

# Norwood Pools Feasibility Study

## Phase 1 - Facilities Assessment

### Feasibility Study

April 25, 2022

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The Town of Norwood

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# 1. Executive Summary







# Executive Summary

This study was conducted for the Town of Norwood Recreation Department to determine the condition of two pool facilities in Norwood – the Hawes Pool on Washington Street and the Father MacAleer’s Pool on Vernon Street – and to provide assessments, recommendations for repair, renovation, and/or replacement of the pools and associated facilities, including providing planning and programming options for alternative recreation facilities at the Father MacAleer site. Our assessment includes review of existing documentation provided by the Town, on-site investigations, and interviews with key staff and stakeholders.

The Hawes Pool facility opened in 1949 and is comprised of the following: a concrete pool shell containing approximately 325,000 gallons, about 60’ x 120’; a pump room enclosed in a small freestanding structure (likely original to the pool construction, with a small wood addition); a small, freestanding temporary storage shed; a splash pad; and a new bathhouse facility, constructed in 2017. The facility requires several strategic repairs to address current code compliance and to provide continued quality service to patrons. Town of Norwood staff reports and our investigations found the following primary issues: the pool leaks approximately 10,000 gallons per day, there are a variety of accessibility code compliance violations, the pump room is failing, and the outdated pool equipment requires complex maintenance procedures. Opportunities for user experience improvements include adding shaded areas and amenities for dry users who are not swimming,

refreshing the splash park, and possible deck expansion and wading area for young children. The check-in area could also be reconfigured to provide a more secure any logical entry sequence with a structured, covered area for reception staff.

The Father MacAleer’s Pool was constructed in 1960 and includes a 235,000 gallon below-ground concrete pool, approximately 50’ x 100’; a below-grade pump room; a concrete block freestanding bathhouse; and a shipping container currently used for storage of equipment. The facility needs substantial repairs and upgrades to meet accessibility and health codes and to provide a modern aquatic facility experience. Primary issues include a lack of an accessible route from the parking lot to the facility, a swimming pool and bathhouse without any barrier-free access, degrading pool shell surface, non-compliant and degrading pump room, and antiquated pool filtration and pump equipment. While the facility could be returned to fully compliant operational status with substantial renovations and repairs, alternative options for the facility may better address the needs of the community. Feasible options include the conversion of the pool to a combination splash pad and ice rink, replacement of the pool with a modern recreational outdoor aquatic facility, replacement of the pool with an indoor aquatic center, and/or another dry use.

This round of upgrades to Norwood’s two public pools offers an opportunity to augment the facilities to meet the Town’s overall recreational goals. In providing two facilities with distinct amenities and target user groups,

the Recreation Department can expand its reach and vitality within the community and better meet the needs of Norwood’s intergenerational residents. Town of Norwood staff identified several critical pool user groups, including summer camps for children and youth of a range of ages, swim lesson participants, swim meet participants, and recreational day users. Other potential user groups include seniors and toddlers. Very young users in particular – including those in the summer camp programs – are not provided with adequate, safe aquatic amenities that match their swimming level. While the Hawes Pool generally functions well in its location, amenities, and schedule, Father MacAleer’s Pool does not see the same level of use. The Hawes facility faces site expansion challenges related to the adjacent Hawes Brook. At Father MacAleer’s Pool there is an adjacent underutilized field area that could be converted to an aquatic or related use. These facts would indicate two distinct strategies: repairs and incremental improvements of the facilities at Hawes, and a re-envisioning of the Father MacAleer’s facility that may include a variety of amenities, for both aquatic and dry programs.







## **2. Project and Facilities Overview**

**Assessment Process**

**Facilities Summaries**

**Authorities Having Jurisdiction**

**Opportunities and Constraints**





# Assessment Process

Our assessment of the Hawes Pool and Father MacAleer's Pool included a variety of means of collecting information. Our team received a pool summary on July 6 at a preliminary meeting with the Pool Feasibility Committee, which formed the basis for our assessment. We then reviewed documentation and repair records from both the Recreation Department and the Building Department, including As-Built documentation of adjacent facilities (Coakley Middle School, Savage Center, new traffic light at Short Street intersection). No documentation of the new bathhouse at the Hawes Pool was available for review. This documentation review formed a basis for a general understanding of the state of the facility and its general history.

The team then visited the site over four separate occasions, on July 6, and September 9, 23 and 27. During these site visits the members of the team reviewed the immediately visible existing facility conditions, including review of the physical site, adjacent natural resources, pool, decks, fencing, buildings, pool filtration and pump equipment, utilities, and lighting. Our investigation looked at the physical condition of the facilities as well as issues surrounding access, flow, organization, lighting, wayfinding, and overall facility appeal.

Our team also conducted on-site interviews with Town of Norwood staff, including Travis Farley, Howard Weinstein, and Catherine Seastedt in the Recreation Department, and Cathy Carney in Procurements. We noted any reported information on operations, usage, and recent maintenance concerns and observations.

After assembling written and graphic assessments from our team members, Byron Kuth, Rob Marcalow and Paul Frederick from Kuth Ranieri along with Justin Caron from Aquatic Design Group delivered a preliminary presentation on October 5 to the Pool Feasibility Committee. We outlined our findings and gave general recommendations for design approaches. Based on feedback from the Committee, we assembled a Draft Feasibility Report for presentation on November 4, 2021.



SITE VISIT WITH CONSULTANTS



# Hawes Pool

## Facilities Summary

Hawes Pool is located at 1305 Washington Street in South Norwood on Town-owned property. The pool and original buildings including the current pump room were constructed circa 1949. The bathhouse has since been replaced and a storage shed and spray park have been added.

Visitors to the pool park in a concrete parking lot with 33 spaces, including two accessible spaces. A modern storm-water system drains to the municipal storm infrastructure at the street. The pool and deck is enclosed in a chain link fence varying from 7' to 8' in height. The pool itself is a concrete wall structure that holds about 325,000 gallons and measures approximately 60'x120'. The pump room building is located at the fence perimeter, at the end of the concrete pool deck, at the northeast corner. Access to the pump room is over grass at the rear of the building, a half-story below the pool deck. The new bathhouse, built in 2017, is located at the southeast corner of the pool and includes separate facilities for males and females as well as outdoor showers. The building also houses a staff office and a cool-down/medical treatment space. There is a temporary wood construction storage shed near the pump room. A spray park on the east side includes a concrete pad and a variety of fixtures of various ages.

### SITE MAP

- |                                 |                      |
|---------------------------------|----------------------|
| <i>Hawes Pool 1</i>             | <i>Pump House 6</i>  |
| <i>Existing Tennis Courts 2</i> | <i>Bathhouse 7</i>   |
| <i>Entry Way 3</i>              | <i>Splash Park 8</i> |
| <i>Parking Lot 4</i>            |                      |
| <i>Storage Shed 5</i>           |                      |



# Hawes Pool, cont.

## Repair History

The Hawes facility has had numerous repairs and upgrades over the past 72+ years. The documents we reviewed found records of the following major repairs:

1997: Fiberglass shell installed.

2004: Spray park added.

2011: Fiberglass shell removed due to cracking and failure. Replaced all return lines, added skimmers, resurfaced deck.

2017: New bathhouse constructed.

2019: Replaced pump and piping system.

## Reported Information

Staff reported that the Hawes facility is generally meeting the needs of the community in terms of hours and capacity. Staff are generally able to maintain the pool equipment, although some processes are complex and require supervisor oversight. The primary reported concern is that the pool is leaking approximately 10,000 gallons a day, or about 1" of water height. The leak location is unknown; the pipes were pressure tested recently and no significant leaks were found. The leaking water appeared to be exiting through the pool body itself. Staff reported that in typical seasons the pool is not pumped except for the last foot or so. The rest of the water drains naturally through the shell and into the water table. The remaining water is left to dechlorinate and is pumped out.





# Father MacAleer's Pool

## Facilities Overview

Father MacAleer's Pool facility is located at the intersection of Vernon and Hawthorne Streets. The facility includes an in-ground pool, pump room, and bathhouse, and was constructed circa 1960.

The facility is located on 47-acre lot owned by the Town of Norwood that also includes the Father MacAleer Playground, various athletic fields, and natural hiking areas. Users typically park in a concrete parking lot forming a third side of the intersection of Vernon and Hawthorne. The pool is at the edge of a grass ballfield about 200 feet from the parking area, backed up against a steep forested embankment. The northwest edge of the pool borders a steep incline down to an informal parking area for nearby athletic fields. There is currently no accessible pathway to pool from the parking area and users walk across the grass to the pool.



POOL

The entire pool deck is enclosed by a chain-link fence, approximately 7' in height, which connects to the existing bathhouse on one side. The pool contains about 235,000 gallons in a concrete shell measuring approximately 50'x100'. A concrete deck surrounds the pool surface. The concrete pool pump room is located below grade under a portion of the deck nearest to the deep end of the pool. Access to the pump room

is via a steep concrete stair within a separate chain-link enclosure. The bathhouse is a concrete block wall, wood framed, flat roof structure.

### SITE MAP

- |                                 |                              |
|---------------------------------|------------------------------|
| <i>Father MacAleer's Pool</i> 1 | <i>Storage Container</i> 5   |
| <i>Bathhouse</i> 2              | <i>Savage Center</i> 6       |
| <i>Pump Room</i> 3              | <i>Sports Fields</i> 7       |
| <i>Parking Lot</i> 4            | <i>MacAleer Playground</i> 8 |





# Father MacAleer's Pool

## Repair History

The facility has had numerous repairs and upgrades over the past 60 years. The records we reviewed found evidence of the following repairs:

1986: Concrete pool shell sandblasted to clean and remove many layers of paint.

1999: Concrete pool shell sandblasted again to clean and remove many layers of paint.

2000: Pumps and piping systems in the pump room replaced. Return lines not replaced.

2005: A major crack in the pool shell patched.

2011: Skimmers added to the pool.

2019: Masonry repair work completed on the pool shell to address areas of failing concrete.

## Reported Information

Staff reported that while the facility was generally well utilized by camps and swim lessons during the week, recreational traffic on the weekend is minimal. Staff also reported that on several occasions during the 2021 season bathers cut their feet on the pool walls and floor. The pool was drained and hand sanded by staff using sanding blocks then refilled. Lastly, staff noted that the pool drains through a pipe into an adjacent wetland. The feasibility study team tried to locate the pipe outlet but were unable to find it.



ENTRY STAIR TO PUMP ROOM



PARKING AREA AND BALLFIELD



BATHHOUSE AND STORAGE CONTAINER



BATHHOUSE ENTRY



POOL MECHANICAL EQUIPMENT

# Authorities Having Jurisdiction

Any renovations at either the Hawes Pool or the Father MacAleer's Pool will be subject to a variety of permitting processes by the various Authorities Having Jurisdiction (AHJ's). Those can be divided into entitlements – local, state and federal approvals that address use and conformance to bylaws and regulations – and permits, which are technical reviews that ensure compliance with health, safety, and buildings codes. While permitting is typically a straightforward process, entitlements are often open to public comment and review and typically take much longer to receive approvals.

## Entitlements:

Any new construction that sits within a regulated natural resource area buffer zone must comply with the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131 § 40), its implementing Regulations (310 CMR 10.00), and or/under the Town of Norwood XXV Bylaw-Wetlands Protection and associated Regulations. Portions of the Hawes Pool are located within a buffer. For both repair to the existing facility and any proposed new construction, review and permitting through the Norwood Conservation Commission is required, likely as a Notice of Intent (NOI).

According to the Norwood Zoning Bylaws as amended in February of 2021, municipal uses are allowed by right in all zones. An advisory preliminary review by the planning board is recommended, but likely not required.

The pool buildings are not listed as historic resources on the MA Historic database, but an advisory letter to the Norwood Historical Commission is recommended regardless, especially in relation to significant changes to the program at Father MacAleer's Pool.

## Permits:

Any renovations to the facility must comply with the Commonwealth of Massachusetts Regulations (CMR), including the Massachusetts State Building Code, Plumbing Code, Mechanical Code, Electrical Code, Health Code, Swimming Pool and Spa Code, Energy Conservation Code, Massachusetts Architectural Access Board regulations. The project must also comply with the 2010 ADA Standards.

## List of AHJ's:

### Town of Norwood:

- Building Department
- Planning Board
- Fire Department
- Health Department
- Board of Health
- Conservation Commission
- Historical Commission (as applicable)

### State of Massachusetts:

MassDEP  
Massachusetts Architectural Access Board (MAAB)

### Federal:

Army Corps of Engineers (for construction within stream channels or other water bodies)





# Hawes Pool

## Opportunities

The Hawes Pool is in a prime location in a dense residential neighborhood in south Norwood. The pool is adjacent to several other key resources, including the Edean Playground, the Coakley Middle School, and several athletic fields and tennis courts associated with the school. It backs up against the Hawes Brook and two constructed ponds. The ponds are stocked with fish and combined with other adjacent natural areas provide a variety of nature-based recreational opportunities. The pool complex itself includes a splash pad that does not require staffing by a lifeguard, effectively extending the facility season for a month or more in the spring and fall. The prime location and variety of recreational opportunities for users of all ages and interests at Hawes Pool and the nearby recreational areas generates significant traffic at the pool during the entire operating season. Additionally, the proximity to Coakley Middle School provides opportunities for symbiotic programming that could utilize shared parking, provide after-school opportunities for children, and promote school events and athletic opportunities.



## Environmental Considerations

Hawes Pool and Bathhouse are situated in close proximity to Hawes Brook and two ponded areas which are jurisdictional resources under the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131 § 40), its implementing Regulations (310 CMR 10.00), and or/ under the Town of Norwood XXV Bylaw-Wetlands Protection and associated Regulations.

The wetlands, including the banks of the ponds and Hawes Brook have a 100-foot buffer zone. In addition, the local wetland bylaw establishes a 25-foot Undisturbed Buffer Area (UBA) and a No Build Area (NBA) between 25 and 50 feet from the resource areas (i.e., from the banks of Hawes Brook and the two ponds). Finally, Hawes Brook is also identified as a perennial stream on the current USGS map, thereby meeting the regulatory definition of a stream that has a 200-foot Riverfront Area.

