

# CROWN PARK POOL ASSESSMENT AND MASTER PLAN

City Council Presentation  
11.20.17



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  
ON-LINE SURVEY #2  
OPEN HOUSE #1: MAY 16TH  
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



# Pool and Park Assessment





Extensive Corrosion on Filters



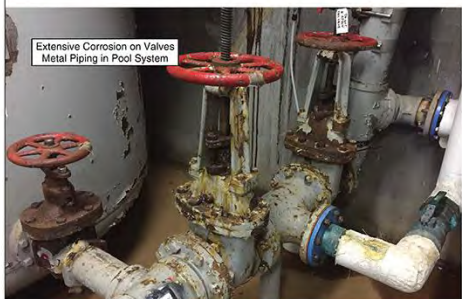
Extensive Corrosion on Piping, Flanges, and Basket Strainer



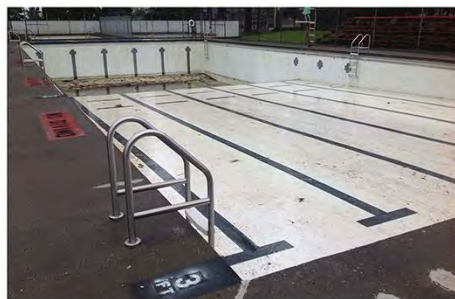
Extensive Corrosion on Filters



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



## 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

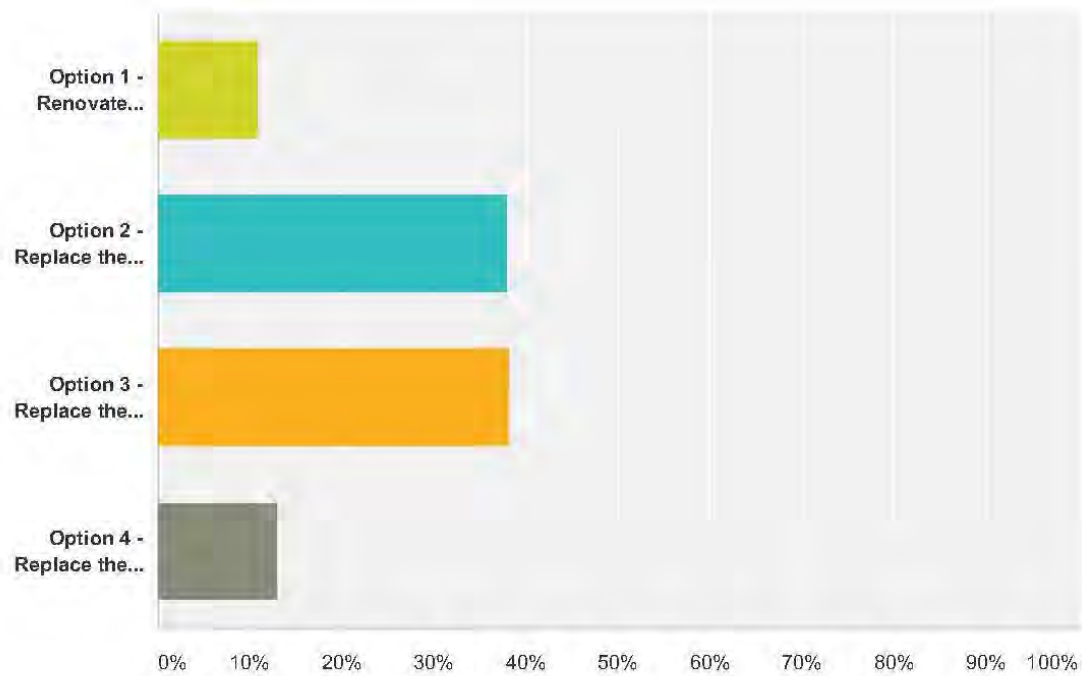
SPRAY TOYS AND WATER PLAY  
**\$30,000-\$50,000**

