



# COMMUNITY PRESERVATION COMMITTEE AGENDA

June 14, 2022 at 7:00 P.M.

The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at [www.zoom.us](http://www.zoom.us). At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **81114748252**

Ruthanne Fuller  
Mayor

Barney S. Heath  
Director of Planning and  
Development

To join this meeting on your computer, go to:

<https://us02web.zoom.us/j/81114748252>

One tap mobile: **+16465588656,,81114748252#**

At the start of the meeting, CPC members will designate a member to be responsible for reviewing the draft minutes for this meeting.

## COMMUNITY PRESERVATION COMMITTEE

Dan Brody, Chair  
Jennifer Molinsky, Vice Chair  
Mark Armstrong  
Eliza Datta  
Byron Dunker  
Susan Lunin  
Robert Maloney  
Martin Smargiassi  
Judy Weber

## PROPOSALS AND PROJECTS

**7:00 P.M. – Pre-Proposal Review of [Gath Pool Project - Design and Construction Drawings](#)** (Requesting \$486,500 in CPA Recreation Funding)

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

### Program Staff

Lara Kritzer  
Community Preservation  
Program Manager  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)  
617-796-1144

## OTHER BUSINESS

- 1) Elections for Chair and Vice Chair
- 2) Review of Updated Logo Design
- 3) Review of Current Finances
- 4) Approval of April 12 and May 10 Minutes
- 5) Other

Please note that the times noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre meeting packets with additional information on each agenda item are posted on the website before each meeting.

1000 Commonwealth Ave  
Newton, MA 02459  
T 617.796.1120  
[www.newtonma.gov](http://www.newtonma.gov)

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton’s ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city’s TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

# Newton

## Community Preservation Program

### Meeting Materials



#### **Proposals and Project Reviews**

##### **Pre-Proposal Review of [Gath Pool Project - Design and Construction Drawings](#) –**

The Parks, Recreation and Culture Department has submitted a pre-proposal for the next phase of work on the Gath Pool Renovation Project. The Pre-Proposal requests \$486,500 in CPA Recreation funding to complete Phase II of the project which will finalize the schematic designs, turn them into construction documents, and complete the permitting and bidding process so that the project can move forward with actual construction work in the next phase.

I have updated the Reader's Guide for the original project funding to reflect the new amounts and work to date. I've also included a letter of support received this week from the Friends of Albemarle which has also been added to the website.

#### **OTHER BUSINESS**

- 1) **Elections for Chair and Vice Chair** – June is our regular meeting for annual CPC elections of its Chair and Vice Chair. As Dan noted in his email earlier this month, the CPC's practice has been to move the current Vice Chair up as Chair and Jennifer Molinsky has expressed her interest in doing so. The Committee also needs to appoint a new Vice Chair, and Eliza Datta has expressed an interest in serving in that role.
- 2) **Review of Updated Logo Design** – I have no new information on this project at present – I have been emailing with the Newton North Graphics Program and am hoping to meet with the student who has been developing the logo on Friday, June 17. I hope to have a reviewed design for the Committee to review in July.
- 3) **Review of Current Finances** - The biggest change with this month's Finances At A Glance is that I have updated the spreadsheet to reflect that several of the recently approved projects (W Newton Armory, Comm Ave Redesign Additional Funding) have not been reviewed by City Council yet and will not be approved before FY23. This change does impact our total funding spent for FY22 as the W Newton Armory Project funding is such a large amount, and as a result, it looks like we have already spent as much in FY23 as we did through all of FY22.

For CPC public meeting on June 14, 2022

I have also updated the Current Projects list and attached it here for review.

- 4) Approval of April 12 and May 10 Minutes – Included with the packet are the updated revisions to the April 12 minutes which members had not had time to review before the last meeting. I've also attached the May 10 Draft Minutes – these may also be revised before the meeting. If so, will send out the revisions separately.
- 5) Other - Just in case.

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](http://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](mailto: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.

<b>Project TITLE</b>	<b>GATH POOL PROJECT</b>			
<b>Project LOCATION</b>	256 Albemarle Road, Newtonville MA 02460			
<b>Project CONTACTS</b>	Name & title or organization	Email	Phone	Mailing address
<b>Project Manager</b>	Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture/ Rafik Ayoub, Project Manager, Public Buildings Department	<a href="mailto:lpdemorizi@newtonma.gov">lpdemorizi@newtonma.gov</a> <a href="mailto:rayoub@newtonma.gov">rayoub@newtonma.gov</a>	617-769-1500 617-796-1621	246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461
<b>Other Contacts</b>	Nicole Banks, Commissioner Parks, Recreation & Culture/ Josh Morse, Commissioner Public Buildings	<a href="mailto:nbanks@newtonma.gov">nbanks@newtonma.gov</a> <a href="mailto:jmorse@newtonma.gov">jmorse@newtonma.gov</a>	617-796-1500 617-796-1608	246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461
<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$ 486,500.00 – Phase II Design	<b>B. Other funds to be used:</b> \$ 39,200.00 – approximate cost for staff time	<b>C. Total project cost (A+B):</b> \$ 525,700.00	
<b>Project SUMMARY</b>	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.			
<p>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 &amp; Culture Department.</p> <p>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 &amp; Culture (PRC) has managed Gath Memorial Pool since it was constructed over 60 years ago. 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.</p>				



Neither the pools nor the bathhouse meets 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 8 months (September 2021 thru May 2022), 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. This effort has led to the Draft Existing Conditions attached to this application. The Existing Facilities Study has been funded utilizing CPA funds in the Sum of \$60,000. The report is a result of the CPA support for a new pool.

The application for additional funding herein is a request to continue developing the pool design into a shovel-ready project, with the intent to seek constructions funds at the appropriate time in the planning phase of the project over the course of the next calendar year. It is the team’s intent to amend the consultant’ contract to capture the tasks required to bring the project into Phase 2, design development through Bidding. Another contract amendment if expected at the time of the construction funding request to cover construction administration.

As noted above, PRC and co-sponsor Public Buildings, with the support of the community for a new pool, are seeking to amend the consultant’ contract to include the following scope for Phase II of design:

Phase II tasks of the design phase are outlined below:

- Schematic Design/Site Plan Approval
  - Civil and Environmental Engineering Design for Conservation Commission Permitting
  - Landscape Architectural Services for Environmental permitting
  - Architecture and Aquatic design for Permitting
  - MEP Design around utilities and Stormwater design
  - Traffic and Parking Study
  - Hazardous Material Investigation
  - Geotechnical Investigation (Soil Borings and report)
  - Sustainability and technology assessment
- Design Development
  - Advance design resulting from SD/permitting
- Construction Documents
  - Geotechnical Specifications
  - Hazardous material Specifications
  - Technological, infrastructure and equipment specification
- Bidding
  - Construction bidding assistance
  - Addenda review
  - Contractor bid evaluation assistance

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

<b>Project TITLE</b>	<b>GATH POOL PROJECT</b>		
<b>USE of CPA FUNDS</b>	<b>RECREATION</b>		
	<b>Preservation</b>	x	
	<b>Rehabilitate/ Restore</b>	x	
<b>COMMUNITY NEEDS</b>	<p>From each of at least 2 plans linked to the <a href="#">Guidelines &amp; Forms</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a>, 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"> <li>Section 8, Page 141 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities.</li> <li>Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City's Park land.</li> <li>Section 8, Page 142 Goal 4 Objective 4A: Improved existing open space resources where need is greatest.</li> <li>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</li> </ul> <p><u>Capital Improvement Plan FY2022-2026</u></p> <ul style="list-style-type: none"> <li>Page 11, <i>Protecting Woods and Open Spaces &amp; 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..."</li> <li>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."</li> </ul>		
<b>COMMUNITY CONTACTS</b>	<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	<a href="mailto:magni@rcn.com">magni@rcn.com</a>	
	Cedar Pruitt, President Friends of Albemarle	<a href="mailto:friendsofalbemarle@gmail.com">friendsofalbemarle@gmail.com</a> <a href="mailto:cpruitt@gmail.com">cpruitt@gmail.com</a>	
	Sean Nickerson	<a href="mailto:snickerson@newtonma.gov">snickerson@newtonma.gov</a>	

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		<b>GATH MEMORIAL POOL RENOVATION PROJECT</b>	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>			
<b>Uses of Funds</b>			
Phase II: Design Consultant Contract Amendment – Not-to-exceed amount.			\$486,500.00
Approximate staff time for the duration of Phase II Design @ 20/hrs per week for 10 months (49,00/HR)			\$39,200.00
			\${amount}
			\${amount}
			\${amount}
<b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)			<b>\$525,700.00</b>
<b>Sources of Funds</b>		<b>Status</b> (requested, expected, confirmed)	
CPA funding		Requested	\$486,500.00
Approximate staff time for the duration of project		expected	\$39,200.00
			\${amount}
			\${amount}
<b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)			<b>\$525,200.00</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET (cannot use CPA funds)</b>			
<b>Uses of Funds</b>			
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
<b>F. TOTAL ANNUAL COST</b> (should equal G. below)			<b>\$284,068.00</b>
<b>Sources of Funds</b>			
Revolving Fund Account (Part-time and seasonal staff only)			\$70,316.00
Operating budget (Aquatics manager salary and supplies)			\$159,520.00
<b>G. TOTAL ANNUAL FUNDING</b> (should equal F. above)			<b>\$284,068.00</b>
<b>Project TIMELINE</b>		<b>Phase or Task</b>	<b>Season &amp; Year</b>
		Schematic Design/ Site Plan Approval/ Permitting	July-September 2022
		Design Development	September-December 2022
		Construction Documents	December – March 2022
		Bidding	April 2022
		Total Phase 2 Duration	10 Months

Project TITLE		<b>GATH MEMORIAL POOL RENOVATION PROJECT</b>	
↓ Check off submitted attachments here.			
REQUIRED.		<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
		<b>MAP</b>	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.  <b>Full proposals: separate, detailed budget attachments REQUIRED.</b>	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
		<b>Development budget:</b> 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) <b>Operating/maintenance budget, projected separately for each of the next 10 years</b> (CPA funds may not be used for operations or maintenance)	
		<b>Non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions <b>Purchasing of goods &amp; services:</b> briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
		<b>For sponsoring department or organization, most recent annual operating budget</b> (revenue & expenses) & <b>financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.) <b>For project manager: relevant training &amp; track record</b> of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.		<b>CAPITAL IMPROVEMENT PLAN</b>	current listing/ranking & risk factors for this project
		<b>COVER LETTER</b>	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
	<b>ZONING &amp; PERMITTING</b>		
		<b>Permits required:</b> including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable) <b>Other approvals required:</b> Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	<b>DESIGN &amp; CONSTRUCTION</b>		
		<b>Professional design &amp; cost estimates:</b> include site plans, landscape plans, etc. <b>Materials &amp; finishes;</b> highlight “green” or sustainable features & materials	
OPTIONAL for all proposals.		<b>LETTERS of SUPPORT</b>	from Newton residents, organizations, or businesses

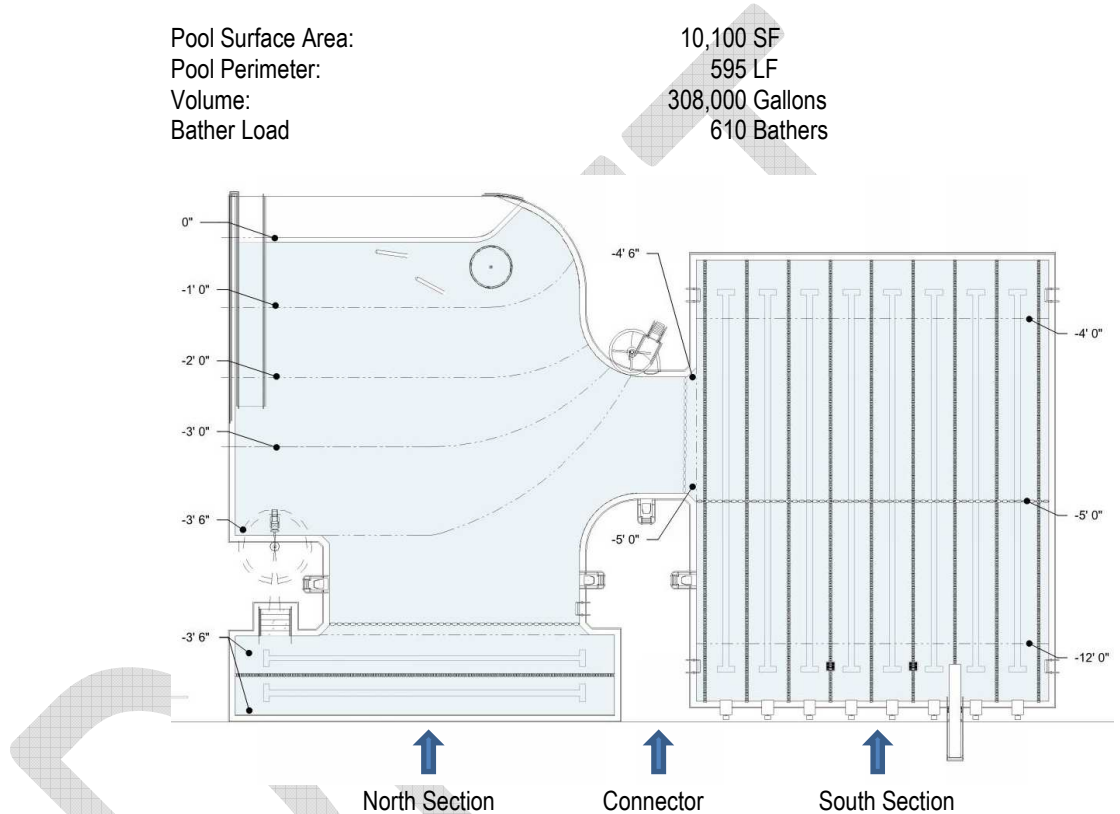
## Project Highlights

### Swimming Pool

#### General

The proposed swimming pool is a single body of water with two defined areas. The north section of the pool is designed for recreation and exercise, the south section is designed for competitive swimming, general lap swimming, recreational diving and swimming. The connection between the pool serves as a splashdown area for a water slide.

Pool Surface Area: 10,100 SF  
Pool Perimeter: 595 LF  
Volume: 308,000 Gallons  
Bather Load: 610 Bathers



#### North Section

- The north section of the pool slopes from deck level to 4 feet.
- Accessible Ramp located at zero depth entry and discharges into 30 inches of water.
- Water features will be located in the zero depth area. Surface sprays at the entry, larger features in the 0 to 1 ft. zone.
- Features will be located and selected to allow access to the ramp and zero depth area without entering the water features "zone of influence."
- A small peninsula is located on the north edge of the pool. This peninsula"
  - a. Defines the edge of the water walking lanes
  - b. Provides location for the accessible lift
  - c. Provides pool steps into the water walking area
  - d. Provides location for lifeguard chair
- The center of the pool is relatively flat with water depths of 3'-6" to 4'-0"
- The edge closest to the bathhouse provides two, 68 feet long, 7ft. wide water walking lanes.

- *Connector*
- The connector slopes from 3'-6" to 5'-0" to follow the slope of the south sections floor
- The location does not interfere with the south sections backstroke stanchions.
- The water slide is located in this area to take advantage of the pool depth
- The water slide is on the east side of the connector to maximize visibility of the pool from the bathhouse and other guard positions
- The large peninsula that forms the connector provides positions for 3 lifeguard chairs

#### *South Section*

- The rectangular section provides eight, 25 yard competitive racing lanes
- Pool depth is 4 feet at the shallow end, 12 feet at the main drains
- The pool floor slope is uniform
- Lane lines are set 7-4" O.C establishing a 7ft clear lane
- The pool width allows placement of lane lines at the outside of lanes 1 and 8.
- Diving board is centered on a lane line between starting blocks
- South edge of this section provides continuous access along the entire length of the pool

#### *Filtration*

- Pool water will be turned over every 4 hours
- The splash down area of the slide will be designed to increase the turnover rate to an hour with this zone
- Flow Rate: 1,300 GPM at 4 hours
- Filter Area:
  - a. 85 square feet for high rate sand
  - b. 867 square feet for regenerative filters

#### **Spray Deck**

- The spray deck is located on the north side of the pool and helps make the 5 ft. grade change from the pool deck to the park level.
- The deck is organized around an "S" shaped ramp
- The deck has two levels; one at grade and one at 2'-6" above grade.
- The ramp and two levels will be used to separate water feature types.
  - a. Lower impact, lower flow features are geared towards toddlers, younger children, and children not comfortable with large volumes of water.
  - b. Older children prefer larger, high flow features than enjoy being sprayed and interacting with large water flows
  - c. All features will be selected to encourage inclusive play for all ages.
- The spray deck enclosure is designed to allow access when the pool is closed. The spray deck can potentially open earlier in the season and remain open after the main pool closes.
- Shade structures are used to mark the entrances and circulation.
- Filtration
  - a. Water will be recirculated in the spray deck requiring a separate filtration system
  - b. There is not standing water in the spray deck
  - c. A reservoir will be constructed beneath the spray deck; the water in the spray deck will be filtered with a 30 minute turnover rate.
  - d. The reservoir will require a UV system
  - e. Drainage is by gravity with no direct suction at the spray feature drains.



## Deck Design



- The pool deck design is being coordinated with the overall park design that is currently being designed.
- The new pool deck will be set level with the bathhouse floor to avoid ramps into the building
- Pool deck will be cast-in-place concrete
- The south side of the pool contains a flight of steps and two ramps.
- The lawn/field to the south side of the pool will be used as a staging area for large swim meets
- The proposed design provides an formal entrances to the pool decks for swim teams
- The two ramps are designed to allow spectators to line the ramp and view the pool
- The south end of the deck along the length of the pool is 14 feet to allow ample space for circulation, officials, and coaches
- The deck at starting end of the south section is 20 feet wide
- The zero depth area is located at the northeast corner of the pool.
- This location is closets to the majority of seating
- Cantilevered fabric shades structures are located on the north and east sides of the deck. The cantilevered design allow chairs and chaise lounges to moved and stacked to provide free desk space during large events.
- Permanent fixed benches are located at the back of the shade structures to ensure seating will always be available.
- Rinse stations will be located on the deck at each end of the pool to provide patrons to rinse-off before reentering the pool are after leaving the pool.
- At the south end of the bathhouse, a new deck level platform is proposed. This platform will be enclosed in a fence and covered to provide deck storage.
- At the north end of the bathhouse, a new deck level platform is proposed to provide a separate seating/eating area. Umbrella covered tables and chairs will be located on this platform.
- The deck is enclosed with a 6 ft. high vinyl coated chain link fence. Chain link is required by MA statute; decorative fencing is not allowed.

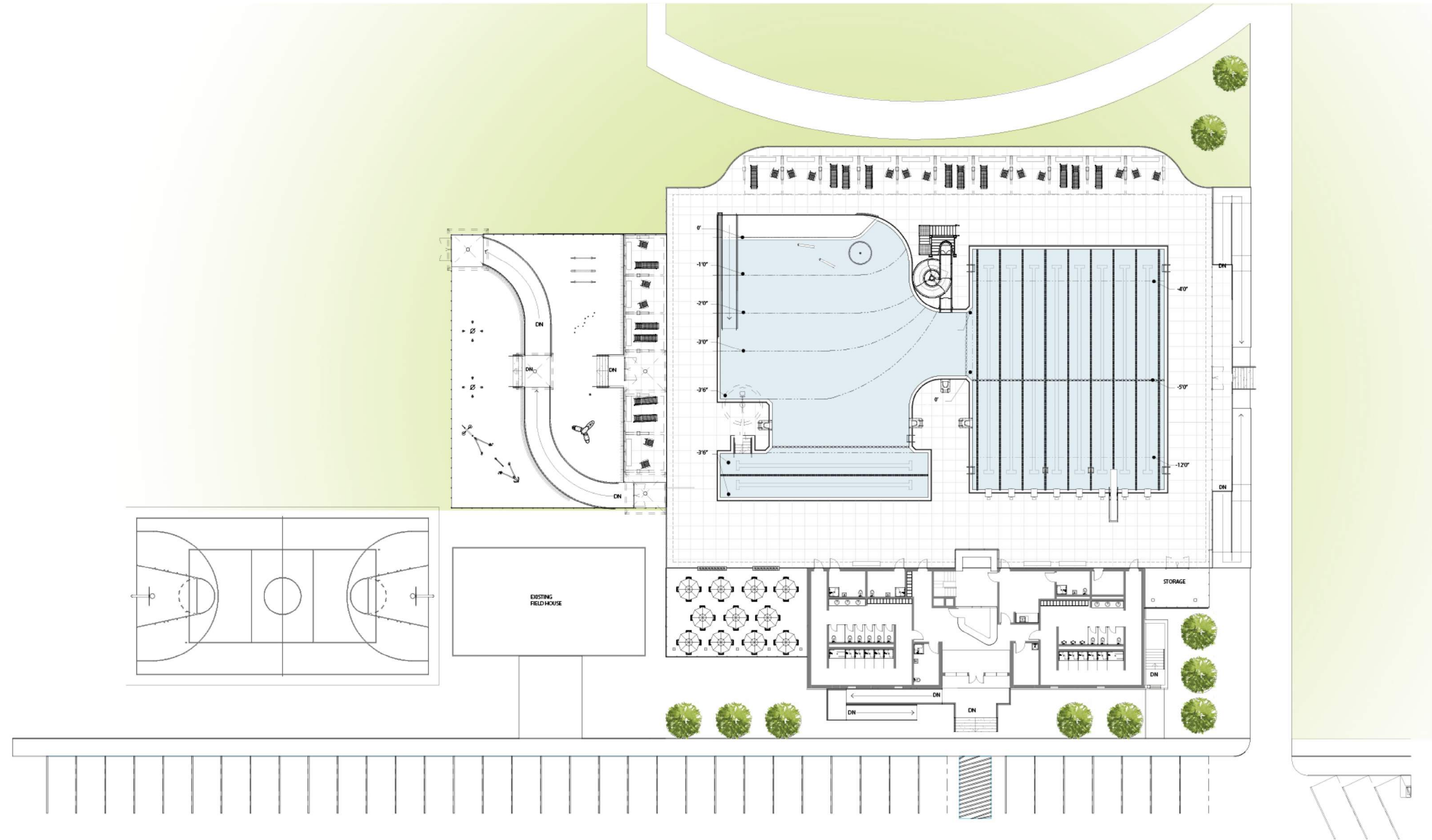
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**Bathhouse**



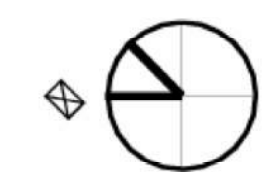
- The interior of the bathhouse will be reorganized to utilize the large open changing areas that were part of the original 1965 design
- Day use lockers are provided in each changing room
- Shower stalls have a dry and wet section
- Benches and hooks will be provided along the walls to accommodate additional changes
- Three gender neutral toilet/shower changing rooms are proposed. One located directly off of the lobby; two located with direct access to the pool deck.
- All patrons will enter the bathhouse/pool complex through the main lobby
- Direct pool access is available to the left of the control desk.
- The manager's office has been pushed towards the pool to allow full view of the pool deck from the managers work area.
- Separate staff area and toilet/shower are provided
- First aid space is provided in the staff area. A hospital curtain will be used for treatment of an injured bather. Space is sized for a foldout cot and include cabinets, counter and sink for storage of medical supplies
- Lobby day-use storage lockers will be located off the lobby.
- The control and managers space is glazed to provide visual connection between the lobby and pool
- The existing stair to the filter level remains
- A new open areaway with stairs to the filter room will be located at the former driveway. The areaway will provide direct access to the filter room for maintenance and deliveries.
- The walls of the areaway will be 3'-6" high cast-in place concrete walls. The area will have a gate and be fitted with a flood barrier to protect the areaway from Cheesecake Brook flood waters.
- Skylight (light-tubes) are proposed for the locker rooms and lobby to take advantage of natural light.