For both repair to the existing facility and any proposed new construction, review and permitting through the Norwood Conservation Commission is required, likely as a Notice of Intent (NOI).

### Additional Stormwater Considerations

Redevelopment work on the pool will be subject to stormwater management requirements of the Wetlands Protection Act. Additionally, work to the existing parking lot including resurfacing and any other potential additions of impervious area at the site will require compliance with the local MS4 permit. The stormwater management systems may need to be designed to remove 90% of Total Suspended Solids (TSS) and 60% of the average annual load of total phosphorous (TP) and include incorporating Low Impact Development (LID)

practices and providing stormwater management. Any planned stormwater retrofits should be reviewed as part of the inventory and priority ranking MS4 requirement (2.3.6.d).

Annual pool draining should also follow best practices to ensure that the water quality of the wetland resource areas is not impacted. These include not draining the pool directly into any wetland resource area, including buffer zones, but instead allowing de-chlorinated water to sheet flow over grassy areas and ensuring that the discharged water is released at a rate where it can infiltrate without flowing directly into wetlands. Other practices include ensuring that the pH level is between 6.5 and 8.5, the normal pH range of surface and ground waters, and physically removing algae from the pool per guidelines from the Massachusetts Department of Conservation and Recreation (MassDCR).

### Wetland Opportunities

It is anticipated that work within Riverfront Area would be considered “redevelopment,” which would require the project to result in a net improvement as compared to existing conditions. Given the park setting and existing conditions, opportunities for site improvements could include management of existing non-native invasive plant species observed growing along the banks of the pond and/or river, such as purple loosestrife, Asiatic bittersweet, Grey willow, and multiflora rose. Opportunities for site improvements may include management of invasive plant species and restoration of manicured lawn areas to enhance buffer zones. Restoration and expansion of a naturally vegetated buffer zone would improve the ecological and habitat

# Hawes Pool

## Environmental, cont.

values of these resource areas. These efforts may also provide educational opportunities for park users through educational signage.

If new construction activities at the site extend beyond the immediate exterior portions of the pool facility, then the wetland boundary should be confirmed with the Conservation Commission either through the NOI process or through an Abbreviated Notice of Resource Area Delineation (ANRAD), which can be used as a planning tool.

Additional maps showing site buffer zones can be found in Appendix A.

## Hazardous Materials Considerations and Potential Constraints

Considering that the bathhouse has been newly constructed (2017), the presence of asbestos, lead, and polychlorinated biphenyls (PCBs) within the building itself is not a concern for this structure. However, a hazardous materials survey, including the collection of building material samples for laboratory analysis, is recommended prior to any future renovation or demolition of the older structure housing the pool equipment.

In addition, the historic use of the site or surrounding area was not reviewed, and as such, it is unknown if soils encountered during future development could contain regulated levels of oil and/or hazardous materials (OHM). If future development includes soil disturbance or management, a thorough historical site use should be conducted, and laboratory testing completed as appropriate.

## Other Constraints

In addition to the Conservation-based limitations to expansion, there are geographical limitations as well. The pool is bordered by Washington Street to the east, the entry drive, parking area, and a residence to the south, and the Endean Playground to the west. These physical borders limit the scope of any future expansion to the immediate facility grounds.

Additional constraints include Health Code limitations on the number of bathers in relation to the number of shower and water closet fixtures available in the bathhouse facility. The new bathhouse was designed for the current bather load, so any expansion to the pool area or amenities will need to be balanced against the available restroom facilities.

Lastly, any new construction must be accessible per 521 CMR and the 2010 ADA Standards. This is not a specific constraint and in fact should be viewed as an opportunity for increased usage in a wider population of residents.

### Health Department Fixture Count Requirements

- 1 shower per 40 bathers
- 1 water closet/urinal per 40 bathers
- 1 lavatory per 60 bathers



# Father MacAleer's Pool

## Opportunities

The Father MacAleer's Pool is located in a prime natural setting and is adjacent to a variety of recreational resources, including the Father MacAleer's Playground, a ball field, and several full size athletic fields primarily utilized for soccer. The pool is surrounded by a significant expanse of undeveloped land that provides ample opportunities for facilities expansion. The adjoining natural areas also provide a variety of recreational opportunities, including hiking and bird-watching. However, the pool is not located within any Natural Resource Area buffer zones, so expansion is possible in any direction.

Additionally, the pool backs up against the James Savage Educational Center, a converted school that now houses a variety of programs including a senior center, public and non-profit agencies, indoor and outdoor recreational facilities including basketball and pickle-ball courts, and a significant amount of parking. There are untapped opportunities for overlapping use between the two facilities during the pool season.



## Environmental Considerations

### Wetlands Considerations

Father MacAleer's Pool and Bathhouse are situated some distance (greater than 200 feet) from areas of forested swamp and deep marsh located in the northern and northeastern portions of the fields that would be protected and regulated under the Massachusetts Wetlands Protection Act and local Wetlands Bylaw. If anticipated activities will extend beyond the immediate exterior portions of the pool facility the extent of wetland resource areas and wetland boundaries should be confirmed with the Conservation Commission through an ANRAD or Request for Determination of Applicability (RDA) as part of the project planning. If proposed activities will occur within 100 feet of any wetland resource area, or within 200 feet of the off-site the project will require further review with the Conservation Commission.

### Additional Stormwater Considerations

Based on the condition and lack of parking at the facility, additional parking appears to be a priority. If paved parking is added, stormwater management features will need to be employed to address additional stormwater runoff from the increased impervious surfaces. Upgrade of the existing parking lot and/or the construction of additional parking will require compliance with the local MS4 permit. The stormwater management systems may need to be designed to remove 90% of Total Suspended Solids (TSS) and 60% of the average annual load of total phosphorous (TP) and include incorporating Low Impact Development (LID) practices and providing stormwater management. Any planned

stormwater retrofits should be reviewed as part of the inventory and priority ranking MS4 requirement (2.3.6.d).

Annual pool draining should also follow best practices to ensure that the water quality of the wetland resource areas is not impacted. These include not draining the pool directly into any wetland resource area, including buffer zones, by allowing de-chlorinated water to sheet flow over grassy areas and ensuring that the discharged water is released at a rate where it can infiltrate without flowing directly into wetlands. Other practices include ensuring that the pH level is between 6.5 and 8.5, the normal pH range of surface and ground waters and physically removing algae (MassDCR).

### Hazardous Materials Constraints

The Father MacAleer's Pool and Bathhouse were constructed in approximately 1960. As such, the potential exists for building materials at the site to contain asbestos, lead, and PCBs. A hazardous materials survey including the collection of building material samples for laboratory analysis is recommended prior to any future renovation or demolition, such that hazardous materials are handled safely during any site renovations.

The historic use of the site or surrounding area also was not reviewed and as such, it is unknown if soils encountered during future development contain regulated levels of OHM. If future development includes soil disturbance or management, a thorough historical site use should be conducted, and laboratory testing completed as appropriate.



# Father MacAleer's Pool

## Other Constraints

The Father MacAleer's Pool is located in a less dense residential area, and as such it does not get a significant amount of foot traffic like the Hawes Pool. The primary users of the pool are associated with camp groups and swim lessons; outside these groups, the pool sees little traffic. This is likely a result of the location and lack of aquatic amenities beyond the pool. For young users just learning to swim, the 3.5 foot depth poses a challenge, and a lack of alternative activities may limit usage by young families.

Additionally, the current access to the pool follows two local streets through a residential neighborhood. These roadways are not designed for regional collector-level traffic, and as such there have been reports of conflicts in the past between facility users and residents. Limited parking has also resulted in street parking within the residential neighborhood, although this issue is generally associated with uses other than the pool (specifically, soccer tournaments).

Additional constraints include the state of the facility itself. A general state of disrepair requires a significant investment of funds and effort to bring the facility up to code. The existing structures may not be suitable for renovation, so any work in excess of 30% of assessed value of the buildings will require a full upgrade to meet 521 CMR and the 2010 ADA Standards. This will almost certainly require a full replacement of the bathhouse. Health Code similarly requires a full bathhouse replacement; the current bathhouse fixture count does not support the estimated bather count for the pool. As such, expanded facilities will be required. The pool structure itself is also showing signs of failure, including decomposition of the concrete in the pool walls. If the pool structure is unstable, a more significant approach may be necessary, including a structurally independent liner system (i.e., Myrtha RenovAction) or an all-new concrete pool shell.





### 3. Mandated Corrections & Repair Recommendations





# Hawes Pool

## Summary

The Hawes Pool Facility has generally been well maintained, and the systems and facilities, dated and complex as they may be, have been able to function largely without interruption for over 70 years. Critical repairs have permitted continued operations, and the replacement of the bathhouse in 2017 addressed many previous concerns related to health and accessibility codes.

The entrance and parking and associated stormwater management system at Hawes appears to be largely functional but is generally undersized relative to the user counts at the pool facility. The addition of a new stoplight at the Short Street intersection will likely address some of the traffic considerations at the pool and improve pedestrian and cyclist safety. Several areas of the site were identified as non-compliant per the accessibility requirements of 521 CMR and the 2010 ADA Standards and have been noted below.

*NB: This assessment document utilizes a color-coded system for identifying mandatory corrections to address a code violation (red boxes) and recommended repairs to address functional issues with the facilities. A key is located below.*

Corrections

Recommended Repairs





# Hawes Pool

## Accessibility

While the new bathhouse is largely compliant with accessibility code, several other areas of the site do not meet the requirements of 521 CMR and the 2010 ADA standards. Additional information can be found in Appendix C: Full Accessibility Reviews.

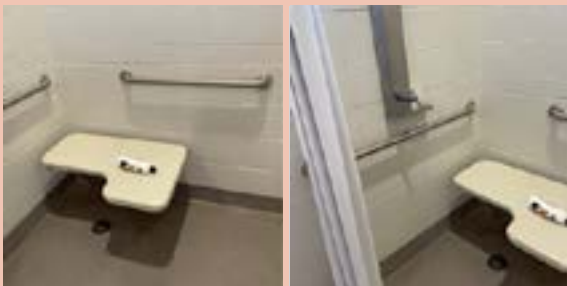
### Bathroom - Shower

Violation: Shower stall is not compliant: 1) control and seat locations are incorrect, 2) coat hook mounted above 48", 3) stall door does not self-close, 4) women's shower door is less than 32" clear, and 5) pulls not present on women's shower door.

Code: 521 CMR 30.6.1a, 30.6.1b, 31.7.1 & 31.7.7

ADA 603.4

**Correction: Reconfigure the shower to a 36" by 36" transfer shower. This will eliminate the need to relocate the controls, or relocate the controls to the long wall, relocate seat to the end wall. Fix the remaining issues.**



### Parking

Violation: Van-accessible space not designated. No accessible route provided from access aisle to walkway.

Code: 521 CMR 23.6.3, 23.4.7b & 23.3.1

**Correction: Designate one space as Van Accessible. Provide an accessible route from parking access aisles to walkway.**



### Walkway

Violation: Gate does not have required 18" of clear, level space on latch side. Gate hardware is not compliant.

Code: 521 CMR 26.6.3 & 26.11

**Correction: Extend the walkway at the gate 18" on the pull side for a depth of 60" from the gate. Replace gate hardware with compliant hardware.**



### Bleachers

Violation: No accessible route provided to bleachers. No accessible seating spaces present.

Code: 521 CMR 19.6.1 & 14.2

**Provide an accessible route to the bleacher seating. Provide an accessible seating area at the bleachers.**



# Hawes Pool

## Accessibility, cont.

### Pool

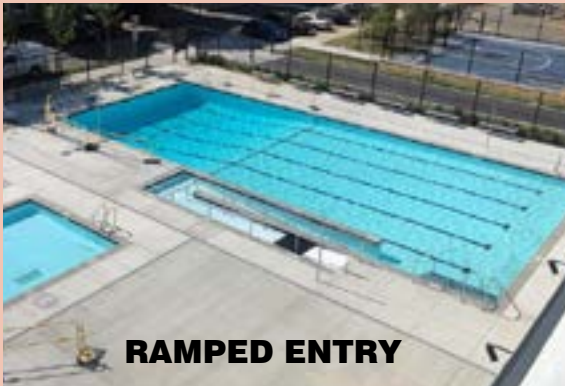
Violation: Pool is required to have 2 ADA-compliant means of access. 1 must be permanently affixed.

Code: ADA 242.2

**Correction: Install a) a deck-mounted chair lift, or b) a ramped entry.**



**CHAIR LIFT**



**RAMPED ENTRY**

### Pool

The pool body and decks at Hawes, while generally functional, are showing signs of their age. The pool itself is reported to leak a significant amount of water daily – approximately 10,000 gallons, or an inch a day. Additionally this leakage is entering the water table in an area adjacent to the Hawes Brook, a designated resource area. Addressing this leak is a primary goal for any renovations to the facility.

The assessment identified several violations of CMR 105 (Health Code) that will require correction, as well as several potential violations that should be reviewed by Town staff for compliance.

### Coping

Violation: The pool coping around Hawes is aging, failing, and has been patched multiple times in the past.

Code: 105 CMR 435.13 (1 & 2)

**Correction: Remove and replace coping.**



### Hose Bibbs

Violation: : The pool does not currently have hose bibs around the perimeter which are required by code to allow for easy and thorough cleaning of the pool decks.

Code: 105 CMR 405.03(5)

**Correction: Add hose bibs as are required by code around the perimeter of the pool decks. It is recommended to add one hose bib ever 100 linear feet of perimeter to allow for a 60' hose to easily reach all areas of the pool deck.**



# Hawes Pool

## Pool, cont.

### Safety Equipment, First Aid, and Communications

Violation: On-site Safety, First Aid and Communication Equipment may be inadequate.

Code: 105 CMR 435.22

Correction: Inventory and assess on-site Safety, First Aid and Communication Equipment for compliance.



### Pool Safety Signs

Violation: The pool has some safety code signs up, but did not appear to have all the signs up in line with current requirements at the time of site walk.