EARTHWORK, HARDSCAPE AND UTILITIES  
**\$30,000-\$50,000**

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



**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
<b>Total</b>	<b>1,429</b>

**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







**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 1





**KEYNOTES**

- |                             |                           |                          |
|-----------------------------|---------------------------|--------------------------|
| 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 |                          |



# Conceptual Design: Option 2





Continued Outreach



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																								
<table border="0" style="width: 100%;"> <tr> <td style="text-align: right;"><b>Sub Total</b></td> <td><b>\$5,235,000</b></td> <td><i>Hard Cost</i></td> </tr> <tr> <td style="text-align: right;">Estimating Contingency (30%)</td> <td>\$1,570,500</td> <td></td> </tr> <tr> <td style="text-align: right;">Inflation (10%)</td> <td><u>\$680,550</u></td> <td></td> </tr> <tr> <td style="text-align: right;"><b>Projected Hard Cost</b></td> <td><b>\$7,486,050</b></td> <td></td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td style="text-align: right;">Additional Costing Factors (20%)</td> <td>\$1,497,210</td> <td><i>Bonding &amp; Insurance, Contractor OH&amp;P</i></td> </tr> <tr> <td style="text-align: right;">Soft Costs (20%)</td> <td><u>\$1,497,210</u></td> <td><i>Permitting, Staffing, Design and Engineering</i></td> </tr> <tr> <td style="text-align: right;"><b>TOTAL PROJECT COST</b></td> <td><b>\$10,480,470</b></td> <td></td> </tr> </table>			<b>Sub Total</b>	<b>\$5,235,000</b>	<i>Hard Cost</i>	Estimating Contingency (30%)	\$1,570,500		Inflation (10%)	<u>\$680,550</u>		<b>Projected Hard Cost</b>	<b>\$7,486,050</b>					Additional Costing Factors (20%)	\$1,497,210	<i>Bonding &amp; Insurance, Contractor OH&amp;P</i>	Soft Costs (20%)	<u>\$1,497,210</u>	<i>Permitting, Staffing, Design and Engineering</i>	<b>TOTAL PROJECT COST</b>	<b>\$10,480,470</b>	
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<b>TOTAL PROJECT COST</b>	<b>\$10,480,470</b>																									

## 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
<b>Sub Total</b>	<b>\$2,605,000</b>	<i>Hard Cost</i>
Estimating Contingency (30%)	\$781,500	
Inflation (10%)	\$338,650	
<b>Projected Hard Cost</b>	<b>\$3,725,150</b>	
Additional Costing Factors (20%)	\$745,030	<i>Bonding &amp; Insurance, Contractor OH&amp;P</i>
Soft Costs (20%)	\$745,030	<i>Permitting, Staffing, Design and Engineering</i>
<b>TOTAL PROJECT COST</b>	<b>\$5,215,210</b>	

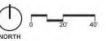
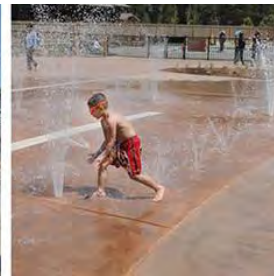
## PAC and Parks Commission Recommendations:

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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| 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

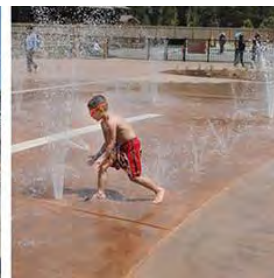
**GREENWORKS**

City of  
**Camas**  
WASHINGTON



**KEYNOTES**

- |                             |                           |                          |
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|                             | 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
<b>Sub Total</b>	<b>\$1,665,000</b>	<i>Hard Cost</i>
Estimating Contingency (30%)	\$499,500	
Inflation (5%)	<u>\$108,225</u>	
<b>Projected Hard Cost</b>	<b>\$2,272,725</b>	
Additional Costing Factors (20%)	\$454,545	<i>Bonding &amp; Insurance, Contractor OH&amp;P</i>
Soft Costs (20%)	<u>\$454,545</u>	<i>Permitting, Staffing, Design and Engineering</i>
<b>TOTAL PROJECT COST</b>	<b>\$3,181,815</b>	





Questions?

