

CROWN PARK POOL ASSESSMENT AND MASTER PLAN

City Council Planning Retreat
January 26, 2018



FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER

TASK 1.0
FACILITIES ASSESSMENT AND SITE ANALYSIS

TASK 2.0
CONCEPTUAL DESIGN

PUBLIC ENGAGEMENT

ON-LINE SURVEY #1
OPEN HOUSE #1: MAY 16TH

ON-LINE SURVEY #2
OPEN HOUSE #2: JULY 21
CAMAS DAYS

TECHNICAL ADVISORY (TAC)
PROJECT ADVISORY (PAC)
MEETINGS

PAC MEETING #1:
APRIL 11TH,

PAC MEETING #2:
JUNE 27

PAC MEETING #3:
AUGUST 22

PARKS COMMISSION &
CITY COUNCIL PRESENTATIONS

PARKS
COMMISSION
SEPT. 27, 2017

CITY COUNCIL
OCT/NOV '17

Process





Pool and Park Assessment





Extensive Corrosion on Filters



Extensive Corrosion on Piping, Flanges, and Basket Strainer



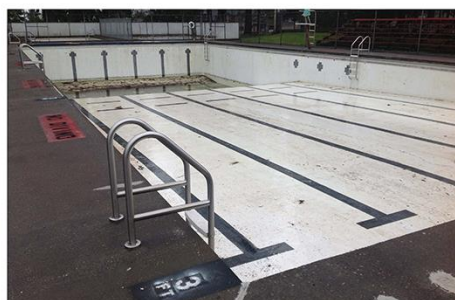
Extensive Corrosion on Filters



Extensive Corrosion on Valves and Flanges



Extensive Corrosion on Valves Metal Piping in Pool System



Paint Chipping, Peeling, and Flaking Away



Cracking in Gutter Deteriorated Paint Scum Line Build-Up



Cracking in Gutter



Deteriorating Pool Paint



Cracking at Concrete Joint



Cracking in Gutter



Insufficient Gutter Drop-Out

Pool Assessment





November 9, 2017

Facility Name: Camas Municipal Pool
Address: 120 NE 17th Ave Camas, WA 98607
Type: General use swimming pool/wading pool

Reopening Swim Season 2018

The following information is based on a site inspection conducted on November 7, 2017 to evaluate the current condition of the Camas Municipal Pool. To ensure the safety of the public and to be in compliance with Washington Administrative Code (WAC) 246-260, the following updates are required to be completed before opening for the 2018 swim season. Prior to starting the work, a [remodel inquiry form](#) must be submitted to Clark County Public Health.

Barriers

1. The existing fence mesh surrounding the main pool is in poor condition and is in need of replacement. The mesh is rusted and has become detached causing holes in the fencing and sharp points sticking out. When replacing the mesh, fence mesh must be less than $\frac{1}{4}$ inch to meet WAC 246-260-031(4).



Filters



2. The filter media needs to be replaced. At the time of replacement the condition of the filters should be evaluated by a licensed professional due to severe corrosion.
3. The filter must have a rate of flow indicator and gauge(s) for monitoring backpressure on filter.

1 RENOVATION OF EXISTING POOL



BATH HOUSE RENOVATIONS INCLUDE:

- RESTROOMS
- DRESSING ROOMS
- SHOWER AREAS
- INTERIOR FINISHES
- CASEWORK
- FACILITY 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

- INSTALL UV SANITATION SYSTEMS
- INSTALL CHEMICAL BALANCE SYSTEM

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 FOOTPRINT
- MODERNIZED 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