Code: 105 CMR 435.22

Correction: Inventory existing signage and compare with requirements. Add any missing signage prior to reopening.



### Drainage

Issue: Staff report that pool self-drains through leaks. When not self-draining, pool water is pumped, at times into Hawes Brook.

Recommendation: Develop drainage manual based on best practices, to include: 1) dechlorinate water, 2) redirect pool drainage away from resource areas, 3) permit sheet drainage over grassy areas at a reduced rate to allow infiltration, 4) maintain pH at discharge between 6.5 and 8.5, and 5) physically remove any algae present at draining.





# Hawes Pool

## Pool, cont.

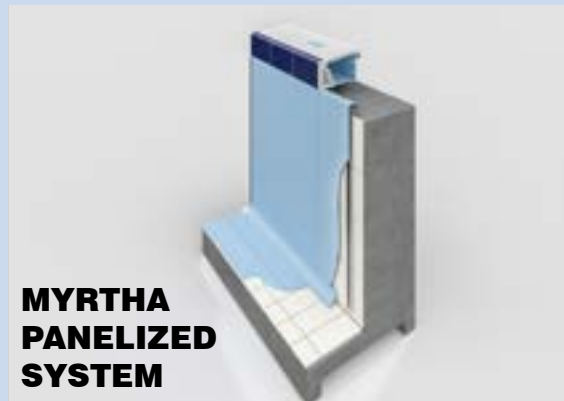
### Leaks and Surface Roughness

Issue: The pool is reported to lose 1" per 24-hour period, or approximately 10,000 gallon per day. Additionally, the surface is rough and poses a hazard to users.

Town reports recent pressure test indicated piping is not the source of the leak. Likely sources include 1) pool finish, 2) pool fittings, and 3) Expansion joint, main drains, and hydrostatic relief well.

Code: 105 CMR 435.05(4)

**Recommendation:** Re-waterproof all fittings and penetrations. Fill all cracks. Remove painted finish, replace with a) quartz-based plaster finish, b) panelized system such as Myrtha Renovation, c) vinyl liner, d) fiberglass liner, or e) epoxy-based paint. Alternately, demolish the entire pool shell and rebuild new concrete pool. All options may benefit from water being left in the pool all year with a safety cover installed.



### Depth Markers and Signage

Issue: Signage is compliant, but "NO RUNNING" and "NO DIVING" signage is recommended.

Code: 105 CMR 435.24

**Recommendation:** Add "NO RUNNING" and "NO DIVING" signage to pool deck.



# Hawes Pool

## Splash Pad

The splash pad is generally in good shape but the pad surface is rough and should be addressed to avoid future injury to users. Additional opportunities for improvement to the pad are noted in Section 4 – Design Approach Opportunities.

### Pad Surface

Issue: Surface of splash pad is rough, edges are exposed, and water is pooling.

Code: 105 CMR 435.13

**Recommendation:** Regrade pad surface and either a) resurface existing concrete, or b) replace with safety surfacing.



## Pump Room

The pump room building has effectively reached the end of its useful life and is a good candidate for replacement as part of any upcoming renovation to the facility. Difficulty of access and challenging working conditions could all be addressed as part of the replacement effort.

Additionally, the pool pump and filtration equipment is out of date and showing signs of significant wear. If the pool building is to be replaced, the equipment should be replaced as well.

### DOT Placards

Violation: DOT Placards are absent. Placards are required for chlorine and acid storage areas.

Code: NFPA 704

**Correction:** Install proper signage to exterior of pump room door.



### Walls

Issue: There is cracking and deterioration visible in the foundation and block wall of the enclosure. Cracks (especially staircase cracks) are most likely the result of foundation settling, possibly related to pool leakage. Moisture accumulation in the block is causing deterioration. The wall cavity appears to be undrained.

**Recommendation:** At a minimum, 1) repoint the block wall, 2) repair the cracks in the foundation using hydraulic cement, 3) replace cracked blocks, 4) seal joints, and 5) repaint/reseal. Consider replacing the entire building with an at-grade pump room with incorporated storage.



# Hawes Pool

## Pump Room, cont.

### Wood Addition

Issue: The wood frame is rotting at the sill. Exterior finishes are damaged, including trim and siding.

**Recommendation: Replace siding and trim with rot-resistant materials. Replace rotted sill with pressure-treated sill. Excavate adjacent grade to provide 8" to 12" of clearance from grade to siding and framing. Consider replacing the entire building with an at-grade pump room with incorporated storage.**



### Storage Shed

Issue: Areas of the storage shed are deteriorating. The doors and areas of trim are failing.

**Recommendation: Repair the siding, trim, doors, and sills of the storage shed. Consider replacing the entire shed as part of a new, at-grade pump room with incorporated storage.**



### Roofing & Flashing

Issue: The roofing is damaged and missing in areas. Some areas of roof sheathing appear to be rotted through. The roof slope is too low for asphalt shingle applications.

**Recommendation: Replace the roof and flashing with an appropriate low-slope roof material. Areas of sheathing may need to be replaced. Consider replacing the entire building with an at-grade pump room with incorporated storage.**



### Pool Mechanical & Chemical Equipment

Issue: Systems are not automated. The filters are in poor condition. Pipes are unsupported. Access is difficult. Workspaces are non-existent. The system is not aligned with modern pool systems technology and practices.

**Recommendation: Consider reconfiguration and replacement of entire pool mechanical system as part of a larger renovation project. Consider alternative filtration systems (high rate sand filters or regenerative media filters). Consider an automated systems, including for flow rates, pH, and chlorination. At a minimum: support all pipes in pump room.**





# Hawes Pool

## Pump Room, cont.

### Entrance

Issue: The grade at the entrance is about 4" below the threshold. Water appears to pool in front of the entrance and soils beneath the entry wall foundation appears eroded.

**Recommendation:** The entry area should be graded to allow water to flow away from the building. At a minimum, provide a well-drained gravel surface adjacent to the entry. Consider a slab in this location. Consider replacing the entire building with an at-grade pump room with incorporated storage.



## Electrical Systems

### Service

Issue: The 100A electrical panel and associated panels and switchgear are showing signs of corrosion.

**Recommendation:** If a renovation is planned, replace panel and distribution wiring as part of any new work.



### Pump Starter Motor

Issue: The pump starter motor is showing signs of corrosion.

**Recommendation:** Replace the pump starter motor.



### Lighting

Issue: The pump room lighting is showing signs of corrosion.

**Recommendation:** If a renovation is planned, replace lighting and wiring as part of any new work.



# Hawes Pool

## Possible Hazardous Materials

The age of the original construction and subsequent repairs at the Hawes Pool raises the possibility of the presence of hazardous materials in a variety of locations on the site. While our team did not perform any testing, a Licensed Site Professional from Horsley Witten Group did survey the site and

identify possible hazardous material locations. The town should plan to order a test of these areas to confirm whether any hazardous materials may be present and remediate appropriately if any are found.

### Pump Room

Issue: Based on the age of the building, the following building components may contain hazardous materials:

- Paint (lead)
- Concrete blocks (asbestos)
- Sealants and expansion joint caulking (asbestos & PCB's)
- Lower Layer of Roofing Shingles (asbestos)

**Recommendation: Test noted pool components for presence of hazardous materials. If present, mitigate appropriately as part of any demolition or renovation.**



### Pool

Issue: Based on the age of the pool, the following components may contain hazardous materials:  
Paint (lead)

Concrete (asbestos)

Expansion joint caulking (asbestos & PCB's)

**Recommendation: Test noted pool components for presence of hazardous materials. If present, mitigate appropriately as part of any demolition or renovation.**





# Father MacAleer's Pool

## Summary

The Father MacAleer's Pool complex is over 60 years old, and most of the physical infrastructure appears to be original. While incremental improvements to the pool and bathhouse systems have been completed over the years, and to the extent possible the pool itself has been well maintained, the facility as a whole is reaching the end of its useful life. Numerous issues ranging from nearly complete lack of accessible amenities to apparent degradation of the pool shell will mandate significant improvements to provide continued service to the community.

As the number and scale of issues is significant, the Town may wish to consider an alternative to maintaining a pool in this location. The notes below assume the pool program will remain, and outline a pathway to a modern and compliant facility. Alternatives are outlined in Section 4 – Design Approach Opportunities.





# Father MacAleer's Pool

## Site

The entrance and parking and associated stormwater management system at Hawes appears to be largely functional but is generally undersized relative to the user counts at the pool facility. The addition of a new stoplight at the Short Street intersection will likely address some of the traffic considerations at the pool and improve pedestrian and cyclist safety. Several areas of the site were identified as non-compliant per the accessibility requirements of 521 CMR and the 2010 ADA Standards and have been noted below.

### Stormwater Management

Issue: No stormwater management system is present. Parking runoff currently flows to the adjacent wooded area and is not managed on-site.

**Recommendation: If parking is added or upgraded, install a stormwater management system in compliance with MS4 Stormwater Requirements.**



### Parking Surface

Issue: The parking area paving is in poor condition. Parking striping is not visible.

**Recommendation: Repave and re-stripe parking area.**



### Limited Parking

Issue: Parking was observed to be full at several site visits. Athletic field users parked below the field in a grassy area subject to erosion and runoff. Evidence of significant ponding/potholes.

**Recommendation: Consider adding on-site parking in the adjacent grass lawn.**

**Consider 1) organizing athletic field parking and providing a durable parking surface with stormwater management system, or b) close athletic field parking.**



# Father MacAleer's Pool

## Accessibility

The facilities at Father MacAleer's Pool was built in an era before barrier-free access became a public issue. As such, the site, buildings, and pool are fundamentally inaccessible to those with disabilities. Significant modifications will be necessary to address these code violations.

### Accessible Route

Violation: Step partially blocks gate access. Gate hardware is not compliant. Showers are located in the route to the pool.

Code: 521 CMR 26.11, 26.6.3 & 30.1

Correction: Relocate the entry so that an accessible route is provided with appropriate clearances at gate. Relocate showers or relocate accessible route.



### Parking

Violation: Van-accessible space not designated. Parking striping is worn.

Code: 521 CMR 23.6.3 & 23.4b

Correction: Designate one space as Van Accessible. Re-stripe lot.



### Pool

Violation: The pool is required to have 1 permanently fixed ADA-compliant means of access. Staff reported a chair lift was present in the past but none was observed during site walks.

Code: ADA 242.2

Correction: Install a primary means of access: either a) a deck-mounted chair lift, or b) a ramped entry.



### Accessible Route

Violation: No accessible route provided from parking to pool.

Code: 521 CMR 23.3.1

Correction: Provide an accessible route from parking area to the pool facility.



# Father MacAleer's Pool

## Accessibility, cont.

### Bathhouse

Violation: The bathhouse is completely inaccessible. Step present at all bathhouse entries. Accessible clearances not maintained at entry and inside bathhouse. Accessible facilities not present within bathhouse.

Code: 521 CMR 26.11, 26.6.3 & 30.1

**Correction: Provide an accessible bathhouse at the facility. Given the challenges associated with renovating the existing building to provide access, a new building is recommended.**



## Pool

The existing pool surface consists of a painted surface applied over a shotcrete pool shell. Staff report and visual inspection concludes the liner is failing and in need of replacement. Staff reports no known leaks. The surface of the pool itself is rough and a danger to users feet, hands, and other exposed skin. Staff also reported several cut feet at the facility which required draining and grinding of the pool shell in recent seasons. The pool lacks any accessible entry.

Potentially more concerning, staff is concerned with the structural integrity of the pool shell itself. In aging pools it is not uncommon for the shell to deteriorate over time due to minor leaks, shifting soils, ground water, or defects in construction.

### Pool Deck

Violation: Deck surface is rough and broken with some sharp edges.

Code: 105 CMR 435.13

**Correction: Resurface uneven/rough areas of the pool deck to match the surrounding pool deck.**



### Hose Bibbs

Violation: Hose bibbs are required around the perimeter of the pool deck.

Code: 105 CMR 405.03(5)

**Correction: Add required hose bibbs around perimeter of pool deck. 100 foot spacing recommended.**

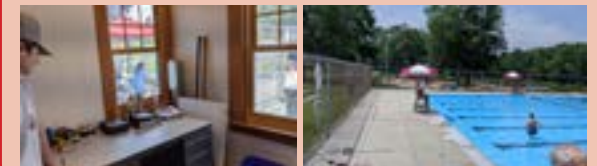


### Safety Equipment, First Aid, and Communications

Violation: On-site Safety, First Aid and Communication Equipment may be inadequate.

Code: 105 CMR 435.24 & 435.25

**Correction: Inventory and assess on-site Safety, First Aid and Communication Equipment for compliance.**





# Father MacAleer's Pool

## Pool, cont.

### Pool Safety Signs

Violation: At site walk, Pool Safety signs appeared to be missing or incomplete.

Code: 105 CMR 435.22

**Correction: Inventory existing signage and provide missing signs.**



### Surface Roughness and Structure

Violation: The pool surface is rough and a danger to users. Staff reported the pool was closed on several occasions this season as a result of users cutting their feet on the pool walls and floor. Staff reported concern with the structural integrity of the shell.

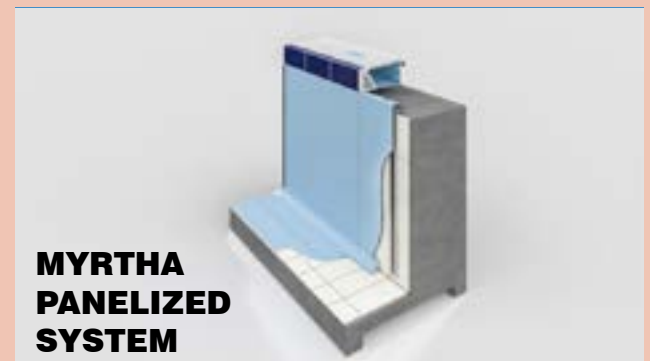
Code: 105 CMR 435.05(4)

**Correction: Perform destructive investigation of structural integrity of pool shell. If found to be failing: Replace pool shell or otherwise mitigate deterioration, or replace pool with alternative facility or equipment (i.e., splash pad, skating rink, etc).**

If pool shell is found to be intact and the Town wishes to maintain the facility as a pool: **Re-waterproof all fittings and penetrations. Fill all cracks. Remove painted finish, replace with a) quartz-based plaster finish, b) panel system such as Myrtha Renovation, c) vinyl liner, d) fiberglass liner, or e) epoxy-based paint. Pressure test all pipes. All options may benefit from water being left in the pool all year with a safety cover installed.**



**FILLED POOL WINTERIZED W/ COVER**



**MYRTHA PANELIZED SYSTEM**

# Father MacAleer's Pool

## Pool, cont.

### Drainage

Violation: Staff report that pool drain runs to an adjacent wetland.

