



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

166-23
Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

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.

www.newtonma.gov/cpa

Lara Kritzer, Community Preservation Program Manager
lkritzer@newtonma.gov 617.796.1144

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>

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

166-23

(For staff use)
date rec'd:

PRE-PROPOSAL

PROPOSAL

Last updated October 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

lkritzer@newtonma.gov

617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	GATH POOL PROJECT															
Project LOCATION	256 Albemarle Road, Newtonville MA 02460															
Project CONTACTS	<table border="1"> <thead> <tr> <th>Name & title or organization</th> <th>Email</th> <th>Phone</th> <th>Mailing address</th> </tr> </thead> <tbody> <tr> <td>Project Manager Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture/ Rafik Ayoub, Project Manager, Public Buildings Department</td> <td>lpdemorizi@newtonma.gov rayoub@newtonma.gov</td> <td>617-769-1500 617-796-1621</td> <td>246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461</td> </tr> <tr> <td>Other Contacts Nicole Banks, Commissioner Parks, Recreation & Culture/ Josh Morse, Commissioner Public Buildings</td> <td>nbanks@newtonma.gov jmorse@newtonma.gov</td> <td>617-796-1500 617-796-1608</td> <td>246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461</td> </tr> </tbody> </table>				Name & title or organization	Email	Phone	Mailing address	Project Manager Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture/ Rafik Ayoub, Project Manager, Public Buildings Department	lpdemorizi@newtonma.gov rayoub@newtonma.gov	617-769-1500 617-796-1621	246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461	Other Contacts Nicole Banks, Commissioner Parks, Recreation & Culture/ Josh Morse, Commissioner Public Buildings	nbanks@newtonma.gov jmorse@newtonma.gov	617-796-1500 617-796-1608	246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461
Name & title or organization	Email	Phone	Mailing address													
Project Manager Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture/ Rafik Ayoub, Project Manager, Public Buildings Department	lpdemorizi@newtonma.gov rayoub@newtonma.gov	617-769-1500 617-796-1621	246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461													
Other Contacts Nicole Banks, Commissioner Parks, Recreation & Culture/ Josh Morse, Commissioner Public Buildings	nbanks@newtonma.gov jmorse@newtonma.gov	617-796-1500 617-796-1608	246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461													
Project FUNDING	A. CPA funds requested: \$5,834,362.00– Construction Phase	B. Other funds to be used: \$ 1,439,200.00 – Approximate cost of staff time, state earmark funds and ARPA funding.	C. Total project cost (A+B): \$7,273,562.00													
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.															

The Gath Pool is situated within the Russell J. Halloran Sports and Recreation Complex, a.k.a. Albemarle Playground (Currently under Improvements Design Phase through separate CPA design funding). The property is owned and operated by the City of Newton under the care and control of the Parks, Recreation & Culture Department.

Gath Pool is the sole public outdoor swimming pool for Newton's +85,000 residents. The pool also serves many non-resident guests. It welcomes 30,000 users per season. Newton Parks, Recreation & Culture (PRC) has managed Gath Memorial Pool since it was constructed nearly 60 years ago. During summers, the pool is used daily, hosting swim lessons, summer camps, recreational and lap swimming, Special Athletes programs, senior programs and the City's coed Bluefish Swim Team made up of 200 members ages 5-18. Gath Pool also hosts the annual Summer Suburban Swim League regional championships with teams from 12 nearby communities and over 5,000+ visitors.

Neither the pools nor the bathhouse meet current ADA or MAAB accessibility guidelines; the 60-year old pools, deck, systems and equipment are past end-of-life; the pool leaks significantly; the decks are tripping hazards, marred by cracks, drains and other infrastructure; there is a need for more lap lanes.

Over the span of the past 16 months (September 2021 thru January 2023), the Parks, Recreation and Culture Department (PRC), in concert with the Public Buildings Department (PB) and with support of the consultant Bargmann Hendrie + Archetype, Inc. (BH+A) herein referred to as "The Team" has managed a series of Community and focus group meetings so seek input from a number of stake holders including, the Friends of Albemarle, Newton Bluefish, Commission on Disability, Conservation Commission, and the Parks and Recreation Commission, Athletes Unlimited, along with members of groups representing the LGBTQ+ and 55+ community and with much input from Newton Residents as a whole to help steer the direction of the pool improvements. The pool complex evaluation and improvements plan have been funded, to date, utilizing CPA funds for Design Phases 1 and 2.

As a result of continuing to work through the design phases covered by the Community Preservation Act funds, the team has advanced the pool design and cost estimate for construction. The design funds from phase 2 have also allowed the team to get additional input from the Design Review Committee, additional approval by the Parks and Recreation Commission for design changes (December 2022). The changes to the pool design include modifications to separate the pool originally designed into 2 bodies of water in order to meet the needs, demands and expectations of the community, along with improved management of the pool complex. Additionally, the team has been able to refine the designs, providing additional details, critical to the construction of the new pool and incorporate modifications to the existing bath house to ensure accessibility and better flow of both patrons and staff.

The application for funding herein is a request for construction phase funds. This request also includes construction administration funds for the Consultant team, with the intent to begin construction of the new pool complex and splash pad following the Summer 2023 swim season.

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	GATH POOL PROJECT		
USE of CPA FUNDS	RECREATION		
	Preservation	x	
	Rehabilitate/ Restore	x	
COMMUNITY NEEDS	<p>From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p> <p><u>Open Space and Recreation Plan Update 2020-2027</u></p> <ul style="list-style-type: none"> Section 8, Page 141 Goal 2 Objective 2B: Improved 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. Section 9, Pages 145-146 Goal 2 Objective 2A #25: Gath Pool: Develop feasibility study and implement an improvement plan that addresses: Replacing the pool, kiddie pool, and bath house <p><u>Capital Improvement Plan FY2022-2026</u></p> <ul style="list-style-type: none"> Page 11, <i>Protecting Woods and Open Spaces & Caring for our Parks and Recreational Spaces</i> – “...The need to renovate or replace the Gath Pool has been raised in priority in this CIP. A study will be conducted this year to analyze the maintenance needs and provide possible options for more substantial renovations...” CIP by Priority FY 2022-2026, Priority 44: “Gath Memorial Pool has served Newton residents for over 50 years. Though the building was recently renovated in 2013, the swimming pool and all attendant components (i.e. pump, filter, piping, decking, electrical, and chemical feeder) require complete renovation and replacement work to ensure continued enjoyment by the community.” “A renovation plan is needed to determine the cost to upgrade systems and restore the pool shell to stop water loss through leaks.” 		
COMMUNITY CONTACTS	<p>List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.</p>		
	Name & title or organization	Email	Phone
	Arthur Magni, Chairman Parks & Recreation Commission	magni@rcn.com	
	Cedar Pruitt, President Friends of Albemarle	friendsofalbemarle@gmail.com cpruitt@gmail.com	
	Sean Nickerson	snickerson@newtonma.gov	

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE		GATH MEMORIAL POOL RENOVATION PROJECT	
SUMMARY CAPITAL/DEVELOPMENT BUDGET			
Uses of Funds			
Phase II: Design Consultant Contract Amendment – Construction Administration.		\$96,000.00	
Construction Phase: Building Construction		\$1,074,031.00	
Construction Phase: Site and Pool Construction		\$6,064,331.00	
Approximate staff time for the duration of Phase II Design @ 20/hrs per week for 10 months (49,00/HR)		\$39,200.00	
D. TOTAL USES (should equal C. on page 1 and E. below)		\$7,273,562.00	
Sources of Funds		Status (requested, expected, confirmed)	
Commonwealth of Massachusetts State Earmark		Expected	
City of Newton ARPA funds		Confirmed	
CPA funds		Requested	
Approximate staff time for the duration of project		Confirmed	
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$7,273,562.00	
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)			
Uses of Funds			
Approximate Staff Payroll		\$141,316.00	
Pool testing supplies		\$500.00	
Pool treatment materials (chlorine, Carbon Dioxide, Calcium Chloride and Sodium bicarbonate)		\$17,520.00	
Pool water – Includes filling, backwashes & leak		\$140,000.00	
Staff Uniforms		\$500.00	
F. TOTAL ANNUAL COST (should equal G. below)		\$284,068.00	
Sources of Funds			
Revolving Fund Account (Part-time and seasonal staff only)		\$70,316.00	
Operating budget (Aquatics manager salary and supplies)		\$159,520.00	
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$284,068.00	
Project TIMELINE		Phase or Task	
Season & Year			
Bidding		April-May 2023	
Construction Phase		August-September 2023 – May 2024	
Construction Phase Duration		10 Months	

Project TITLE		GATH MEMORIAL POOL RENOVATION PROJECT	
↓ Check off submitted attachments here.			
REQUIRED.		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		Development budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.		CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk factors for this project
		COVER LETTER	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
	ZONING & PERMITTING		
		Permits required: including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable)	
		Other approvals required: Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plans, landscape plans, etc.	
	Materials & finishes; highlight “green” or sustainable features & materials		
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses



Design Review Committee
PUBLIC BUILDINGS DEPARTMENT
Ellen Light and Thomas P. Gloria, Co-Chairs
Joshua R. Morse, Commissioner
Telephone (617) 796-1600
FAX (617) 796-1601
TTY: (617) 796-1089
52 Elliot Street
Newton Highlands, MA 02461-1605

Ruthanne Fuller
Mayor

Honorable City Council
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

29 March 2023

RE: Gath Pool Project, 256 Albemarle Road

SUBJECT: 100% Schematic Design and Site Plan Review

Honorable City Council:

On Wednesday, 29 March 2023 the Design Review Committee met and reviewed the 100% Schematic Design and proposed site plans dated the 24th of March 2023 as presented by BH+A Architects on behalf of the Public Buildings Department and Parks, Recreation, and Culture Department for the above referenced project.

The City of Newton is proposing to demolish and replace the existing pool shell and deck and construct a new zero-entry recreational pool, 8-lane lap pool, splash pad, and new pool decks and amenities. To achieve this the adjacent tennis courts will be removed, and the site will be expanded to allow for the creation of the splash pad. The bathhouse facility will receive minor modifications focused on improving accessibility and functionality. The project program and all changes to the facility and site have been approved and endorsed by the Commissioner of Parks, Recreation, and Culture and the Parks and Recreation Commission.

The Design Review Committee determined that the schematic design and site plans are appropriate. The Committee believes that the proposed pedestrian circulation and orientation of the pools and splash pads and associated site functions are a good solution. The members of the Committee present voted unanimously to recommend that the project be presented for site plan approval. In accordance with Section 5-58 of the Revised Ordinances, this letter is to petition the City Council on behalf of the Parks, Recreation, and Culture Department for Site Plan Approval. The DRC identified the following areas of design which should continue to be evaluated through the Design Development Phase.

- The design team should continue to advance the designs in a way that best balances the needs and interests of the various users of the pool facilities.
- The design team should continue to strive to meet, or exceed, our sustainability goals. This should include further study and evaluation of methods of driving down our energy use intensity, and efforts to reduce the embodied and operating carbon of the project.

- The design team should continue to apply universally accessible design principles to create an inclusive and welcoming facility for people of all abilities.
- The design team will continue to identify opportunities for PV and make the project solar ready.
- The design team will continue to work with PR&C and neighbors to refine appropriate exterior lighting for the facility.
- The design team will continue to work with PR&C with regards to landscaping, trees, and site circulation which will be coordinated with the Albemarle fields Improvements project.
- The design team should continue to investigate site conditions to refine storm water management design, and the final design may be refined in response to the meetings with the Engineering Department and the Conservation Commission.

The Design Review Committee looks forward to continuing to work with BH+A Architects, the Parks, Recreation, and Culture and Public Buildings Departments, and the community as the design evolves through the design development and construction document phases.

Sincerely,

Ellen Light, AIA, LEED AP BD+C



Thomas P. Gloria, Ph. D.



