety of the entire facility while others improve the safety of certain areas. For example, structural upgrades bring the entire facility into compliance with seismic safety requirements while repair and maintenance of the outdoor play area roof improve the safety of that particular element.
- ◆ **Additional Space** – New space or reutilized operational/program space provides for new or expanded activities or leased by tenants, thereby generating additional operating income.
- ◆ **Upgraded Space** – Improving the configuration of existing operational/program space may entail expanding the existing exercise space or relocating a use to a more appropriate space.
- ◆ **O&M Costs** – Most improvements will have a positive (cost savings) impact on operating and maintenance costs. For example, a weatherization effort such as replacing single pane windows with insulated systems positively impact energy costs.
- ◆ **Public Opinion** – How users may respond to facility improvements is a subjective assessment, but one that needs to be addressed. A new facility will undoubtedly be well received by the majority of the community, but a certain portion of the community may object to the loss of an older, familiar building. Certain improvements will go unnoticed by the general public, such as structural upgrades for seismic safety. Any building addition or cosmetic improvements should be received favorably by users and the general public, but without a major impact.

Table 4. Garden Home Recreation Center Potential Benefits Matrix

Options	Potential Benefits					
	Increase Efficiency	Increase Safety	Additional Space	Upgrade Space	Reduce O&M Costs	Perceived Public Benefit
No Action - Tenant Improvements	○	○	○	○	○	○
Functional Upgrade - Seismic, Life & Safety	✓	✓	○	○	✓	○
Remodel & Addition - Interior & Exterior	✓	○	✓	✓	✓	✓
Demolition/New Construction	✓	✓	✓	✓	✓	✓

✓ = Major Impact

○ = Minor Impact

The two matrices (**Tables 3 and 4**) indicate that prior to any major improvement (such as remodeling or adding new square feet of program space), THPRD should consider functional upgrades to the existing buildings at Garden Home Recreation Center as a first step, prior to constructing any additions to the facility. Functional upgrades include, but are not limited to safety, structural, seismic, weatherization and HVAC update/replacement. The “No Action” option (Scenario A) represents a continuation of the ongoing maintenance program at the facility, and would entail some level of periodic investment (such as re-roofing, painting, paving, etc.).

If THPRD decides that it is important to remodel an existing facility, and perhaps build additional space, complete structural and seismic upgrades (**Table 4, “Functional Upgrade”**) to the existing facility should be the first investments made. The costs of these upgrades would then be added to any remodel or addition effort in order to determine the magnitude of investment required to create an efficient, fully programmable and safe facility. This scenario is hereafter referred to as *Scenario B: Remodel and Upgrade*.

Step 5. Conduct Life-Cycle Cost Analysis

THPRD will need to undertake a Life-Cycle Cost (LCC) analysis as the next step towards a decision. LCC is an economic assessment of a facility’s structure, systems, and components that considers all of the significant costs to an owner over a defined long-term time period with results quantified in dollar amounts. Agencies often use LCC to assess the consequences of facility capital investment decisions or improvement scenarios and to estimate the annual operation and maintenance costs (O&M) for budgeting purposes.

FCS GROUP performed a preliminary LCC evaluation for the Garden Home Recreation Center as a baseline analysis to ascertain the relative net present value of facility improvement scenarios. THPRD may use or refine this LCC approach as a consistent means for comparing facility investment options among other aging facilities within the district.

LCC Definition

A definition of life-cycle costs by the Federal Office of Management and Budget (OMB) is:

“The total cost of a system, building, or other product, computed over its useful life. It includes all relevant costs involved in acquiring, owning, operating, maintaining, and disposing of the system or product over a specified period of time, including environmental and energy costs.”

Life-cycle costing is intended to provide an owner with an adequate analysis of total costs over a defined long-term time period (not necessarily the entire life span of a facility).

In order to produce a reasonable LCC, THPRD must identify key assumptions with respect to:

- ◆ Annual income and expense estimates for facility improvement scenarios. (NOTE: For this preliminary LCC analysis, FCS GROUP utilized adopted THPRD budgets for current facilities and converted revenues and operating expenses to a dollars per net usable square foot basis. This includes potential utility cost savings from energy efficiency upgrades, as well as new revenue that may be generated by expanded programs onsite.)
- ◆ Facility floor area in gross and net usable square feet.
- ◆ Timeframe for the LCC analysis - current analysis assumes 30 years, but this could be extended.
- ◆ Upfront capital costs for facility improvements (it should be noted that “sunk costs” are not typically included in LCC analysis since the LCC analysis is forward looking).
- ◆ Periodic major maintenance costs and replacement reserve assumptions.
- ◆ Escalation rates (for revenues and costs);
- ◆ Discount rates (for converting future dollars to present dollar amounts).

The escalation rate and the discount rate assumed in the LCC analysis must be consistently applied to all improvement alternatives in order to generate an equitable comparison. Escalation rates are commonly established based on trends in various indices, such as the Consumer Price Index, ENR Construction Cost Index, or other measure. Discount rates are usually set at levels that match expected levels of inflation (such as the CPI); or they may be set higher to reflect the cost of financing (debt costs or prime lending rate), some level of targeted return on investment (U.S. long-term Treasury bond index), or another measure of investment opportunity.

Step 5.1. Document Annualized Income and Expenses (before debt service)

In this step, annualized assumptions for the No Action Alternative are compared with one or more of the facility investment scenarios. Using information provided by THPRD and the improvement scenarios developed in Step 3, this step in the LCC process compares the annualized revenue and cost impacts of each chosen alternative. The preliminary revenue and operating expense estimates for the improvement scenarios were established based on the District's budget for Garden Home Recreation Center for FY 2010/2011, which is provided in **Table 5**.

Table 5. Garden Home Recreation, Annual Budget FY 2010/2011

	Annual Budget	Budget Per Net SF**
Estimated Income from Program Revenue	\$1,329,000	\$41.00
Expenses		
Direct Variable Costs		
Programs & Instruction	(\$862,917)	(\$23.33)
Building Maintenance	(\$80,927)	(\$2.19)
Subtotal	(\$943,844)	(\$25.52)
Direct Fixed Costs		
Administration - General	(\$721,823)	(\$19.52)
Maintenance - Admin.	(\$11,613)	(\$0.31)
Building Maintenance	(\$389,043)	(\$10.52)
Vehicle & Equipment/Maintenance	(\$5,712)	(\$0.15)
Subtotal	(\$1,128,191)	(\$30.51)
Grand total Expenses	(\$2,072,035)	(\$56.03)
Net Operating Income (before Direct Cost allocation)	(\$743,000)	(\$15.03)
<i>Notes:</i>		
<i>*excludes indirect overhead allocations</i>		
<i>**Facility Floor Area Assumptions:</i>		
<i>Gross Square Feet</i>	53,030	
<i>Less Common Area</i>	16,049	
<i>Net Square Feet</i>	36,981	
<i>Percent Usable</i>	70%	

Source: Tualatin Hills Park and Recreation District staff.

FCS GROUP utilized the annual budget for the existing Garden Home Recreation Center facility to estimate unit cost assumptions for revenues and expenses by usable square feet of building floor area. Key assumptions for annual (stabilized year) revenues and operating expenses take into account the existing

and potential new usable square feet of building area for each of the three improvement scenarios (see **Table 6**).

The analysis provided in **Table 6** provides a comparison of stabilized year annual net operating revenue (before debt service or capital facility improvement costs) for each of the selected improvement scenarios. The results shown in **Table 6** indicate *Scenario A: No Action* is expected to have a total net operating cost (direct revenue less direct expenses) of approximately \$912,000 per year. In comparison, *Scenario B: Upgrade and Remodel* is expected to have a slightly more favorable net operating cost of \$696,000 per year. *Scenario C: New Construction* is expected to generate the most favorable net operating cost of approximately \$496,000 per year (before debt service).

Appendix A contains the unit cost assumptions associated with the annual revenue and expense estimates.

Table 6. Annual Expense/Revenue Estimates for Garden Home Recreation Center

Note: budgets are stated in constant FY 2010/2011 dollar amounts (and after first full year of project opening for Alts. B and C.)

	A. No Action		B. Upgrade & Remodel Alt.		C. New Construction	
	Annual Budget Est.		Annual Budget Est.		Annual Budget Est.	
Revenue						
Net Program Revenue	\$ 1,329,412		\$ 1,736,350		\$ 2,640,400	
Other Revenue	\$ -		\$ -		\$ -	
Total Revenue		\$ 1,329,412		\$ 1,736,350		\$ 2,640,400
Net Program Revenue Per Net SF	\$41.00		\$41.00		\$47.15	
Expenses						
Operating Expenses						
Administration	\$ -		\$ -		\$ -	
Programs & Instruction	\$ (862,917)		\$ (988,198)		\$ (1,306,708)	
Building Maintenance	\$ (80,927)		\$ (88,042)		\$ (98,038)	
Other	\$ -		\$ -		\$ -	
Subtotal	\$ (943,844)		\$ (1,076,240)		\$ (1,404,745)	
Fixed Operating Expenses						
Administration - General	\$ (721,823)		\$ (826,619)		\$ (1,093,050)	
Maintenance - Admin.	\$ (11,613)		\$ (13,299)		\$ (17,585)	
Building Maintenance	\$ (389,043)		\$ (445,525)		\$ (530,212)	
Vehicle & Equipment Maint.	\$ (5,712)		\$ (6,541)		\$ (8,650)	
Other	\$ -		\$ -		\$ -	
Subtotal	\$ (1,128,191)		\$ (1,291,985)		\$ (1,649,497)	
Total Operations Expenses	\$ (2,072,035)		\$ (2,368,225)		\$ (3,054,242)	
Non-Operating Expenses						
Interest Expense	\$ -		\$ -		\$ -	
Depreciation - Facilities	\$ -		\$ -		\$ -	
Depreciation - Equipment	\$ -		\$ -		\$ -	
Replacement Reserves (Percent of fixed exp.)	15%		5%		5%	
Replacement Reserves (Amount)	\$ (169,229)		\$ (64,599)		\$ (82,475)	
Other	\$ -		\$ -		\$ -	
Total Non-Operating Expenses	\$ (169,229)		\$ (64,599)		\$ (82,475)	
Total Operating & Non-Operating Expenses (before debt service)		\$ (2,241,264)		\$ (2,432,824)		\$ (3,136,717)
Net Operating Income (before debt service)		\$ (911,852)		\$ (696,474)		\$ (496,317)
Annual escalation assumption		3%		3%		3%
Facility Size						
Gross	53,000		60,500		80,000	
Net Usable	36,981	70%	42,350	70%	56,000	70%
Net Programmable (as % of net usable space)	30,241	82%	34,727	82%	47,600	85%
Capital Cost (2011 dollar estimate)	\$ 945,000		\$ 10,900,000		\$ 15,200,000	
Funding Assumptions	Pay as you go, repeat every 7 years four times		20-year bond*		20-year bond*	

* Debt service assumptions are based on a 20-year term with a 5.5% interest rate and 110% reserve requirement.

Step 5.2. Document Annualized Net Income after Capital Costs and Debt Service

In this step, assumptions are established regarding the cost, timing and financing of capital improvement costs and major renovation costs (that go beyond what the replacement reserves can fund).

This preliminary analysis assumes that the tenant improvement costs in Scenario A are “pay as you go” expenditures through THRPD budgeted revenues and reserves. The estimated \$945,000 in tenant improvement costs covers primarily windows, roofing, carpets, furniture, lighting, and furniture, appliances, and equipment. Scenario A assumes these expenditures occur upfront, and then repeated every seven years (year 1, year 7 and year 14). This scenario also assumes that the constant dollar estimate of \$945,000 escalates at an annual rate of 3.0 percent to arrive at future year dollar amounts.

Under Scenarios B and C, THPRD would presumably issue long-term debt financing. The terms for both scenarios assume 20-year terms, 5.5 percent annual interest, and a 110 percent reserve requirement financed in addition to the expected construction costs. **Table 6** shows the upfront capital cost estimates for each improvement scenario. Refer to **Appendix B** and **Appendix C** for estimated debt amortization assumptions for Scenarios B and C, respectively.

Step 5.3. Estimate Remaining Facility Asset Value at End of Life-Cycle Time Period

In addition to the net income forecasts documented in Step 5.2, a LCC analysis should consider the remaining life of the facility or asset (building) at the end of the life-cycle period. In this case, we have assumed that the asset life of the building under Scenario A is 30 years into the future. Under Scenario B with significant seismic improvements and building rehabilitation, we have assumed that the asset life is extended to 40 years, and with Scenario C, it is assumed that the new facility would have a 60 year life span. Hence, at the end of the 30-year planning period, the remaining asset value would be zero with Scenario A; 25% of facility cost (times escalation allowance) with Scenario B; and 50% of facility cost (time escalation allowance) with Scenario C.

Step 5.4. Perform Life-Cycle Cost Analysis

This step of the LCC analysis combines the results from the net operating income analysis (Step 5.1) and annualized capital cost and debt service analysis (Step 5.2) and remaining asset value (Step 5.3) into a long-term schedule that depicts annual net operating income after debt service over the planning period. Discount rates are established to evaluate the net present value of future year dollar revenues or expenditures. For this analysis, FCS GROUP assumed a 30-year planning period and evaluated the net present value of the life-cycle costs (net operating income after debt service) by assuming discount rates of 3.0 percent, 4.0 percent and 5.0 percent.

Table 6 summarizes the result of this preliminary LCC analysis. As shown in **Table 7**, and based on the assumptions described above, the results of the LCC analysis generally indicate that there is a higher economic value associated with *Scenario C: New Construction*, followed by *Scenario A: No Action*, and then *Scenario B: Upgrade and Remodel*. For example, if we assume a 5.0 percent annual discount rate, the net present value of cash flows for Scenario C is negative \$24.4 million, and for Scenario A is negative \$23.0 million. Both of these estimates are less negative than for Scenario B, which is negative \$26.5 million. Hence, the results indicate that scenarios A and C should be refined for further consideration, but Scenario B may not merit such consideration from an economic return on investment standpoint.

Table 7. Net Present Value of Life-Cycle Costs, Comparison of Improvement Scenarios

Discount Rate Assumption	Scenario A No Action	Scenario B Upgrade & Remodel	Scenario C New Construction
3%	(\$30,200,000)	(\$32,800,000)	(\$28,200,000)
4%	(\$26,300,000)	(\$29,400,000)	(\$26,200,000)
5%	(\$23,000,000)	(\$26,500,000)	(\$24,400,000)

Source: Based on findings shown in Appendix D.

5.4. Refine Life-Cycle Cost Analysis Assumptions and Conduct Sensitivity Analysis

In this final step of the LCC analysis, the results from Steps 5.3 and 5.4 could be used to refine optional improvement scenarios. Additional analysis could include more refined or detailed cost estimates, funding/financing assumptions, or revenue assumptions for each scenario. New hybrid scenarios may also be developed for consideration to help mitigate expected costs and/or to enhance future revenues; thereby generating a more positive return on investment for THPRD and its customers.