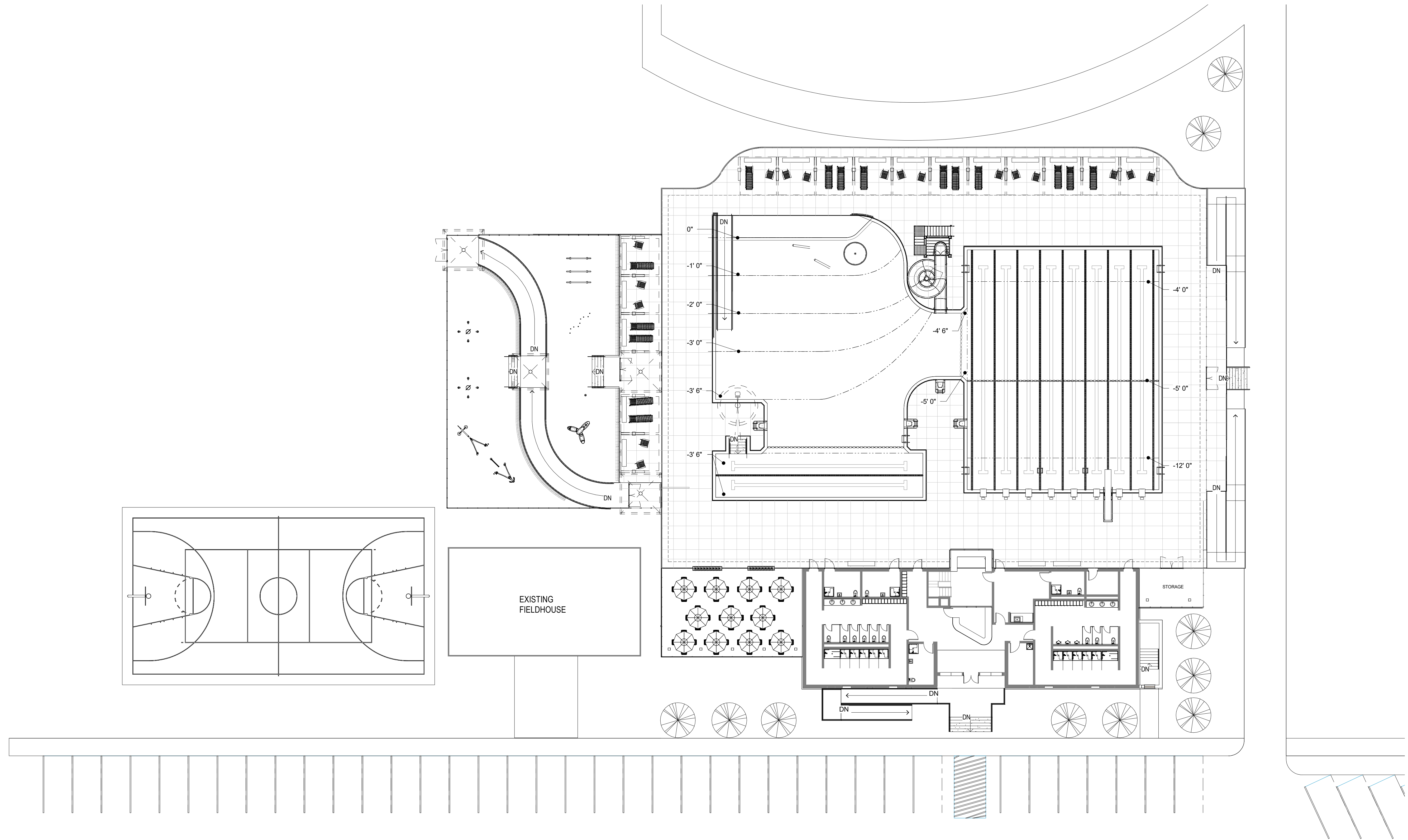




OVERALL PLAN

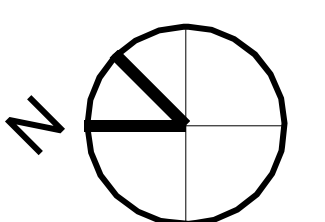
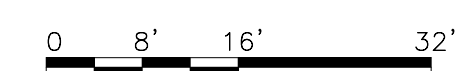
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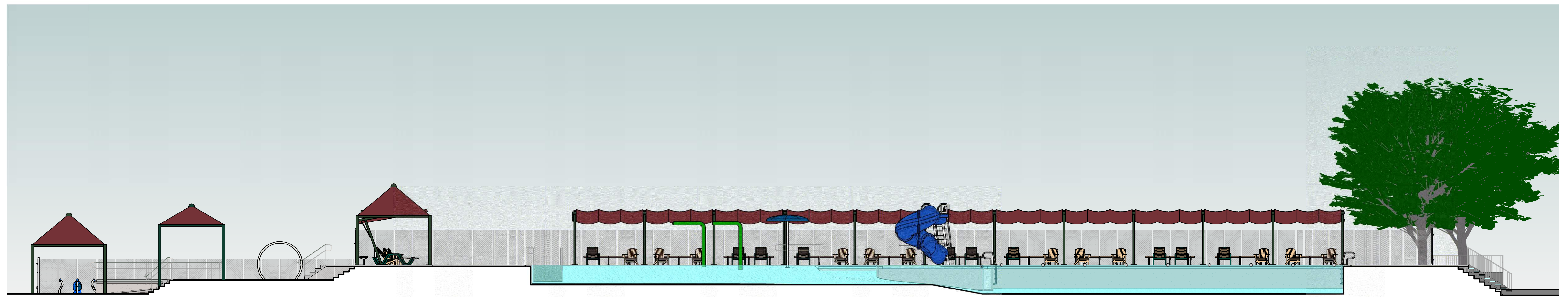


OVERALL PLAN

1/16" = 1'

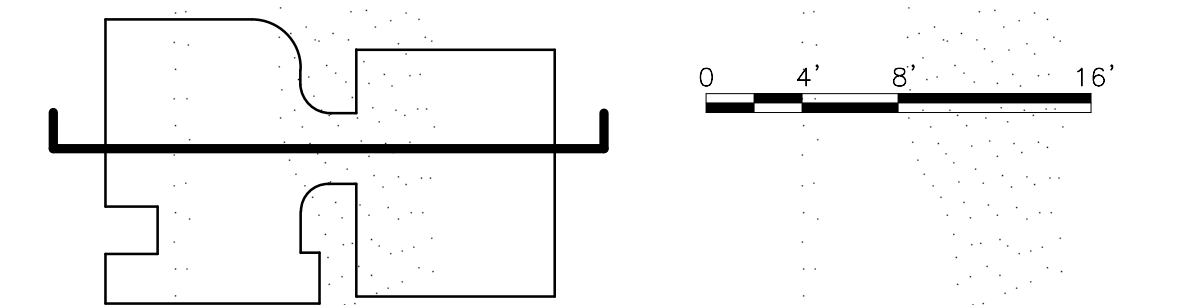




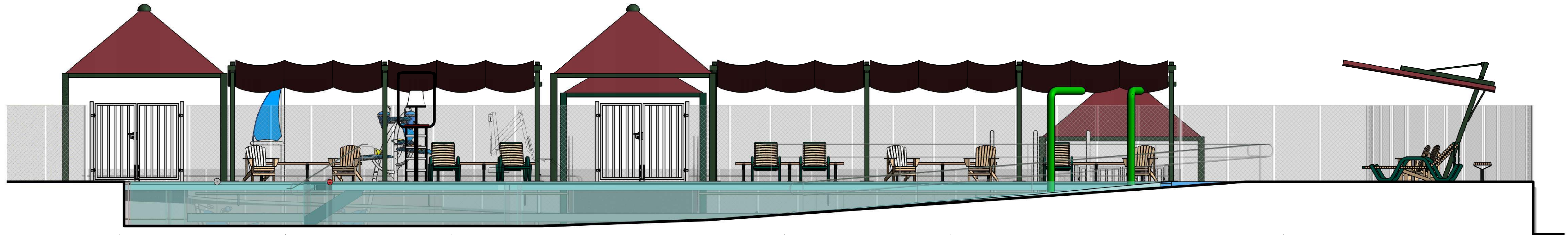


OVERALL SITE SECTION

1/8" = 1'

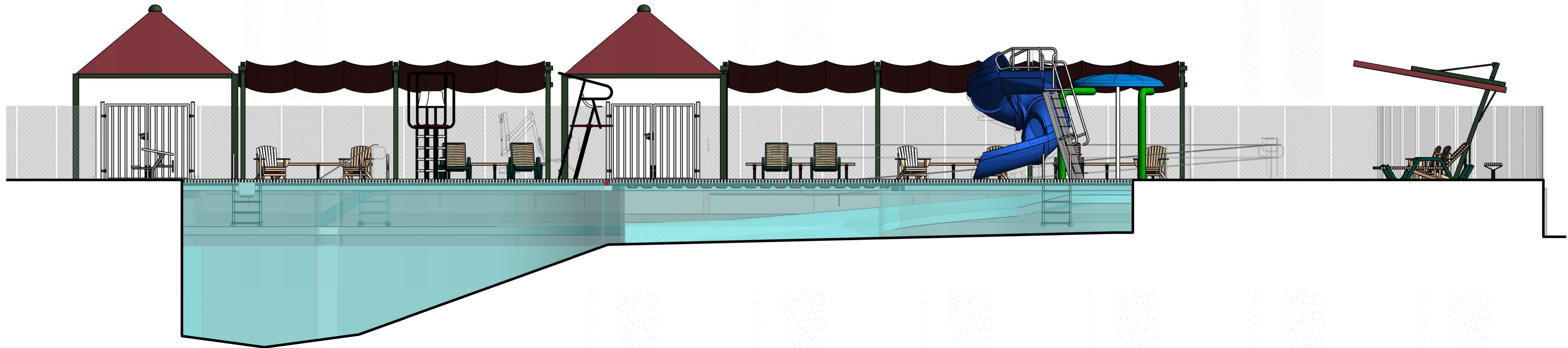
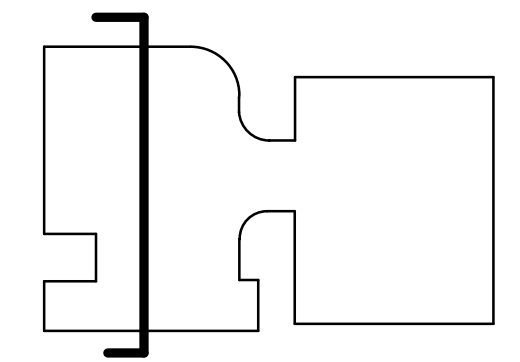






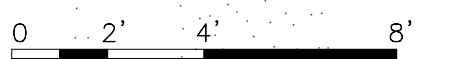
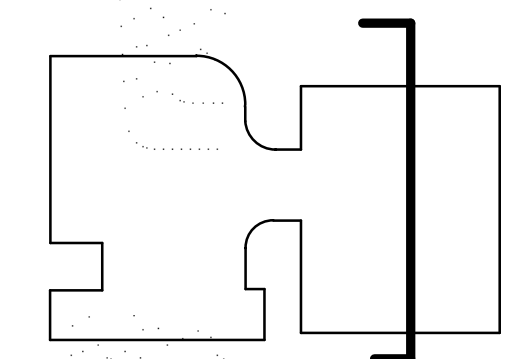
ENLARGED SECTION - SHALLOW POOL

1/4" = 1'

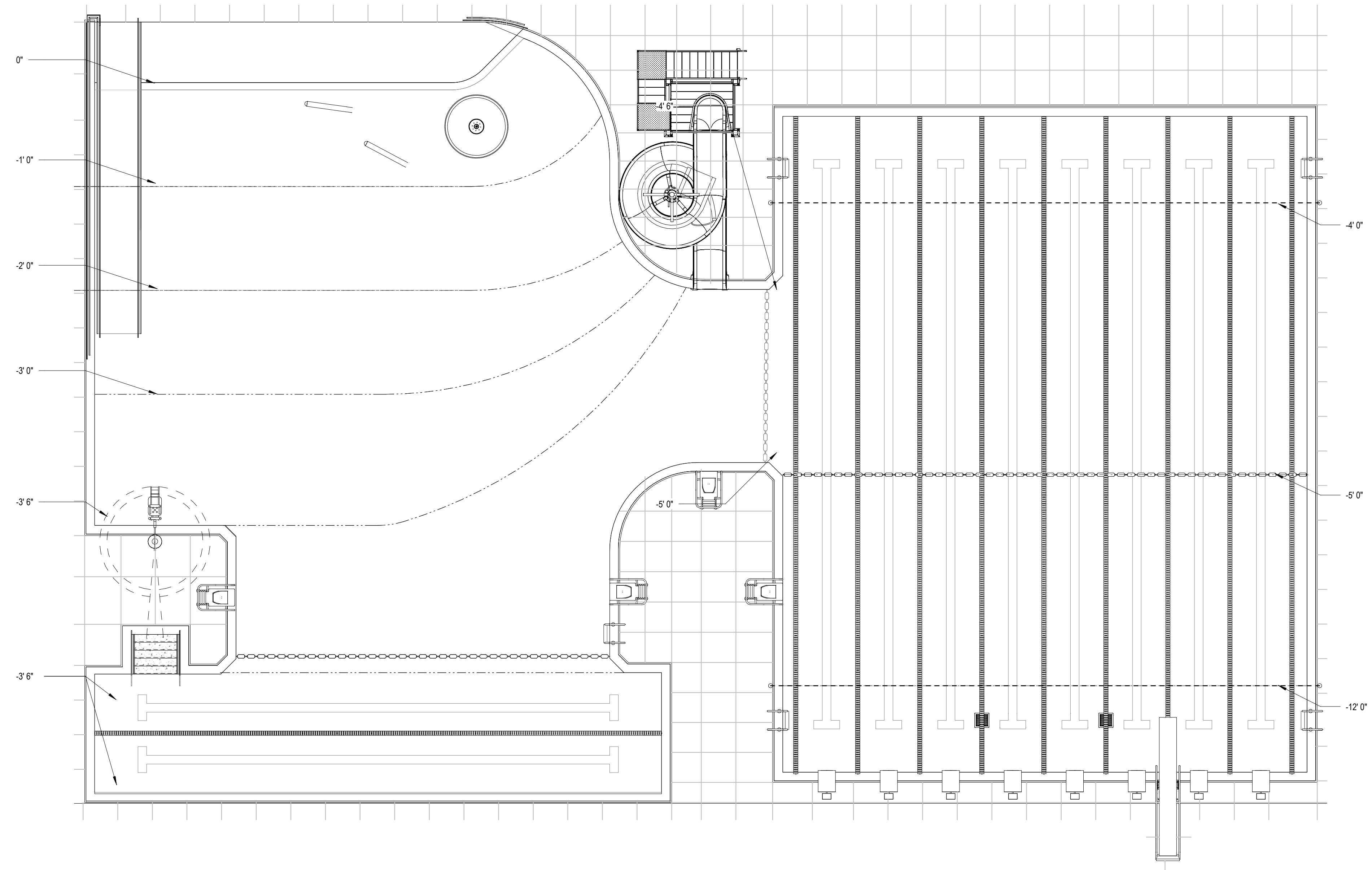


ENLARGED SECTION - COMPETITOR POOL

1/4" = 1'

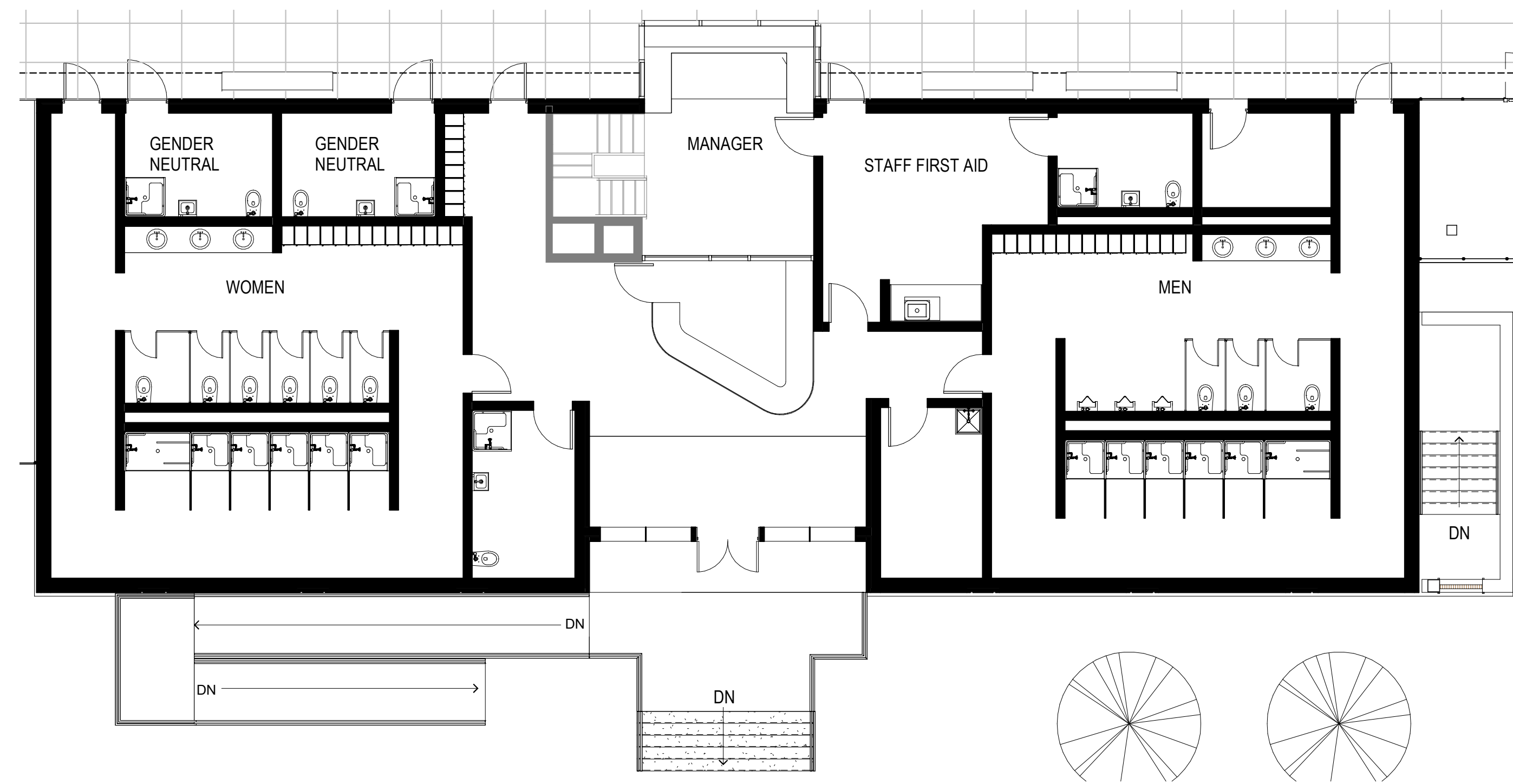






ENLARGED POOL PLAN

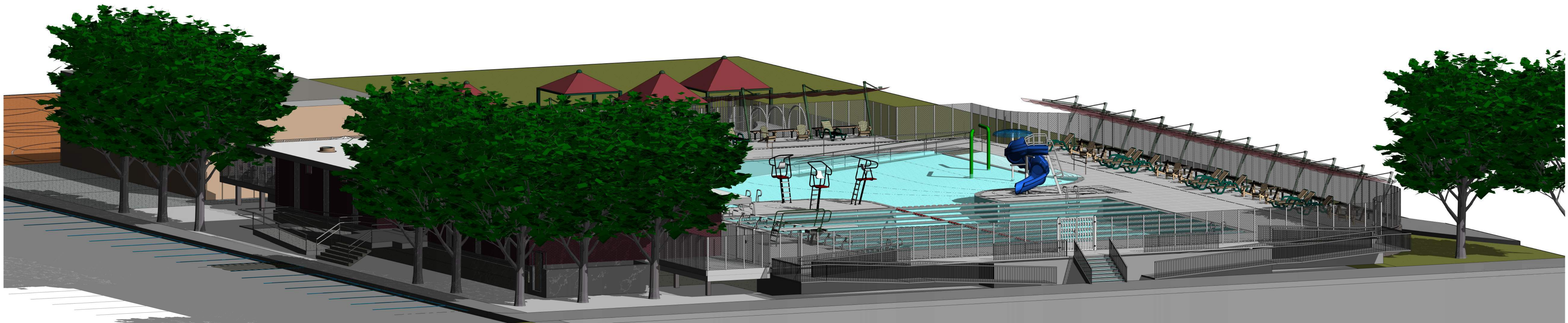




ENLARGE PLAN - BATHHOUSE GROUND LEVEL

1/8" = 1'





