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UNDERWOOD POOL PROJECT
Belmont, Massachusetts

BELMONT UNDERWOOD POOL BUILDING COMMITTEE
MINUTES OF MEETING

January 28, 2014

Belmont Town Hall – Conference Room 2

Attending:

Underwood Pool Building Committee (UPBC) – Anne Paulsen (Chair), David Kane (Recreation Commission Vice-chair), Ellen Schreiber, Joel Mooney (Permanent Building Committee member), Kristine Armstrong, James Smith (Historic Commission)

Also in attendance – Peter Castanino (Director DPW and UPBC liaison), Gerald Boyle (Director of Facilities), Chris Rotti (BH+A), Deborah Marai (PCI), Robert Phillips (neighbor), Phil Cunningham, Tony Oberdorfer (press)

Call to Order: Anne Paulsen called the meeting to order at 7:04 p.m.

1. Approve Minutes of Previous UPBC Meeting

- Joel Mooney made a motion to approve the minutes from the 1/9/14 Building Committee meeting; David Kane seconded the motion. All committee members in attendance at the 1/9/14 Building Committee meeting voted in favor of approving the minutes.
- Joel Mooney made a motion to approve the minutes from the 1/16/14 Building Committee meeting; David Kane seconded the motion. All committee members in attendance at the 1/16/14 Building Committee meeting voted in favor of approving the minutes.

2. Design

- Chris Rotti handed out graphics of design progress.
- Revisions were made based on feedback from public meeting and UPBC; maximize efficiencies of both the pool and the bathhouse.
- Pool deck:
 - Reduced the size of the pool deck/amount of concrete; regain balance of hardscape and lawn; tighten up and relate pool deck more to shape of the pool. Design maintains minimum of 12' to 14' decks width and maintains sufficient deck at lap lanes for potential team events.
 - Equalize space between the pools and each bathhouse. West bath house moved in away from property line, providing more relief on the back side.
 - Pulled fence line in 5'-6'.
 - Kristine Armstrong thinks the pool deck return at south side near Cottage Street bathhouse is too sharp; Chris Rotti indicated this is something that can be finessed.
 - Anne Paulsen is concerned about covering over the culvert, losing the sidewalk from the west side of the property to Cottage Street; cannot fill in depressed field/skating area, but Anne feels there still needs to be a path.
- Pool:
 - The size of the bathhouse facilities is related to the requirement for 20 showers and 20 toilets; the number of plumbing fixtures is a Code requirement based on the capacity of the pool. The design challenge is how to reduce the size of the pool to allow the bathhouses to get smaller without reducing practical use (functionality) of the pool. Revised design proposes the following:

- ❖ Lap area remains the same (regulation 6 lane lap area).
- ❖ Diving area was oversized before for the needs of diving board; proposing to reduce width from 30' to 25'; still fairly sizable area, still usable or other activities when there is no diving.
- ❖ Family pool, reduce 4' along the curve. Trellis and bench slightly smaller, but still about 30'.
- Previous design 11,480 SF (capacity 702) reduced to 10,530 SF (capacity 645 - not that you would ever have 645 bathers in at once, however this is the Code capacity calculation per SF).
- Joel Mooney proposes that Town meeting images show the programming flexibility of the pool area where the lap lanes are currently shown. Ellen Schreiber suggests that the renderings might show a game set up in that area. Chris Rotti says the pool renderings will develop and become more refined, including people using pool.
- Anne Paulsen asked BH+A to look at comparing the size of the shallow pool area of the existing pool vs. the proposed pool.
- Regarding lifeguard locations, Chris Rotti said ultimately will need more input from the lifeguards; the proposed design provides a variety of areas the island, the peninsula, between the 2 pools.
- Ellen Schreiber suggests the family pool get deeper quicker, reach 2'-6" or 3' by the time it reaches the peninsula.
- The UPBC generally agree that the design moves to reduce the size of the pool have been well done.
- Bathhouse plans:
 - With reducing the required fixture count, design is able to gain some efficiencies on bathhouses. Have been able to reduce from 20 showers and 20 toilets to 16 showers and 16 toilets.
 - ❖ West Bathhouse: Given comments made at recent meetings, keep noisier activities in West Bathhouse; revised design maximizes efficiency of layout – more grouped vs. individual bathrooms; also beneficial when have teams or groups. West bathhouse also slightly reduced length; maintains toilet rooms and family changing rooms right off deck.
 - ❖ Cottage Street Bathhouse: The size has been reduced fairly considerably. Eliminated some of the single shower rooms and also reduced length. Looked hard at how the Control Area will be used; there is no overwhelming need to have First Aid be such large separate space (the reality is first aid area is mostly for emergencies), so combined it with the Control Area using a partial wall with curtain for privacy. The entry has been moved back to end of building due to comment that if door on Cottage Street, it may become a de facto drop off area. Concession area is still somewhat unresolved (vending or area with counter). Combined janitor with other spaces.
 - Kristine Armstrong recommended incorporating hooks for clothes, and also having counter with drop in sinks vs. individual sinks (the ability for bathers to use surface to put things down on).
 - Gerry Boyle inquired about proposed floor finishes. Chris Rotti said the design now includes heavy-duty sealed concrete. Joel Mooney recommends epoxy for shower area. This will be reviewed once the estimates come in.
 - James Smith inquired about the option to have a pass through set up at the group bathrooms at the West Bathhouse. Chris noted it would have to be a bigger building.

