

# Underwood Pool Project

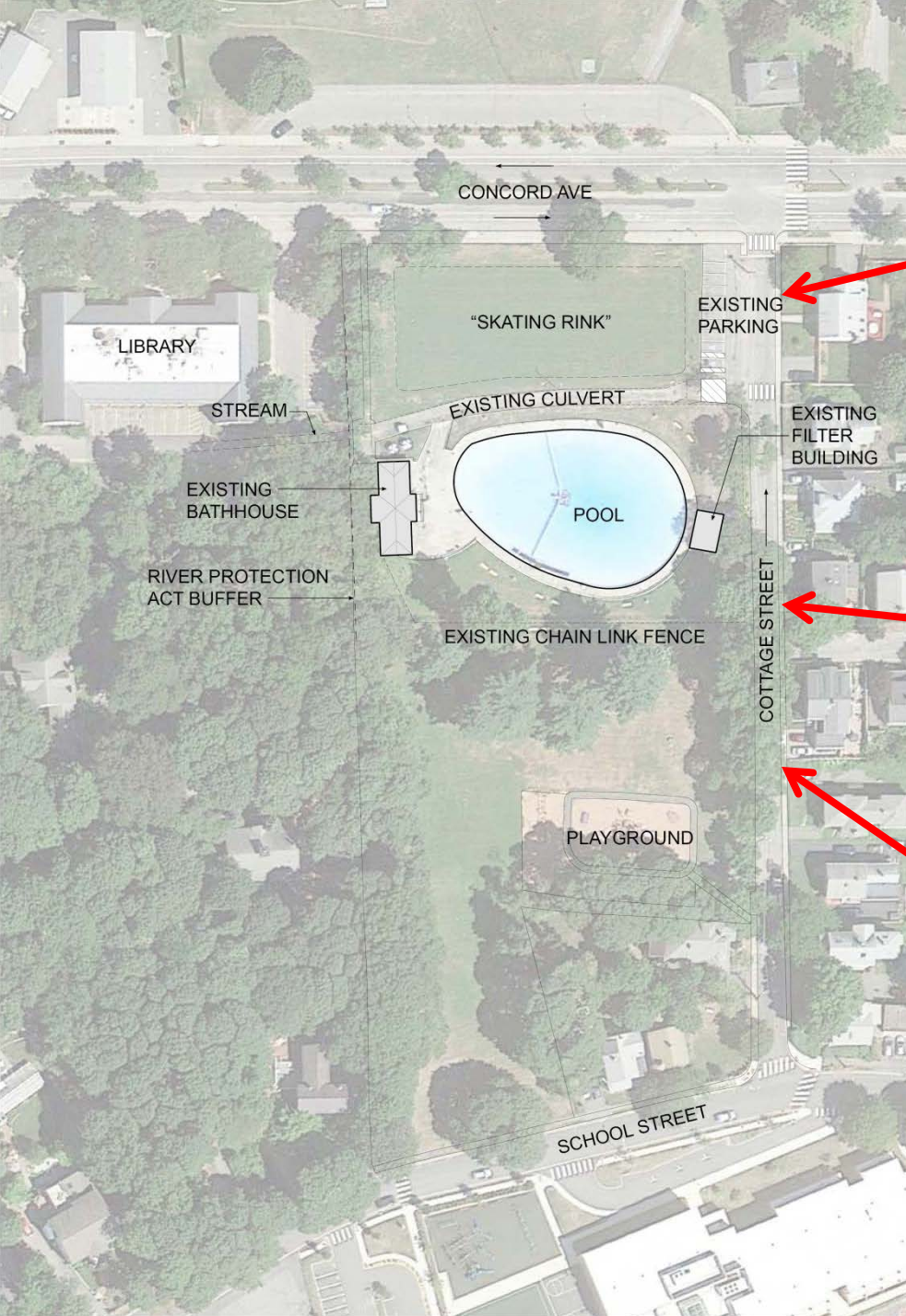
A photograph of an outdoor swimming pool area during autumn. The pool is covered with a blue tarp and surrounded by a black safety fence. To the left of the pool is a small white building with blue doors. The background is filled with trees showing vibrant autumn foliage in shades of yellow, orange, and red. A parking lot with several vehicles, including a red truck, is visible behind the pool. The scene is framed by large trees in the foreground, with long shadows cast across the grass.