Code: 105 CMR 435.26

**Correction:** Redirect pool drainage away from wetlands. Develop drainage manual, to include: 1) dechlorinate water, 2) permit sheet drainage over grassy areas at a reduced rate to allow infiltration, 3) maintain pH at discharge between 6.5 and 8.5, and 4) physically remove any algae present at draining.



### Depth Markers and Signage

Violation: Signage is compliant, but "NO RUNNING" and "NO DIVING" signage is recommended.

Code: Intl. Swimming Pool & Spa Code, 409.3

**Correction:** Add "NO RUNNING" and "NO DIVING" signage to pool deck.



## Pool Mechanical Systems

### DOT Placards

Violation: DOT Placards are absent. Placards are required for chlorine and acid storage areas.

Code: NFPA 704

**Correction:** Install proper signage to exterior of pump room door.



# Father MacAleer's Pool

## Pool Mech. Systems, cont.

### Pool Mechanical & Chemical Equipment

Issue: Mechanical and chemical systems are very outdated and inadequate. Equipment and enclosures show signs of failure.

**Recommendation: Replace existing mechanical and chemical systems with automated systems that manage flow rate, chemistry, water levels, etc, as part of pump room relocation.**



## Pump Room

The existing pool mechanical and chemical systems are located in an underground concrete enclosure located to the north of the pool deck. The equipment itself sits on a concrete pad that is far

below pool surface level in elevation accessible by a steep staircase. The enclosure is in poor repair and the pump room roof/pool deck is showing signs of structural failure.

### Enclosure

Violation: The pump room underground enclosure is in poor condition, poorly ventilated, poorly lit, and presents a variety of hazards as a working area (lack of safe working areas, no secondary containment for chemicals, no handrails on stair, no second egress route, accumulated moisture, lack of drainage, etc). The structure is in decline, including cracking and exposed reinforcement. Door clearances and threshold are not compliant.

The stairwell does not appear to be drained. The stairwell enclosure can be locked from the outside. The structure is unfit for continued use.

*Code: 760 CMR 1010.1.9, many others*

**Correction: Abandon the existing underground pump room. If continued operation of the pool is desired: replace existing enclosure with an at-grade pump room with proper access, working areas, ventilation, and equipment mounts.**





# Father MacAleer's Pool

## Bathhouse

The existing bathhouse at Father MacAleer's Pool appears to be original to the construction of the pool. It is a low block building with separate facilities for male and female users. In addition to insufficient fixture counts, a poor interior environment and aging enclosure, the entire bathhouse is entirely inaccessible. An entirely new bathhouse is recommended.

### Changing Areas

Violation: The changing areas are dimly lit and undersized. No accessible changing area is provided. No privacy for users.

Code: 521 CMR 30.6.1a, 30.6.1b, 31.7.1 & 31.7.7

ADA 603.4

**Correction: Provide compliant, well-lit changing areas, including an accessible changing area.**

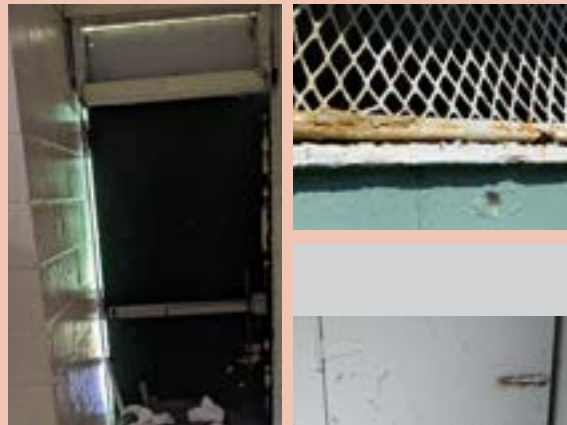


### Doors, Windows & Vents

Violation: Doors, windows and vents show signs of rot and rust. Door framing failed in the past, doors and frames were replaced with metal panel doors. Doors can be locked from the outside so as to not allow free egress.

Code: 521 CMR 26.6.3

**Correction: If the bathhouse is maintained and reconfigured to meet code: replace doors with egress compliant door equipped with panic hardware and allowing free egress at all times. Replace window and vent frames and grilles.**



### Showers

Violation: The bathhouse has only 3 showers per restroom and they are congregated in one stall with an inaccessible curb.

Code: 521 CMR 30.1

**Correction: Provide accessible showers at a rate of 1 shower per 40 bathers. Preliminary bather load: 306. Total required fixtures: 4 per gender, 8 total.**



# Father MacAleer's Pool

## Bathhouse, cont.

### Water Closets/Urinals

Violation: The bathhouse has 6 water closets/urinals. No fixtures are accessible.

Code: ADA 242.2

**Correction: Provide water closets and urinals at a rate of 1 fixture per 40 bathers. Preliminary bather load: 306. Total required fixtures: 8. Provide accessible fixtures.**



### Wash Basins

Violation: The bathhouse has two wash basins (zero accessible).

Code: ADA 242.2

**Correction: Provide wash basins at a rate of 1 basin per 60 bathers. Preliminary bather load: 306. Total required fixtures: 6. Provide accessible fixtures.**



### Emergency Care Room & Storage

Violation: No emergency care room exists. No storage area exists for janitorial supplies and educational equipment. Shipping container used for storage.

Code: 105 CMR 435.03(6)

**Correction: Provide an emergency care room. Provide a storage area.**



### Lighting

Violation: The lighting is dim, especially in the men's restroom.

Code: 105 CMR 435.03(8)

**Correction: Provide adequate lighting.**



# Father MacAleer's Pool

## Bathhouse, cont.

### Walls

Issue: Block walls appear to have holes, cracks, and signs of water damage. Weep holes are not present.

**Recommendation: Perform destructive testing to confirm whether water is accumulating in the base of the block wall. If water is found, remove and replace all exterior walls with a drained block wall.**



### Roof

Issue: Roof is aged and shows signs of leakage. Roof fascia/soffit trim and overhang framing show signs of rot.

**Recommendation: If the bathhouse is maintained and reconfigured to meet code: repair framing, replace trim, replace roofing and flashing.**



### Amenities

Issue: The bathhouse lacks the following amenities: 1) staff area, 2) check-in area. The utility chase floor appears to be failing and is an unsafe work space.

**Recommendation: Replace the bathhouse to provide safe, modern amenities and working conditions for staff.**





# Father MacAleer's Pool

## Electrical Systems

### Service, Lighting, Pool Electric

Violation: All electrical components on site are out of date and showing signs of deterioration. The system and components appear to be original to the pool construction and therefore beyond its useful life. None of the electrical equipment, lighting or wiring is salvageable. Work areas are not provided.

Code:

Correction: If renovations to maintain the pool occur then all-new electrical infrastructure will be required along with all new electrical systems.



## HVAC System

### Bathhouse

Violation: The exhaust system has been removed and the existing exhaust ductwork is in poor condition.

Code: MA Mechanical Code 403

Correction: If the building is retained and renovated to meet code, then: remove the existing ductwork and replace with a new exhaust fan, exhaust ductwork and exhaust registers to ventilate the space per code requirements.



# Father MacAleer's Pool

## HVAC System, cont.

### Pump Room

Issue: There is no mechanical ventilation in the pump room.

**Recommendation:** While ventilation is not required in pump rooms, chlorine is not contained in the existing pump room, resulting in a strong odor of chlorine. Until the pump room building is rebuilt, a temporary ventilation system is recommended.



## Plumbing System

### Bathhouse

Violation: The fixtures and equipment in the bathhouse are in terrible condition. Some are not compliant with plumbing and other codes. The piping is corroded and in terrible condition.

*Code: 240 CMR 10.00*

**Correction:** If the building is retained and renovated to meet code, then: remove in their entirety all of the existing plumbing systems, fixtures, piping, valves and equipment. Install all new plumbing systems, fixtures, piping, valves and equipment.



# Father MacAleer's Pool

## Plumbing System, cont.

### Drinking Fountain & Hose Bibb

Violation: The combination drinking fountain and hose bibb is not compliant with health, plumbing, or accessibility codes.

Code: 240 CMR 10.10 (18) (j)

**Correction: Replace the combination fixture with separate hose bibb and bi-level drinking fountain.**



## Possible Hazardous Materials

The age of the original construction and subsequent repairs at the Father MacAleer's Pool raises the possibility of the presence of hazardous materials in a variety of locations on the site. While our team did not perform any testing, a Licensed Site Professional

from Horsley Witten Group did survey the site and identify possible hazardous material locations. The town should plan to order a test of these areas to confirm whether any hazardous materials may be present and remediate appropriately if any are found.

### Bathhouse

Issue: Based on the age of the building, the following building components may contain hazardous materials:

- Paint (lead)
- Concrete blocks (asbestos)
- Sealants and expansion joint caulking (asbestos & PCB's)
- Roofing materials (asbestos)
- Mastic on mirror (asbestos)
- Piping (lead)
- Abandoned ductwork mastic (asbestos)

**Recommendation: Test noted pool components for presence of hazardous materials. If present, mitigate appropriately as part of any demolition or renovation.**





# Father MacAleer's Pool

## Pump Room

Issue: Based on the age of the pool, the following building components may contain hazardous materials:

- Paint (lead)
- Piping (lead)
- Sealants and expansion joint caulking (asbestos & PCB's)

**Recommendation: Test noted pool components for presence of hazardous materials. If present, mitigate appropriately as part of any demolition or renovation.**



## Pool

Issue: Based on the age of the pool, the following components may contain hazardous materials:  
Paint (lead)

Concrete (asbestos)

Expansion joint caulking (asbestos & PCB's)

**Recommendation: Test noted pool components for presence of hazardous materials. If present, mitigate appropriately as part of any demolition or renovation.**





## 4. Design Approach Opportunities







# Hawes Pool

## Site

The Hawes Pool facility enjoys widespread popularity in the Norwood community, especially in the South Norwood neighborhood in which it is located. Its ongoing success as a community resource indicates incremental improvements to the operations of the facility and its user experience will maintain and user participation while providing an improved operation and bather experience.

The design options outlined here are all based on the assumption that the facility will continue to operate

largely how it does now, and that all of the mandated corrections and recommended repairs noted in Section 3 will be undertaken to address ongoing repairs.

While the parking at the pool is convenient and generally well laid out, staff reported that at peak hours many users were forced to park along Washington Street and walk to the pool. This is not a critical issue but does detract from available street parking during peak season. Two simple alternatives look to solve this shortage: added parking to the north of the pool and

a foot-path connection to the large parking lots at the middle school. The pool can utilize the middle school parking during the summer months while the school is in lower capacity operations. This improvement should be postponed until completion of the middle school construction project and could be rolled into that project scope as a connectivity component.

## Parking

Consider a) expanding parking beyond the playground area, and b) create an accessible foot path from the middle school and negotiate use during summer months.



# Hawes Pool

## Pool

The renovations to the existing pool to eliminate leaks provide an opportunity to address some programmatic gaps both at Hawes and throughout the Recreation Department's facilities portfolio. With a few strategic expansions to the pool itself, the town can provide important resources such as a fully accessible ramped entry and a shallower wading pool for children. These resources will allow the department to provide additional program offerings and to address a critical need for truly equivalent pool user experiences.

### Shallow Area

Consider reconfiguration of the pool to include a wading area.



### Pool Length

Consider reconfiguration of the pool, including addition of a bulkhead or wall, to provide a competition-length lap area.



### Splash Pad Features

Consider expanding the splash pad and a) painting, b) replacing, or c) adding fixtures. The pad could also be relocated to a more visible location to encourage shoulder-season use.



## Splash Pad

The renovation of the splash pad offers several opportunities for reconfiguration to increase facility use, address future safety concerns, and improve the user experience. The splash pad in its current configuration is large enough but lacks the interactive features that are typical of modern facilities. With strategic interventions and new, exciting fixtures the town could offer a completely new and exciting splash pad experience within the existing footprint that will draw users from Norwood and beyond. Additionally, improved wayfinding will help increase user participation in the shoulder seasons when the pool is closed but the splash pad remains open.





# Hawes Pool

## Entry and Dry User Facilities

The pool provides an excellent place for swimmers to cool off, but there is a general lack of shading and dry-user areas. The topography and other constraints of the site limit opportunities for expansion, but an expanded pool deck with accompanying trellis component is possible and could provide a significant shade element for dry users. Additionally, a reconfigured and improved reception configuration can be incorporated into this shade element to provide a covered area for workers.

