

TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE
Project Submission Form – FY23
Summary Form

Submission Date: June 24, 2022

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) Expand the concession area to include a better variety of offerings, (3) Improve accessibility throughout the facility, and (4) Add amenities to enhance the recreational value of the pool.

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)
2022 [prior yr(s).]	250,000	250,000	
2023	3,300,000	3,300,000	
2024			
Total:	3,550,000	3,550,000	

<p style="text-align: center;">TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE Project Submission Form – FY23 Application</p>
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Please address the following questions/categories using additional sheets as necessary.

- 1. 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's Recreation Department has maintained a popular community swimming pool since the 1950's. The goals of the Memorial Pool Renovation project are:

- To replace an aging filtration system because it has reached the end of its useful life and has shown signs of deterioration.
- Expand the concession area to include a better variety of refreshment offerings.
- Add amenities to enhance the recreational value of the pool.
- Improve accessibility throughout the Memorial Pool facility.
- Modernize the reception/checkin area for better customer service.

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

FY 21 – secure design fees – COMPLETED.

FY 22 – Finish design, secure construction fees – IN PROCESS. Finished design expected to be available for public debate at Special Town Meeting in September 2022.

FY 23 – Complete the project. Start in September 2022 after securing funds at Special Town Meeting, conduct through the winter months to completion in time to open for the 2023 pool season.

- 3. 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 activated to assist the Recreation Commission through design, particularly to help decide on amenities. The Board of Health, Land Use Department, and Conservation agent have been consulted on the scope of the project and will continue to be consulted as design develops. Design fee application received support from:

- Select Board
- Council on Aging
- Board of Health
- Community Preservation Committee
- Finance Committee
- Recreation Master Plan Steering Committee

Last spring, many of the same boards were visited. After meeting multiple times with CPC and PBC, the project was withdrawn from the Annual Town Meeting Warrant because design would not have been ready. Finance Committee voted in support of the project prior to it being withdrawn from the warrant.

- 4. 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 sources and uses of funds.

See attached. At the time of this submittal, the working estimate is \$2.3 million. We are awaiting updated estimates based on more complete drawings that are now available. We will share updated estimates as they become available.

- 5. 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.

There are no other funding sources being considered at this point.

- 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.

Annual maintenance is expected to increase by approximately 10% which will be offset by increased revenues from additional pool memberships, guest fees and concession sales.

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

N/A

- 10. Provide Supporting Documentation as Applicable:**

- **Evidence of Site Control (e.g., purchase and sale agreement);**
- **Feasibility Studies;**
- **Appraisal;**
- **Letters of Support;**
- **Maps;**
- **Statistics; and**
- **Other Relevant Information.**

A 2020 Feasibility Study by Gienapp Architects is attached with the budget estimates that we have been working with. Drawings of the pool with renovations will be added and budget updated as the design progresses.

Current design documents are attached.

We are going through the permitting process now with meetings scheduled with Planning Board (June 15) and Conservation Commission (June 21). We expect to be through

permitting and post for bidding on July 13, then have bids in hand by late-August to give us an exact budget by Special Town Meeting in September.

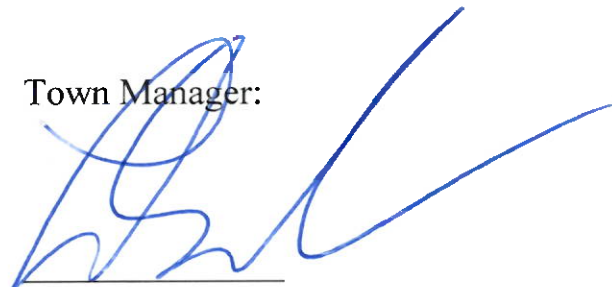
TOWN OF WESTON
Community Preservation Committee, P. O. Box 378, Weston, MA 02493

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:

<u>Board/Committee/Department</u>	<u>Date(s) of Consultation</u>
1) Board of Health	August 11, 2020
2) Select Board	April 13, 2021; April 12, 2022; May 17, 2022
3) Council on Aging	April 15, 2021
4) Finance Committee	March 11, 2021; March 17, 2022
5) Community Preservation Committee	February 7, March 14, 21, 2022
6) Permanent Building Committee	Multiple dates in spring/summer 2022 per their oversight of permanent buildings being planned
7) Planning Board	May 24, 2022; June 7, 2022
8) PTO	February 9, 2022

Town Manager:



Leon Gaumond

Date:

7/20/22

**ESTIMATE OF PROBABLE CONSTRUCTION COSTS - REVISED JULY 14 2022.
 PROVIDED BY BH+A VIA FENNESSY CONSULTING SERVICES.**

	Overall summary		
	New Entry Building	Bathroom Site Work	Total
A10 FOUNDATIONS	\$98,081	\$18,343	\$116,424
A20 BASEMENT CONSTRUCTION	\$0	\$0	\$0
B10 SUPERSTRUCTURE	\$96,731	\$8,922	\$105,653
B20 EXTERIOR ENCLOSURE	\$178,086	\$30,446	\$208,532
B30 ROOFING	\$18,097	\$3,547	\$21,644
C10 INTERIOR CONSTRUCTION	\$25,658	\$6,689	\$32,347
C20 STAIRCASES	\$0	\$0	\$0
C30 FINISHES	\$76,214	\$27,521	\$103,735
D10 CONVEYING SYSTEMS	\$0	\$0	\$0
D20 PLUMBING	\$93,400	\$0	\$93,400
D30 HVAC	\$4,200	\$0	\$4,200
D40 FIRE PROTECTION	\$0	\$0	\$0
D50 ELECTRICAL	\$39,117	\$5,568	\$44,685
E10 EQUIPMENT	\$15,000	\$0	\$15,000
E20 FURNISHINGS	\$5,450	\$4,125	\$9,575
F10 SPECIAL CONSTRUCTION	\$0	\$0	\$0
F20 SELECTIVE DEMOLITION	\$0	\$6,000	\$6,000
Total Building Construction	\$650,034	\$111,161	\$761,195
G10 SITE PREPARATION	\$0	\$0	\$93,836
G20 SITE IMPROVEMENTS	\$0	\$0	\$429,377
G30 FURNISHINGS	\$0	\$0	\$163,675
G40 SPECIAL CONSTRUCTION	\$0	\$0	\$37,500
G90 SELECTIVE DEMOLITION	\$0	\$0	\$299,359
Total Building Construction		\$1,023,747	\$1,023,747
TOTAL BUILDING & SITE	\$650,034	\$111,161	\$1,784,942

MARKUPS						
General Conditions and Project Requirements	25%	\$261,639	\$44,742	\$412,058	\$718,439	
Bond and insurance	2.0%	\$162,509	\$27,790	\$255,937	\$446,236	
Building permit	0.0%	\$16,251	\$2,779	\$25,594	\$44,624	
Prime contractor's head office overhead and profit (fee)	10.0%	\$82,879	\$14,173	\$130,528	\$227,580	

PLANNED CONSTRUCTION COST **\$911,673** **\$155,903** **\$1,435,805** **\$2,503,381**

CONTINGENCIES / EXCALATION						
Design & pricing contingency	12%	\$128,801	\$22,026	\$202,851	\$353,678	
Gmp Contingency (NA)	0.0%	\$109,401	\$18,708	\$172,297	\$300,406	
Escalation to start date (September 2022)	1.9%	\$19,400	\$3,318	\$30,554	\$53,272	

ESTIMATED CONTRACT AWARD **Sept-22** **\$1,040,474** **\$177,929** **\$1,638,656** **\$2,857,059**

GFA	727	1,214	1,941	
\$/SF	\$1,431.19	\$146.56	\$1,471.95	

SOFT COST ESTIMATE PER PBC, 7/18/2022

Memorial Pool	Base Cost
Construction Cost Estimate	\$2,857,059 Notes
Identified Omissions	
Backflow preventer & Enclosure	\$7,000
Furnishing (Non-CPC funding)	\$0
WiFi reconnection	\$5,000
<u>Construction Sub total</u>	<u>\$2,869,059</u>
Project Contingency	12% \$344,287
	1
Soft Costs	
Legal	\$5,000
Material Testing	\$5,000
Builders Risk	\$5,000
Arch + Eng CA Fee (From initial \$250K	\$45,000
	2
	3
<u>Project total request from CPC</u>	<u>\$3,273,346</u>
Round up for planning purposes	\$3,300,000
	4

Notes:

- 1 Project contingency is for unforeseen conditions, paying for extras required by the contractor and owner changes during construction. We were previousl told that the construction cost estimate included this but discovered this was not the case.
- 2 Builder's risk insurance revised based on discussions with our insurer.
- 3 Revised as the previous \$250K design fee authorization cannot be used during Construction.
- 4 No need to "round-up" for planning purposes.