Selectmen Meeting  
February 10, 2014

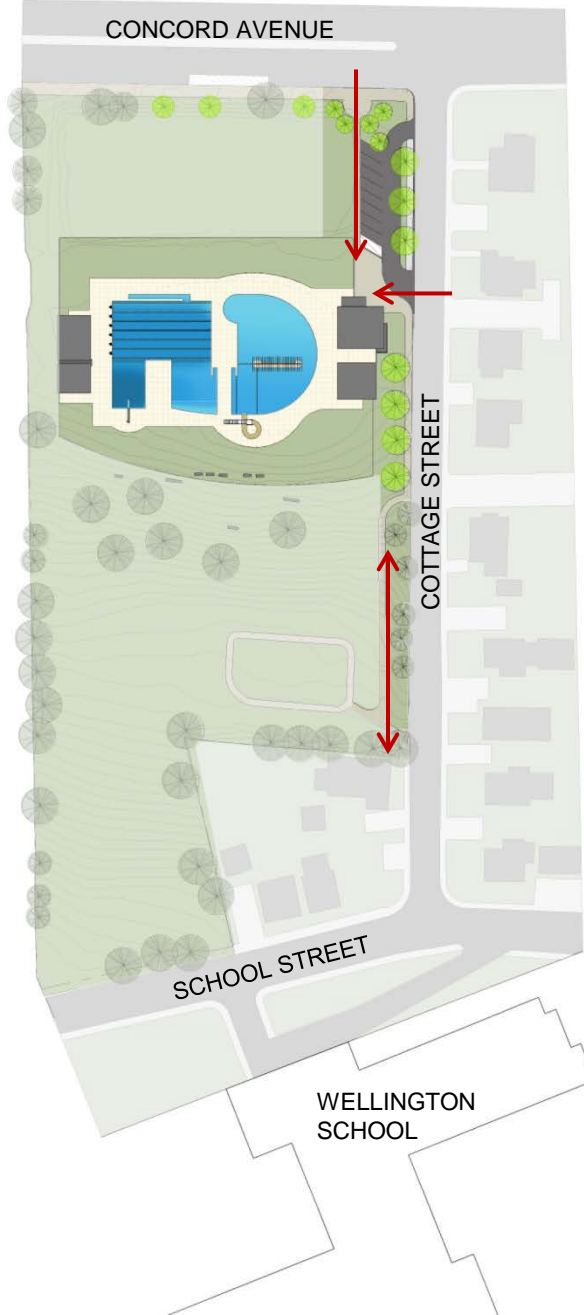








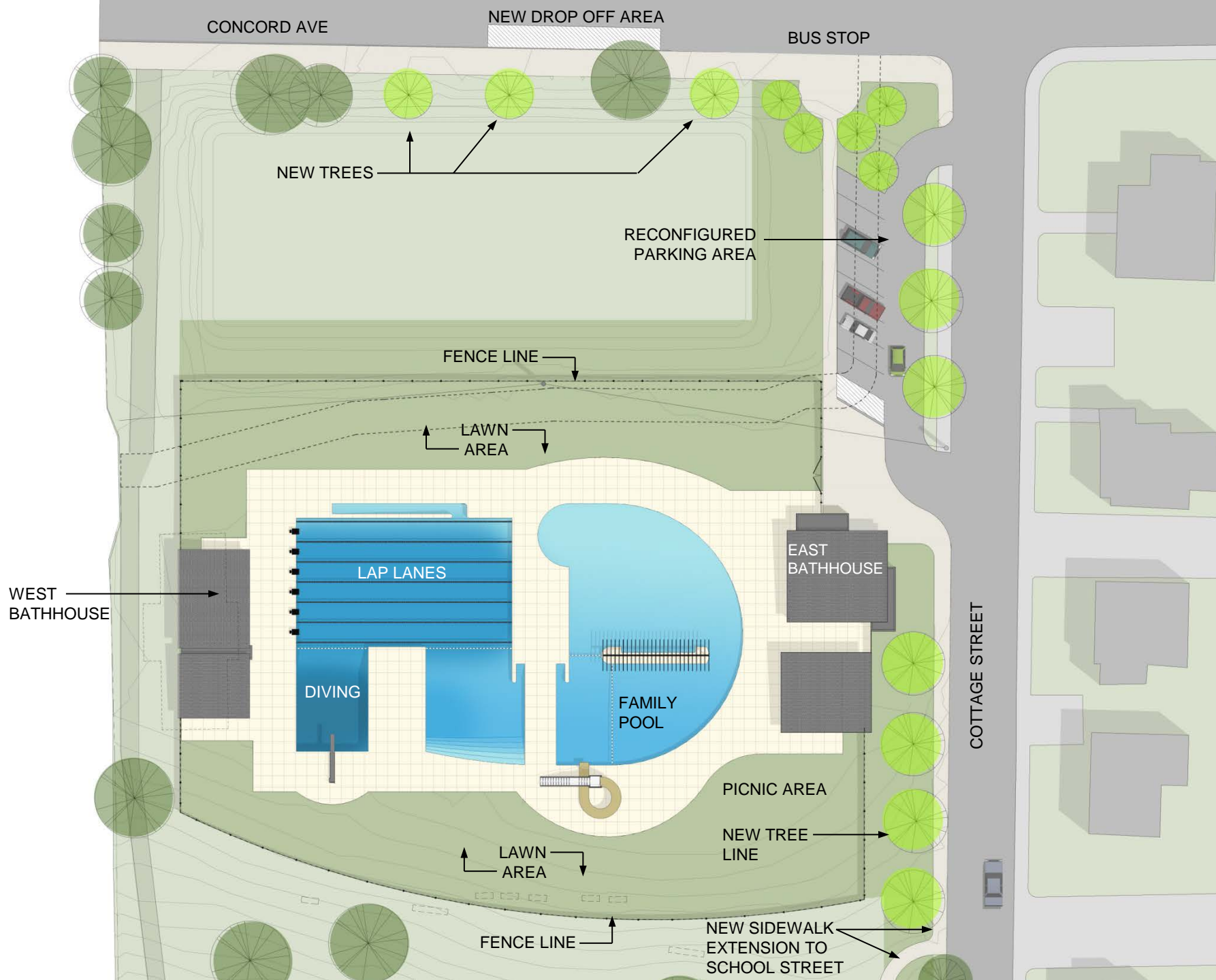
## KEY PLAN



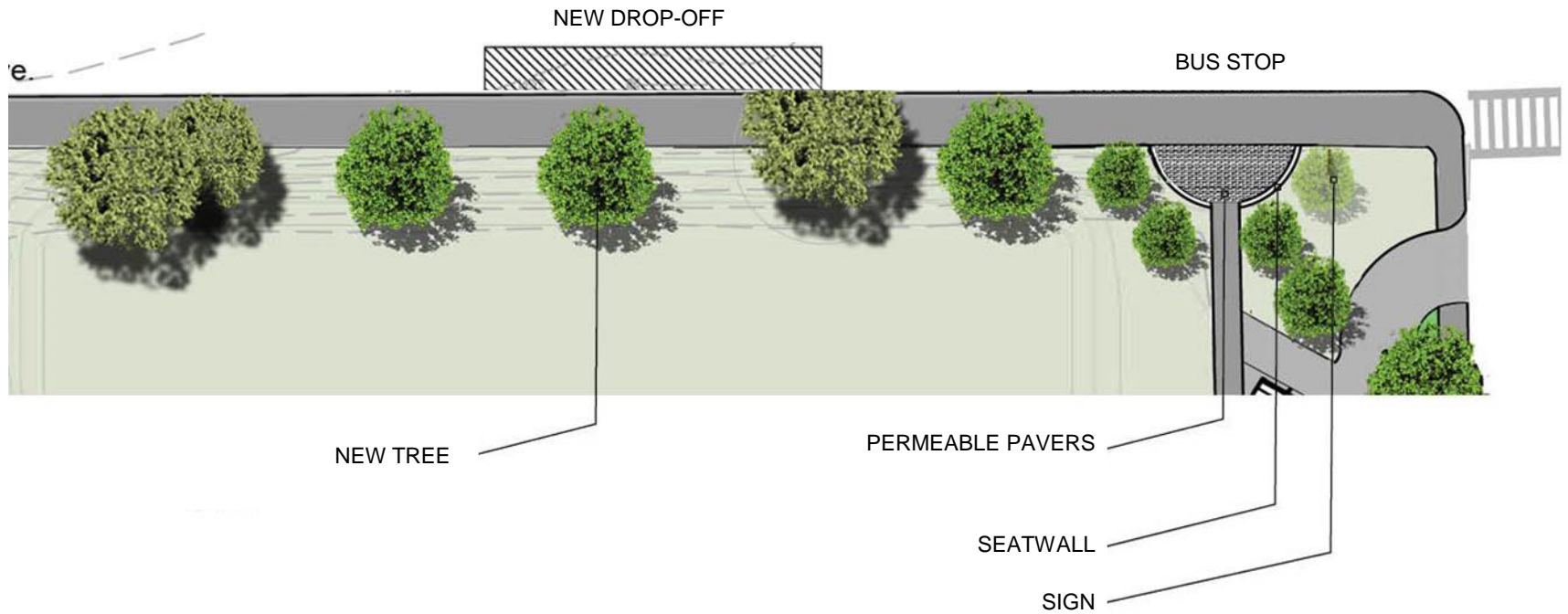
## PROJECT GOALS

- REPLACE A FAILING POOL AND NON-CODE COMPLIANT BATHHOUSE
- CREATE A MULTI-GENERATIONAL POOL
- CODE COMPLIANT, PLEASANT RESTROOMS AND STAFF FACILITIES
- RESPECT AND PRESERVE HISTORIC VALUE OF SITE
- IMPROVE PARK ACCESS
- IMPROVE CIRCULATION & SAFETY
- ENHANCE CONNECTIONS TO SURROUNDING COMMUNITY
- OUTDOOR AMENITIES TO ENCOURAGE COMMUNITY PARTICIPATION





