

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

03/26/21

Last updated March 26, 2021.

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 RENOVATION 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>617-769-1507 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>617-796-1502 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	617-769-1507 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	617-796-1502 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	617-769-1507 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	617-796-1502 617-796-1608	246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461													
Project FUNDING	A. CPA funds requested: \$ 60,000.00 – Facilities Study	B. Other funds to be used: \$ 21,300.00 – approximate cost for staff time	C. Total project cost (A+B): \$ 81,300.00													
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 Park. The property is owned and operated by the City of Newton under the jurisdiction of the Parks, Recreation & Culture Department. Design and construction of the pool facility falls under the jurisdiction of the Public Buildings Department.

Gath Pool is the sole public outdoor swimming pool for Newton's +85,000 residents and non-resident guests. It welcomes 30,000 users per season. Newton Parks, Recreation & Culture (PRC) has managed Gath Pool since it was constructed 55 years ago. The pool is used daily during open season, 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 pools meet current ADA or MAAB accessibility guidelines; the 55-year-old pools, deck, systems and equipment are past end-of-life; the pool leaks 18,000 gals/day; the decks are in need of renovation; drain covers and other infrastructure are dated and in need of replacement; there is a need for more lap lanes.

PRC and co-sponsor Public Buildings, with the support of the Friends of Albemarle, are seeking to pursue a contract for an existing facilities study that will include a robust examination of the facility's current conditions and development of annotated improvements along with costs for a phased renovation of both the main and wading pools. In the process of evaluating the existing Gath pool, program needs, and options, the City will evaluate alternative approaches to achieve an updated facility. Options will include needs identified by the Parks, Recreation & Culture Department as well as other City entities and stakeholders.

Phase I of the project is an existing facilities study to include the following tasks:

- review of information, site visits and familiarity with the facility, programs, neighborhood and City needs
- existing conditions survey and existing conditions site plan
- meetings with PRC and Public Buildings Departments, PRC Commission, Community Preservation Committee, Conservation Commission and other appropriate City staff and committees
- perform geotechnical borings of concrete deck and potentially pool shell
- perform and provide findings from CCTV inspection of piping, main drain, and gutter system
- provide options for solutions(s) and related cost(s)
- identify Americans with Disabilities Act (ADA) & Massachusetts Architectural Access Board (CMR 521.00) compliance needs
- identify Massachusetts Department of Public Health (MDPH) compliance needs
- identify and provide options and costs to replace existing equipment and furnishings
- provide conceptual costs and plans of proposed design options
- provide projected cost differential of modifying pool configuration allowing the addition of two (2) additional lap lanes;
- provide projected cost differential for all new pool(s) with zero entry and decking
- provide projected operating costs for the new systems.

The RFQ for a designer is included as an attachment to this application. Phase II, Schematic Design, would rely on further city approval and funding.

Luis Perez Demorizi, Open Space Coordinator, has 7 years of experience as a landscape designer 5 of which were spent designing parks, playground, streetscape and inspecting post-construction contractor work in the private sector. He helped manage an 11-million-dollar contract with the City of New York's Department of Environmental Protection's green infrastructure program retrofitting sidewalks, schools and parks to manage stormwater. For PRC, Luis has managed and supervised the construction of Heartbreak Hill Park at Waban Hill Reservoir(368K value), the design and construction of the athletic field lights at Newton South High School (~450K value), structural field and court lighting assessment at Albemarle Park, Forte Park and Newton South High School tennis courts, retaining wall assessment at Burr Park, Life course trail renovation at Cold Spring Park, and landscape improvements at the Newton Corner traffic islands. He is currently overseeing the design and engineering of the Improvements to Levingston Cove. He is also in the process of developing trail improvements plan at the Marty Sender greenway. Under his oversight, Luis has been able to deliver quality open space projects to the city of Newton. He puts extra focus on minimizing project unknowns when possible. He is also able to connect effectively with other departments, various city commissions and the public.

Rafik Ayoub, Facilities Project Manager, is experienced in architectural design of institutional, public, and residential projects. Rafik has a proven track record in managing new construction, additions, and renovation projects from design through construction and closeout, completing projects on time and on budget. He is skilled in: Development of scope of work; selection of design team; design constructability review; management of bid/award process; budgets and timelines; coordination of design process; oversight of project execution; and conflict resolution. At the Public Building's department, Rafik has managed and supervised a \$1.2M renovation and accessibility project at Jackson Homestead and Museum, a \$1.5M accessibility and alteration project for the War Memorial wing of Newton City Hall, interacted with the Commission on Disability to determine accessibility deficiencies in the city's buildings and come with appropriate solutions to the problems, designed in-house and managed several projects related to city buildings including the city hall, schools, and branch libraries.

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 RENOVATION 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	Mailing address
Arthur Magni, Chairman Parks & Recreation Commission	magni@rcn.com	617-821-8351	107 Mt. Vernon Street Newton, MA 02465
Cedar Pruitt, President Friends of Albemarle	friendsofalbemarle@gmail.com cpruitt@gmail.com	617-515-0111	Friends of Albemarle c/o Cedar Pruitt, President 2 Wyoming Road Newton MA 02460
The Newton Bluefish Swim Team, Managed by Mary & Scott Pohlman	newtonbluefish@aol.com	(C) Mary 617-291-2271 (C) Scott 617-775-4971	Newton Bluefish, LLC c/o Mary and Scott Pohlman 3 Proctor Street Newtonville, MA 02460

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 RENOVATION PROJECT	
SUMMARY CAPITAL/DEVELOPMENT BUDGET			
Uses of Funds			
Phase I: Existing Facilities Study – Not-to-exceed amount.		\$60,000.00	
Approximate staff time for the duration of the feasibility study @ 10/hrs per week for 6 months		\$21,300.00	
		\${amount}	
		\${amount}	
		\${amount}	
D. TOTAL USES (should equal C. on page 1 and E. below)		\$81,300.00	
Sources of Funds		Status (requested, expected, confirmed)	
CPA funding		Requested \$60,000.00	
Approximate staff time for the duration of project		expected \$21,300.00	
		\${amount}	
		\${amount}	
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$81,300.00	
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		\$70,000.00	
Staff Uniforms		\$500.00	
F. TOTAL ANNUAL COST (should equal G. below)		\$229,836.00	
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)		\$229,836.00	
Project TIMELINE		Phase or Task	
		Season & Year	
Site visits & meetings		August-September 2021	
Investigate and identify source of pool leak/Provide permanent solution		September-December 2021	
Prepare and submit draft and final Existing Facilities Study report		November – December 2021	
Total Phase 1 duration		Approximately 3-4 Months	

Project TITLE		GATH POOL RENOVATION PROJECT	
↓ Check off submitted attachments here.			
REQUIRED.	x	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)	
	NA	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		
	x	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.)	
	x	For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.	x	CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk factors for this project
	x	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		
	NA	Permits required: including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable)	
	NA	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		
	NA	Professional design & cost estimates: include site plans, landscape plans, etc.	
NA	Materials & finishes; highlight “green” or sustainable features & materials		
OPTIONAL for all proposals.	x	LETTERS of SUPPORT	from Newton residents, organizations, or businesses