3D VIEW - SOUTH WEST VIEW

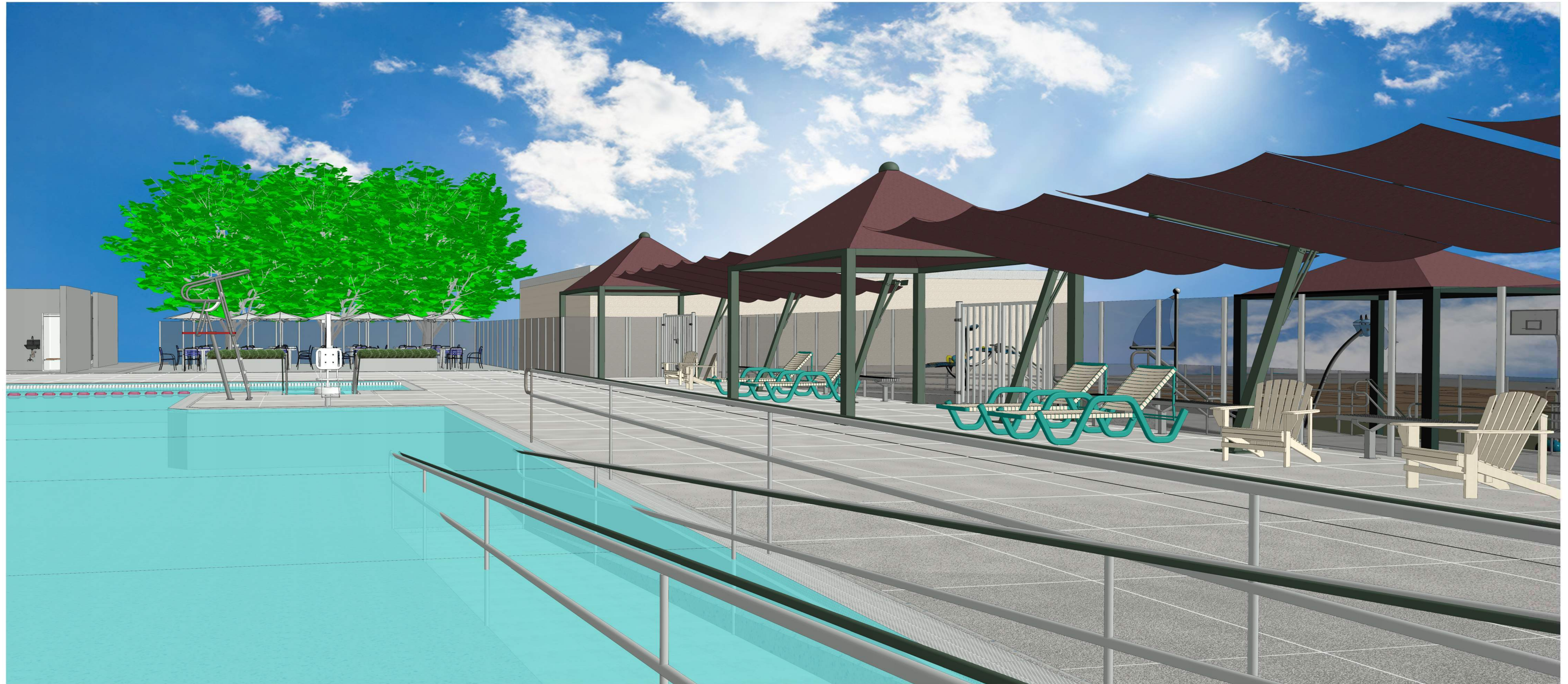
1/8" = 1'



3D VIEW - NORTH EAST VIEW

1/8" = 1'















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## Schematic Design Narrative- Basis of Design

### GENERAL CONDITIONS

**Schedule:** A pool project should be scheduled to have bidding in late winter or early spring. Administrative tasks, submittals, site survey and similar work can begin during the spring. Construction would start and take advantage of the summer months; the contractor can complete the majority of the work before the weather turns. The contract would require the contractor to open the pool in the spring including the first season start-up. The contract would also include the first season shut-down. The second season start up would be within the one-year correction/warranty period of the Construction Contract.

#### **Contracting:**

1. The inclusion of the bathhouse, decks, and shade structures requires bidding under M.G.L c149. The project will be bid as a single contract to a General Bidder.
2. The swimming pool work is a specialty item specified in Division 13. The pool structure, finish, piping and filtration equipment is specified to encourage/require a single pool subcontract, giving the City a single source of responsibility for the pool.
3. Fresh water make-up, sanitary drainage, power and data connections for the pool are provided by plumbing and electrical sub-trades.

### EXISTING CONDITIONS

#### **Erosion/Sedimentation Control/Construction Mitigation**

- The project is subject to approval by the Newton Conservation Commission. The existing building is located with the 100 ft. resource setback and the 250 ft. riverway setback from Cheesecake Brook
- An Order of Conditions will be issued and included in the Contract Documents dictating procedures and measures required to protect the wetland resource during construction.

#### **Hazardous Material Survey**

A hazardous material survey will need to be performed in the next phase of the project to determine the presence of asbestos containing materials, lead paint, and electrical equipment containing hazardous materials.

#### **Removal/Demolition:**

##### ***Existing swimming pools and site;***

- Site Fencing
- Pool Decks
- Existing Pools (wading and main pool)
- Pool deck equipment, ladders, diving board, and slide
- Shade Structures
- Existing trees surrounding the site
- Front Entry Steps
- "Ramp" along west and south side of building.
- Driveway to pool deck
- Retaining wall surrounding wading pool
- Extent of site demolition related to the existing tennis courts and walkways to be coordinated with the overall Albemarle Park improvements.

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**Building Selective Demolition:**

- Filtration Equipment and Piping in basement
- Sanitary and domestic water piping in basement
- Old and abandoned equipment
- Plumbing fixtures, sanitary and domestic water piping
- Fans, ductwork, grilles, and controls
- Electrical distribution, panels, and outlets
- Data distribution
- Ceilings
- Partitions
- Changing stalls
- Doors and Frames
- Roofing
- Partitions and walls to provide new configuration
- Storefront at office (east elevation)

**Removal and salvage:**

- Turn over to City, existing plaque and other items identified by the City.
- It is assumed that the City will move all loose equipment that will be used elsewhere or reused in the renovated pool.

**BATHHOUSE AND DECK CONSTRUCTION APPROACH**

The finishes and equipment provided in the toilet, shower, and changing areas are selected for the following qualities:

- Function
- Compliance with Codes
- Accessibility
- Ease of maintenance
- Vandal-Resistance
- Durability and service life.
- Sustainability

**Concrete**

*Substructure:* Cast-in-place concrete foundations, footings, retaining walls, site ramps and stairs.

- Assume ordinary spread footings.
- Decorative form facing on walls facing the park.
- Air-entrained concrete, minimum 4,000 psi mix.

*Miscellaneous:* Cast-in place concrete housekeeping pads for pumps and other equipment in basement

*Concrete Repairs in Basement: Walls and Overhead Structure*

- Power wash all surfaces to remove loose concrete, insulated coating on ceiling, and environmental grime
- Prepare locations of concrete repairs
- Provide vertical and overhead concrete repair mortar including bonding agent.
- Provide reinforcing at deep concrete repairs

**Masonry:**

Selective Demolition and construction of new 6 and 8-inch concrete masonry units to construct new partitions. Normal weight CMU with reinforcing.

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Minor amount of clay brick masonry removal and reconstruction for new windows, doors, and louvers in exterior walls.

**Wood Framing:** Repairs to existing roof structure; supplemental framing for new skylights and fans.

Rough Carpentry: Pressure treated wood blocking at new roofing and wall openings.

**Finish Carpentry:**

- Miscellaneous repairs to existing exterior roof edge and trim.
- Plywood panel soffits
- Wood slat ceilings

**Millwork:**

Cabinetry: Plastic Laminate clad base and upper cabinets at staff area built in cabinets.  
Counters: Solid-surface counters at staff service areas and counter tops.  
Utility Shelving- Plastic Laminate clad plywood.

**Waterproofing**

Below grade waterproofing and protection board  
Fluid Applied waterproofing membrane where exterior surface of basement walls are exposed

**Roofing**

**Low Slope Roofing**

- a. Substrate Board
- b. TPO membrane Roof

*Substrate Board*

ASTM C1177/C1177M, glass-mat, water-resistant gypsum board or ASTM C1278/C1278M, fiber-reinforced gypsum board

*Roof Membrane*

ENERGY STAR Listing: Roofing system shall be listed on the DOE's ENERGY STAR "Roof Products Qualified Product List" for low-slope roof products. TPO Sheet: ASTM D6878/D6878M, internally fabric- or scrim-reinforced.

**Sheet Metal Flashing and Trim:**

*Wall Flashing:* Aluminum Sheet: Two-Coat Fluoropolymer: 0.032 inch thick

**Joint Sealants:**

*Low-Modulus Nonacid-Curing Silicone Sealant:* For general exterior joints of louvers, door frames, masonry, wood trim, and siding, and all other joints not included otherwise

*Mildew-Resistant Silicone Sealant:* Joint between all plumbing fixtures and counters and their adjacent substrate.

*Multi-component Urethane Sealant:* Horizontal joints in interior and exterior slabs on grade, concrete sidewalks, and pool decks.

*Specialized sealants for pool walls and slabs:* All sealants used for pool walls or slabs shall be designed for use within submerged water environments and highly chlorinated environments

**Doors:** Fiberglass Doors and Frames: Fiberglass reinforced plastic doors and frames with gel-coat finish. This includes all exterior doors and interior doors in wet areas including the bathhouse, filter room, storage room and doors in pool support building.

1. Tiger Door, LLC
2. Chem-Pruf Doors

**Door Hardware:** Stainless Steel, heavy duty. Cylinder locks on interior, mortise locks on exterior.

1. *Hinges:* Heavy weight, ball bearing, stainless steel 4 1/2" high; 2 pair for 8 ft. high doors.
2. *Locksets:* ANSI A156.13, Grade 1 mortise locksets
3. *Door closers:* Fully hydraulic, full rack and pinion action with a high strength cast iron cylinder.
4. *Push Plates:* Push plates shall be 8" wide x 16" high
5. *Door Pulls & Push Bars:* Pulls shall be 1" diameter solid bar stock, 10" center to center
6. *Protective Plates:* Provide kick, mop, or armor plates with four beveled edges
7. *Door Stops and Holders:* All wall mounted
8. *Thresholds and Gasketing* at doors exposed to exterior; ADA compliant threshold.

**Windows:** *Fiberglass Windows:* Pultruded fiberglass complying with AAMA/WDMA/CSA 101/I.S.2/A440 and with exposed exterior fiberglass surfaces finished with manufacturer's standard enamel coating complying with AAMA 613.

1. Marvin All-Ultrex (basis of design)
2. Fibertec Window and Door Manufacturing.
3. Inline Fiberglass Ltd.
4. Pella Corporation.

**Access Doors and Frames:** Provide access doors and frames at all locations required to access valves, cleanouts, pull boxes, switches, devices that require monitoring, service and adjustment. Metallic-Coated Steel Sheet for Door, Nominal 0.064 inch (1.63 mm), 16 gage, and factory primed

**Security Shutters:** Push-up, manual, aluminum storm/hurricane shutters at east storefront windows in managers office.

**Overhead Coiling Door:** Non- Insulated coiling service door. Door components and operators capable of operating for not less than 20,000. One operation cycle is complete when a door is opened from the closed position to the fully open position and returned to the closed position. Powder Coat finish in custom color. Provide electronic door operator.

**Louvers:** Fixed rain-resistant horizontal blade units including integral frame and insect screens. Aluminum Extrusions with two-coat fluoropolymer finish.

**Aluminum Framed Entrances and Storefront**

Framing Members: Manufacturer's extruded- or formed-aluminum framing members of thickness required and reinforced as required to support imposed loads. Available Manufacturers Storefront:

1. Tublite Inc
2. EFCO Corporation, a Pella Company
3. Kaneer North America, an Alcoa Company

**Glass Type Exterior Insulated : Low-E-coated, clear insulating glass.**

- a. Basis-of-Design Product: Solar Ban 60 by Vitro Architectural Glass

**Skylights:** Solar Light Tubes. Curb Mounted dome skylight with rigid reflective tunnel with bottom diffuser plate. 14-inch diameter. Velux Sun Tunnels or equal.

**Ceiling:** Cellular PVC or Cedar wood slat ceiling.



PVC Ceiling

**Floor Finishes:** Hybrid aliphatic-epoxy urethane flooring in bathhouse and rooms within pool support building.

#### Painting and High-Performance Coatings

##### *Painted CMU:*

- a. Water Based Epoxy Semi-Gloss
- b. Sherwin Williams Pro Industrial Pre-Catalyzed Waterbased Epoxy Semi-Gloss, K46 Series. 2 coats over ProMar 200 Zero VOC Latex Primer

*Interior Painted Wood:* Semi-gloss, waterborne, exterior, acrylic enamel applied at spreading rate recommended by the manufacturer to achieve a total dry film thickness of not less than 2.4 mils (0.061 mm).

*Interior Painted Walls:* primer and two coats of paint (level 4 GWB finish)

*Ferrous Metal:* Semi-gloss, acrylic-latex, interior enamel applied at spreading rate recommended by the manufacturer to achieve a total dry film thickness of not less than 1.3 mils (0.033 mm).

*Zinc-Coated Metal:* Semi-gloss, exterior, acrylic-latex enamel applied at spreading rate recommended by the manufacturer to achieve a total dry film thickness of not less than 2.6 mils (0.066 mm).

**Signage:** Panel signs- One sign for each room and space. Cast-Acrylic Sheet. Complying with ADA Accessibility Guidelines and ICC/ANSI A117.1. Text shall be accompanied by Grade 2 braille.

#### Plastic Toilet Compartments

Polymer compartments with continuous wall cleat, floor mounted overhead braced Santana/Comtec/Capitol

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### Plastic Shower Compartments

Shower Compartments: Solid-polymer compartments configured as shower and drying stalls including overhead bracing with integral shower curtain rods. Santana/Comtec/Capitol



Shower Stalls Dry and Wet Sections

### Plastic Lockers

Basis-of-Design Manufacturer: Subject to compliance with requirements, provide products of Bradley Corporation, Menomonee Falls, WI 53051, (800)272-3539, fax (262)251-5817; Email [info@BradleyCorp.com](mailto:info@BradleyCorp.com); Website [www.bradleycorp.com](http://www.bradleycorp.com).

- High Density Polyethylene (HDPE): 30 percent pre-consumer recycled content polyethylene thermoplastic formed under high pressure into solid plastic components.
- Stainless-Steel Sheet: ASTM A 666, Type 304.



Public Use Lockers

### Toilet Accessories:

Stainless steel, heavy duty, vandal resistant accessories. High security type accessories are used when they provide the appropriate level of function and finish.

1. *Toilet and Shower Fixed Grab Bars*: Stainless steel, 1 ½ inch diameter, peened grab sections
2. *Toilet Paper Dispenser*: Stainless steel multi-standard roll
3. *Sanitary Napkin Disposal*: Stainless steel, self-closing, removable receptacle.
4. *Robe Hook*: Stainless Steel, 2 prongs.
5. *Soap Dish*: Extra heavy One-Piece Brass Casting with bright polished chrome plated finish.
6. *Paper Towel Dispenser*: Stainless steel multi-fold
7. *Liquid Soap Dispenser*: Vertical tank liquid soap dispensers with hinged filler-top and unbreakable refill window.
8. *Shower Seat*: Stainless steel fold-down unit with padded seat



9. *Shower Assembly*: Stainless steel curtain rings, 72-inch-high by 70-inch-wide opaque white vinyl shower curtain
10. *Diaper-Changing Station*: Diaper-changing station with surface-mounted, mildew-resistant, molded polyethylene body that folds horizontally against wall when not in use
11. *Mop and Broom Holder*: 36-inch-long unit stainless steel with shelf; three hooks for wiping rags; four spring-loaded, rubber hat, cam-type, mop/broom holders and rod suspended beneath shelf for drying rags.

#### Adult Changing Equipment

1. Max-Ability Pressalit Care 3000 Adult Changing Station
2. Description: Heavy duty aluminum frame with pneumatic counterbalance. Powder lacquered stainless steel mounting brackets and anchors.
3. Length: 69 inches minimum to 75 ¼ inches (Confirm Size Before Ordering)
4. Width: 30 inches minimum
5. Weight Capacity: 400 lbs.
6. Fixed height fold away design
7. Safety Rail: stores and locks under table; aluminum and foam construction; for fold up models provide safety strap



Adult Changing Station

#### Fire Protection Specialties:

UL Rating: 4A-60B: C Fire extinguishers; bracket mounted or semi-recessed non-rated cabinets.

#### SWIMMING POOL SPECIFICATIONS FOR PROPOSED WORK

##### Pool Tank

1. Dry or wet mix shotcrete pool tank including finish and markings.
2. Reinforced pneumatically applied concrete pool structures:
  - a. Final hand trimming of excavation.
  - b. Formwork to supplement existing pool structure
  - c. Reinforcing steel.
  - d. Design and provide pools structure.
  - e. Pool finish
  - f. Installation of anchorage for deck equipment within the pool tank.

##### Pool Finish- Plaster

The pool finish shall consist of two coats of plaster finish. The two coats of pool plaster shall together equal three-eighths (3/8) to one-half (1/2) inch thickness and shall be applied by hand troweling method to a smooth, dense, impervious surface

At ramps, stairs, and zero depth areas and areas indicated, provide a quartz aggregate pool finish equal to Diamond Brite™ manufactured by Southern Grouts & Mortars, Inc. Pompano Beach FL 800-641-9247. Architect to select from full range of options including multi-color aggregate and pigmented plaster.



Aggregate Pool Plaster



White Plaster with Tile Wall Targets and Racing Lines

All racing lines, gutter areas, wall targets, stair nosing, and safety markings shall be ceramic tile.

Tile size and color shall be based on the following American Olean products:

- Gutter tile: Glazed ceramic mosaic tile; 1x1 inch; provide bullnose units at edges.
- Stair treads and other markers: Unglazed porcelain Ceramic Mosaics; 2 x 2 inch with abrasive finish.
- Plaster control joint tile: Unglazed porcelain Ceramic Mosaics; 2 x 2 inch.
- Tile Colors: Colors to be selected by Engineer from "A" price Group (American Olean) or premium price group (3) (Daltile).

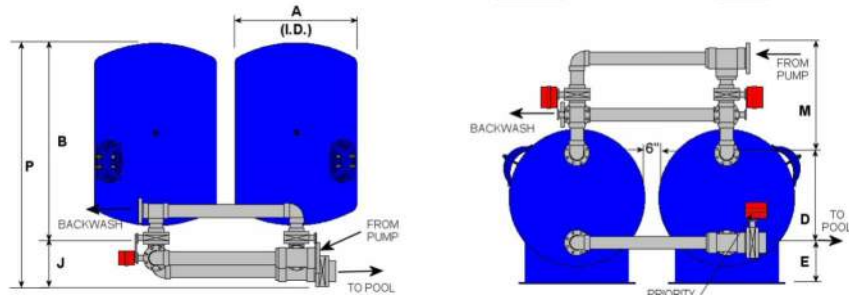
All in pool and deck level markings shall be equal to specialty tiles provided by Tiles with Marking at Graphics: Provide tiles manufactured by Tile Specialties, Spring Hill, Florida 904-686-8670 or approved equal. [www.tilespecialties.com](http://www.tilespecialties.com)



#### Filtration Option1

1. Complete high rate sand filtration and recirculation systems including, stainless steel perimeter gutter, zero depth trench drain, balance pit, all piping and automatic chemical controls. Complete chemical treatment system that includes, but is not limited to, the following:
  - Automated backwashing control.
  - Strainer baskets
  - Recirculation pumps for pools
  - Flow meters
  - Gages
  - Filters

- Valves
  - Sight glasses
  - All interconnecting piping for equipment within the filtration room
  - Backwash holding tanks
  - Control Panels
  - Sensors and Probes
2. Automatic water level controls and water fill devices.
  3. Operation/Maintenance Manuals of all equipment and systems. Manuals shall include proper shutdown procedures.
  4. Framed and mounted diagram of filter system operation and backwash procedures. Furnish and install numbered, equipment plates, valve tags and pipe labels to correspond to instructions.
  5. Startup Service and instruction to the Owner's operating personnel shall be given upon completion of the Project.
  6. Shelving and mounting boards required for pool equipment and accessories.
  7. Final plumbing connection of fresh water line to pool make-up equipment.



