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PROCUREMENT DIVISION
PUBLIC SERVICES BUILDING
2051 KAEN ROAD | OREGON CITY, OR 97045

REQUEST FOR PROPOSALS #2018-122
MASTER PLAN FOR THE BARTON PARK COMPLEX
RESPONSE TO CLARIFYING QUESTIONS
January 16, 2019

Note that these are questions submitted by interested firms to the above referenced solicitation. The below answers are for clarification purposes only and in no way alter or amend the RFP as published.

1. *Can you provide a copy of the slide show presentation from the mandatory pre-proposal conference?*

Answer: Yes. See attached.

2. *Regarding the lodge retreat building, does the County have other facilities that are of similar use?*

Answer: Other than a small bunk house, the County Parks does not currently have any public overnight rental structures – lodges, cabins, yurts, etc.

3. *Is the ticket booth currently manned?*

Answer: Yes. The ticket booth is staffed in the summer but also features a self-pay station when the booth is unattended.

4. *Are there numbers and information available on the traffic information?*

Answer: Yes. Specific traffic information is available upon request.

5. *Does the County envision this project as a unified park throughout?*

Answer: Yes. This project is managed as one park, yet identified as sections.

6. *Is the quarry site to be left as-is?*

Answer: Yes. County Parks will receive the quarry site in an as-is condition.

7. *For Proposers' Fees sections: what is the County's target budget range for the master planning work?*

Answer: The County has a budget range of \$135,000.00 to \$200,000.00 for the master planning work.

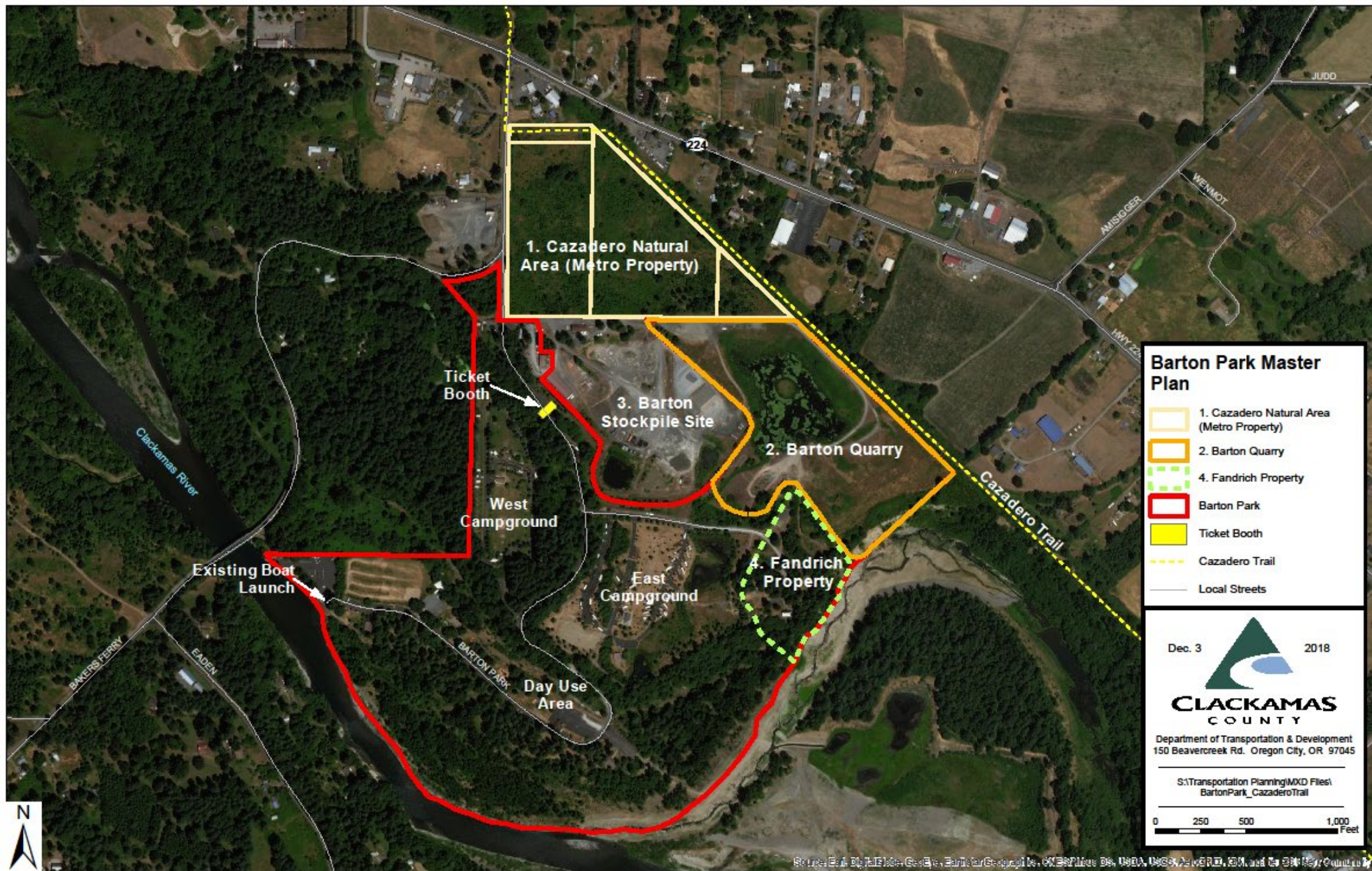
Attachments:

- Barton Park Complex Master Plan Pre-Proposal Slide Show.

End of Clarifying Questions #1

An aerial photograph of a river winding through a lush, green forest. Several colorful inflatable rafts, each carrying a group of people, are scattered across the water. A small wooden boat with two people is positioned in the foreground. The water is calm, reflecting the surrounding trees and sky. The text "Barton Park Complex Master Plan" is overlaid in a large, black, serif font in the center of the image.

Barton Park Complex Master Plan



1. Cazadero Natural Area (Metro)



24 acre site for conservation and trail access

Replanted within the last 10 years

Up to 5 contiguous acres can be used for trailhead

Will continue to be owned by Metro, but may be operated by Clackamas County Parks



1. Cazadero Natural Area Tasks

- Conduct site assessment to identify opportunities and constraints.
- Develop Trailhead Plan in accordance with an existing Intergovernmental Agreement (IGA) between Metro and Clackamas County.
- Identify type and location of trailhead amenities not to exceed five (5) contiguous acres to serve the future Cazadero multi-use trail.
- Analyze connection to larger Barton Park complex and access from Bakers Ferry Road and Barton Park Road.

2. Barton Quarry



19.14 acre former surface mining site

Owned by DTD, but will transfer to County Parks

Conversion to recreational use



2. Barton Quarry Tasks

- Conduct site assessment analyzing opportunities and constraints for park development.
- Develop conceptual site plan to guide future development at Barton Quarry including, but not limited to, future recreational uses, site layout and connection to existing park facilities.

3. Barton Stockpile



Department of Transportation and Development (DTD)
maintenance facility

Ownership and operation will remain with DTD



3. Barton Stockpile Site Tasks

- Access and Security – Evaluate road and site access for segregating county road department use from public use.
- Consider options to secure the perimeter of the facility.

4. Fandrich Property



6 acre site with existing structures

Owned by County Parks, currently used for primitive camping, park shop and storage building

1960's residence mold/asbestos issues, would need remediation and remodel to convert to park use.



