



Staff Report

April 3, 2023 Council Workshop Meeting

Crown Park Improvements: GreenWorks, PC Professional Service Agreement Amendment #3

Presenter: Trang K. Lam, Parks & Recreation Director

Time Estimate: 15 minutes

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BACKGROUND: Crown Park, located at 120 NE 17th Avenue, is a 7.3 acre developed park comprised of mature fir trees, a picnic shelter, two play areas with equipment, a basketball half-court, two tennis courts and Scout Hall. Considered by many as the "Crown Jewel" of our entire parks system, the park hosts many of the City's events, such as the annual Camas Egg Scramble, summer concerts and movies, and the CamTown Youth Festival. However, at the core, this is a family gathering spot for birthdays, reunions, picnics and play.

The 2018 Crown Park Master Plan (Master Plan) serves as a vision of the park for the next generation of users and is used as a framework to guide future funding decisions. Over a 13-month design process, the Crown Park Public Advisory Committee provided feedback and direction to the project. In addition, a Technical Advisory Committee and the Parks and Recreation Commission (Commission) were involved every step of the way, along with an extensive public engagement process. The Commission reviewed the final Master Plan report Oct. 24, 2018; and on Nov.5, 2018, Council adopted the Master Plan which includes the following park features:

- Interactive water feature
- Inclusive playground
- Permanent restrooms
- Outdoor amphitheater
- Sports court
- New ADA accessible pathways
- Access improvements to Scout Hall
- Flexible lawn space
- New site furnishings
- Upgraded irrigation system
- Stormwater management gardens and updated plantings



Figure 1: Park location map

At the November 15, 2021, Council Workshop, Council provided direction to implementation the Master Plan (Project). Below is an overview of the Project's process since adoption of the Master Plan.