CONCLUSIONS AND NEXT STEPS

This memorandum is intended to provide a step-by-step approach to consistently evaluating aging recreation facilities and properties owned by THPRD. The findings utilize existing available studies and preliminary assumptions that can be refined in the future to provide more detailed estimates and analyses for decision-making purposes.

The approach recommended for evaluating and comparing recreation facility improvement scenarios or options includes steps that start with data collection and analysis of facility conditions and improvement alternatives (steps 1 and 2). Interim steps identified define specific improvement scenarios and create assessment factors to be used for assessing their ability to address key issues (steps 3 and 4). The LCC analysis in Step 5 includes a consistent method for calculating the net economic value or return on investment for each defined improvement alternative.

The combination of these steps can serve as a pilot approach for evaluating and comparing facility investment options. For potentially costly or controversial facility improvement decisions, THPRD must carefully consider and weigh the more subjective evaluation criteria that result from Step 4 with the quantified economic evaluation results from Step 5 before making a final decision regarding the preferred facility investment approach. This allows THPRD to ascertain issues like safety and community preferences along with measures of economic return on investment.

APPENDIX A UNIT COST ASSUMPTIONS FOR ANNUAL OPERATING AND EXPENSES BY IMPROVEMENT SCENARIO

(PER SQUARE FOOT OF NET USABLE FLOOR AREA)

	A. No Action*	B. Upgrade & Remodel		C. New Construction	
	Unit Cost	Variation from A to B**	Unit Cost	Variation from A to C**	Unit Cost
Revenue					
<i>Net Program Revenue Per Net Usable SF</i>	\$41.00	0.0%	\$41.00	15.0%	\$47.15
Direct Expenses					
Variable Operating Expenses					
Administration	\$0.00	0.0%	\$0.00	0.0%	\$0.00
Programs & Instruction	(\$23.33)	0.0%	(\$23.33)	0.0%	(\$23.33)
Building Maintenance	(\$2.19)	-5.0%	(\$2.08)	-20.0%	(\$1.75)
Other	\$0.00	0.0%	\$0.00	0.0%	\$0.00
Subtotal					
Fixed Operating Expenses					
Administration - General	(\$19.52)	0.0%	(\$19.52)	0.0%	(\$19.52)
Maintenance - Admin.	(\$0.31)	0.0%	(\$0.31)	0.0%	(\$0.31)
Building Maintenance	(\$10.52)	0.0%	(\$10.52)	-10.0%	(\$9.47)
Vehicle & Equipment Maint.	(\$0.15)	0.0%	(\$0.15)	0.0%	(\$0.15)
Other	\$0.00	0.0%	\$0.00	0.0%	\$0.00
Subtotal					

* derived from existing adopted budget for Garden Home Recreation Center, estimated by THPRD.

** based on expected change in energy costs, derived from supporting studies and assumptions.

APPENDIX B CONCEPTUAL FUNDING/FINANCING ASSUMPTION FOR SCENARIO B: UPGRADE AND REMODEL



Conceptual Funding/Financing Strategy
Preliminary Revenue Requirement for Option B
Debt Service Requirements, THPRD Garden Home Recreation Center

PRELIMINARY - SUBJECT TO CHANGE

GO Bonds / A (Based off of Bond Buyer 20 Year Bond Index)		Total Principal Amount \$	12,208,000
Issuance Cost (% of Principal Issued)	1.30%	Total Interest Amount \$	8,223,145
Interest Rate	5.50%	Total Amount \$	20,431,145
Repayment Term	20 Years		
Principal Deferral Period	0 Years	Average Annual Payments \$	1,021,557
Reserve Requirement (% of Average Annual Debt Service)	130.00%	Total Issuance Costs \$	134,288
Coverage Requirement	1.0	Annual Avg. Coverage Req.	-

Note: Debt service requirement is calculated using:
- 125 percent of average annual debt service on the bonds

New Debt Calculations	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	FYE 2017	FYE 2018	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
GO Revenue Bond																				
Total Amount Issued	\$ 12,208,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less: Issuance Costs	(134,288)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Reserve Requirement	(1,123,713)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Proceeds Available	\$ 10,949,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Principal Payments	\$ 350,117	\$ 369,374	\$ 389,689	\$ 411,122	\$ 433,734	\$ 457,589	\$ 482,757	\$ 509,308	\$ 537,320	\$ 566,873	\$ 598,051	\$ 630,944	\$ 665,646	\$ 702,236	\$ 740,880	\$ 781,629	\$ 824,618	\$ 869,972	\$ 917,821	\$ 968,261
Total Interest Payments	671,440	652,184	631,864	610,433	587,823	563,968	538,801	512,249	484,237	454,684	423,506	390,614	355,912	319,361	280,677	239,929	196,939	151,565	103,737	53,237
Total Payments	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557
Additional Coverage Required	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Bond Reserve For Final Year Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,123,713

Debt Amortization Schedules - GO Revenue Bonds	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	FYE 2017	FYE 2018	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Year 2011																				
Beginning Balance	\$ 12,208,000	\$ 11,837,893	\$ 11,468,509	\$ 11,099,820	\$ 10,732,698	\$ 10,367,608	\$ 9,994,374	\$ 9,613,618	\$ 9,234,909	\$ 8,858,989	\$ 8,486,416	\$ 8,116,844	\$ 7,750,016	\$ 7,386,688	\$ 7,026,516	\$ 6,669,356	\$ 6,315,164	\$ 5,963,896	\$ 5,615,516	\$ 5,270,080
Principal Payment	\$ 350,117	\$ 369,374	\$ 389,689	\$ 411,122	\$ 433,734	\$ 457,589	\$ 482,757	\$ 509,308	\$ 537,320	\$ 566,873	\$ 598,051	\$ 630,944	\$ 665,646	\$ 702,236	\$ 740,880	\$ 781,629	\$ 824,618	\$ 869,972	\$ 917,821	\$ 968,261
Interest Payment	671,440	652,184	631,864	610,433	587,823	563,968	538,801	512,249	484,237	454,684	423,506	390,614	355,912	319,361	280,677	239,929	196,939	151,565	103,737	53,237
Total Payment	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557	\$ 1,021,557
Ending Balance	\$ 11,837,893	\$ 11,468,509	\$ 11,099,820	\$ 10,732,698	\$ 10,367,608	\$ 9,994,374	\$ 9,613,618	\$ 9,234,909	\$ 8,858,989	\$ 8,486,416	\$ 8,116,844	\$ 7,750,016	\$ 7,386,688	\$ 7,026,516	\$ 6,669,356	\$ 6,315,164	\$ 5,963,896	\$ 5,615,516	\$ 5,270,080	\$ 4,928,112
Use of Bond Reserve For Final Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,123,713

APPENDIX C CONCEPTUAL FUNDING/FINANCING ASSUMPTION FOR SCENARIO C: NEW CONSTRUCTION



Conceptual Funding/Financing Strategy
Preliminary Revenue Requirement for Option B
Debt Service Requirements, THPRD Garden Home Recreation Center

PRELIMINARY- SUBJECT TO CHANGE

GO Bonds A/A (Based off of Bond Buyer 20-Year Bond Index)		Total Principal Amount	\$ 16,948,000
Insurance Cost (% of Principal Issued)	1.10%	Total Interest Amount	\$ 11,415,946
Interest Rate	3.20%	Total Amount	\$ 28,363,946
Repayment Term	20 Years		
Principal Deferral Period	0 Years	Average Annual Payments	\$ 1,418,197
Revenue Requirement (% of Average Annual Debt Service)	110.00%	Total Insurance Costs	\$ 186,428
Coverage Requirement	1.0	Annual Avg. Coverage Req.	\$ -

Note: Debt service requirement is calculated using:
- 125 percent of average annual debt service on the bonds

New Debt Calculations	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	FYE 2017	FYE 2018	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
GO Revenue Bonds																				
Total Amount Issued	\$ 16,948,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less: Insurance Costs	(186,428)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net: Revenue Requirement	(1,561,917)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Proceeds Available	\$ 15,386,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Principal Payments	\$ 486,037	\$ 512,790	\$ 540,994	\$ 570,749	\$ 602,140	\$ 635,237	\$ 670,197	\$ 707,057	\$ 745,946	\$ 786,973	\$ 830,256	\$ 875,920	\$ 924,096	\$ 974,921	\$ 1,028,542	\$ 1,085,111	\$ 1,144,793	\$ 1,207,756	\$ 1,274,183	\$ 1,344,263
Total Interest Payments	\$ 932,140	\$ 905,407	\$ 877,253	\$ 847,449	\$ 816,058	\$ 782,940	\$ 746,061	\$ 711,140	\$ 672,252	\$ 631,223	\$ 587,941	\$ 542,277	\$ 494,192	\$ 442,276	\$ 389,656	\$ 333,086	\$ 273,485	\$ 210,441	\$ 144,015	\$ 73,934
Total Payments	\$ 1,418,177	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197
Additional Coverage Required	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Bond Reserve For First-Year Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Debt Amortization Schedules - GO Revenue Bonds	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	FYE 2017	FYE 2018	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Year 2011																				
Beginning Balance	\$ 16,948,000	\$ 16,461,943	\$ 15,949,152	\$ 15,408,158	\$ 14,837,410	\$ 14,235,270	\$ 13,603,013	\$ 12,929,816	\$ 12,222,759	\$ 11,476,813	\$ 10,689,840	\$ 9,859,584	\$ 8,983,664	\$ 8,059,569	\$ 7,084,648	\$ 6,056,106	\$ 4,970,994	\$ 3,826,202	\$ 2,618,446	\$ 1,344,263
Principal Payment	\$ 486,037	\$ 512,790	\$ 540,994	\$ 570,749	\$ 602,140	\$ 635,237	\$ 670,197	\$ 707,057	\$ 745,946	\$ 786,973	\$ 830,256	\$ 875,920	\$ 924,096	\$ 974,921	\$ 1,028,542	\$ 1,085,111	\$ 1,144,793	\$ 1,207,756	\$ 1,274,183	\$ 1,344,263
Interest Payment	\$ 932,140	\$ 905,407	\$ 877,253	\$ 847,449	\$ 816,058	\$ 782,940	\$ 746,061	\$ 711,140	\$ 672,252	\$ 631,223	\$ 587,941	\$ 542,277	\$ 494,192	\$ 442,276	\$ 389,656	\$ 333,086	\$ 273,485	\$ 210,441	\$ 144,015	\$ 73,934
Total Payment	\$ 1,418,177	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197	\$ 1,418,197
Ending Balance	\$ 16,461,943	\$ 15,949,152	\$ 15,408,158	\$ 14,837,410	\$ 14,235,270	\$ 13,603,013	\$ 12,929,816	\$ 12,222,759	\$ 11,476,813	\$ 10,689,840	\$ 9,859,584	\$ 8,983,664	\$ 8,059,569	\$ 7,084,648	\$ 6,056,106	\$ 4,970,994	\$ 3,826,202	\$ 2,618,446	\$ 1,344,263	\$ -
Use of Bond Reserve For First Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

APPENDIX D LIFE-CYCLE COST ANALYSIS, COMPARISON OF IMPROVEMENT ALTERNATIVES



PRELIMINARY- SUBJECT TO CHANGE

	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	FYE 2017	FYE 2018	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039	FYE 2040
Option A																														
Annual Net O&M Revenue (before debt service)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)
Debt Service Payments	(96,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residual Building Value at End of Period*	\$ (189,841)	\$ (79,247)	\$ (47,282)	\$ (29,648)	\$ (18,877,888)	\$ (11,171,781)	\$ (7,121,484)	\$ (4,589,186)	\$ (2,893,749)	\$ (1,815,451)	\$ (1,142,214)	\$ (729,849)	\$ (468,582)	\$ (295,257)	\$ (184,615)	\$ (115,224)	\$ (72,152)	\$ (46,344)	\$ (29,244)	\$ (18,497)	\$ (11,712)	\$ (7,441)	\$ (4,715)	\$ (2,948)	\$ (1,841)	\$ (1,156)	\$ (726)	\$ (454)	\$ (283)	\$ (176)
Net Present Value																														
Discounted Net Present Value																														
0%	\$ (24,238,481)																													
0.4%	\$ (24,244,412)																													
0.5%	\$ (24,249,428)																													
Option B																														
Annual Net O&M Revenue (before debt service)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)
Debt Service Payments	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)
Residual Building Value at End of Period*	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)
Net Present Value																														
Discounted Net Present Value																														
0%	\$ (1,718,811)																													
0.4%	\$ (1,718,811)																													
0.5%	\$ (1,718,811)																													
Option C																														
Annual Net O&M Revenue (before debt service)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)	\$ (96,152)
Debt Service Payments	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)	(96,152)
Residual Building Value at End of Period*	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)	\$ (1,718,811)
Net Present Value																														
Discounted Net Present Value																														
0%	\$ (1,718,811)																													
0.4%	\$ (1,718,811)																													
0.5%	\$ (1,718,811)																													

*Residual building value analysis assumes zero value at end of 30 years for Option A, 2.25% remaining asset value for Option B, and 10% remaining asset value for Option C. Asset value basis is assumed to equal original cost at a escalation rate of remaining 5%.



Management Report to the Board April 4, 2011

Administration

Hal Bergsma, Director of Planning

Jessica Collins, Executive Assistant

Keith Hobson, Director of Business & Facilities

Jim McElhinny, Director of Park & Recreation Services

Bob Wayt, Director of Communications & Outreach

1. The Park District's summer 2011 activities guide was mailed in late March to all residences within THPRD boundaries. As usual, the summer camp guide was part of the book and was also sent separately to Beaverton elementary schools for delivery to parents. Copies of the activities guide and summer camp guide were also distributed to THPRD facilities and certain community locations, and both have been available on www.thprd.org since March 10. Registration for summer programs begins April 16 at 8:00 a.m.
2. Park District managers have begun meetings with key neighborhood groups to inform them about plans for the 112th Avenue site and to answer questions. The first meeting was with the Vose Neighborhood Association Committee (NAC) on March 17 in tandem with the District's scheduled bond measure update to the group. THPRD will present to four additional NACs in April-May: Central Beaverton, Denney Whitford/Raleigh West, Highland, and South Beaverton.
3. THPRD's new grant-writing consultant has been busy working with staff on proposals for the district and the Tualatin Hills Park Foundation. The consultant edited the proposals and made suggestions for improvement to the final applications. The largest request, \$70,000, was to the Oregon Parks & Recreation for a Local Government Grant that would help upgrade Camille Park.

Aquatics

Sharon Hoffmeister, Superintendent of Aquatic Program Services

1. Aloha Swim Center was closed for repairs March 19-27. Projects completed include resurfacing of the dressing room floors and installation of the control panel for the ultraviolet (UV) unit. With the UV unit now operational, we can begin using the pool blankets installed last September.
2. During National Water Safety month in May, we will again be promoting our Helping Hands Campaign. This event helps raise funds for the Aquatics Advisory Committee in order to providing matching funds with Parent-Teacher Organizations at local elementary schools to provide the Learn to Swim program for their students.