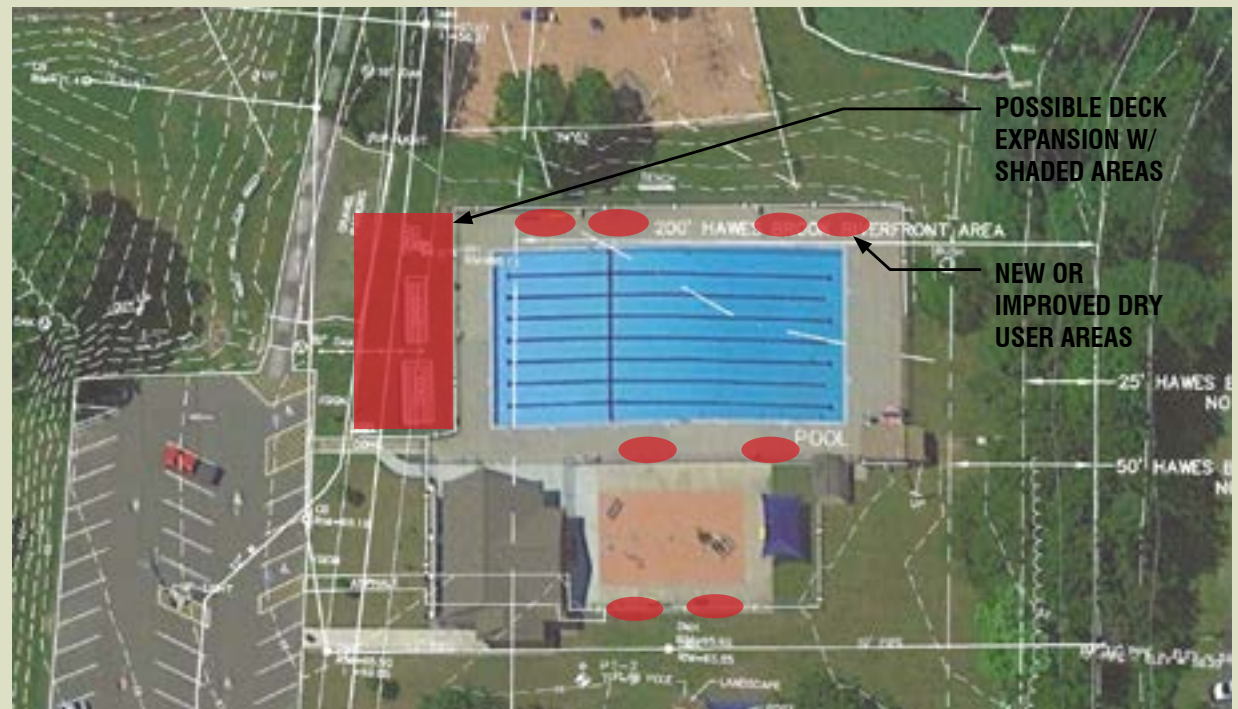
### Entry

Provide a more permanent check-in configuration that meets control needs and provides a permanent shaded area for staff.



### Pool User Experience

Consider expanding deck areas, adding seating, and providing shaded areas within the pool deck area.



# Father MacAleer's Pool

## Site

While the Father MacAleer's Pool complex could be renovated to meet code and the demands of a modern pool facility, the breadth of repairs and renovations required does suggest a wholesale reconsideration of the facility's role for the Town. Significant issues such as the complete inaccessibility of the pool and bathhouse as well as the potentially degraded nature of the pool shell may lead the town to an alternative approach that looks to the future of this facility as a pool, a new aquatic facility, or something else altogether. These design opportunities consider a variety of programs for the facility.

One of the primary limitations on the Father MacAleer's Pool facility is its location in a residential neighborhood. Although the facility could potentially sustain much higher traffic, it is inadvisable to route more cars through local streets. Luckily there may be a simple opportunity to redirect traffic via the Savage Center. There is an existing single lane drive from the rear of the Savage Center to the Father MacAleer's parking lot; expanding this drive to two lanes and blocking entry off Vernon Steet would effectively relocate all pool and athletic field traffic to Prospect Street, a larger collector street that would serve as a more appropriate access to a municipal facility.

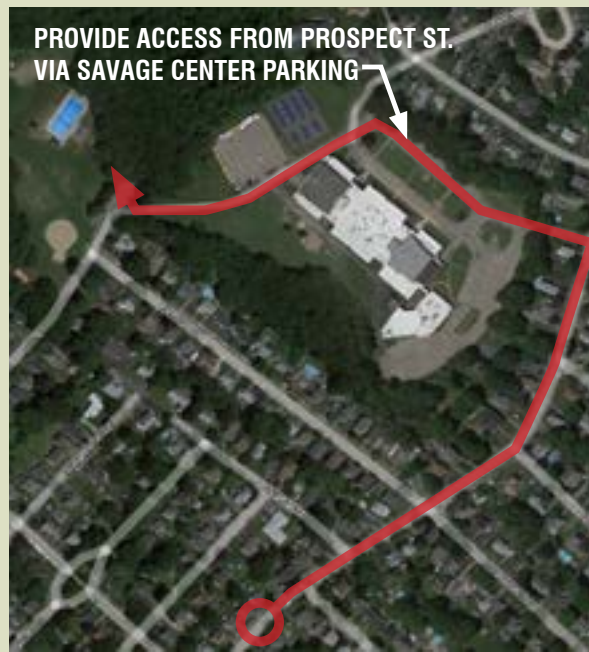
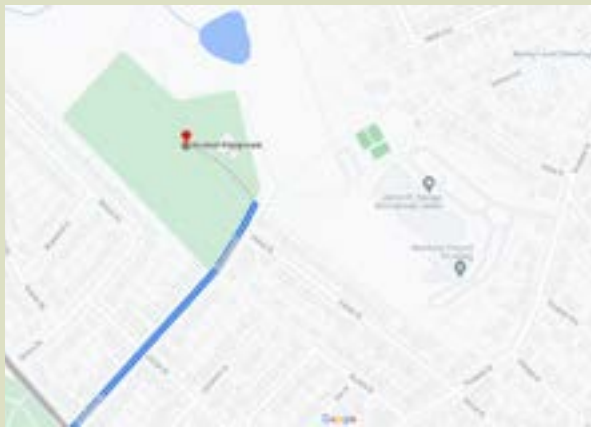
## Pool

As the pool undergoes renovations to address structural and finish issues, there is an opportunity to reconfigure it to provide new, user-friendly amenities. To begin, a zero-entry ramp will lend convenient, easy access to all pool users, and a shallow wading area will better meet the needs of younger users, including the youngest summer campers.

There is currently no regulation-length public swimming pool in Franklin. The town could consider a reconfiguration with a bulkhead or new wall to provide a 25-yard, regulation length lap facility.

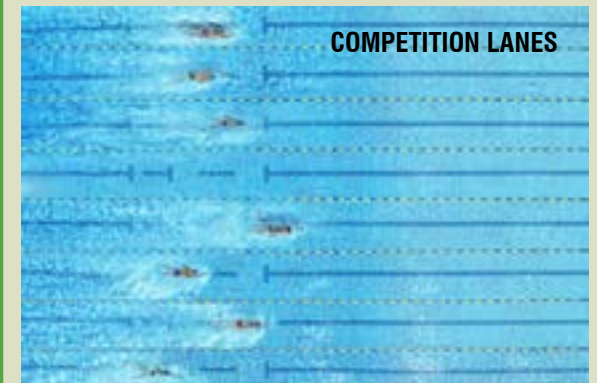
### Arrival

Consider alternate routes to bring users to the site, including the possibility of a dedicated street access via the Savage Center parking area accessed from Prospect Street.



### Pool Length

Consider reconfiguration of the pool, including addition of a bulkhead or wall, to provide a competition-length lap area.





# Father MacAleer's Pool

## Pool, cont.

### Shallow Area

Consider reconfiguration of the pool to include a wading area, perhaps as part of a larger reconfiguration effort.



## Dry User Facilities and Shaded Areas

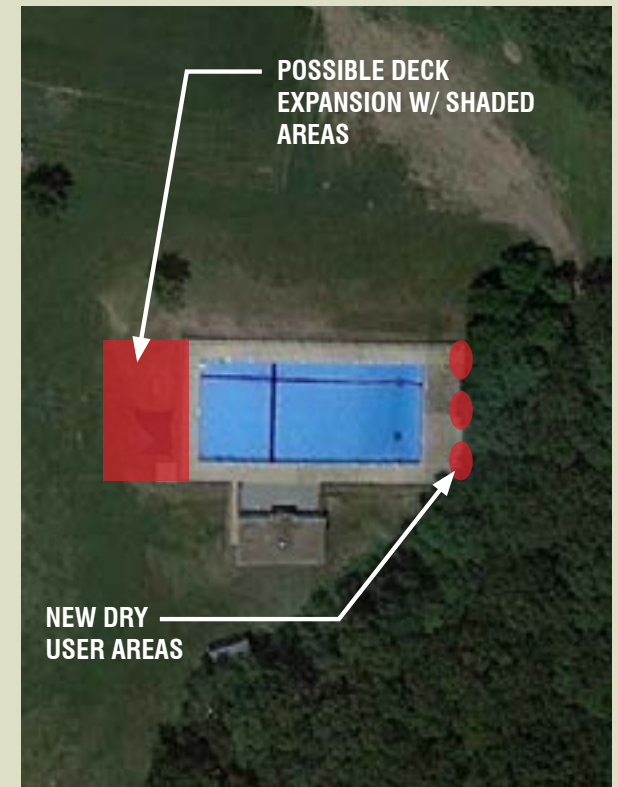
The Father MacAleer's Pool offers no shaded areas within the pool enclosure, and there is somewhat minimal deck space. As part of a renovation, the Town could expand the deck area and provide additional

areas for dry users such as benches and table seating as well as a shade structure within the enclosure to keep users cool on the hottest summer days.

### Pool User Experience

Issue: There are limited facilities for dry users, limited shaded areas, and limited deck space.

**Recommendation: Consider expanding deck areas, adding seating, and providing shaded areas within the pool deck area.**



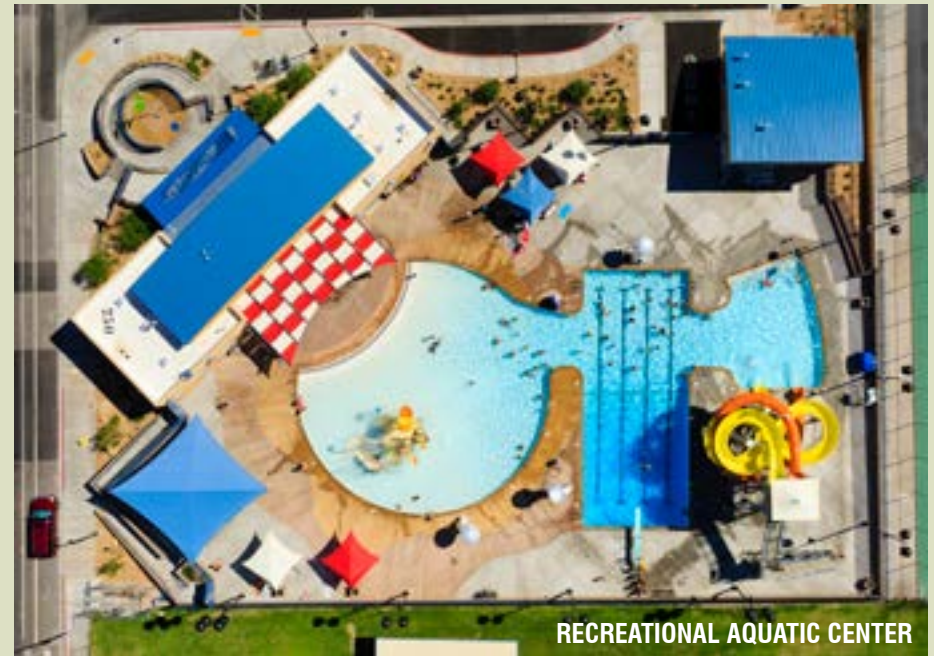


# Father MacAleer's Pool

## Aquatic Facilities, cont.

### Pool User Experience

Consider alternate facilities such as a destination competitive aquatic facility, convert pool to a splash pad not requiring staffing (could be combined with an ice rink for winter use), create a modern curvilinear recreational pool, or alternative dry park experience such as sand volleyball courts, a mountain bike park, or community gardens.



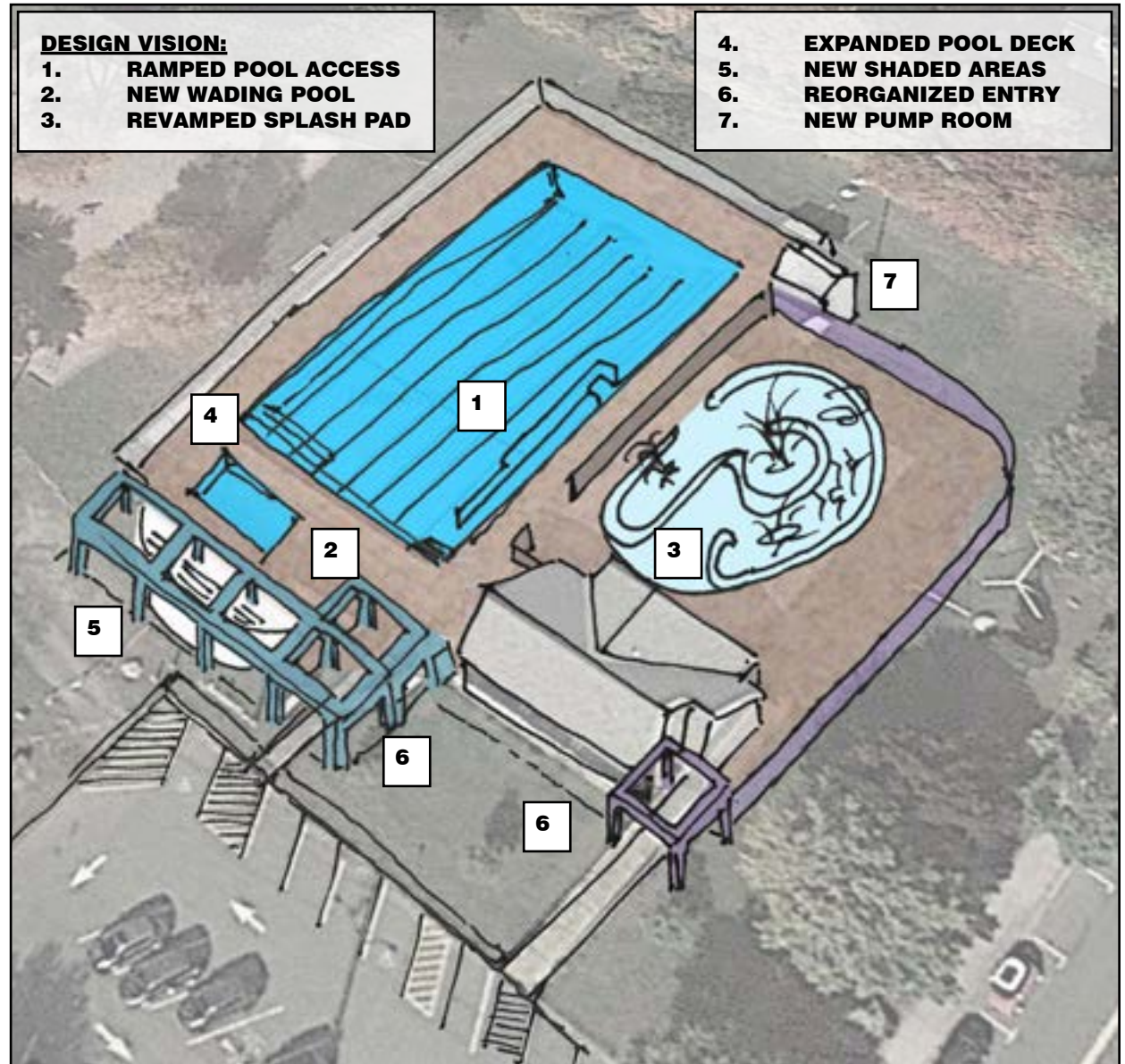


# Design Approach Sketch Plans

The conceptual plans on the following pages explore a variety of options for the two facilities. Rather than fixed proposals, these are explorations of the types of spaces and programs that could be achieved on each site. Once the Town selects an approach or approaches that best fit the needs of the community and the Recreation Department, these components can be reorganized and configured to best address issues such as user flow, adjacency, zones for various user groups such as young children, access, and security.

