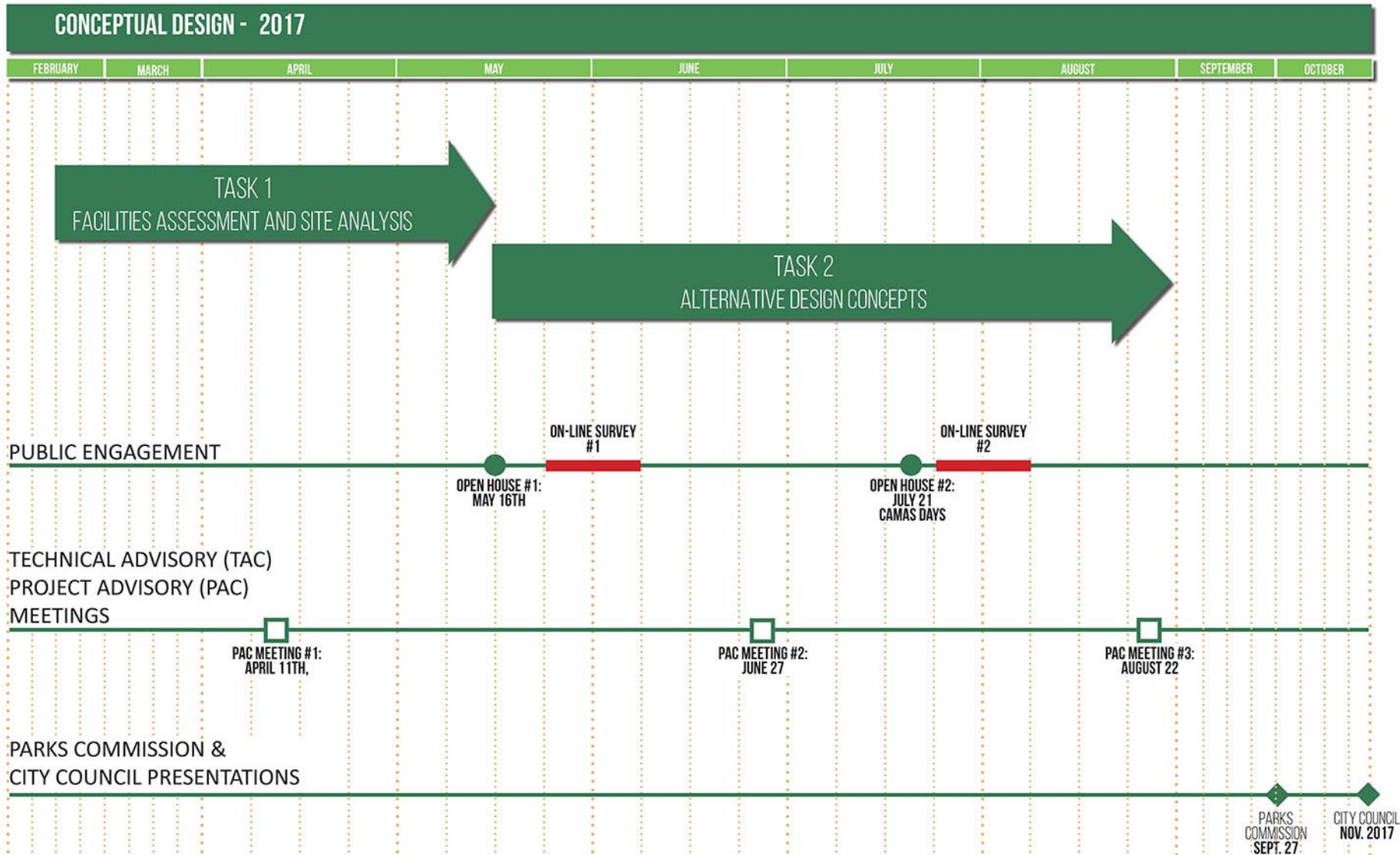


CROWN PARK POOL ASSESSMENT AND MASTER PLAN

City Council Presentation
11.5.18





1 RENOVATION OF EXISTING POOL



BATH HOUSE RENOVATIONS INCLUDE:

