



WOMEN



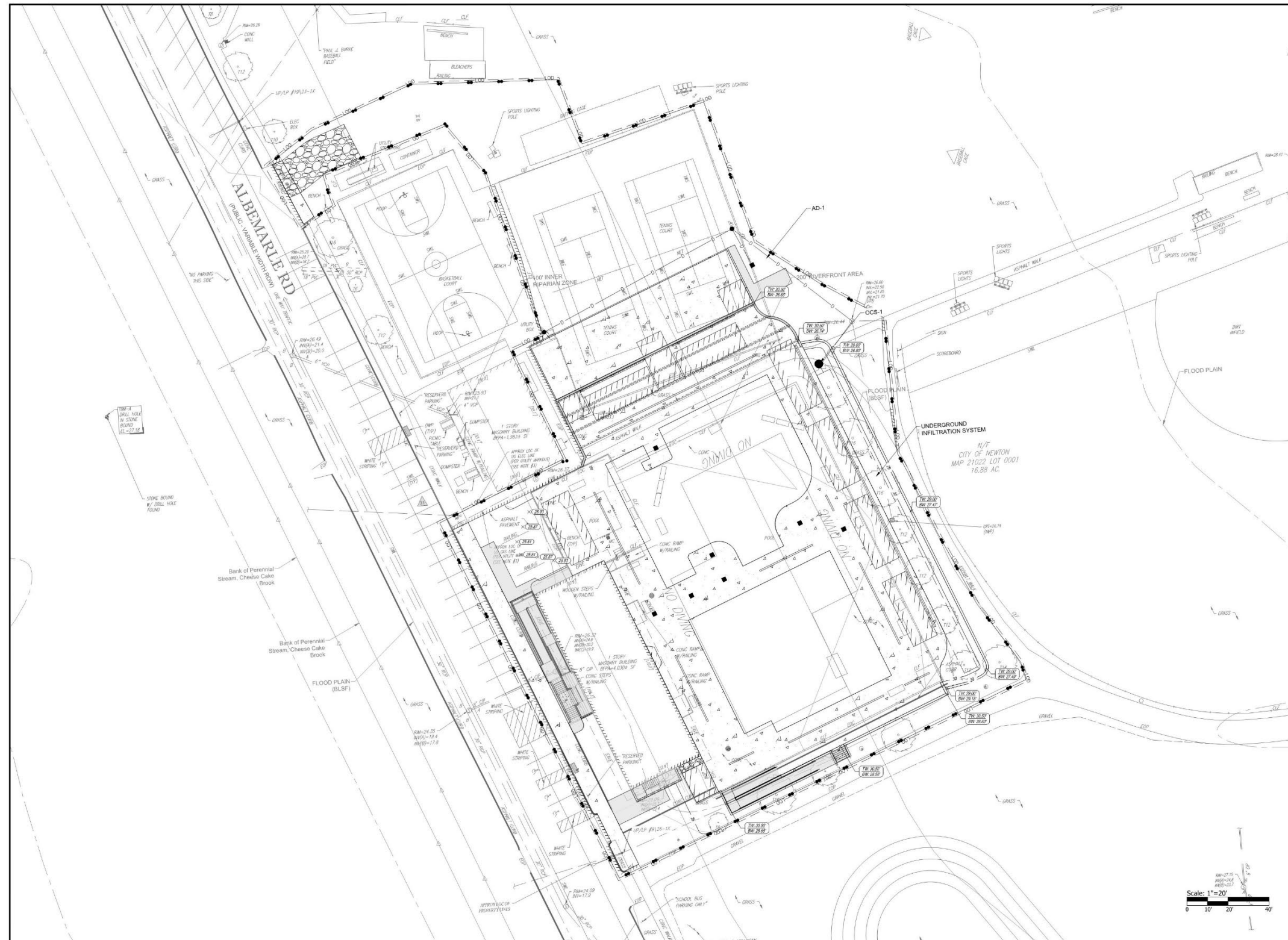
MEN



# GATH POOL PROJECT

City of Newton  
Public Facilities Committee

May 11, 2023



**bhta**  
 Bergmann Hendra + Archetype, Inc.  
 13 Channing Center Street, Suite 300  
 Boston, MA 02210  
 (617) 350 0450



