

TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE Project Submission Form – FY21 Summary Form
--

Submission Date: September 14, 2020

Project Name: Memorial Pool Renovation

Project Address: 6 Alphabet Lane, Weston, Ma 02493

Brief Project Description: The Memorial Pool Renovation will include: (1) Replacing the sand filters which have reached the end of their useful life, (2) Improving accessibility, (3) Adding amenities to improve the recreational value of the pool, and (4) Expanding the concession area to include a better variety of offerings.

Contact Person: Christopher Fitzgerald

Contact Title: Recreation Director

Contact Phone #: 781-786-6265

Contact Email Address: fitzgerald.c@westonma.gov

Contact Mailing Address: 20 Alphabet Lane, Weston, MA 02493

Sponsoring Organization (e.g., Conservation Commission): Recreation Commission

Eligibility - Only activities designated in “Yes” boxes, below, are eligible uses of CPA Funds. Please mark the box, or boxes, that apply:

	Open Space	Historic Resources	Recreational Land	Community Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes, if acquired or created with CPA funds	Yes	Yes	Yes, if acquired or created with CPA funds
Administrative Fund Request	Yes	Yes	Yes	Yes

Projected Cost (Please add information for additional fiscal years as necessary):

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2020 [prior yr(s).]		\$3,000 (Feasibility)	
2021		\$250,000	
2022	\$2,500,000	\$2,250,000	
2023			
Total:		\$2,500,000	

Please address the following questions/categories using additional sheets as necessary.

- Goals/Community Need:** What are the goals of the proposed project? Who will benefit and why? Does the project address needs identified in existing Town plans?

The Town of Weston Recreation Department has maintained a popular community swimming pool since the 1970's. The goal of the Memorial Pool Renovation project would be to benefit the residents of Weston by replacing an aging filtration system, improve accessibility, expand the concession area, and add amenities.

- Project Timeline:** Describe project milestones and when they will be completed.

FY 21 – secure design fees, begin design

FY 22 – Finish design, identify and secure construction fees

FY 23 – Complete the project, begin at completion of summer pool season (September 2022) and end before following pool season (April 2023).

- Community and Municipal Support:** Describe the nature and level of support for and/or opposition to this project. Additionally, *all applicants must submit the attached acknowledgement executed by the Town Manager.*

A group of citizen volunteers has been identified and is ready to advise the Recreation Commission through this project. The Board of Health and Land Use Department have been consulted and approved the scope of the project.

- Budget:** Provide a line item budget and an explanation of how the budget was prepared. Include back up documentation including any proposals for services, professional cost estimates, etc. For community housing development projects, provide a phased source and uses of funds.

Line item budget is attached and was prepared by Gienapp Architects in March 2020. This reflects the project described, here, the scope of which was identified in the Recreation Master Plan.

- Other Funding Sources:** In addition to CPA Funds, what other funding sources are

available, committed, or under consideration? Include commitment letters and describe any other attempts to secure public or private funding for this project.

One charge of the Citizen's Committee will be to consider the feasibility and scope of a fundraising element.

6. **Implementation:** Identify the person/persons responsible for project implementation and describe his/her/their relevant experience.

The Recreation Department headed by the Recreation Director

7. **Comparable Projects:** List and describe any comparable projects.
8. **Operations/Maintenance:** If the project is revenue generating, provide a 5-year operating budget. If the project will not generate revenue but ongoing maintenance will be required, provide a 5-year budget with funding sources identified. (CPA funds cannot be used for maintenance). Identify the person(s)/entity responsible for operations/maintenance.

Ongoing maintenance will be included in the Recreation Department Enterprise Fund operating budget.

9. **Multiple Projects:** Sponsors with multiple proposals should prioritize them here.

10. Provide Supporting Documentation as Applicable:

- a. **Evidence of Site Control (e.g., purchase and sale agreement);**
- b. **Feasibility Studies; see attached:** Recreation Master Plan – applicable section, study and cost estimate provided by Gienapp Architects. Both studies were supported with CPA Administrative funds.
- c. **Appraisal;**
- d. **Letters of Support;**
- e. **Maps;**
- f. **Statistics; and**
- g. **Other Relevant Information**

TOWN OF WESTON
Community Preservation Committee, P. O. Box 378, Weston, MA 02493

ACKNOWLEDGEMENT OF CONSULTATION WITH THE TOWN
MANAGER AND OTHER RELEVANT GROUPS

Please indicate the date(s) of each consultation with Town boards, committees, and/or departments undertaken at the Town Manager's direction:

Consultation with the boards and departments below were done at the discretion of the Recreation Department. The boards and departments listed were consulted because of their oversight of laws, codes and guidelines that would govern this project. All departments consulted approved of the scope at this point in the planning process. The consultant that developed the attached estimate was procured through the Town's Facilities Management Department.