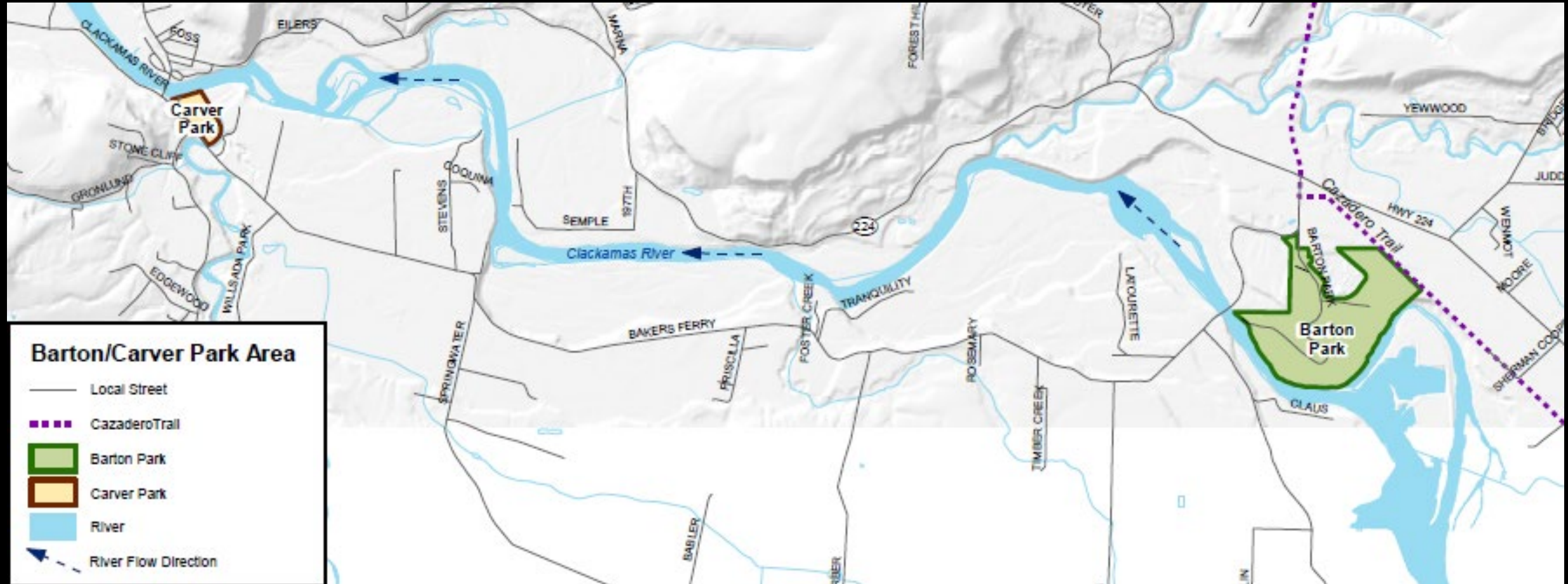
4. Fandrich Property Tasks

- Identify future uses for site; including but not limited to yurts, cabins, primitive camping sites, group lodge and RV camping.
- Analyze feasibility of converting existing structures for recreational, or other park uses.
- Examine access and connection to larger Barton Park complex.