# CONCORD AVENUE DROP-OFF

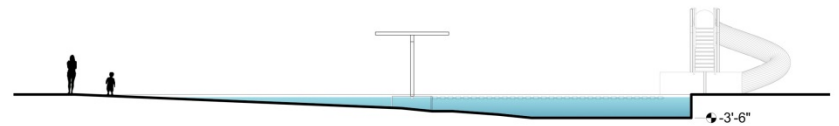
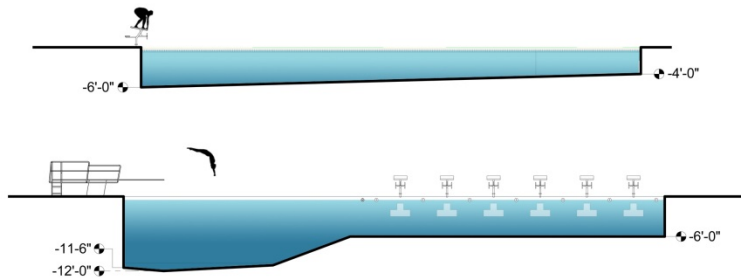
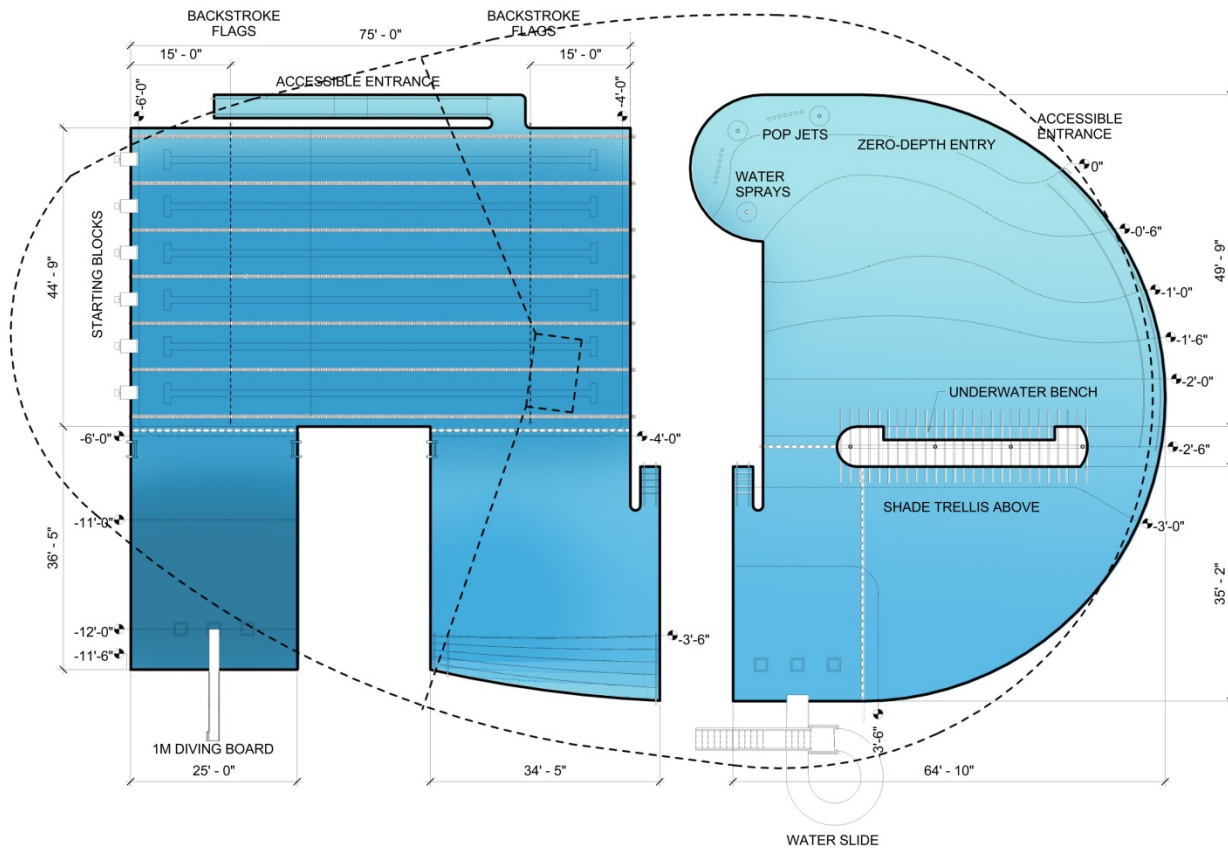




COTTAGE STREET REGULARLY SPACED TREE OPTION

MYRTLE STREET (PRECEDENT)