<u>Board/Committee/Department</u>	<u>Date(s) of Consultation</u>
1) Board of Health	August 11, 2020
2) Land Use Department	August 13, 2020
3)	
4)	
5)	

Town Manager:

Leon Gaumont

Date:

Attachment 1: Recreation Master Plan assessment of Weston Memorial Pool.

ASSESSMENT OF WESTON MEMORIAL POOL

Description of Existing Facilities

Swimming Pool

The Weston Memorial Pool was constructed in the late 1950's with major renovations in 1971 and 1993. The pool was constructed on what originally was a pond and is adjacent to the Country School and Woodland School.

There are several designated parking spots for the pool, but parking is primarily shared with the Country School and Woodland School during peak demand. The pool is surrounded by a chain link fence. The entrance is housed next to a small building on the northern side that doubles as check-in and concession sales. Attached to the north side of the small building is a series of six cold water outdoor showers that can be used by patrons to rinse off before and after using the pool (See **Figure F**).



Figure F: Memorial Pool Outdoor Showers

The Memorial Pool is a curved pool that mirrors the shape of the pond that originally occupied the area. The pool is roughly 345-ft long and between 45-ft to 80-ft wide. The pool depth increases from 1½-ft to 13-ft. The volume of the pool is 658,323 gallons. Depth markers are spray painted onto the concrete pool deck (See **Figure G**) along with "NO DIVING" markers. A red contrasting strip runs along the bottom of the pool at the 5-ft depth marker accommodated by a buoy when the pool is in operation.

There are multiple ways to enter and exit the pool which include:

- An ADA access ramp.
- Two sets of steps (one permanent set and one removable set).
- Four pool ladders (one on each side of the deep end, one at seven-ft. and one at six-ft.).
- One portable ADA lift.

The pool includes a semi-circle bench along the perimeter of the shallow end that was installed in 1993 (See **Figure G**). Special features associated with the pool include a rain drop water feature in the shallow end (See **Figure G**) and a 16-ft long, 1-meter diving board in the deep end. Both of which were installed in 1993. There are four (4) lifeguard chairs installed into the pool deck, three (3) in the deep end and one (1) in the shallow end.



Figure G: Memorial Pool Bench and Spray Feature

Filtration System

Water from the pool flows to the filtration system through a perimeter gutter system and four (4) 18-in by 18-in stainless steel square main drains, all of which were installed as part of the 1993 renovations. The main drains are located in the deep end of the pool and are spaced 9-ft apart. The pool filtration equipment is located in a building south of the pool.

Table 4 below provides a summary of available information on the existing pool filtration equipment and **Figure H** below provides a plan view drawing of the filter room from the 1993 Plans.

TABLE 4 - EXISTING POOL FILTRATION EQUIPMENT

Equipment	Manufacturer	Model
Collector Tank	-	-
Centrifugal Filter Pump (2)	Marlow	Series 530 (5-11SC)
Single Cell Sand Filter System	Neptune Benson	120DRF-10 (Filter Area 157.0)
Chlorine Storage Tanks (3)	-	400 Gallon tanks
Chlorine Feed System	Rola - Chem	543703
Water Quality Controller	Stranrol	System 4
Emergency Eye/Face Wash	Honeywell	eyesaline

Chlorine for the pool is stored outside of the building in an enclosed area. Filtrated water is recirculated back into the pool through a gutter return system. The filtration pumps operate at approximately 1,500 gpm to achieve a turnover rate of 7.3 hrs. The pumps were replaced as part of the 1993 renovations. When the pool is opened, the filters are backwashed daily. Backwashed water is filtered through sand beds before being discharged to grade. Makeup water for the pool comes from a still well located to the east of the pool.

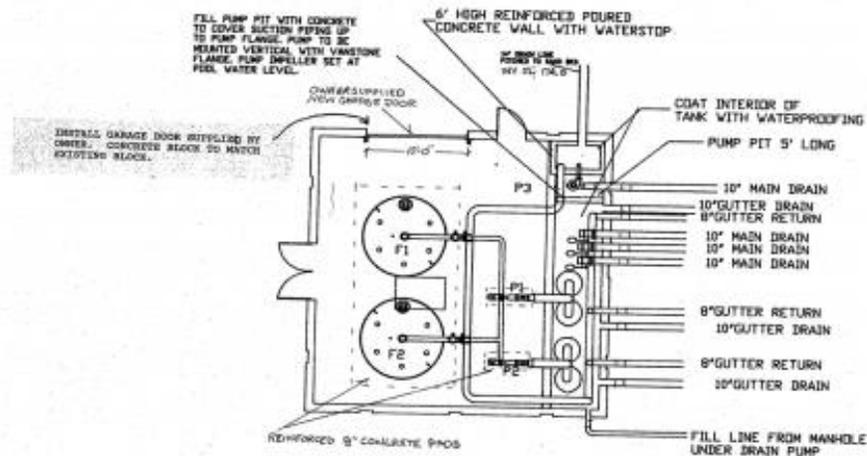


Figure H: Filter Room Plan View (1993 Plans)