**GATH MEMORIAL  
 POOL IMPROVEMENTS**  
 256 ALBEMARLE RD NEWTON, MA 02460  
 ASSESSOR'S MAP 21022 LOT 0001

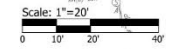
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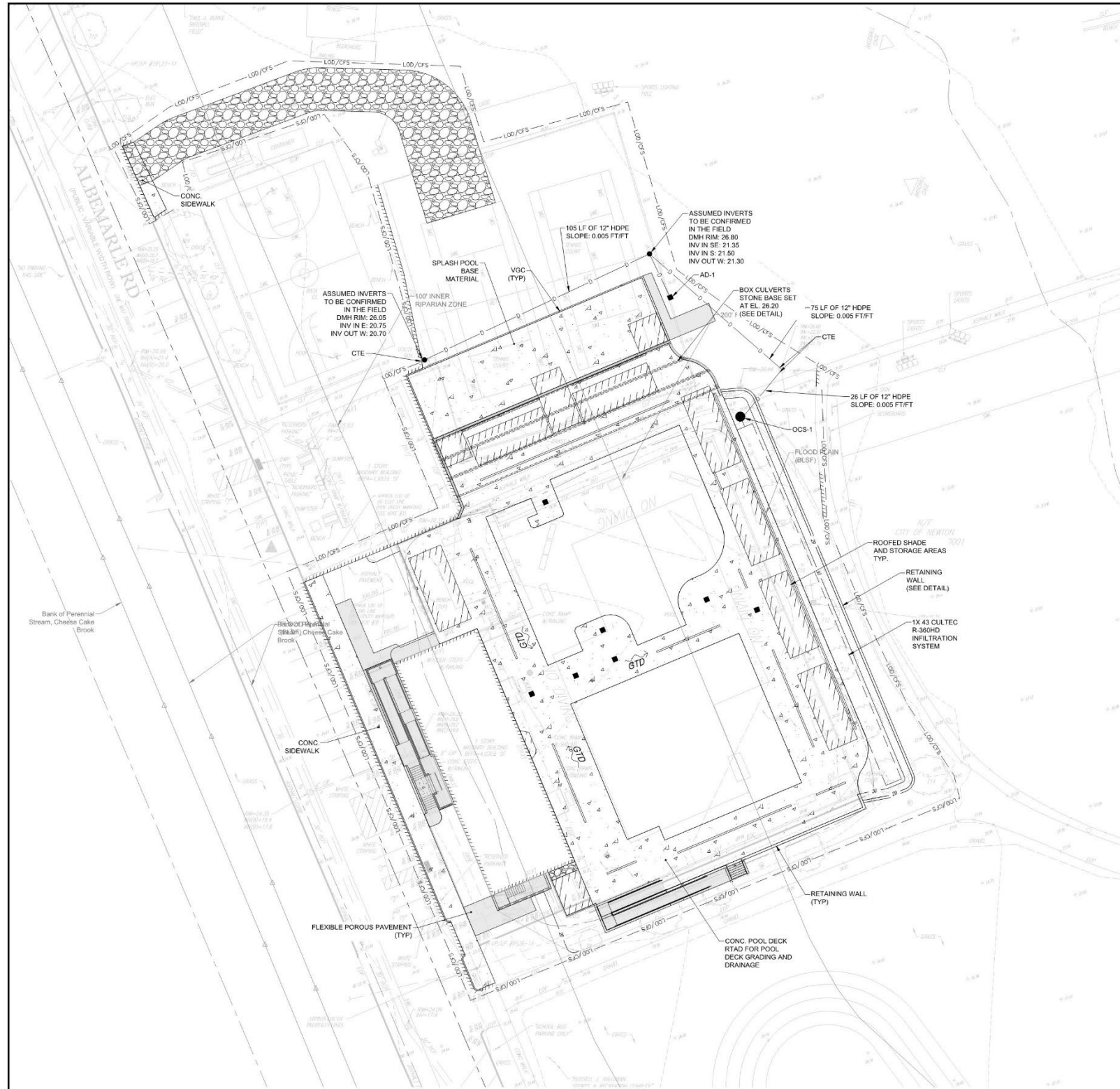
NO.	DATE	DESCRIPTION