- RESTROOMS
- DRESSING ROOMS
- SHOWER AREAS
- INTERIOR FINISHES
- CASEWORK
- TACTILE FLOORING
- ADDRESSING ADA ACCESSIBILITY ISSUES

POOL RENOVATIONS INCLUDE:

- REPAINT POOL SURFACING
- SEPARATE MECHANICAL SYSTEM FOR WADING POOL
- REPLACE VALVES AND PIPING
- REPLACE SAND FILTERS
- CONSTRUCT SURGE TANKS
- REPLACE POOL OUTLETS
- REPLACE POOL RETURN FITTINGS
- REPLACE POOL PAINT FINISH



BATH HOUSE RENOVATION

\$615,000

POOL AREA RENOVATION MIN.

\$1,090,000-\$1,540,000

TOTAL RENOVATION COSTS

\$1,690,000-\$2,190,000

2 OUTDOOR FAMILY LEISURE POOL



NEW BATH HOUSE TO INCLUDE:

- EXPANDED FOOTPRINT FOR CAPACITY
- ADA ACCESSIBILITY

NEW POOL TO INCLUDE:

- EXPANDED MECHANICAL EQUIPMENT
- EXPANDED PROGRAM
- ZERO DEPTH ENTRY
- INTERACTIVE WATER PLAY
- LAP LANES

NEW BATH HOUSE

\$720,000

NEW POOL AREA

\$1,150,000-\$1,500,000

TOTAL REPLACEMENT COSTS

\$1,870,000-\$2,220,000

3 LARGE INTERACTIVE WATER FEATURE



WATER FEATURE INCLUDE:

- WATER JETS
- MECHANICAL EQUIPMENT
- LIGHTING
- DECORATIVE CONCRETE



WATER FEATURE EQUIPMENT

\$200,000-\$300,000

EARTHWORK, DECORATIVE PAVING AND UTILITIES

\$100,000-\$200,000

TOTAL REPLACEMENT COSTS

\$300,000-\$500,000

4 SMALL INTERACTIVE WATER PLAY



SPLASHPAD FEATURES INCLUDE:

- INTERACTIVE WATER PLAY TOYS
- DECORATIVE CONCRETE
- MECHANICAL EQUIPMENT



SPRAY TOYS AND WATER PLAY

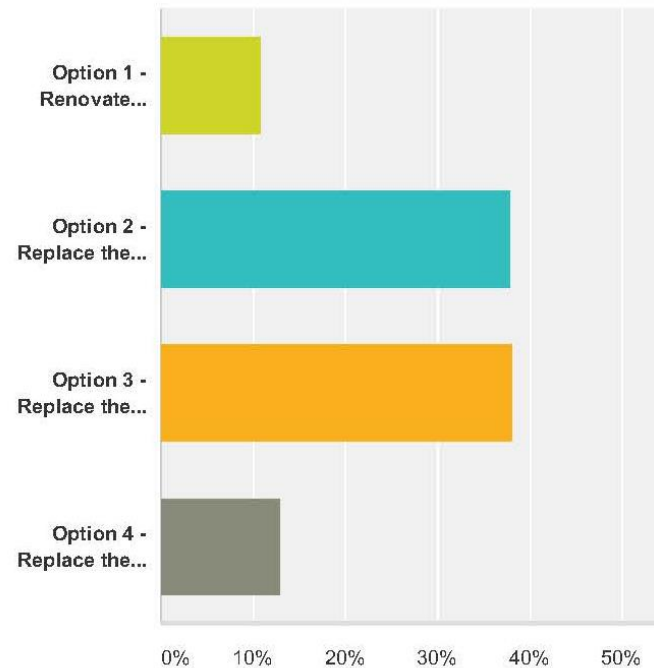
\$30,000-\$50,000

EARTHWORK, HARDSCAPE AND UTILITIES

\$30,000-\$50,000

TOTAL REPLACEMENT COSTS

\$60,000-\$100,000



Aquatics in Camas: *If the City were to build a new, year-round indoor community center or aquatics facility that had a pool somewhere else in town (not at Crown Park), which of the following aquatic options would you prefer at Crown Park?*