## Hawes Pool - Scheme A

Scheme A is an exploration of the potential options in the previous pages to generally address user and staff needs and wishes. Visitors park at the pool lot or, if those spaces are already full, they drive around to the Coakley Middle School parking lot and take a meandering and accessible pathway down the hill to the Hawes aquatic complex. Upon arrival at the pool, visitors are greeted with two overhead trellis elements and clear pathways to each. The trellis is solid over the primary entrance, providing a shaded, covered area for reception staff and arriving visitors. The same trellis extends over the pool perimeter fence and covers a new dry user sitting area that includes open bleachers for swim meet observers. A new zero-depth ramped entry provides a natural accessible route into the pool along the east side. A small wading pool near the bleachers keeps young children within sight of parents. The newly refreshed splash pad in the location of the existing pad offers fun and exciting options for young bathers, and the resilient play surface is safer and more comfortable than a typical concrete deck.



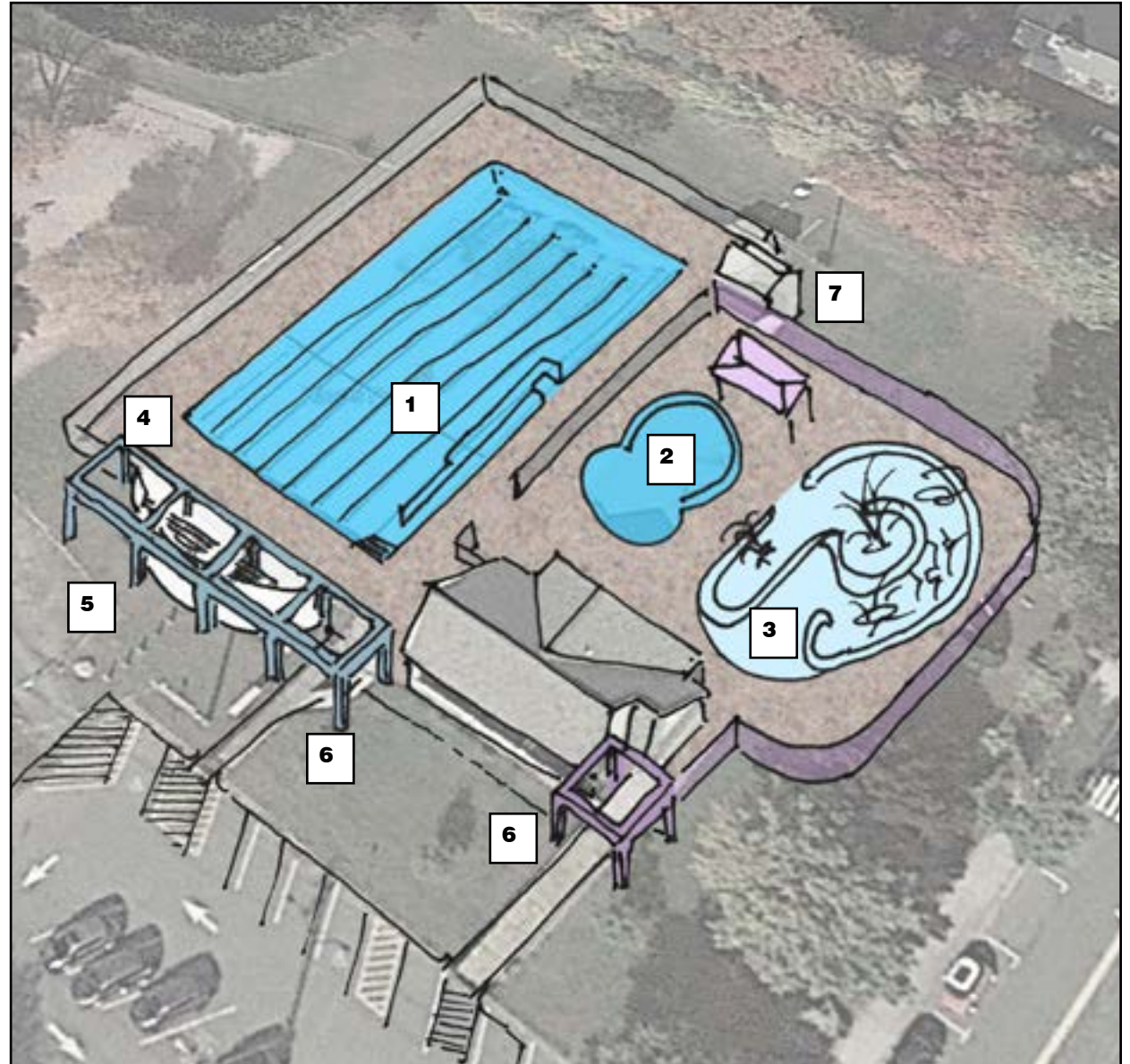
# Design Approach Sketch Plans

## Hawes Pool - Scheme B

A similar approach to Scheme A, Scheme B responds to the need for a safe area for younger users, including younger child summer camps. The splash pad is relocated to a more visible location further east and is replaced with a larger wading pool to create a new “kid zone” near the grassy area abutting Washington Street. This pulls the pad out from behind the bathhouse building, promoting use during the shoulder seasons when the pool is closed. Young swimmers can now use this separated area to get comfortable in the water in a safe, enclosed environment.

### **DESIGN VISION:**

1. **RAMPED POOL ACCESS**
2. **NEW WADING POOL**
3. **REVAMPED SPLASH PAD**
4. **EXPANDED POOL DECK**
5. **NEW SHADED AREAS**
6. **REORGANIZED ENTRY**
7. **NEW PUMP ROOM**





# Design Approach Sketch Plans

## Father MacAleer's Pool - Scheme A

Scheme A preserves the current operations of the pool at Father Mac's but provides key improvements for access and user comfort. Visitors will pull through the Savage Center drive from Prospect Street and park in a newly expanded parking area that serves the pool and athletic fields. A new accessible pathway passes through a landscaped area with bench seating to the pool entry, adjacent to a new structure that houses a bathhouse, pool room and supplemental equipment storage. The covered entry connects to a trellis that provides shade to a new seating area to the southwest of the pool. A new zero-entry ramp provides access to the pool in one lane.

### **FATHER MAC'S SCHEME A:**

- 1. RENOVATE/  
REPLACE POOL**
- 2. REPLACE BATHHOUSE**
- 3. REPLACE PUMP ROOM**
- 4. EXPANDED POOL DECK**
- 5. NEW SHADED AREAS**
- 6. ACCESSIBLE ENTRY**
- 7. EXPANDED PARKING**



# Father MacAleer's Pool

## Father MacAleer's Pool - Scheme B

Similar to Scheme A, but Scheme B adds an all-new splash pad and wading pool to create a more complete aquatic facility. This area will allow the Town to run additional summer camps for small children from the Father MacAleer's Pool complex.



### **FATHER MAC'S SCHEME B:**

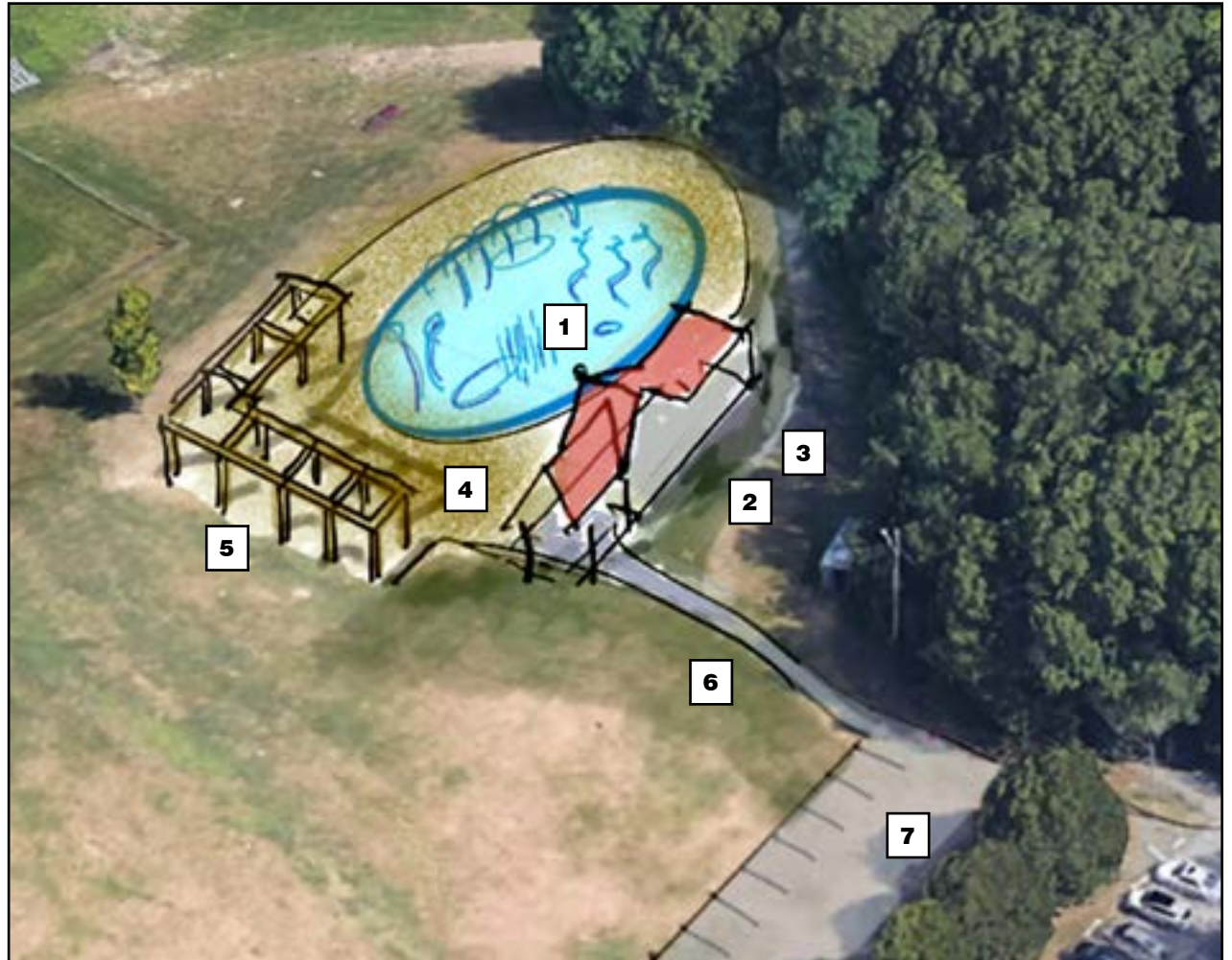
1. **RENOVATE/  
REPLACE POOL**
2. **REPLACE BATHHOUSE**
3. **REPLACE PUMP ROOM**
4. **EXPANDED POOL DECK**
5. **NEW SHADED AREAS**
6. **ACCESSIBLE ENTRY**
7. **EXPANDED PARKING**
8. **NEW SPLASH PAD**



# Father MacAleer's Pool

## Father MacAleer's Pool - Scheme C

Town staff identified a need in town for recreational skating opportunities and expressed interest in the possibility of installing a combination ice rink and splash pad facility. Scheme C infills the pool body and installs a coolant system under the splash pad deck. In summer the facility operates as a state-of-the-art splash pad facility, and when the temps drop, the pad is flooded, the coolant lines are turned on, and the facility converts to a skating rink for recreational skating and hockey. A smaller bathhouse and pump/coolant room and a covered area with seating round out the scheme.