- Anne Powers asked about an outdoor shower. Chris Rotti said the design include an outdoor rinsing shower; need to think about flow to determine location.
- There was general consensus from the UPBC that the bathhouse changes are better – more efficient, more flexible, smaller.
- Bathhouse exterior elevations/materials:
 - Earlier design had shingle siding and asphalt shingle roof. Recent design used some brick with clapboard siding and metal roofs. Current design shows clapboard siding with high quality architectural shingle roof. Chris Rotti indicated this palette is appropriate for the scale of buildings, civic nature and cost.
 - Chris showed samples of pre-finished Hardie cementitious siding proposed for clapboards. Comes in a variety of colors, flat or textured, 10-15 years until they will need to be painted again.
 - Chris said images are schematic for initial review of revisions by UPBC. Maintaining most of the same geometries, deep overhang of roof eaves, monumental doors, clerestory, sloped roofs.
 - Roof slopes are designed to maximize solar panel opportunities. Not sure if solar panels will be incorporated into project, currently not in the budget. BH+A is pulling together estimated power usage to share with Jacob Knowles from Belmont Energy Committee.
 - Ellen Schreiber asked how the proposed changes affect the estimates. Chris Rotti said they are all reducing costs; will know tomorrow what the revised Schematic Design estimates come in at.
- Further UPBC Discussion
 - Ellen Schreiber asked what additional cost saving revisions could be made. Deborah Marai responded that the site work could be scrutinized: Concord Avenue drop off area improvements, Cottage Street sidewalk, tree work, etc. Gerry Boyle suggested that it may be easier to stay within an anticipated budget now and try to get scope that could be deferred in the Town's capital budget later (sidewalks or the Concord Avenue drop off). Ellen Schreiber noted the UPBC has to be prepared to live with what we do, may not get additional funding later.
 - Anne Paulsen noted the UPBC needs to define the concession area. Anne feels the project should not pursue things that add another level of work for public works department; expense and maintenance need to be considered. David Kane reiterated that whatever is decided, it needs to be something pool users can count on. Peter Castanino mentioned the storage of food will introduce health department requirements and expectations. Chris Rotti indicated that the area should be able to be closed off at night and off season. Ellen Schreiber suggested that a variety of vending machines seems like most reasonable suggestion. David Kane or Peter Castanino will get clarification from the Recreation Commission regarding the policy on this.
 - Eating should be restrict to specific areas. BH+A will create an area of concrete deck adjacent to the south side of the Cottage Street bathhouse.
 - Ellen Schreiber noted that survey respondents indicated the desire for options to sit in the shade.

3. Budget

- Revised Schematic Design estimates, based on changes BH+A presented tonight, will be received from both BH+A's estimator and PCI's independent

estimator and forwarded to Anne Paulsen before the 1/30/14 meeting. The UPBC will be updated on this at the meeting on Thursday 1/30/14.

- Deborah Marai handed out draft Total Project Budget for review of soft costs and furniture, fixtures and equipment (FF&E). Deborah noted all of the construction hard cost numbers have been greyed out on this budget as they include the numbers from the Feasibility Study; these will be updated when the revised Schematic Design estimates are reconciled.
- For FF&E, will need to verify what equipment pool has and can reuse and what needs to be purchased; for now, allowances are included now for these numbers.
- The UPBC discussed the options for looking at some of the FF&E items (e.g., picnic tables) as potential fund raising opportunities; community involvement.
- James Smith suggested looking at some of pool amenities that do not need to be installed right away as potential fundraising items – slide, trellis.

4. Community & Stakeholder Outreach

- **Planning Board**

Anne Paulen indicated she does not have a sense from the Building Committee as to when the UPBC should be meeting with them. Tom Scarlata's responses to Planning Board member questions were forwarded, but there has been no comment from Planning Board.

- **Schedule Meetings with Town Committees**

- Met with historic Commission on 1/14/14; James Smith said further discussion should happen once design is more advanced
 - Shade Tree: Tom Scarlata to set up
 - Energy Committee: BH+A coordinating with Jacob Knowles to provide estimated energy usages
 - Traffic Advisory: Scheduled for 2/13/14
 - Health Department: Tom Scarlata will set up a meeting to review the plan
- **Schedule Meeting with Conservation Commissioner**
 - Tom Scarlata met with Conservation Commission agent; will follow up regarding when to bring project in front of full Commission
- **Board of Selectmen**
 - Tentatively scheduled to meet with BOS on 2/3/14.
 - Question needs to be in to Town Clerk by 2/24/14.

5. Meeting Adjourned

- David Kane made a motion to adjourn the meeting, Ellen Schreiber seconded the motion. The UPBC voted unanimously to adjourn the meeting at 8:47 p.m.

Adjourned: The meeting was adjourned at 8:47 p.m.

Next Meeting Date:

- Thursday, January 30, 2014 @ 7:00 p.m. UPBC Meeting

Upcoming Milestones:

- TBD: UPBC Update to Planning Board
- Thursday, January 30, 2014 @ 7:00 p.m.
- Tentative: Monday, February 3, 2014: Schematic Design and Estimates to BOS
- Tentative: Monday, February 10, 2014: BOS Vote of Debt Exclusion Language
- TBD: Public Presentation by UPBC to Joint Town Committees
- February 17-21, 2014: School Vacation Week
- Tuesday, April 1, 2014: Town Election Day / Debt Exclusion Vote

- Monday, May 5, 2014: Town Meeting

Attachments:

- PCI - 1/28/14 Meeting Discussion Points, Total Project Budget Draft 1/28/14
- BHA – progress design graphics

Respectfully Submitted, Deborah Marai, Pinck & Co. Inc.