Design Review Committee, Co-Chairs

CC: Joshua R. Morse, Commissioner of Public Buildings
Jonathan Yeo, Chief Operations Officer
Maureen Lemieux, Chief Financial Officer
Nicole Banks, Commissioner of Parks, Recreation, and Culture

Gath Memorial Pool Improvements



DRAWING LIST

- ARCHITECTURAL
- EX-1 OVERALL SITE SURVEY
- EX-2 SITE SURVEY
- D100 DEMO SITE PLAN
- D101 BUILDING DEMO PLAN AND ELEVATION
- A100 OVERALL SITE
- A101 PROPOSED OVERALL PLAN
- A102 BATHHOUSE PLAN
- A103 BATHHOUSE PLANS
- A200 OVERALL ELEVATIONS
- A210 ENLARGED SECTION
- A211 ENLARGED SECTION
- A400 INTERIOR ELEVATIONS
- A401 INTERIOR ELEVATIONS
- A402 INTERIOR ELEVATIONS
- A801 LAP POOL PLAN
- A802 ZERO DEPTH POOL
- A811 POOL SECTIONS
- A820 SPRAY DECK - OPTION 3
- A821 SPRAY DECK - OPTION 3 PLAN AND SECTION
- A800 3D VIEW - OVERALL SITE

REVISIONS

NO.	DATE	DESCRIPTION

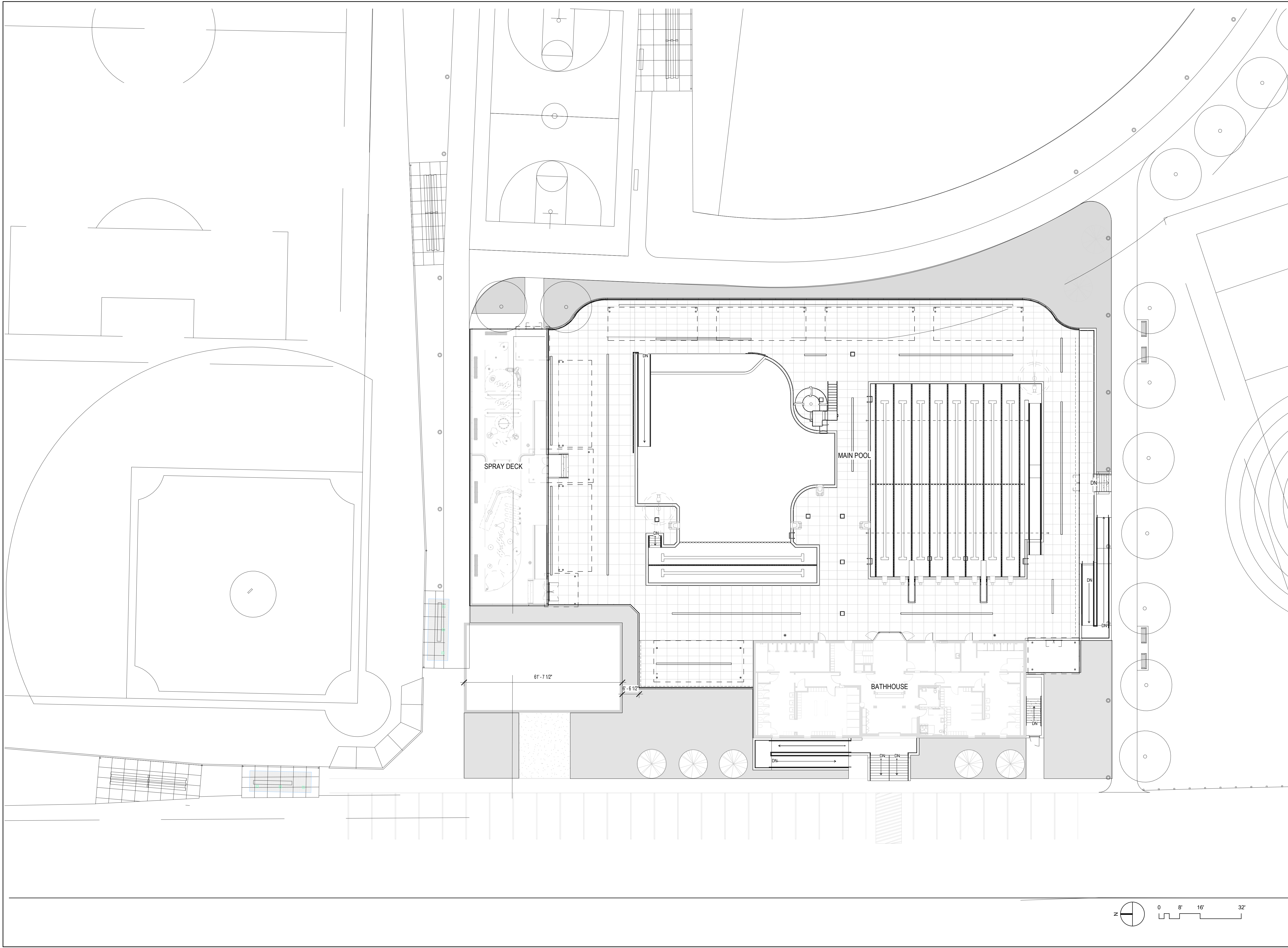
DRAWING TITLE
OVERALL SITE

DRAWING INFORMATION

March 10, 2023	DATE OF ISSUE
DRC SUBMISSION PRELIMINARY	DESCRIPTION
1/16" = 1'-0"	M.D.
SCALE	DRAWN BY
3457	PROJECT #
	FILE NAME

DRAWING NUMBER

A100



C:\Local\Revit\3457_Newton Gath Pool_2023_Option 4 - Pool_Indiscover\ZKS.rvt
 3/10/2023 2:58:14 PM
 M.D.

REVISIONS

NO.	DATE	DESCRIPTION

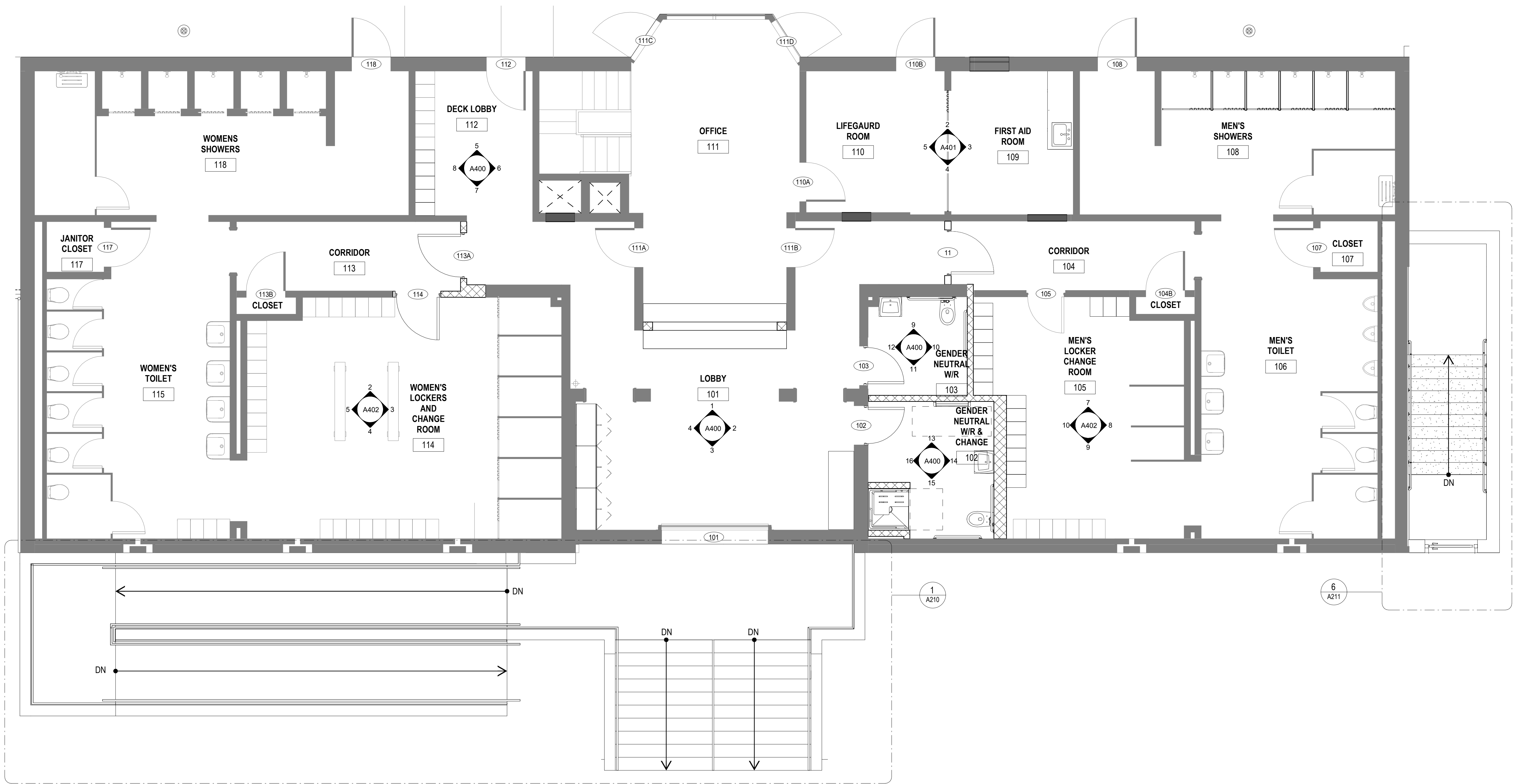
DRAWING TITLE
BATHHOUSE PLAN

DRAWING INFORMATION

March 10, 2023	DATE OF ISSUE
DRC SUBMISSION PRELIMINARY	DESCRIPTION
1/4" = 1'-0"	M.D.
SCALE	DRAWN BY
3457	PROJECT #
	FILE NAME

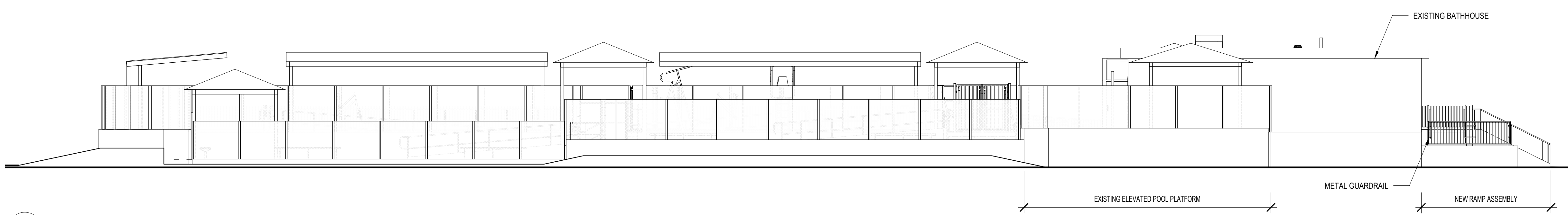
DRAWING NUMBER

A102

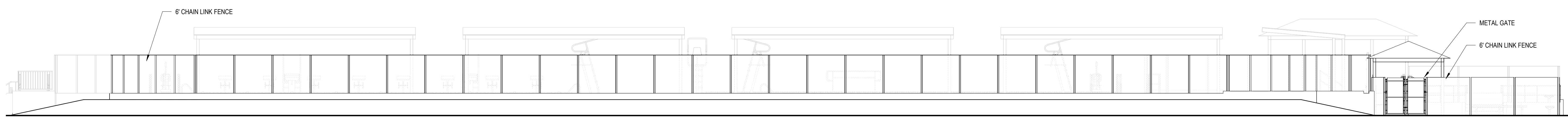


1 BATHHOUSE PLAN
1/4" = 1'-0"

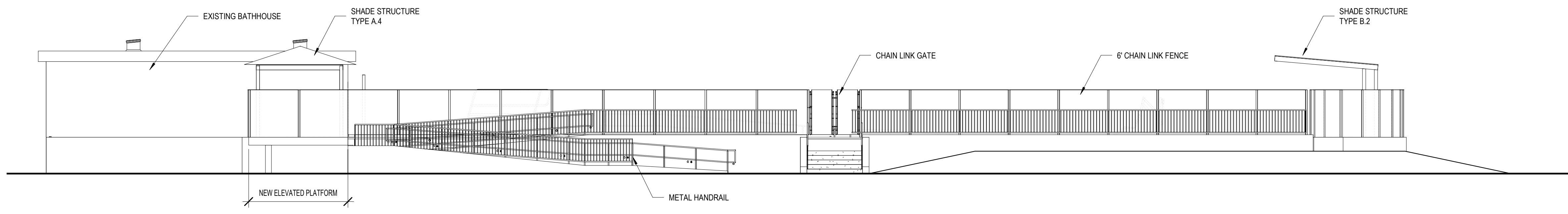
C:\Local\Revit\3457_Newton Gath Pool_2023_Option 4 - Pool_Indisoomer\ZMS.rvt
3/10/2023 2:58:29 PM M.D.



