



Public Facilities Committee Report

City of Newton In City Council

Thursday, May 11, 2023

Present: Councilors Leary (Chair), Gentile, Crossley, Kelley, Laredo and Danberg

Absent: Councilors Norton and Kalis

Also Present: Councilors Albright and Downs

City Staff: Jonathan Yeo Chief Operating Officer, Josh Morse Commissioner of Public Buildings, Nicole Banks Commissioner of Parks, Recreation and Culture, Lara Kritzer CPA Program Manager, Connor Roach Senior Financial Analyst, Perry Rosenfield Manager of Financial Planning

#132-23 5-58 for the Gath Pool Project at 256 Albemarle Road

DESIGN REVIEW COMMITTEE petition, pursuant to 5-58, for schematic design and site plan approval at 256 Albemarle Road for the design of a new community recreation. lap pool, and splash pad as well as minor interior upgrades to the bathhouse facility.

Action: Public Facilities Approved 6-0

Note: Nicole Banks, Commissioner of Parks, Recreation and Culture, Josh Morse, Commissioner of Public Buildings and Luis Perez Demorizi, Director of Parks & Open Space joined the committee to discuss the 5-58 for the Gath Pool Project at 256 Albemarle Road.

Commissioner Banks explained that this is a joint project with the Public Buildings Department. There has been numerous community meetings so that they could receive feedback from residents and stake holders. She introduced Tom Scarlata, consultant from Bargmann Hendrie & Archetype that presented the design of the project to the Committee.

Mr. Scarlata explained that they will making improvements to the interior of building, including changes to the front counter in the lobby and updates to the bathroom. He explained that he will be coordinating with a number of departments for the construction process. This includes the school department for pick up and drop off while the gath pool is under construction. There will also be additional green space and the replacement of bike racks and storage. Additionally, updates will be made to make the pool more accessible.

The public hearing was opened and with no member of the public wishing to speak the public hearing was closed.

Councilors thanked the team working on the Gath Pool project.

Councilor Laredo motioned to approve which passed unanimously.

Referred to Public Facilities and Finance Committees

#166-23 **Appropriate funds for Phase III of the Gath Memorial Renovation Project**
COMMUNITY PRESERVATION COMMITTEE requesting authorization to appropriate and expend the sum of five million eight hundred thirty-four thousand three hundred and sixty-two dollars (\$5,834,362) to the control of the Planning & Development Department and authorize a general obligation borrowing of an equal amount for Phase III of the Gath Memorial Renovation Project and authorization to apply any premium received upon the sale of the bonds or notes, less the cost of preparing, issuing, and marketing them, and any accrued interest received upon the delivery of the bonds or notes to the costs of the project and to reduce the amount authorized to be borrowed for the project by like amount.

Action: **Public Facilities Approved 6-0**

Note: Jennifer Molinsky, Chair of the Community Preservation Committee and Lara Kritzer, CPA Program Manager joined the committee to discuss the above request. Ms. Molinsky presented a project overview for the gath pool. The CPC wanted to understand how this project will be integrated into the other fields updates. She noted that the CPC voted unanimously to provide the funds for this project. They did decide to bond these funds over the next 30 years.

Councilor Laredo motioned to approve which passed unanimously.

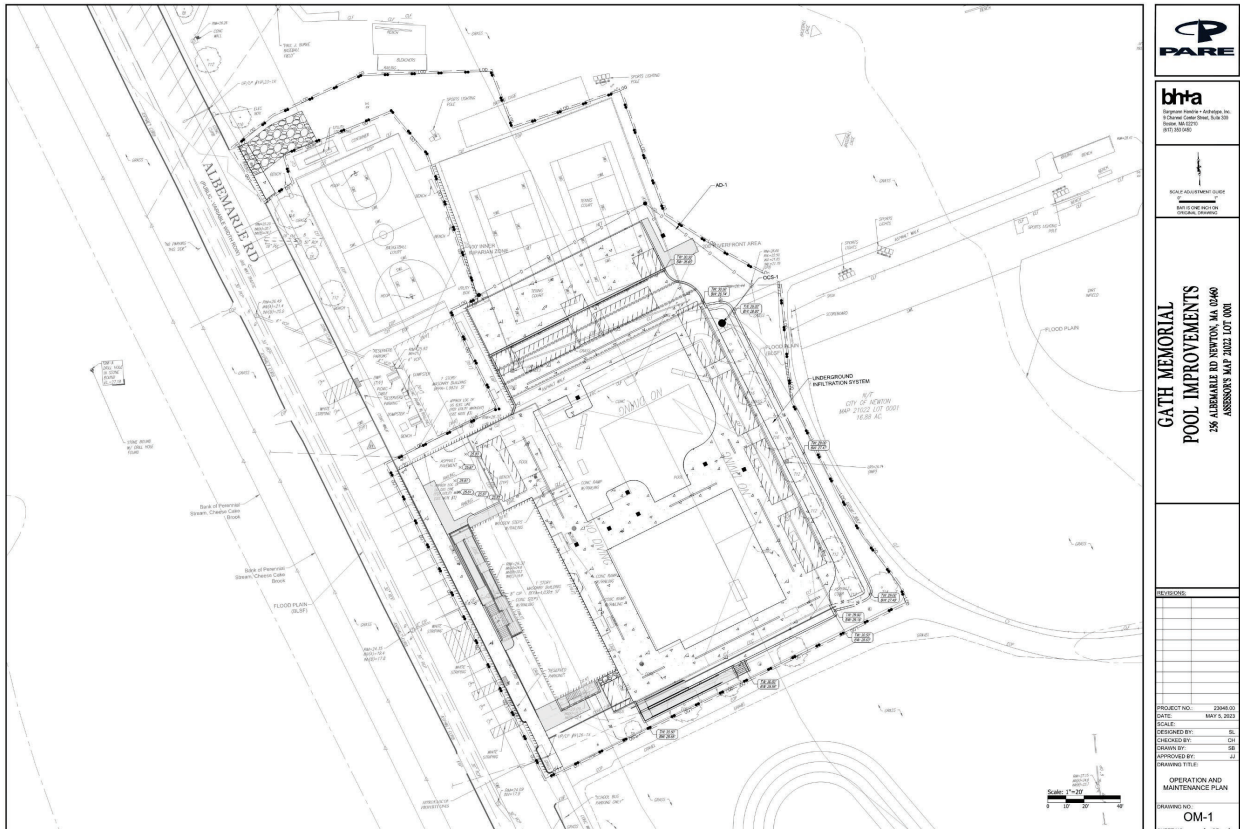
Respectfully Submitted,

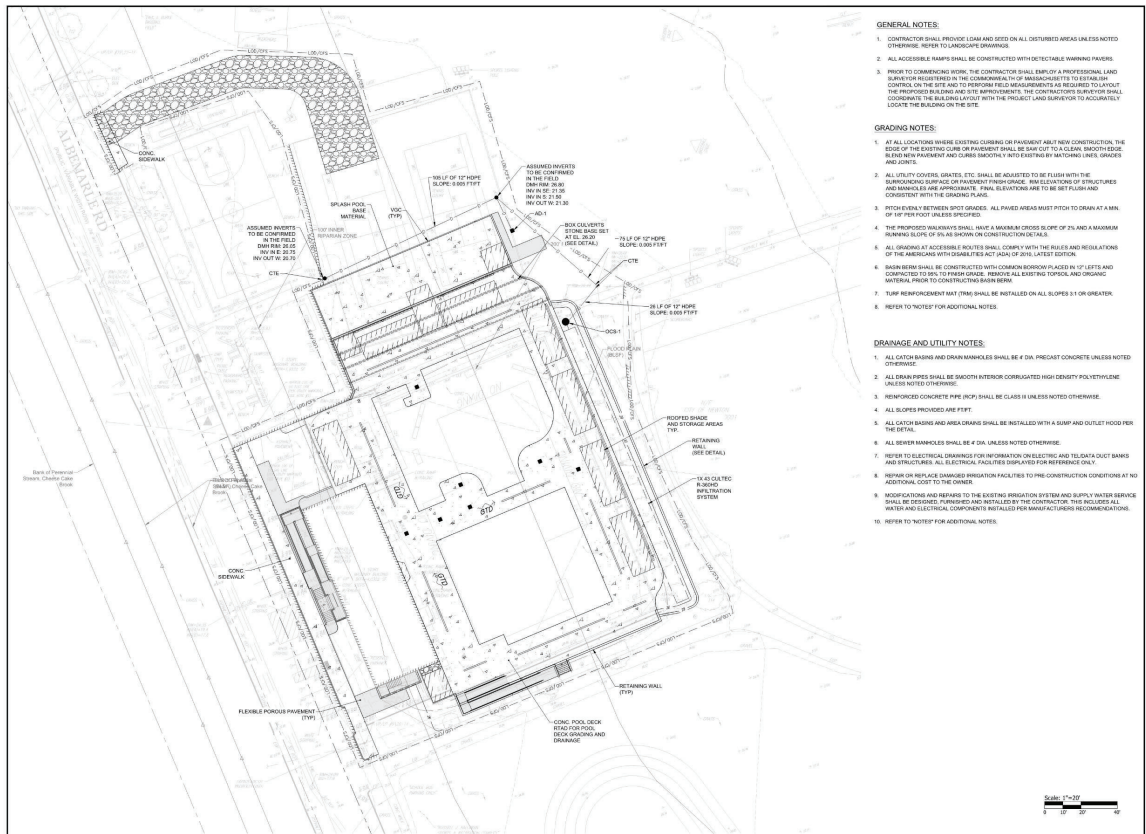
Alison Leary, Chair



GATH POOL PROJECT

City of Newton
Public Facilities Committee
May 11, 2023





- GENERAL NOTES:**
- CONTRACTOR SHALL PROVIDE CURBS AND SETTS ON ALL DISTURBED AREAS UNLESS NOTED OTHERWISE. REFER TO LANDSCAPE DRAWINGS.
 - ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PATTERS.
 - PROVIDE TO CONTRACTOR BEFORE THE CONTRACTOR SHALL BEGIN ON PROFESSIONAL LAND SURVEY FOR REVISIONS IN THE COMMUNICATIONS TO MASSACHUSETTS TO ESTABLISH CONTROL ON THE SITE AND TO PROVIDE THE NECESSARILY REQUIRED TO THE PROPOSED BUILDING AND SITE IMPROVEMENTS. THE CONTRACTOR'S SURVEYOR SHALL CONSIDER THE BUILDING LAYOUT WITH THE TRULYEST LAND SURVEYOR TO ACCURATELY LOCATE THE BUILDING ON THE SITE.
- GRADING NOTES:**
- AT ALL LOCATIONS WHERE EXISTING CURBS OR PAVEMENT ABOUT NEW CONSTRUCTION, THE SIDE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BUILT-UP PAVEMENT AND CURBS SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADERS AND JOINTS.
 - ALL UTILITY COVERINGS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE SURROUNDING SURFACE OR ELEVATION PERFORMANCE. ALL ELEVATIONS OF STRUCTURES AND MANHOLES USE APPROPRIATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
 - PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST FIT TO DRAIN AT MIN. 1/4\"/>
 - THE PROPOSED SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5% AS SHOWN ON CONSTRUCTION DETAILS.
 - ALL SIDEWALK ACCESSIBLE WALKS SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 2010 LATEST EDITION.
 - BARBERIES SHALL BE CONSTRUCTED WITH COMMAND BOARDW PLAZED IN 1/2\"/>
 - FLAT REPAIRS/REPLACEMENTS MAY BE REQUIRED ON ALL SLOPES 3:1 OR GREATER.
 - REFER TO NOTES FOR ADDITIONAL NOTES.
- DRAINAGE AND UTILITY NOTES:**
- ALL CATCH BASINS AND DRAIN MANHOLES SHALL BE 4\"/>
 - ALL DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE UNLESS NOTED OTHERWISE.
 - REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS II UNLESS NOTED OTHERWISE.
 - ALL SLOPES PROVIDED ARE FEET.
 - ALL LATER BASINS AND AREA DRAINS SHALL BE INSTALLED WITH A SURF AND OUTLET HOOD FOR THE DETAIL.
 - ALL SEWER MANHOLES SHALL BE 4\"/>
 - REFER TO ELECTRICAL DRAWINGS FOR INFORMATION ON ELECTRIC AND TELEPHONE CABLE BUNDLES AND STRUCTURES. ALL ELECTRICAL FACILITIES SUPPLIED FOR REFERENCED ONLY.
 - REPAIR OR REPLACE DAMAGED IRRIGATION FACILITIES TO PRE-CONSTRUCTION CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
 - MODIFICATIONS AND REPAIRS TO THE EXISTING IRRIGATION SYSTEM AND SUPPLY WATER SERVICE SHALL BE OBTAINED/PERMITTED AND REVIEWED BY THE CONTRACTOR. THE CONTRACTOR SHALL WATER AND ELECTRICAL COMPONENTS INSTALLED PER MANUFACTURER RECOMMENDATIONS.
 - REFER TO NOTES FOR ADDITIONAL NOTES.

PROJECT NAME: GATH MEMORIAL POOL IMPROVEMENTS
356 ALBEMARLE RD NEWTON, MA 02460
ASSESSORS MAP 2023 LOT 001

GATH MEMORIAL POOL IMPROVEMENTS

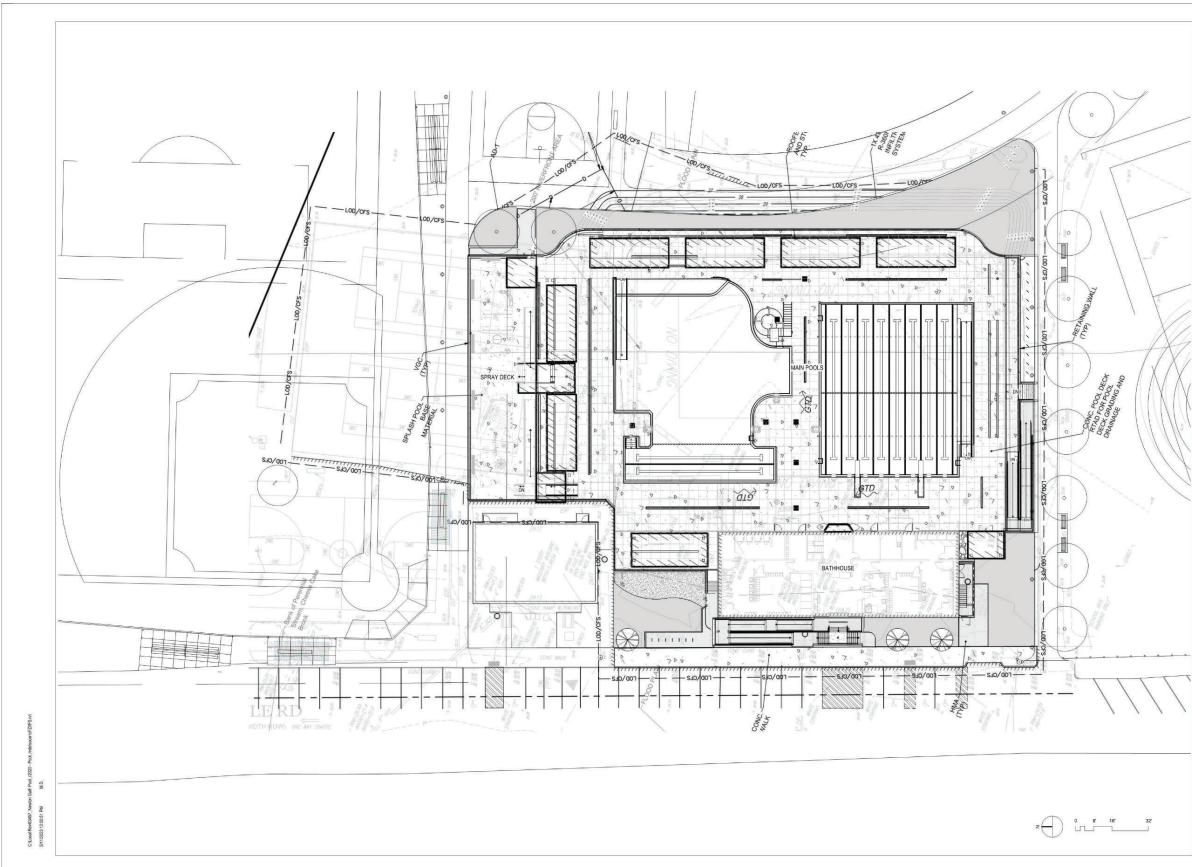
356 ALBEMARLE RD NEWTON, MA 02460
ASSESSORS MAP 2023 LOT 001