Typical configuration of dual tanks

Acceptable Filtration Equipment Manufacturers are:

1. Evoqua, Neptune Benson, Inc. West Warwick, RI
2. EPD Filter Equipment
3. Paddock Pool Equipment
4. Aquatic Development Group- Whitten Pool Equipment, ADG

## Filtration Option 2

Over the past 15 years, regenerative media filters have seen resurgence in use. Multiple manufacturers now make new regenerative filters making them more competitive and easily bid as part of a public construction contract.

Regenerative filters are capable of filtering out materials as small as the 1 to 5-micron size range. Filtering water to this level results in extremely clean and clear water. The more material a filter removes from swimming pool water, the less material there is in the water that must be disinfected or oxidized by chemicals in the water, such as chlorine. The end result is cleaner water with lower amounts of chlorine needed to maintain proper free available chlorine levels of 1 to 3 ppm. This should result in lower chemical costs. Another benefit of filtering such small particles is the removal of parasites such as cryptosporidium (crypto). In a swimming pool, fecal accidents may introduce this highly contagious parasite into the pool.

Water consumption is another significant benefit of regenerative media filtration over traditional sand filters. The only water loss associated with the regenerative media filter is the volume of the filter tank

itself. When it is time to replace the perlite material in the tank, after several regenerative cycles, the volume of an entire tank is wasted twice to ensure removal of all dirty perlite.



Acceptable Filtration Equipment Manufacturers are:

1. Evoqua, Neptune Benson, Inc. West Warwick, RI
2. Paddock Pool Equipment

#### Filter VFD

Variable Frequency Drive (VFD) shall be provided with each filter and feature pumps (one per filter pump and feature) for control of the filter and feature pump motor. The VFD shall include a dial potentiometer to set ramp up/down speed of the pump motor. The VFD shall be wired into the RMF controller for on/off and run confirm functions.

The VFD shall be equipped with a bypass. SED2 bypass options shall send the motor to bypass mode based on an easily accessible door-mounted selector or based on the drive's programmable relay. A bypass pilot light shall provide indication of the bypass mode. The bypass mode shall provide overload protection. Contactors shall be electrically and mechanically interlocked. An essential services mode shall send the motor to bypass regardless of the selected mode.

#### Automatic Chemical Controller

The controller shall automatically activate the appropriate chemical feeders in order to maintain the sanitizer level within  $\pm 0.1$  parts per million (PPM) or  $\pm 10$  mV (millivolts) of Oxidation Reduction Potential (ORP) and the pH within  $\pm 0.1$  pH unit of the set points selected by the operator. All set point and calibration levels shall be adjustable with a numeric keypad mounted on the front panel of the unit. The unit can be tied to a building management software. In the event of a trouble single from the pool, notifications can be sent via email or text to City staff. Provide one for the swimming pool and one for the spray deck reservoir. Available manufacturers include

1. Blu-Sentinel Controller, Evoqua Water Technologies
2. DCM 500- ProMINENT FLUID CONTROLS Pittsburgh PA 412-788-7900
3. CAT Controller by Hayward



**Chlorinator**

Erosion Tablet Feeder: The system shall be designed to feed low concentrations of calcium hypochlorite in solution intermittently or continuously as required. The system shall be a single pre-assembled, package unit with a welded aluminum frame consisting of chlorinator, electrical box, centrifugal pump, and balance tank for ease of installation and operation. The basis of the specification for this product is the Accu-tab PowerBase 3140 AT. Unit shall be NSF certified for up to 22 lbs./hour of chlorine. Unit shall have 140 lbs. of on-board storage. Chlorine is delivered in 5 gallon plastic pails.



pH Correction: Since the 1990's, pools have been using CO2 to balance the pH levels in swimming pools. The CO2 systems eliminated handling of liquid muriatic acid.



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pH controllers are attached to CO<sub>2</sub>'s cylinders and the Automatic Chemical Controller. When pH readings require adjustment, the valve on the CO<sub>2</sub> unit opens and delivers CO<sub>2</sub> until the pH reading is corrected. CO<sub>2</sub> in the building requires additional ventilation. The cylinders are heavy and awkward to move and into position for pool operators.

Recently, dry muriatic acid feeders have come into the market. The units operate in the same manner as the chlorinator unit. Acid tablets are delivered and stored in 5 gallon pails. The tablets are red to distinguish them from white chlorine tablets.



### Ultraviolet System

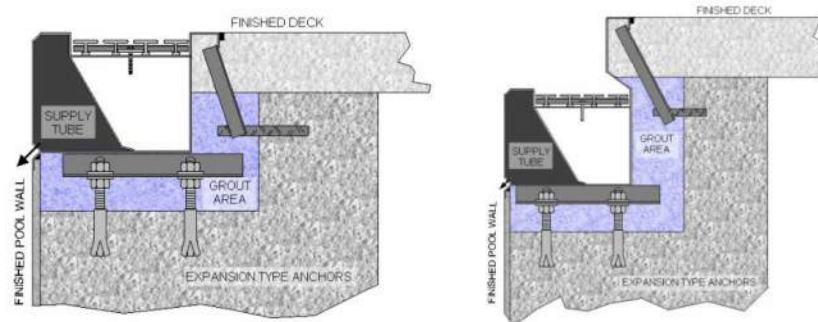
The spray deck reservoir will require ultraviolet disinfection, in addition to filtration and chlorination, to meet current and proposed Massachusetts Department of Public Health requirements.

UV should be considered for the main pool. If not included in the final documents for construction, the pool piping should be arranged to allow installation in the future.

UV systems consist of a UV chamber located after the filter before chemical treatment. Water is exposed to a medium pressure UV lamp that will disinfect and remove organic and inorganic contaminants. Equipment must be commercial grade, tested and validated.



### Pool Gutter Options

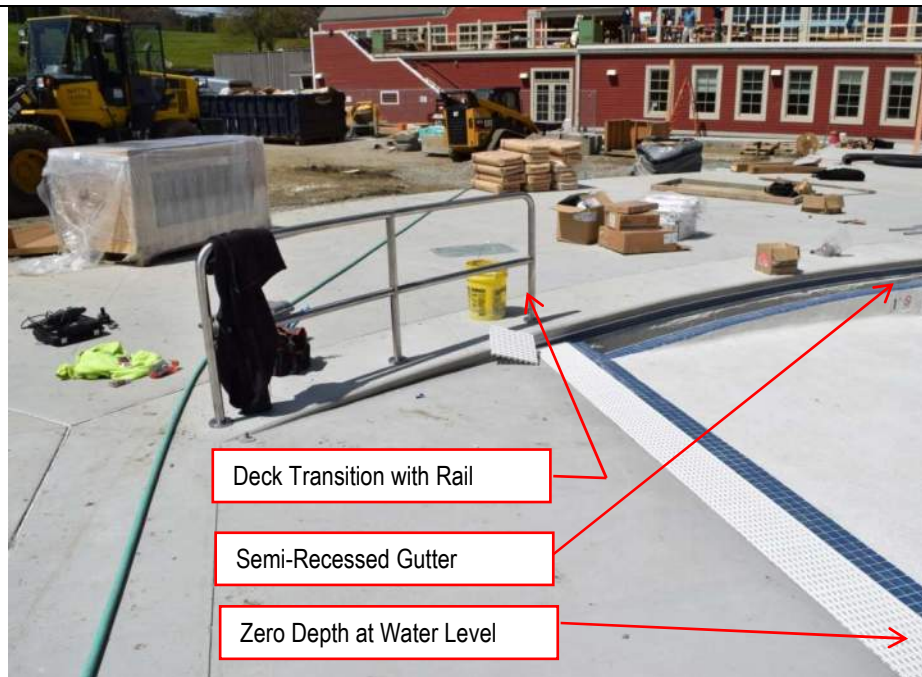


### Deck Level Semi- Recessed Gutter

The semi-recessed gutter would be typical around the pool. This gutter provides a visible vertical edge to the pool which is important to lap swimmers and is the location for in pool depth markers. The gutter would transition at the zero-depth area to deck level gutter. Transitions would be protected by a guard rail as shown below.



*Zero Depth Entry Examples*



*Zero Depth Entry with Deck Transition from Semi-Recessed to Deck Level Gutter*

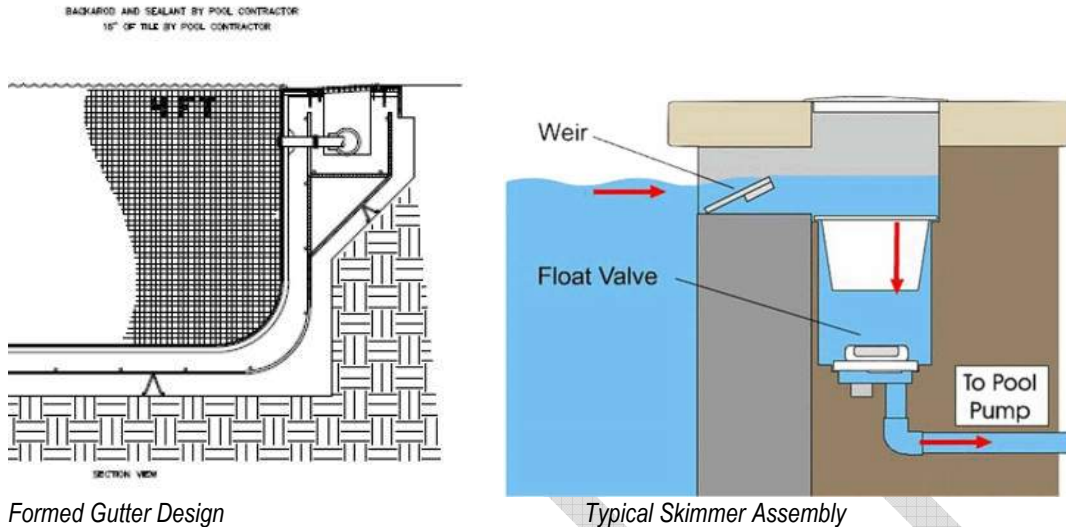
### Gutter Options

Options for formed in place gutters as well as traditional skimmer options should be considered during preparation of construction documents in the future. Pool subcontractors may be able to field construct perimeter gutters in combination with standard skimming units to provide a code compliant, more cost-effective approach to surface skimming. Skimmers would be only acceptable in a separate wading pool.



*Formed Pool Gutter at the Quechee Club Outdoor Pool*





### Pool Deck Equipment

Acceptable Manufacturers of Deck and Safety Equipment:

1. Paragon Aquatics, 341 Route 55, LaGrangeville, NY 12540-5105; ASD. Tel: (914) 452-5500, Fax: (914) 452-5426, Website: <http://www.paragonaquatics.com>
2. S.R. Smith Inc., 105 Challenger Dr. Portland, Tennessee 37148, Tel: (615) 325-0770, Fax (615) 325-0775, Website: <http://www.srsmith.com>.
3. Spectrum Pool Products, 7100 Spectrum Lane, Missoula, MT 59808, Tel: (406) 543-5309, Fax (406) 728-7143, Website: <http://www.spectrumproducts.com>.

### Pool Deck Equipment Includes:

1. **Custom Fabricated Ramp Handrails and Guard:** Provide Custom fabrication, including anchorage, for the HCP Access Ramp Handrails as indicated. Provide Type 304 polished to Assist Rails: Provide custom fabrication. KDI Paragon 1.5 inch by 0.120-inch wall thickness rails. Anchorage shall be cast bronze No. 28102 with escutcheon plate No.28302.
2. **Ladders** shall be heavy duty and cross-braced. Provide number of steps as indicated and to accommodate depth at locations shown. Stainless steel pipe shall have a 0.109-inch wall thickness. Ladder Width shall be 24 inches.
3. **High Platform Lifeguard Chairs:** 6-foot-high Paraflyte Lookout Chair by KDI Paragon, Chairs shall include devices for holding a life ring and umbrella. Refer to drawings for quantity and location. Contractor must confirm final location and quantity with the Owner prior to fabrication and installation.



4. Pool Lift: Basis of Design SR Smith "Splash" Accessible Lift. Deck mounted, 344 degree rotation, 400 lift capacity, full compliant with MAAB and ADAAG 2010.



5. Diving Tower: Basis of Design is Duraflex One-meter diving stand with 16 ft. board.



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**Water Features for Pool**

General: The water features are based on products by the Rain Drop Fountain manufactured by Sonar International, 2001 S Street N.W., Suite 250, Washington DC 20009, telephone 800/343-6063.

At the zero depth entry, we recommend low impact, surface sprays that are popular with younger bathers, limit spray, and keep the zero depth area active. Water feature work in the proposed design includes the following Options: **Pop jets, Basket weave and Slant Fins:**



Pop Jets



Basket weave



Slant Fins

Located away from the ramp, in a depth of approximately 12 inches of water, we recommend more active larger volume features such as the traditional mushroom, tumble buckets, and water bars.



Tumble Buckets in use



Rain Drop



Spray Tubes



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### Slides

Slides are available for the project; space availability and budget are the design parameters for selection. The current design is utilizing a slide manufactured by Natural Structures. Photo below is a similar slide at the Underwood Pool in Belmont, MA.



### Maintenance and Safety Equipment

Loose Deck, maintenance, and safety equipment will be required to license and operate the pool. These items are typically not carried in the base construction contract. Equipment is typically obtained under goods and services procurement methods.

### Operation/Maintenance Manuals

O&M of all equipment and systems will be required. Documents in electronic and paper format. Manuals shall include proper start-up and shutdown procedures.

### Operating Diagram

**Operations of the pool will be in clear diagram form included in the closeout documents and mounted permanently in the filer room. Diagram is cross references to equipment, valve numbers, and piping.** Furnish and equipment plates, valve tags and pipe labels to correspond to instructions.

### Maintenance and Service:

Startup and Shut down Service and instruction to the Owner's operating personnel shall be given upon completion of the Project. All training will be videotaped

Assuming a spring pool opening, the first season pool opening, and first season shut-down are included as part of the base contract. Opening the pool for a second season will occur within the one-year correction period.

We recommend that the City include two additional years of preventive maintenance, service calls, pool opening and pool closing in the base contract to ensure the pool subcontractor maintains the pool for a period of three years. After three years, the service contract would be bid and opened to other qualified pool subcontractors/service companies.

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## PLUMBING

**Lavatories:** Wall mounted units in single use rooms, undermount units with solid surface counters in multiple lavatory arrangements. Time metered or sensor faucet. Fixtures. Code compliant, low gallons per flush toilets and urinals.

### Toilet/Urinal Flush-o-meters

Recessed sensor operated units. Hardwired installation. Exposed sensor flush-o-meters would be required for battery operation.

**Shower Fittings** Symmons Hyd-a-pipe System. Thru-ceiling supply, non-adjustable institutional head; push button control.



### Exterior Shower (Rinse Station) Drain to storm:

location to be determined, assume two at either end of the pool complex  
"Most Dependable Fountain" unit, Model TW 500SM or 565 SM with cold water only



## HVAC

**General:** The work under this section shall include all labor, materials, accessories, services, and equipment necessary to furnish and install:

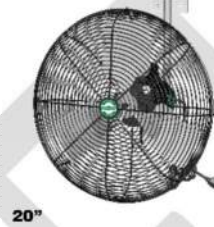
1. All fans.
2. All ductwork.
3. All duct fittings.
4. All ductwork accessories.



- 
5. All air inlet and outlet equipment.
  6. Testing, Adjusting and Balancing

**Ductwork:** All ductwork shall be fabricated of G-60 coated galvanized steel of lock forming grade and conforming to ASTM standards A-525 and A-527, unless otherwise noted, and shall be constructed in accordance with the latest SMACNA standards.

**Ceiling fans:** We strongly suggest ceiling fans in the staff spaces and locker rooms. The additional air movement significantly improves the conditions of the rooms during the summer. Fans can be ceiling or wall mounted. We use industrial/agricultural grade, caged fans.



#### Sequence of Operations for Exhaust fans

1. Control Building Exhaust Fans shall be energized when the lights in the spaces they serve are switched on or by timer. Fans should run for an hour after the pool closers to ensure air is moving and spaces are drying out.
2. Filter Area Exhaust Fan shall be energized when:
  - a. When the carbon dioxide detector senses CO<sub>2</sub> levels in excess of 1000 parts per million (If CO<sub>2</sub> is provided for pool pH.
  - b. When the manual switch is put in the "ON" position.
  - c. Ceiling fans will be set by remote switch and timer controlled by Staff.

#### ELECTRICAL:

**Service:** With the addition of pumps, program, and the spray deck, we assume a new electrical service will be required. Existing service size may be adequate, service equipment needs to be replaced

**Complete grounding system** as required by Article 250 of the National Electrical Code.

**Distribution:** All new conduit, panels, conductors and devices required for new bath house configuration and equipment. Use non-metallic elements were allowed by code. Panels are NEMA 4 or 4X rated.

#### Light Fixtures:

Vapor-tight, vandal-resistant LED light fixtures. Wall or ceiling mounted to suit location and application.

LED Downlighting at entry and managers offices.

Lighting at doors will be cut-off, night-sky rated LED wall sconces.

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Housekeeping and low level, security lighting to monitor the pool during the season will be reviewed during the next phase of design.

### **Pool Bonding**

Furnish all labor, materials, and equipment necessary to complete all work as shown on drawings and specified. This work is to include but not limited to the following: furnish and install common pool bonding grid, wire and bonding to swimming pool and all pool equipment.

### **SITE WORK**

#### **Order of Conditions**

Work requirements for erosion control, tree protection, and notifications stipulated by the Conservation Commission.

**Site Preparation:** Strip and stockpile loam from sloped area around existing pool deck.

#### **Construction Dewatering:**

The Contractor shall be responsible for providing all site dewatering and groundwater control without limitation necessary for constructing the project. The Contractor shall employ methods such as, but not limited to pumping from sumps, well points and gravel packed wells. Dewatering must comply with potential site and land use restrictions established by the Conservation Commission.

**Backfill:** Backfill site to achieve new rough grade elevation using free-draining gravel; and Ordinary borrow shall not be used in area of existing pool or as backfill

Under lawn areas, ordinary borrow may be used meeting the following requirements:

**Pool Sub-base:** Dense graded crushed stone shall consist of angular material derived from a stone quarry that is hard, durable and free of deleterious materials. Material shall be free from clay, loam or other plastic material. Extend pool sub-base beyond the pool footprint to create drainable subgrade.

Reclaimed crushed and prepared concrete from existing pool and decks may be used as part of the sub-base.

**Geotextile:** Below the pool sub-base, place Mirafi FW700 woven geo-textile or approved equal.

#### **Sub-Base for Decking:**

Provide minimum 8 inches of processed gravel consisting of inert natural non-recycled material that is hard, durable stone, gravel and coarse sand, free from loam and clay, surface coatings, and deleterious materials

**Insulation:** High density rigid insulation (60PSI) beneath portions of the deck and zero depth areas of pool to prevent frost penetration beneath structure and decking.

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## EXTERIOR IMPROVEMENTS

### Portland Cement Concrete Paving at Sidewalks and Pool Deck:

4,000 PSI, air entrained concrete; with lamp black added at 2 lbs. per cubic yard. Plain steel welded wire fabric reinforcing; sleeved expansion dowels at deck expansion joints. 12-inch thick downturns all perimeters.

- Dowelled construction joints every 25 to 30 feet way
- Sawcut contraction joints every 4 to 5 feet each way

### Fencing

**6 feet high**, 9-gage, vinyl coated chain link fence fabric with 1 – ½ -inch weave. Top rail, intermediate rail, and bottom rail. Corner and line posts, vertical bracing at corners.

Emergency egress gates will be located around the perimeter of the pool deck. Gates will be secure with exit devices, tamper resistant panels, and alarmed to prevent unauthorized access.



### Plantings:

Maintenance of Trees: Selective removal and pruning of existing trees  
Planting; We recommend trees and planting on the west (street) side of the building  
Planting and green space will be coordinated with the overall Albemarle site design. .

### Shade Structures

The design proposes cantilevered fabric roof structures along the north and east edge of the pool deck. The cantilevered design provides maximum shade without added vertical posts. Size, angle, and fabric will be determined as the project advances



Square and rectangular fabric structures are proposed to mark entries and circulation points at the spray deck and provide shade over the storage area at the southwest corner of the pool deck adjacent to the bathhouse.



## SITE UTILITIES

**Deck Drainage** Decks will be drained to linear trench drains and area drains spaced around the pool deck. Decks shall slope less than 2% to drains. Drainage shall discharge into recharge system or storm water. The majority of water entering the deck drains is rain water.

**Sanitary Sewer:** Existing sewer connections will be reviewed and updated as needed

**Domestic Water.** The existing water service size will be confirmed and updated as required.

**Electrical** New electrical service may require new primary service to the building.

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**Construction of the spray deck will require coordination with existing underground conduit servicing the ball field lights from the existing filed house**

**Tel/Data:** Data and telephone service will be maintained or upgraded to meet new design requirements. Data drops are required in managers office, staff area, control desk, and filter room to monitor chemical controllers. Staff and public Wi-Fi will be determined.

**Technology:** City may want to consider intrusion and surveillance systems at the pool.

A public address system for staff to broadcast announcements, lightning storm warnings, and similar “all facility” announcements should be considered.