5. Barton - Carver Connection

Carver is approximately 6 miles downstream from Barton

About a 10 minute drive, or 3 hours floating the river





Barton: parking for approximately 800 cars

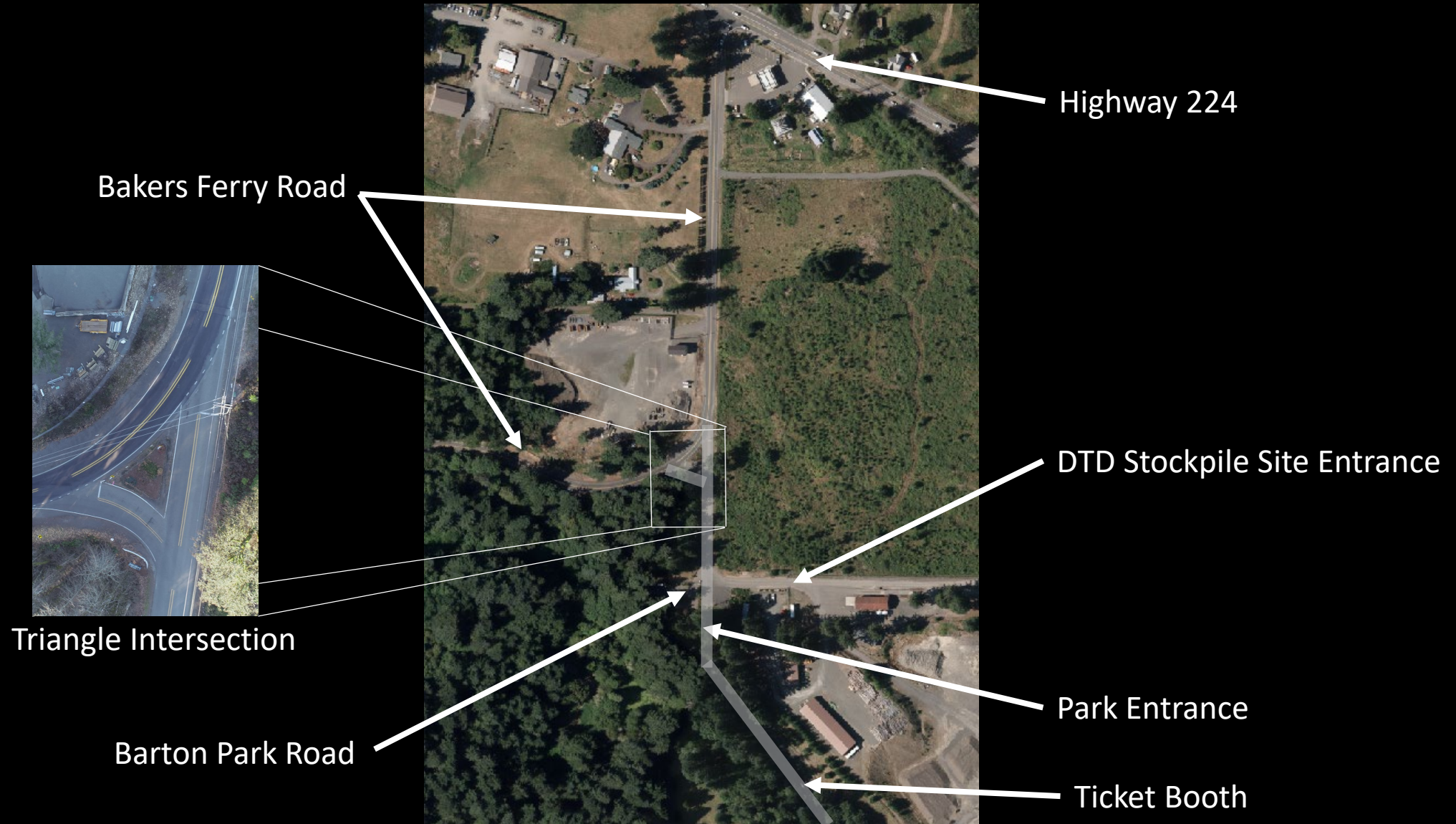
Carver: 94 parking spaces
(will fit 132 cars if no boat trailers)