PROJECT NO.: 23048.00  
 DATE: MAY 5, 2023  
 DESIGNED BY: SL  
 CHECKED BY: CH  
 DRAWN BY: SB  
 APPROVED BY: JJ  
 DRAWING TITLE:

OPERATION AND MAINTENANCE PLAN

DRAWING NO.: **OM-1**  
 SHEET NO. 1 OF 1





**GENERAL NOTES:**

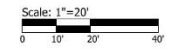
1. CONTRACTOR SHALL PROVIDE LOAM AND SEED ON ALL DISTURBED AREAS UNLESS NOTED OTHERWISE. REFER TO LANDSCAPE DRAWINGS.
2. ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PAVERS.
3. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL EMPLOY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO ESTABLISH CONTROL ON THE SITE AND TO PERFORM FIELD MEASUREMENTS AS REQUIRED TO LAYOUT THE PROPOSED BUILDING AND SITE IMPROVEMENTS. THE CONTRACTOR'S SURVEYOR SHALL COORDINATE THE BUILDING LAYOUT WITH THE PROJECT LAND SURVEYOR TO ACCURATELY LOCATE THE BUILDING ON THE SITE.

**GRADING NOTES:**

1. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ADJUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT AND CURBS SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
2. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE SURROUNDING SURFACE OR PAVEMENT FINISH GRADE. RIM ELEVATIONS OF STRUCTURES AND MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MIN. OF 1/8" PER FOOT UNLESS SPECIFIED.
4. THE PROPOSED WALKWAYS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5% AS SHOWN ON CONSTRUCTION DETAILS.
5. ALL GRADING AT ACCESSIBLE ROUTES SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 2010, LATEST EDITION.
6. BASIN BERM SHALL BE CONSTRUCTED WITH COMMON BORROW PLACED IN 12" LEFTS AND COMPACTED TO 95% TO FINISH GRADE. REMOVE ALL EXISTING TOPSOIL AND ORGANIC MATERIAL PRIOR TO CONSTRUCTING BASIN BERM.
7. TURF REINFORCEMENT MAT (TRM) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
8. REFER TO "NOTES" FOR ADDITIONAL NOTES.

**DRAINAGE AND UTILITY NOTES:**

1. ALL CATCH BASINS AND DRAIN MANHOLES SHALL BE 4' DIA. PRECAST CONCRETE UNLESS NOTED OTHERWISE.
2. ALL DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE UNLESS NOTED OTHERWISE.
3. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS NOTED OTHERWISE.
4. ALL SLOPES PROVIDED ARE FT/FT.
5. ALL CATCH BASINS AND AREA DRAINS SHALL BE INSTALLED WITH A SUMP AND OUTLET HOOD PER THE DETAIL.
6. ALL SEWER MANHOLES SHALL BE 4' DIA. UNLESS NOTED OTHERWISE.
7. REFER TO ELECTRICAL DRAWINGS FOR INFORMATION ON ELECTRIC AND TEL/DATA DUCT BANKS AND STRUCTURES. ALL ELECTRICAL FACILITIES DISPLAYED FOR REFERENCE ONLY.
8. REPAIR OR REPLACE DAMAGED IRRIGATION FACILITIES TO PRE-CONSTRUCTION CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
9. MODIFICATIONS AND REPAIRS TO THE EXISTING IRRIGATION SYSTEM AND SUPPLY WATER SERVICE SHALL BE DESIGNED, FURNISHED AND INSTALLED BY THE CONTRACTOR. THIS INCLUDES ALL WATER AND ELECTRICAL COMPONENTS INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
10. REFER TO "NOTES" FOR ADDITIONAL NOTES.