CONCRETE DRAINAGE AND UTILITY PLAN

C3.1

SHEET NO. 5 OF 7

REVISIONS	DATE	BY	CHKD BY	APP'D BY	DRAWING TITLE	DRAWING NO.	SHEET NO.	OF



GATH MEMORIAL POOL IMPROVEMENTS

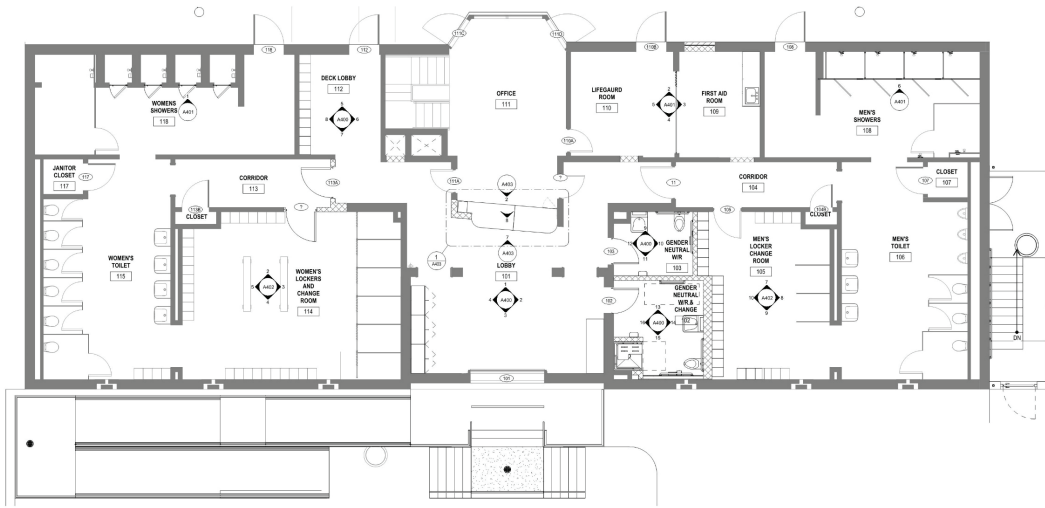
356 ALBEMARLE RD NEWTON, MA 02460
ASSESSORS MAP 2023 LOT 001

OVERALL SITE

REVISIONS	DATE	BY	CHKD BY	APP'D BY	DRAWING TITLE	DRAWING NO.	SHEET NO.	OF

A100

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1 BATHHOUSE PLAN
1/4" = 1'-0"



ARCHITECT
bh+a
 2000 North 15th Street, Suite 100
 Phoenix, AZ 85010
 602.955.1100

PROJECT NAME
Cath Memorial Pool Improvements
 2400 North 15th Street
 Phoenix, AZ 85010

CLIENT
 City of Newton
 2400 North 15th Street
 Phoenix, AZ 85010

PROJECT TEAM

REVISIONS

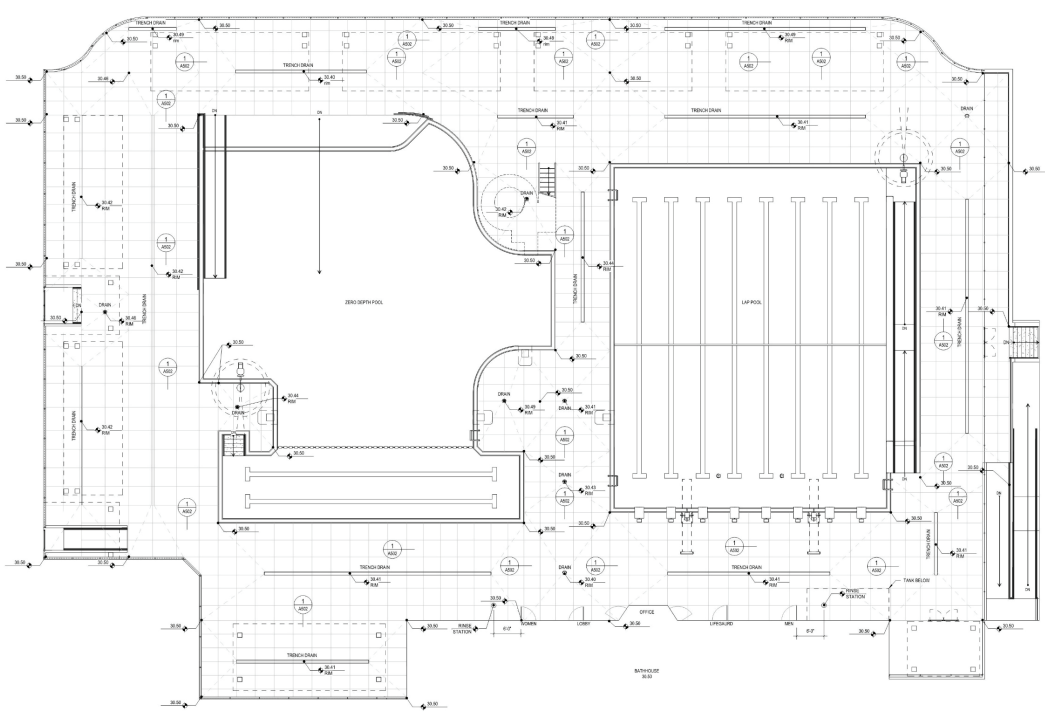
DRAWING TITLE
BATHHOUSE PLAN

DRAWING INFORMATION

DRAWING NUMBER
A102

Scale: 1/4" = 1'-0"