### **FATHER MAC'S SCHEME C:**

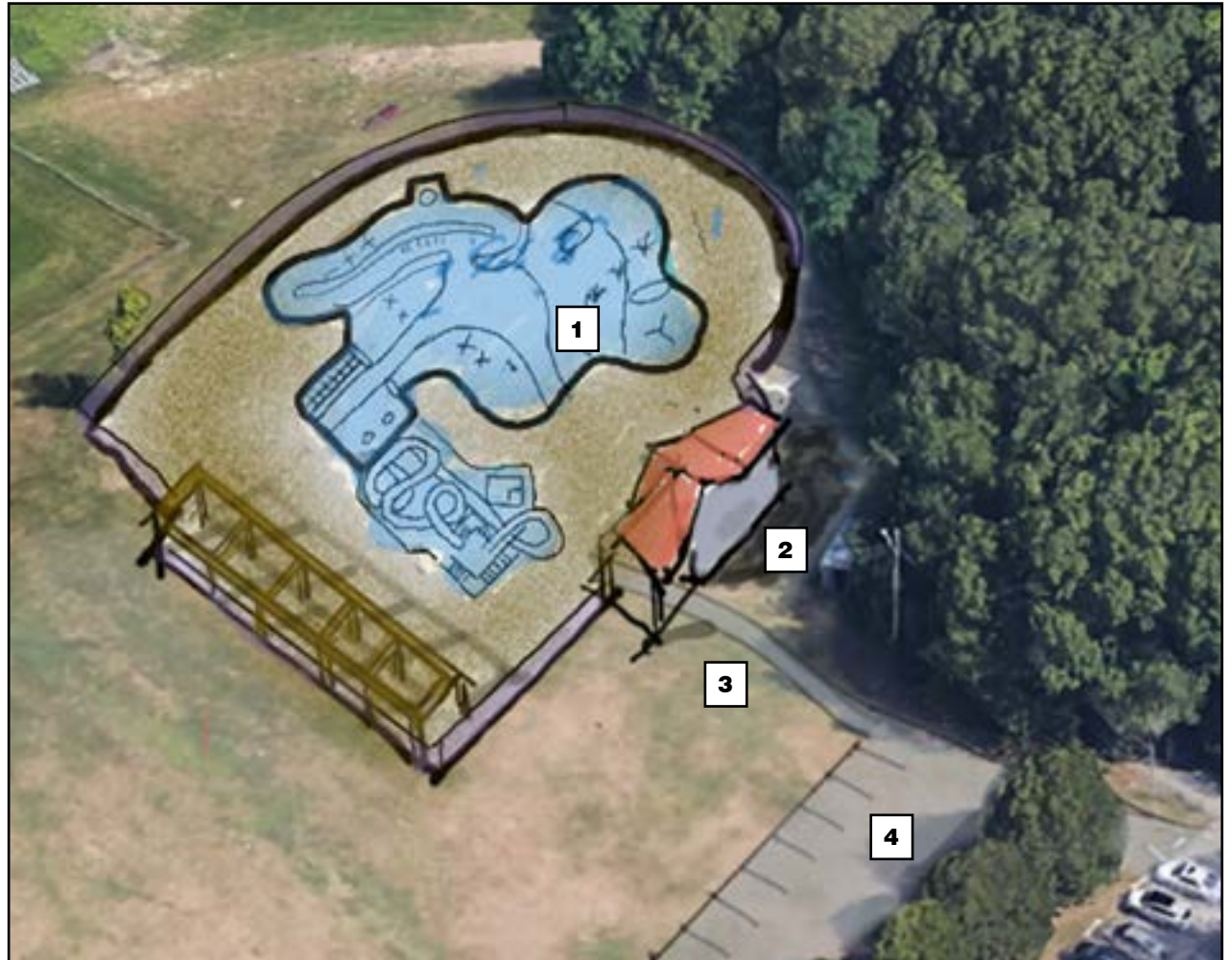
1. **NEW COMBO SPLASH PAD/  
ICE RINK**
2. **REPLACE BATHHOUSE**
3. **REPLACE PUMP ROOM**
4. **EXPANDED POOL DECK**
5. **NEW SHADED AREAS**
6. **ACCESSIBLE ENTRY**
7. **EXPANDED PARKING**



# Father MacAleer's Pool

## Father MacAleer's Pool - Scheme D

Scheme D is the first of two “reach” options for the facility. Rather than a conventional pool, the Father MacAleer facility is converted to a state of the art aquatic center with a host of modern recreational amenities, including a waterslide, splash pad, a curvilinear pool, a new bathhouse and pump room, and a variety of spaces for non-bathers.



### **FATHER MAC'S SCHEME D:**

- 1. ALL-NEW RECREATIONAL AQUATIC FACILITY**
- 2. NEW BATHHOUSE FACILITY**
- 3. ACCESSIBLE ENTRY**
- 4. EXPANDED PARKING**

# Father MacAleer's Pool

## Father MacAleer's Pool - Scheme E

Scheme E, the second “reach” option, shows a full new indoor pool facility on the Father MacAleer site. This modern structure is a complete reenvisioning of the Father MacAleer facility, complete with a lap pool, wading areas, a water slide, and a full suite of building amenities. Enclosing the facility allows for year-round use, and a variety of programs helps drive user engagement and generate revenue for the Town.



### **FATHER MAC'S SCHEME E:**

- 1. NEW INDOOR AQUATIC FACILITY**
- 2. ACCESSIBLE ENTRY**
- 3. EXPANDED PARKING**



# Father MacAleer's Pool

## Father MacAleer's Pool - Scheme F

Scheme F brings a completely new vision to the project, looking at alternative dry uses to bring a completely new user set to the site. In addition to any ideas within the Recreation Department, the team will solicit community input for fresh ideas as to what fits best in this site. A community garden? Sand volleyball courts? The expansive site opens the doors to a huge range of possibilities.

**FATHER MAC'S SCHEME F:**

**SOMETHING ELSE**





## 5. Cost Estimates



# Cost Estimates

## Summary

PM+C in coordination with Aquatic Design Group has provided cost estimates for all Corrections, Repairs and Design Alternatives noted in this document. The following summary of options below is a general overview of anticipated costs to bring the project up to code and make much-needed repairs and renovations, as well as a range of facility upgrades varying from minimal infrastructural improvements to full replacement with a new facility. The full estimate document can be found in Appendix B. Values noted here include all overhead but are exclusive of soft costs.

## Note on Opinions of Probable Cost

These estimates were prepared in November 2021 and assumed an immediate construction start. Given the current volatility in the construction market, as well as the impact of inflation on construction pricing, the opinions of probable cost here will require adjustment once a final construction timeline is known.

Additionally, our team recommends a significant contingency (10% or greater) to account for any short-term fluctuations in the market at time of bid.

# Cost Estimates

## Hawes Pool

### #1: Baseline Minimum Investment

The pool is repaired at the minimum expense to the town in order to bring the facility up to code and to provide a functioning facility without any impending renovations. The pool leaks are strategically addressed, and epoxy paint provides a refresh and additional sealing at a minimal cost. All code violations and strongly recommended repairs are addressed.

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL
Remove painted finish and fill cracks	8,920	sf		6	53,520
Re-waterproof all fittings	1	ls	5,000.00		5,000
Epoxy-paint to pool	8,920	sf		12	107,040
New pool cover	7,200	sf		3	21,600
Drain + fill water by Owner					
Provide Van-accessible space	1	loc	2,000.00		2,000
Provide accessible route from ADA parking to pool	50	lf		300	15,000
Provide ADA bleacher seating	1	ls	5,000.00		5,000
Provide accessible route to bleacher seating	10	lf		300	3,000
Upgrade walkway to ADA; new gate hardware, 18" clear, level space	1	loc	3,400.00		3,400
Reconfigure existing ADA shower	1	loc	3,000.00		3,000
Replace damaged coping; assume 15%	54	lf		200	10,800
Add hose bibbs every 100 feet	4	loc	2,500.00		10,000
Upgrade first aid + communications equipment	1	ls	500		500
Upgrade safety signs	1	ls	1,000.00		1,000
Demolish existing pump room	1	ls	10,000.00		10,000
Build new on grade pump room and storage shed	280	sf		250	70,000
Demolish existing pool mechanical equipment	1	ls	25,000.00		25,000
Replace pool mechanical filtration equipment with all new	1	ls	120,000.00		120,000
New splash park surface	2,000	sf		26	52,000
Pool lift; portable	1	ls	15,000.00		15,000
<b>SUBTOTAL</b>					<b>\$532,860</b>
<b>MARKUPS 1</b>	<b>45%</b>				<b>\$239,787</b>
<b>SUBTOTAL</b>					<b>\$772,647</b>



# Cost Estimates

## Hawes Pool

### #2: Recommended Minimum Updates

The same as Option 1 with the following modifications: Instead of epoxy paint, a new stainless steel liner system with up to a 25-year warranty is installed. The splash park receives new fixtures. A new ramped entry provides universal access to the pool. The pool deck is expanded to the south and a new shade trellis provides a dry user seating area and shaded bleacher zone. The trellis turns solid at the entry and provides a covered seating area for reception staff.

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL
Remove painted finish and fill cracks	8,920	sf		6	53,520
Re-waterproof all fittings	1	ls	5,000.00		5,000
New pool Myrtha RenovAction liner system	8,920	sf		80	713,600
New pool cover	7,200	sf		3	21,600
Drain + fill water by Owner					
Provide Van-accessible space	1	loc	2,000.00		2,000
Provide accessible route from ADA parking to pool	50	lf		300	15,000
Provide ADA bleacher seating	1	ls	5,000.00		5,000
Provide accessible route to bleacher seating	10	lf		300	3,000
Upgrade walkway to ADA; new gate hardware, 18" clear, level space	1	loc	3,400.00		3,400
Reconfigure existing ADA shower	1	loc	3,000.00		3,000
Replace damaged coping; assume 15%	54	lf		200	10,800
Add hose bibbs every 100 feet	4	loc	2,500.00		10,000
Upgrade first aid + communications equipment	1	ls	500		500
Upgrade safety signs	1	ls	1,000.00		1,000
Demolish existing pump room	1	ls	10,000.00		10,000
Build new on grade pump room and storage shed	280	sf		250	70,000
Demolish existing pool mechanical equipment	1	ls	25,000.00		25,000
Replace pool mechanical filtration equipment with all new	1	ls	120,000.00		120,000
New splash park surface	2,000	sf		26	52,000
New splash equipment	1	ls	150,000.00		150,000
Install ADA ramped entry to pool	1	ls	150,000.00		150,000
Demolish existing area to create new expended deck; includes regrading	4,000	sf		5	20,000
New deck area	4,000	sf		20	80,000
New shade structures	4,000	sf		35	140,000
Allowance for landscaping and walls	1	ls	50,000.00		50,000
Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00		NIC
Accessible path from middle school parking lot	6,000	sf		25	NIC
<b>SUBTOTAL</b>					<b>\$1,714,420</b>
		<b>MARKUPS 1</b>			
		45%			<b>\$771,489</b>
		<b>SUBTOTAL</b>			<b>\$2,485,909</b>



# Cost Estimates

## Hawes Pool

### #4: Replace Pool Structure

The same as Option 2 with the following modifications: Instead of a stainless-steel liner, the entire concrete pool structure is demolished and replaced in kind, with an integrated accessible ramp.

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL
Demolish existing pool	8,920	sf		15	133,800
New gunite pool	8,920	sf		100	892,000
New pool deck	7,200	sf		25	180,000
Demolish existing pump room	1	ls	10,000.00		10,000
Build new on grade pump room and storage shed	280	sf		250	70,000
Demolish existing pool mechanical equipment	1	ls	25,000.00		25,000
Replace pool mechanical filtration equipment with all new including all new piping	1	ls	600,000.00		600,000
New splash park surface	2,000	sf		26	52,000
New splash equipment	1	ls	150,000.00		150,000
Install ADA ramped entry to pool	1	ls	150,000.00		150,000
Demolish existing area to create new expended deck; includes regrading	4,000	sf		5	20,000
New deck area	4,000	sf		20	80,000
New shade structures	4,000	sf		35	140,000
Allowance for landscaping and walls	1	ls	50,000.00		50,000
Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00		NIC
Accessible path from middle school parking lot	6,000	sf		25	NIC
<b>SUBTOTAL</b>					<b>\$2,552,800</b>
<i>MARKUPS 1</i>					
	45%				<i>\$1,148,760</i>
<b>SUBTOTAL</b>					<b>\$3,701,560</b>



# Cost Estimates

## Hawes Pool

### #4A: Replace Pool, new Splash Pad & Wading Pool

A combination of Options 2 and 4.

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL
Demolish existing pool	8,920	sf	15	133,800	
New gunite pool	8,920	sf	100	892,000	
New pool deck	7,200	sf	25	180,000	
Demolish existing splash park	1	ls	20000	20000	
New splash park surface to east of existing	1500	sf	26.00	39,000	
New splash equipment	1	ls	150000	150,000	
New wading pool	1200	sf	130	156000	
Demolish existing pump room	1	ls	10,000.00	10,000	
Build new on grade pump room and storage shed	280	sf	250.00	70,000	
Demolish existing pool mechanical equipment	1	ls	25000	25000	
Replace pool mechanical filtration equipment with all new including all new piping	1	ls	600000	600,000	
Install ADA ramped entry to pool	1	ls	150,000.00	150,000	
Demolish existing area to create new expanded deck; includes regrading	4000	sf	5	20000	
New deck area	4000	sf	20.00	80,000	
New shade structures	4000	sf	35	140000	
Allowance for landscaping and walls	1	ls	50000	50,000	
Expand Parking (Assumed 50 spaces)	50	spaces	5000	NIC	
Accessible path from middle school parking lot	6,000	sf	25	NIC	
<b>SUBTOTAL</b>					<b>\$2,715,800</b>
<b>MARKUPS</b>	<b>45%</b>				<b>\$1,222,110</b>
<b>SUBTOTAL</b>					<b>\$3,937,910</b>

# Cost Estimates

## Father MacAleer's Pool

### #1: Pool Repair Baseline

The pool is repaired at the minimum expense to the town in order to bring the facility up to code and to provide a functioning facility without any impending renovations. This option assumes the pool structure is sound and can be patched to address rough and decomposing areas. Epoxy paint provides a refresh and additional sealing at a minimal cost. All code violations and strongly recommended repairs are addressed, including a new pump room and new bathhouse with staff, medical, and storage areas. A new walkway provides access from a resurfaced and restriped parking lot.