Answer Choices	Responses	
Option 1 - Renovate Existing Pool	10.85%	155
Option 2 - Replace the Existing Pool with a New Outdoor Family Leisure Pool	38.07%	544
Option 3 - Replace the Existing Pool with a Large Interactive Water Feature	38.21%	546
Option 4 - Replace the Existing Pool with a Small Interactive Water Play.	12.88%	184
Total		1,429

PAC and Parks Commission Recommendations:

The PAC and Parks Commission recommends pursuing **Option 2** – which removes the aging pool in Crown Park and replaces it with an interactive water feature – with the caveat that the City continue actively pursuing (as a high priority) to fund and develop a year-round aquatic facility.

Option 1: Leisure Pool



Option 2: Interactive Water Feature

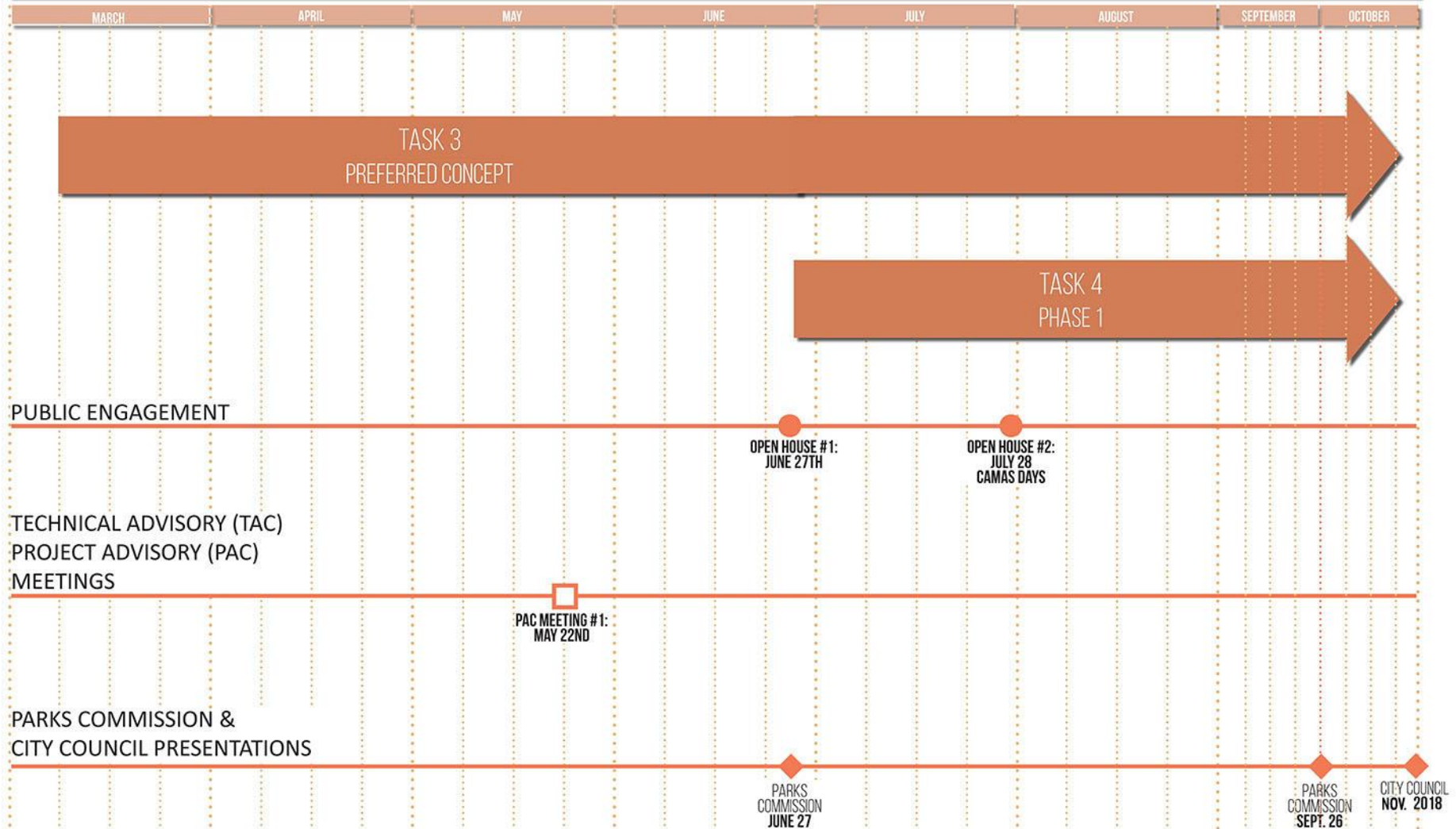