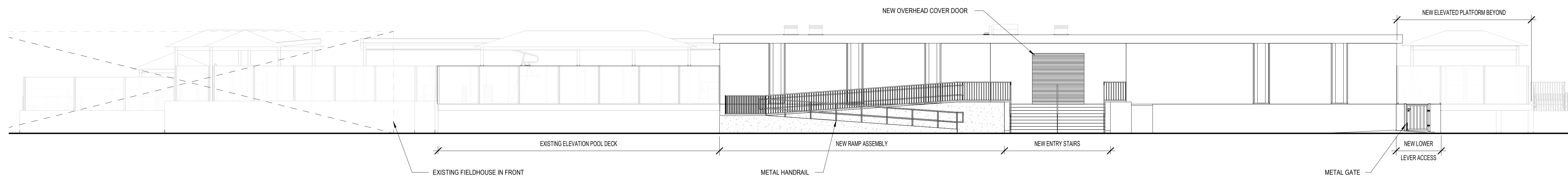
1 OVERALL ELEVATION - WEST EAST
1/8" = 1'-0"



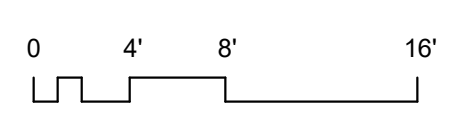
2 OVERALL ELEVATION - NORTH SOUTH
1/8" = 1'-0"



3 OVERALL ELEVATION - EAST WEST
1/8" = 1'-0"



4 OVERALL ELEVATION - SOUTH NORTH
1/8" = 1'-0"



REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE
**OVERALL
ELEVATIONS**

DRAWING INFORMATION

March 10, 2023	M.D.
DATE OF ISSUE	DRAWN BY
DRG SUBMISSION PRELIMINARY	FILE NAME
DESCRIPTION	
1/8" = 1'-0"	
SCALE	
3457	
PROJECT #	

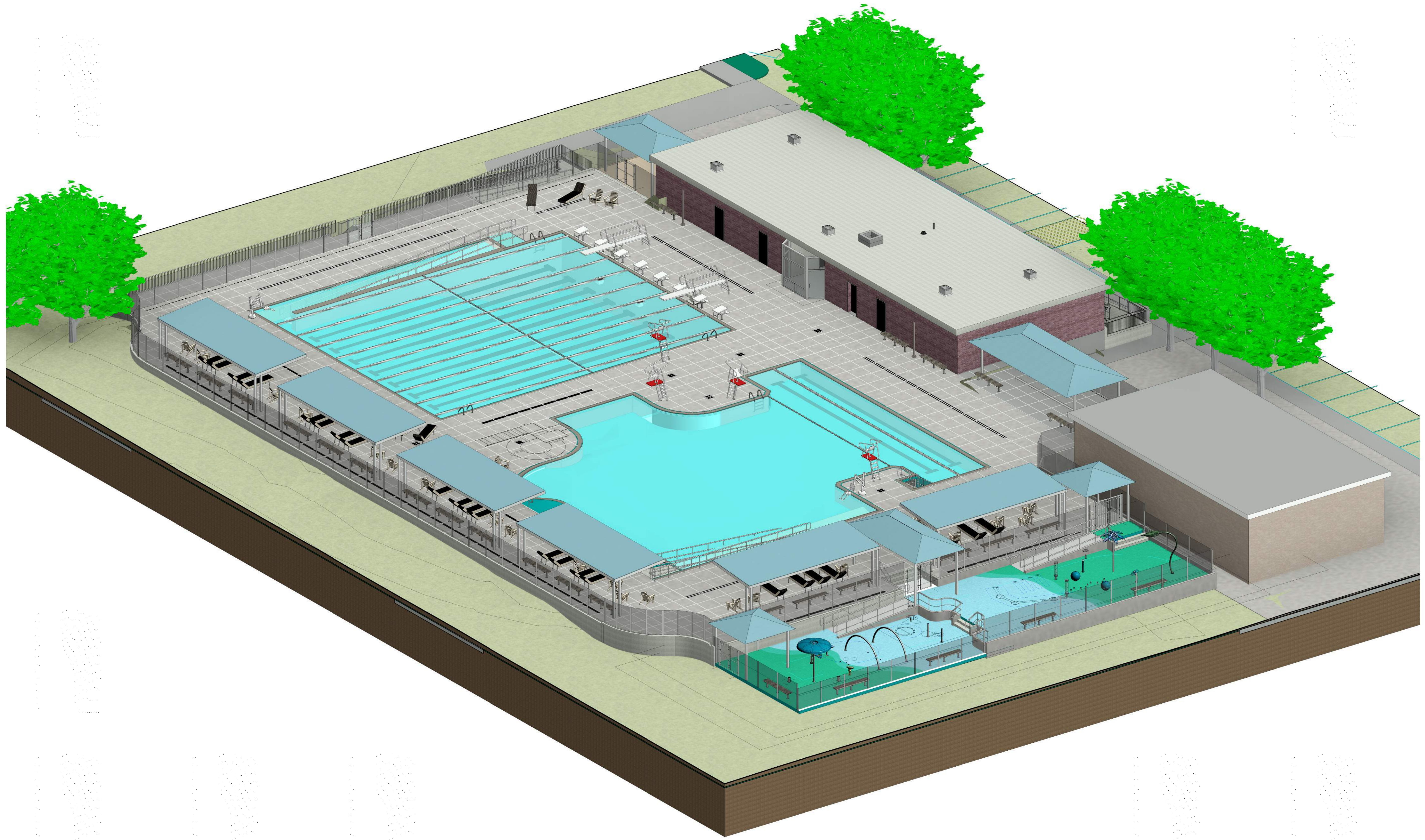
DRAWING NUMBER

A200

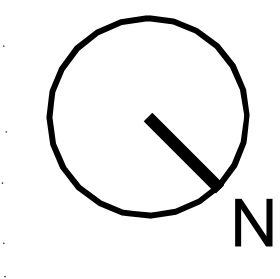
C:\Local\Revit\3457_Newton Gath Pool_2020_Option 4 - Pool_Indisconform\ZAKS.rvt
3/10/2023 2:58:45 PM M.D.