DRAFT

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## Code Compliance: Current

**Use Group:** Complex is Assembly A-3

**Construction Type:**

Type III, non-combustible exterior walls, wood framed roof structure

Floor of bathhouse is Type II concrete and steel frame

**Building Area:**

Main level, 4,030 SF gross  
Basement (Filter Room) 2,730 SF  
Crawl Space 1,300 SF

**Life Safety:**

*Fire Protection:* The pool complex is Assembly (A-3) occupancy. The size, occupancy, and fire area meet the requirements in the IBC 9032.2.1.3; a sprinkler system is not required.

*Fire Alarm:* An addressable fire alarm system is required. Building is not heated or conditioned. The following must be provided:

- A small, conditioned cabinet for the fire alarm control panel
- Cold and wet rated devices to prevent condensation tripping the alarm system
- Emergency lighting and exit signs are existing and required in the renovation

**Energy Code:**

The building itself does not utilize mechanical heating or cooling, making thermal performance a non-factor. The building will be drained and winterized for the off season.

Lighting and fans will be controlled by occupancy and CO2 sensors.

**Handicapped Access:**

- Main entry is not accessible
- Individuals with disabilities must use a pathway along the south side of the building and enter the complex from the pool deck.
- The floor level of the bathhouse is approximately 6 inches above the pool deck. Small ramps have been added to provide access from the deck into the men's and women's locker rooms. The staff areas are not accessible.
- Accommodations have been made to provide accessible toilet and shower facilities in the bathhouse.
- Staff areas are not accessible.
- A portable lift is available individuals with disabilities; staff must move the lift into place; this is not code compliant.
- The existing pool has a perimeter of over 300 linear feet. A second accessible means of egress/access is required.
- Access to the wading pool is not accessible.; the pool is not accessible.

**Plumbing Fixture Count**

The number of plumbing fixtures required for pool bathhouses is calculated by the number of bathers allowed in the swimming pool. 105 CMR 435.00 State Sanitary Code and the 248 CMR the State Plumbing Code establishes the criteria for bather load and fixtures counts. The existing pool has a calculated bather load of 460 Bathers. This 230 Men and 230 Women. The existing bathhouse provides the code required fixture count.



**BATHER LOAD & FIXTURE QUANTITIES COMPUTATIONS EXISTING POOL**

Information based:

105 CMR 435.00 State Sanitary Code/ 248 CMR 10.00 Uniform State Plumbing Code

Bather Load			
	Non Swimmer Area (<5'-0" depth)	Swimmer Area (>5'-0" depth)	
Area Pool (15,000sf)	5,150sqft	1,800sqft	
Area of Wading Pool	400sqft	sqft	
Total pool surface area	5,550sqft	1,800sqft	
One bather/user per (pool surface area)	15sqft	20sqft	
Number of Bathers/users	370	90	460
Number of Male Bathers/Users	185	45	230
Number of Female Bathers/Users	185	45	230

Plumbing Fixture Quantities Based on Maximum Bather Load				
	Men		Women	
One Water Closet Per	40	bathers	40	bathers
One Wash Basin Per	60	bathers	60	bathers
One Shower Per	40	bathers	40	bathers
	Men	Provided	Women	Provided
Number of Water Closets (Includes Urinal in Men's Room)	6	7	6	7
Number of Wash Basin's	4	4	4	4
Number of Shower's	6	6	6	6

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### Swimming Pool

A revised 105 CMR 435.00, Minimum Standards for Swimming Pools, State Sanitary Code; Chapter V of the Commonwealth of Massachusetts has been under draft review since 2017. We anticipate that these revisions will be adopted and have included proposed changes to the regulations as part of this review.

M.G.L. c140 § 206, a statutory law that takes precedence over regulatory law, further defines the requirements for fencing and pool covers.

- Existing pool is covered in the off season meeting the requirement of M.G.L. c140 § 206.
- The pool is properly secured by a 6ft. high chain link fence enclosure.
- The pool deck provides adequate space around the perimeter of the pool.
- The existing slide does not meet the requirements of the code. The slide discharges bathers 12 inches plus above the pool surface and is classified as a drop slide. Slides in Massachusetts must discharge users horizontally at the water surface.
- The east side of the pool enclosure must provide an appropriate fence; the pool is currently open to the pond/river.
- The pool does not have a perimeter deck. Although the pool is open to the lawn area, a hard surface draining away from the pool is needed; a minimum 4 foot wide deck is required on the east side between the pool and the pond/river.
- The pool does not provide surface skimming.
- Returned water supply is not spaced around the pool to provide uniform flow.
- The ledge along the retaining wall is 6 inches; a maximum of 4 inches is allowed.
- Assist rails are not provided at the steps.
- Accessible access into the pool is not provided.
- The pool must filter water at a rate of once every 6 hours; the current pool is operating at the older 8 hour rate. The addition of spray features in a new pool will increase the turnover rate to 4 hours. A separate splash pad requires a ½ hour turnover.
- An automatic water monitoring and control device is required to measure chlorine, pH, and ORP.

**BATHER LOAD & FIXTURE QUANTITIES COMPUTATIONS PROPOSED POOL**

Information based:  
 105 CMR 435.00 State Sanitary Code/ 248 CMR 10.00 Uniform State Plumbing Code

<b>Bather Load</b>			
	Non Swimmer Area (<5'-0" depth)	Swimmer Area (>5'-0" depth)	
Area Pool (15,000sf)	7,620sqft	2,200sqft	
Area of Wading Pool	sqft	sqft	
Total pool surface area	7,620sqft	2,200sqft	
<hr/>			
One bather/user per (pool surface area)	15sqft	20sqft	
Number of Bathers/users	508	110	618
Number of Male Bathers/Users	254	55	309
Number of Female Bathers/Users	254	55	309

<b>Plumbing Fixture Quantities Based on Maximum Bather Load</b>				
	Men	Women		
One Water Closet Per	40 bathers	40 bathers		
One Wash Basin Per	60 bathers	60 bathers		
One Shower Per	40 bathers	40 bathers		
<hr/>				
	Men	Provided	Women	Provided
Number of Water Closet's (Includes Urinal in Men's Room)	8	8	8	8
Number of Wash Basin's	6	6	6	6
Number of Shower's	8	8	8	8

*Note: Proposed Fixture Counts Include Gender Neutral and Staff Facilities.*



BARGMANN HENDRIE + ARCHETYPE, INC.

Architecture | Planning | Interior Design

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Boston, MA 02210

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www.bhplus.com

May 16, 2022

Alejandro M. Valcarce, AIA, Deputy Commissioner  
City of Newton  
Public Buildings Department  
52 Elliot Street  
Newton Highlands, MA 02461-1605

Re: Gath Pool Renovation Project- Proposal for Design Services  
Schematic Design/Site Plan Approval Through CD Phase

Dear Alex:

BH+A is pleased to submit this proposal for design services related to the renovation of Gath Pool. Our proposal is based on the feasibility study design. Scope includes the new swimming, a spray deck, new pool decks, site amenities, and a renovated bathhouse.

**Schematic Design/Site Plan Approval** We understand the City would like to undertake phases Schematic Design and Site Plan Approval simultaneously. For site plan approval we will need to produce drawings beyond the schematic design phase level. We will also be accelerating portions of the building and aquatic design that is normally performed in the design development phase Design will include design development level civil engineering and landscape architecture drawings. We will need a traffic and parking report to answer Planning Board and public questions. The building elevations need to be advanced to a level where accurate renderings can be provided that will “not change” in subsequent phases. The civil and landscape work will require stormwater design and preparation of a NOI for the Planning Board and Conservation Commission.

*General*

1. Develop feasibility study design.
2. Prepare schedule of tasks and anticipated submittals
3. Develop spray deck design, water feature selections and amenities
4. Hazardous material testing and report
5. Geotechnical investigation and recommendations
6. Sustainability approach (explore use of SITES 2 in lieu of LEED)
7. Review pool design with Health Department and State DPH if desired
8. Estimate of probable construction costs
9. Work with City on preparing estimate of total project cost
10. Input on potential project schedule
11. Schematic Design Drawings
12. Outline Specifications
13. Narratives of MEP systems
14. Narrative of pool filtration equipment
15. Technology narrative describing telephone, data, sound system, security system
16. Identification of probable filed-sub-bids under M.G.L c149.

Gath Pool Proposal for Design Services  
SD/Site Plan Approval Through CD  
May 16, 2022  
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17. Collateral Material for use by Gath Working Group
18. Multiple Gath Working Group meetings (typically bi-monthly)
19. Multiple meetings with City Boards and Commissions
20. Assumes to Public Forums

*Added Design for Site Plan Approval*

1. Identify site and building utility requirements
2. Identify wetland resource requirements and flood/riverway requirements
3. Stormwater management approach
4. Traffic analysis to determine anticipated vehicular and pedestrian traffic
5. Site plan approval submission
6. Submission of a Notice of Intent and public hearing with Conservation Commission

**Design Development**

It is the intent of the Design Development Phase to define, refine and describe all important aspects of the Project focusing on detailing and integration of equipment; development of technical specifications; and generation of drawings that are the basis of final construction documents.

1. Develop Design of bathhouse, pool, decks, spray deck and site improvements.
2. Technical advancement of pool filtration systems
3. Integration of MEP systems
4. Preliminary project specifications
5. Updated Estimate of probable construction costs
6. Multiple Gath Working Group meetings (typically bi-monthly)
7. Multiple meetings with City Boards and Commissions
8. Assumes a Public Forum

**Construction Documents**

Based on the approved Design Development Phase Documents prepare Construction Documents setting forth in detail the requirements for construction of the project. Our documents will include plans, elevations, wall sections, details, finishes, and specifications. They will be prepared electronically to provide maximum clarity and easy transferability of data to the general contractor and others responsible for the construction process. All documents will be prepared in strict accordance with the requirements of Massachusetts' public construction laws M.G.L. c 149 and the Acts of 2004.

Determine with the City, whether prequalification of potential General Bidders and selected Filed-Trades would be incorporated into the procurement process.

**Proposed Fee**

The fee is based on providing the above scope for the fully renovated and expanded swimming pool complex with a current budget of \$6,000,000.



Gath Pool Proposal for Design Services  
 SD/Site Plan Approval Through CD  
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	Base Fee	Accelerated and Site Permitting	Study and Testing
<b>Basic Fee Schematic Design</b>	\$ 72,000		
Accelerated Civil Design for Permitting		\$ 15,000	
Additional Civil Engineering and Environmental Permitting for Site Plan and Conservation Submission		\$ 25,000	
Accelerated Landscape for Permitting		\$ 10,000	
Accelerated Arch/Aquatic Design Fee for permitting		\$ 20,000	
Accelerated MEP Design affecting Utility and Stormwater Design		\$ 15,000	
Traffic and Parking			\$ 8,500
Collateral Material For Submissions		\$ 4,000	
Hazardous Material Investigation			\$ 4,500
Soil Borings and Report			\$ 8,500
Technology Narrative			\$ 2,500
Sustainability/Energy Approach			\$ 4,500
<b>Basic Fee Design Development</b> (Reduced fee of advancement of design during SD/Permitting)	\$ 66,000		
<b>Basic Fee Construction Documents</b>	\$ 192,000		
Geotechnical Specifications			\$ 5,000
Hazardous Material Specifications			\$ 4,000
Technology Specifications infrastructure and equipment			\$ 6,000
	<hr/>		
	\$ 330,000	\$ 89,000	\$ 43,500
<b>Total Fee SD/Permitting, DD and CD</b>			<b>\$ 462,500</b>
<b>Bidding</b>	\$ 24,000		
<b>Construction Administration</b>	\$ 96,000		

Gath Pool Proposal for Design Services  
SD/Site Plan Approval Through CD  
May 16, 2022  
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The base contract fee is \$480,000 for SD through CA. \$30,000 of DD fee has been moved into the accelerated work column. The total fee, including supplemental services is \$582,500.

The above fee does not include a site survey, hazardous material monitoring during demolition, and quality control testing of materials during construction.

We would anticipate the cost of the project will increase over the next year due to economic factors that cannot currently be fully defined. However, an increase in materials and construction labor costs does not change our scope or fee. Our tasks remain the same.

Feel free to contact me directly to discuss.

Sincerely,

A handwritten signature in blue ink that reads 'Thomas A. Scarlata'.

Thomas A. Scarlata, CSI, CCS, CCCA, AIA  
Principal

Copies to:           BH+A File  
Enclosure           none

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## Programming

### General

Improvements to the existing pool complex were derived from meetings with staff, observing the pool in use, and multiple public meetings. The stated programming goals for the project are:

- Maintain and Activate More Green Space Around the Pool
- Improve Entry and Arrival Sequence
- Improve Experience for User Groups, Including Recreational and Competitive Swim
- Universal Access To Facility and All Pools
- Provide Leisure and Play Areas for Pool Patrons
- Create Flexible Pool Spaces For Different User Groups to Use the Pool at the Same Time
- Improve Operating Productivity by Eliminating Water Loss and Increasing Energy Efficiency
- Evaluate Bathhouse to Improve Overall Guest Experience
- Address Code, Accessibility, and Interior Upgrades
- Provide Improved Opportunities for Shade Structures and Sunbathing Areas

The pool will design will be multi-generational and have offerings and features for bathers of all ages. Uses of the pool include:

- Recreational swimming
- Exercise and fitness
- Adaptive aquatics
- Swim lessons
- Lifeguard training
- Competitive Swimming
- Recreational Diving

Current pool designs should be attractive to all and support daylong visitations. The pool should draw families and accommodate children of all ages, parents, extended families and grandparents. The Improvements that have been recommended for the pool include:

- Increased deck space
- Increased shade
- More seating and seating types
- Space for eating
- Improved experience and efficiency of swim meets
- Ease of access to bathhouse
- Bathhouse facilities that are gender neutral and usable by parents with small children and bathers requiring assistance by an aid.
- Provide access to the spray deck during pool use.

### Spring 2022 Programming Summary

During the spring of 2022, the Gath Working Group has met with multiple stakeholder groups, and City Commissions to focus the programming and identify areas of further study as the project advances.

The City has engaged Weston & Sampson to design field and park improvements to Albemarle Park. The pool design team has met with Weston & Sampson to coordinate the pool improvements.

**Meetings**

The Gath Working Group held the following meetings part of the pool programming:

Community Meeting 1	September 23rd, 2021
Community Meeting 2	October 28th, 2021
Community Meeting 3	December 2nd, 2021
Community Meeting 4	January 25th, 2022
Conservation Commission Project Update	January 6th, 2022
Commission on Disabilities Project Update	March 14th, 2022
Parks + Recreation Commission Project Update	February 28th, 2022, and March 21st, 2022
Design Review Committee Project Update	April 13th, 2022
Friends of Albemarle:	January 21st, 2022
	April 1st, 2022
	April 29th, 2022
Newton Bluefish	February 28th, 2022 and April 26th, 2022
LGBTQ+	February 28th, 2022
55+ Recreation Group	February 28th, 2022
Disability Community	March 7th, 2022
Community Meeting 5	May 3, 2022

**Items for Additional Study**

As the project advances into future design phases, the following items will be studied and developed;

- Traffic
- Drop off and Pick-up
- Parking
- Storm Water Storage
- Accessibility
- Conservation measures
- Flood zone measures
- Sustainability
- School and athletic field usage and needs

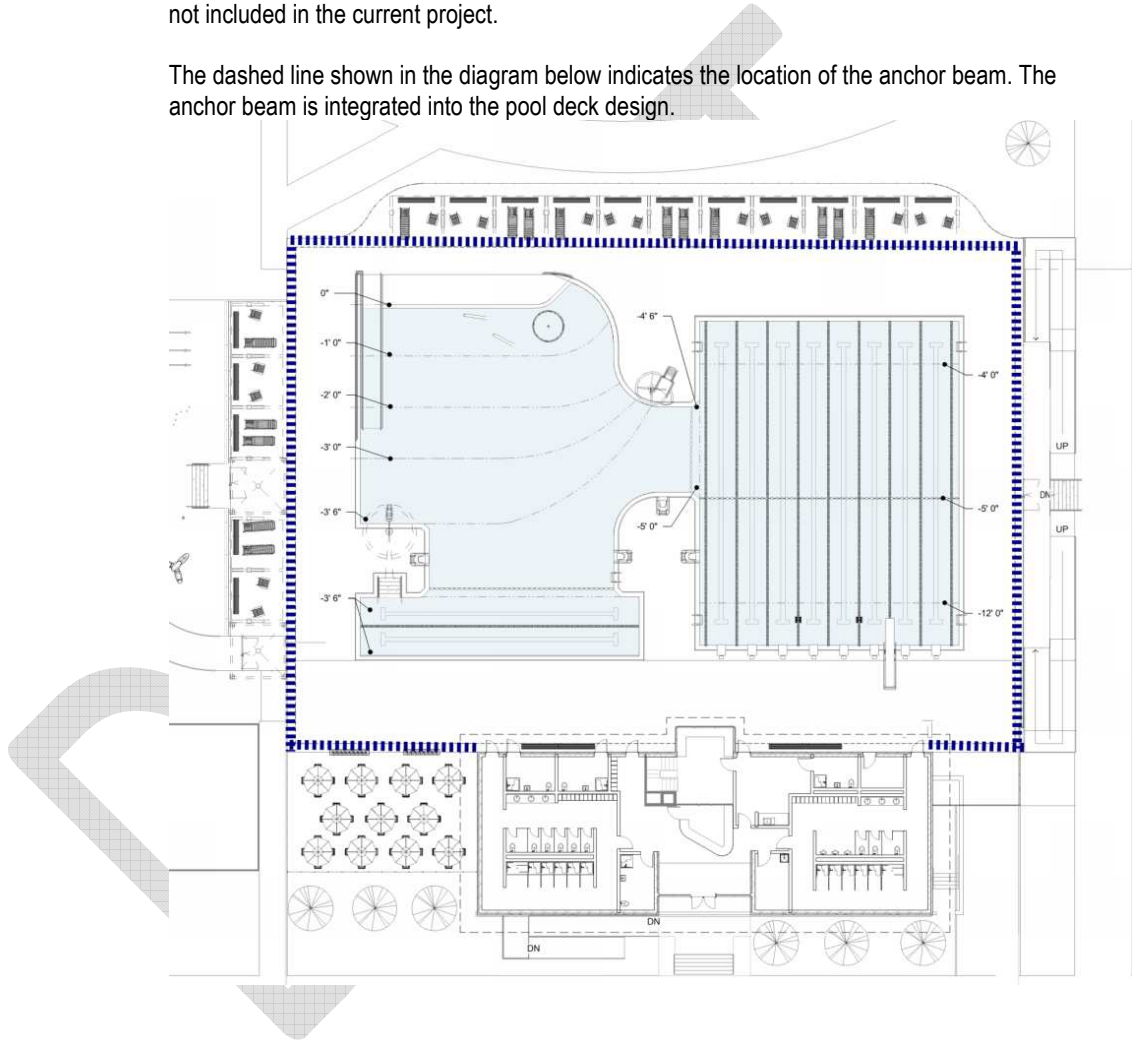
### Indoor Pool

During early meetings, the need for an indoor pool in the City was identified. Rebuilding the Gath Pool as an indoor pool was discussed. The following is the status of an indoor pool.

The City has placed a feasibility study of an indoor pool on the Capital Improvement Plan.

Consider placing an air-supported structure, commonly referred to as a “bubble”, at the Gath Pool in the future. As part of the current project, a perimeter anchor beam will be incorporated into the redesign to eliminate removal and reconstruction of the pool decks in the event a bubble is added in the future. Modifications to the bathhouse and infrastructure required to support a “bubble” are not included in the current project.

The dashed line shown in the diagram below indicates the location of the anchor beam. The anchor beam is integrated into the pool deck design.



Friends of Albemarle  
c/o Cedar Pruitt, President  
2 Wyoming Road  
Newton MA 02460

June 6, 2022

To the Community Preservation Committee,

Thank you for considering an investment in the citywide asset and community resource that is Gath Pool. We advocate for moving forward rapidly with this needed project which impacts all of Newton.

Our nonprofit organization, Friends of Albemarle, which we launched in January 2021 and established our 501(c)3 status with Gath Pool restoration as the leading priority, represents all 8 wards of the city. We now surpass 450 members and continue to represent Newton broadly, featuring a roster of multiple elected officials including more than half of City Council, with members eager to champion Gath Pool as an indisputably city-wide asset.

Gath Pool has a significant impact on the daily life and health of our community and is failing. If we don't address this issue now, the time may come when we can't use it at all.

We have met approximately monthly with Newton Parks and Recreation, working on solutions for Gath Pool as well as the athletic fields, and heard from many community members over the past two years. The support of the CPC is crucial to replacing this 55+-year-old pool so that Newton can retain an outdoor pool that serves the community.

This community resource plays a vital role in keeping users cool, healthy and engaged, especially our most at-risk populations, and especially as we look ahead to hotter summers. From our youngest toddlers learning to swim—a crucial life-saving skill—to our seniors who use the pool as a therapeutic and community space, this pool matters so much to so many in Newton.

In addition, Newton's top-ranked championship swim team, the Newton Bluefish, would be unable to compete in the summer without the use of Gath Pool. A two-day regional competition for the Summer Suburban League has been held at Gath Pool for decades and is a summer highlight for many families from numerous surrounding towns.

We would be remiss if we didn't point out that the Gath Pool is a pulse point of Newton. Friendships are made, connections formed, and community built all summer long. It provides a safe and healthy outdoor recreation option for our community teens, not to mention jobs for many of them. As a low-cost facility that serves all members of our community, Gath Pool is an



equitable feature of our town and a great equalizer, especially for those who don't have their own pools, or the ability to join private clubs.