**bhta**  
 Bargmann Hendrie + Archetype, Inc.  
 9 Channel Center Street, Suite 300  
 Boston, MA 02210  
 (617) 350 0450



**GATH MEMORIAL  
 POOL IMPROVEMENTS**  
 256 ALBANY RD NEWTON, MA 02460  
 ASSESSOR'S MAP 2022 LOT 0001

**REVISIONS:**

NO.	DATE	DESCRIPTION

PROJECT NO.: 23048.00  
 DATE: MAY 5, 2023  
 SCALE:  
 DESIGNED BY: SL  
 CHECKED BY: CH  
 DRAWN BY: SB  
 APPROVED BY: JJ  
 DRAWING TITLE:

**GRADING  
 DRAINAGE AND  
 UTILITY PLAN**

DRAWING NO.:  
**C3.1**  
 SHEET NO. 5 OF 7





REVISIONS

NO.	DATE	DESCRIPTION

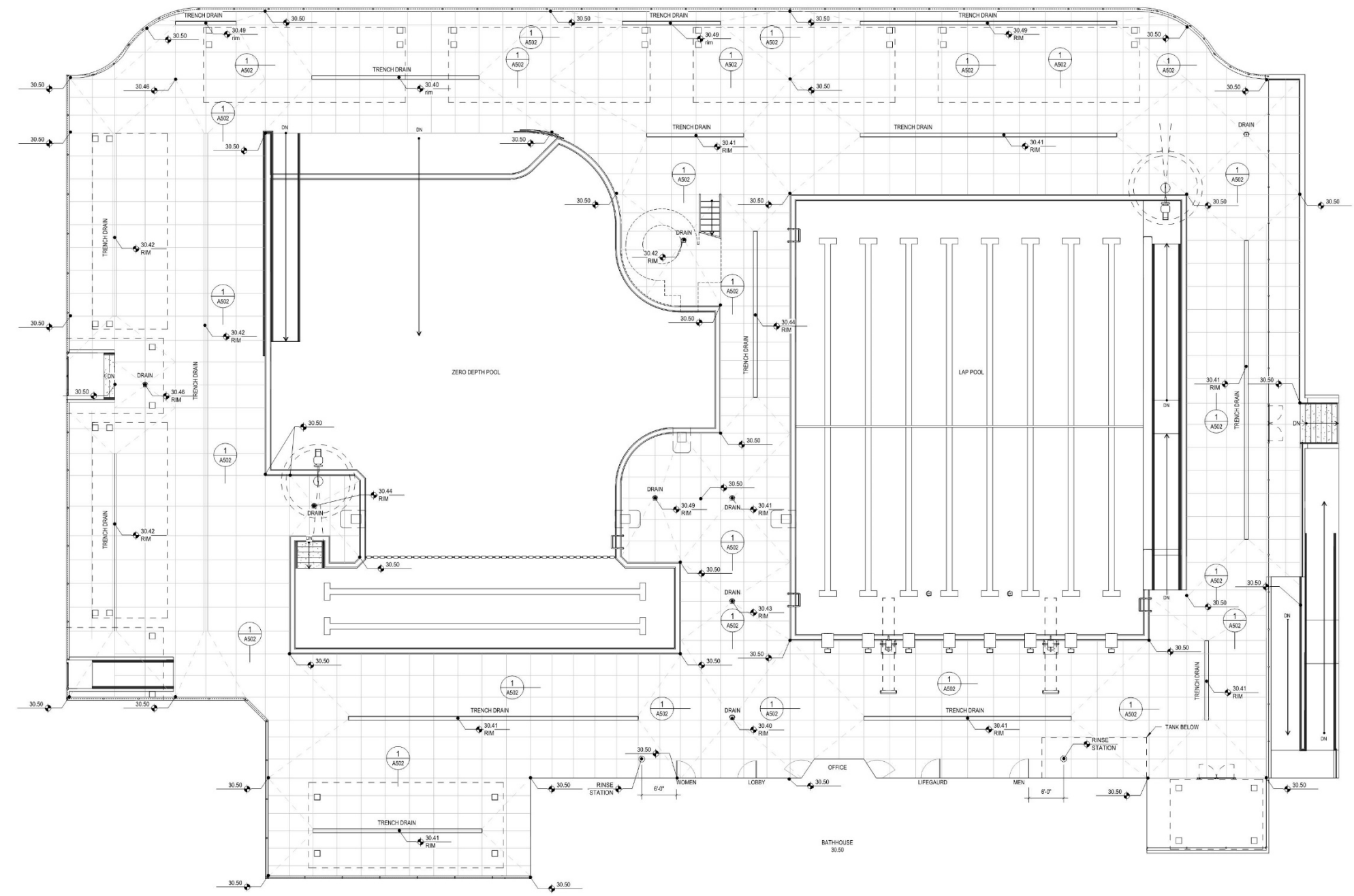
DRAWING TITLE  
**DECK PLAN**

DRAWING INFORMATION

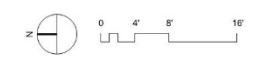
DATE OF ISSUE	March 10, 2023
DRG SUBMISSION PRELIMINARY DESCRIPTION	18" x 18"
SCALE	1/8" = 1'-0"
PROJECT #	3457
DATE OF FILENAME	3/10/23

DRAWING NUMBER

**A800**



**1 DECK PLAN**  
 1/8" = 1'-0"



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 M.D.