Maintenance

Dave Chrisman, Superintendent of Maintenance Operations

1. Staff recently completed equipment overhauls for the Toro mowing fleet. The fleet includes six high production mowers and eight trim mowers. Overhaul activities included engine tune-ups, belt adjustments, spindle replacements, blade replacements, bearing replacements, bearing lubrications, mow deck adjustments and hydraulic fluid replacements. The winter maintenance program begins in November and is completed in February. The spring mowing program will begin soon to coincide with the start of the baseball season.
2. Staff has been working with contractors to complete irrigation and landscape upgrades at Matrix Hill Park. A new irrigation system installation is underway, which includes a drip system for newly installed landscape at the front of the park, and another system for the landscape along the bank leading to the top of the hill. Three quick coupler valves have been installed to provide water access to spray-wash the pathway. A new control system will also be installed at the site.

Natural Resources & Trails Management

Bruce Barbarasch, Superintendent of Natural Resources & Trails Management

1. Sustainability. The Sustainable Purchases Fund, which is dedicated to small, in-house sustainability projects, awarded funds for low-flow showerheads and toilets, reusable mugs, electric hand-dryers, and a utility bike.
2. Month of Green. The Sustainability Committee and Interpretive Center staff are preparing for April's Month of Green activities which include: staff trainings, posters, Nature Days in the Parks, and a Green Garden Fair.
3. ADA Trail Access. Staff are interpreting and working on an action plan for new ADA rules which allow additional types of motorized access for disabled individuals on trails.
4. Volunteer Report. Two hundred fifty volunteers worked in nine different parks over the last month, including Vale, Chantal Village, Rosa, Brookview, and Morrison Woods Parks. Our volunteers contributed approximately 810 hours of time, valued at \$14,600. Eagle Scout, Keith Crisologo, recently created five large, fly-like model bugs for Bug Fest. Eagle Scouts are also working on restoration projects in Vale and Brookview Parks, as well as building educational materials for the Interpretive Center.

Planning & Development

Steve Gulgren, Superintendent of Planning & Development

1. Bond Projects: Staff continues to move forward on the two remaining play equipment replacement projects: Waterhouse Park and Lost Park. For the Waterhouse Park project, staff is finalizing drawings for jurisdictional submittal. For the Lost Park project, staff is preparing to release the Request for Quotes (RFQ) for contractor cost quotes. Both projects should be under way by late spring and should be completed by the end of the summer.
2. PCC Site Improvements: Staff continues to work on two projects at the PCC Rock Creek Recreation Facility. The first project involves fencing related to the dog park as well as additional project fencing and netting. Staff has submitted the land development application to Washington County and is anticipating approval by the end of March. The

second project relates to the construction of an additional grant funded restroom. Staff is waiting for the final approval from PCC to proceed with the land development application submittal to the County.

3. 2011 Recreational Trails Program Grant (Cedar Mill Trail): Staff made a presentation to the Recreational Trails Program Advisory Committee on March 8. The proposed trail would connect 107th Avenue through Cedar Mill Park to the adjacent school. The total estimated project cost is \$80,000 and the grant request is for \$50,000. Therefore, the District match would be \$30,000. The trail project was one of 20 projects that were presented to the review committee. Staff will be notified of the results sometime in April or May.

Programs & Special Activities

Lisa Novak, Superintendent of Programs & Special Activities

1. The Bethany Lake Community Garden is almost half-full at this time. All other THPRD community gardens are full.
2. Tennis Center staff has been working closely with the USTA/PNW, and has chosen April 10 to host a 10 & under tennis event. This one-day event will be followed by a regular program opportunity for the players to sign up. This new program will run during the month of May.
3. Park Maintenance staff has constructed two new tennis backboards to be placed at Sunset Park and Cedar Mill Park. The park court backboard inventory is now at 11.
4. The Stuhr Center will honor over 100 volunteers during National Volunteer Week with a lunch on April 12.
5. The Jenkins Estate is now on www.myportlandwedding.com, the premier wedding web site for venues. The Estate has had several tours and two bookings from the site in three weeks.

Recreation

Eric Owens, Superintendent of Recreation

1. Cedar Hills Recreation Center staff attended a gathering for local Cedar Hills community leaders at Cedar Hills United Church of Christ. The focus was networking and sharing various perspectives about needs in our area and challenges facing local residents. The group was very interested in the Rec Mobile activities as well as the enrichment programs offered in our after school program. Another meeting is scheduled for April to further examine additional collaborative opportunities.
2. The Garden Home Recreation Center Winter 2011 gymnastics show was held March 18. There were approximately 70 kids from 10 different winter term classes who participated. Preparing for this show is a large team effort by staff from Programming, Building Maintenance, Skill Techs, and Ball Field Maintenance, who brought in additional bleacher seating for all the spectators. It was another great show this year.
3. The Bureau of Environmental Services sewer project at the Garden Home Recreation Center is nearly complete. The field area is open for use and the new play structure is open. Remaining items are plantings, seeding of grass areas, and resurfacing the

pervious parking surface in the north end of the Garden Home Recreation Center property.

Security Operations

Mike Janin, Superintendent of Security Operations

1. Five, one-hour classes were recently held for all employees regarding THPRD's Emergency Response Program. This year, we presented a class entitled, THPRD Emergency Response Program - the last three years in review. Overall, 235 employees attended. Staff did a refresher on program content and reviewed five cases that were substantial in nature for employee involvement. One more class will be available at the end of March.

Sports

Scott Brucker, Superintendent of Sports

1. Fields: The month of March was very wet, resulting in limited play on fields. Baseball and softball play was rained out for the majority of the month, while soccer and lacrosse reviewed play daily in an effort to limit field damage. The National Weather Service long-range models are predicting a wetter than usual April as well.
2. Special Events: On Saturday, April 9, the Athletic Center will be hosting the 2nd annual 5-on-5 Hoop Extravaganza Basketball Tournament. Final rosters are due April 4.
3. Facility Use: Staff is continuing facility use discussions with the Beaverton School District, targeting gym use. Staff is working to make gym time usage more efficient, and adding more early time slots available to the middle school teams.

Business Services

Cathy Brucker, Finance Manager
Nancy Hartman-Noye, Human Resources Manager
Mark Hokkanen, Risk and Contract Manager
Ann Mackiernan, Operations Analysis Manager
Phil Young, Information Services Manager

1. During the month of April, employees will be conducting earthquake drills. Departments participate by practicing the *Drop, Cover and Hold* technique and evacuation procedures. Some departments also include the general public in educational sessions and practice evacuation scenarios. This is an annual requirement for public employers.
2. The HMT Recreation Complex and East Annex graduated from the Oregon OSHA Safety and Health Achievement Recognition Program (SHARP) program. After a one-year deferral, the first of three facility-based groups has completed the five-year evaluation process. The SHARP program's focus is for employers to become self-reliant in managing their own safety and health program and to incorporate safety and health into the core values of the organization. THPRD is the first park and recreation agency in the nation, and the largest multi-site agency in Oregon, to complete this program.
3. In support of THPRD's outreach initiatives, Human Resources Department staff participated in the Diversity and Government Career Fair on March 30. The career fair, sponsored by the State of Oregon, was held at the Ambridge Center in Portland. The event focused on job placement for candidates from multicultural backgrounds, and attracted over 900 job-seekers. Over 35 governmental and professional organizations participated in the event.

April

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					1	2
3	4 Board Meeting 7pm @ Dryland/HMT	5	6 Aquatics Advisory Comm Mtg 7pm	7	8 Stuhr Center Expansion Project Informational Mtg 1:30pm @ Stuhr Ctr	9
10	11 Stuhr Ctr Advisory Comm Mtg 10am	12 Historic Facilities Advisory Comm Mtg 1pm	13 Recreation Advisory Comm Mtg 7pm	14	15	16
17	18 Budget Committee Work Session 6pm @ Elsie Stuhr Ctr	19 Trails Advisory Comm Mtg 7pm Parks Advisory Comm Mtg 6pm	20	21 Sports Advisory Comm Mtg 4:30pm	22	23 Rhododendron Show @ Jenkins Estate
24	25	26 Natural Resources Advisory Comm Mtg 6:30pm	27	28	29	30 Green Garden Fair & Native Plant Sale @ Nature Park

2011

May

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2 Board Meeting 7pm @ Dryland/HMT	3	4 Aquatics Advisory Comm Mtg 7pm	5	6	7 Barefoot Quilt Festival @ Jenkins Estate
8	9 Stuhr Ctr Advisory Comm Mtg 10am	10	11	12	13	14
15	16 Budget Committee Meeting 7pm @ Dryland/HMT	17 Historic Facilities Advisory Comm Mtg 1pm Trails Advisory Comm Mtg 7pm Parks Advisory Comm Mtg 6pm	18	19 Sports Advisory Comm Mtg 4:30pm	20	21
22	23	24 Natural Resources Advisory Comm Mtg 6:30pm	25	26	27	28
29	30 HOLIDAY	31				

2011

June

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 Aquatics Advisory Comm Mtg 7pm	2	3	4
5	6 Board Meeting 7pm @ Dryland/HMT	7	8	9	10	11
12	13	14 Historic Facilities Advisory Comm Mtg 1pm	15	16 Sports Advisory Comm Mtg 4:30pm	17	18
19	20 Board Meeting 7pm @ Dryland/HMT	21 Trails Advisory Comm Mtg 7pm Parks Advisory Comm Mtg 6pm	22	23	24	25
26	27	28 Natural Resources Advisory Comm Mtg 6:30pm	29	30		

2011

**Tualatin Hills Park and Recreation District
Monthly Capital Project Report
Estimated Cost vs. Budget
Through 02/28/11**

Description	Project Budget					Project Expenditures			Estimated Total Costs			Est. Cost (Over) Under Budget	
	Prior Year Budget Amount (1)	Budget Carryover to Current Year (2)	New Funds Budgeted in Current Year (3)	Cumulative Project Budget (1+3)	Current Year Budget Amount (2+3)	Expended Prior Years (4)	Expended Year-to-Date (5)	Estimated Cost to Complete (6)	Basin of Estimate	Project Cumulative (4+5+6)	Current Year (5+6)	Project Cumulative	Current Year
GENERAL FUND													
CAPITAL OUTLAY DIVISION													
CARRY FORWARD PROJECTS													
Oil-leash Dog Park Construction	50,000	50,000	-	50,000	50,000	-	140	49,860	Budget	50,000	50,000	-	-
Land Acquisition- Jenkins Estate Right of Way	90,000	-	-	90,000	90,000	-	-	90,000	Budget	90,000	90,000	-	-
John Quincy Adams Young House Renovation	100,000	4,500	-	100,000	4,500	86,171	-	4,500	Budget	90,671	4,500	9,329	-
Sluhr Center- Bequest Funded Project	75,000	63,000	-	75,000	63,000	6,443	-	63,000	Budget	69,443	63,000	5,557	-
GIS Development	35,508	29,042	-	35,508	29,042	15,689	855	25,934	Award	42,478	26,789	(6,970)	2,253
Board/Conference Room-Audio	8,000	5,982	-	8,000	5,982	1,591	82	5,900	Budget	7,573	5,982	427	-
Software Upgrades	20,000	-	-	20,000	20,000	-	-	19,975	Budget	20,000	20,000	-	-
Challenge Grant Competitive Fund	30,000	30,000	-	30,000	30,000	-	-	30,000	Budget	30,000	30,000	-	-
John Marty Park Community Garden	16,750	7,700	-	16,750	7,700	15,016	-	7,700	Budget	22,716	7,700	(5,966)	-
HMT Administration Center Front Office Remodel	85,000	55,530	88,450	173,450	143,980	26,840	10,640	604	Deferred	38,084	11,244	135,366	132,736
Barnes School Field Irrigation Restoration	35,000	33,929	-	35,000	33,929	1,101	19,000	14,929	Budget	35,030	33,929	(30)	-
Athletic Field Turf Renovation	45,000	-	-	45,000	45,000	-	-	45,000	Budget	45,000	45,000	-	-
Ridgewood View Park Improvements	44,000	44,000	-	44,000	44,000	-	-	44,000	Budget	44,000	44,000	-	-
Bethany Lake Cmnty Garden Exp	15,000	15,000	-	15,000	15,000	100	5,297	9,703	Budget	15,100	15,000	(100)	-
Utility Vehicle	10,000	10,000	-	10,000	10,000	-	11,932	-	Complete	11,932	11,932	(1,932)	(1,932)
GH Window Rplcmnt - Game Room	9,000	4,000	-	14,000	9,000	-	8,927	-	Complete	8,927	8,927	5,073	73
50M North Window Reseal	16,000	15,033	10,967	26,967	26,000	967	22,170	-	Complete	23,137	22,170	3,830	3,830
Jenkins Main House Dishwasher	3,700	3,700	-	3,700	3,700	-	-	-	Deferred	-	-	3,700	3,700
Sluhr Ctr Supply Fan Motor	3,500	3,500	-	3,500	3,500	713	-	-	Deferred	713	-	2,787	3,500
Admin Office Condensing Unit	8,500	6,815	20,000	28,500	26,815	1,702	8,439	6,642	Award	16,783	15,081	11,717	11,734
HSC Domestic Hot Water Htg Tank	32,000	15,000	-	32,000	15,000	-	14,320	-	Complete	14,320	14,320	17,680	680
Ridgewood Park Irrigation	25,000	25,000	-	25,000	25,000	-	11,338	13,662	Budget	25,000	25,000	-	-
Forest Hills Park Irrigation	30,000	30,000	-	30,000	30,000	-	-	-	Deferred	-	-	30,000	30,000
Forest Hills Park Bench	1,810	1,810	-	1,810	1,810	-	-	1,800	Award	1,800	1,800	10	10
Signage Master Plan	75,000	75,000	-	75,000	75,000	995	-	75,000	Budget	75,995	75,000	(995)	-
Rock Creek Trail Improvement	6,500	6,500	-	6,500	6,500	-	-	6,500	Budget	6,500	6,500	-	-
HMT Admin Bldg Skylight	38,000	38,000	-	38,000	38,000	-	34,880	-	Complete	34,880	34,880	3,120	3,120
Athletic Ctr Pathway Lighting	23,000	19,300	-	23,000	19,300	2,340	765	595	Deferred	3,700	19,300	19,300	17,940
TOTAL CARRYOVER PROJECTS	931,268	747,341	124,417	1,055,685	871,758	159,668	148,810	515,304		823,782	664,114	231,903	207,644
ATHLETIC FACILITY REPLACEMENT													
Resurface Tennis Courts (2 sites)	-	-	39,000	39,000	39,000	-	38,398	-	Complete	38,398	38,398	602	602
Long Jump Court Resurface	-	-	2,000	2,000	2,000	-	1,600	-	Complete	1,600	1,600	400	400
Bball/Stiball Backstop Rplcmnt	-	-	1,500	1,500	1,500	-	1,500	-	Complete	1,500	1,500	-	-
Basketball Asphalt Pads	-	-	4,500	4,500	4,500	-	5,569	-	Complete	5,569	5,569	(1,069)	(1,069)
Install Bleacher Backs & Rails	-	-	6,600	6,600	6,600	-	6,396	-	Complete	6,396	6,396	204	204
Athletic Field Lamps & Ballasts	-	-	2,500	2,500	2,500	-	2,500	-	Complete	2,500	2,500	-	-
Court Resurfacing	-	-	15,000	15,000	15,000	-	12,994	-	Complete	12,994	12,994	2,006	2,006
TOTAL ATHLETIC FACILITY REPLACEMENT			71,100	71,100	71,100		68,957			68,957	68,957	2,143	2,143
ATHLETIC FACILITY IMPROVEMENT													
Baseball/Softball Field Netting	-	5,000	5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
Indoor Basketball Score Boards (AC)	-	9,500	9,500	9,500	9,500	-	7,234	7,234	Complete	7,234	7,234	2,266	2,266
Kiosk - Greenway Park	-	3,000	3,000	3,000	3,000	-	-	3,000	Budget	3,000	3,000	-	-
HMT South Athletic Field Irrgn Rplcmnt Study	-	15,000	15,000	15,000	15,000	-	14,641	359	Award	15,000	15,000	-	-
Turf Field @ Jacob Wismer Elementary	-	-	-	-	-	-	10,976	-	Complete	10,976	10,976	(10,976)	(10,976)
TOTAL ATHLETIC FACILITY IMPROVEMENT			32,500	32,500	32,500		32,851	8,359		41,210	41,210	(8,710)	(8,710)
PARK AND TRAIL REPLACEMENTS													
Drinking Fountains	-	41,000	41,000	41,000	41,000	-	26,775	14,225	Budget	41,000	41,000	-	-
Sluhr Center Irrigation Repair	-	-	-	-	-	-	3,000	-	Complete	3,000	3,000	(3,000)	(3,000)
Signage (Master Plan Project)	-	50,000	50,000	50,000	50,000	-	17,738	32,262	Budget	50,000	50,000	-	-
Concrete Sidewalk Repair	-	130,039	130,039	130,039	130,039	-	10,514	61,151	Deferred	71,665	71,665	58,374	58,374
Asphalt Path Rplcmnt & Repair	-	390,369	390,369	390,369	390,369	-	9,907	380,462	Budget	390,369	390,369	-	-
Fence Replacement (3 sites)	-	22,500	22,500	22,500	22,500	-	-	22,500	Budget	22,500	22,500	-	-
Tables & Benches (2 sites)	-	4,500	4,500	4,500	4,500	-	4,282	-	Complete	4,282	4,282	218	218
Bridge & Boardwalk Repair (3 sites)	-	200,000	200,000	200,000	200,000	-	2,262	124,769	Deferred	127,031	127,031	72,969	72,969
Parking Lot Repair (1site)	-	113,200	113,200	113,200	113,200	-	662	112,538	Budget	113,200	113,200	-	-
Slurry Seal Parking Lots	-	60,786	60,786	60,786	60,786	-	50,804	2,661	Award	53,465	53,465	7,321	7,321
Play Structure (3 sites)	-	259,000	259,000	259,000	259,000	-	59,134	199,866	Budget	259,000	259,000	-	-
Marx Hill Woods Natural Area	-	-	-	-	-	-	15,202	7,000	Award	22,202	22,202	(22,202)	(22,202)
TOTAL PARK AND TRAIL REPLACEMENTS			1,271,394	1,271,394	1,271,394		200,280	957,434		1,157,714	1,157,714	113,680	113,680