We believe that Newton should have robust swim facilities that include all-day use of the Gath outdoor pool during the late spring, summer and early fall, as a renovation could potentially extend the season of the pool. A functional bathhouse will be an asset for the entire park all year round, from concession stands to bathroom facilities during sporting events.

Given the age of the pool and its state of disrepair, it is a race against time to keep this vital community asset afloat. With careful planning and your financial help, it is a race we can win.

Sincerely,  
Friends of Albemarle  
<https://friendsofalbemarle.org>  
450+ Newton residents

Cedar Pruitt, President  
cpruitt@gmail.com  
2 Wyoming Road Newton MA 02460

Jacqueline Freeman, Secretary  
freeman.jac@gmail.com  
29 North Street, Newton, MA 02460

Megan Anapolle, Treasurer  
megananapolle@yahoo.com  
88 Central Ave Newton MA 02460

Newton Community Preservation Program  
**CPC Staff *READER'S GUIDE* to New Pre-Proposal**  
**Gath Memorial Pool Renovation Project, Phase II –**  
**Design Development and Construction Drawings**

**CPA REQUEST:** \$486,500 – Approximately 92% of Phase II costs, 90% of total project costs

**TOTAL COSTS:** \$525,700

This proposal requests CPA funding to continue work to renovate and restore the existing Gath Memorial Pool Facility. Phase II will build on the work completed over the last year on the existing conditions study of the pool facility by developing the pool design into construction and bidding documents. The goal of Phase II is to make the project “shovel-ready” and complete all of the steps necessary to move forward with construction in Phase III.

### **RECOMMENDED CONDITIONS for CPC FUNDING**

1. Funding is intended to be used to hire a consultant to complete the work necessary to complete all of the necessary design and construction documents for the property including the schematic design and site approval process, design development, construction documents and specifications, and bidding documents to bring the project to “shovel-ready” status.
2. The CPC shall receive a copy of the completed plans and specifications for inclusion on the project website.
3. All recommended CPA funds should be appropriated by the City Council within 6 months and expended within one year of the date of any CPC recommendation. If either deadline cannot be met, the applicant should request a written extension from the CPC, which the CPC may grant at its discretion.
4. Any CPA funds appropriated but not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

### **DETAILED NOTES & QUESTIONS**

This project is eligible for CPA funding for the Preservation, Rehabilitation and Restoration of a Recreation site and facility.

#### **QUESTIONS**

- Is the Feasibility Study now complete or are there more elements to be done? Did it include an estimate for the potential construction costs?
- Has the schematic design been chosen? If not, what is the review and approval process for choosing the design?
- When does the City anticipate it will be ready to start/complete the construction?

#### **COMMUNITY NEEDS**

This proposal is the next step in a much larger Recreation project to restore and improve the existing 60 year old Gath Memorial Pool Complex. During the first phase of the project, the Committee received numerous letters of support from organizations and individuals who regularly use Newton’s only public swimming pool facility. Those initial discussion and the recently completed conditions assessment have highlighted the critical need for this repair as the facility’s systems and features are now well beyond

their useful life. The current proposal would complete all of the research and design work needed to take the project from its current stage through to construction.

This project has been included in the City of Newton’s Capital Improvement Plan (CIP) for several years. In 2021, the project moved up the list due to the increased urgency of the work needed there and is currently listed as Priority #44 in the FY22-26 CIP. The project is specifically noted in the Open Space and Recreation Plan’s Seven Year Action Plan as a “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 the current project would address additional goals in Section 8 of the OSRP including the following:

- 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.

### **DEVELOPMENT USES & SOURCES**

CPA funding is requested to hire the existing consultants, Bargmann Hendrie + Archetype, Inc. (BH+A), to continue their work on the project and take it to construction ready status. The CPA funding allocated for Phase I was used to hire BH+A to complete the initial assessment materials, including a schematic design, which are included with the proposal. The Phase II funding will build directly on the information gathered during Phase I to complete the necessary plans and permitting to complete the restoration work. The proposal includes an attachment from BH+A on Design Services which includes a detailed list of the Phase II work to be done and its proposed costs. The CPA funding will be matched by the City with staff time that will be used to oversee the project and consultants through the design review, approval and permitting process.

### **PROJECT FINANCES**

This request is the second step in the process of replacing and restoring the Gath Memorial Pool Facility to ensure that it will continue to be a resource for Newton residents in the future. The ultimate cost of the completed project is not noted in the Phase I materials submitted with the application but an estimate was anticipated to be completed as part of the initial feasibility study. CPA funding was used for the majority of the funding of Phase I and is requested to cover all of the consulting costs for Phase II as was anticipated when the initial funding was approved. It is possible that additional CPA funding will be requested in the future to assist with the physical restoration of the site once the final plans are complete and approved.

### **SPONSOR QUALIFICATIONS AND INSTITUTIONAL SUPPORT**

The project will be overseen by Luis Perez Demorizi from Parks and Recreation and Rafik Ayoub from Public Buildings. Both are currently overseeing the Phase I work and have completed similar plans and construction projects for the City, including the CPA funded work at the Waban Hill Reservoir. The initial Phase I proposal also includes institutional letters of support from Mayor Ruthanne Fuller and Commissioner Nicole Banks.

### **SITE CONTROL**

Gath Pool is owned by the City of Newton and has been operated and maintained Parks, Recreation and Culture Department since its construction.





Ruthanne Fuller,  
Mayor

Newton, Massachusetts  
**Community Preservation Committee**  
**COMMUNITY PRESERVATION PLAN**  
 Revised December 14, 2021

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Barney S. Heath  
 Director of Planning  
 & Development

Massachusetts' [Community Preservation Act](#) (CPA) provides local and state funds for projects in community housing (affordable housing), historic resources, open space, and recreation, within certain constraints:

ALLOWABLE SPENDING PURPOSES under the Community Preservation Act				
	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
ACQUIRE	YES	YES	YES	YES
CREATE	YES	NO	YES	YES
PRESERVE	YES	YES	YES	YES
SUPPORT	YES	NO	NO	NO
REHABILITATE / RESTORE	YES, IF acquired or created with CPA funds	YES	YES, IF acquired or created with CPA funds	YES

The [About the CPA](#) page in Newton's CPA program website includes a more detailed [Allowable Uses of Funds](#) chart, including the full definition of each eligible resource and its CPA fundable activities. On the website's [CPA Funding Process and Materials](#) page there is Newton-specific information on the project proposal process, proposal instructions and upcoming deadlines. The CPC regularly works with CPA funding applicants to ensure that their proposals meet the requirements and goals of Newton's CPA program.

Like most CPA communities, Newton will not always have enough CPA funding for all of its current and anticipated funding proposals. The Community Preservation Committee (CPC) relies on the following guidelines in determining which project proposals to recommend to the City Council for funding.

**1. Project is drawn from or guided by Newton's regularly updated community-wide plans**

The CPC relies on Newton's *Comprehensive Plan* and other regularly updated community-wide plans to prioritize Newton's CPA-eligible needs. Each funding proposal must cite at least two of these plans, most of which can be found on the [CPA Funding Process and Materials](#) page on the City of Newton's website.

**2. Project helps to balance funding across all of the eligible CPA funding categories**

The CPA legislation allows funding to be used for projects in Community Housing, Historic Resources, Open Space, and Recreation. It also requires communities to spend at least 10% of each year's new funds on each of three of those categories – Community Housing, Historic Resources, and Open Space. Funds may be allocated in the year they are received or retained for future projects. Unless exceptional needs require otherwise, Newton's CPC aims to end each year with approximately one year's worth of funds (currently about \$4.5 million) in reserve so that the program can respond quickly to unanticipated future opportunities. Unusually expensive projects, such as land acquisition or major capital

website [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)  
 contact Lara Kritzer, Community Preservation Program Manager  
 email [lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov) phone 617.796.1144

improvements to public buildings or parks, may also be funded by selling bonds that will be repaid from future local CPA revenue.

Newton's allocation targets for CPA funding in each eligible project category are intended to be flexible guidelines, not rigid quotas. These targets reflect Newton's past funding patterns, available information about possible future proposals, and feedback on the City's priorities received through community surveys and public hearings.

Newton CPA Allocation Targets: Balancing Funds Across Resources	
Community Housing (statutory minimum 10%)	35%
Historic Resources (statutory minimum 10%)	20%
Open Space (statutory minimum 10%)	20%
Recreation	20%
CPA Program Administration	5%

The final two pages of this *Plan* compare the allocation of current and future funding requests to these targets.

### 3. Projects leverage non-CPA funds to achieve community goals

The CPC prioritizes projects that are not only eligible for CPA funding but which also leverage their CPA funding to achieve the maximum possible funding from other sources. The CPC also recognizes that a project may need a relatively high share of CPA funding in its initial phases (such as design) in order to raise funds primarily from non-CPA sources for its later phases (such as construction). In reviewing the CPA fund's financial contribution to a project, the CPC may choose to look at individual project phases or the project as a whole. The CPC prefers to see a minimum of 50% funding match for all CPA projects whenever possible, but may allow for a lower percentage match depending on the project and its overall benefits to the community. Municipal projects will be given more flexibility and have a lower preferred target match of 30%.

### 4. Extent to which the Project benefits the Community

The CPC will take into consideration the location of the project and its impact both on its surrounding neighborhood and the City as a whole. Projects which involve publicly (municipal) or privately owned assets that benefit all Newton residents and neighborhoods may be given more weight than projects which will have a more limited impact on the community. Community Housing is generally considered as having a wide public benefit to the City as a whole when it is both deed-restricted to ensure permanent affordability and proactively marketed to all eligible households.

When existing municipal assets, whether it be buildings or landscapes, are considered for CPA funding, the CPC must be careful to distinguish between projects which might be considered general maintenance, and therefore are not eligible for CPA funding, and projects which are capital improvements to the site and may be funded. There is no set definition of general maintenance vs. capital improvement, and the CPC will make decisions on the eligibility of projects on a case by case basis. When appropriate, the CPC may recommend dividing the cost of an improvement so that the CPA funding is used to provide an additional benefit which the City might otherwise not be able to fund. For example, CPA funding could be used to pay the difference between replacing an historically significant slate roof with the more appropriate but more expensive slate rather than a less costly asphalt shingle alternative.

Projects which have a limited or no public benefit to the community are generally considered to not be eligible for CPA funding.



## **5. Extent to which the Project includes Sustainable Development Design Elements**

The CPC supports the City's goal to reach carbon neutrality by 2050 and encourages all applicants to incorporate sustainability into their projects through design decisions such as: eliminating or reducing fossil fuel use; reducing embodied carbon, especially by reusing existing resources, prioritizing energy efficiency through methods like the Passive House standard, incorporating EV charging stations and/or solar panels, etc. CPA funding applicants should also consider that any projects over 20,000 sq. ft of new construction or substantial reconstruction will be expected to meet the City's Sustainable Development Design requirements as outlined in Section 5.13 of the Zoning Ordinance as the project goes through the Special Permit process. Additional information on these requirements is available on the City's website at: <https://www.newtonma.gov/home/showpublisheddocument?id=29553>

The CPC feels strongly that new CPA funded projects should move the City forward in meeting its sustainable energy goals and is aware that by adding in energy-saving measures a project may have higher upfront costs, particularly for renovations. The CPC encourages projects to incorporate all relevant energy efficiency and electrification measures into their proposals to be included in their discussions with the CPC. Any project which does not include these elements will be expected to provide a written explanation as to why they cannot be incorporated into the project with their funding proposal.

## **6. Project managers have a proven capacity for project management and long-term maintenance**

Newton's CPC requires each proposal to identify both a qualified, available project manager and a reliable source of non-CPA funding for future maintenance. The CPC also considers each proposal sponsor's past record of project management and maintenance when reviewing new proposals from that sponsor.

These requirements help Newton to avoid repeating past experiences with projects that took far more time or public funding to complete than originally anticipated or promised, and to comply with the state CPA statute's prohibition on using CPA funds for maintenance and operations.

## **7. Evaluate completed projects to ensure accountability and improve future projects**

Once a project is funded, the CPC requires regular progress reports. For all non-City projects, the final release of CPA funds is contingent on a final in-person presentation and written report to the CPC. City project managers are also expected to provide final reports to the CPC on CPA-funded City projects.

The CPC monitors completed projects indefinitely, to evaluate the community's long-term returns on its CPA investments, and to learn how well – and why – different projects are maintained with non-CPA funds.

# Newton Community Preservation Plan

Current & Future Proposals Compared to Available Funds & Allocation Targets					
	Affordable Housing	Historic Resources	Open Space	Recreation	
<b>Total Funded Projects, FY16-FY21 = \$22,641,369</b>	\$15,986,349	\$2,438,874	\$2,253,302	\$1,962,844	
<b>Fy15-Fy20 - Percentage of allocation by resource</b>	<b>68%</b>	<b>10%</b>	<b>10%</b>	<b>8%</b>	
<b>CPC target allocations by resource, ± 5%</b>	<b>35%</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>	
<b>Current Proposals or Pre-proposals, with Related Future Proposals</b> (in order of submission to CPC) ✓ = Fy20 appropriation    ? = recommended by CPC but not yet funded    * = cost revised or estimated by CPC staff <b>CIP = City of Newton Capital Improvement Plan.</b> In this plan, for "Priority," lower numbers = higher priorities; for "Urgency," 100 = highest, 1 = lowest.					
Sources & CIP Priority October 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 25, 31, 81 (54) 37.2) CPA proposal on hold	70 Crescent Street <i>(in addition to prior CPA funding already incl. in Fy13-18 totals above: \$100,000 for site assessment, Apr. 2016; \$260,000 for feasibility &amp; design, Mar. 2017)</i>				
CIP 90 (35.2) Pre-proposal discussed by CPC	<b>Fy21</b> City Hall (Front) & War Memorial Exterior Stairs <i>In April 2019 the CPC voted 9-0 to condition any consideration of a full proposal for initial design (\$68,250) on a commitment of matching non-CPA funds. The CPC has not yet agreed to consider a request for final design or construction funding.</i>				
Multiple CIP listing for individual properties included in project	Municipal Historic Exterior Building Envelope Study <i>In September 2021, Public Buildings submitted a pre-proposal to study 15 existing municipal buildings. CPC invited a full proposal at their Oct. meeting.</i>		\$100,000		
CIP 44	Gath Memorial Pool Renovations - <i>Request for Phase II funding submitted May 2022. Pre-Proposal review June 2022</i>				\$486,500
CIP 198 (19)	Jackson Homestead Basement Rehabilitation <i>Pre-Proposal submitted for April 2022 review. Request for design and construction funds to remediate water issues and create climate controlled gallery space.</i>		\$1,000,000		
NA	Webster Wood Debt Service (FY22 Funds Only)			\$693,103	
<b>Total Requested Funding by Category</b>		<b>\$0</b>	<b>\$1,100,000</b>	<b>\$693,103</b>	<b>\$486,500</b>
<b>Percentage of Allocation by Resource</b>		<b>0%</b>	<b>48%</b>	<b>30%</b>	<b>21%</b>
Future Funding Target Allocations					
<b>FIVE-YEAR FORECAST: Total Available Revenue for FY22-FY26 = \$24,483,113</b>					
<b>Target Allocation over Five Years:</b>		\$8,569,090	\$4,896,623	\$4,896,623	\$4,896,623
<b>TEN-YEAR FORECAST: Total Available Revenue for Fy22-FY31 = \$76,335,984</b>					
<b>Target Allocation over Ten Years:</b>		\$26,717,594	\$15,267,197	\$15,267,197	\$15,267,197
<i>Cumulative Debt Service for Webster Woods/300 Hammond Pond Parkway land acquisition (30 year debt):</i>					
<i>Next Five Years (FY22-FY26):</i>				\$3,470,513	
<i>Next Ten Years (FY22-FY31):</i>				\$6,947,875	

## Newton Community Preservation Plan

Other Potential Future Proposals (in order by highest CIP ranking for each site)					
CIP Priority (Urgency) Oct. 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 33 (53.3)	Pellegrini Park Field House Exterior Impmts		\$200,000		<i>could also be listed here</i>
CIP 38 (52.9)	New Park at 150 Jackson Road				TBD
CIP 40 (52.7)	Gath Memorial Pool Project ( <i>replacement</i> )				\$5,060,000
CIP 44 (51.9)	Brown/Oak Hill Middle Schools Fields Development				\$1,000,000
CIP 45 (49.8)	Burr Elementary School Fields Development				\$1,000,000
CIP 46 (48.3)	McGrath Park Fields Redesign and Development				\$1,000,000
CIP 47 (47.9)	Marty Sender path Phase 2 - Boardwalk and Trail Improvements				\$150,000
CIP 51 (46.9)	Halloran Field Lights and Field Reconfiguration Phase I (at Albemarle)				\$3,270,000
CIP 76 (37.9)	Crystal Lake Beach Improvements				\$500,000
CIP 1717 (30.3)	Jeanetter Curtis West Rec Ctr (The Hut)		<i>Could also be listed here</i>		\$2,500,000
CIP 122 (29.7)	Waban Library Accessibility Upgrades		\$150,000		
CIP 123 (29.7)	Old Cold Spring Field				\$350,000
CIP 132 (28.9)	Burr Park Fieldhouse Accessibility/Site Upgrades		\$250,000		<i>could also be</i>
CIP 134 (28.6)	Forte Park Lighting and Accessibility ( <i>including synthetic turf, which cannot be purchased with CPA funds</i> )				\$2,000,000
CIP 140 (28.1)	Kennard Estate Accessibility, gutters, plumbing and		\$500,000		
CIP 142 (28.1)	Crafts Street Stable ( <i>DPW</i> )		\$3,000,000		
CIP 144 (27.8)	Auburndale Library - Windows and Doors		\$200,000		
CIP 151(29.6)	West Newton Police Annex Building Envelope, Windows, Doors		\$200,000		
CIP 151 (26.9)	Police Annex - Exterior Windows and Doors, Building Envelope		\$200,000		
CIP 153 (27.5)	Crystal Lake Bathhouse		<i>could also be listed here</i>		\$5,000,000
CIP 154 (26.8)	City Hall - Clerks OfficeArchives ( <i>facilities</i> )		\$100,000		
CIP 155 (26.4)	Vernon Street Building - Building Envelope		\$335,850		
CIP 160 (25.6)	Burr Park Fieldhouse Building Envelope and Window Restoration		\$313,500		<i>could also be listed here</i>
CIP 163 (25.6)	West Newton Police Annex Roof Restoration/Repair		\$255,825		
CIP 167	City Hall Exterior Restoration		\$3,000,000		
CIP 168 (24.7)	Pellegrini Field Lights				\$250,000
CIP 172 (23.7)	Upper Falls/Braceland Playground				\$1,675,000
CIP 176 (22.7)	Former Newton Centre Library Building Envelope		\$1,500,000		
CIP 178 (22.2)	Auburndale Library - Accessibility and Site Upgrades		\$265,000		
CIP 180 (21.4)	Newton Corner Library - Exterior Windows and Doors		\$217,000		
CIP 185 (20.8)	Nonantum Library - Accessibility/Site		\$204,000		
CIP 188 (20.7)	Kennard Estate Building Envelope, Windows and Doors		\$240,000		
CIP 189 (20.7)	City Hall Historic Landscape		\$1,500,000		
CIP 190 (20.7)	Chaffin Park Wall (Fy21) ( <i>abutting Farlow Park</i> )		\$200,000		
CIP 194 (20.0)	Crafts Street Stable Building Envelope Restoration, Windows, Roof		\$2,000,000		
CIP 199 (17.9)	Waban Library Building Envelope and Entrance		\$325,000		
CIP 204 (15.1)	Jackson Homestead Doors & Windows		\$250,000		
CIP 207 (9.6)	Nahanton Park Accessibility ( <i>renovate parking areas, path to Nature Center</i> )				\$150,000
CIP 209 (9.4)	City Hall Doors & Windows		\$3,125,000		
CIP 213 (9.0)	Waban Library Exterior Windows and Doors		\$118,500		
CIP 214 (8.0)	City Hall Cupola/Roof Repair/Replacement		\$1,700,000		
CIP 215 (8.7)	Auburndale Library Building Envelope and Roof		\$260,900		
<b>Other Potential Projects Total By Category</b>		<b>\$0</b>	<b>\$20,610,575</b>	<b>\$0</b>	<b>\$23,905,000</b>
<b>% Allocation by Resource</b>		<b>0%</b>	<b>46%</b>	<b>0%</b>	<b>54%</b>
<b>CPA Target Allocations by Resource</b>		<b>35%</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>



City of Newton Community Preservation Committee

# Finances At a Glance

As of June 2, 2022

## Fiscal Year 2022

### Revenue

Beginning balance	6,530,519
Local CPA surcharge	3,826,366
State match	
Budget for this FY	731,629
Additional from prior FY	295,422
<b>Total Available Resources</b>	<b>11,383,936</b>

### Expenses

Bond repayment obligations	693,103
New funding authorizations	3,102,753
Administrative costs	180,910
<b>Total Expenses</b>	<b>3,976,766</b>

**Current Fund Balance** 7,407,170

## Fiscal Year 2023

### Revenue

Beginning balance	7,407,170
Local CPA surcharge	3,922,024
State match	
Budget for this FY	765,273
Additional from prior FY	878,578
<b>Total Available Resources</b>	<b>12,973,045</b>

### Expenses

Bond repayment obligations	694,353
New funding authorizations	3,133,002
Administrative costs	179,376
<b>Total Expenses</b>	<b>4,006,731</b>

