

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Last updated October 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

lkritzer@newtonma.gov 617.796.1144

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

Project TITLE	GATH POOL PROJECT FUNDING AMENDMENT			
Project LOCATION	256 Albemarle Road, Newtonville MA 02460			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture/ Rafik Ayoub, Project Manager, Public Buildings Department	lpdemorizi@newtonma.gov rayoub@newtonma.gov	617-769-1500 617-796-1621	246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461
Other Contacts	Nicole Banks, Commissioner Parks, Recreation & Culture/ Josh Morse, Commissioner Public Buildings	nbanks@newtonma.gov jmorse@newtonma.gov	617-796-1500 617-796-1608	246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461
Project FUNDING	A. CPA funds requested: (Additional amount requested is \$1,500,000) \$5,834,362.00– Previously funded Construction Phase – Total Amended CPA funding \$7,334,362	B. Other funds to be used: \$ 1,439,200.00 – Approximate cost of staff time, state earmark funds and ARPA funding. (Same as previous funding application)	C. Total project cost (A+B): \$8,773,562.00	
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization’s accomplishments.			

The Gath Pool is situated within the Russell J. Halloran Sports and Recreation Complex, a.k.a. Albemarle Playground (Currently under Improvements Design Phase through separate CPA design funding). The property is owned and operated by the City of Newton under the care and control of the Parks, Recreation & Culture Department.

Gath Pool is the sole public outdoor swimming pool for Newton's +85,000 residents. The pool also serves many non-resident guests. It welcomes 30,000 users per season. Newton Parks, Recreation & Culture (PRC) has managed Gath Memorial Pool since it was constructed nearly 60 years ago. During summers, the pool is used daily, hosting swim lessons, summer camps, recreational and lap swimming, Special Athletes programs, senior programs and the City's coed Bluefish Swim Team made up of 200 members ages 5-18. Gath Pool also hosts the annual Summer Suburban Swim League regional championships with teams from 12 nearby communities and over 5,000+ visitors.

Neither the pools nor the bathhouse meet current ADA or MAAB accessibility guidelines; the 60-year old pools, deck, systems and equipment are past end-of-life; the pool leaks significantly; the decks are tripping hazards, marred by cracks, drains and other infrastructure; there is a need for more lap lanes.

Over the span of the past 16 months (September 2021 thru January 2023), the Parks, Recreation and Culture Department (PRC), in concert with the Public Buildings Department (PB) and with support of the consultant Bargmann Hendrie + Archetype, Inc. (BH+A) herein referred to as "The Team" has managed a series of Community and focus group meetings so seek input from a number of stake holders including, the Friends of Albemarle, Newton Bluefish, Commission on Disability, Conservation Commission, and the Parks and Recreation Commission, Athletes Unlimited, along with members of groups representing the LGBTQ+ and 55+ community and with much input from Newton Residents as a whole to help steer the direction of the pool improvements. The pool complex evaluation and improvements plan have been funded, to date, utilizing CPA funds for Design Phases 1 and 2.

As a result of continuing to work through the design phases covered by the Community Preservation Act funds, the team has advanced the pool design and cost estimate for construction. The design funds from phase 2 have also allowed the team to get additional input from the Design Review Committee, additional approval by the Parks and Recreation Commission for design changes (December 2022). The changes to the pool design include modifications to separate the pool originally designed into 2 bodies of water in order to meet the needs, demands and expectations of the community, along with improved management of the pool complex. Additionally, the team has been able to refine the designs, providing additional details, critical to the construction of the new pool and incorporate modifications to the existing bath house to ensure accessibility and better flow of both patrons and staff.