Civil/Architect: [Name], [Title], [Firm]
 Structural: [Name], [Title], [Firm]
 Mechanical: [Name], [Title], [Firm]
 Electrical: [Name], [Title], [Firm]
 Date: [Date]



1 DECK PLAN
1/4" = 1'-0"



ARCHITECT
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 2000 North 15th Street, Suite 100
 Phoenix, AZ 85010
 602.955.1100

PROJECT NAME
Cath Memorial Pool Improvements
 2400 North 15th Street
 Phoenix, AZ 85010

CLIENT
 City of Newton
 2400 North 15th Street
 Phoenix, AZ 85010

PROJECT TEAM

REVISIONS

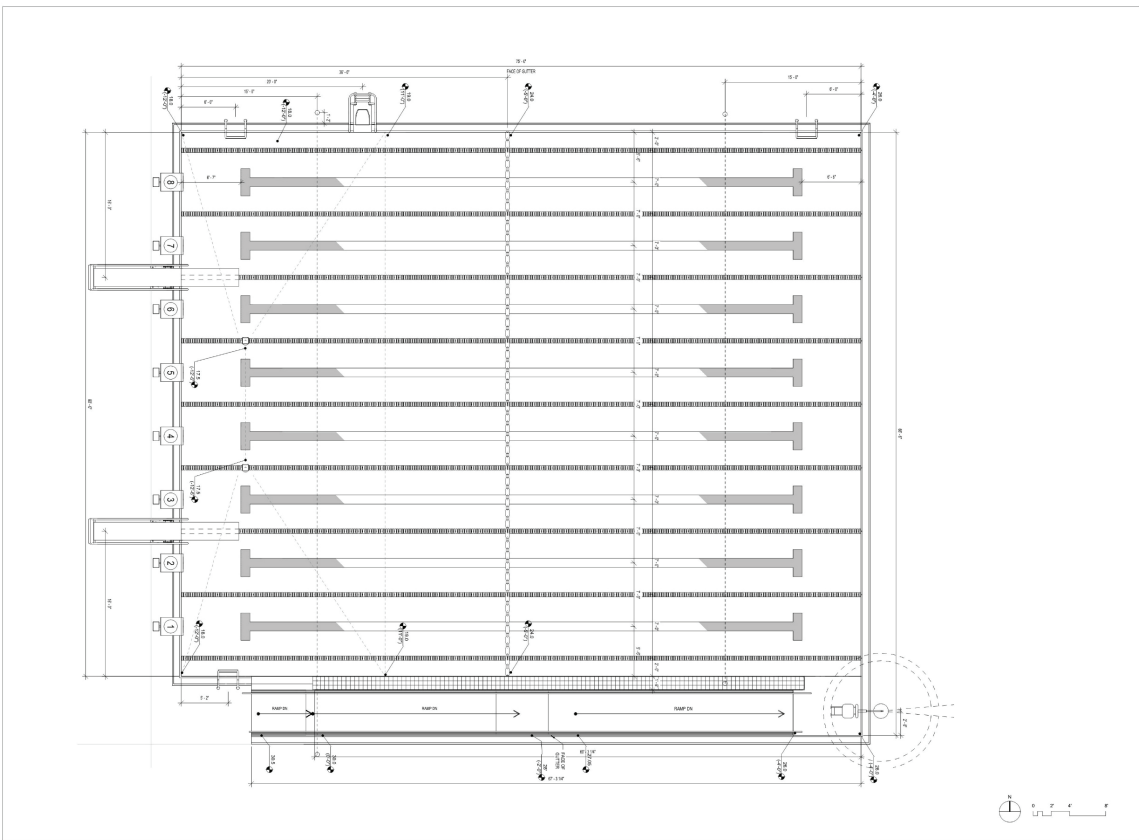
DRAWING TITLE
DECK PLAN

DRAWING INFORMATION

DRAWING NUMBER
A800

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 Structural: [Name], [Title], [Firm]
 Mechanical: [Name], [Title], [Firm]
 Electrical: [Name], [Title], [Firm]
 Date: [Date]



ARCHITECT
bh+a
 2000 North 17th Street, Suite 100
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 313.350.9400