NO.	DESCRIPTION	DATE

March 10, 2023	M.D.
DATE OF ISSUE	DRAWN BY
DRC SUBMISSION PRELIMINARY	3457
DESCRIPTION	PROJECT #
SCALE	FILE NAME



1 3D VIEW - ORTHO NORTH EAST VIEW



REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE SURVEY

DRAWING INFORMATION

March 10, 2023
DATE OF ISSUE

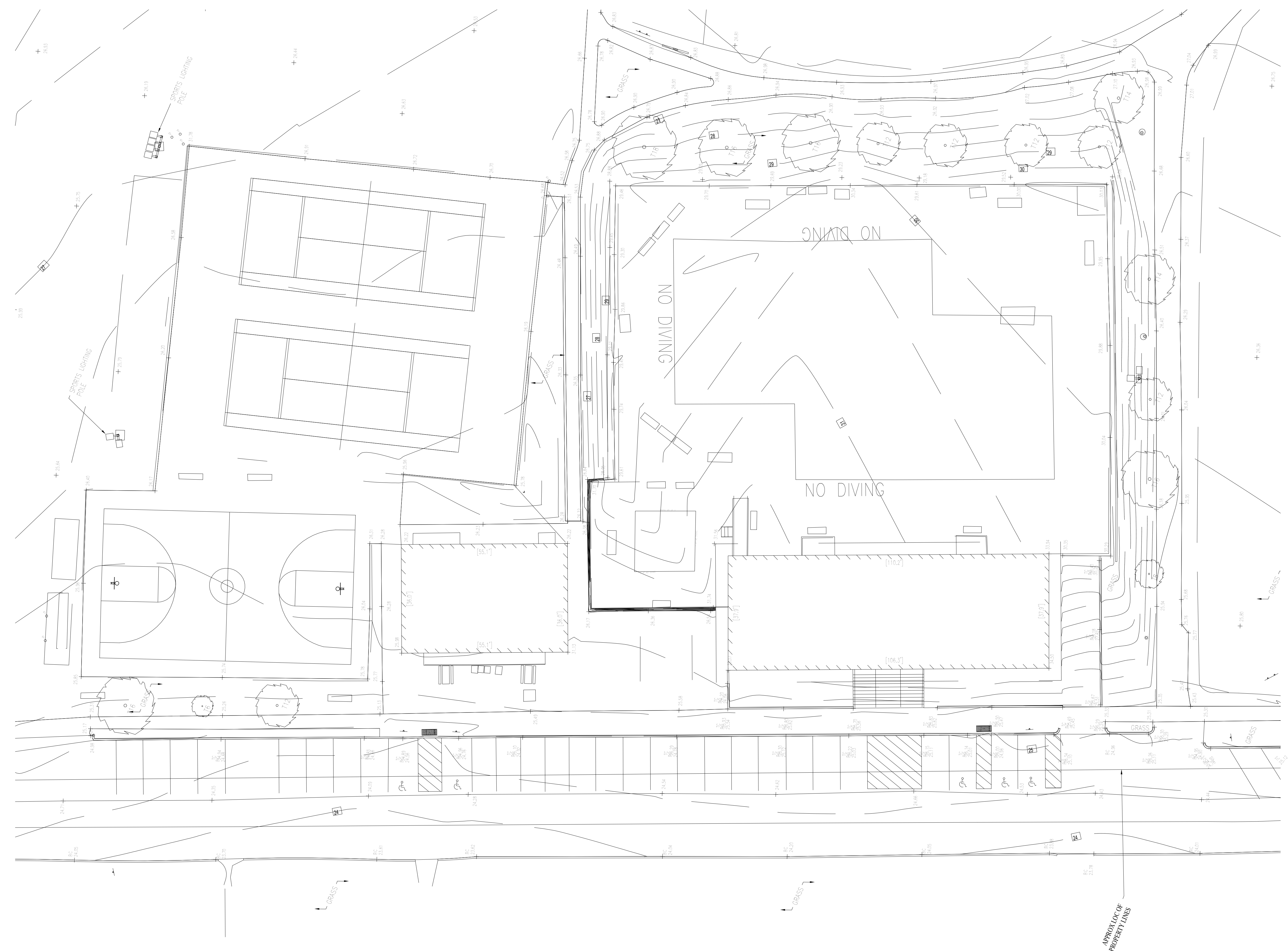
DRG SUBMISSION PRELIMINARY
DESCRIPTION

1/16" = 1'-0" M.D.
SCALE DRAWN BY

3457 INVE.M
PROJECT # FILE NAME

DRAWING NUMBER

EX-2

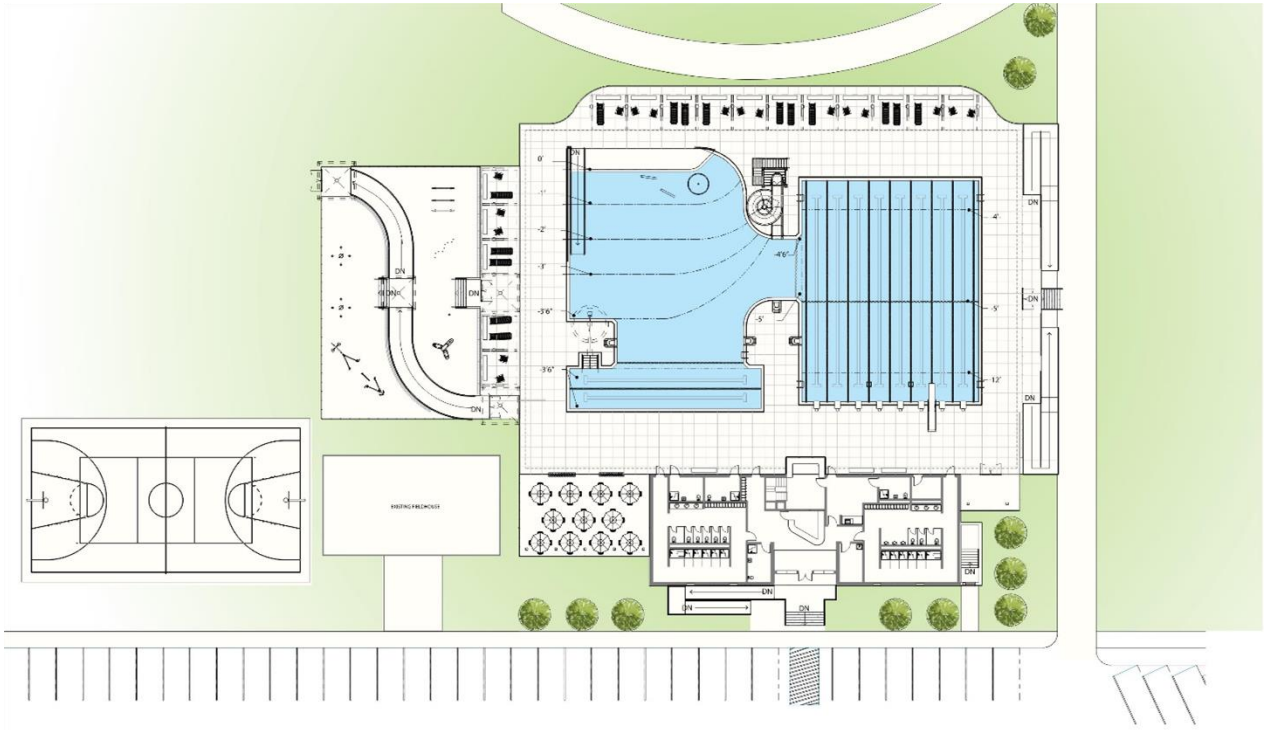


1 EXISTING SURVEY
1/16" = 1'-0"

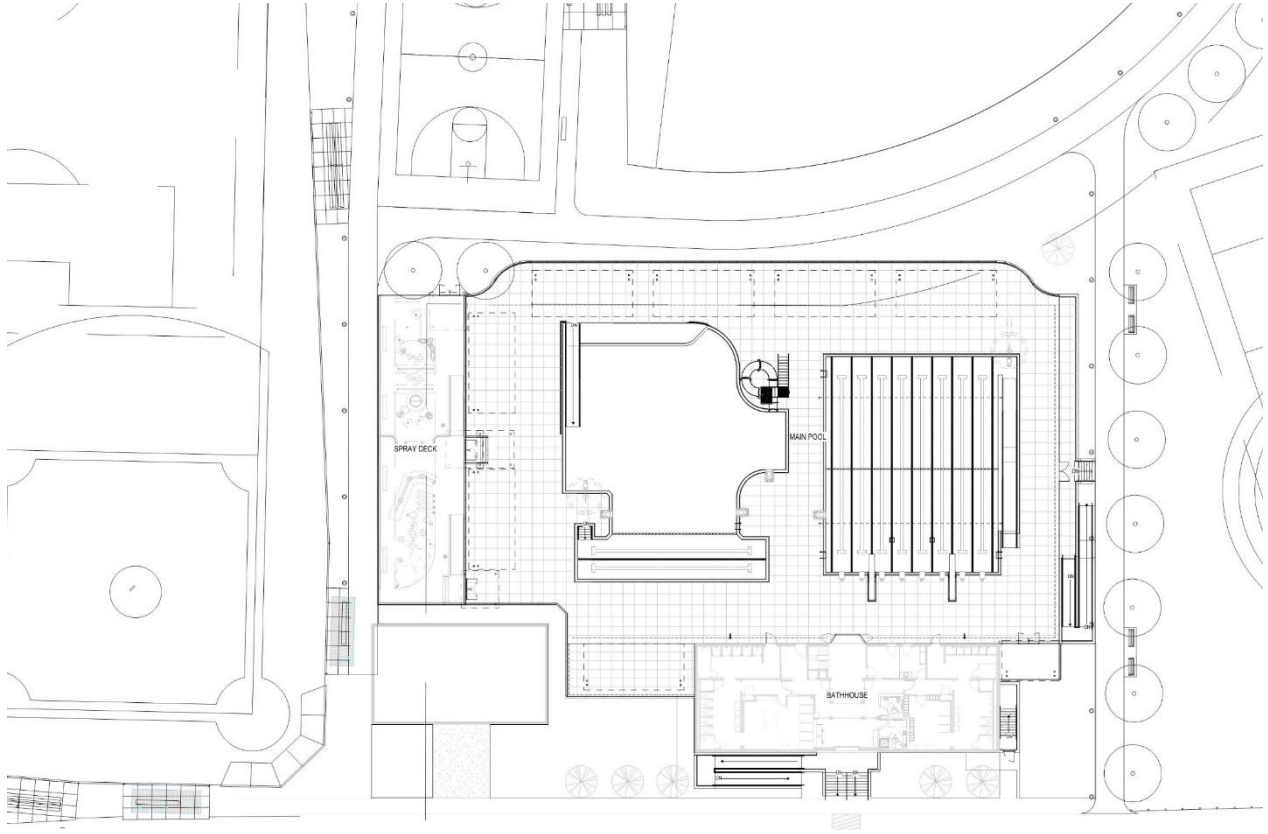


GATH POOL PROJECT

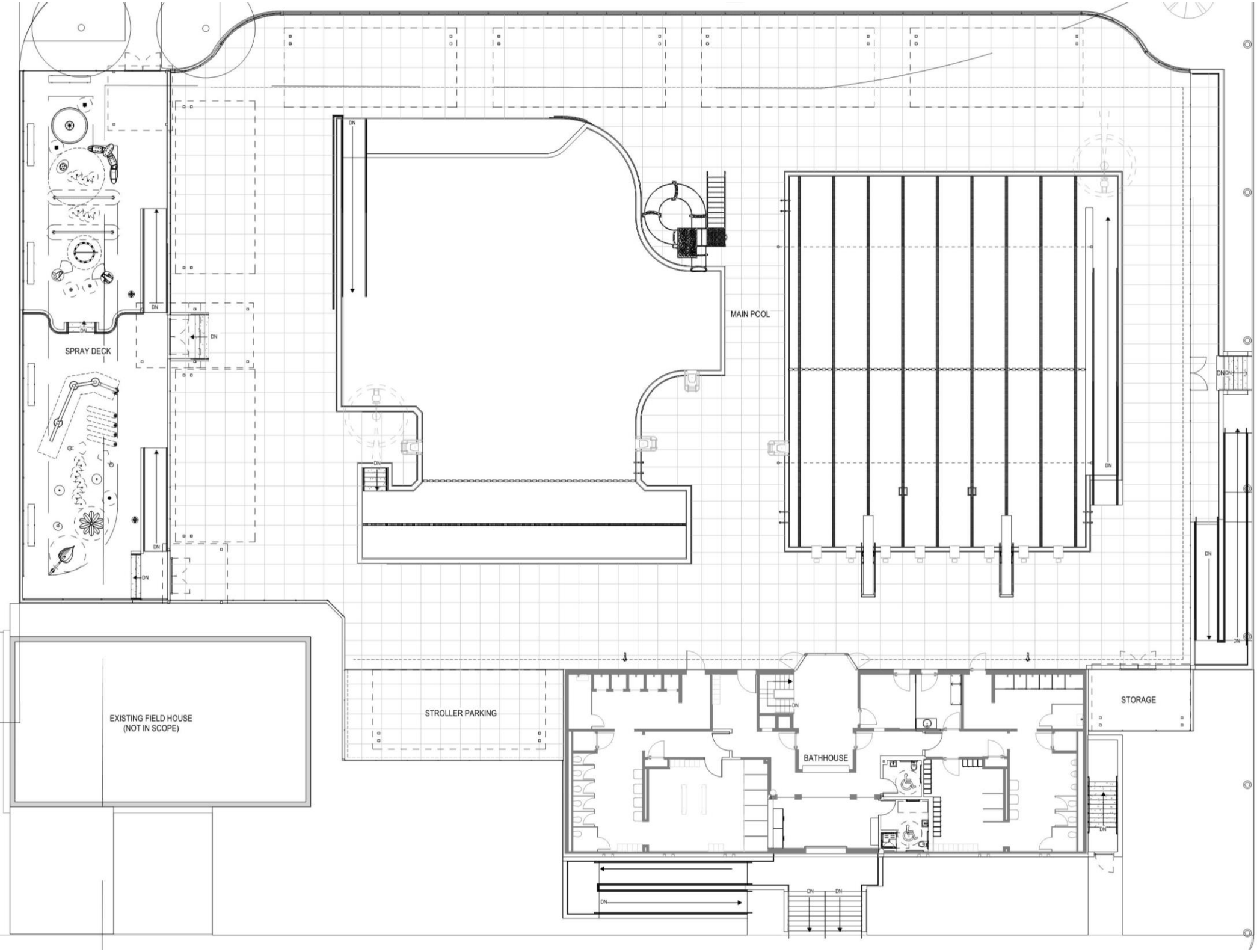
**City of Newton
Community Preservation Committee**
March 14, 2023



JULY 2022 DESIGN



CURRENT DESIGN



PROJECT NAME
**Gath Memorial
 Pool Improvements**
 256 Albemarle Rd.
 Newton, MA 02460

CLIENT
City of Newton
 1000 Commonwealth Ave.
 Newton Centre, MA 02459

PROJECT TEAM

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING TITLE

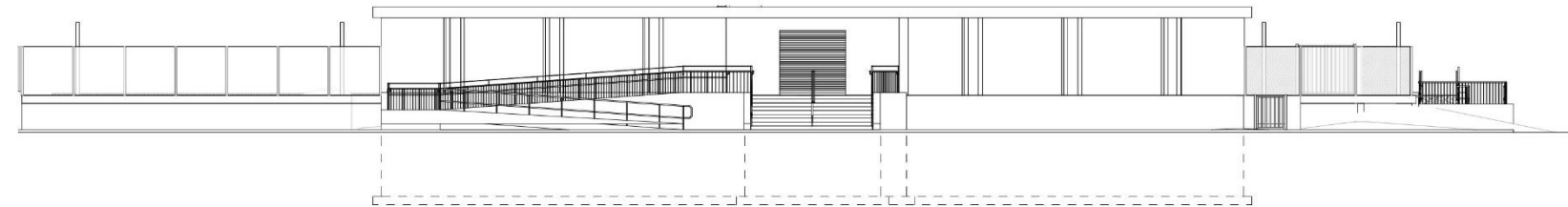
ELEVATIONS

DRAWING INFORMATION

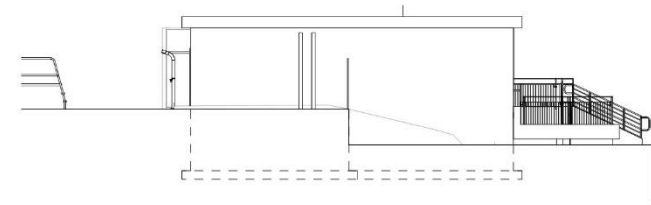
Issue Date	
DATE OF ISSUE	
DRG Meeting	
DESCRIPTION	
1/8" = 1'-0"	M.D.
SCALE	DRIVEN BY
3457	
PROJECT #	

DRAWING NUMBER

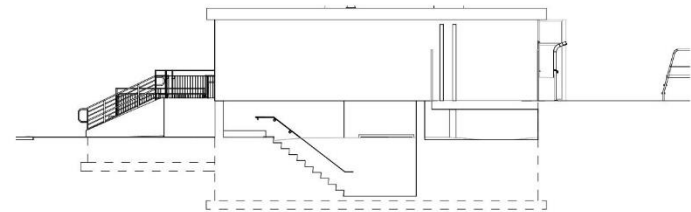
A201



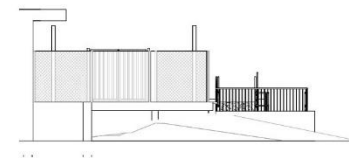
1 BATHHOUSE ELEVATION WEST
 1/8" = 1'-0"



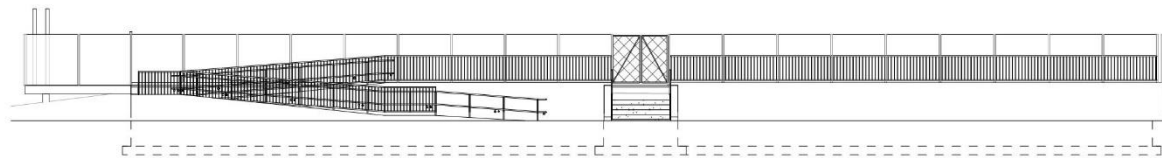
2 BATHHOUSE ELEVATION NORTH
 1/8" = 1'-0"



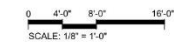
3 BATHHOUSE ELEVATION SOUTH
 1/8" = 1'-0"

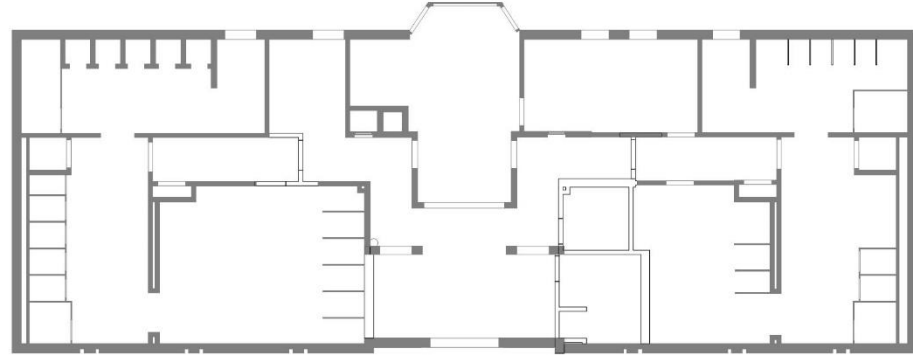


4 SIDE POOL ENTRANCE ELEVATION - EAST
 1/8" = 1'-0"

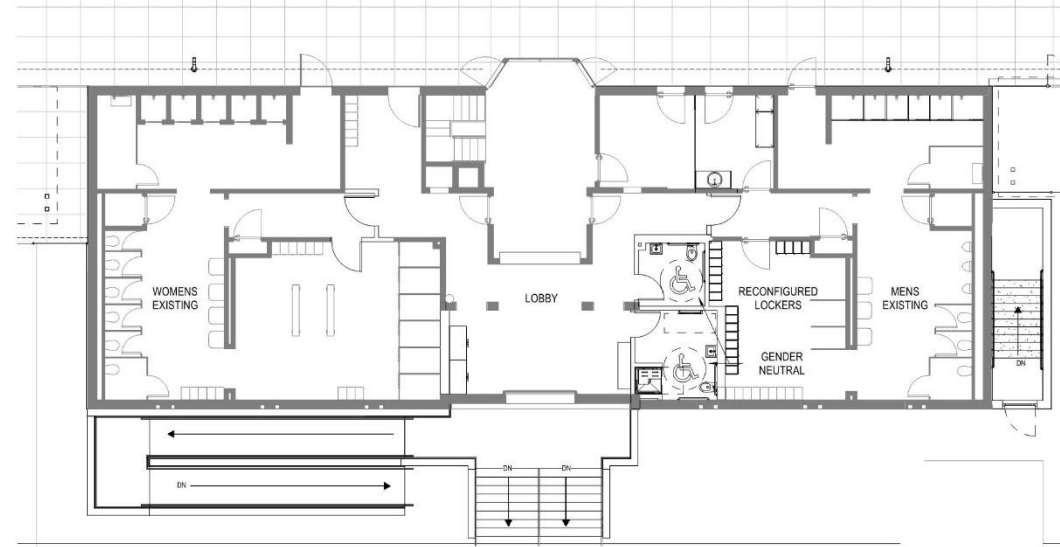


5 SIDE POOL ENTRANCE ELEVATION - SOUTH
 1/8" = 1'-0"

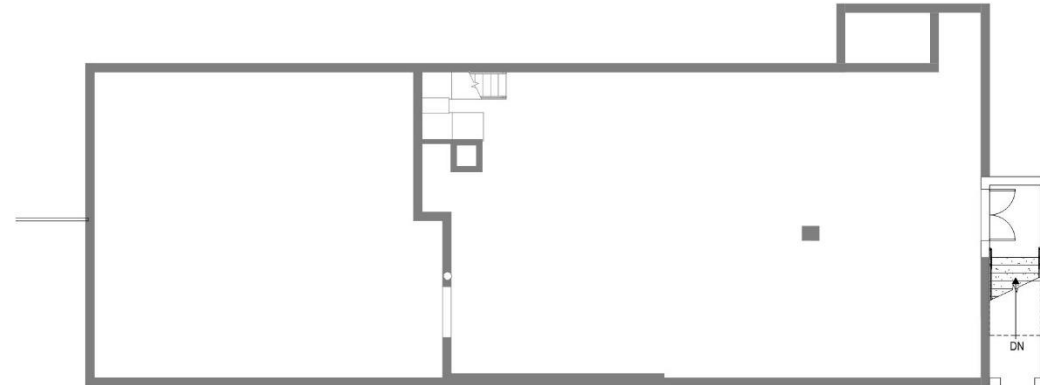




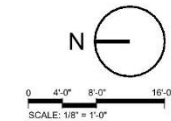
1 BATHHOUSE RCP
1/8" = 1'-0"