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	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgetted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
PARK AND TRAIL IMPROVEMENTS													
Memorial Benches			8,000	8,000	8,000	-	858	7,142	Budget	8,000	8,000	-	-
Outdoor Tent			1,500	1,500	1,500	-	-	1,500	Budget	1,500	1,500	-	-
RTP Grant - Fanno Creek Trail Bridge			48,000	48,000	48,000	-	-	-	Award	-	-	48,000	48,000
MTIP Grant - Fanno Crk Trl/Hall Crsg			359,000	359,000	359,000	-	-	-	Award	-	-	359,000	359,000
LGGP Grant - PCC Complex Ratmas			35,000	35,000	35,000	-	-	35,000	Budget	35,000	35,000	-	-
LGGP Grant Match - Cedar Hills Play Equipment			50,000	50,000	50,000	-	-	-	Award	-	-	50,000	50,000
TOTAL PARK AND TRAIL IMPROVEMENTS			501,500	501,500	501,500	-	858	43,642		44,500	44,500	457,000	457,000
CHALLENGE GRANTS													
Challenge Grants			97,500	97,500	97,500	-	13,920	83,580	Budget	97,500	97,500	-	-
TOTAL CHALLENGE GRANTS			97,500	97,500	97,500	-	13,920	83,580		97,500	97,500	-	-
BUILDING REPLACEMENTS													
Harman Swim Ctr Boiler			40,000	40,000	40,000	-	39,310	-	Complete	39,310	39,310	690	690
GH Boiler Room Roof & Gutter Rplc			11,000	11,000	11,000	-	10,228	-	Complete	10,228	10,228	772	772
Jenkins Tea House Roof/Gutter Rplc			3,400	3,400	3,400	-	2,614	-	Complete	2,614	2,614	786	786
Jenkins Water Tower Roof/Gutter Rplc			7,800	7,800	7,800	-	5,784	-	Complete	5,784	5,784	2,016	2,016
Jenkins Eggmt Shed Roof Rplc			8,200	8,200	8,200	-	3,602	-	Complete	3,602	3,602	4,598	4,598
Jenkins Root Cellar Roof Rplcmt			2,800	2,800	2,800	-	6,800	-	Complete	6,800	6,800	(4,000)	(4,000)
GH Gym Landing Roof Rplcmt			1,500	1,500	1,500	-	5,960	-	Complete	5,960	5,960	(4,460)	(4,460)
AC Wood Floor Refinish			12,000	12,000	12,000	-	10,000	-	Complete	10,000	10,000	2,000	2,000
Sir Manzanita Wood Floor Refinish			1,250	1,250	1,250	-	-	1,300	Award	1,300	1,300	(50)	(50)
CH Wood Floor Rfnsh - Rms 5&6			3,200	3,200	3,200	-	1,943	-	Complete	1,943	1,943	1,257	1,257
CRA Wood Floor Rfnsh - Gym & Aerobics			4,700	4,700	4,700	-	4,190	-	Complete	4,190	4,190	510	510
Garden Home Carpet (Offices)			10,900	10,900	10,900	-	-	10,900	Budget	10,900	10,900	-	-
BSC Pool Non-skid Floor - Dressing Rms			25,000	25,000	25,000	-	25,588	-	Complete	25,588	25,588	(588)	(588)
GH Tile Floor - Room 7			9,000	9,000	9,000	-	-	8,969	Award	8,969	8,969	31	31
50M South Windows Recauk			12,500	12,500	12,500	-	10,325	-	Complete	10,325	10,325	2,175	2,175
CRA Pool Circulation Pumps (Lap & Leisure)			10,500	10,500	10,500	-	10,252	-	Complete	10,252	10,252	248	248
CRA Lap Chemtrol			2,950	2,950	2,950	-	2,555	-	Complete	2,555	2,555	395	395
CRA Leisure Chemtrol			2,950	2,950	2,950	-	2,555	-	Complete	2,555	2,555	395	395
50M Pool Tank Resurface			205,000	205,000	205,000	-	69,206	135,794	Budget	205,000	205,000	-	-
Waterslide (2) SPLASH			9,000	9,000	9,000	-	-	9,000	Budget	9,000	9,000	-	-
50M Pool Filter Covers			5,500	5,500	5,500	-	4,518	-	Complete	4,518	4,518	982	982
50M Pool Filter Grids (6)			2,800	2,800	2,800	-	3,419	-	Complete	3,419	3,419	(619)	(619)
50M Dive Tower Repair			4,500	4,500	4,500	-	4,500	-	Complete	4,500	4,500	-	-
50M Dive Tower Steps Repair			9,000	9,000	9,000	-	8,845	-	Complete	8,845	8,845	155	155
50M Dive Boards (2)			6,900	6,900	6,900	-	6,414	-	Complete	6,414	6,414	386	386
Raleigh Recharge Pool Filters			4,200	4,200	4,200	-	3,824	-	Complete	3,824	3,824	376	376
RSC Circuit Breaker Panel (Pump Rm)			4,000	4,000	4,000	-	2,376	214	Award	2,590	2,590	1,410	1,410
Relamp West Air Structure			2,000	2,000	2,000	-	894	-	Complete	894	894	1,106	1,106
CRA Parking Lot Light Bulbs			3,200	3,200	3,200	-	1,064	-	Complete	1,064	1,064	2,136	2,136
TC Exterior Light Pole Standards			7,000	7,000	7,000	-	2,861	-	Complete	2,861	2,861	4,139	4,139
50M Interior Paint (Pool Area)			12,000	12,000	12,000	-	1,649	1,351	Award	3,000	3,000	9,000	9,000
ASC Light Fixtures Lobby/Dress			6,500	6,500	6,500	-	2,531	3,969	Budget	6,500	6,500	-	-
50M Pool Exterior Paint			3,300	3,300	3,300	-	2,382	-	Complete	2,382	2,382	918	918
Tennis Exterior Paint			1,000	1,000	1,000	-	1,034	-	Complete	1,034	1,034	(34)	(34)
Jenkins Gate House Exterior Paint			2,800	2,800	2,800	-	-	2,800	Award	2,800	2,800	-	-
Athletic Ctr Exterior Paint			2,000	2,000	2,000	-	-	1,500	Award	1,500	1,500	500	500
Sir Ctr Compressor (Weight Rm)			6,500	6,500	6,500	-	3,164	-	Complete	3,164	3,164	3,336	3,336
SSC Men's Locker Room Heater			3,500	3,500	3,500	-	6,521	-	Complete	6,521	6,521	(3,021)	(3,021)
Sir Ctr Supply Fan Motor (Weight Rm)			3,500	3,500	3,500	-	-	-	Deferred	-	-	3,500	3,500
Sir Ctr Sewer Line			12,000	12,000	12,000	-	7,800	-	Complete	7,800	7,800	4,200	4,200
HSC Retube Water Heat Exchanger			6,000	6,000	6,000	-	6,000	-	Complete	6,000	6,000	-	-
ASC Dressing Rm Non-skid Floors			16,000	16,000	16,000	-	-	14,060	Award	14,060	14,060	1,940	1,940
GHRC Roof and Gutter			-	-	-	-	6,000	-	Complete	6,000	6,000	(6,000)	(6,000)
TOTAL BUILDING REPLACEMENTS			507,750	507,750	507,750	-	286,708	189,857		476,565	476,565	31,185	31,185

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	Prior Year Budget Amount (1)	Budget Carryover to Current Year (2)	New Funds Budgeted in Current Year (3)	Cumulative Project Budget (1+3)	Current Year Budget Amount (2+3)	Expended Prior Years (4)	Expended Year-to-Date (5)	Estimated Cost to Complete (6)	Basis of Estimate	Project Cumulative (4+5+6)	Current Year (5+6)	Project Cumulative	Current Year
BUILDING IMPROVEMENTS													
Asbestos Abatement			9,000	9,000	9,000	-	7,200	-	Complete	7,200	7,200	1,800	1,800
Chemical Storage Sheds			900	900	900	-	699	-	Complete	699	699	201	201
Sump pump Walls/Drainage - AC			40,000	40,000	40,000	-	31,469	-	Complete	31,469	31,469	8,531	8,531
JQAY Grading & Fndtn Rpr Plan Dvlpmnt			10,000	10,000	10,000	-	-	10,000	Award	10,000	10,000	-	-
Community Benefit Fund Project			325,000	325,000	325,000	-	3,969	321,031	Budget	325,000	325,000	-	-
Mntnc Facility Acquisition Costs			5,326,842	5,326,842	5,326,842	-	5,312,093	18,048	Award	5,330,141	5,330,141	(3,299)	(3,299)
Mntnc Facility Renovation Costs			2,367,618	2,367,618	2,367,618	-	34,130	2,333,488	Budget	2,367,618	2,367,618	-	-
TOTAL BUILDING IMPROVEMENTS			8,079,360	8,079,360	8,079,360	-	5,389,560	2,682,567		8,072,127	8,072,127	7,233	7,233
ENERGY SAVINGS PERFORMANCE CONTRACT													
Energy Saving Improvements			1,675,000	1,675,000	1,675,000	346,936	1,138,567	166,720	Award	1,652,223	1,305,287	22,777	369,713
TOTAL ENERGY SAVINGS PERFORMANCE CONTRACT			1,675,000	1,675,000	1,675,000	346,936	1,138,567	166,720		1,652,223	1,305,287	22,777	369,713
ADA PROJECTS													
Repair Gatehouse ADA Ramp			1,500	1,500	1,500	-	1,474	-	Complete	1,474	1,474	26	26
Alpha Swim Ctr ADA Lift			6,900	6,900	6,900	-	8,421	-	Complete	8,421	8,421	(1,521)	(1,521)
CRA ADA Lift			5,500	5,500	5,500	-	5,215	-	Complete	5,215	5,215	285	285
Commonwealth Prk N Trail Realignment			69,000	69,000	69,000	-	1,863	67,137	Budget	69,000	69,000	-	-
All Terrain Wheelchair			2,500	2,500	2,500	-	925	-	Complete	925	925	1,575	1,575
TOTAL ADA PROJECTS			85,400	85,400	85,400	-	17,898	67,137		85,035	85,035	365	365
EQUIPMENT AND FURNISHINGS													
60" Banner Latex Printer/Plotter			28,272	28,272	28,272	-	28,146	-	Complete	28,146	28,146	126	126
Athletic Center AED			-	-	-	-	1,879	-	Complete	1,879	1,879	(1,879)	(1,879)
TOTAL EQUIPMENT AND FURNISHINGS			28,272	28,272	28,272	-	30,025	-		30,025	30,025	(1,753)	(1,753)
TOTAL CAPITAL OUTLAY DIVISION	931,268	747,341	12,474,193	13,465,461	13,221,534	506,604	7,328,434	4,714,600		12,549,638	12,043,034	855,823	1,178,500

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INFORMATION SERVICES DEPARTMENT													
System/workstn Replcmnt	65,000		65,000	65,000	65,000	-	34,431	30,569	Budget	65,000	65,000	-	-
Server Replacements	35,000		35,000	35,000	35,000	-	21,580	13,420	Budget	35,000	35,000	-	-
LAN/WAN Replcmnt	5,000		5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
Printers/Network Printers	5,000		5,000	5,000	5,000	-	900	4,100	Budget	5,000	5,000	-	-
Telephones	18,897		18,897	18,897	18,897	-	19,546	-	Complete	19,546	19,546	(649)	(649)
Misc. Application Software	20,000		20,000	20,000	20,000	-	3,918	16,082	Budget	20,000	20,000	-	-
Springbrook Software Upgrade	48,800		48,800	48,800	48,800	-	16,422	32,378	Award	48,800	48,800	-	-
Backup Generator	50,000		50,000	50,000	50,000	-	30,988	-	Complete	30,988	30,988	19,012	19,012
Computer Workstation	3,400		3,400	3,400	3,400	-	-	3,400	Budget	3,400	3,400	-	-
Volunteer Tracking Software	7,500		7,500	7,500	7,500	-	-	7,500	Budget	7,500	7,500	-	-
TOTAL INFORMATION TECHNOLOGY IMPROVEMENTS	258,597		258,597	258,597	258,597	-	127,785	112,449		240,234	240,234	18,363	18,363
TOTAL INFORMATION SYSTEMS DEPARTMENT	-	-	258,597	258,597	258,597	-	127,785	112,449		240,234	240,234	18,363	18,363
MAINTENANCE DEPARTMENT													
BUILDING EQUIPMENT REPLACEMENT													
Tennis Court Sweeper	10,000		10,000	10,000	10,000	-	9,999	-	Complete	9,999	9,999	1	1
TOTAL BUILDING EQUIPMENT REPLACEMENT	10,000		10,000	10,000	10,000	-	9,999	-		9,999	9,999	1	1
FLEET REPLACEMENTS													
Utility Vehicle (1)	13,000		13,000	13,000	13,000	-	12,611	-	Complete	12,611	12,611	389	389
Trim Mower	38,000		38,000	38,000	38,000	-	36,806	-	Complete	36,806	36,806	2,194	2,194
2 Yard Dump Truck (1)	28,000		28,000	28,000	28,000	-	28,331	-	Complete	28,331	28,331	(331)	(331)
Top Dresser (1)	7,500		7,500	7,500	7,500	-	-	7,500	Budget	7,500	7,500	-	-
Aerators (2)	12,000		12,000	12,000	12,000	-	11,394	-	Complete	11,394	11,394	606	606
Large Rotary Mower	85,000		85,000	85,000	85,000	-	83,772	-	Complete	83,772	83,772	1,228	1,228
Trim Rotary Mower	50,000		50,000	50,000	50,000	-	50,558	-	Complete	50,558	50,558	(558)	(558)
Compact Hybrid SUV	34,000		34,000	34,000	34,000	-	33,549	-	Complete	33,549	33,549	451	451
15 Passenger Van	26,000		26,000	26,000	26,000	-	24,350	-	Complete	24,350	24,350	1,650	1,650
Full Size Crew Cab Pickup	21,200		21,200	21,200	21,200	-	20,837	-	Complete	20,837	20,837	363	363
Full Size Crew Cab Pickup	29,000		29,000	29,000	29,000	-	21,412	-	Complete	21,412	21,412	7,588	7,588
TOTAL FLEET REPLACEMENTS	344,700		344,700	344,700	344,700	-	323,620	7,500		331,120	331,120	13,580	13,580
TOTAL MAINTENANCE DEPARTMENT	-	-	354,700	354,700	354,700	-	333,619	7,500		341,119	341,119	13,581	13,581
GRAND TOTAL GENERAL FUND	931,268	747,341	13,087,490	14,018,758	13,834,831	506,604	7,789,838	4,834,549	-	13,130,991	12,624,387	887,767	1,210,444

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SDC FUND													
LAND ACQUISITION													
Land Acquisition (SE Quadrant)	250,000	250,000	-	250,000	250,000	1,868	-	250,000	Budget	251,868	250,000	(1,868)	-
Land Acquisition (FY 11)	-	-	260,000	260,000	260,000	-	41	259,959	Budget	260,000	260,000	-	-
Bonny Slope/BSL Land Acquisition	-	-	240,000	240,000	240,000	-	240,000	-	Complete	240,000	240,000	-	-
112th Facility/Field Site	-	-	1,000,000	1,000,000	1,000,000	-	928,064	-	Complete	928,064	928,064	71,936	71,936
TOTAL LAND ACQUISITION	250,000	250,000	1,500,000	1,750,000	1,750,000	1,868	1,168,105	509,959	-	1,679,932	1,678,064	70,068	71,936
IMPROVEMENT/DEVELOPMENT PROJECTS													
PCC Rock Creek Construction (related costs)	10,140,372	-	-	10,140,372	-	9,204,861	10,071	-	Complete	9,214,932	10,071	925,440	(10,071)
Beaverton Powerline Trail Segments 7-11	802,500	65,000	-	802,500	65,000	951,489	8,979	-	Complete	960,468	8,979	(157,968)	56,021
Synthetic Turf Field Matching Funds	800,000	800,000	-	800,000	800,000	200,000	-	600,000	Budget	800,000	800,000	-	-
Fanno Creek Trail	1,311,950	1,129,766	-	1,311,950	1,129,766	294,468	67,200	1,062,566	Budget	1,414,234	1,129,766	(102,284)	-
MTIP Grant Match for Westside Trail	40,000	30,000	-	40,000	30,000	-	-	30,000	Budget	30,000	30,000	10,000	-
Bonny Slope/BSL Trail Development	175,000	175,000	-	175,000	175,000	-	-	175,000	Budget	175,000	175,000	-	-
LWCF Grant Match/Schiffler Park Pavilion	50,000	50,000	-	50,000	50,000	-	-	50,000	Budget	50,000	50,000	-	-
Jackie Husen Park Construction	190,844	190,844	-	190,844	190,844	-	17	-	Complete	17	17	190,827	190,827
PCC Rec Complex Site Amenities	72,000	47,000	-	72,000	47,000	25,074	588	46,412	Budget	72,074	47,000	(74)	-
MTIP Grant Match-Fanno Creek Trail/Hall Blvd Crossing	41,000	39,000	-	41,000	39,000	-	-	39,000	Budget	39,000	39,000	2,000	-
LGGP Grant Match-PCC Restroom	35,000	35,000	-	35,000	35,000	-	207	34,793	Budget	35,000	35,000	-	-
Winkleman Park Master Plan	100,000	25,000	-	100,000	25,000	78,257	20,973	-	Complete	99,230	20,973	770	4,027
LGGP Grnt-Cedar Hills Play Equip	-	-	50,000	50,000	50,000	-	-	50,000	Budget	50,000	50,000	-	-
112th St. Field Construction	-	-	1,000,000	1,000,000	1,000,000	-	17,220	982,780	Budget	1,000,000	1,000,000	-	-
Winkleman Park Phase I	-	-	282,000	282,000	282,000	-	1,911	280,089	Budget	282,000	282,000	-	-
Undesignated Projects	-	-	2,103,003	2,103,003	2,103,003	-	-	2,103,003	Budget	2,103,003	2,103,003	-	-
TOTAL DEVELOPMENT/IMPROVEMENT PROJECTS	13,758,666	2,386,610	3,435,003	17,193,669	5,821,613	10,744,149	127,166	5,453,643	-	16,324,958	5,580,809	868,711	240,804
Total - SDC Fund	14,008,666	2,636,610	4,935,003	18,943,669	7,571,613	10,746,017	1,295,271	5,963,602	-	18,004,890	7,258,873	938,779	312,740

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

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Quadrant	Project Code	Description	Project Budget			Project Expenditures			Basis of Estimate	Project Cumulative Cost	Est. Cost (Over) Under Budget	% Total Expended to Project Cumulative Cost	
			Initial Project Budget	Adjustments	Current Total Project Budget FY 10/11	Expended Prior Years	Expended Year-to-Date	Total Expended to Date					Estimated Cost to Complete
			(1)	(2)	(1+2)	(4)	(5)	(4+5)=(6)	(7)	(6+7)=(9)	(3-9)	(6)/(9)	
BOND CAPITAL PROJECTS FUND													
<u>New Neighborhood Parks Development</u>													
SE	91-901	AM Kennedy Park	1,285,250	12,094	1,297,344	65,605	14,348	79,953	1,217,391	Budget	1,297,344	-	6.2%
SW	91-902	Barsotti Park	1,295,250	12,450	1,297,700	-	-	-	1,297,700	Budget	1,297,700	-	0.0%
NW	91-903	Kaiser Ridge Park	771,150	7,470	778,620	1,265	20,654	21,919	756,701	Budget	778,620	-	2.8%
SW	91-904	Roy Dancer Park	771,150	7,463	778,613	-	5,459	5,459	773,154	Budget	778,613	-	0.7%
NE	91-905	Roger Tibury Park	771,150	7,463	778,613	-	-	-	778,613	Budget	778,613	-	0.0%
Total New Neighborhood Parks Development			4,883,950	46,940	4,930,890	66,870	40,461	107,331	4,823,559		4,930,890	-	2.2%
<u>Renovate & Redevelop Neighborhood Parks</u>													
NE	91-906	Cedar Mill Park & Trail	1,125,879	10,906	1,136,785	-	-	-	1,136,785	Budget	1,136,785	-	0.0%
SE	91-907	Carmile Park	514,100	4,862	518,962	31,553	66,089	97,642	421,320	Budget	518,962	-	18.8%
NW	91-908	Somerset West Park	1,028,200	9,960	1,038,160	-	297	297	1,037,863	Budget	1,038,160	-	0.0%
NW	91-909	Pioneer Park and Bridge Replacement	544,934	5,262	550,196	3,101	33,348	36,449	513,747	Budget	550,196	-	6.6%
SE	91-910	Vista Brook Park	514,100	4,971	519,071	1,595	27,325	28,920	490,151	Budget	519,071	-	5.6%
Total Renovate & Redevelop Neighborhood Parks			3,727,213	35,961	3,763,174	36,249	127,059	163,308	3,599,866		3,763,174	-	4.3%
<u>New Neighborhood Parks</u>													
NW	98-880	New Neighborhood Park - NW Quadrant	1,500,000	13,680	1,513,680	-	2,223	2,223	1,511,457	Budget	1,513,680	-	0.1%
NE	98-745	New Neighborhood Park - NE Quadrant	1,500,000	14,531	1,514,531	-	34,900	34,900	1,479,631	Budget	1,514,531	-	2.3%
SW	98-746	New Neighborhood Park - SW Quadrant	1,500,000	14,531	1,514,531	-	982,116	982,116	532,415	Budget	1,514,531	-	64.8%
SE	98-747	New Neighborhood Park - SE Quadrant	1,500,000	14,531	1,514,531	-	2,553,279	2,553,279	(1,038,748)	Budget	1,514,531	-	168.6%
NW	98-748	New Neighborhood Park (North Bethany)	1,500,000	14,531	1,514,531	-	51,549	51,549	1,462,982	Budget	1,514,531	-	3.4%
UND	98-749	New Neighborhood Park - Undesignated	1,500,000	14,531	1,514,531	164,571	(114,396)	50,175	1,464,356	Budget	1,514,531	-	3.3%
Total New Neighborhood Parks			9,000,000	86,335	9,086,335	164,571	3,509,671	3,674,242	5,412,093		9,086,335	-	40.4%
<u>New Community Park Development</u>													
SW	92-915	SW Community Park	7,711,500	74,691	7,786,191	2,051	61	2,112	7,784,079	Budget	7,786,191	-	0.0%
Total New Community Park Development			7,711,500	74,691	7,786,191	2,051	61	2,112	7,784,079		7,786,191	-	0.0%
<u>New Community Park</u>													
NE	98-881	New Community Park	10,000,000	96,799	10,096,799	12,950	49,110	62,060	10,034,739	Budget	10,096,799	-	0.6%
Total New Community Park			10,000,000	96,799	10,096,799	12,950	49,110	62,060	10,034,739		10,096,799	-	0.6%
<u>Renovate and Redevelop Community Parks</u>													
NE	92-916	Cedar Hills Park	6,194,905	59,591	6,254,496	77,186	28,815	106,001	6,148,495	Budget	6,254,496	-	1.7%
SE	92-917	Shiffler Park	3,598,700	33,722	3,632,422	206,561	150,329	356,890	3,275,532	Budget	3,632,422	-	9.8%
Total Renovate and Redevelop Community Parks			9,793,605	93,313	9,886,918	283,747	179,144	462,891	9,424,027		9,886,918	-	4.7%
<u>Natural Area Preservation</u>													
NE	97-963	Roger Tibury Memorial Park	30,846	299	31,145	-	5	5	31,140	Budget	31,145	-	0.0%
NE	97-964	Cedar Mill Park	30,846	299	31,145	-	29	29	31,116	Budget	31,145	-	0.1%
NE	97-965	Jordan/Jackie Husen Park	308,460	2,988	311,448	-	28	28	311,420	Budget	311,448	-	0.0%
NW	97-966	NE/Bethany Meadows Trail Habitat Connection	246,768	2,390	249,158	-	-	-	249,158	Budget	249,158	-	0.0%
NW	97-967	Kaiser Ridge Park	10,282	100	10,382	-	-	-	10,382	Budget	10,382	-	0.0%
NW	97-968	Allenbach Acres Park	41,128	398	41,526	38	-	38	41,488	Budget	41,526	-	0.1%
NW	97-969	Crystal Creek Park	205,640	1,992	207,632	-	-	-	207,632	Budget	207,632	-	0.0%
NE	97-970	Foothills Park	61,692	590	62,282	1,333	2,246	3,579	31,021	Award	34,600	27,682	10.3%
NE	97-971	Commonwealth Lake Park	41,128	388	41,516	1,900	2,917	4,817	13,194	Award	18,011	23,505	26.7%
NW	97-972	Tualatin Hills Nature Park and Bridge Replacement	90,800	878	91,678	213	830	1,043	90,635	Budget	91,678	-	1.1%
NE	97-973	Pioneer Park	10,282	99	10,381	32	-	32	10,349	Budget	10,381	-	0.3%
NW	97-974	Whispering Woods Park	51,410	476	51,886	3,954	14,935	18,889	17,297	Award	36,186	15,700	52.2%
NW	97-975	Willow Creek Nature Park	20,564	196	20,760	514	1,225	1,739	19,021	Budget	20,760	-	8.4%