PROJECT NAME
Guth Memorial Pool Improvements
 200 Memorial Dr.
 Newton, MA 02459

CLIENT
City of Newton
 100 City Hall
 Newton, MA 02459

PROJECT TEAM

REVISIONS

DATE

DRAWING TITLE
LAP POOL PLAN

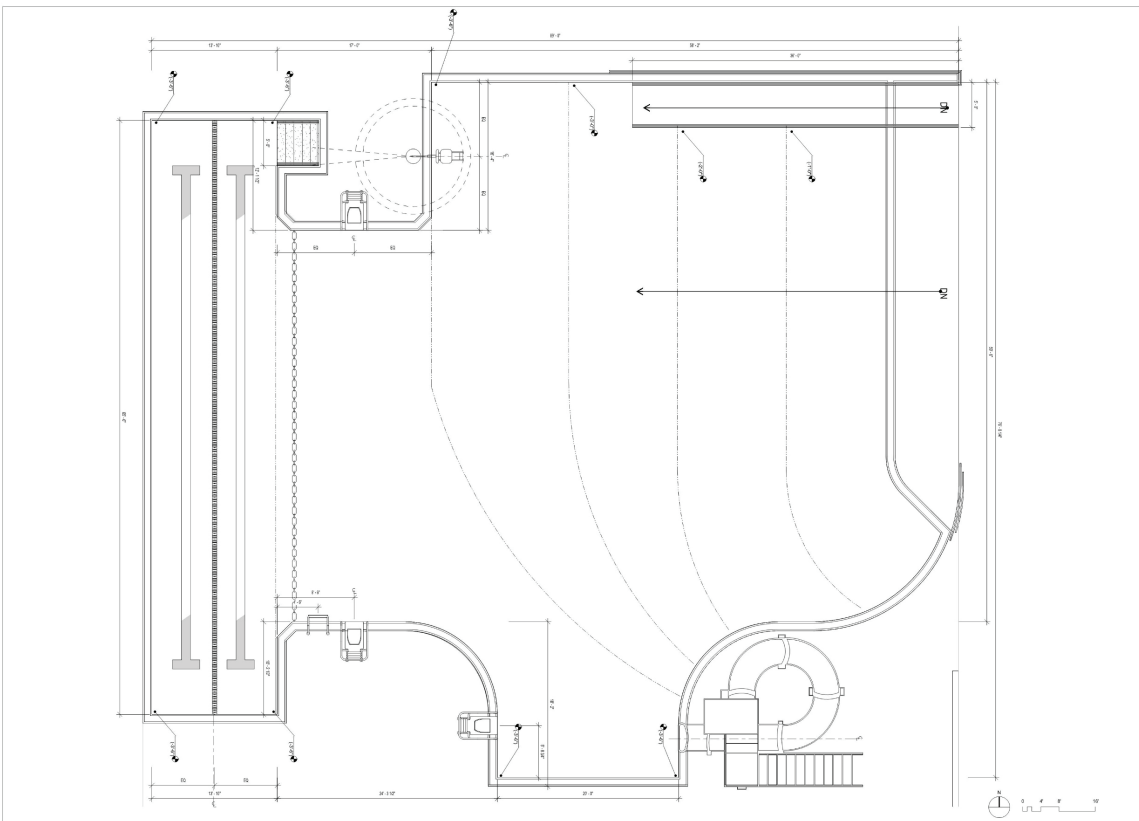
DRAWING INFORMATION

DATE: 02/20/2020
 TIME: 10:00 AM
 PROJECT: 132-23
 SHEET: 010
 SCALE: 1/8" = 1'-0"
 DRAWN BY: JLD
 CHECKED BY: JLD
 APPROVED BY: JLD

DRAWING NUMBER
A801

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City of Newton, Massachusetts
 02459-0001
 U.S.



ARCHITECT
bh+a
 2000 North 17th Street, Suite 100
 Phoenix, AZ 85016
 313.350.9400

PROJECT NAME
Guth Memorial Pool Improvements
 200 Memorial Dr.
 Newton, MA 02459

CLIENT
City of Newton
 100 City Hall
 Newton, MA 02459

PROJECT TEAM

REVISIONS

DATE

DRAWING TITLE
ZERO DEPTH POOL

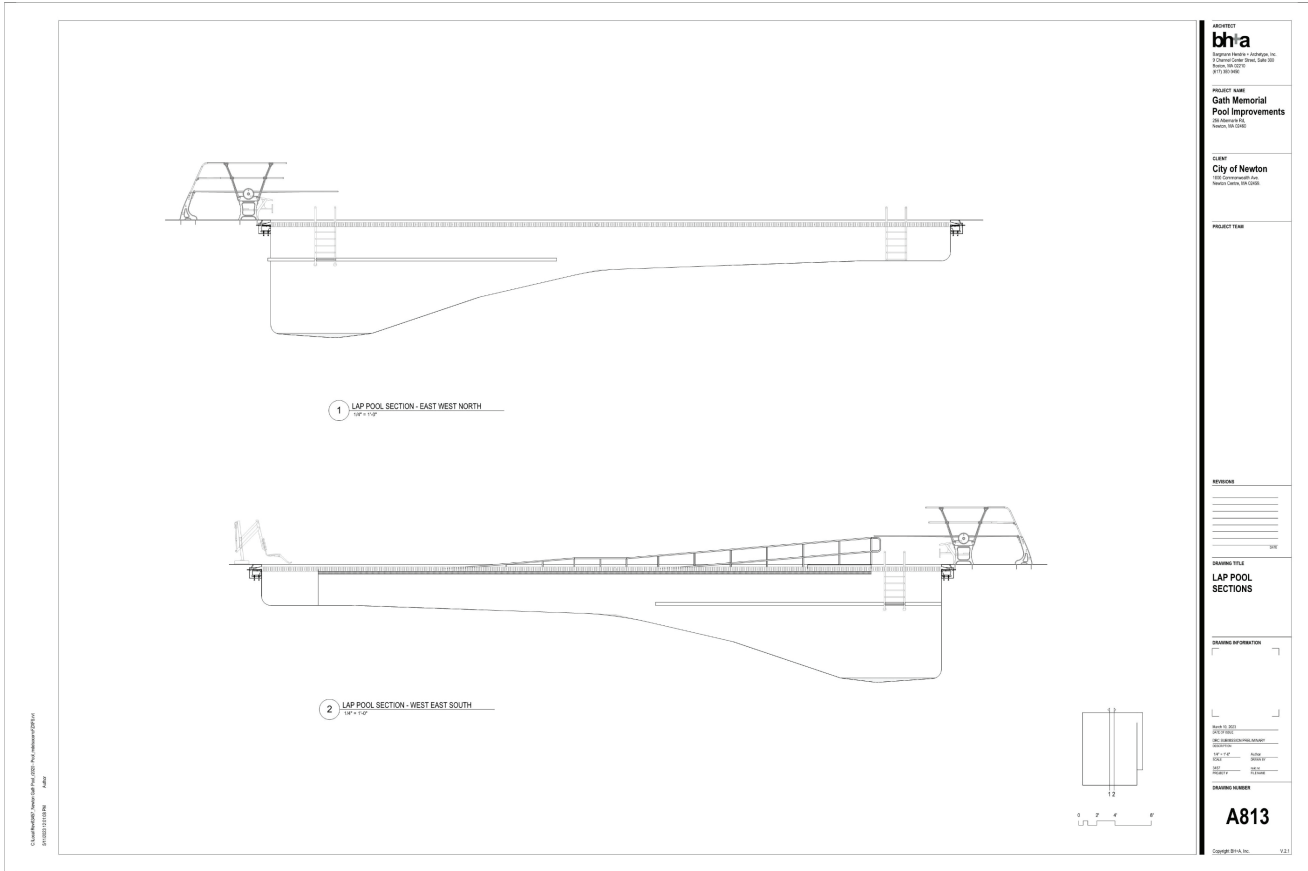
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 DRAWN BY: JLD
 CHECKED BY: JLD
 APPROVED BY: JLD