**Projected Fund Balance** 8,966,315

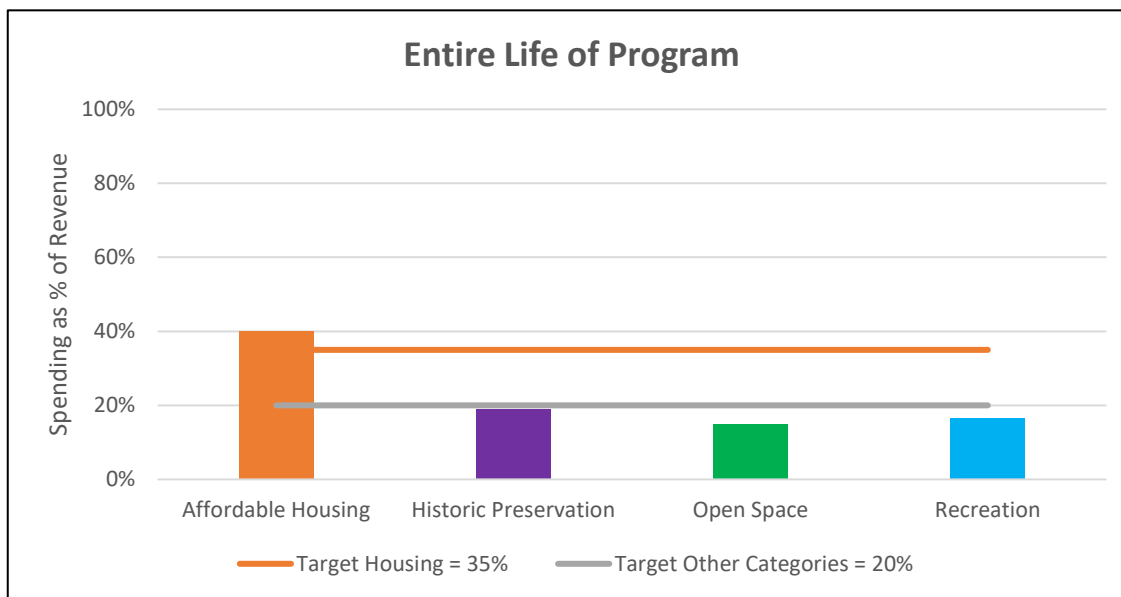
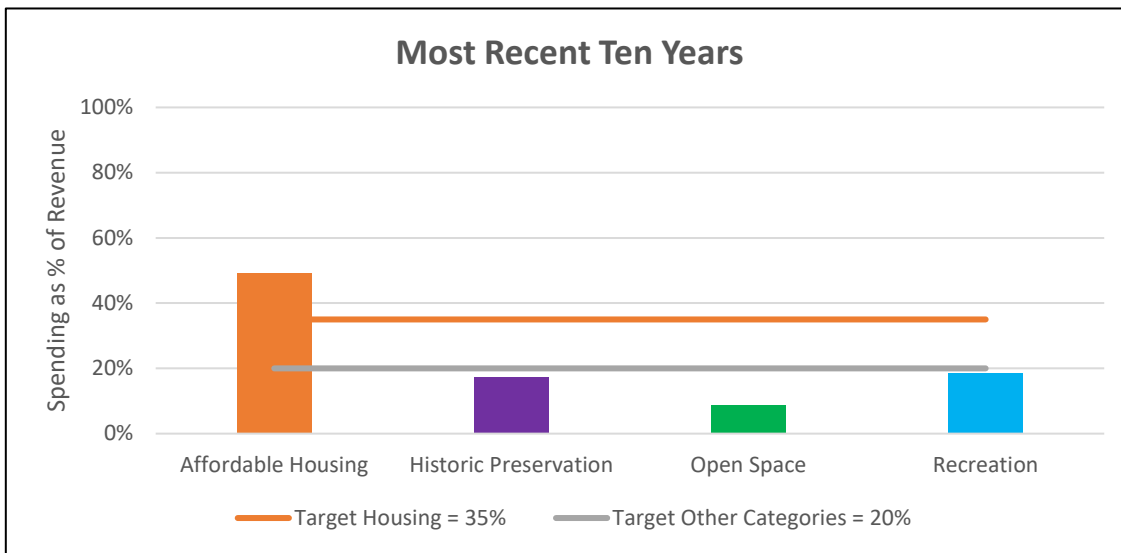
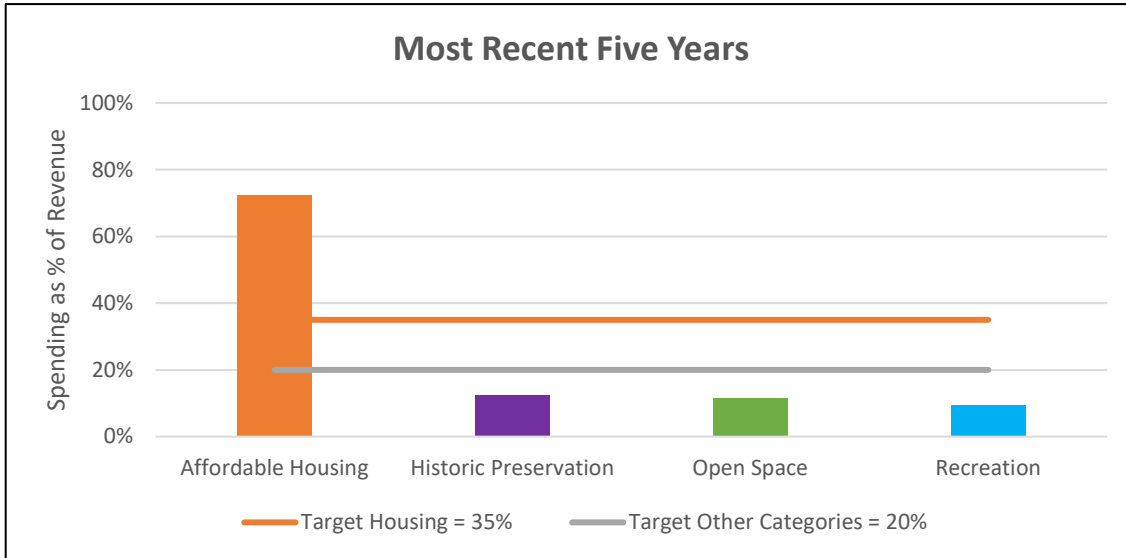
## Spending Compared to Program Area Targets

As of June 2, 2022

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending	Total Current Revenue
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration		
<b>Most Recent Five Years</b>							
Spending	16,010,473	2,739,528	2,541,370	2,094,775	728,150	24,114,297	22,134,531
% of Total Current Revenue	72%	12%	11%	9%	3%		109%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	37%	-8%	-9%	-11%	-2%		
<b>Most Recent Ten Years</b>							
Spending	19,904,748	6,984,367	3,574,995	7,543,272	1,294,302	39,301,685	40,496,724
% of Total Current Revenue	49%	17%	9%	19%	3%		97%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	14%	-3%	-11%	-1%	-2%		
<b>Entire Life of Program</b>							
Spending	31,031,827	14,785,781	11,653,248	12,758,517	2,346,754	72,576,128	77,471,811
% of Total Current Revenue	40%	19%	15%	16%	3%		94%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	5%	-1%	-5%	-4%	-2%		

# Spending as % of Revenue, Compared to Guidelines



## Spending History

Note: for projects funded by bond issues, list only the annual debt service payments on this sheet

Fiscal Year	Project	Phase	Debt Service Payment?	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	Total	Status
2023	Administration							179,376	179,376	Approved
2023	Webster Woods		Debt			694,353			694,353	Approved
2023	Jackson Homestead Basement Rehabilitation				1,000,000				1,000,000	Funds requested
2023	Gath Pool Enhancements	Phase II - Design and Construction Documents					486,500		486,500	Funds requested
2023	Commonwealth Ave Carriageway Redesign	Additional Funding to Complete Final Design					133,002		133,002	Rec'd by CPC
2023	West Newton Armory Affordable Housing	Construction of 43 Affordable Housing Units		3,000,000					3,000,000	Rec'd by CPC
2022	Administration							180,910	180,910	Approved
2022	Webster Woods	Bond Payment	Debt			693,103			693,103	Approved
2022	Grace Church Tower Restoration	Stone tower stabilization and restoration			441,755				441,755	Approved
2022	Levingston Cove Improvements Project	Construction of open space/recreation amenities				288,069	1,152,275		1,440,344	Approved
2022	Athletic Fields Improvements	Design through construction of six sites					420,000		420,000	Approved
2022	Nonantum Village Place Affordable Housing	Roof, Siding and HVAC Repair/Replacement		500,000					500,000	Approved
2022	New Art Center/Church of the Open Word Restoration	Feasibility and Design			94,600				94,600	Approved
2022	Newton Architectural Survey 1940-1972	140 Inventory Forms			17,500				17,500	Approved
2022	Newton Community (Angino) Farm Farmhouse Rehabilitation and Restoration Project				88,554				88,554	Approved
2022	Municipal Historic Exterior Building Envelope Study	15 exterior envelope assessments			100,000				100,000	Whatif
2021	Administration							125,572	125,572	Actual admin
2021	Coleman House Preservation			4,214,622					4,214,622	Approved
2021	Commonwealth Ave Carriageway	Initial Funding for Redesign					390,000		390,000	Approved
2021	COVID-19 Emergency Housing Assistance	Phase 2		724,124					724,124	Approved



**Community Preservation Act Funds  
Current Status of Active Funded Projects**

Fiscal Year	Project Title	Address	Funding Category	CPA Funding Appropriated	Total Expended to Date	CPA Funds Remaining	Notes on Progress
FY22	Athletic Fields Improvements	Four to Six Sites (See Project Website)	Recreation	\$420,000	\$0	\$420,000	Parks and Rec working on contracts with two consulting firms who will share the design work
FY18	AUBURN STREET (affordable housing & historic preservation)	236 Auburn Street, Auburndale, MA 02466	Community Housing/Historic Preservation (\$677,700/\$300,000)	\$977,700	\$977,700	\$0	Preservation Restriction signed and sent to MHC for final signatures
FY21	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	\$4,214,622	\$3,708,399	\$506,223	In Progress
FY21	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$390,000	\$193,724	\$196,276	Design work in progress - Adnl Funding recommended May 2022 and under City Council Review
FY16, FY17	Crescent Street Site Assessment, Feasibility and Design	70 Crescent Street, Auburndale	Community Housing/Recreation	\$360,000	\$225,403.00	\$134,597.00	Project on hold since 2018.
FY21	Gath Memorial Pool Feasibility Study	256 Albemarle Road Newtonville	Recreation	\$60,000	\$49,000	\$11,000	Project Underway - Bargmann Hendrie + Archetype chosen to complete work.
FY19, FY21	Golda Meir House Senior Housing Expansion (Stanton Avenue)	160 Stanton Ave, Auburndale, MA 02466	Community Housing	\$4,494,857	\$4,045,371	\$449,486	Project underway - Four requisitions to date and have used all funding except 10% retainage
FY21	Grace Episcopal Church Tower Restoration	70-76 Eldredge Street, Newton Corner	Historic Resources	\$1,433,000	\$386,442	\$1,046,558	Scaffolding and building protection elements are in place and beginning interior work - Next Requisition Submitted June 2022
FY19, FY21	Haywood House Senior Housing Development	Jackson Road (behind 83-127 Kennedy Circle), Newton Corner, MA 02458	Community Housing	\$3,077,900	\$2,761,180	\$316,720	Project 25% complete - have used all funding except 10% holdback to date
Multiple	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	\$208,700	\$132,502	\$76,198	CPC approved the reallocation of funds to the South Burying Ground fence replacement project in Oct. 2020.
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$0	\$28,990	Project delayed to 2022 - contractor unable to get adequate materials to complete custom job
FY22	Levingston Cove Improvements Project	Crystal Lake, Lake Avenue, Newton Highlands	Open Space/Recreation	\$1,440,344	\$0	\$1,440,344	Funding Approved Oct. 2021 - Work to begin Summer 2022
FY14	Myrtle Village Affordable Housing Development	12 and 18-20 Curve Street, West Newton, MA 02465	Community Housing	\$910,179	\$910,179	\$0	Waiting for Final Report - Reached out to Applicants Spring 2020
FY22	New Art Center/Church of the Open Word Restoration	19 Highland Avenue, Newtonville	Historic Resources	\$94,600	\$0	\$94,600	Funding Approved Oct. 2021, Grant Agreement to be signed
FY22	Newton Architectural Survey, 1940-1972	Various	Historic Resources	\$17,500	\$0	\$17,500	Grant funding received from Mass. Historical Commission - March 25, 2022
FY18	NEWTON CEMETERY Whipple-Beal Cast Iron Fence	791 Walnut Street, Newton Center, MA 02459	Historic Resources	\$60,000	\$54,000	\$6,000	Final Report Approved; Preservation Restriction under review with MHC as of 9/13/21
FY20	NEWTON CONSERVATORS, Conservation Restrictions (Kessler Woods)	200 Vine Street (bordered by La Grange St.), Chestnut Hill, MA 02467	Open Space	\$15,000	\$0	\$15,000	On hold pending completion of Conservation Restriction
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$3,209,050	\$2,584,958	\$624,092	In Progress
FY22	Nonantum Village Senior Housing Preservation	241 Watertown Street	Community Housing	\$500,000	\$0	\$500,000	Grant Agreement complete - project moving forward this summer
FY20	PIGEON HILL TRAIL (Riverside Greenway) Design	Connecting Evergreen Street to Lasell Boathouse to Charles Street in Auburndale, including two underpasses under Interstate 90	Recreation	\$50,000	\$3,737.93	\$46,262	Design work complete and working with DCR on design and future maintenance responsibility for pathway. Expect to be back to CPC in future to reallocate funding to construction work
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$15,219,426	\$520,574	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
<b>Project Totals</b>				<b>\$37,702,442.00</b>	<b>\$31,252,021.94</b>	<b>\$6,450,420.06</b>	

City of Newton



Ruthanne Fuller,  
Mayor

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**Community Preservation Committee**

**DRAFT MINUTES**

**April 12, 2022**

Barney S. Heath  
Director

The virtual meeting was held online on Tuesday, April 12, 2022, beginning at 7:00 P.M. Community Preservation Committee (CPC) members present included Mark Armstrong, Dan Brody, Eliza Datta, Byron Dunker, Susan Lunin, Robert Maloney, Jennifer Molinsky, and Martin Smargiassi. Committee member Judy Weber was not present for this meeting. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Present for the Planning Board were Peter Doeringer, Kelley Brown, Barney Heath, Kevin McCormick, Jennifer Molinsky, and Sudha Maheshwari.

Chair Dan Brody opened the Community Preservation Committee's public meeting at 7:00 P.M and introduced the CPC members present at this time. Mr. Doeringer then opened the Planning and Development Board public meeting as well.

**Joint Public Hearing with the Planning and Development Board on Proposal for the West Newton Armory Housing Development**

Present on behalf of the project were applicants Taylor Bearden and David Oliveri from Civico Development and Caitlin Madden and Claire Comeau from Metro West Community Development (MWCD). The Applicants began their PowerPoint presentation with an introduction to their organizations. MWCD was noted to have previously worked with the CPC on the Auburn Street affordable housing project and to be currently working on a 40 unit affordable housing development in Hudson. Civico had completed projects in Lincoln, Worcester and Reading and was excited to be partnering with MWCD on the West Newton Armory Affordable Housing Development.

The team noted that the City had been working with the State since 2018 on the purchase of the property for use as a 100% affordable housing development. The project team had submitted a proposal in response to the City's RFP in September 2021. Since their proposal was chosen by the City, they have been meeting with numerous groups for feedback and engaging with the community about the project. Their team meets weekly with City staff, including the City's ADA coordinator and others to take the project to another level. They explained that the proposal was to construct 43 units of affordable housing on the site which met universal design principles to meet the needs of residents of all ages and abilities. The project was designed to include pedestrian friendly open spaces as well as private patio and lawn areas for residents. The historic head house of the existing armory building will be preserved and will have publicly accessible meeting space and history exhibits. The

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team then presented the street view of the project and noted how the head house would work with the proposed new building behind it. It was noted that the main entrance of the building would be located on Armory Street in a shared plaza space and gathering point facing the Trader Joe's building. In the first floor of the head house, about 1/3 of the interior space would be taken up by the management offices with the rest to be used for meeting and community rooms and open patio space. The MWCD offices will be moving into the second floor of the head house and the organization would be the ongoing steward of the property. The team then reviewed the timeline for the project, noting that they were currently working on pre-development and permitting which they anticipated to be complete in the Fall, with construction to begin in 2025.

Ms. Comeau explained that the proposal would include 43 new units of 100% affordable, intergenerational housing. Fifteen of the units would be available to households below 30% AMI and the other 28 would be available to households below 60% AMI. The units would be supported by an operating subsidy so that residents only paid 30% of their current income. She gave examples of the types of households that might live in these units and the supportive services which they planned to have available. MWCD planned to hire an onsite Residential Services Coordinator to oversee these services and felt that they could provide a robust experience for the tenants that included physical, mental, and emotional health resources as needed. Ms. Comeau also noted that the property would be managed by Maloney Properties which was an established property management firm. She noted that they were working with other organizations as well, including Newton Wellesley Hospital which was providing funding for programs to assist with housing security and other services. She ended by stating that the MWCD's physical presence in the building would help them to provide robust services to the tenants.

Ms. Madden next addressed the project funding, explaining that having local funding was necessary to securing state and other funding sources. She reviewed the proposed project budget, noting that the construction was budgeted for \$21 million. With the reserve and soft costs, overhead and development fees, the total project cost was budgeted to be \$27,844,312. Ms. Madden explained that their funding plan was to max out the State funding sources, take advantage of passive house programs, and take out a building loan. The amount of the loan would be based on what the completed project could support. Ms. Madden stated that after assembling all of these sources, the project was left with a \$5 million gap which they were hoping to fill with the CPA and other City funding. This was proposed to include \$3 million in CPA funds, \$930,000 from CDBG funding, \$890,000 from the City's Inclusionary Zoning funds, \$118,000 in City HOME funds, and \$222,000 to come from West Metro HOME Consortium funds. This \$5 million from the City would allow the project to leverage \$22 million in State and other funds to meet the \$27 million project budget. Ms. Madden stated that by approving the City funding at this time, it would allow the project to advance forward through the planning and design process.

Mr. Brody asked Committee and Board members for questions at this time. Kelley Brown, Planning and Development Board, stated that he assumed that all of the capital expense figures were in current dollars and asked why it was not escalated for 2025. He asked how they were planning for future costs. Ms. Madden stated that they were basing their cost estimates on current comparable projects and understood that this was an uncertain market. They hoped that by 2025 some of the current volatility will have settled down. They would also refine the design and do value engineering as the project moved forward to manage the costs. She noted that they were also exploring using 4%

tax credits instead of their original plan for 9% tax credit as the funding amount was not capped for 4% tax credits and they could use those additional funds to offset any cost increases by raising additional tax credit funds. Mr. Brown stated that he understood that the State guidance was to expect to spend \$550,000 per affordable unit but that the proposed project would cost \$650,000 per affordable unit. He asked if this would be an issue for their State funding. Ms. Madden stated that the State has been involved with the project throughout the process and felt that they were in a good place.

Eliza Datta, CPC member, stated that she was also an affordable housing developer and was very excited to see a project with these deeper levels of affordability and intergenerational housing. She noted that both were much needed and was glad to see that services would also be provided. She thanked the City and staff for all their work on this project. She then noted that as a developer, she had been through the State funding process and agreed with the applicants on the importance of showing local support for the process.

Kevin McCormick, Planning and Development Board, asked about whether there were other expected uses coming up for the City's funds as he was concerned with using all of the City's available funding for this project. Amanda Berman, Director of Housing and Community Development, explained that there were no other large projects currently in the pipeline and that the project would use CDBG FY23 funding that was currently uncommitted as well as portions of both FY24 and FY25 anticipated funds. Peter Doeringer, Planning and Development Board, asked how much HOME funding would be allocated to the project. Ms. Berman answered that \$119,000 was the average amount that the City received for entitlement HOME funds and that they were setting aside one year of funding for this project. Eamon Bencivengo, Housing Development Planner, added that HUD required that the funds be used within two years and that 15% of the funding received be set aside for an established Community Housing Development Organization (CHODO) such as MWCD. He explained that the HOME Consortium funds would be allocated through an RFP process in the fall.

Mr. McCormick asked for more information on the resident services to be provided. Ms. Madden answered that a Resident Services Coordinator would be hired to work onsite in the MWCD offices 15 hours a week. Mr. McCormick asked if that number of hours would be enough for the residents living there and whether MWCD would be paying rent for their office spaces. Ms. Comeau answered that they had developed this plan by doing their best to try and assess the anticipated need for services. They were starting with 15 hours a week but since their offices would be onsite, they would be able to analyze the situation the program once it was underway. She noted that they would also work to connect residents to existing organizations in the community when that made sense.

Ms. Madden added that she had worked for other affordable housing development organizations and that 15 hours was the standard and generally seen to be the right amount. The MWCD offices would have an open door policy and hoped to have people come in when they were in need. She noted that they also had case managers on staff and had found that the model of having strong relationships with those other local organizations gave them the flexibility to provide the specific help that the individual resident needed. In terms of the rent, Ms. Madden noted that they were a small organization and that they were still several years away from moving into the new facility. She noted that their funding all went back into their project and development costs.



Mr. Doeringer asked the applicants to comment on the “Housing for Success” model and workforce development assistance that they planned to provide. Ms. Madden stated that “Housing for Success” was an overarching program that they used and explained how their intake process looked at each household’s financial needs as well as whether job training or financial independence coaching should be part of the support plan that the MWCD provides. They planned to provide residents with access to workforce trainings, resume assistance, etc.