2 BATHHOUSE PLAN
1/8" = 1'-0"



3 FILTRATION ROOM PLAN
1/8" = 1'-0"



REVISIONS

NO.	DESCRIPTION	DATE

DRAWING TITLE
**PROPOSED
BATHHOUSE PLAN**

DRAWING INFORMATION

Issue Date	
DATE OF ISSUE	
DRG Meeting	
DESCRIPTION	
1/8" = 1'-0"	
SCALE	
3457	
PROJECT #	

DRAWING NUMBER

A102

REVISIONS

NO.	DATE	DESCRIPTION

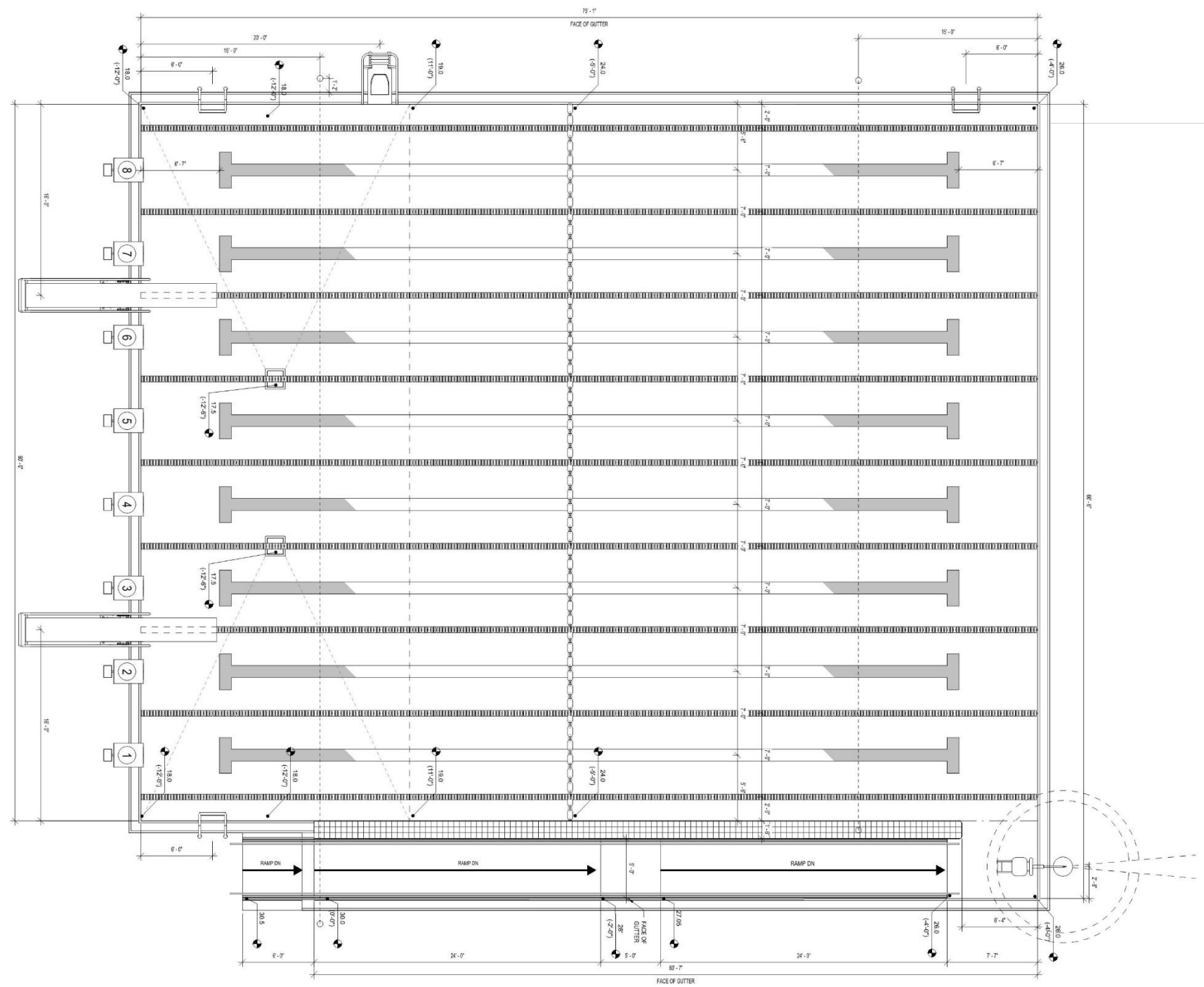
DRAWING TITLE
LAP POOL PLAN

DRAWING INFORMATION

Issue Date	
DATE OF ISSUE	
DRG. Meeting	
DESCRIPTION	
DATE	
SCALE	
PROJECT #	
DATE	
SCALE	
PROJECT #	

DRAWING NUMBER

A801



C:\Local\Revit\457_Newton Gath Pool_2020\04\04_Pool_MDI\Broom.mxd
 2/10/2023 9:25:42 AM
 M.D.



Ramp Access to Lap Lanes



Ramp Access at Zero Depth Entry



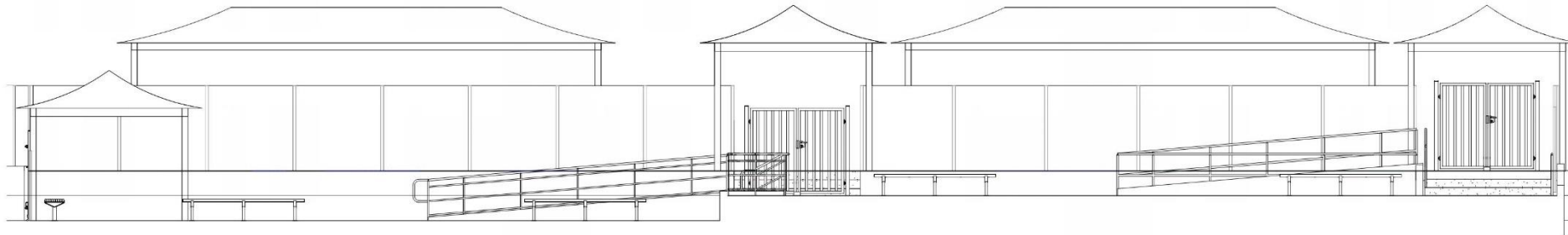
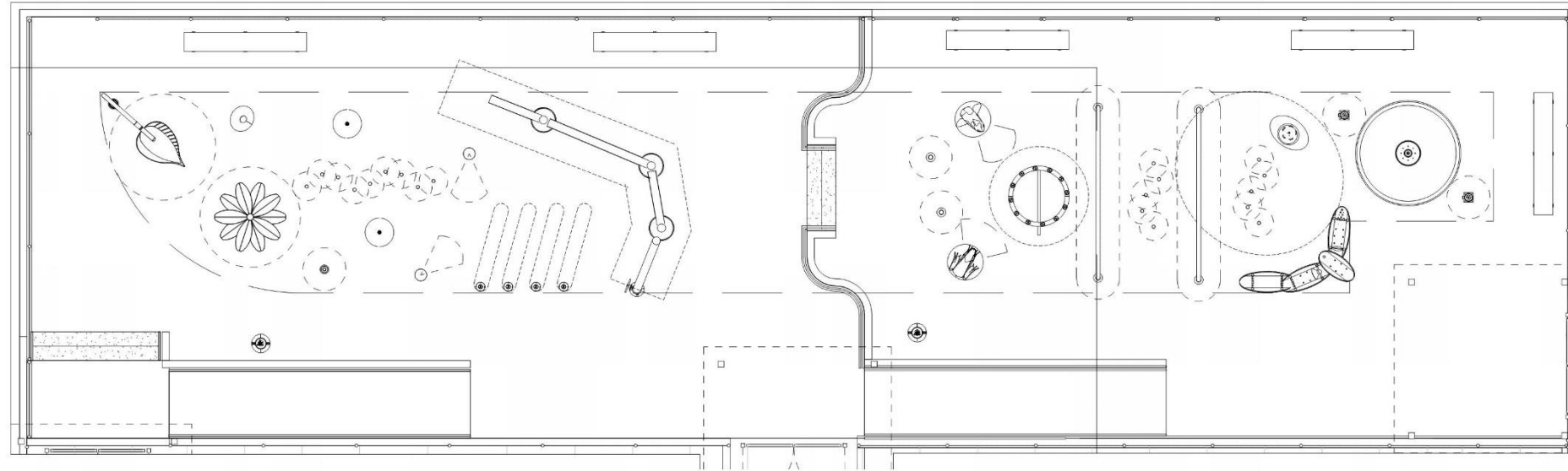
MAAB/ADA Compliant Pool Lift

NO.	DATE	DESCRIPTION

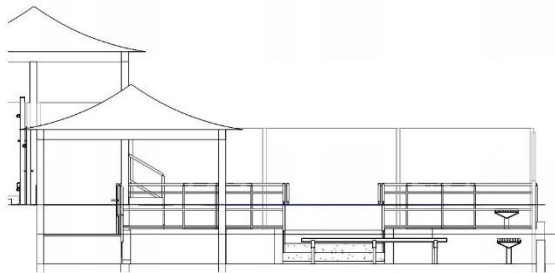
**SPRAY DECK -
 OPTION 3 PLAN
 AND SECTION**

Issue Date	
DATE OF ISSUE	
DRG. Meeting	
DESCRIPTION	
1/8" = 1'-0"	
SCALE	
3457	
PROJECT #	

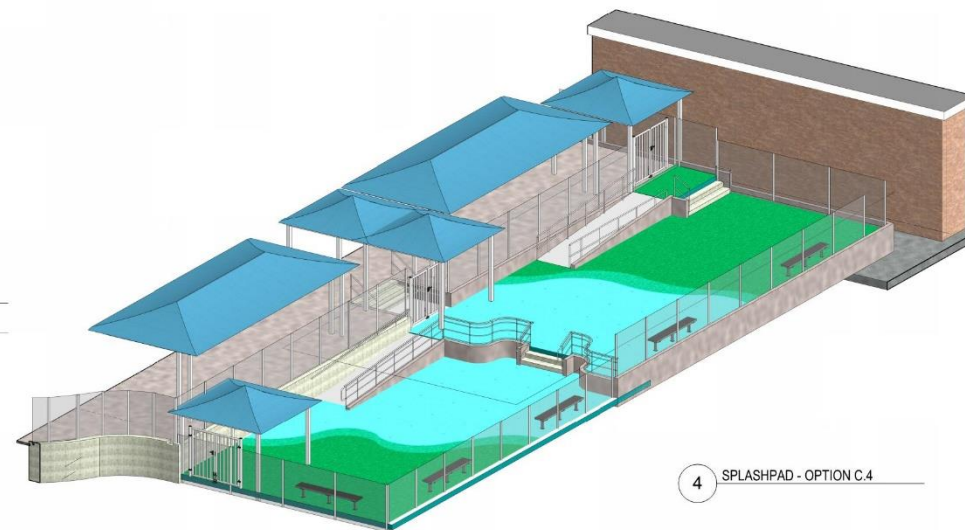
A821



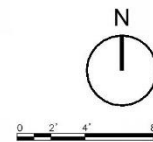
2 SPRAY DECK ELEVATION C.4 - WEST EAST
 1/4" = 1'-0"