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			Initial Project Budget	Adjustments	Current Total Project Budget FY 10/11	Expended Prior Years	Expended Year-to-Date	Total Expended to Date					
			(1)	(2)	(1+2)	(4)	(5)	(4+5)=(6)	(7)	(6+7)=(9)	(3-9)	(6)/(9)	
SE	97-976	AM Kennedy Park	30,846	299	31,145	-	45	45	31,100	Budget	31,145	-	0.1%
SE	97-977	Camille Park	77,115	747	77,862	-	100	100	77,762	Budget	77,862	-	0.1%
SE	97-978	Vista Brook Park	20,564	199	20,763	-	-	-	20,763	Budget	20,763	-	0.0%
SE	97-979	Greenway Park/Koll Center	61,692	598	62,290	-	405	424	61,866	Budget	62,290	-	0.7%
SE	97-980	Bauman Park	82,256	793	83,049	608	304	912	82,137	Budget	83,049	-	1.1%
SE	97-981	Fanno Creek Park	162,456	1,574	164,030	-	203	203	163,827	Budget	164,030	-	0.1%
SE	97-982	Hideaway Park	41,128	398	41,526	-	20	20	41,506	Budget	41,526	-	0.0%
SW	97-983	Murrayhill Park	61,692	535	62,227	11,256	9,369	20,625	2,797	Award	23,422	38,805	88.1%
SE	97-984	Hyland Forest Park	71,974	618	72,592	14,244	1,503	15,747	56,845	Budget	72,592	-	21.7%
SW	97-985	Cooper Mountain	205,640	1,952	207,592	-	5	5	207,627	Budget	207,632	-	0.0%
SW	97-986	Winkleman Park	10,282	100	10,382	-	9	9	10,373	Budget	10,382	-	0.1%
SW	97-987	Lowami Hart Woods	287,896	2,788	290,684	131	452	583	290,101	Budget	290,684	-	0.2%
SW	97-988	Rosa/Hazeldale Parks	28,790	277	29,067	275	-	275	28,792	Budget	29,067	-	0.9%
SW	97-989	Mt Williams Park	102,820	996	103,816	-	-	-	103,816	Budget	103,816	-	0.0%
SW	97-990	Jenkins Estate	154,230	1,489	155,719	942	483	1,425	154,294	Budget	155,719	-	0.9%
SW	97-991	Summercrest Park	10,282	95	10,377	798	1,029	1,827	5,737	Award	7,564	2,813	24.2%
SW	97-992	Morrison Woods	61,692	598	62,290	-	28	28	62,262	Budget	62,290	-	0.0%
UND	97-993	Interpretive Sign Network	339,306	3,287	342,593	-	784	784	341,809	Budget	342,593	-	0.2%
NW	97-994	Beaverton Creek Trail	61,692	598	62,290	-	-	-	62,290	Budget	62,290	-	0.0%
NW	97-995	Bethany Wetlands/Bronson Creek	41,128	398	41,526	-	-	-	41,526	Budget	41,526	-	0.0%
NW	97-996	Bluegrass Downs Park	15,423	149	15,572	-	-	-	15,572	Budget	15,572	-	0.0%
NW	97-997	Crystal Creek	41,128	398	41,526	-	-	-	41,526	Budget	41,526	-	0.0%
UND	97-914	Restoration of new properties to be acquired	643,023	6,231	649,254	-	-	-	649,254	Budget	649,254	-	0.0%
		Total Natural Area Preservation	3,762,901	36,250	3,799,151	36,257	36,954	73,211	3,617,435		3,690,646	108,505	2.0%
		Natural Area Preservation - Land Acquisition											
UND	98-882	Natural Area Acquisitions	8,400,000	81,350	8,481,350	3,884	22,138	26,022	8,455,328	Budget	8,481,350	-	0.3%
		Total Natural Area Preservation - Land Acquisition	8,400,000	81,350	8,481,350	3,884	22,138	26,022	8,455,328		8,481,350	-	0.3%
		New Linear Park and Trail Development											
SW	93-918	Westside Trail Segments 1, 4, & 7	4,267,030	40,481	4,307,511	154,425	116,744	271,169	4,036,342	Budget	4,307,511	-	6.3%
NE	93-920	Jordan/Husen Park Trail	1,645,120	15,221	1,660,341	147,392	52,782	200,174	1,460,167	Budget	1,660,341	-	12.1%
NW	93-924	Waterhouse Trail Segments 1, 5 and West Spur	3,804,340	35,873	3,840,213	178,553	128,691	307,244	3,532,969	Budget	3,840,213	-	8.0%
NW	93-922	Rock Creek Trail #5 & Allenbach, North Bethany #2	2,262,040	21,516	2,283,556	72,245	117,219	189,464	2,094,092	Budget	2,283,556	-	8.3%
UND	93-923	Miscellaneous Natural Trails	100,000	969	100,969	-	6,024	6,024	94,945	Budget	100,969	-	8.0%
NW	91-912	Nature Park - Old Wagon Trail	359,870	2,693	362,563	142,618	96,070	238,688	-	Complete	238,688	123,875	100.0%
NE	91-913	NE Quadrant Trail - Bluffs Phase 2	257,050	2,486	259,536	1,525	5,220	6,745	252,791	Budget	259,536	-	2.6%
SW	93-921	Lowami Hart Woods	822,560	7,474	830,034	90,005	55,568	145,573	684,461	Budget	830,034	-	17.5%
NW	91-911	Westside - Waterhouse Trail Connection	1,542,300	14,896	1,557,196	8,832	6,233	15,065	1,542,131	Budget	1,557,196	-	1.0%
		Total New Linear Park and Trail Development	15,060,310	141,609	15,201,919	795,935	584,551	1,380,146	13,697,898		15,078,044	123,875	9.2%
		New Linear Park and Trail Land Acquisition											
UND	98-883	New Linear Park and Trail Acquisitions	1,200,000	11,559	1,211,559	11,693	490,858	502,551	709,008	Budget	1,211,559	-	41.5%
		New Linear Park and Trail Land Acquisition	1,200,000	11,559	1,211,559	11,693	490,858	502,551	709,008		1,211,559	-	41.5%
		Multi-field/Multi-purpose Athletic Field Development											
SW	94-925	Winkleman Athletic Field	514,100	4,958	519,058	4,460	4,117	8,577	510,481	Budget	519,058	-	1.7%
SE	94-926	Meadow Waye Park	514,100	4,552	518,652	86,967	299,732	386,699	14,479	Award	401,178	117,474	96.4%
NW	94-927	New Fields in NW Quadrant	514,100	4,980	519,080	23	-	23	519,057	Budget	519,080	-	0.0%
NE	94-928	New Fields in NE Quadrant	514,100	4,977	519,077	-	32	32	519,045	Budget	519,077	-	0.0%
SW	94-929	New Fields in SW Quadrant	514,100	4,980	519,080	501	168	669	518,411	Budget	519,080	-	0.1%
SE	94-930	New Fields in SE Quadrant	514,100	4,980	519,080	-	-	-	519,080	Budget	519,080	-	0.0%
		Total Multi-field/Multi-purpose Athletic Field Dev.	3,084,600	29,427	3,114,027	91,951	304,049	396,000	2,600,553		2,996,553	117,474	13.2%

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			Initial Project Budget	Adjustments	Current Total Project Budget FY 10/11	Expended Prior Years	Expended Year-to-Date	Total Expended to Date	Estimated Cost to Complete				
			(1)	(2)	(1+2)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9)	(6)/(9)
Deferred Park Maintenance Replacements													
UND	96-960	Play Structure Replacements at 11 sites	810,223	3,198	813,421	544,115	115,770	659,885	68,809	Award	728,694	84,727	90.6%
NW	96-720	Bridge/boardwalk replacement - Willow Creek	96,661	936	97,597	-	-	-	97,597	Budget	97,597	-	0.0%
SW	96-721	Bridge/boardwalk replacement - Rosa Park	38,909	377	39,286	-	-	-	37,000	Award	37,000	2,286	0.0%
SW	96-722	Bridge/boardwalk replacement - Jenkins Estate	7,586	10	7,596	28,430	-	28,430	-	Complete	28,430	(20,834)	100.0%
SE	96-723	Bridge/boardwalk replacement - Hartwood Highlands	10,767	104	10,871	-	985	-	27,800	Award	27,800	(16,929)	3.5%
NE	96-988	Irrigation Replacement at Roxbury Park	48,854	63	48,917	-	985	-	26,815	-	26,815	7,015	100.0%
UND	96-999	Pedestrian Path Replacement at 3 sites	116,687	150	116,837	118,040	-	118,040	-	Complete	118,040	(1,203)	100.0%
SW	96-946	Permeable Parking Lot at Aloha Swim Center	160,914	1,559	162,473	17,594	177,430	195,024	-	Complete	195,024	(32,551)	100.0%
NE	96-947	Permeable Parking Lot at Sunset Swim Center	160,914	1,559	162,473	-	-	-	162,473	Budget	162,473	-	0.0%
Total Deferred Park Maintenance Replacements			1,451,515	7,956	1,459,471	750,081	294,185	1,044,266	392,694		1,436,960	22,511	72.7%
Facility Rehabilitation													
UND	95-931	Structural Upgrades at Several Facilities	317,950	2,914	320,864	101,787	3,461	105,248	215,616	Budget	320,864	-	32.8%
SW	95-932	Structural Upgrades at Aloha Swim Center	406,279	3,834	410,113	18,186	-	2,243	20,429	Budget	410,113	-	5.0%
SE	95-933	Structural Upgrades at Beaverton Swim Center	1,447,363	14,021	1,461,384	-	17,206	17,206	1,444,178	Budget	1,461,384	-	1.2%
NE	95-934	Structural Upgrades at Cedar Hills Recreation Center	628,087	6,084	634,171	-	-	-	634,171	Budget	634,171	-	0.0%
SW	95-935	Structural Upgrades at Conestoga Rec/Aquatic Center	44,810	434	45,244	-	-	-	45,244	Budget	45,244	-	0.0%
SE	95-937	Structural Upgrades at Garden Home Recreation Center	486,935	4,717	491,652	-	-	-	491,652	Budget	491,652	-	0.0%
SE	95-938	Structural Upgrades at Harman Swim Center	179,987	1,720	181,707	4,215	10,145	14,360	167,347	Budget	181,707	-	7.9%
NW	95-939	Structural Upgrades at HMT/50 Mtr Pool/Aquatic Center	312,176	2,959	315,135	11,703	49,388	61,091	254,044	Budget	315,135	-	19.4%
NW	95-940	Structural Upgrades at HMT Administration Building	397,315	3,737	401,052	20,017	10,600	30,617	370,435	Budget	401,052	-	7.6%
NW	95-941	Structural Upgrades at HMT Athletic Center	65,721	84	65,805	66,000	-	66,000	-	Complete	66,000	(195)	100.0%
NW	95-942	Structural Upgrades at HMT Dryland Training Center	116,506	1,129	117,635	-	9,250	9,250	108,385	Budget	117,635	-	7.9%
NW	95-943	Structural Upgrades at HMT Tennis Center	268,860	2,604	271,464	-	7,277	7,277	264,187	Budget	271,464	-	2.7%
SE	95-944	Structural Upgrades at Raleigh Swim Center	4,481	6	4,487	5,703	-	5,703	-	Complete	5,703	(1,216)	100.0%
NW	95-945	Structural Upgrades at Somerset Swim Center	8,962	12	8,974	4,350	-	4,350	-	Complete	4,350	4,624	100.0%
NE	95-950	Sunset Swim Center Structural Upgrades	1,028,200	9,902	1,038,102	10,381	-	10,381	1,027,721	Budget	1,038,102	-	1.0%
NE	95-951	Sunset Swim Center Pool Tank	514,100	276	514,376	294,280	-	294,280	-	Complete	294,280	220,096	100.0%
Total Facility Rehabilitation			6,227,732	54,433	6,282,165	536,622	109,570	646,192	5,412,664		6,058,856	223,309	10.7%
Facility Expansion and Improvements													
SE	95-952	Elsie Stuhr Center Expansion and Structural Improvements	1,997,868	18,695	2,016,563	120,811	72,695	193,506	1,823,057	Budget	2,016,563	-	9.6%
SW	95-953	Conestoga Rec/Aquatic Expansion & Splash Pad	5,449,460	51,081	5,500,541	311,026	198,586	509,612	4,990,929	Budget	5,500,541	-	9.3%
SW	95-954	Aloha ADA Dressing Rooms	123,384	158	123,542	178,434	267	178,701	-	Complete	178,701	(55,159)	100.0%
NW	95-955	Aquatics Center ADA Dressing Rooms	133,666	1,174	134,840	21,793	158,056	179,849	1,114	Award	180,963	(46,123)	99.4%
NE	95-956	Athletic Center HVAC Upgrades	514,100	655	514,755	306,914	14,907	321,821	-	Complete	321,821	192,934	100.0%
Total Facility Expansion and Improvements			8,218,478	71,763	8,290,241	938,978	444,511	1,383,489	6,815,100		8,198,589	91,652	16.9%
ADA/Access Improvements													
NW	95-957	HMT ADA Parking and other site improvement	735,163	7,013	742,176	2,024	11,729	13,753	728,423	Budget	742,176	-	1.9%
UND	95-958	ADA Improvements - undesignated funds	116,184	1,125	117,309	-	335	335	116,974	Budget	117,309	-	0.3%
SW	95-730	ADA Improvements - Barrows Park	8,227	80	8,307	-	-	-	8,307	Budget	8,307	-	0.0%
NW	95-731	ADA Improvements - Bethany Lake Park	20,564	199	20,763	-	25,566	25,566	-	Complete	25,566	(4,803)	100.0%
NE	95-732	ADA Improvements - Cedar Hills Recreation Center	8,226	80	8,306	-	-	-	8,306	Budget	8,306	-	0.0%
NE	95-733	ADA Improvements - Forest Hills Park	12,338	120	12,458	-	-	-	12,458	Budget	12,458	-	0.0%
SE	95-734	ADA Improvements - Greenway Park	15,423	149	15,572	-	-	-	15,572	Budget	15,572	-	0.0%
SW	95-735	ADA Improvements - Jenkins Estate	16,450	159	16,609	-	-	-	16,609	Budget	16,609	-	0.0%
SW	95-736	ADA Improvements - Lawndale Park	30,846	40	30,886	16,626	-	16,626	-	Complete	16,626	14,260	100.0%
NE	95-737	ADA Improvements - Lost Park	15,423	149	15,572	-	-	-	15,572	Budget	15,572	-	0.0%

**Tualatin Hills Park and Recreation District
 Monthly Bond Capital Projects Report
 Estimated Cost vs. Budget
 Through 02/28/11**

Quadrant	Project Code	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate	Project Cumulative Cost	Est. Cost (Over) Under Budget	% Total Expended to Project Cumulative Cost
			Initial Project Budget	Adjustments	Current Total Project Budget FY 10/11	Expended Prior Years	Expended Year-to-Date	Total Expended to Date					
			(1)	(2)	(1+2)	(4)	(5)	(4+5)=(6)	(7)	(6+7)=(9)	(3-9)	(6)/(9)	
NW	95-738	ADA Improvements - Rock Creek Powerline Park (Soccer Fld)	20,564	199	20,763	-	-	-	20,763	Budget	20,763	-	0.0%
NW	95-739	ADA Improvements - Skyview Park	5,140	50	5,190	-	-	-	5,190	Budget	5,190	-	0.0%
NW	95-740	ADA Improvements - Waterhouse Powerline Park	8,226	80	8,306	-	-	-	8,306	Budget	8,306	-	0.0%
NE	95-741	ADA Improvements - West Sylvan Park	5,140	50	5,190	-	-	-	5,190	Budget	5,190	-	0.0%
SE	95-742	ADA Improvements - Wonderland Park	10,282	99	10,381	-	-	-	10,381	Budget	10,381	-	0.0%
		Total ADA/Access Improvements	1,028,196	9,592	1,037,788	18,650	37,630	56,280	972,051		1,028,331	9,457	5.5%
		Community Center Land Acquisition											
UND	98-884	Community Center	5,000,000	48,462	5,048,462	5,046	574,717	579,763	4,468,699	Budget	5,048,462	-	11.5%
		Total Community Center Land Acquisition	5,000,000	48,462	5,048,462	5,046	574,717	579,763	4,468,699		5,048,462	-	11.5%
		Bond Administration Costs											
UND		Debt Issuance Costs	1,393,000	-	1,393,000	24,772	-	24,772	1,368,228	Budget	1,393,000	-	1.8%
UND		Technology Needs	18,330	-	18,330	21,370	-	21,370	-	Complete	21,370	(3,040)	100.0%
UND		Office Furniture	7,150	-	7,150	3,940	-	3,940	-	Complete	3,940	3,210	100.0%
UND		Admin/Consultant Costs	31,520	-	31,520	17,978	14,346	32,324	(804)	Budget	31,520	-	102.6%
			1,450,000	-	1,450,000	68,060	14,346	82,406	1,367,424		1,449,830	170	5.7%
		Grand Total	100,000,000	926,440	100,926,440	3,823,255	6,819,015	10,642,270	89,587,217		100,229,487	696,953	10.6%



MEMORANDUM

Date: March 21, 2011
 To: Board of Directors
 From: Keith Hobson, Director of Business and Facilities
 Re: **System Development Charge Report for January, 2011**

Below please find the various categories for System Development Charges, i.e., Single Family, Multiple Family, Manufactured Housing Unit, and Non-residential Development. Also listed are the collection amounts for both the City of Beaverton and Washington County, and the 1.6% handling fee for collections through January, 2011.