Jennifer Molinsky, CPC Member and Planning and Development Board Member, stated that she was very much in favor of this project and was excited by the mix and different sizes of the units. She asked how they intended to fill the units with a mix of different ages and households. Ms. Molinsky also noted that there were five accessible units and asked if the other units would have universal design elements or be adaptable. Lastly, she also questioned the low number of hours for the resident services coordinator and suggested that they might do some early outreach on this issue as she thought that they might need more time. Mr. Bearden addressed the design components, explaining that they were currently working through the design and programming questions around what an intergenerational community might look like and need. They planned to design a building that was welcoming to residents of all ages and how they interacted and were considering how different elements were used by parents as compared to grandparents with kids or with their peers. They were planning to consider accessibility in the design and confirmed that all of the units would be adaptable and visitable.

Ms. Madden addressed the question of creating an intergenerational community. She explained that they had recently completed a family housing project in Medway and were beginning work on an adjacent senior housing site. By the time the Newton project was complete, they will have had several years of experience working with the two Medway sites to draw from. In terms of the amount of services provided, Ms. Madden stated that initial assessments when residents moved in were not enough and that they planned to use annual income certifications as an opportunity for more formal check-ins with residents on what they might need. She also thought that their Management Agent would play a key element in this process as they were often the first to notice changes in a household’s circumstances.

Martin Smargiassi, CPC Member, stated that he agreed with the comments made by previous CPC members. He asked for information on the total square footage on the project as well as the total unit square footage. He also wondered if there were any restrictions on the funding for the project and asked for more information on the job assistance and training programs. Mr. Bearden stated that the total square footage of the project, including common spaces, was 44,229 sf. This included 35,096 sf. of residential space, 3,525 sf. for the second floor offices, 1,599 sf. for the community room, 1,022 sf. for the management office, 986 sf. for the exhibit space, 500 sf. for the laundry and 1,503 sf. for bike storage. Mr. Bearden stated that there were no restrictions on the funding. Ms. Madden answered that the MWCD was building internal capacity to provide job assistance and training programs as well as working on building connections with organizations in Newton that had similar goals.

Robert Maloney, CPC Member, thanked the applicants for their presentation. He stated that he had looked at the overall capitalization of the project and noted that he had limited experience with affordable housing developments. He noted that the project was requesting \$3 million from CPA

funds and a total of \$5 million from the City and asked how typical it was to request this much funding. He felt that it was a large amount but was not sure based on the type of project, noting that the CPC had provided similar amounts for the Haywood House and Coleman House projects. He noted that this was in addition to the property itself and wondered how often local funding was used for close to 20% of a project and asked CPC members how they felt about this amount.

Ms. Madden stated that some level of local funding was always required for State funding requests and that this amount was in the range of what they had seen for other similar projects. She understood that this was a significant amount but noted that their aim was to achieve the ambitious goals set by the city for this site which included green technology, historic preservation, and sustainability. All of these were requested by the City and they felt that it was important to put together a realistic request in order to achieve them. Mr. Bearden agreed with Ms. Madden's summary of the need for this amount of local funding.

Barney Heath, Director of Planning and Development and Planning and Development Board member, noted that this was not a typical recent affordable housing project as the aim was to provide family housing at deep subsidy levels. He agreed that the City had asked for a lot in its RFP when it asked to have the head house saved and sustainability considered, and noted that these requests came with a price tag that would be greater than what had been seen elsewhere.

Ms. Datta stated that the City of Somerville was funding about 25% of the project costs for an affordable housing development on a City site. She noted that these funding requests were often based on the community's resources.

Sue Parsons, co-chair of the Joint Advisory Planning Group (JAPG) that had considered the future of the West Newton Armory site and Engine 6 member, stated that she was very pleased to see this project moving forward. She noted the deep level of affordability in the project, with fifteen units to be available to households below 30% AMI, and that it was significant that the City was developing 43 units of affordable housing on a very public, well known site. She was delighted that this was under consideration and strongly encouraged both groups to consider it.

Mr. Brody closed the public hearing at this time. He stated that he thought this was a great project and confirmed that it would be 100% affordable units. He noted that most buildings had a 50-100 year life span and applauded the energy and sustainability work proposed here. He then asked if it would be possible to make all of the parking spaces electric charger ready. Mr. Bearden stated that it was possible and that the only reason that they had not revised the plans to show this was that they were currently in the middle of the development process. He stated that their team was conceptually in favor of this but needed to look at the revised design and budget before they could make that change. Mr. Smargiassi agreed with Mr. Brody and offered a technical & financial solution allowing, installing underground conduits for future chargers now so that they would be ready for wiring when funding was available in the future.

Mr. Brown stated that he also agreed with the comments that had been made and had also been part of the JAPG which had been concerned about any risks involved with developing a site with historic preservation issues. He knew that there was always a little confusion on how these risks could be managed and also achieve the required sign off from the Massachusetts Historical Commission (MHC)

to move the project forward. He asked how the applicants planned to manage that process. Ms. Madden stated that they had met with the Newton Historical Commission (NHC), which would be key to their success with the MHC. They were working with a preservation consultant and would be requesting a letter of support for the design of the project from the NHC that could be included with their Project Notification Form to the MHC. They did not anticipate any major issues with this review and noted that they planned to submit the form to the MHC by the end of the month, after which MHC would have 30 days to review it.

CPC members had no further questions at this time. Ms. Datta moved to recommend that the proposal for the construction of 43 units of 100% affordable housing at the former West Newton Armory be approved for full funding as submitted. Mr. Maloney seconded the motion which passed by unanimous voice vote. Ms. Madden thanked the CPC and noted that April was Fair Housing month and that it was great to see the City voting to spend funding for affordable housing at this time.

Mr. Bencivengo gave the Planning and Development Board members a brief presentation summarizing the uses and sources of the requested CDBG, HOME and Inclusionary Zoning funding. He explained that \$1,938,000 was requested from these sources and provided a breakdown for the Board member's review, noting that it represented 7% of the project funding. Mr. Bencivengo explained that the CDBG funding was requested as a pre-approval for future funding years. He reviewed the details and amenities of the project and noted that the project aligned with the goals of the Washington Street Vision Plan. The Newton Housing Partnership had also voted in February to support the full funding of the project and staff recommended its approval.

Mr. Doeringer stated that this project would be looked at for its historic as well as its affordable housing goals and suggested that the Board should strongly endorse and consider the approval of the CDBG, HOME and Inclusionary Zoning funds as requested for permanently affordable housing. The motion was made and passed by the Planning and Development Board at this time. Mr. Doeringer recognized and thanked departing member Sudha Maheshwari for her work with the Board before closing their meeting at 8:20 P.M.

### **Review of Pre-Proposal for Jackson Homestead Basement Rehabilitation**

Lisa Dady, Executive Director of Historic Newton, was present on behalf of the proposed project to address water and humidity issues with the basement of the Jackson Homestead. She noted that the Jackson Homestead is the City's museum and that the project was intended to move the building into the 21<sup>st</sup> century in terms of how they cared for and presented the museum's collections. She also pointed out the important of the project to the preservation of the building itself as well as the artifacts it holds. The project would address long standing moisture issues as well as make the space useable for gallery and workspace.

Ms. Dady explained that the project would focus on the preservation of the building by dealing with water infiltration and humidity issues. They would create a box in the basement that meets museum requirements. She noted that the space has an Historic Newton exhibit that was installed in the 1980s and is missing huge pieces of the City's history. They wanted to expand it and show more than what is there now but needed to deal with the space's existing problems first. Ms. Dady referred to the photos included in the pre-proposal of the existing conditions in the basement and explained that she

was working with Building Commissioner Josh Morse as well as architects Larry Bauer and Russ Feldman to develop the project and initial cost estimates. They planned to use 17% of the overall funding for the design work and to use the rest of the funds for construction. The first step of the project was to hire an engineering consultant to look at the space and access issues and the conditions of the collection storage areas. Ms. Dady referred to photos of the brick foundation and noted that it was damp enough that they could pull away handfuls of dirt and mortar. The basement vents had developed mildew and water condenses on and dripped from the ductwork, making it clear that the space adjacent to the exhibits was too humid. They had previously installed dehumidifiers in the space but these had also failed and begun to drip and were at best a temporary bandage for the humidity problems. CPA funding would be a critical piece of the funding needed to make the building sound.

Mr. Armstrong asked if the basement had ever been a successful space for museum exhibits. He thought that they might be fighting against the New England climate and was not sure how feasible it was to maintain exhibits in the basement area. Ms. Dady stated that this work was meant to be part of a longer range plan for the structure, which was a City landmark and had a preservation restriction on it. She explained that they wanted to improve access and space in the museum while also being careful to try and work with the existing footprint. They had been able to make the space work with a dehumidifier but this proposal was meant to be the more permanent solution to the issue. She thought that the project to both preserve the building and make the space suitable for exhibits could be done successfully and noted that the furnace and other existing equipment could be built into the climate control plan for the structure. The basement level was already accessible while the second floor of the building was not and that this project had the ability to save the City and non-profit a lot if done right.

Mr. Armstrong asked if the existing stone foundation would remain and Ms. Dady answered yes that the new museum space would be built inside the existing foundation. She also noted the design and construction funding information in the proposal. Mr. Smargiassi stated that he had a history of developing projects in historic buildings and thought the cost for this space was too high. He stated that he would like to take a look at the site and said that he had worked with a few contractors who had experience with this type of project. Ms. Dady welcomed members to visit and suggested that they could arrange a meeting with Commissioner Morse and the project architects to review the proposed work. She noted that City projects were often more expensive because they were required to use the public bidding process and prevailing wage and that materials were more expensive at present. She explained that they had wanted to give the CPC an overall look at the project and to be realistic about the costs but that it was possible that it could be less than the current estimate. Mr. Smargiassi explained that he had installed a 15 millimeter vapor barrier and concrete barrier in an historic structure and that it had cost closer to \$50,000 for a similar 1,400 sf. space. Ms. Dady stated that the work would also include some repairs to the existing foundation and address the specifications for the museum installation but agreed that it was possible that the final project could cost less.

Mr. Brody asked if the building was air conditioned. Ms. Dady stated that they currently used the same system for all three levels of the building which was not ideal. The building had a gas furnace and Ms. Dady noted that they would like to see the building become greener and were open to



considering an electric heat pump system. The proposed study would also consider these existing systems.

Ms. Molinsky stated that she could see that the building had issues and noted that there was a separation between what was needed structurally for the building and for the specific uses of the space. Ms. Dady stated that they had consulted with an exhibit designer, Cambridge 7, to see what would be needed to upgrade the 1980s exhibits as well as there were benefits to planning ahead for any electrical or systems work that might be needed.

Mr. Brody thought that it would be good to have more details on the non-profit side of this project and a sense of the bigger picture for their plans for the museum and building. Mr. Dunker stated that he would like to know what Martin and Mark thought after seeing the space as he believed having new viewers could be helpful to the project. Ms. Dady stated that they did have estimates to do the minimum mitigation possible to preserve the building and that those were lower than what was currently proposed. Mr. Brody noted that from the outside, part of the building appeared to be a garage and wondered how that space was used. Ms. Dady explained that that space housed the archives wing of the building and a small kitchen.

Ms. Molinsky moved to invite the applicants to submit a full proposal for the Jackson Homestead Basement Rehabilitation for review at a public hearing in the future. Mr. Armstrong seconded the motion which passed unanimously by voice vote.

## **OTHER BUSINESS**

### **Review of Interactive Online Map**

Members agreed that this should be added to the Community Preservation Program website. Ms. Lunin moved to add the link to the website and publicize the new resource. Mr. Smargiassi seconded the motion which passed by unanimous voice vote. Members were also encouraged to continue to review the interactive map and to let staff know if there were any suggestions for future changes.

### **Review of Current Finances**

Ms. Kritzer noted the new projects that had been approved and added to the At A Glance report this month. She also briefly reviewed the status of the CPC's ongoing projects.

### **Approval of March 8 Minutes**

Members had reviewed the draft minutes prior to the meeting. Ms. Lunin moved to approve the draft minutes for the March 8 meeting as submitted. Mr. Maloney seconded the motion which passed by unanimous voice vote.

### **Designate Member for April Minute Review**

Mr. Smargiassi volunteered to review the draft minutes for the April 12 meeting.

Mr. Maloney moved to adjourn. Mr. Armstrong seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 8:54 P.M.

City of Newton



Ruthanne Fuller,  
Mayor

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Barney S. Heath  
Director

## **Community Preservation Committee**

### **DRAFT MINUTES**

**May 10, 2022**

The virtual meeting was held online on Tuesday, May 10, 2022, beginning at 7:00 P.M. Community Preservation Committee (CPC) members present included Mark Armstrong, Dan Brody, Byron Dunker, Susan Lunin, Robert Maloney, Jennifer Molinsky, Martin Smargiassi, and Judy Weber. Committee member Eliza Datta was not present for this meeting. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Chair Dan Brody opened the Community Preservation Committee's public meeting at 7:00 P.M and introduced the CPC members present at this time.

### **Public Hearing on Proposal for Commonwealth Avenue Carriageway Redesign Additional Funding**

Project Manager Nicole Freeman, Director of Transportation Planning, presented the new proposal for additional funding of the Commonwealth Avenue Carriageway Redesign project. She explained that the project was moving forward and was on track to go out to bid in April 2023 for construction in FY23. The project would be constructed with \$5.9 million from MassDOT which made it subject to State review and requirements. She explained that this had become an issue at the signal at Ash Street and Commonwealth Avenue, which was regularly used by the Islington Road residents but did not meet State requirements. The signal was located in the design area but according to MassDOT, it would not remain in the project as it did not meet their engineering requirements or standards. The City had worked on other options for the intersection which met the State's requirements over multiple community meetings but residents of the area wanted to see the signal remain in place. Addressing this issue has caused a tremendous amount of extra work and meetings for the consultants.

Ms. Freeman showed two presentations with the different options that had been created for the intersection both with and without the signal. She explained that the default option was to remove the intersection from the project, but that both accessibility and bike advocates were in favor of seeing the signal removed. Ms. Freeman stated that they would like to see this intersection reconstructed if possible, and the City Council had had a split vote on which option to go forward with two weeks before. She was not sure which option would go forward at this time. She stated that a lot of hard work had gone into creating the conceptual and 25% design and that once this decision was made on the intersection, the design would be largely set with the rest of the work to include engineering and technical elements for the project. Because this phase had taken more time and design work than anticipated, they had requested an estimate from the consultants on what

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additional funding would now be needed to complete the 100% design. Ms. Freeman stated that the additional funding requested covered all of that expense and was expected to be the only extra funding requested.

Mr. Dunker asked why the traffic signal was part of a recreation project. Ms. Freeman answered that this is a unique project. She noted that most of Commonwealth Avenue had the roadway only on one side but that this section had it on both sides of the median. The project was intended to remove the roadway from the north side and return it to bicycle and pedestrian use. She reviewed the project area with members and noted the existing conditions and the changes proposed with the new design. She explained how the new design would provide two pedestrian/bicycle lanes and would connect to the overall MassDOT project by extending the pathway west over the Charles River where it would connect with other projects that would provide bicycle lanes to Natick. She added that this work would also connect to other existing pathways along the Charles River.

Mr. Armstrong asked where the extra project costs had come from. Ms. Freeman answered that they had planned to spend \$360,000 to get the project from the 25% design phase to the 100% design phase. They already knew that they had spent more to get to this point in the project than they had planned for and would run out of funding before the project complete. The additional funding requested would allow them to complete the project as originally planned.

Mr. Dunker stated that this project had been presented to the Parks and Recreation Committee and that there was a lot more work going on to complete this project than it might seem. Mr. Armstrong believed that they had already achieved a huge benefit by getting the State funding. He understood that the public was concerned as there are a lot of changes proposed but thought that they were doing a good job of working with everyone. Ms. Molinsky asked about the decision process for the design of the Ash Street signal. Ms. Freedman explained that the City Council was required to approve any projects that changed the road design. This was usually done through the Public Facilities Committee at the 25% design stage. Ms. Molinsky asked if the initial design for the project had been approved without the signal. Ms. Freedman stated that they had had a meeting on the concept design and had heard from Islington Road residents that they wanted to keep the signal. They had included the signal in the 25% design and had thought that it might be allowed by the State since it was already there but MassDOT later stated that they could not fund the intersection with the signal as it did not meet their requirements. Ms. Freedman noted that some of the project's neighbors were now fighting hard to remove that intersection from the project so that the signal could remain in place and showed slides with three potential options for the intersection. Ms. Freedman stated that the first option was to entirely remove the intersection at Ash Street, the second option was to remove the intersection from the project and leave it in its existing condition, and the third option was to make the intersection signal ready but not install it. She explained that MassDOT's concern was that in cases like Ash Street where the light was usually green, there was a higher rate of rear ending accidents and people running the red light because people were not expecting the light to change.

Mr. Brody asked if the additional funding would be adequate no matter which option was chosen. Ms. Freedman answered yes and confirmed that the \$133,002 requested was the amount quoted by the consultants to complete the work. Mr. Smargiassi stated that he was an Auburndale resident and thought that this project would connect areas that were currently separated in a wonderful way. He



supported the use of the first option and liked that the project would connect with the Charles River Bridge and Boathouse. He added that he saw this project as giving a lot back to Newton residents. Ms. Weber also thought that the project sounded great and was the type of project that CPA funding should be used for. She noted that she had not been on the CPC when the funding was initially requested and asked if the City would be back for any construction funding. Ms. Freedman answered no, that MassDOT would take care of all construction costs. Ms. Freedman also noted that this type of project normally took 10 to 20 years to be designed and constructed but that MassDOT had quickly found bike and pedestrian funding for it and had moved it up for construction next year which was very unusual.

There was no public comment at this time and the public hearing was closed. Mr. Smargiassi moved to recommend the additional project funding for the Commonwealth Avenue Carriageway Redesign Project as requested. Ms. Lunin seconded the motion which passed by unanimous voice vote.

## **OTHER BUSINESS**

### **Review of Updated Logo Design**

Mr. Armstrong had drafted four category depictions for the new CPA logo which were shared with Committee members prior to the meeting. Mr. Armstrong explained that he had looked for ideas on the internet for images that were identifiable for the project categories but did not think that they could completely do away with having the descriptive words as well. He had abstracted the proposed designs based on his research.

Ms. Weber stated that she like the proposed designs and had no problem knowing which image was for which category. She thought that the proposed designs would be easy to reproduce and colorize. Mr. Armstrong suggested that the proposed designs be relayed to the Newton North graphic design students to compile into the logo. Ms. Weber asked what the students would be asked to do. Mr. Armstrong thought that they could look at the designs in a new way and make suggestions for the overall design such as whether to use color. It was suggested that the Committee should send the designs in to the students with the explanation that the intent for each category was to keep the logo simple and iconic and see what they come up with. Mr. Brody liked the proposed images and asked to what extent they had been taking from internet designs. Mr. Armstrong explained that he had used the internet for ideas but had drawn and altered all of the proposed images so there were no proprietary issues.

Mr. Brody noted that the new logo should include the CPC and City. Members agreed that the City map and symbols did not need to be included. It was noted that the new logo should have visual symmetry and be eye catching and that the current logo was too heavy to read easily. Ms. Kritzer was asked to send the proposed designs to Newton North with the changes suggested.

### **Review of Project Review Materials and Spreadsheets**

Ms. Kritzer stated that a question had been raised several meetings ago about whether or not to make the document compiled for the W. Newton Armory discussion on previously funded affordable housing projects publicly available on the website. Ms. Weber noted that that document had started with a question about whether the CPC was evaluating large housing projects consistently. She felt

that the information compiled there was valuable and noted that it showed that CPA funding had been used in the past for both new construction and existing unit preservation and wondered if the Committee should consider looking at future projects on a funding per unit basis. She noted that it was not always clear as to how a project should be evaluated in comparison to other opportunities. Mr. Brody thought that the document was a helpful tool and that it would be easier to remember to use the information in the future if it was easily available. Mr. Armstrong noted that the CPC had been able to rely on Ms. Ingerson's institutional knowledge in the past which was no longer available. He thought this document worked to fill in that gap and noted that it could be useful in the future to drive questions on what a proposal needed to prepare to address in the future.

Members agreed that the document should be added to the website for public review. It was also suggested that the Committee develop a simple "dashboard" for project reviews which considered what the most common questions were and what the Committee wanted to have more information on. In addition to finances, information might be necessary on the design, operation, impact, energy use, etc. of the new development, as well as who they were serving. It was suggested that an impact statement explaining how the project might be serving the community would be helpful.

### **Review of Current Finances**

Ms. Kritzer noted the new projects that had been approved and added to the At A Glance report this month. She also briefly reviewed the status of the CPC's ongoing projects and updated members on the status of the new Affordable Housing Trust. The Trust was anticipated to have its members approved by City Council by June 6 and to begin meeting by the end of the month.

### **Approval of April 12 Minutes**

Ms. Kritzer stated that the minutes had been revised after the project packet had been sent out. Members agreed to continue the approval of the April 12 minutes to the June meeting to allow time to review the additional edits.

### **Designate Member for May Minutes Review**

Mr. Armstrong volunteered to review the draft minutes for the May 10 meeting.

Ms. Kritzer updated members on the possibility that in-person meetings might be beginning again over the summer. Members expressed a preference to still have an online option for attending meetings and suggested that staff reach out to the Allen House as a potential future meeting location.

Ms. Weber moved to adjourn. Mr. Maloney seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 8:15 P.M.