Preferred



- Interactive Water Feature
- Accessible Pathways
- Playground
- Picnic Shelter
- Amphitheater
- Sports Court
- Scout Hall Moved
- Permanent Restrooms
- Retain Tennis Courts

Preferred Concept November 2017

SCHEMATIC DESIGN - 2018

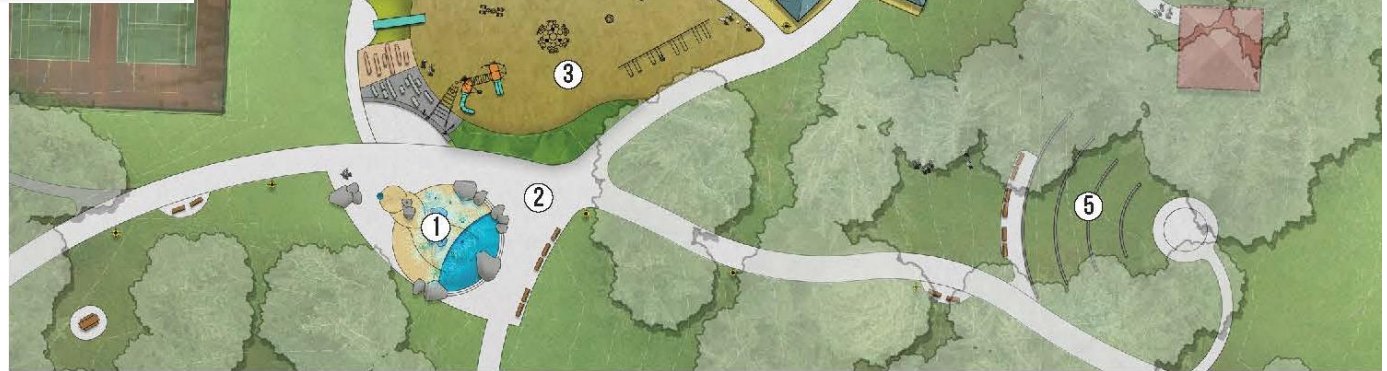


Keynotes

- | | |
|-----------------------------|------------------|
| ① Interactive Water Feature | ④ Picnic Shelter |
| ② ADA Pathways | ⑤ Amphitheater |
| ③ Playground | ⑥ Restroom |

Option A :

Located playground in the middle of the open lawn with flat splash pad on the south side of the central walkway.



Option A enlargement

Not to Scale. ⌚

Preferred



Option B :

Located playground and natural themed water play on the north side of the central walkway.



