



CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Dustin Schull, Parks and Recreation Director
Rich Mueller, Parks Planning and Development Manager

DATE: July 14, 2025

SUBJECT:

Consideration of **Resolution No. 5895-25** Amending Las Casitas Park Renovation Construction Project Authorization Amount with PHK Construction, LCC dba Artis.

RECOMMENDATION:

Staff recommends approval of Resolution No. 5895-25.

EXECUTIVE SUMMARY:

The Parks and Recreation Master Plan demonstrated a need for Stoneridge Park to be more relevant to the surrounding community, provide a family gathering space, maintain safety and sightlines, and activate the park to connect nearby neighbors, families, and children. The master plan led to a planning process that resulted in Reimagina el parque/Stoneridge Park Redesign. A park concept plan was developed with over 750 people involved in 20 community engagement opportunities. Public involvement included open houses, pop up events and surveys. Outreach was conducted using a bilingual engagement process, featuring a “Spanish first” format. City Council accepted Reimagina el parque/Stoneridge Park Redesign site concept plan and report on January 11, 2021. The park report informed next steps and recommendations, which included Neighborhood Engagement to Rename the Park. During summer and fall 2023 over 420 people were involved in selecting the preferred name of Parque Las Casitas/Las Casitas Park. The Council approved Stoneridge Park to be renamed Parque Las Casitas/Las Casitas Park by Resolution No. 5734-23 on November 13, 2023.

Two main issues emerged during construction that led to additional professional services in design and permitting, as well as construction change orders. Shortly after the contractor began work there was significant wet weather that saturated the site soil with additional subsurface rock needed and unsuitable soil haul off. The existing soil was also contaminated (organic material & debris), which led to additional unsuitable soil that required removal and disposal. The unsuitable soil was then replaced with gravel for stability and sustainability. These changes were mandated by geotechnic engineers of design.

The second factor driving additional design and construction costs are underground utility issues and conflicts. The Las Casitas neighborhood was built in the 1970’s (approx. 50 years ago), and records did not show the location or depth of many underground utilities (inaccuracies in as built). Development standards and codes have as well changed over the years, so as issues and conflicts were discovered they were brought up to

current development and code standards.

These unexpected issues occurred below the surface of the ground and were unexpected and unknown at the time of design and construction bidding. Resolving these issues and conflicts required additional design, which led to construction modifications and additional site work.

OUTCOMES OF DECISION:

Adopting the resolution authorizing the change order authorization amount would allow construction of this work to be completed on schedule as part of the existing contract.

FINANCIAL IMPLICATIONS:

Funds for this project are available in current city budgeted funds.

ATTACHMENTS:

Resolution No. 5895-25