



Ruthanne Fuller
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Barney S. Heath
Director

Community Preservation Committee Funding Recommendation for Gath Memorial Pool Funding Amendment

Date: September 15, 2023
From: Community Preservation Committee
To: The Honorable City Council
CC: Her Honor Mayor Ruthanne Fuller

PROJECT GOALS & ELIGIBILITY

This proposal requests additional 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, the Gath Memorial Pool's equipment, systems, and infrastructure have reached the end of their useful life. CPA funding was used in 2021 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. In June, City Council voted to approve fully funding the construction phase of the project through a 30 year bond. The project has since been sent out to bid and received a single qualified contractor bid which is higher than originally anticipated. This amendment will provide additional construction and contingency funding to allow the Parks, Recreation, and Culture Department to move forward with the reconstruction of the facility to include 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, September 12, the Community Preservation Committee unanimously recommended, with a vote of 7 to 0, to increase the prior debt authorization (30 years) for the Gath Memorial Renovation Project by \$1,200,000 for a total of \$7,034,362 in Community Preservation Act funding to be used to complete the construction work necessary to renovate and replace the existing swimming pool facility according to the approved plans. The CPC continues to recommend 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 amendment will allow the applicants to complete the final step in the ongoing Recreation project to replace, restore and improve the existing 60 year old Gath Memorial Pool Complex. The CPC has 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, at each phase of this project. 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 provide the additional funding needed to complete 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 cover additional construction and contingency costs associated with the new aquatic facility. 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 is being used to hire the contractor and complete the actual construction. The City plans has already completed the bidding process and plans to begin work 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 provides additional funding for 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

- August 18, 2023 Proposal and selected attachments submitted to the CPC for the September 12, 2023 public hearing

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

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

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 FUNDING AMENDMENT			
Project LOCATION	256 Albemarle Road, Newtonville MA 02460			
Project CONTACTS	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: (Additional amount requested is \$1,500,000) \$5,834,362.00– Previously funded Construction Phase – Total Amended CPA funding \$7,334,362	B. Other funds to be used: \$ 1,439,200.00 – Approximate cost of staff time, state earmark funds and ARPA funding. (Same as previous funding application)	C. Total project cost (A+B): \$8,773,562.00	
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 **to be amended because of recent bid received for the project on August 10th, 2023. The project received one bidder on the project, Construction Dynamics. They are a solid general contractor with ample public pool construction experience. There were two other interested general contractors, but one was too busy putting a bid together for another large-scale project, and the other not only could not bid due to some subcontractor issues, but they are the only general contractor the city has had to pursue legal action against due to extremely poor construction and subsequent building system failures.**

Currently, the city is at a point of needing to reengage with the CPC for supplemental funding to cover the gap in available construction funds. The city is currently working on executing the contract with the General contractor to ensure construction schedules remain as close to projected as possible so the new pool can be opened by next summer.

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 FUNDING AMENDMENT		
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 POOL PROJECT FUNDING AMENDMENT	
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
Additional funding needs based on BIDS, FF&E, and supplemental contingency		\$1,500,00.00
D. TOTAL USES (should equal C. on page 1 and E. below)		\$8,773,562.00
Sources of Funds	Status <small>(requested, expected, confirmed)</small>	
Commonwealth of Massachusetts State Earmark	Confirmed	\$400,000.00
City of Newton ARPA funds	Confirmed	\$1,000,000.00
CPA funds	Confirmed	\$5,834,362.00
Approximate staff time for the duration of project	Confirmed	\$39,200.00
CPA funds	Requested	1,500,000.00
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$8,773,562.00
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 POOL PROJECT FUNDING AMENDMENT	
↓ 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	
		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	
REQUIRED for all full proposals involving City govt., incl. land acquisition.	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	
		LETTERS of SUPPORT from Newton residents, organizations, or businesses	
OPTIONAL for all proposals.			