# PLUMBING REQUIREMENTS

PER MASS STATE PLUMBING AND DPH CODES  
BASED ON SIZE OF POOL

TOTAL NUMBER OF BATHERS: 646  
MEN: 323  
WOMEN: 323

## TOTAL REQUIRED FIXTURES:

SHOWERS: 16  
TOILETS: 16

# EAST BATH HOUSE



COTTAGE STREET

## PLUMBING REQUIREMENTS

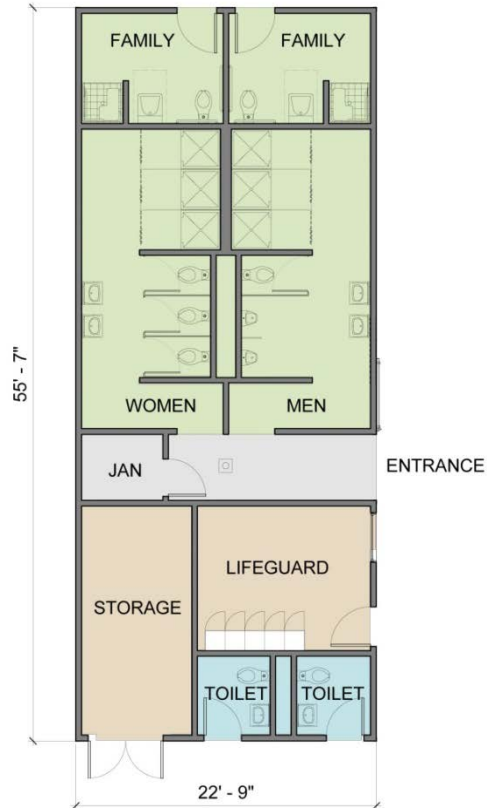
EAST BATH HOUSE  
TOTAL PROVIDED FIXTURES:

SHOWERS: 8

TOILETS: 6



# WEST BATH HOUSE



## PLUMBING REQUIREMENTS

EAST BATH HOUSE  
TOTAL PROVIDED FIXTURES:

SHOWERS: 8  
TOILETS: 8 + 2 URINALS











# PROJECT CONSTRUCTION COSTS

## Construction Elements

|                     |           |
|---------------------|-----------|
| Bathhouse Buildings | \$950,000 |
|---------------------|-----------|

|                    |             |
|--------------------|-------------|
| Two Swimming Pools | \$1,425,000 |
|--------------------|-------------|

|           |           |
|-----------|-----------|
| Site Work | \$895,603 |
|-----------|-----------|

|                         |           |
|-------------------------|-----------|
| General Conditions OH&P | \$741,812 |
|-------------------------|-----------|

*Includes Design/Estimating Contingency*

|            |           |
|------------|-----------|
| Escalation | \$149,908 |
|------------|-----------|

|                       |             |
|-----------------------|-------------|
| Subtotal Construction | \$4,162,323 |
|-----------------------|-------------|

|                                 |           |
|---------------------------------|-----------|
| Town's Construction Contingency | \$249,739 |
|---------------------------------|-----------|

|                         |             |
|-------------------------|-------------|
| TOTAL CONSTRUCTION COST | \$4,412,062 |
|-------------------------|-------------|

# TOTAL PROJECT COST

|                         |             |
|-------------------------|-------------|
| Total Construction Cost | \$4,412,062 |
|-------------------------|-------------|

## Project Soft Costs

|                   |           |
|-------------------|-----------|
| <i>Design Fee</i> | \$296,000 |
|-------------------|-----------|

|                        |           |
|------------------------|-----------|
| <i>OPM &amp; Clerk</i> | \$259,655 |
|------------------------|-----------|

|                                           |          |
|-------------------------------------------|----------|
| <i>Testing, Printing, Insurance, etc.</i> | \$99,000 |
|-------------------------------------------|----------|

|                       |          |
|-----------------------|----------|
| Soft Cost Contingency | \$65,466 |
|-----------------------|----------|

|                         |          |
|-------------------------|----------|
| Furniture and Equipment | \$62,000 |
|-------------------------|----------|

|                 |         |
|-----------------|---------|
| F&E Contingency | \$6,200 |
|-----------------|---------|

|                    |             |
|--------------------|-------------|
| TOTAL PROJECT COST | \$5,200,000 |
|--------------------|-------------|



|                         |             |
|-------------------------|-------------|
| Total Construction Cost | \$5,200,000 |
|-------------------------|-------------|

Funding:

|          |           |
|----------|-----------|
| CPA 2013 | \$298,000 |
|----------|-----------|

|                    |             |
|--------------------|-------------|
| CPA 2014- Proposed | \$2,000,000 |
|--------------------|-------------|

|                       |             |
|-----------------------|-------------|
| Debt Exclusion Amount | \$2,902,000 |
|-----------------------|-------------|