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Community Preservation Committee Funding Recommendation for Gath Memorial Pool Renovation Project, Phase III

Date: April 12, 2023
From: Community Preservation Committee
To: The Honorable City Council
CC: Her Honor Mayor Ruthanne Fuller

PROJECT GOALS & ELIGIBILITY

This proposal requests CPA Recreation Funding to complete the construction work necessary to renovate and replace the existing Gath Memorial Pool Facility. At nearly 60 years of age, much of the existing facility's equipment, systems, and infrastructure have reached the end of their useful life. In 2021, CPA funding was used to hire consultants Bargmann Hendrie + Archetype, Inc. (BH+A) to complete an initial feasibility study which looked at the existing conditions and needs for the facility and developed preliminary plans for its renovation and restoration. Additional CPA funds awarded in 2022 allowed the City to continue its work with BH+A to develop "shovel ready" new designs which met the community's needs and goals as well as the bid documents needed to begin construction. The current proposal will fund construction of the project following the plans and goals developed in the first two CPA funded phases of the project. The goal of Phase III is to fully reconstruct the facility with two new swimming pools and their associated decks, mechanical and support equipment, a new spray deck, and a renovated and redesigned bathhouse for improved accessibility and useability.

The project is eligible for CPA funding for the preservation, rehabilitation and restoration of a city-wide Recreation resource.

RECOMMENDED FUNDING At its monthly meeting on Tuesday, March 14, the Community Preservation Committee unanimously recommended, with a vote of 7 to 0, a debt authorization (30 years) for the \$5,834,362 in Community Preservation Act funding needed to complete Phase III of the Gath Memorial Renovation Project, which includes all of the construction work necessary to renovate and replace the existing facility according to the approved plans. The CPC recommends that the bond be issued for 30 years and that its future payments be taken from the Current Year Undesignated Fund.

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SPECIAL ISSUES CONSIDERED BY THE CPC

Community Needs: This proposal is the final step in the ongoing Recreation project to replace, restore and improve the existing 60 year old Gath Memorial Pool Complex. During the first and second phases of the project, the Committee received numerous letters of support from organizations and individuals who regularly use Newton's only public swimming pool facility, which the Parks, Recreation and Culture Department estimates serves 30,000 Newton residents each summer. The Phase I feasibility study highlighted the critical need for this project as the facility's systems and features are now well beyond their useful life, while Phase II developed the recently approved plans to replace and rehabilitate the facility with input from the community. The current proposal will fund the construction of the new and improved facility which will include two new pools, a new spray deck, accessibility improvements and a rehabilitated bathhouse.

This project has been included in the City of Newton's Capital Improvement Plan (CIP) for several years. In 2021, the City recognized the increased urgency of the work needed and listed it as Priority #44 in the FY22-26 CIP. The project is also noted on Page 11, "Protecting Woods and open Spaces and Caring for our Parks and Recreational Spaces," both for its increased priority and the work then underway to complete a study of its needs and options for the future.

The Open Space and Recreation Plan Update for 2020-2027 mentioned the "Possible Aquatic Project" in Goal 2, Objective 2B, #25 which includes "Replacing the pool, kiddie pool, and bath house" (<https://www.newtonma.gov/Home/ShowDocument?id=47207>, Section 9, Pages 151-152). The current proposal also notes that this project meets additional goals in Section 8 of the OSRP including the following:

- Section 8, Page 141, Goal 2, Objective 2B: Improve City Parks, Playgrounds and other Recreational Facilities.
- Section 8, Page 141, Goal 3, Objective 3A: Increased accessibility in the City's Park land.
- Section 8, Page 142, Goal 4, Objective 4A: Improved existing open space resources where need is greatest.

Funding Uses and Sources: CPA funding will be used to complete the final phase of this project which will involve the construction of the new aquatic's facility according to the approved designs. Phase I and II project consultants Bargmann Hendrie + Archetype, Inc. (BH+A) will continue to work with the City during this phase to oversee the construction administration and bidding process. While a portion of the CPA funding will be used to cover BH+A, the majority will be spent to hire the firm which will complete the actual construction. The City plans to begin the bidding process in the next few months in order to have a construction firm in place to begin work on the site in Fall 2023. The CPA construction funds will be matched by a Commonwealth of Massachusetts Earmark and City of Newton ARPA funds, both of which will go towards the construction costs of the project, and City staff time for project management and oversight.

Project Finances: This request is the third and final step in the process of replacing and renovating the Gath Memorial Pool Facility to ensure that it will continue to be a resource for Newton residents in the future. The CPC anticipates that this will be the final request for funds for Gath Pool and that this request will be sufficient to complete the overall project.

Accessibility: The existing pool facility has a number of accessibility challenges which were identified in the feasibility study and addressed in the approved plans. Both the pool deck and bathhouse will have

new accessible designs with new ramps installed for access, as will both pools. The new spray deck is also proposed to be universally accessible and available for use at times when the pool itself cannot be open.

ADDITIONAL RECOMMENDATIONS (*funding conditions*)

1. CPA funding is limited to the hiring of a consultant to oversee the construction administration and a construction firm to complete the physical work involved in the Gath Memorial Pool Renovation Project.
2. The funding must be used within one year of the City Council's approval of this recommendation. If this funding deadline cannot be met, the Applicants must submit a written request to extend that deadline to the CPC.
3. Any periodic reports or interim deliverables prepared as part of this project, and any City or State reviews of those deliverables, must be shared with the CPC for online posting.
4. A copy of the final plans from the consultants must be submitted to the CPC for posting online.
5. Any remaining CPA funds at the completion of construction on the Gath Memorial Pool Facilities will be returned to the Newton Community Preservation Fund.

KEY OUTCOMES

The Community Preservation Committee will evaluate this project based on its success in completing the construction of the new Gath Memorial Pool Facility according to the approved plans, on time and on budget.

ATTACHMENTS

- February 17, 2023 Proposal and selected attachments submitted to the CPC for the March 14, 2023 public hearing
- Project Presentation given at the March 14, 2023 CPC meeting.

Additional information not attached to this recommendation, including petitions and letters of support, are available on the CPC's website at:

<https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/gath-memorial-pool-renovation-project>