Option B enlargement

Not to Scale. ⌚



Final Concept July – September 2018

GREENWORKS

City of
Camas
WASHINGTON





East Side

Keynotes

- | | | |
|-----------------------------|---------------------------|--------------------------------------|
| ① Interactive Water Feature | ⑥ Sports Court | ⑪ Accessible Benches & Picnic Tables |
| ② ADA Pathways | ⑦ Scout Hall Improvements | ⑫ Landscaping |
| ③ Playground | ⑧ Restroom | ⑬ Lighting |
| ④ Picnic Shelter | ⑨ Existing Pavilion | |
| ⑤ Amphitheater | ⑩ Existing Tennis Courts | |

West Side



Keynotes

- | | | |
|-----------------------------|---------------------------|--------------------------------------|
| ① Interactive Water Feature | ⑥ Sports Court | ⑪ Accessible Benches & Picnic Tables |
| ② ADA Pathways | ⑦ Scout Hall Improvements | ⑫ Landscaping |
| ③ Playground | ⑧ Restroom | ⑬ Lighting |
| ④ Picnic Shelter | ⑨ Existing Pavilion | |
| ⑤ Amphitheater | ⑩ Existing Tennis Courts | |



Final Concept

GREENWORKS

City of
Camas
WASHINGTON

Preferred Concept Plan		
Item	Estimated Cost	Notes
Site Clearing	\$285,000	Erosion, Clearing, Fencing, Demolition, Pool Demo
Earthwork	\$150,000	Rough and Finish Grading, Imported Fill
Utilities - Water, Sanitary, Storm	\$90,000	Domestic Water, Storm, Sanitary
Electrical and Lighting	\$100,000	Electrical Distribution, Light fixtures along pathway
Paving	\$185,000	Concrete and Gravel paths, Walls (excludes Water Play)
Interactive Water Feature	\$220,000	Paving, equipment, controls
Playground and Equipment	\$410,000	Equipment, Surfacing, Edging
Restrooms (2)	\$500,000	Structure and surrounding Concrete paving
New Picnic Shelter	\$50,000	Premanufactured structure and Furnishings
Scout Hall Improvements	\$30,000	Courtyard and ADA Ramp
Amphitheater	\$55,000	Concrete seating and paving (excludes lawn)
Sport's Court	\$25,000	Paving, Paint, Hoops, Benches
Site Furnishings	\$125,000	Benches, Picnic Tables, Trash, etc.
Irrigation	\$315,000	New Fully Automatic System
Planting	\$250,000	Trees, Plants, Seeding, Soil Preparation
ROW Improvements	\$130,000	Allowance
<div> <div>Sub Total</div> <div>\$2,920,000</div> </div>		
<div> <div>Mobilization</div> <div>\$146,000</div> </div>		
<div> <div>Estimating Contingency (25%)</div> <div>\$730,000</div> </div>		
<div> <div>Inflation (5%)</div> <div><u>\$189,800</u></div> </div>		
<div> <div>Projected Hard Cost</div> <div>\$3,985,800</div> </div>		
<div> <div>Additional Costing Factors (20%)</div> <div>\$797,160</div> <div>Bonding & Insurance, Contractor OH&P</div> </div>		
<div> <div>Soft Costs (20%)</div> <div><u>\$797,160</u></div> <div>Permitting, Staffing, Design and Engineering</div> </div>		
<div> <div>TOTAL PROJECT COST</div> <div>\$5,580,120</div> </div>		

Estimate of Probable Cost

Item	Estimated Cost	Notes
Site Clearing	\$80,000	Erosion, Clearing, Fencing, Demolition
Earthwork	\$40,000	Rough and Finish Grading, Imported Fill
Utilities - Water, Sanitary, Storm	\$32,350	Domestic Water, Storm, Sanitary
Electrical and Lighting	\$5,000	Electrical Distribution, Light fixtures along pathway
Paving	\$49,780	New Concrete Paths (near playground), Repair 50% Existing AC
Interactive Water Feature	\$260,000	Paving, equipment, controls
Playground and Equipment	\$410,000	Equipment, Surfacing, Edging
Restroom (1)	\$250,000	Prefabricated Structure (excludes Utilities)
New Picnic Shelter	\$0	Premanufactured structure and Furnishings
Scout Hall Improvements	\$0	Courtyard and ADA Ramp
Amphitheater	\$0	Concrete seating and paving (excludes lawn)
Sport's Court	\$25,000	Paving, Paint, Hoops, Benches
Site Furnishings	\$31,200	Benches, Picnic Tables, Trash, etc.
Irrigation	\$35,910	New Fully Automatic System
Planting	\$33,600	Trees, Plants, Seeding, Soil Preparation
ROW Improvements	\$45,000	Allowance (assumed 250 lf of frontage improvements)