Type of Dwelling Unit	Current SDC per Type of Dwelling Unit
Single Family	\$5551.00 with 1.6% discount = \$5,462.18
Multi-Family	\$4,151.00 with 1.6% discount = \$4,084.58
Non-residential	\$144.00 with 1.6% discount = \$141.70

<u>City of Beaverton Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
2,438	Single Family Units	\$6,120,667.73	\$182,284.80	\$6,302,952.53
15	Single Family Units at \$489.09	\$7,336.35	\$221.45	\$7,557.80
1,399	Multi-family Units	\$2,624,822.68	\$80,892.66	\$2,705,715.34
0	Less Multi-family credits	(\$7,957.55)	(\$229.36)	(\$8,186.91)
188	Non-residential	\$446,642.73	\$13,413.99	\$460,056.72
<u>4,040</u>		<u>\$9,191,511.94</u>	<u>\$276,583.54</u>	<u>\$9,468,095.48</u>

<u>Washington County Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
6,254	Single Family Units	\$17,549,212.09	\$477,555.07	\$18,026,767.16
-300	Less Credits	(\$623,548.98)	(\$19,285.02)	(\$642,834.00)
1,844	Multi-family Units	\$3,883,845.63	\$115,073.18	\$3,998,918.81
-24	Less Credits	(\$47,323.24)	(\$1,463.61)	(\$48,786.85)
95	Non-residential	\$281,242.85	\$7,577.46	\$288,820.31
<u>7,869</u>		<u>\$21,043,428.35</u>	<u>\$579,457.08</u>	<u>\$21,622,885.43</u>

<u>Recap by Agency</u>		<u>Percent</u>	<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
4,040	City of Beaverton	30.45%	\$9,191,511.94	\$276,583.54	\$9,468,095.48
7,869	Washington County	69.55%	\$21,043,428.35	\$579,457.08	\$21,622,885.43
<u>11,909</u>		<u>100.00%</u>	<u>\$30,234,940.29</u>	<u>\$856,040.62</u>	<u>\$31,090,980.91</u>

<u>Recap by Dwelling</u>	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Resident</u>	<u>Total</u>
City of Beaverton	2,453	1,399	188	4,040
Washington County	5,954	1,820	95	7,869
	<u>8,407</u>	<u>3,219</u>	<u>283</u>	<u>11,909</u>

Total Receipts to Date **\$30,262,251.19**

Total Payments to Date

Refunds	(\$2,002,300.89)	
Administrative Costs	(\$18.65)	
Project Costs -- Development	(\$17,177,683.73)	
<u>Project Costs -- Land Acquisition</u>	<u>(\$8,599,034.65)</u>	<u>(\$27,779,037.92)</u>
		<u>\$2,483,213.27</u>

<u>Recap by Month, FY 2010-11</u>	<u>Receipts</u>	<u>Expenditures</u>	<u>Interest</u>	<u>SDC Fund Total</u>
through June 2010 (1)	\$28,965,853.93	(\$26,372,400.35)	\$1,980,915.82	\$4,574,369.40
July	\$258,786.87	(\$45,004.00)	\$1,951.69	\$215,734.56
August	\$212,203.52	(\$277,290.59)	\$2,015.92	(\$63,071.15)
September	\$206,243.59	(\$88,916.20)	\$1,949.24	\$119,276.63
October	\$164,543.24	(\$22,290.37)	\$2,021.22	\$144,274.09
November	\$120,847.99	(\$9,276.06)	\$1,875.60	\$113,447.53
December	\$153,250.28	(\$958,050.36)	\$2,051.73	(\$802,748.35)
January	\$180,521.77	(\$5,809.99)	\$2,011.59	\$176,723.37
February	\$0.00	\$0.00	\$0.00	\$0.00
March	\$0.00	\$0.00	\$0.00	\$0.00
April	\$0.00	\$0.00	\$0.00	\$0.00
May	\$0.00	\$0.00	\$0.00	\$0.00
June	\$0.00	\$0.00	\$0.00	\$0.00
	<u>\$30,262,251.19</u>	<u>(\$27,779,037.92)</u>	<u>\$1,994,792.81</u>	<u>\$4,478,006.08</u>

(1) Net of \$1,029,273 of SDC Credits awarded for park development projects.

Projected SDC receipts through June 30, 2010 per the budget were \$31,054,171. Actual receipts were \$27,469,334. This fiscal year's projected total receipts per the budget are \$3,166,719.



ROUTE FINDER —
The Beaverton Bicycle Advisory Committee is working on a free map to help cyclists navigate through the community.

SUBMITTED GRAPHIC

'Bike Beaverton' map is on its way

By **ANGELA WEBBER**
Of Times Newspapers

Have you ever wanted to bike around Beaverton, but not know which way to go?

The Beaverton Bicycle Advisory Committee hears your cries, and is in the final stages of making the "Bike Beaverton guide to Beaverton area bike routes," a map that details the bike paths, lanes and roads in the city where cyclists can enjoy a smooth ride.

"(We) have wanted a bike-users map for many years because we get frequent requests," said Margaret Middleton, principal transportation planner for the city and staff liaison to the Beaverton Bicycle Advisory Committee.

The committee and staff visited roads around the city, volunteering to bike different routes so they could accurately classify them for the map.

The group also worked with neighboring cities, Washington County, the Oregon

Department of Transportation and Tualatin Hills Park and Recreation District to get information on neighboring bike routes for the map.

The map uses different colors to show bike lanes; lower, medium and high traffic through streets; caution areas; and paths.

The map includes other good information for planning a bike trip, like the location of uphill stretches of roads and connections with MAX and WES rail lines.

The city is in the process of making final edits on the map, and determining how many will be printed at what cost.

Middleton said she expected the map to be published by early April. It will be posted on the city's website and distributed to partner jurisdictions, local bike shops and the public. The map will be free.

More about the map will be posted in the near future at the Bicycle Advisory Committee website, tinyurl.com/BeavertonBike.

OUTDOOR NATURE CLASSES IN MARCH —

"Wild about Cooper Mountain." Wednesdays, March 9 and 30, 1-3 p.m. Class may include a walk, stories, hands-on activities, games and crafts. Suitable for ages 4 to 6. Cost: \$13. Meet at Cooper Mountain Nature Park. Info: call 503-629-6350. Native Plant Center volunteer Saturdays, March 12 and 26, 9 a.m.-1 p.m. Volunteers at Metro's Native Plant Center in Tualatin provide essential supply of uncommon native seeds and plant stock to support Metro's restoration projects. Activities vary throughout the winter. No experience necessary. For more info or to register, call 505-797-1653 or e-mail nativeplantcenter.volunteers@oregonmetro.gov. Metro.



JAIME VALDEZ / The Times

DISCOVERY — Xavier Finel, 6, grimaces as naturalist Elaine Murphy shows children a gall, or animal bile, during an activity.

It's night shift for campers

Tualatin Hills Park and Recreation District invited Beaverton children to get outside on Feb. 21 for some fun at "Night Shift" Day-Off Nature Camp, one of its Nature Park Interpretive Center programs that connects kids to the great outdoors.

animals, providing opportunities for children to explore the routines of bats, owls and other creatures that wake up past their bedtime.

For more information about park district camps, visit thprd.org.

ABC Baseball Clinic due at Garden Home Rec Center

The annual ABC Baseball Coaches Clinic is set for 12:30 to 3:30 p.m. March 6 at the Garden Home Recreation Center.

The event is open to coaches from Little League, Junior Baseball and Babe Ruth, and will be led by Len Clarke, who has presented the clinic to thousands of coaches over 25 years.

Topics include development of defensive skills, teaching pitching and hitting, practice organization and related drills.

The clinic is free and includes a 60-page instructional handout for partici-

pating coaches. For more information, call Clarke at 503-245-0011.



Tualatin Hills Park and Recreation District buys land for future park, trail

The Beaverton Valley Times, Mar 11, 2011

The Tualatin Hills Park and Recreation District has acquired more land with bond measure funding that voters approved in November 2008.

Three adjacent properties totaling 6.67 acres at the northeast corner of Farmington Road and Southwest 165th Avenue will be combined to form a new neighborhood park, riparian corridor and wetland. They were purchased for \$990,000 in bond measure funds.

Most of that land was a 6.29-acre property formerly owned by Sterling Savings Bank. It is now vacant except for three uninhabited homes, which will be removed. The other two properties that make up the future park site were single-family homes acquired from private owners. Those homes will be retained as rentals until the park is developed.

A separate acquisition, for a property just north of Bronson Road and Sunset Highway at Northwest 174th Avenue, will become a natural area and future trailhead for the Bronson Creek Trail. The 2.84-acre site was purchased for \$424,500 in bond funds.

"These acquisitions are the result of months of research and negotiation designed to meet our needs while achieving the greatest value for taxpayers," said Doug Menke, THPRD's general manager.

The park district has now acquired land for three new park and recreation sites as part of bond measure implementation. The first site, an 8.66-acre parcel in Southeast Beaverton to be used for a future neighborhood park, was purchased in August 2010.

No funding is currently available to develop the sites. Once it is secured, a master planning process will be conducted to determine how each site should be developed, said Bob Wayt, park district spokesman. Each master plan will be subject to review by the public and approval by the park district board.

For now, public access to the sites is not allowed.

The park district's bond measure funds are earmarked for land acquisition and dozens of improvement projects focused on parks, trails, natural area preservation and athletic fields. The measure is also supporting expansions of the Elsie Stuhr Center and the Conestoga Recreation & Aquatic Center and replacement and rehabilitation of aging facilities.

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ALOHA, BETHANY

Park district makes two land purchases

Two pieces of property purchased by the Tualatin Hills Park & Recreation District for \$1.4 million will be developed into natural areas, a park and a trailhead, the park district announced this week.

A 6.67-acre property at the northeast corner of Southwest Farmington Road and 165th Avenue cost \$990,000 and will be the site of a neighborhood park, restored riverbank and wetland.

The second property is 2.84 acres north of Northwest Bronson Road at 174th Avenue, which will become a natural area and a starting point for the Bronson Creek Trail. That property cost \$424,500.

All the money came from a \$100 million bond measure that voters passed in 2008. The district promised to use the money to preserve natural areas, improve parks and create trails, among other goals. Each year, slices of voters' property taxes help pay back the bond debt.

There is no money yet to develop these two sites. Once the district has funding, however, its board of directors will approve a master plan for the area.

—Dominique Fong, *The Oregonian*

Timber money for N. Bethany library?

Washington County wants the development to be more than just roads, but funding is an issue

By **DANA TIMS**
THE OREGONIAN

For more than five years, Washington County has planned to build what it calls a "community of distinction" in North Bethany.

The 800-acre area north of U.S. 26 is largely rolling fields and open spaces. Thus, there's been scant disagreement that a proposed county service district headed for the May 17 ballot should be aimed foremost at building the roads upon which North Bethany's

projected 5,000 residents will travel.

But the county's own definition of "community of distinction" has always encompassed far more than roads. The problem with North Bethany has been figuring out how to pay for those additional services, most notably libraries.

Commission Chairman Andy Duyck, who is as familiar as anyone with the nooks of the county's budget, says he has an answer in the aptly named Opportunity Fund.

The fund is a pot of about \$450,000 gleaned from the county's stewardship of its forest properties, mainly strategic thinning of trees. Duyck proposes to use a portion of the fund to buy land for a future North Bethany library.

Please see **N. BETHANY**, Page B2

N. Bethany: Land deal would involve park district

Continued from Page B1

"I've run this by the entire board, and so far I've heard no objections," Duyck said Monday. "It seems to take care of everyone's concerns."

Duyck's plan to use the county's timber-based Opportunity Fund appears to have the support of the two commissioners who leaned toward including land for a library in the proposed service district.

"It's a very creative way to go," Commissioner Dick Schouten said. "We may be able to add some of our share of Metro greenspace money, as well, but either way it seems to solve the problem."

Added Commissioner Greg Malinowski, who had sided with Schouten: "It's a great idea. I don't see a downside there."

A second part of Duyck's proposal, still to be finalized, would have the county enter into an agreement with the Tualatin Hills Park & Recreation District to jointly buy one acre of land.

The county would then cede its share of the property to the park district, which would ultimately be responsible for construction of any facilities.

There is precedent for using the fund for this sort of purpose. Commissioners tapped it several years ago to buy the first 100 acres of L.L. "Stub" Stewart State Park near Buxton.

The county then sold the land to the state, effectively replenishing the fund.

Until now, the board appeared headed toward a 3-2 split in favor of including only road construction in the proposed county service district.

Duyck, along with Commissioners Roy Rogers and Bob Terry, made it clear that North Bethany should ultimately feature far more than roads. Offerings beyond mere pavement, after all, form the heart of the "community of distinction" ideal that's followed North Bethany planning from its inception.

That same majority, however, has misgivings about dedicating part of North Bethany's permanent tax rate to land acquisition for a library or civic center.

Duyck, for instance, objects to asking residents within North Bethany's defined boundaries to be taxed for a service that others outside those boundaries will invariably use.

Rogers had reservations about lumping libraries into a plan that involves several different countywide transportation funds.

Doug Menke, Tualatin Hills Park & Recreation District general manager, said the matter hasn't yet been taken up formally by district board members.

But, he added, the district is interested in the possibility of a partnership with the county to buy future library land in North Bethany.

County staff, at Duyck's request, will present particulars of the plan at the board's meeting today in Hillsboro. Unless unforeseen obstacles crop up, books may be in North Bethany's future after all.

Dana Tims: 503-294-5199
dtims@oregonian.com

Jackie Husen Park gets spruced up

There's been some new developments at Jackie Husen Park in Cedar Mill.

The 3.87-acre park at 10955 N.W. Reeves St. is now the home of a picnic shelter complete with six picnic tables, a drinking fountain and barbecue.