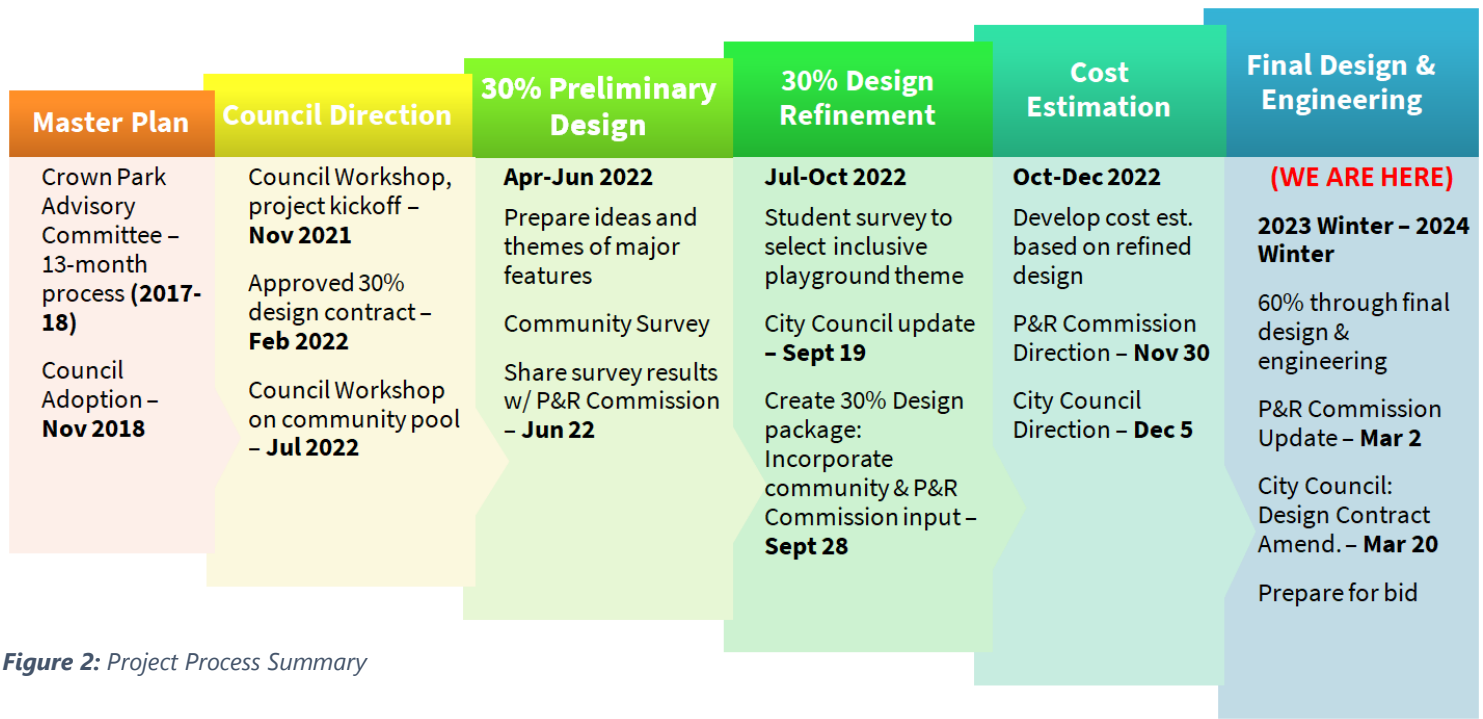


Figure 2: Project Process Summary

SUMMARY: On Feb. 22, 2022, Project implementation kicked off with Council approval of the GreenWorks, PC Professional Services Agreement (PSA) for 30% design and engineering. In fall 2022, at no additional cost, PSA Amendment #1 was executed to add a subconsultant to help with inclusive playground equipment design. Last month, Amendment #2 was executed to extend the current contract expiration date to provide time for staff to get approval from Council for this PSA Amendment #3 (Amendment 3). The attached Amendment 3 with GreenWorks, PC, will allow staff to advance the project through construction documentation, permitting and bidding, and construction.

Staff is seeking Council approval of this Amendment 3 in the amount of \$383,657.11 to be dispersed through the end of Dec. 2024 to GreenWorks, PC, as work is completed. The proposed services and the associated costs are summarized below:

Base Fee	\$306,748
Optional Contingency Tasks	\$76,909
TOTAL FEES (Not to Exceed)	\$383,657

BENEFITS TO THE COMMUNITY: The park is located in a residential neighborhood on the north side of downtown Camas. Crown Park improvements will be the first of its kind in Camas, and the surrounding communities. Currently, there is no other interactive water feature within 14 miles of the site. The closest is located in downtown Vancouver; and the closest inclusive play facility is within 13 miles of the site in Portland. The park is at the heart of the city, and within walking distance to the charming downtown commercial corridor (i.e. our main street), the Camas Public Library, an elementary school, a middle school and a high school. The rejuvenation of this park sustains commercial/retail vitality for our main street and adds to quality of life for residents and businesses. This is also the community's gathering space, our outdoor living room, our "Crown jewel." The new and upgraded amenities listed in this Project will provide accessibility and play opportunities for all ages and abilities - serving not only Camas but the broader east county community.

According to Census tract data in the community surrounding Crown Park, this site is deficient in two of the five demographic and health categories identified in the Recreation & Conservation Office grant application:

1. Body mass index
2. Person of Color
3. Median Household Income
4. Mortality Rate
5. Disability

Compared to State averages, this area has a lower median household income and a higher mortality rate. Studies show that low-income communities are more frequently located in areas with limited access to quality parks and open spaces. They also frequently face significant health disparities which contributes to a much higher obesity and mortality rate. The improvements to this park add recreational opportunities for people of all ages and abilities to help improve the community's health and well-being.

This Project meets the following City adopted plans:

Camas 2035 Comprehensive Plan

Citywide Land Use Goal - LU-1.4:

- Ensure that park and recreation opportunities are distributed equitably throughout the City and work to achieve park and continuous trail corridors from Green Mountain to the Columbia River.

2022 Parks, Recreation and Open Space (PROS) Plan

STEWARDSHIP OF LAND, PARKS & PROGRAMS:

Goal: Enhance parks and trails amenities.

- Action: Refresh existing legacy parks with new features to reflect current community desires, such as Crown Park.

PLAN FOR & FILL KNOWN SYSTEM GAPS:

Goal: Design new parks, trails & amenities with environment, safety & accessibility in mind.

- Action: Design and maintain parks and facilities to offer universal accessibility for residents of all physical abilities, skill levels and age; at a minimal in compliance with the Americans with Disabilities Act (ADA) Standards for Accessible Design

Goal: Enhance outdoor recreation opportunities.

- Action: Prioritize implementation of existing master plans with consideration for service gap delivery and available financial resources.
- Action: Add new unique park amenities to the system such as nature play area, a splash pad, a bike skills pump track, and all-inclusive playgrounds.

2022 Camas PROS Plan Capital Facilities Plan

Crown Park: Park development per site master plan (Listed as top priority project in the next 2-3 years)

POTENTIAL CHALLENGES: Construction cost escalation and inflation has been an issue for all capital projects over the last several years. While prices have seemed to balance out, it is difficult to predict the market a year out. Value engineering packages will be prepared during the final design process to be prepared for cost reduction measures as needed, in order to meet available construction funding at the time of bidding.

BUDGET IMPACT: This PSA Amendment 3 for Crown Park is funded in the FY 2023-2024 Parks Capital Budget.

RECOMMENDATION: Staff recommends this item be placed on the April 17, 2023 Council Regular Meeting consent agenda for Council's consideration and approval.