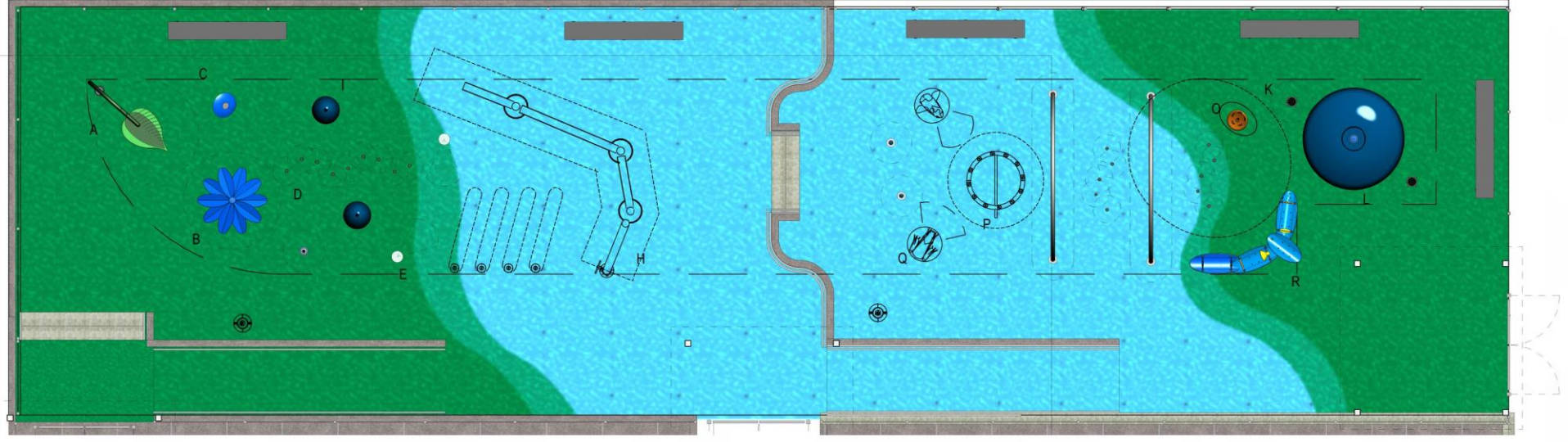


3 SPRAY DECK ELEVATION C.4 - NORTH SOUTH
 1/4" = 1'-0"



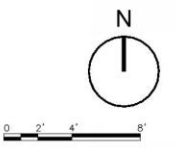
4 SPLASHPAD - OPTION C.4

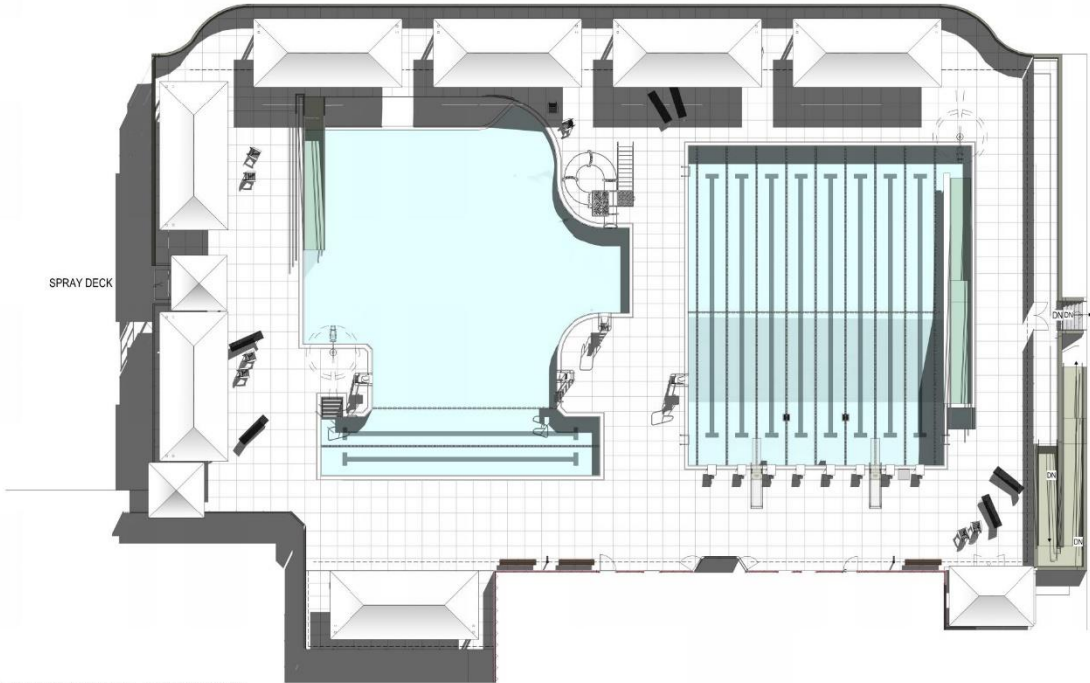




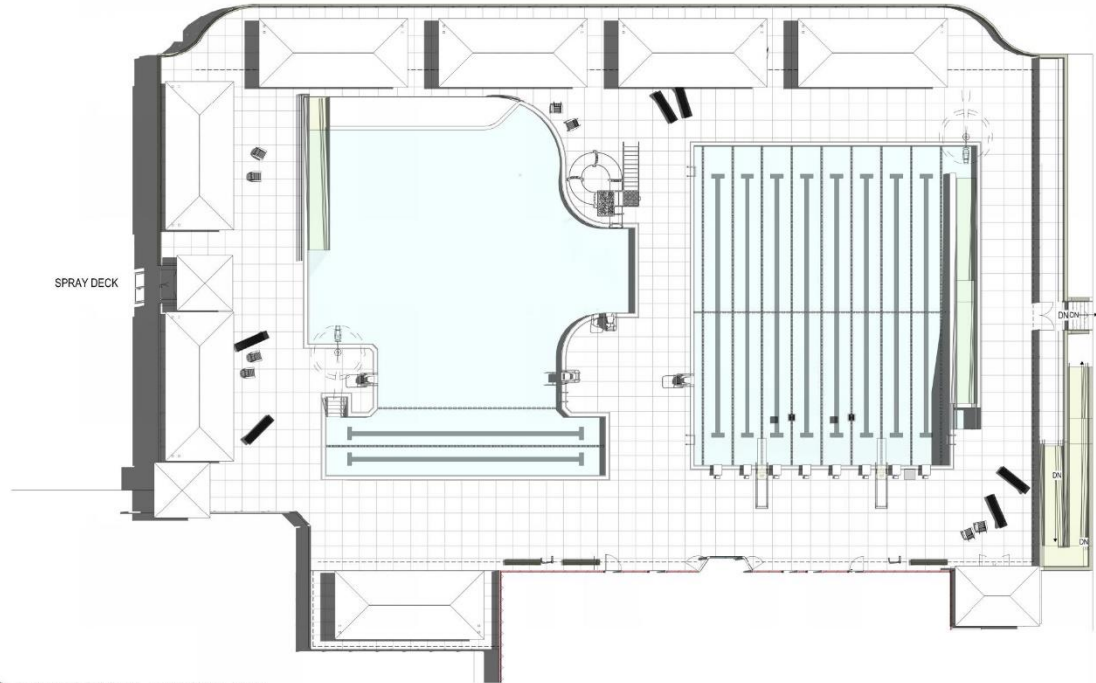
PARK THEME

SCALE 1/4" = 1'





1 SHADE STUDY PLAN - JUN 21, 2023 9AM
1/16" = 1'-0"



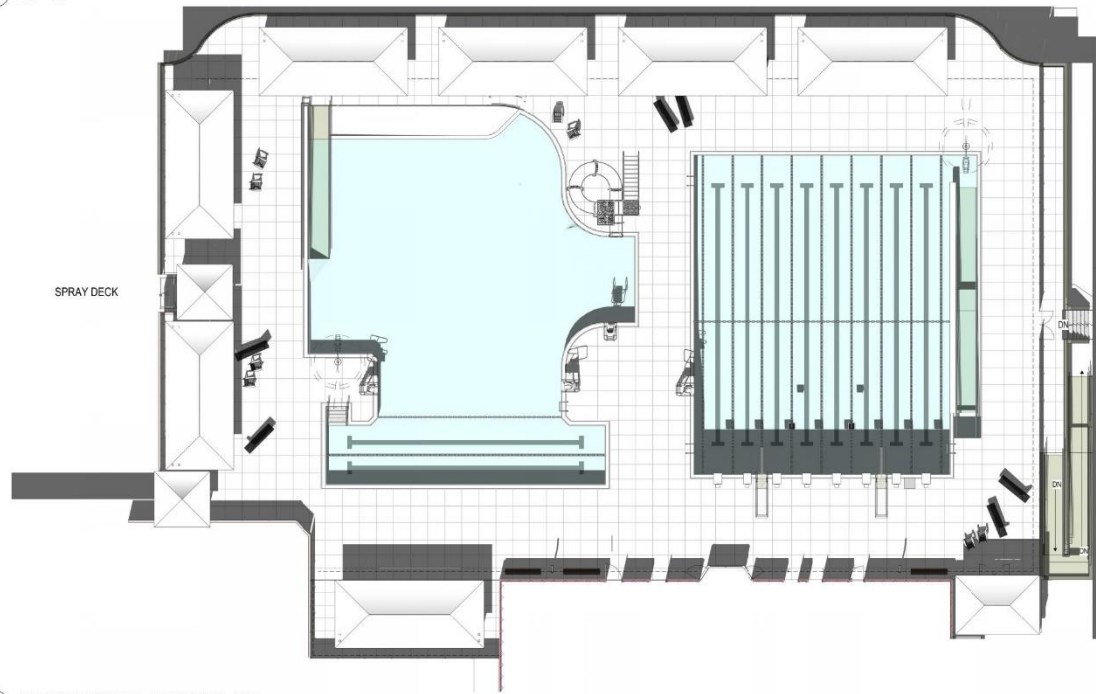
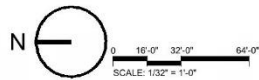
2 SHADE STUDY PLAN - JUN 21, 2023 - 12PM
1/16" = 1'-0"



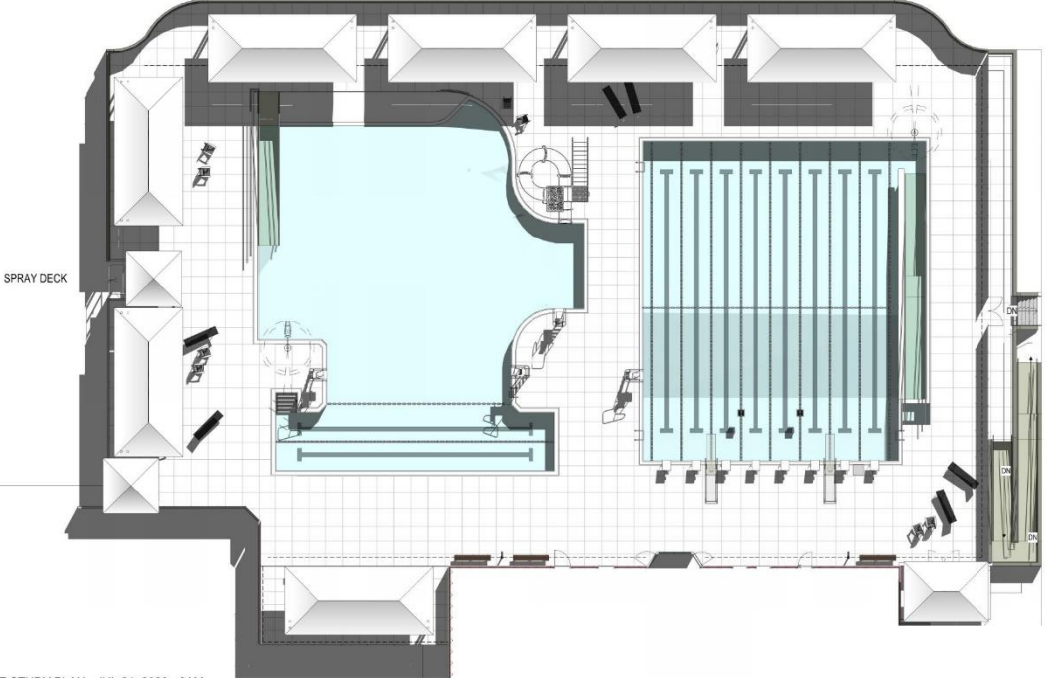
Single Slope Option

SHADE STUDY PLAN - JUNE

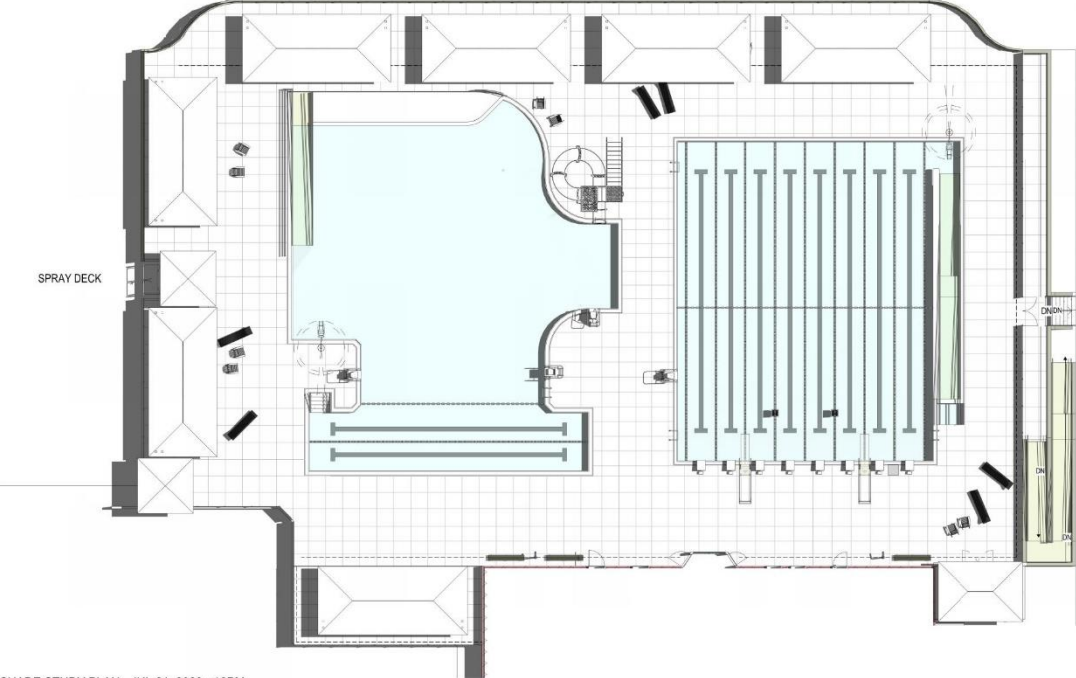
SCALE 1/16" = 1'



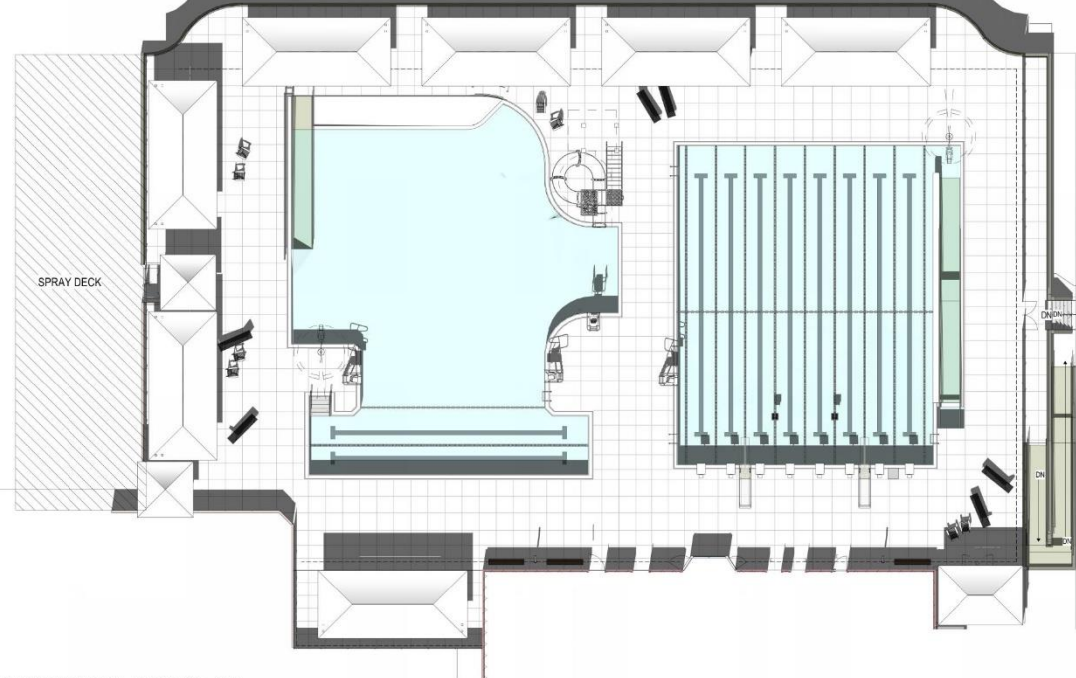
3 SHADE STUDY PLAN - JUN 21, 2023 - 4PM
1/16" = 1'-0"



1 SHADE STUDY PLAN - JUL 21, 2023 - 9AM
1/16" = 1'-0"



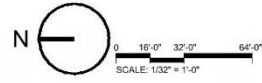
2 SHADE STUDY PLAN - JUL 21, 2023 - 12PM
1/16" = 1'-0"

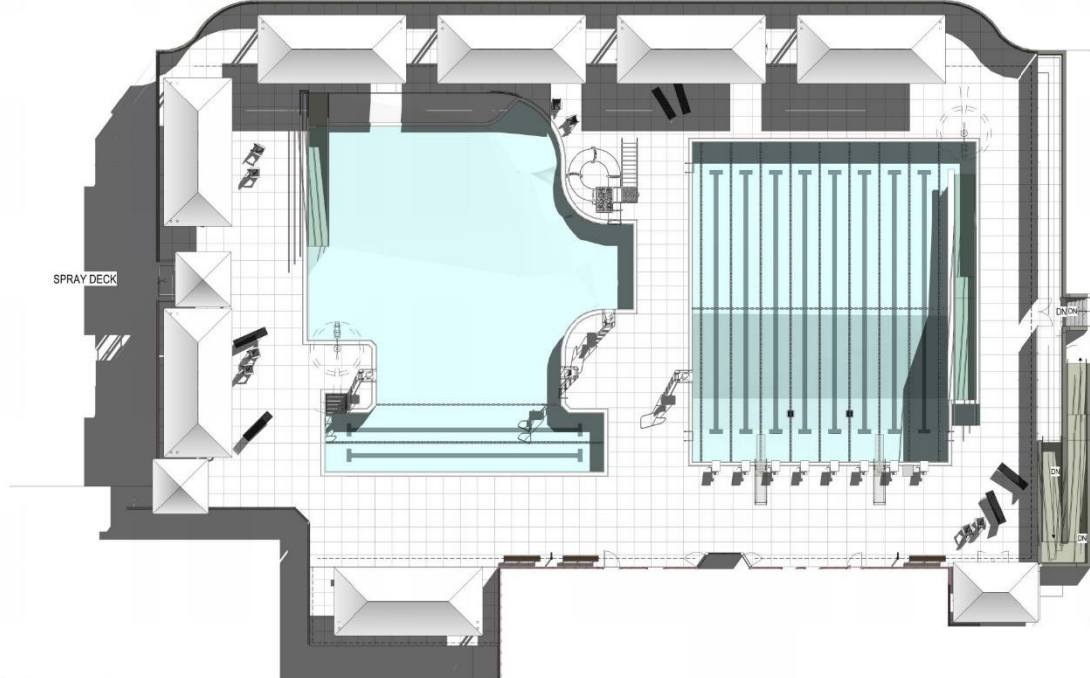


3 SHADE STUDY PLAN - JUL 21, 2023 - 4PM
1/16" = 1'-0"

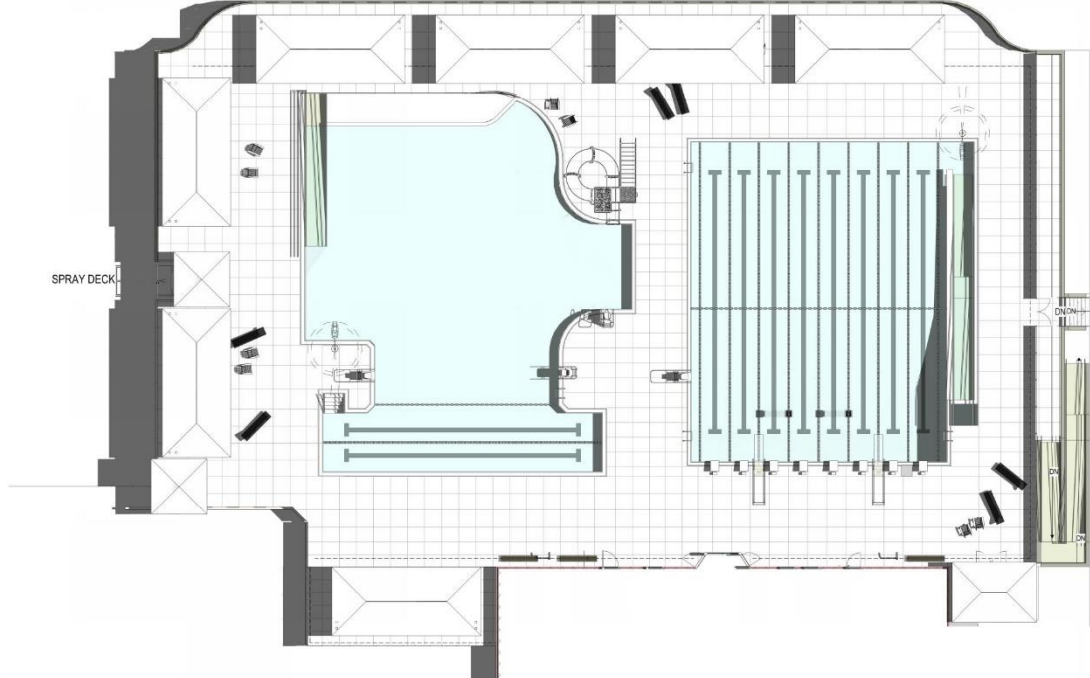
SHADE STUDY PLAN - JULY

SCALE 1/16" = 1'

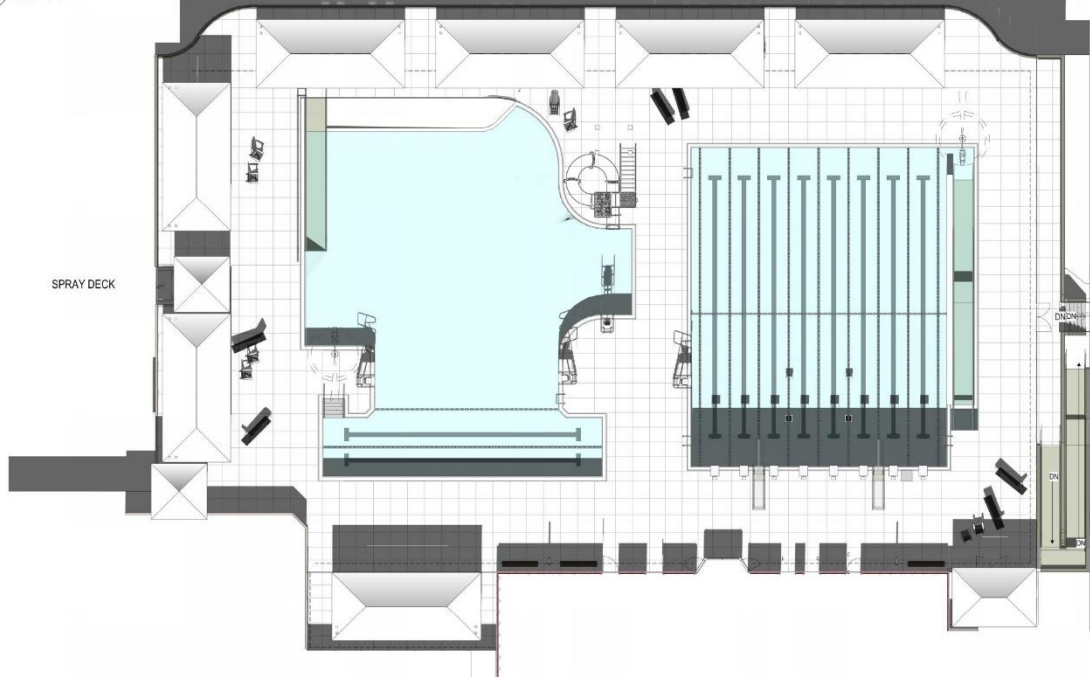




1 SHADE STUDY PLAN - AUG 21, 2023 - 9AM
1/16" = 1'-0"



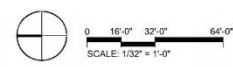
2 SHADE STUDY PLAN - AUG 21, 2023 - 12PM
1/16" = 1'-0"

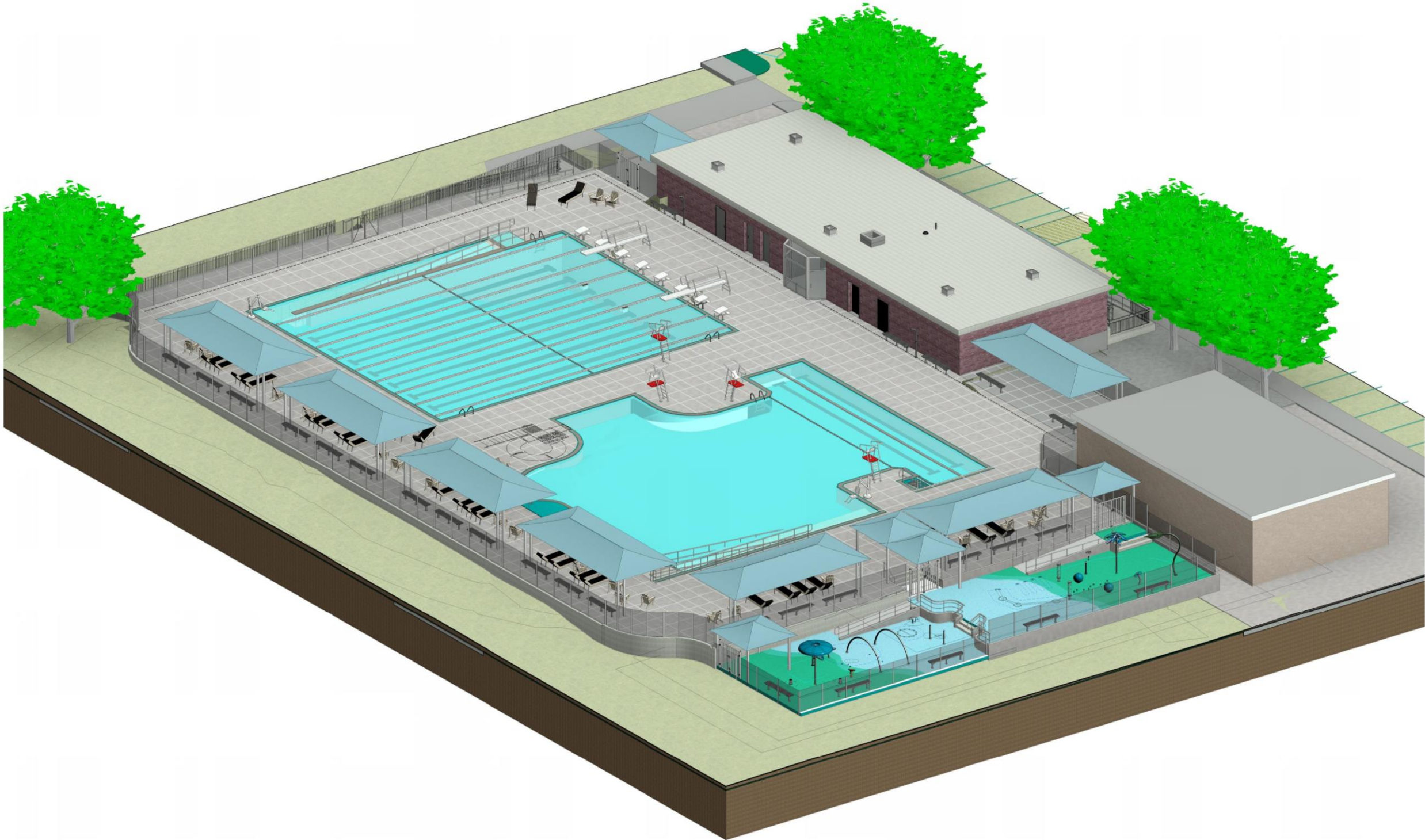


3 SHADE STUDY PLAN - AUG 21, 2023 - 4PM
1/16" = 1'-0"

SHADE STUDY PLAN - AUGUST

SCALE 1/16" = 1'





PROJECT BUDGET SUMMARY

166-23

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

PROJECT FUNDING SUMMARY

166-23

SUMMARY CAPITAL/DEVELOPMENT BUDGET

Uses of Funds

Phase II: Design Consultant Contract Amendment – Construction Administration.	\$96,000.00
Construction Phase: Building Construction	\$1,074,031.00
Construction Phase: Site and Pool Construction	\$6,064,331.00
Approximate staff time for the duration of Phase II Design @ 20/hrs per week for 10 months (49,00/HR)	\$39,200.00

PROJECT FUNDING SUMMARY

166-23

Sources of Funds	Status (Requested, expected, confirmed)	
Commonwealth of Massachusetts State Earmark	Expected	\$400,000.00
City of Newton ARPA funds	Confirmed	\$1,000,000.00
CPA funds	Requested	\$5,834,362.00
Approximate staff time for the duration of project	Confirmed	\$39,200.00
TOTAL SOURCES		\$7,273,562.00

CPA CAPITAL INVESTMENT PACKAGE ¹⁶⁶⁻²³

Big Picture Budget FY23-FY25

Total CPA Construction Funding Request (Albe., McGrath + Burr School):	\$ 7,845,602.60
Total Design Funding Need (Minus Previous CPA Design Funding)	\$ 478,862.50
Total City and other Contributions:	\$ 4,252,992.00
Total CPA Construction & Construction Admin Funding Request (GATH):	\$ 5,834,362.00
Total City and other Contributions(GATH):	\$ 1,439,200.00
Total Capital Plan Investment Package:	\$ 19,851,019.10

QUESTIONS & COMMENTS

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

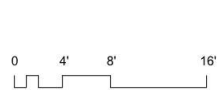
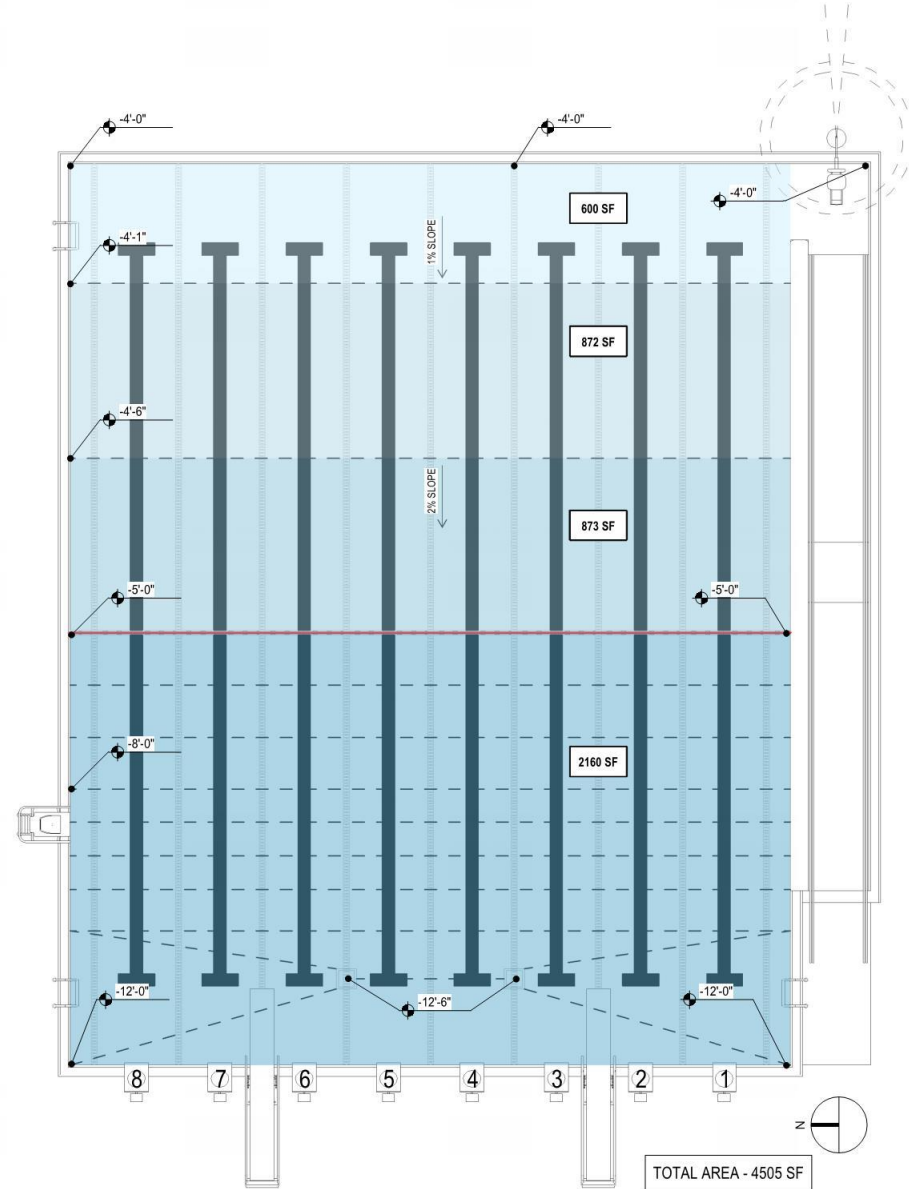
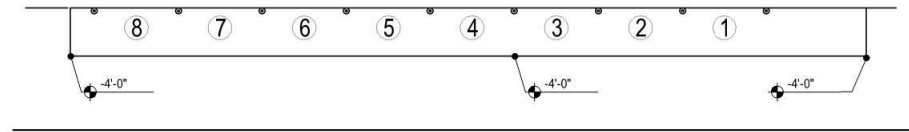
Project email: gathpool@newtonma.gov

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



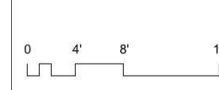
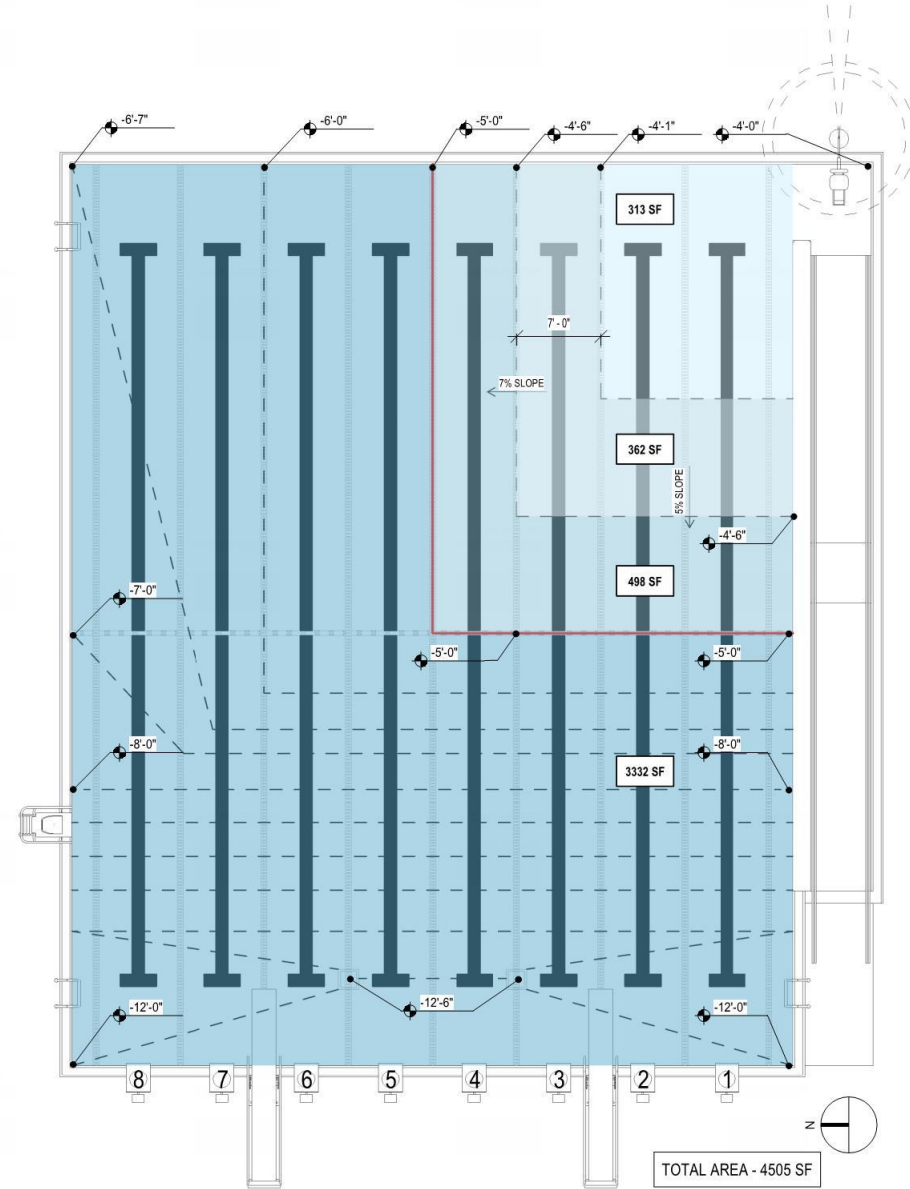
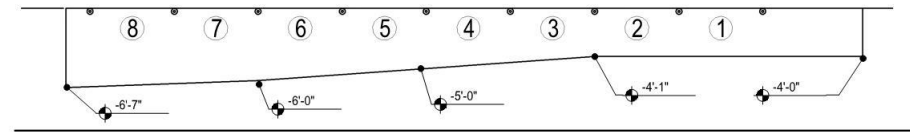
bh+a
 Bergmann Hendrick + Archetype, Inc.
 9 Channel Center Street, Suite 300
 Boston, MA 02210
 (617) 350 0450

Cath Memorial Pool
 Improvements
 256 Abernethy Rd.
 Newton, MA 02460

LAP POOL DEPTH
 CURRENT DESIGN
 REFERENCE:

DATE: 03/07/23
 SCALE: 1/8" = 1'-0"
 PROJ. NO.: 3457
 FILE NAME:
 rev1.rvt

P801



bh+a
 Bergmann Hendrick + Archetype, Inc.
 9 Channel Center Street, Suite 300
 Boston, MA 02210
 (617) 350 0450

Cath Memorial Pool
 Improvements
 256 Abernethy Rd.
 Newton, MA 02460

LAP POOL DEPTH OPTION 1
 REFERENCE:

DATE: 03/07/23
 SCALE: 1/8" = 1'-0"
 PROJ. NO.: 3457
 FILE NAME:
 rev1.rvt

P801.1