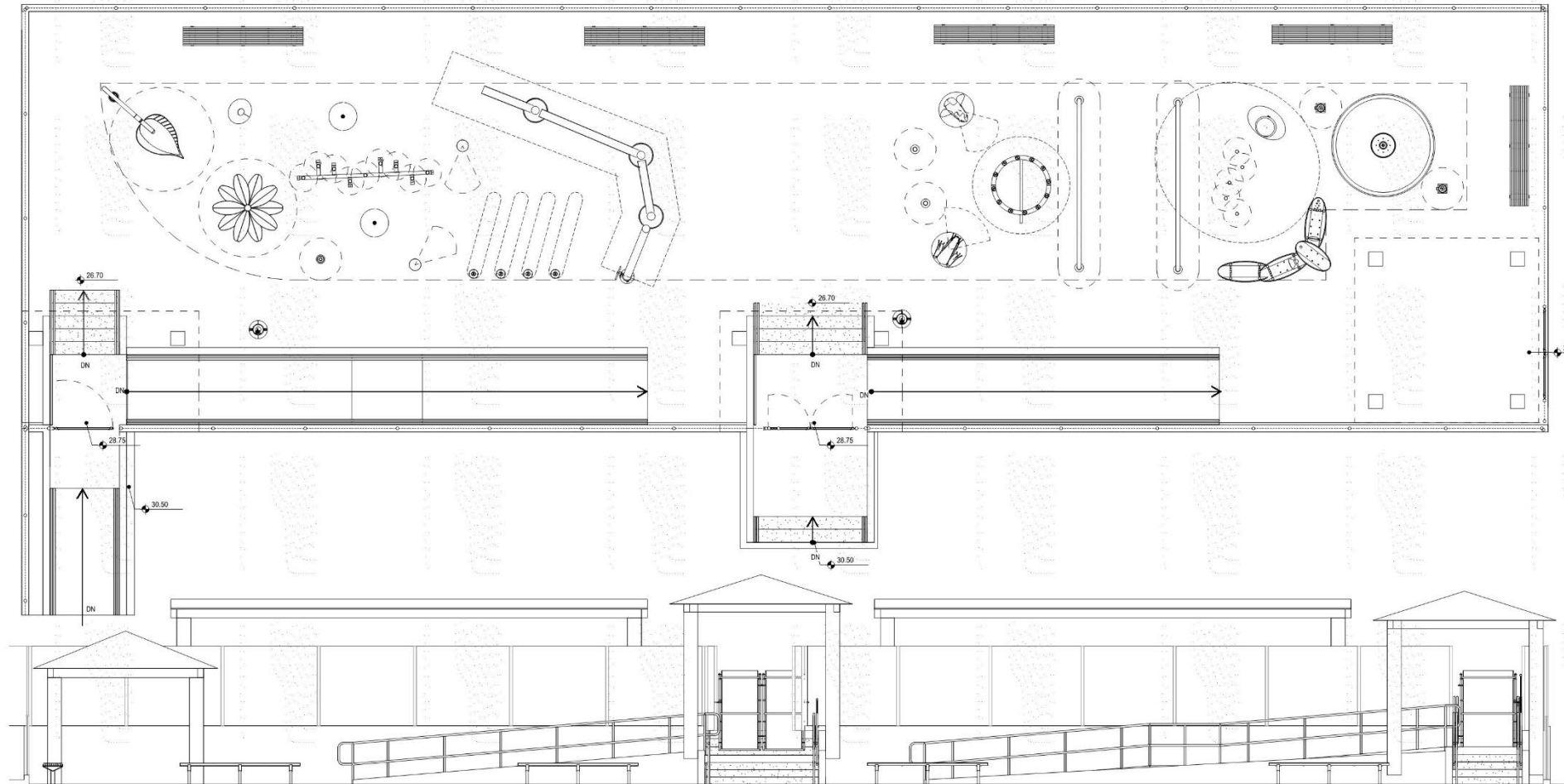








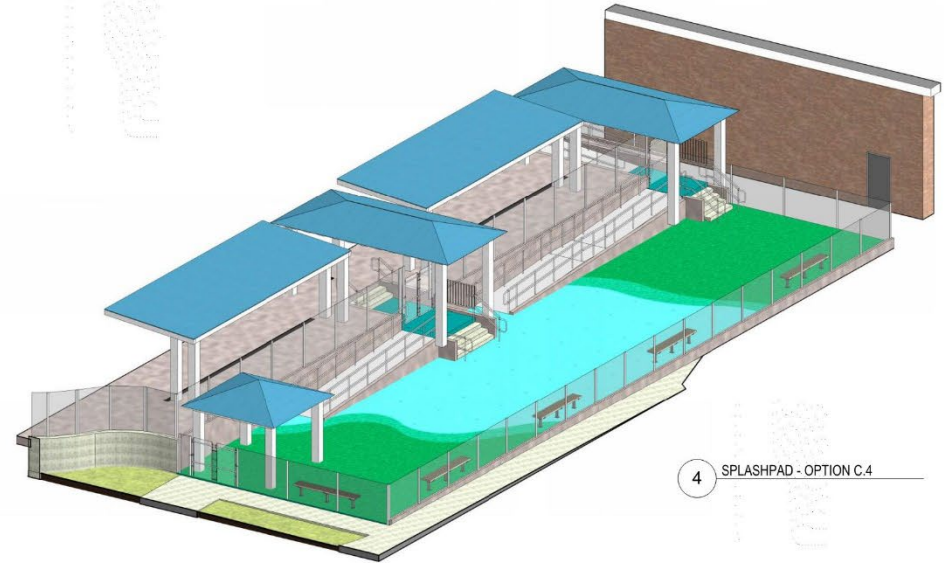




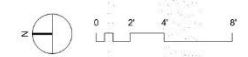
2 SPRAY DECK ELEVATION C.4 - WEST EAST  
1/4" = 1'-0"



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



4 SPLASHPAD - OPTION C.4



ARCHITECT  
**bh'a**  
 Bagrami Mendini + Architects, Inc.  
 9 Channel Center Street, Suite 300  
 Boston, MA 02210  
 (617) 353 0450

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  
**SPRAY DECK -  
 PLAN AND  
 SECTION**

DRAWING INFORMATION

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

DRAWING NUMBER  
**A821**

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# 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
<b>Estimated Contract Award</b>	<b>\$7,206,534</b>

## QUESTIONS & COMMENTS

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

Project email: [gathpool@newtonma.gov](mailto:gathpool@newtonma.gov)

Alejandro M. Valcarce, AIA: [avalcarce@newtonma.gov](mailto:avalcarce@newtonma.gov)

Luis Perez Demorizi: [lpdemorizi@newtonma.gov](mailto:lpdemorizi@newtonma.gov)

You can also visit the project website at:

[www.newtonma.gov/gathpoolproject](http://www.newtonma.gov/gathpoolproject)