The application for funding herein is a request for construction phase funds **to be amended because of recent bid received for the project on August 10th, 2023. The project received one bidder on the project, Construction Dynamics. They are a solid general contractor with ample public pool construction experience. There were two other interested general contractors, but one was too busy putting a bid together for another large-scale project, and the other not only could not bid due to some subcontractor issues, but they are the only general contractor the city has had to pursue legal action against due to extremely poor construction and subsequent building system failures.**

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

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

Project TITLE	GATH POOL PROJECT FUNDING AMENDMENT		
USE of CPA FUNDS	RECREATION		
	Preservation	x	
	Rehabilitate/ Restore	x	
COMMUNITY NEEDS	<p>From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p> <p><u>Open Space and Recreation Plan Update 2020-2027</u></p> <ul style="list-style-type: none"> Section 8, Page 141 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities. Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City's Park land. Section 8, Page 142 Goal 4 Objective 4A: Improved existing open space resources where need is greatest. Section 9, Pages 145-146 Goal 2 Objective 2A #25: Gath Pool: Develop feasibility study and implement an improvement plan that addresses: Replacing the pool, kiddie pool, and bath house <p><u>Capital Improvement Plan FY2022-2026</u></p> <ul style="list-style-type: none"> Page 11, <i>Protecting Woods and Open Spaces & Caring for our Parks and Recreational Spaces</i> – "...The need to renovate or replace the Gath Pool has been raised in priority in this CIP. A study will be conducted this year to analyze the maintenance needs and provide possible options for more substantial renovations..." CIP by Priority FY 2022-2026, Priority 44: "Gath Memorial Pool has served Newton residents for over 50 years. Though the building was recently renovated in 2013, the swimming pool and all attendant components (i.e. pump, filter, piping, decking, electrical, and chemical feeder) require complete renovation and replacement work to ensure continued enjoyment by the community." "A renovation plan is needed to determine the cost to upgrade systems and restore the pool shell to stop water loss through leaks." 		
COMMUNITY CONTACTS	<p>List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.</p>		
	Name & title or organization	Email	Phone
	Arthur Magni, Chairman Parks & Recreation Commission	magni@rcn.com	
	Cedar Pruitt, President Friends of Albemarle	friendsofalbemarle@gmail.com cpruitt@gmail.com	
	Sean Nickerson	snickerson@newtonma.gov	

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	GATH POOL PROJECT FUNDING AMENDMENT	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Phase II: Design Consultant Contract Amendment – Construction Administration.		\$96,000.00
Construction Phase: Building Construction		\$1,074,031.00
Construction Phase: Site and Pool Construction		\$6,064,331.00
Approximate staff time for the duration of Phase II Design @ 20/hrs per week for 10 months (49,00/HR)		\$39,200.00
Additional funding needs based on BIDS, FF&E, and supplemental contingency		\$1,500,00.00
D. TOTAL USES (should equal C. on page 1 and E. below)		\$8,773,562.00
Sources of Funds	Status (requested, expected, confirmed)	
Commonwealth of Massachusetts State Earmark	Confirmed	\$400,000.00
City of Newton ARPA funds	Confirmed	\$1,000,000.00
CPA funds	Confirmed	\$5,834,362.00
Approximate staff time for the duration of project	Confirmed	\$39,200.00
CPA funds	Requested	1,500,000.00
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$8,773,562.00
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Approximate Staff Payroll		\$141,316.00
Pool testing supplies		\$500.00
Pool treatment materials (chlorine, Carbon Dioxide, Calcium Chloride and Sodium bicarbonate)		\$17,520.00
Pool water – Includes filling, backwashes & leak		\$140,000.00
Staff Uniforms		\$500.00
F. TOTAL ANNUAL COST (should equal G. below)		\$284,068.00
Sources of Funds		
Revolving Fund Account (Part-time and seasonal staff only)		\$70,316.00
Operating budget (Aquatics manager salary and supplies)		\$159,520.00
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$284,068.00
Project TIMELINE	Phase or Task	Season & Year
Bidding		April-May 2023
Construction Phase		August-September 2023 – May 2024
Construction Phase Duration		10 Months

Project TITLE		GATH POOL PROJECT FUNDING AMENDMENT	
↓ Check off submitted attachments here.			
REQUIRED.		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		Development budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.) For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.		CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk factors for this project
		COVER LETTER	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
	ZONING & PERMITTING		
		Permits required: including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable) Other approvals required: Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plans, landscape plans, etc. Materials & finishes; highlight “green” or sustainable features & materials	
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses