

Underwood Playground Project



First Public Outdoor Pool in America - 1912

Community Meeting
21 November 2013

Agenda

- Introductions
 - Building Committee
 - Project Architect – Bargmann Hendrie + Archetype, Inc.
 - Owner's Project Manager – Pinck & Co.
- Review of Project Timeline and Status
- Architect's Presentation
- Discussion

Thank you for coming – your participation is appreciated.

Building Committee

- Members
 - Anne Paulsen, Chair
 - Adam Dash, Vice-Chair (Warrant Committee)
 - Kristi Armstrong
 - David Kane (Recreation Commission)
 - Noreen Millane
 - Joel Mooney (Permanent Building Committee)
 - Steve Sala (Permanent Building Committee)
 - Ellen Schreiber
 - James Smith (Historic District Commission)
- Town Liaisons
 - Peter J. Castanino, Director of Public Works
 - Gerald R. Boyle, Director of Facilities

Further information can be found at www.facebook.com/UnderwoodPool

Town's Consultants for the Project

- Project Architect
 - Bargmann Hendrie + Archetype, Inc., Boston, MA (BH+A)
 - Joel Bargmann - Principal
 - Thomas Scarlata - Principal
 - Christopher Rotti – Project Manager
 - BH+A performed the Feasibility Study in 2012/2013
- Owner's Project Manager
 - Pinck & Co., Boston, MA
 - Thomas O'Neil – Project Executive
 - Deborah Marai – Project Manager

Project Timeline and Status

- **June 2012** – Given Board of Health concerns and other factors, Board of Selectmen funded Feasibility Study
- **April 2013** - Feasibility Report and Preliminary Design Completed by BH+A for Department of Public Works
- **April 2013** – Board of Selectmen voted to support Design Option #1 – Rebuild Existing Pool Complex
- **May 2013** – Town Meeting voted to appropriate money from CPA funds for Schematic Design
- **September 2013** - Underwood Pool Building Committee is appointed to complete Schematic (25%) Design and estimate Project budget

Anticipated Schedule

- **October 2013 through Jan 2014** – Complete Schematic Design and Project budget estimate
- ➔ Pool will be open this Saturday, Nov 23 1 – 3 pm for tours and there will be discussion in the Assembly Room of the Library
- **By End of Jan 2014** – Present Project Design and Budget to Board of Selectmen and have Public Presentation
- **Mid-Feb 2014** - Board of Selectmen approve Debt Exclusion language and amount for April election ballot
- **1 April 2014** – Town Election Day/Debt Exclusion vote

This project is following the standard process for all Town projects.

Project Goals



1. improve pool and park access
2. provide new bath house with clean & pleasant restrooms and staff facilities
3. create a pleasing aquatic environment enjoyable for all age groups
4. create other outdoor amenities to encourage more participation
5. minimize operation & maintenance cost
6. continue to respect and preserve the historic value of the site

Underwood Playground

Existing Conditions



Landscape Improvement Goals

1. circulation improvements
2. connect different levels of the park
3. improve accessibility
4. improve view and presence at Concord Avenue
5. care for large existing trees



Landscape Improvement Goals

Circulation Improvements



Landscape Improvement Goals

Connect different levels of the park



Landscape Improvement Goals

Improve accessibility



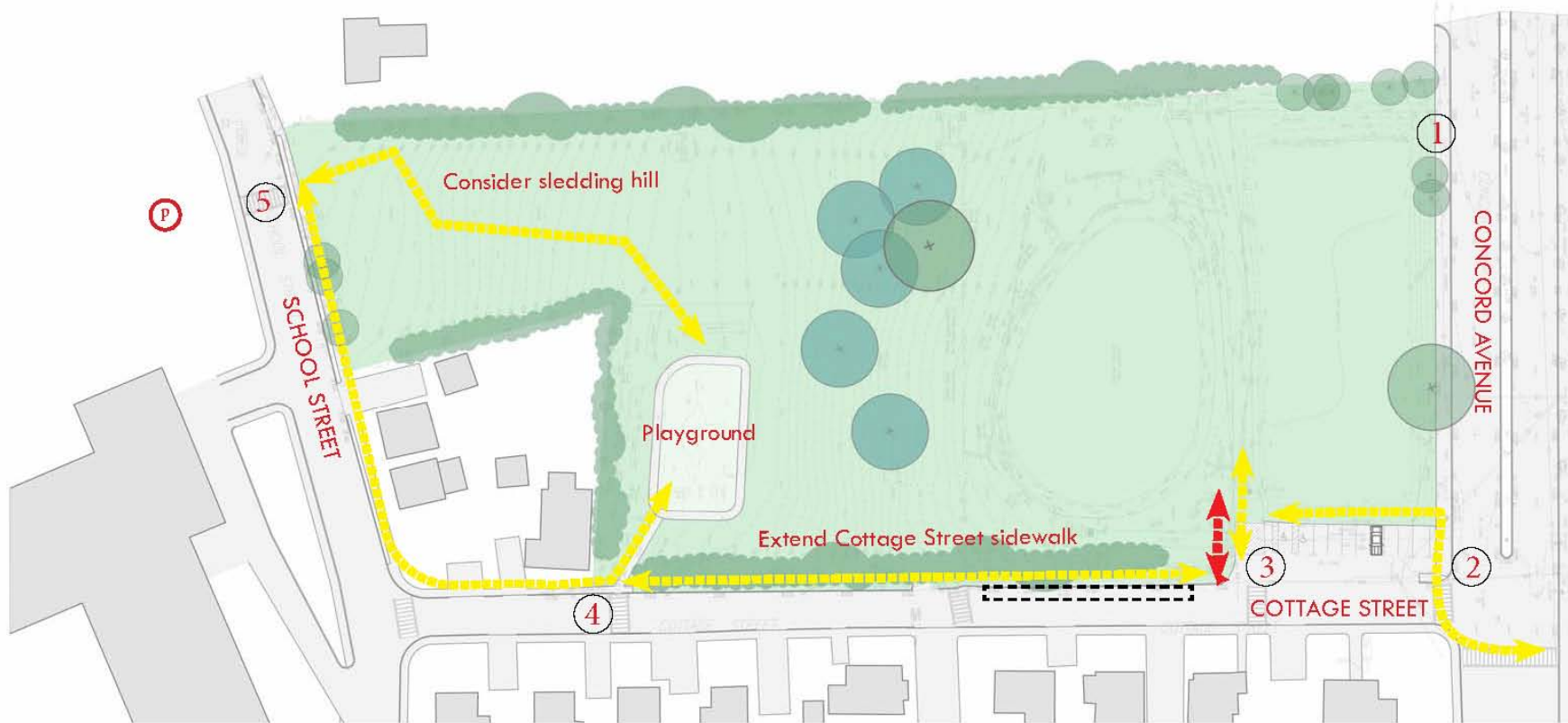
Landscape Improvement Goals

Care for large existing trees



Landscape Improvement Goals

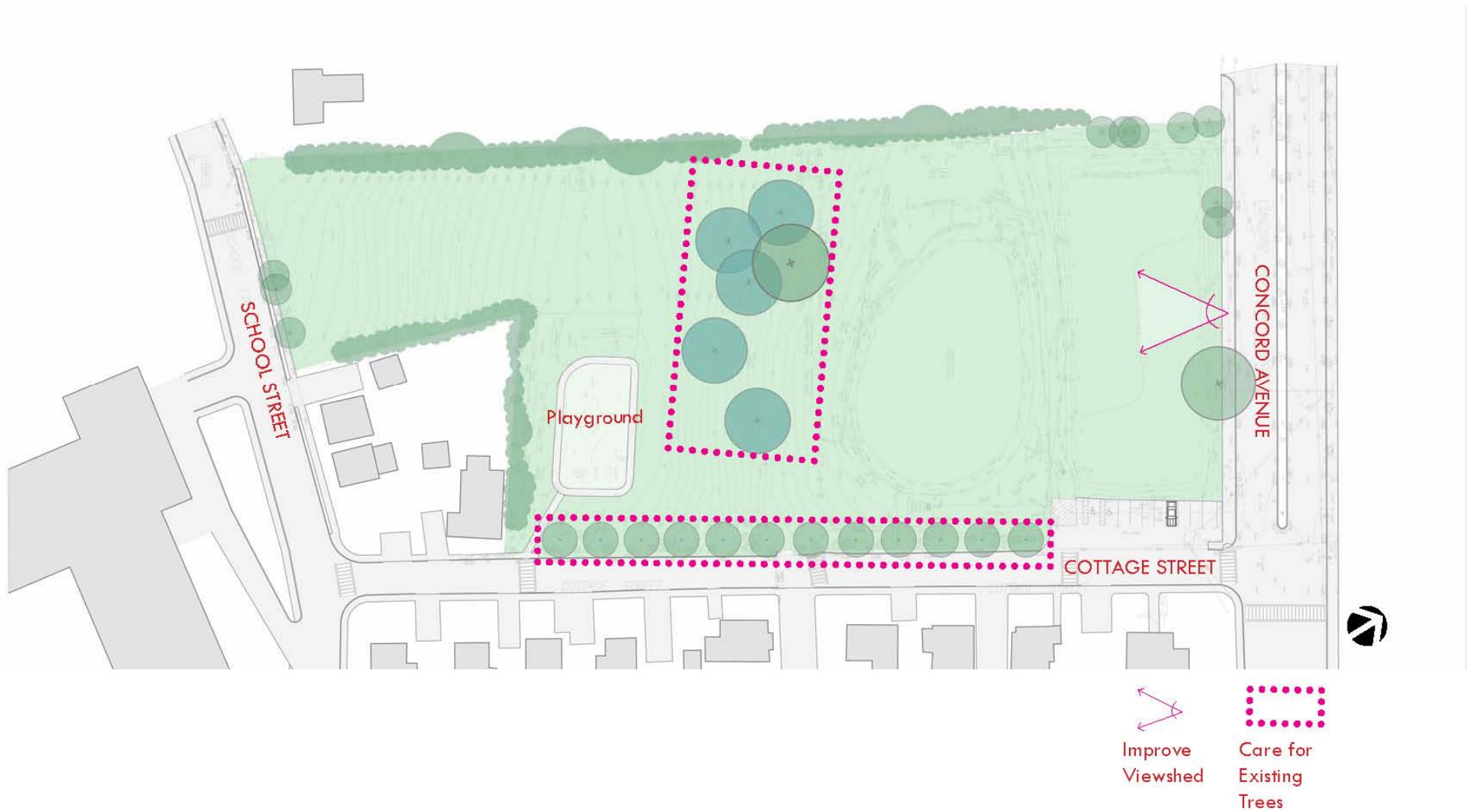
Circulation



- ① Park Entrances
- ➡ Potential Pedestrian Circulation
- ➡ Service Access
- Potential Drop off Location
- Ⓟ Wellington School Parking



Landscape Improvement Goals



Existing Bathhouse



- Not Compliant with MAAB/ADA
- Does Not Provide Code Required Plumbing Fixture Count
- No Secure Staff/First Aid Areas
- Structural Repairs Required at Roof Walls and Foundations
- Mechanical Ventilation Required
- Plumbing and Electrical Systems Have Exceeded Useful Service Life

New Bathhouse

Fixture Count to Match Bather Load

Accessibility

Control, Monitoring, Security

Family Changing Room/Companion Changing Room

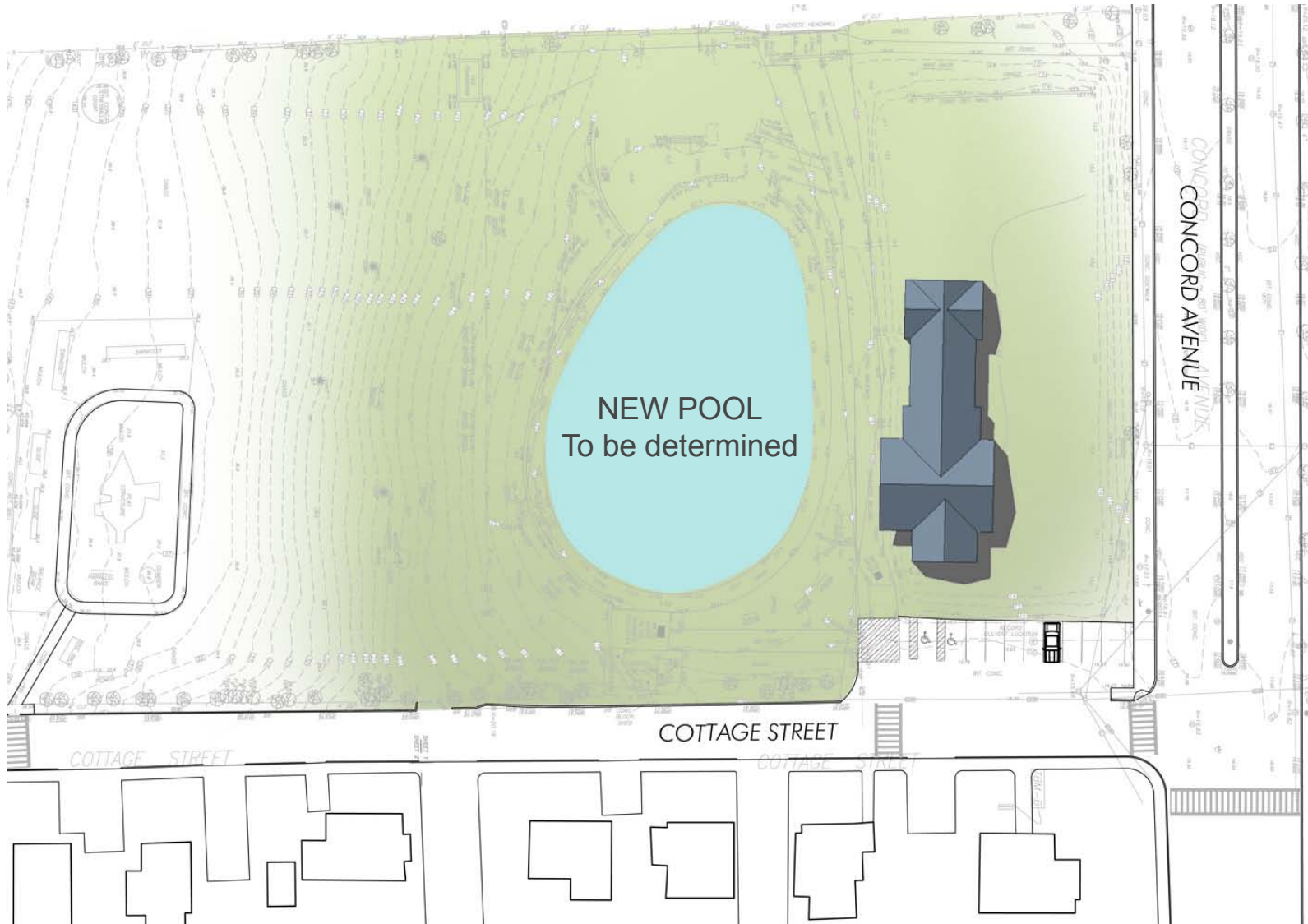
Low Maintenance Finishes and Equipment

Minimize Water Use & Maximize Natural Ventilation & Light



Bathhouse

Potential Site Locations



Bathhouse

Potential Site Locations



Bathhouse

Potential Site Locations



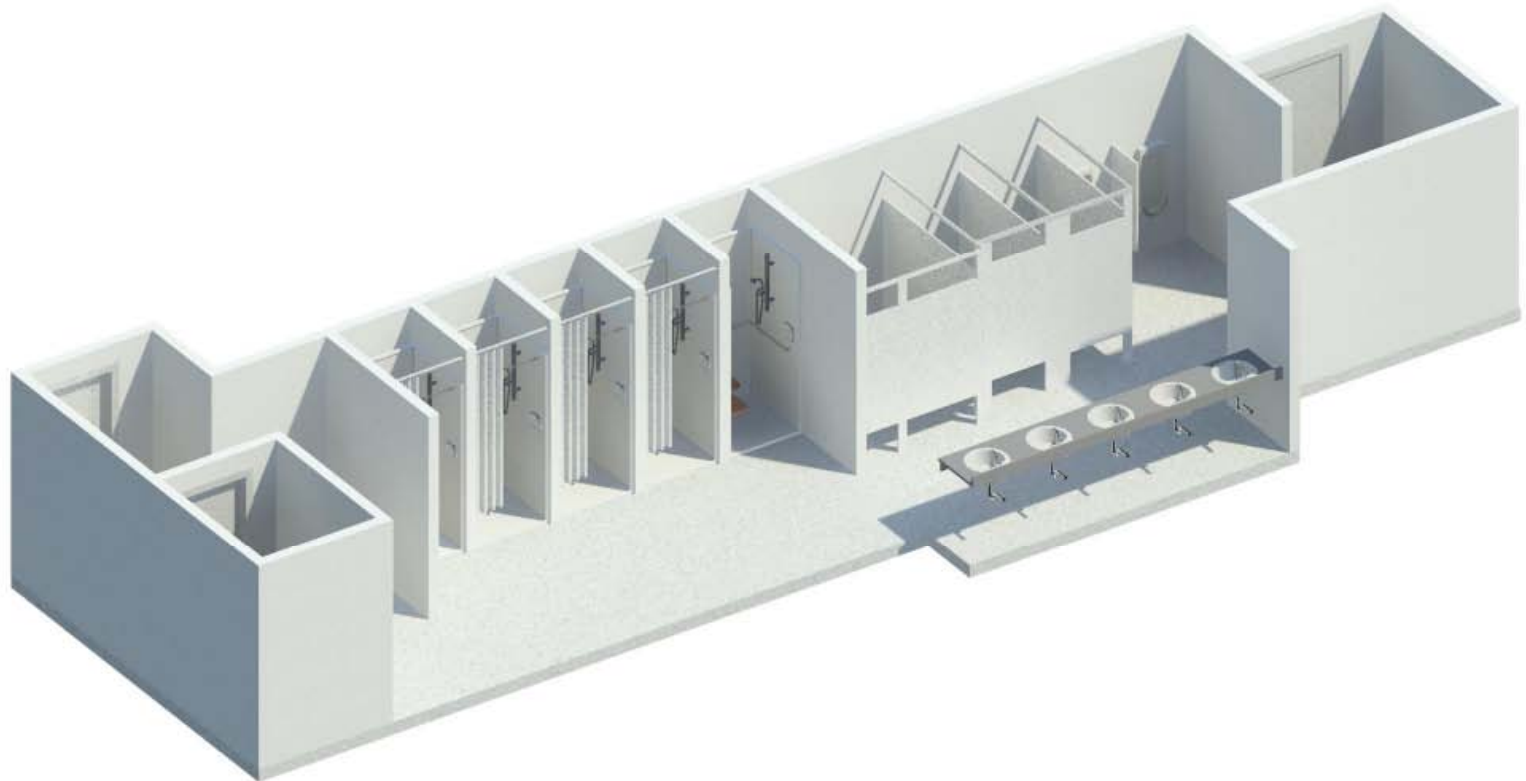
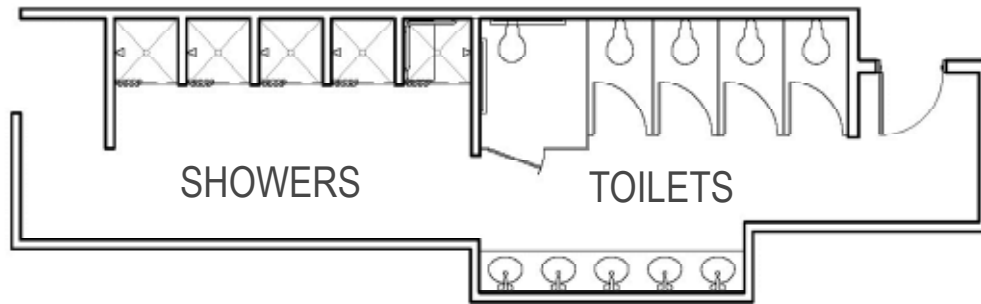
Bathhouse

Potential Site Locations



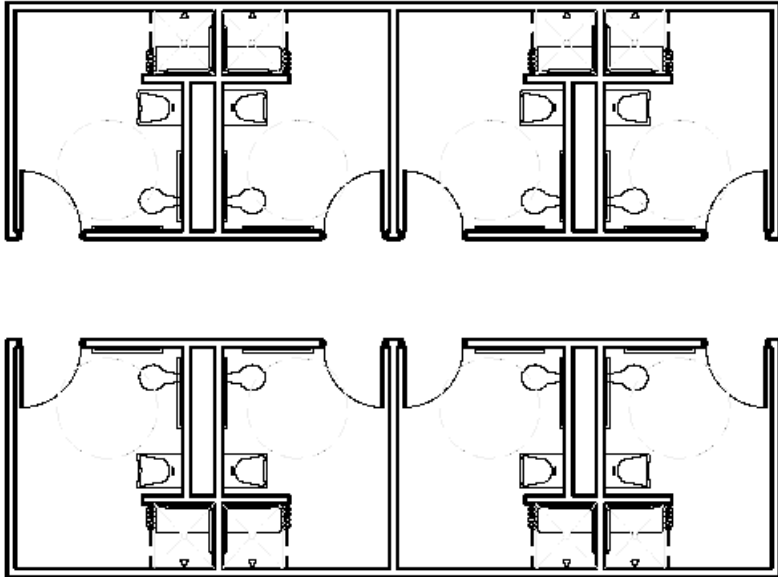
Toilet / Shower Options

Traditional Fixture Layout



Toilet / Shower Options

Family Changing Rooms



PRIVATE SHOWER,
SINK AND TOILET



Filtration System



- Equipment Has Exceeded its Useful Service Life
- Operates at Code Minimum Flow Rates
- Diatomaceous Earth Media
- Filter Building is Confined Space
- Arrangement Difficult to Service
- Filter Building is Subject to Flooding

Filtration System

- Automated Chemical System
- Cleaner Water
- Reduce Water Use
- Reduce Energy Use
- Provide required clearances



Pool



- 15,500 SF of Surface Area
- 425,000 Gallons
- Calculated Bather Load: 900 Bathers
- No Existing Surface Skimming
- Pool Profile Not Compliant with current standards
- Pool Cited for Significant Violations by State Department of Public Health
- Standards for Depth, Slope, and Segregation of Shallow and Deep Areas
- Pool Surface Is Difficult to Maintain

Pool Types: Open Water Pools



Large unobstructed water surface

Limited separation of swimmer/non-swimmer areas

Can support lap swim, classes, diving

Pool Types: Open Water Pools



Large unobstructed water surface

Limited separation of swimmer/non-swimmer areas

Can support lap swim, classes, diving

Pool Types: Combination Pool



Breaks pool into 'zones' for swimmers and non-swimmers

Can support lap swim, classes, diving

Greater degree of oversight for youngest of users

Pool Types: Combination Pool



Pool Types: Separate Pools



Eliminates cross-over swimming from shallow to deep water

Can support lap swim, classes, diving

Greatest degree of oversight for youngest of users

Increased construction cost

Higher operating cost

Pool Types: Separate Pools



Eliminates cross-over swimming from shallow to deep water

Can support lap swim, classes, diving

Greatest degree of oversight for youngest of users

Increased construction cost

Higher operating cost

Zero Depth



Deck Sprays





Water Features



A variety of slides

For different age groups

Lazy River



Diving



Summer Swim Teams/Classes



Pool Decks

safety, instruction & swim meets



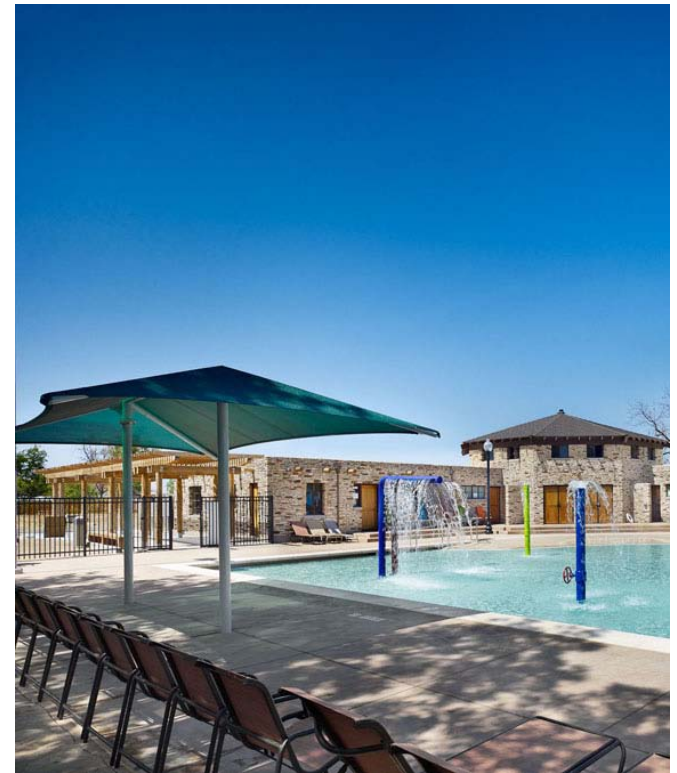
Accessibility



Lawns for Family Outings



Shade



Concession

How to deal or not deal with food on the site



Concession Stand?

Vending?

Picnic area?

None of the above?

Questions