DRAWING NUMBER
A802

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City of Newton, Massachusetts
 02459-0001
 U.S.



ARCHITECT
bha
 2000 North Lincoln Highway, No. 3
 3000 Center Street, Suite 300
 Boston, MA 02111
 617.552.9400

PROJECT NAME
Guth Memorial Pool Improvements
 200 Memorial Ave.
 Newton, MA 02459

CLIENT
City of Newton
 100 Town Center Drive
 Newton Center, MA 02459

PROJECT TEAM

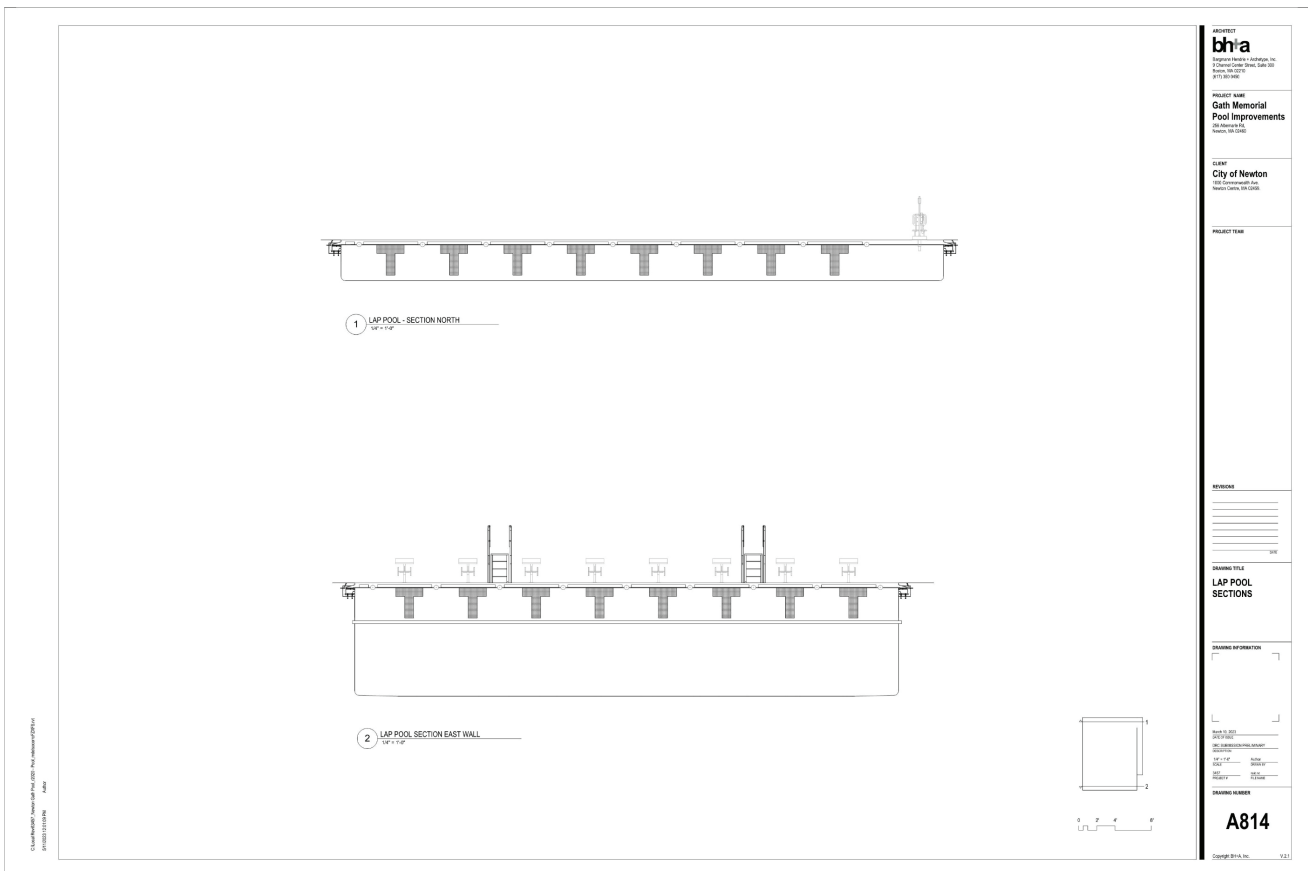
REVISIONS

DRAWING TITLE
LAP POOL SECTIONS

DRAWING INFORMATION

DRAWING NUMBER
A813

George Birta, Inc. V2.1



ARCHITECT
bha
 2000 North Lincoln Highway, No. 3
 3000 Center Street, Suite 300
 Boston, MA 02111
 617.552.9400