Keynotes

- | | |
|-----------------------------|---------------------|
| ① Interactive Water Feature | ④ Sports Court |
| ② ADA Pathways | ⑤ Restroom |
| ③ Playground | ⑥ Existing Pavilion |

Subtotal	\$1,297,840
State Sales Tax on Materials	\$49,469
Mobilization	\$64,892
General Conditions (10%)	\$141,220
G.C. Bond & Insurance (3%)	\$42,366
G.C. Overhead & Profit (7%)	\$98,854
Subtotal Hard Cost	\$1,694,642

Additional Cost Factors:

Inflation to Project Start (5%)	\$84,732
Estimating Contingency (25%)	\$423,660

Total Hard Cost	\$2,203,034
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Soft Costs:

Internal Staffing/Management (3%)	\$66,091
Permitting (2%)	\$44,061
Design and Engineering (12%)	\$264,364
	\$374,516

Total with Soft Costs	\$2,577,550
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Estimate of Probable Cost

Item	Estimated Cost	Notes
Site Clearing	\$80,000	Erosion, Clearing, Fencing, Demolition
Earthwork	\$40,000	Rough and Finish Grading
Utilities - Water, Sanitary, Storm	\$32,350	Domestic Water, Storm, Sanitary
Electrical and Lighting	\$5,000	Electrical Distribution, Light fixtures along pathway
Paving	\$49,780	New Concrete Paths (near playground), Repair 50% Existing AC
Interactive Water Feature	\$0	Paving, equipment, controls
Playground and Equipment	\$410,000	Equipment, Surfacing, Edging
Restroom (1)	\$250,000	Prefabricated Structure (excludes Utilities)
New Picnic Shelter	\$0	Premanufactured structure and Furnishings
Scout Hall Improvements	\$0	Courtyard and ADA Ramp
Amphitheater	\$0	Concrete seating and paving (excludes lawn)
Sport's Court	\$25,000	Paving, Paint, Hoops, Benches
Site Furnishings	\$31,200	Benches, Picnic Tables, Trash, etc.
Irrigation	\$35,910	New Fully Automatic System
Planting	\$33,600	Trees, Plants, Seeding, Soil Preparation
ROW Improvements	\$45,000	Allowance (assumed 250 lf of frontage improvements)

Keynotes

- | | |
|--|---------------------|
| ① Interactive Water Feature | ④ Sports Court |
| ② ADA Pathways | ⑤ Restroom |
| ③ Playground | ⑥ Existing Pavilion |

Subtotal	\$1,037,840
State Sales Tax on Materials	\$38,549
Mobilization	\$51,892
General Conditions (10%)	\$112,828
G.C. Bond & Insurance (3%)	\$33,848
G.C. Overhead & Profit (7%)	\$78,980
Subtotal Hard Cost	\$1,353,938

Additional Cost Factors:

Inflation to Project Start (5%)	\$67,697
Estimating Contingency (25%)	\$338,484

Total Hard Cost	\$1,760,119
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Soft Costs:

Internal Staffing/Management (3%)	\$52,804
Permitting (2%)	\$35,202
Design and Engineering (12%)	\$211,214
	\$299,220

Total with Soft Costs	\$2,059,339
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Implementation Strategy Option B



CROWN PARK

MASTER PLAN REPORT
October 2018



City of
Camas
WASHINGTON



Questions?

GREENWORKS

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