Patron Usage and Programming

The pool is primarily used for open swim from the beginning of June to the end of August. When open, the pool hours are 11:00 am to 7:00 pm, 7 days a week. On average, the pool has 300 visitors per day.

Existing Conditions

Structural

The bottom of the pool was not fully visible since the site visit was conducted during the pools off season, but the overall structural condition of the pool appeared to be in good condition.

Finishes

The pool interior is in fair condition. The pool is painted every 5 years. The gutter was recently installed and appears to be in good condition. There was visible spalling on the stairs and the ramp on the east side of the pool. (See **Figure I** and **Figure J**).

It was reported that spalling gets repaired annually as part of startup. The rain drop spray feature is in good condition but is missing some letters for the "NO DIVING" and the "NO STANDING" warning signs on the feature. The Town noted that these letters are fixed each year during start up as needed.

The main drains were installed in 1993 and most likely have exceeded their expiration date.



Figure I: Memorial Pool Spalling on Ramp



Figure J: Memorial Pool Spalling on Steps



Figure K: Pool Deck Cracking

Deck

The concrete pool deck is in good condition as well as the spray-painted depth markers. There is no expansion joint however between the gutter system and the concrete pool deck which could eventually result in deck and gutter cracking. As shown in **Figure K** there is some minor cracking already along the pool deck.

Mechanical

The mechanical equipment appears to be in good condition. The pumps were replaced within the past 5-years and therefore have approximately another 5 to 7 years before needing to be replaced.

The filters were inspected in 2018 and were reported to have another 5 to 7 years before needing to be replaced because of compromised liner.

Attachment 2: Project estimate, including construction costs.

PROJECT BUDGET
Weston Memorial Pool Renovation
Weston, MA



Glenapp Architects
4/21/2020
Prepared by: MN

	Notes	Initial Budget	Notes	Start of Construction	Notes	Committed to Date	Notes	Current Estimate
1	Construction Cost	\$ 1,516,000						
2	Arch./Eng. Fee	\$ 181,920						
3	Topographic Survey	\$ 5,000						
4	Testing and Inspections	\$ 7,000						
5	Clerk of the Works	\$ 105,000						
6	Furnishings and Equip.	\$ 40,000						
7	Computer Technology	\$ 56,000						
8	Telecommunications	\$ 15,000						
9	Separate Contracts	\$ 15,000						
10	Reimbursable Expenses	\$ 2,000						
11	Moving Cost	\$ 5,000						
12	Administrative Cost	\$ -						
13	Legal Fees	\$ 5,000						
14	Borrowing Costs (3%)	\$ 45,480						
15	Contingency (10%)	\$ 199,840						
16	Project Cost	\$ 2,200,000		\$ -		\$ -		\$ -
17	Less Prior Appropriation	\$ -						
18	Funding Required	\$ 2,198,240						

Construction Cost Estimate

Town of Weston
 11 Town House Road
 Weston, MA 02493



Gienapp Architects

04/21/20
 Prepared: JKM

Property: Memorial Pool (No Bathouse)

Item	Description	Units	Qty.	Unit Cost	Extended Cost	Subtotals
DIVISION 1 General Conditions						
1.01	General Conditions (15%)		15%	\$ 1,068,000	\$ 160,200	
	<i>Subtotal</i>					\$ 160,200
DIVISION 2 Existing Conditions						
2.01	Demolition of Office and Concession	days	4	\$ 800	\$ 3,200	
	<i>Subtotal</i>					\$ 3,200
DIVISION 3 Concrete						
3.01	Cast in Place Footings	lf	124	\$ 150	\$ 18,600	
3.02	Cast in Place Foundation Walls	lf	124	\$ 100	\$ 12,400	
3.03	Cast in Place Slab on Grade	sf	756	\$ 10	\$ 7,560	
	<i>Subtotal</i>					\$ 38,560
DIVISION 4 Masonry						
4.01	Exterior Walls	lf	124	\$ 300	\$ 37,200	
4.02	Interior Partitions	lf	15	\$ 200	\$ 3,000	
	<i>Subtotal</i>					\$ 40,200
DIVISION 5 Metals						
<i>None</i>						
DIVISION 6 Woods and Plastics						
6.01	Roof Framing	sf	756	\$ 25	\$ 18,900	
6.02	Roof Sheathing	sf	756	\$ 5	\$ 3,780	
6.03	Shelving and Counter	each	2	\$ 2,000	\$ 4,000	
6.04	Pumphouse - repairs	allow	1	\$ 10,000	\$ 10,000	
	<i>Subtotal</i>					\$ 36,680
DIVISION 7 Thermal and Moisture						
7.01	Sealants	days	2	\$ 800	\$ 1,600	
	<i>Subtotal</i>					\$ 1,600
DIVISION 8 Openings						
8.01	Exterior Doors	each	2	\$ 1,200	\$ 2,400	
8.02	Interior Doors	each	4	\$ 1,000	\$ 4,000	
8.03	Roll up Window	each	2	\$ 2,500	\$ 5,000	
8.04	Windows	each	3	\$ 800	\$ 2,400	
	<i>Subtotal</i>					\$ 13,800