PROJECT NAME
Guth Memorial Pool Improvements
 200 Memorial Ave.
 Newton, MA 02459

CLIENT
City of Newton
 100 Town Center Drive
 Newton Center, MA 02459

PROJECT TEAM

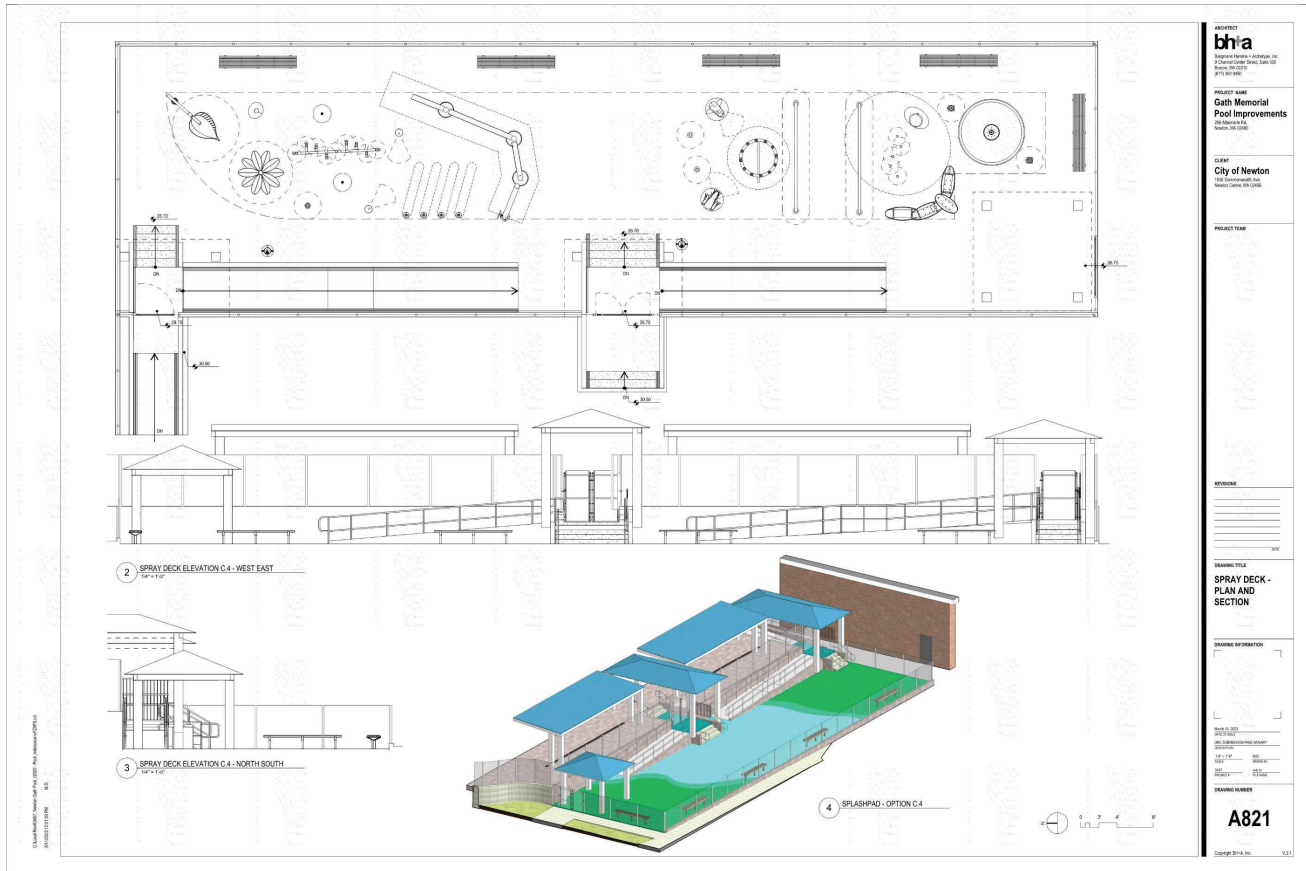
REVISIONS

DRAWING TITLE
LAP POOL SECTIONS

DRAWING INFORMATION

DRAWING NUMBER
A814

George Birta, Inc. V2.1



PROJECT BUDGET SUMMARY

Bathroom Modifications	\$835,010
Sitework and Site Improvements	\$1,882,739
Swimming Pools	\$2,685,000
Spray Deck	\$200,000
General Conditions Overhead & Profit	\$636,674
Contingencies and Escalation to September 2023	\$967,111
Estimated Contract Award	\$7,206,534

QUESTIONS & COMMENTS

We welcome your thoughts and comments. Please feel free to email us at:

Project email: gathpool@newtonma.gov

Alejandro M. Valcarce, AIA: avalcarce@newtonma.gov

Luis Perez Demorizi: lpdemorizi@newtonma.gov

You can also visit the project website at:

www.newtonma.gov/gathpoolproject