



Staff Report

December 5, 2022 Council Regular Meeting

Camas-Washougal Skate Park Improvements – Rebid Award

Presenter: Trang K. Lam, Parks & Recreation Director

Time Estimate: 5 minutes

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BACKGROUND: The Camas-Washougal Skate Park was built in 2002. With nearly 20 years of use, the City of Camas (City) worked with local residents, businesses, and the Camas Parks Foundation to update the park. On August 15, 2022, staff provided City Council with an update on the Camas-Washougal Skate Park Improvement Project. The [Staff Report](#) included final design, updates on fundraising efforts, and the next steps to bid the project for construction.

SUMMARY: In September, the City advertised the project for bid. The City received one submittal, and it came in with a substantially higher bid price than the engineer’s cost estimate. At the Oct. 3, Council meeting, Council approved rejecting the bid package and rebidding the project early next year, to allow more participation in the process, and to ensure that we are receiving the most competitive offer.

Since the Oct. 3, Council meeting, Staff has worked on outreach with multiple skatepark contractors. Staff’s primary concern was that construction during the winter was not feasible, therefore staff recommended waiting to rebid in early 2023, with a spring construction timeframe. However, the contractors have since informed us that winter construction is actually feasible. So, by pushing the construction period up, it allows the City to align park closure (for construction) during months that the park is least used. This update was provided to Council in mid-October via email.

With confirmation from contractors of winter constructability, the City advertised this project for rebid in the Oregon DJC Oct.24, and in the Camas-Washougal Post-Record Oct. 27. The City received two submittals, and the sealed bids were reviewed by staff Nov. 18, at 10a.m. The rebid process also helped confirm that construction costs have escalated substantially in the last year. Unfortunately, both bid packages are higher than the engineer’s cost estimate for the project; however, the low bidder in this process is also lower compared to the initial September bid process submittal. Staff recommends constructing the entire project, which will provide all levels of skating experiences – from beginner all the way to advanced. City Council may choose to only fund and construct Phase I of the project, however that would mainly benefit advanced skaters, leaving intermediate and

beginning skaters with limited skate design elements to practice on. Staff believes that construction costs will not decrease in the near future, therefore advancing the entire project would be the most beneficial to the community, especially our youths. As such, staff recommends awarding the contract to Lee Contractors LLC in the amount of \$350,403.

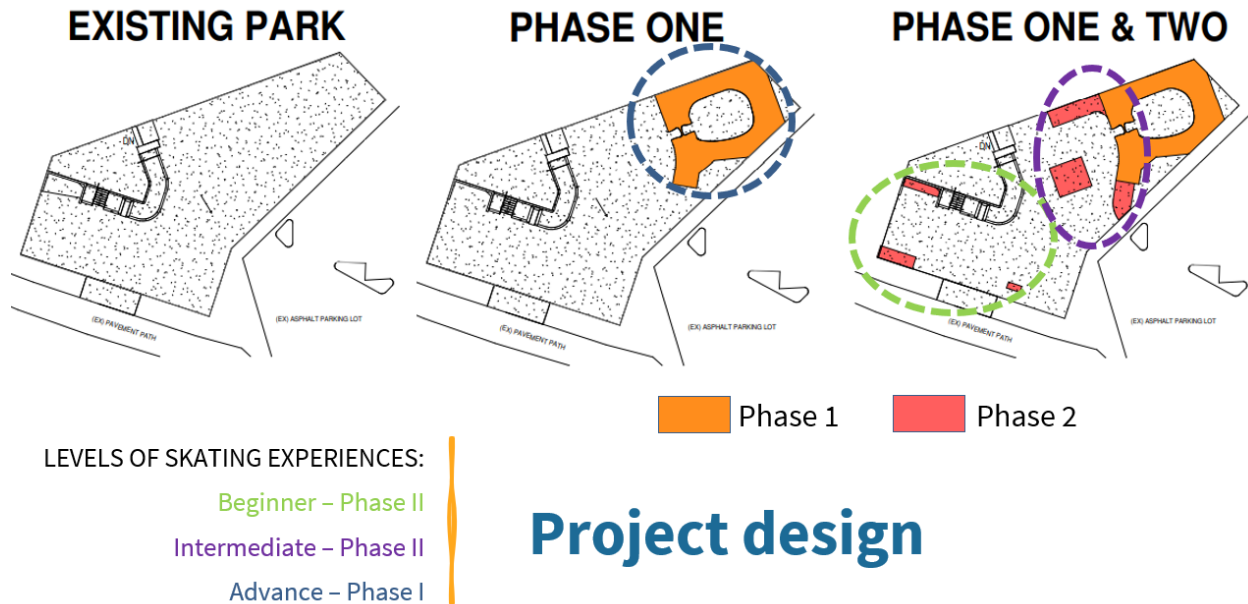


Figure 1: Skate Park updated design by phases

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? Council approval of staff recommendation.

Please refer to the [August 15, 2022 Staff Report](#) for answer to the following questions:

What's the data? What does the data tell us?

How have communities been engaged? Are there opportunities to expand engagement?

Who will benefit from, or be burdened by this agenda item?

What are the strategies to mitigate any unintended consequences?

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

Will this agenda item improve ADA accessibilities for people with disabilities?

What potential hurdles exist in implementing this proposal (include both operational and political)?

How will you ensure accountability, communicate, and evaluate results?

How does this item support a comprehensive plan goal, policy or other adopted resolution?

BUDGET IMPACT: Funding from current 2022 Parks & Recreation capital budget - Account Numbers 300.00.594.762.63 (Skatepark Improvements) and 300.00.594.762.61 (Open Space/Parks/Trails). Additionally, the City partnered with the Camas Parks Foundation and Parks Foundation of Clark County for fundraising and received a generous donation from the Norman C Danielson Foundation for a total fundraising and donation of \$38,840.44.

RECOMMENDATION: Staff recommends awarding the contract to Lee Contractors LLC in the amount of \$350,403.