"An assortment of colorful play structures nearby inspire not only fun but imaginative play for all ages and abilities," said Bob Wayt, spokesman for the Tualatin Hills Park and Recreation District. "In the center is a large, grassy open space available to the public for games and gatherings. It can also be used, on a limited basis, for local youth soccer practices during the season."

A pervious asphalt pathway, benches and picnic tables also surround the open space.

To improve access to the park, the park district recently upgraded the frontage on Reeves Street with curbs, sidewalks and 11 new parking spaces. The parking lot provides 18 more spaces, and its pervious



BOB WAYT/ For The Times

PLAY TIME — Todd Seidel and his daughter Scarlett play at Jackie Husen Park in Cedar Mill. The new park will have an official dedication ceremony this summer.

"We're pleased to make Jackie Husen Park a better place for kids to play, neighbors to meet and families to gather," Wayt said.

The park district is planning a dedication celebration this summer for the neighborhood.

For more information, call 503-629-6305.

asphalt design will filter and reduce stormwater runoff.

The district also spruced up the park's landscaping by removing invasive species in its forested area and replacing them with native trees, shrubs and ground cover.

Before long, Wayt added, the

park will be connected to nearby Jordan Park with a new Cedar Mill Trail segment funded by the park district's November 2008 bond measure. Construction of the trail segment is scheduled to begin this summer and finish in spring 2012.

Great Dog Walking Trails Within the Park District



At the Tualatin Hills Park & Recreation District, we have dozens of parks and miles of trails, which means a multitude of opportunities to walk your dog. Here are just a few suggestions. For more detailed information, visit www.thprd.org and enter "Dog walking parks" in the search box in the upper left corner.

Rock Creek Trail at Bethany Lake

Park at Bethany Lake Park off 185th, just south of West Union Avenue.

Willow Creek Nature Park

Park at the Waterhouse Soccer Field on NW Silverado & Mission Oaks Drive.

Jenkins Estate

8005 SW Grabhorn Road, south of 209th and Farmington Road. Park at Camp Rivendale.

Lowami Hart Woods Park

Entrances along Hart Road between 152nd and Forest.

Hyland Forest Park

Northeast of SW Murray and SW Sexton Mountain Drive.

Fanno Creek Trail/Denney Road

Trailhead is in the northernmost portion of Fanno Creek Park, just west of Highway 217, on the south side of Denney Road.

Hazeldale Off-leash Dog Park

Access off 196th and Farmington.

Garden Home to Fanno Creek

Start at the Garden Home Recreation Center, 7475 SW Oleson Road.



Visit the THPRD table at Pooches on the Green on March 19. And don't miss Bow Wow Bash at Garden Home Recreation Center on August 6.



Dogs must be on leash, except in the dog park.
Dogs are not allowed in the Tualatin Hills Nature Park or Cooper Mountain Nature Park.



www.thprd.org

503/645-6433

Park district buys land for park, trail

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Other posts up for grabs

Board incumbents for the Tualatin Hills Park and Recreation District and Tualatin Valley Fire & Rescue appear to have a smooth election season ahead of them.

No candidates have come forward so far to challenge any of the board members for their seats.

At the park district, long-time board members John Griffiths and Joe Blowers are running opposed for another four years in their Position 4 and 5 seats respectively.

Meanwhile at the fire district, newly appointed Randy Lauer is so far unopposed in his bid for election to Position 4. Brian Clopton, who has served on the board since 1998, is also without a challenge for his Position 5 seat.

POOCHES ON THE GREEN

Beaverton's St. Paw-trick's Day Celebration for Dogs and Friends



Saturday, March 19 from 11 AM to 3 PM
City Park, Beaverton
(5th Street and Hall Boulevard, across from the City Library)

11:00 AM	Mayor Denny Doyle & Sir James McDonald Pipe Band
11:30 AM	Beaverton Police K-9 demonstration
12:30 PM	Irish Dancing with the Dogs
1:00 PM	Dog Parade and Costume Contest
1:30 PM	Best Kisser and Silly Pet Trick Contests
2:30 PM	Contest Winners Announced

Boeds hosted by: Aloha Costco, Animal Aid, Inc., Aussie Rescue & Placement Helpline, Inc., Aqua Dog, LLC, Beaverton Pet Clinic, Beaverton Arts Commission, Beaverton Police Department, Beaverton Valley Times, Betsy's Pet & Home Sitting Service, Bonnie L. Hayes Small Animal Shelter, Brody's Dog House, Cedar Hills Veterinary Clinic, Cooper Mountain Kennel, Cornell Center Animal Hospital, Dove Lewis, Farris-Seaman, Fido City Guide, Green Dog Cleaning Company, Guide Dogs for the Blind, Mary Paws Kennels & K-9 Social Club, Murrayhill Veterinary Clinic, PetUtopia, Tualatin Hills Park and Recreation District, and more!

Presented By



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Proposed North Bethany service district avoids pitfalls, heads toward May 17 Washington County ballot

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By **Dana Tims, The Oregonian**

A proposal to finance the first new roads in **Washington County's** fledgling **North Bethany** area will appear on the May 17 ballot after all.

Although the county's commissioners indicated for months they wanted to place a North Bethany county service district proposal on the May ballot, they needed to wait for all-but-certain guarantees that a bill in Salem would become law before they could actually proceed.

Following a full-court press and more than a few sleepless nights for the county's legislative lobbyists, **Senate Bill 306** passed the Oregon Senate Wednesday by a 20-8 vote.

Gov. John Kitzhaber is expected to sign it shortly.

The proposed service district asks the 109 registered voters who live within the 851-acre boundaries of the county's North Bethany subarea to approve a permanent tax rate of \$1.25 per \$1,000 of assessed value. For the owner of an average Washington County house, that equates to about \$250 annually.

In crafting the ballot measure, county commissioners ultimately decided to drop language that could have directed a nickel of the \$1.25 toward future purchase of land in North Bethany to be used for a library or some other civic purpose. The board is now pursuing a plan to tap a county timber fund in hopes of partnering with Tualatin Hills Park & Recreation District to buy an acre of land in the area north of U.S. 26 for a future library.

The need for a legislative fix involving the proposed service district came to light only recently.

County counsel Dan Olsen, while reviewing statutes pertinent to special-district formations, found internal problems involving a 2008 statewide vote that eliminated the so-called double majority rule.

The rule, which prior to its elimination resulted in a number of local money measures being defeated, said that measures raising property taxes required both a majority vote and a turnout of at least 50 percent of all registered voters.

One part of the 2008 law said that measures seeking to establish permanent tax rates can appear on ballots in any

North Bethany

Click **this link** to see more Oregonian coverage of development plans for Washington County's North Bethany area.

May or November election. Another section, however, seemed to confine such elections to May or November elections in even-numbered years only.

"We just need a technical fix in the language," Olsen said at the time. "Nothing more than that."

Getting that fix, as it turned out, took some doing.

First, the county was able to apply its own language to a bill originally introduced by the Metro Council, but which that body ended up not needing. In the halls of Salem, such "gut-and-stuff" maneuvers are relatively common.

The bill then had to win enough support to get on a fast track for committee hearings and work sessions.

Things seemed to waiver a bit in late February, when SB 306 was passed out of the Senate on a surprisingly narrow 18-12 vote. Matters only got more complicated when the bill needed minor, but time-consuming amendments to pick up enough support to make it through the House.

The Senate then had to "concur" with those amendments, which it quickly did.

The commissioners, meanwhile, were facing a deadline of their own.

Since March 15 was the last day the board could apply for a ballot title for the May election, commissioners had to gamble that the bill -- which had not yet officially cleared the Senate -- would ultimately do so.

To their relief, it did.

Board Chairman Andy Duyck acknowledged that there had been a few tense moments during the entire process, but he described any real risk that the bill actual falter as minimal.

"I would have bet money it would pass," Duyck said Thursday. "We'd explained to legislators that it was really a housekeeping matter and, for the most part, they agreed."

All that's left now is for **North Bethany's** 109 registered voters to approve the proposed service district. If enacted, it will raise about \$13 million toward the estimated \$69 million needed to pay for the first phase of the area's extensive transportation needs.

"It's certainly a little different to have something on the ballot with such a small group of people getting to decide their fate," Duyck said.

As for the 109 voters in North Bethany, he added, "The number of voters who participate in this election is bound to be less than that. It would be pretty rare in any election to see a 100 percent turnout."

– **Dana Tims**

Challengers emerge in school, park board races

By CHRISTINA LENT

Of Times Newspapers

Beaverton voters will have some choices to make in the May 17 election after all.

Four more candidates on Thursday filed to challenge incumbents on the Beaverton School Board and Tualatin Hills Park and Recreation District Board of Directors.

They join John Somoza, who surfaced early on to challenge incumbent Jeff Hicks for the Zone 6 position he has held on the School Board since 2005.

School Board member Mary VanderWeele now faces Cynthia Bethea for her Zone 3 seat.

Meanwhile, Lisa Shultz is running unopposed for her Zone 7 position.

Park district race heats up

Both board incumbents for the Tualatin Hills Park and Recreation District will have some campaigning to do in the coming months.

Long-time board member John Griffiths will face Jeffrey Smith for his Position 4 seat.

Challengers Tim Tank and Lisa Michaels have both stepped up to challenge Joe Blowers for his Position 5 seat.

Other posts on the ballot

In contrast, board incumbents for Tualatin Valley Fire & Rescue have a smooth election season ahead of them.

Newly appointed Randy Lauer is unopposed in his bid for election to Position 4.

Brian Clopton, who has served on the board since 1998, is also without a challenge for his Position 5 seat.

Tualatin Hills Park Foundation is auctioning four Portland Timbers tickets to sold-out Chicago game

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Dominique Fong, The Oregonian

By



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Thomas Boyd/The Oregonian

The Portland Timbers' Kenny Cooper fights for the ball against the Colorado Rapids, Sat., Mar. 19, 2011, in Denver, Colo.

The **Tualatin Hills Park Foundation** is auctioning a four-ticket package to see the **Portland Timbers** play in the team's sold-out home-opener against the Chicago Fire team.

The **online auction, which has a \$500 starting bid**, started Thursday and will benefit the foundation's "Who Should Play" program, which helps families that cannot afford sign-up fees for classes with the **Tualatin Hills Park & Recreation District**.

As part of the agreement the park district has with the Timbers, the district receives four regular season tickets each year of the 10-year contract.

The Timbers must also donate \$5,000 each year to the foundation.

The tickets are located in Section 122, Row L, seats 19-22 (aisle seats near the goal box), according to the **seating map**.

The deadline for the online auction is 6 p.m. on March 29. The winner will be announced April 4.

In the event of a tie, the foundation will contact the top bidders and offer them a chance to place a final bid.

The tickets are for the Timbers' first home game at Jeld-Wen Field, **where dozens of people lined up Tuesday** to buy single-game tickets. All season tickets have been sold out.

The foundation is a nonprofit that helps raise extra money for park district activities, such as more access for people who are disabled. The park district is the largest special district in Oregon, serving more than 200,000 people in the greater Beaverton area.

-- **Dominique Fong; @BvrtnReporter**

Place your bid

Visit the Tualatin Hills Park Foundation website to place your bid.

Bidding is ongoing until 6 p.m. on March 29. The winner will be announced April 4.

Will Lowami be wild or mild?

While the district aims to improve access and open trails, others want the park to retain its untamed flavor

By **DOMINIQUE FONG**
THE OREGONIAN

BEAVERTON — Mark Hereim mo-seyed through Lowami Hart Woods Park, his fingertips touching plants here and there like shaking hands with old friends.

He plodded through mud, mounted fallen branches and explored trails snaking into the dark underbrush,

sometimes to dead ends.

These wayward trails would be eliminated and the main path paved, according to a master plan from the Tualatin Hills Park & Recreation District. Hereim, who belongs to Friends of Beaverton's Johnson Creek, and other advocates of the west Beaverton park oppose some of the plan's projects.

They say the park district is not following its 2001 master plan that called for a light touch on developing the 27.7-acre park, the third-largest in the district.

Neighbors say the park, at South-west Hart Road and 152nd Avenue, has

much of the diversity of the district's two bigger nature parks in a compact package: the rush of Johnson Creek, marshy wetlands, meadows, steep slopes and Douglas firs that arch over groves like wooden cocoons.

Park district officials say creating more open trails would allow more people to enjoy that unique character.

The park's distinctiveness is a major reason that the district wants to increase access and trail connections within the park, said Matt Kilmartin, a park planner.

"That's why environmental education is so important for this master

Please see **LOWAMI**, Page E7



PAM MARTIN/THE OREGONIAN

Lowami: District says it will work with neighbors

Continued from Page E1

project," Kilmartin said.

Ten years ago, the district held a series of sometimes emotional meetings to come up with a master plan that reached a compromise with neighbors who wanted less development, such as fewer parking spaces and narrower, soft-surface trails.

But the district had no money to pay for the improvements. For a decade the Lowami forest grew, untamed.

Then voters passed a \$100 million parks bond measure in 2008. The district allocated \$800,000 of it to Lowami for trail expansions and another \$267,000 to remove weeds and replant native shrubs. So far, the district has paid a total \$258,231 to three consultants for design and car access studies.

The district says it's following the plan laid out in the minutes from the decade-old meetings, which calls for summer day camps, school bus parking, wider trails and a bigger parking lot.

"We have almost all the documents from that time," said Bob Wayt, the district's spokesman. "We kept them beyond the statute of limitations. The only thing really missing is that we don't have the old petition of signatures."

Priscilla Christenson, a 27-year Beaverton resident who attended the 2001 meetings, kept a copy of the cover letter that had been attached to a petition signed by 172 people

asking the district for less development.

Like other park advocates, she's grown fond of Lowami in its natural, overgrown state, with weedy trails flattened by countless boot stomps.

"We're avid park supporters and always have been," Christenson, 60, said. "We just want to help them get the corrections. We'd like to help the park district avoid having to go through the public outcry like back in 2001."

The district says there's wiggle room in the master plan, and it will work with neighbors on the minutiae of design details and open-ended issues.

Some of those were approved by the 2001 board, others mentioned in minutes but not voted on and still other projects had only parts approved.

Park district staff "did what the board directed, but there were certain issues that the 2001 board did not come to a conclusion on," said Hal Bergsma, the district's planning director.

Next month, the district will consider the reclassification of dozens of "parks," including Lowami, as "natural areas," which by definition should have less recreational activities.

After a series of meetings and public hearings, the board in June will examine proposed changes to the Lowami master plan and vote to approve or reject them.

Christenson and Hereim said they want people to appreciate the park, and they hope the district will look at less heavy-handed plans.

"We want to let people see its beauty," Christenson said. "But don't overbuild the quality of nature."

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Election preview

School, fire district boards on May 17 ballot

Tualatin Hills Park & Recreation District

- **Position 4:** Incumbent John Griffiths, 58, a business development manager, is running against Jeffrey Smith, 59, a volunteer job coordinator.
- **Position 5:** Incumbent Joe Blowers, 55, a science teacher, is running against financial consultant Tim Tank, 37, and Lisa Michaels, 50, a television sales representative.