Construction Cost Estimate
 Town of Weston
 11 Town House Road
 Weston, MA 02493



Gienapp Architects
 04/21/20
 Prepared: JKM

Property: Memorial Pool (No Bathouse)

Item	Description	Units	Qty.	Unit Cost	Extended Cost	Subtotals
------	-------------	-------	------	-----------	---------------	-----------

DIVISION 9 Finishes

9.01	Pumphouse Painting	gsf	1,600	\$ 15	\$ 24,000	
9.02	Seamless Epoxy Flooring	gsf	756	\$ 25	\$ 18,900	
9.03	Office and Concession Painting	gsf	756	\$ 15	\$ 11,340	
9.04	Ceilings	sf	756	\$ 8	\$ 5,670	
	Subtotal					\$ 59,910

DIVISION 10 Specialties
None

DIVISION 11 Equipment

11.01	Food Service Equipment	each	1	\$ 5,000	\$ 5,000	
11.01	Pump House Equipment	allow	1	\$ 500,000	\$ 500,000	
	Subtotal					\$ 505,000

DIVISION 12 Furnishings

12.01	Desk	each	1	\$ 1,200	\$ 1,200	
12.02	Chairs	each	4	\$ 600	\$ 2,400	
	Subtotal					\$ 3,600

DIVISION 22 Plumbing

22.01	Sinks	each	3	\$ 10,000	\$ 30,000	
22.02	Hot Water Heater	each	1	\$ 10,000	\$ 10,000	
22.03	Spray Features	each	3	\$ 20,000	\$ 60,000	
22.04	Septic System Connection	each	1	\$ 10,000	\$ 10,000	
	Subtotal					\$ 110,000

DIVISION 26 Electrical

26.01	Lights in Office and Concession	each	5	\$ 1,000	\$ 5,000	
26.02	Power in Office and Concession	gsf	756	\$ 10	\$ 7,560	
26.03	Security System	each	1	\$ 20,000	\$ 20,000	
	Subtotal					\$ 32,560

31.01 DIVISION 31 Earthwork

	Excavation and Back Filling	days	6	\$ 2,000	\$ 12,000	
	Subtotal					\$ 12,000

Construction Cost Estimate

Town of Weston
 11 Town House Road
 Weston, MA 02493



Gienapp Architects

04/21/20
 Prepared: JKM

Property: Memorial Pool (No Bathouse)

Item	Description	Units	Qty.	Unit Cost	Extended Cost	Subtotals
32.01	DIVISION 32 Exterior Improvements					
32.02	Paving	ls	1	\$ 20,000	\$ 20,000	
32.03	Plantings	ls	1	\$ 10,000	\$ 10,000	
	Fencing, Gate and Signage	ls	1	\$ 20,000	\$ 20,000	
						\$ 50,000
Direct Cost Subtotal						\$ 1,067,310
	General Requirements (10%)		0.1	\$ 1,067,310	\$ 106,731	
	Bonds and Insurance (2%)		0.02	\$ 1,067,310	\$ 21,346	
	Overhead and Profit (15%)		0.15	\$ 1,067,310	\$ 160,097	
	Estimating Contingency (12%)		0.15	\$ 1,067,310	\$ 160,097	
	<i>Subtotal</i>					\$ 448,270
Total Estimated Construction Cost						\$ 1,516,000
	Design Contingency 15%			\$ 1,516,000	\$ 1.15	\$1,743,400
	Escalation 5% per year (3-1/2 years)			\$ 1,743,400	\$ 1.18	\$2,048,495
Total						\$2,048,495
					<i>Low</i>	<i>High</i>
ECC Estimated Range (+/- 7.5%)					\$ 1,895,000	\$ 2,202,000