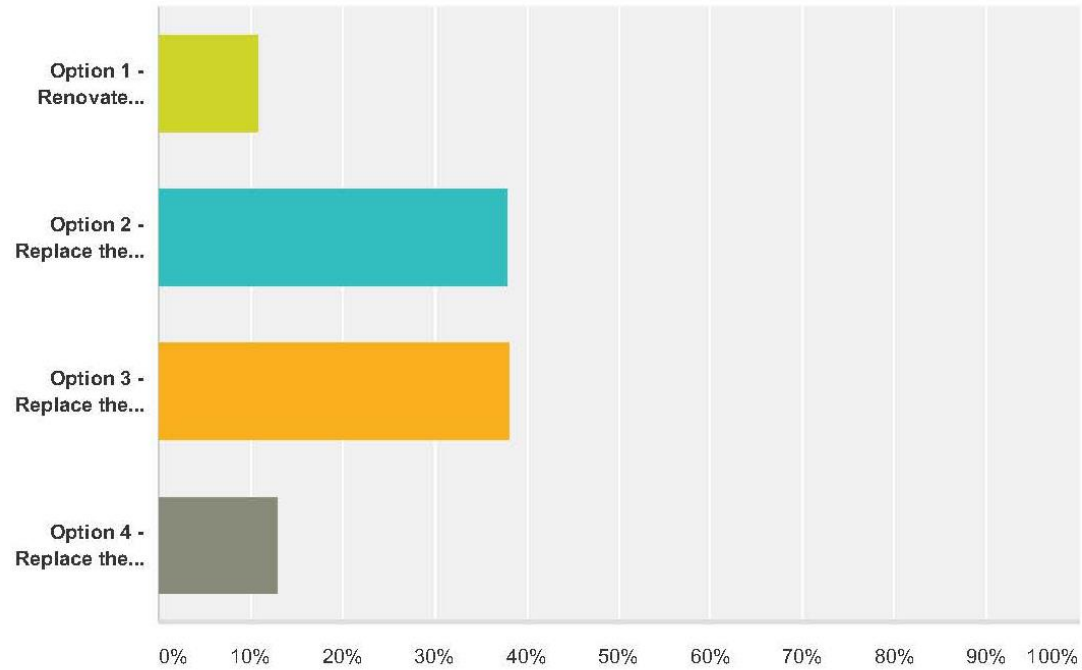
TOTAL REPLACEMENT COSTS
\$60,000-\$100,000

Park Features: Which of the following park elements would be your top three (3) priorities for including or improving at Crown Park?

- 1) Restrooms
- 2) Playground
- 3) Outdoor Leisure Pool
- 4) Large Water Feature
- 5) Flexible Open Space
- 6) Park Amenities
- 7) Amphitheater



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?*

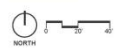


Answer Choices	Responses
Option 1 - Renovate Existing Pool	10.85% 155
Option 2 - Replace the Existing Pool with a New Outdoor Family Leisure Pool	38.07% 544
Option 3 - Replace the Existing Pool with a Large Interactive Water Feature	38.21% 546
Option 4 - Replace the Existing Pool with a Small Interactive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



KEYNOTES

- | | | |
|-------------------------------------|---------------------------|--------------------------------------|
| ① BENCHES, TYP. | ⑦ PLAYGROUND | ⑬ DIAGONAL PARKING (TOTAL 47 SPACES) |
| ② RESTROOMS | ⑧ 8' CONCRETE PATH | ⑭ MULTI-SPORT COURT |
| ③ LEISURE POOL FACILITY & BATHHOUSE | ⑨ 12' CONCRETE PATH | ⑮ EXISTING MONUMENT SIGN |
| ④ NEW PICNIC SHELTER | ⑩ EXISTING PICNIC SHELTER | ⑯ PICNIC TABLES, TYP. |
| ⑤ AMPHITHEATER SEATING | ⑪ SCOUT HALL | ⑰ GRAVEL PATH |
| ⑥ ADA RAMP | ⑫ OPEN LAWN | |



Conceptual Design: Option

Option 1 - Leisure Pool		
Item	Estimated Cost	Notes
Utilities	\$50,000	Domestic Water, Storm, Sanitary
Electrical and Lighting	\$150,000	Electrical Distribution, Light fixtures along pathway
Right-of-way Improvements	\$200,000	47 Spaces, New Curb and Sidewalk and Paving
Pathways & Furnishings	\$400,000	8' & 12' concrete paths, benches, picnic tables
Leisure Pool Facility and Bathhouse	\$2,900,000	Pool decking, water play areas, turf areas, Demo
New Picnic Shelter	\$75,000	Concrete pad and premanufactured structure
Restroom	\$220,000	Structure and surrounding Concrete paving
Playground and Equipment	\$350,000	Equipment and surfacing
Scout Hall Renovations	\$20,000	Courtyard and ADA Ramp
Sport Court	\$60,000	Concrete with striping
Amphitheater	\$100,000	Concrete seating, paving and stage
Renovate Existing Picnic Shelter	\$10,000	Paint, clean, repair
Landscape Improvements	\$700,000	Irrigation, Planting, Soil Preparation
Sub Total	\$5,235,000	<i>Hard Cost</i>
Estimating Contingency (30%)	\$1,570,500	
Inflation (10%)	<u>\$680,550</u>	
Projected Hard Cost	\$7,486,050	
Additional Costing Factors (20%)	\$1,497,210	<i>Bonding & Insurance, Contractor OH&P</i>
Soft Costs (20%)	<u>\$1,497,210</u>	<i>Permitting, Staffing, Design and Engineering</i>
TOTAL PROJECT COST	\$10,480,470	