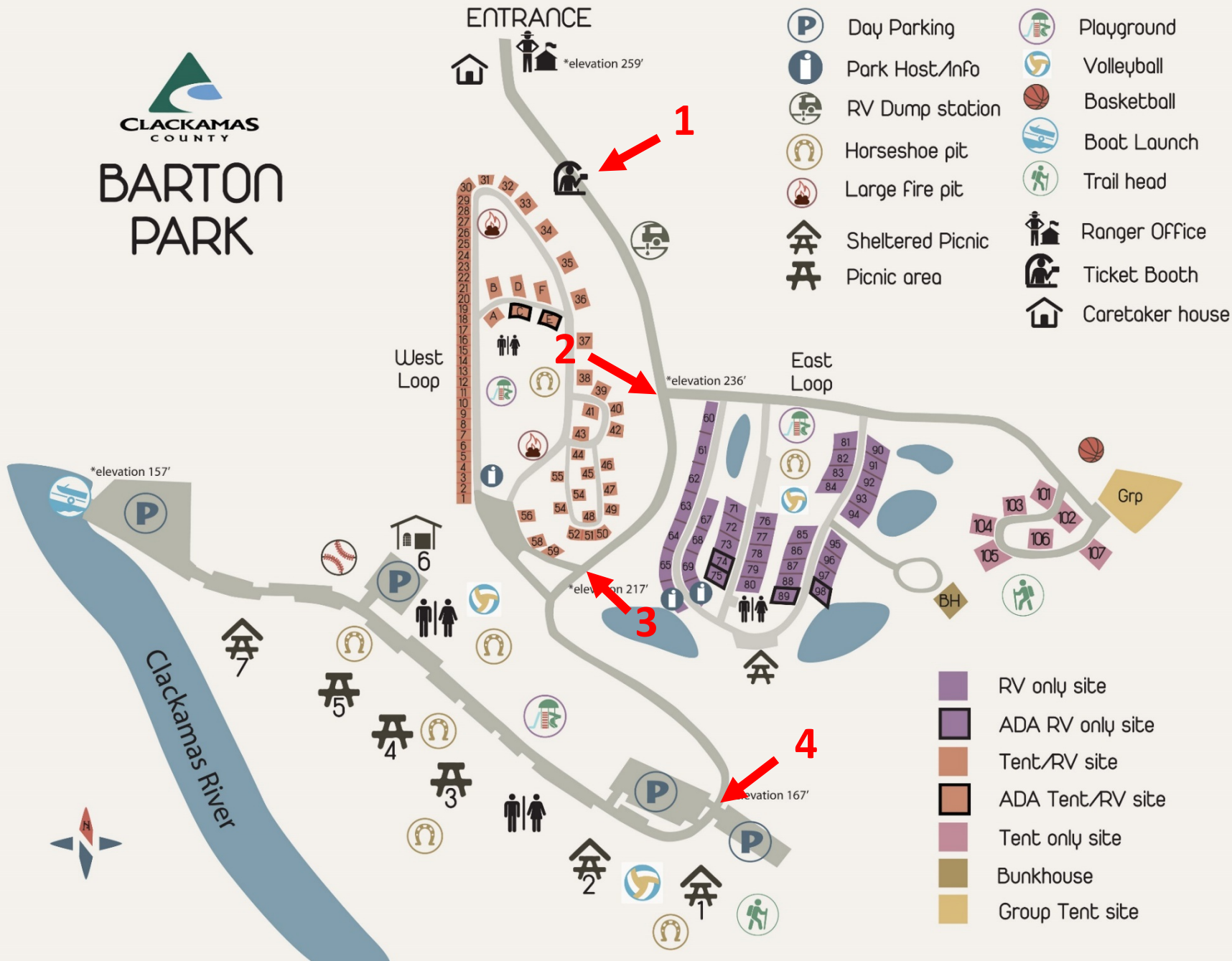
5. Barton – Carver Connection Tasks

- Identify locations for dedicated parking area for river users.
- Explore options and alternatives for expansion of parking lot capacity during summer peak season.
- Analyze feasibility and logistics of summer shuttle service between Barton Park, Carver Boat Ramp, and any identified locations for dedicated parking areas.
- Prepare “business model” for shuttle service: who runs it; price structure.

6. Transportation



CLACKAMAS COUNTY
BARTON PARK



6. Transportation Tasks

- Analyze ticket booth relocation and any associated road realignments. The current ticket booth location north of the RV Campground spur creates traffic congestion during peak season.
- Study feasibility of pedestrian access from park entrance to boat ramp/river access.
- Examine traffic operations/safety at Highway 224-Bakers Ferry Road intersection; Bakers Ferry Road-Barton Park Road intersection; Barton Park Road-Barton Quarry entrance intersection; Barton Park Road-East campground intersection and Barton Park Road-West campground intersection.
- Examine Bakers Ferry Road-Barton Park Road entrance and reconfigure options to maximize safety, operations and clarity for users not familiar with area.

7. Public Involvement and Master Plan Adoption Tasks

- Develop Public Outreach and Involvement Plan at project outset.
- Attend and present at two community open house events.
- Attend and present materials at two County Parks Advisory Board (PAB) meetings.
- Attend and present materials Meetings with Board of County Commissioners (BCC).
- Attend and present materials at Clackamas County Pedestrian-Bikeway Advisory Committee meeting.

Questions?

For Procurement Process and Technical Questions Contact

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