Some impacts to consider for an aquatic facility in Crown Park:

- Parking
- Traffic
- Impact on other park functions
- Rise in use

Admission Type	Admission Numbers	Number in Party	Days/Times	Total
Daily	250	1	70	17,500
10 Visit	300	1	10	3,000
Season Pass				
Individual	454	1	22	9,988
Family	244	2.5	22	13,420
Leisure Pool anticipated attendance (not including swim lessons)				43,908
2017 Camas Pool attendance (not including swim lessons)				7,895

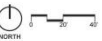
PAC and Parks Commission Recommendations:

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.



KEYNOTES

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|-----------------------------|---------------------------|--------------------------|
| ① BENCHES, TYP. | ⑥ COURTYARD | ⑫ SCOUT HALL |
| ② RESTROOMS | ⑦ PLAYGROUND | ⑬ OPEN LAWN |
| ③ INTERACTIVE WATER FEATURE | ⑧ 8' CONCRETE PATH | ⑭ EXISTING MONUMENT SIGN |
| ④ NEW PICNIC SHELTER | ⑨ 12' CONCRETE PATH | ⑮ PICNIC TABLES, TYP. |
| ⑤ AMPHITHEATER SEATING | ⑩ MULTI-SPORT COURT | ⑯ EXISTING TENNIS COURTS |
| | ⑪ EXISTING PICNIC SHELTER | |



Recommendations

GREENWORKS

City of
Camas
WASHINGTON

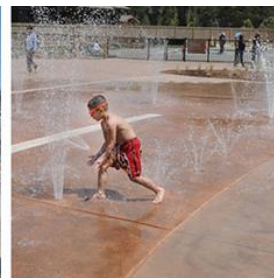
Option 2 - Water Feature

<i>Item</i>	<i>Estimated Cost</i>	<i>Notes</i>
Utilities	\$50,000	Domestic Water, Storm, Sanitary
Electrical and Lighting	\$150,000	Electrical Distribution, Light fixtures along pathway
Pathways & Furnishings	\$400,000	8' & 12' concrete paths, benches, picnic tables
Interactive Water Feature	\$450,000	Paving, equipment, Demo Existing Pool
New Picnic Shelter	\$75,000	Concrete pad and premanufactured structure
Restroom	\$220,000	Structure and surrounding Concrete paving
Playground and Equipment	\$350,000	Equipment and surfacing
Scout Hall Relocation	\$40,000	Relocation and Courtyard
Sport Court	\$60,000	Concrete with striping
Amphitheater	\$100,000	Concrete seating and paving
Renovate Existing Picnic Shelter	\$10,000	Paint, clean, repair
Landscape Improvements	\$700,000	Irrigation, Planting, Soil Preparation
Sub Total	\$2,605,000	<i>Hard Cost</i>
Estimating Contingency (30%)	\$781,500	
Inflation (10%)	\$338,650	
Projected Hard Cost	\$3,725,150	
Additional Costing Factors (20%)	\$745,030	<i>Bonding & Insurance, Contractor OH&P</i>
Soft Costs (20%)	\$745,030	<i>Permitting, Staffing, Design and Engineering</i>
TOTAL PROJECT COST	\$5,215,210	



KEYNOTES

- | | | |
|-----------------------------|---------------------------|--------------------------|
| ① BENCHES, TYP. | ⑥ COURTYARD | ⑫ SCOUT HALL |
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| ④ NEW PICNIC SHELTER | ⑨ 12' CONCRETE PATH | ⑮ PICNIC TABLES, TYP. |
| ⑤ AMPHITHEATER SEATING | ⑩ MULTI-SPORT COURT | ⑯ EXISTING TENNIS COURTS |
| | ⑪ EXISTING PICNIC SHELTER | |



Phase 1: Water Feature, Playground, Restroom		
Item	Estimated Cost	Notes
Demolition	\$350,000	Pool, Hardscape, Playgrounds, Softscape
Utilities	\$50,000	Domestic Water, Storm, Sanitary
Electrical and Lighting	\$75,000	Electrical Distribution, Light fixtures along pathway
Pathways & Furnishings	\$150,000	In Areas of Improvements
Interactive Water Feature	\$350,000	Paving and Equipment
Restroom	\$220,000	Structure and surrounding Concrete paving
Playground and Equipment	\$350,000	Equipment and surfacing
Landscape Improvements	\$120,000	Irrigation, Planting, Soil Preparation
Sub Total	\$1,665,000	<i>Hard Cost</i>
Estimating Contingency (30%)	\$499,500	
Inflation (5%)	<u>\$108,225</u>	
Projected Hard Cost	\$2,272,725	
Additional Costing Factors (20%)	\$454,545	<i>Bonding & Insurance, Contractor OH&P</i>
Soft Costs (20%)	<u>\$454,545</u>	<i>Permitting, Staffing, Design and Engineering</i>
TOTAL PROJECT COST	\$3,181,815	

Water Feature, Playground, Restroom

Costs:	Utilities	\$	50,000
	Electrical & Lighting	\$	75,000
	Pathways & Furnishings	\$	150,000
	Interactive Water Features	\$	350,000
	Restroom	\$	220,000
	Playground & Equipment	\$	350,000
	Landscape Improvements	\$	120,000
		\$	1,315,000
	Estimated Contingency (30%)	\$	394,500
	Inflation (10%)	\$	131,500
	Additional Costing Factors (20%)	\$	368,200
	Soft Costs (20%)	\$	368,200
	Total	\$	2,577,400

Funding Options:			
	REET	\$	55,331
	GO Bond	\$	2,292,790
	Financing Costs 10%	\$	229,279
		\$	2,577,400
	Annual Debt Service	\$	169,523
	Pool Savings		
	Pool Admissions	\$	28,521
	Swimming Lessons	\$	40,666
	Rentals	\$	16,191
		\$	85,378
	Operating Costs	\$	(148,206)
		\$	(62,828)
	Net Debt Service	\$	106,695

Splash Pad and Crown Park Improvements

Costs:	Utilities	\$	50,000
	Electrical & Lighting	\$	150,000
	Pathways & Furnishings	\$	400,000
	Interactive Water Features	\$	450,000
	New Picnic Shelter	\$	75,000
	Restroom	\$	220,000
	Playground & Equipment	\$	350,000
	Landscape Improvements	\$	700,000
	Scout Hall Relocation	\$	40,000
	Sport Court	\$	60,000
	Amphitheater	\$	100,000
	Renovate Existing Picnic Shelter	\$	10,000
		\$	2,605,000
	Estimated Contingency (30%)	\$	781,500
	Inflation (10%)	\$	338,650
	Additional Costing Factors (20%)	\$	745,030
	Soft Costs (20%)	\$	745,030
	Total	\$	5,215,210

Funding Options:			
	GO Bond	\$	5,215,210
	Financing Costs 10%	\$	521,521
		\$	5,736,731
	Annual Debt Service	\$	385,598
	Pool Savings		
	Pool Admissions	\$	28,521
	Swimming Lessons	\$	40,666
	Rentals	\$	16,191
		\$	85,378
	Operating Costs	\$	(148,206)
		\$	(62,828)
	Net Debt Service	\$	322,770

Swimming Pool and Crown Park Improvements

Costs:	Utilities	\$	50,000
	Electrical & Lighting	\$	150,000
	Right of way Improvements	\$	200,000
	Pathways & Furnishings	\$	400,000
	Leisure Pool Facility & Bathhouse	\$	2,900,000
	New Picnic Shelter	\$	75,000
	Restroom	\$	220,000
	Playground & Equipment	\$	350,000
	Landscape Improvements	\$	700,000
	Scout Hall Renovations	\$	20,000
	Sport Court	\$	60,000
	Amphitheater	\$	100,000
	Renovate Existing Picnic Shelter	\$	10,000
		\$	5,235,000
	Estimated Contingency (30%)	\$	1,570,500
	Inflation (10%)	\$	680,550
	Additional Costing Factors (20%)	\$	1,497,210
	Soft Costs (20%)	\$	1,497,210
	Total	\$	10,480,470

Funding Options:			
	1 GO Bond	\$	10,480,470
	Financing Costs 10%	\$	1,048,047
		\$	11,528,517
	Annual Debt Service	\$	774,897
	Pool Savings		
	Pool Admissions	\$	28,521
	Swimming Lessons	\$	40,666
	Rentals	\$	16,191
		\$	85,378
	Operating Costs	\$	(148,206)
		\$	(62,828)
	Net Debt Service	\$	712,069





Questions?