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL
Remove painted finish and fill cracks	6,669	sf		6	40,014
Re-waterproof all fittings	1	ls	5,000.00		5,000
Epoxy-paint to pool	6,669	sf		12	80,028
New pool cover	5,000	sf		3	15,000
Drain + fill water by Owner					
Replace damaged coping; assume 15%	45	lf		200	9,000
Add hose bibbs every 100 feet	3	loc	2,500.00		7,500
Upgrade first aid + communications equipment	1	ls	500		500
Upgrade safety signs	1	ls	1,000.00		1,000
Demolish existing pump room	1	ls	10,000.00		10,000
Build new pump room, storage and bathhouse	2,400	sf	600		1,440,000
Demolish existing pool mechanical equipment	1	ls	25,000.00		25,000
Replace pool mechanical filtration equipment with all new	1	ls	120,000.00		120,000
Pool lift; portable	1	ls	15,000.00		15,000
Resurface existing lot; mill + pave	10,000	sf		6	60,000
SUBTOTAL					\$1,828,042
<i>MARKUPS 1</i> 45%					\$822,619
<b>SUBTOTAL</b>					<b>\$2,650,661</b>

# Cost Estimates

## Father MacAleer's Pool Option 2

### #2: Recommended Minimum Upgrades (Keep Pool)

The same as Option 1 with the following modifications: Instead of epoxy paint, a new structural stainless steel liner system with up to a 25-year warranty is installed, isolating the pool from the concrete structure. A ramped entry provides access to the pool. The pool deck is expanded to accommodate a new shaded area for dry users. A new, 1500 sf splash park provides a mix of activities for kids of all ages. The parking lot is expanded by 50 spaces to accommodate increased demand, and traffic to the facility is routed through the Savage Center via a widened roadway and accompanying sidewalk.

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL
Remove painted finish and fill cracks	6,669	sf	6		40,014
Re-waterproof all fittings	1	ls	5,000.00		5,000
New pool Myrtha Renovaction liner system	6,669	sf	80		533,520
New pool cover	5,000	sf	3		15,000
Drain + fill water by Owner					
Replace damaged coping; assume 15%	45	lf	200		9,000
Add hose bibbs every 100 feet	3	loc	2,500.00		7,500
Upgrade first aid + communications equipment	1	ls	500		500
Upgrade safety signs	1	ls	1,000.00		1,000
New splash park surface	1,500	sf	26		39,000
New splash equipment	1	ls	150,000.00		150,000
Demolish existing pump room	1	ls	10,000.00		10,000
Build new pump room, storage and bathhouse	2,400	sf	600		1,440,000
Demolish existing pool mechanical equipment	1	ls	25,000.00		25,000
Replace pool mechanical filtration equipment with all new	1	ls	120,000.00		120,000
Install ADA ramped entry to pool	1	ls	150,000.00		150,000
Demolish existing area to create new expended deck; includes regrading	4,000	sf	5		20,000
New deck area	4,000	sf	20		80,000
New shade structures	4,000	sf	35		140,000
Allowance for landscaping and walls	1	ls	50,000.00		50,000
Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00		250,000
Resurface existing lot; mill + pave	10,000	sf	6		60,000
Re-Route Traffic past Savage Center: Clear trees and grading	1	ls	25,000.00		25,000
Accessible path from Savage Center	4,000	sf	25		100,000
Widen roadway from Savage Center	9,600	sf	20		192,000
<b>SUBTOTAL</b>					<b>\$3,462,534</b>
<b>MARKUPS 1</b>	<b>45%</b>				<b>\$1,558,140</b>
<b>SUBTOTAL</b>					<b>\$5,020,674</b>



# Cost Estimates

## Father MacAleer's Pool

### #3: Replace Pool Body

The same as Option 2 with the following modifications: Instead of a liner, the pool structure is demolished and replaced with a new concrete pool body with a zero-depth ramped entry and modern depths and contours.

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL
Demolish existing pool	6,669	sf	15	100,035	
New gunite pool	6,669	sf	100	666,900	
New pool deck	6,000	sf	25	150,000	
Demolish existing pump room	1	ls	10,000.00	10,000	
Build new pump room, storage and bathhouse	2,400	sf	600	1,440,000	
Demolish existing pool mechanical equipment	1	ls	25,000.00	25,000	
Replace pool mechanical filtration equipment with all new piping etc.	1	ls	600,000.00	600,000	
New splash park surface	1,500	sf	26	39,000	
New splash equipment	1	ls	150,000.00	150,000	
Install ADA ramped entry to pool	1	ls	150,000.00	150,000	
Demolish existing area to create new expended deck; includes regrading	4,000	sf	5	20,000	
New deck area	4,000	sf	20	80,000	
New shade structures	4,000	sf	35	140,000	
Allowance for landscaping and walls	1	ls	50,000.00	50,000	
Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00	250,000	
Resurface existing lot; mill + pave	10,000	sf	6	60,000	
Re-Route Traffic past Savage Center: Clear trees and grading	1	ls	25,000.00	25,000	
Accessible path from Savage Center	4,000	sf	25	100,000	
Widen roadway from Savage Center	9,600	sf	20	192,000	
<b>SUBTOTAL</b>					<b>\$4,247,935</b>
<i>MARKUPS 1</i>	45%				<i>\$1,911,571</i>
<b>SUBTOTAL</b>					<b>\$6,159,506</b>

# Cost Estimates

## Father MacAleer's Pool

### #4: Splash Pad & Ice Rink

The same as Option 2 with the following modifications: The existing pool is filled in and a combination splash pad and ice rink is installed. Coolant lines under the concrete extend the skating season. The pump room and bathhouse are demolished, and a smaller bathhouse with a recirculating pump system and the ice rink coolant system is constructed. The deck is expanded and a new shaded area provides a covered zone for dry users.

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL
Demolish existing pool	6,669	sf	15	100,035	
Infill pool area	926	cy	50	46,300	
New combination splash pad/ice rink; includes coils and slab	5,000	sf	50	250,000	
Pumps and filtration	1	ls	120,000.00	120,000	
Demolish existing pump room	1	ls	10,000.00	10,000	
Demolish existing pool mechanical equipment	1	ls	25,000.00	25,000	
Build new pump room, storage and bathhouse	2,400	sf	600	1,440,000	
Demolish existing area to create new expanded deck; includes regrading	4,000	sf	5	20,000	
New deck area	4,000	sf	20	80,000	
New shade structures	4,000	sf	35	140,000	
Allowance for landscaping and walls	1	ls	50,000.00	50,000	
Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00	250,000	
Resurface existing lot; mill + pave	10,000	sf	6	60,000	
Re-Route Traffic past Savage Center: Clear trees and grading	1	ls	25,000.00	25,000	
Accessible path from Savage Center	4,000	sf	25	100,000	
Widen roadway from Savage Center	9,600	sf	20	192,000	
<b>SUBTOTAL</b>					<b>\$2,908,335</b>
<b>MARKUPS 1</b>	45%				<b>\$1,308,751</b>
<b>SUBTOTAL</b>					<b>\$4,217,086</b>

# Cost Estimates

## Father MacAleer's Pool

### #5: New Outdoor Recreational Aquatic Center

The same as Option 2 with the following modifications: The pool and all existing amenities are demolished and replaced with a new, outdoor recreational aquatic center with a variety of modern aquatic amenities, including a curvilinear pool, wading area, waterslide, and splash park. A new, enlarged bathhouse accommodates the increased bather load. Shaded areas provide a variety of covered spaces for all users.

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL
Demolish existing pool	6,669	sf	15	100,035	
New curved pool and wading pool	1	ls	900,000.00	900,000	
New pool deck	6,000	sf	25	150,000	
Waterslide	1	ls	30,000.00	30,000	
New splash park surface	1,500	sf	26	39,000	
New splash equipment	1	ls	150,000.00	150,000	
Demolish existing pump room	1	ls	10,000.00	10,000	
Build new pump room, storage and bathhouse	3,000	sf	600	1,800,000	
Demolish existing pool mechanical equipment	1	ls	25,000.00	25,000	
Replace pool mechanical filtration equipment with all new piping etc.	1	ls	600,000.00	600,000	
Install ADA ramped entry to pool	1	ls	150,000.00	150,000	
Demolish existing area to create new expanded deck; includes regrading	4,000	sf	5	20,000	
New deck area	4,000	sf	20	80,000	
New shade structures	4,000	sf	35	140,000	
Allowance for landscaping and walls	1	ls	50,000.00	50,000	
Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00	250,000	
Resurface existing lot; mill + pave	10,000	sf	6	60,000	
Re-Route Traffic past Savage Center: Clear trees and grading	1	ls	25,000.00	25,000	
Accessible path from Savage Center	4,000	sf	25	100,000	
Widen roadway from Savage Center	9,600	sf	20	192,000	
<b>SUBTOTAL</b>					<b>\$4,871,035</b>
<i>MARKUPS 1</i>	45%				<i>\$2,191,966</i>
<b>SUBTOTAL</b>					<b>\$7,063,001</b>



# Cost Estimates

## Father MacAleer's Pool

### #6: New Indoor Aquatic Center

The same as Option 5 with the following modifications:  
A new, 15,000 sf indoor aquatic center is constructed, including a lap pool, wading pool, splash park, waterslide, and associated facilities.

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL
Demolish existing pool	6,669	sf	15	100,035	
New indoor pool and wading pool	1	ls	900,000.00	900,000	
New pool deck	6,000	sf	25	150,000	
Waterslide	1	ls	30,000.00	30,000	
New splash park surface	1,500	sf	26	39,000	
New splash equipment	1	ls	150,000.00	150,000	
Demolish existing pump room	1	ls	10,000.00	10,000	
Demolish existing pool mechanical equipment	1	ls	25,000.00	25,000	
Replace pool mechanical filtration equipment with all new piping etc.	1	ls	900,000.00	900,000	
Install ADA ramped entry to pool	1	ls	150,000.00	150,000	
Allowance for new indoor facility including changing, community meeting etc.	15,000	sf	350	5,250,000	
Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00	250,000	
Resurface existing lot; mill + pave	10,000	sf	6	60,000	
Re-Route Traffic past Savage Center: Clear trees and grading	1	ls	25,000.00	25,000	
Accessible path from Savage Center	4,000	sf	25	100,000	
Widen roadway from Savage Center	9,600	sf	20	192,000	
<b>SUBTOTAL</b>					<b>\$8,331,035</b>
<b>MARKUPS 1</b>	<b>45%</b>				<b>\$3,748,966</b>
<b>SUBTOTAL</b>					<b>\$12,080,001</b>



# **Funding and Decision Tools**

**Grant Opportunities**

**Decision Making Matrices**

**Proposed Schedule**





# Grant Opportunities

Kuth Ranieri Architects reviewed a variety of grant funding opportunities and have identified a variety of options that may apply to the Norwood Pools projects. Some grant funding may only be applied to construction, while others include provisions for design. The basic details of these grants are outlined in the table below.

Grant Opportunities					
	Granting Body	Grant Amount	Deadline	Documents Needed	Permitting Requirements
<b>Community Development Block Grant</b>	Community Development Fund	\$100,000-800,000 (up to \$10,000 for design or plan-only grant applications)	2022 key dates and deadlines to be announced	<p>Application must include a project description, project need narrative, project feasibility and readiness narrative, all plans, certifications, and budgets, anti-displacement and relocation plan summary, citizen participation plan narrative, management plan, program income plan, anti-speculation and recapture plan narrative, program contingency plan, and town/city chief financial officer's certification.</p> <p>Bid-ready plans and a letter signed by the project architect or engineer attesting to the fact that a complete set of specifications has been prepared and is bid-ready are required for all public facilities with a construction cost of \$100,000 or more.</p> <p>In order to apply for assistance to undertake modular construction a community may instead provide DHCD with a reasonable cost estimate for the project. Detailed backup for the total costs for modular construction projects must include the cost of site preparation, off-site construction of the modular unit, and the cost of delivering and assembling the modular unit including all work necessary -including but not limited to all utility work and sub-trades - to result in the issuance of an occupancy permit. To accomplish this, the community must provide the following: the program for the building; plans, specs, and prices of comparable unit(s) from a manufacturer; evidence of the manufacturer's ability to deliver the unit during the timeframe for construction identified in the grant application; and a site plan.</p>	All major permits must be secured. Permits not secured must be specified in application with detailed timeline. Projects must be completed in 18-month timespan after grant is awarded.
<b>Commonwealth Places</b>	Mass Development Corporation	Up to \$50,000, but any amount over \$10,000 must be crowdfunded at a 1:1 ratio	2022 key dates and deadlines to be announced	<p>Expression of Interest--one page description of project and intention</p> <p>Full application must include detailed budget, identity of fiscal sponsor to receive the funds, demonstrated community participation, and letter of support from the municipality</p>	Not specified

# Grant Opportunities

Grant Opportunities					
	Granting Body	Grant Amount	Deadline	Documents Needed	Permitting Requirements
<b>Community One Step for Growth</b>	MA Executive Office of Housing and Economic Development	Grant amount dependent upon project and available funding	2022 key dates and deadlines to be announced	<p>Written application containing all project details</p> <p>Letter from the municipal CEO outlining support for the applicant and/or proposed project.</p> <p>Copy of the project's Climate Risk Screening and Resilience Design Standards Report.</p> <p>Cost estimate or proposal from consultant(s) and/or professional services provider(s).</p> <p>Map or conceptual design outlining planned district or project area.</p> <p>Assessor's card for identified property. (Compile documents in single file.)</p> <p>Evidence of site ownership/control.</p> <p>If available, environmental report for the site identified in the application.</p> <p>Construction drawings and/or design documents that clearly demonstrates the proposed work.</p> <p>Pro-forma and/or Business Plan outlining additional construction work planned for the building.</p> <p>Site plan, locus map, conceptual drawing, and/or construction design that delineates project location and proposed work.</p> <p>Engineer's cost estimate or other itemization of the construction expenses for the project.</p> <p>Letter from private development proponent explaining response to dependence of private project on the public work.</p>	All permits must be secured or in process of being secured (depending on funding desired and available)
<b>Parkland Acquisitions and Renovations for Communities (PARC) Grant</b>	MA Executive Office of Energy & Environmental Affairs (EEA)	Up to \$400,000	2022 key dates and deadlines to be announced, estimated July 2022	<p>Any town with a population of 35,000 or more year-round residents, or any city regardless of size, that has an authorized park /recreation commission is eligible to participate in the program. Communities that do not meet the population criteria listed above may still qualify under the "small town," "regional," or "statewide" project provisions of the program. <b>Applications are open to all municipalities that have submitted an up-to-date Open Space and Recreation Plan.</b></p> <p>Submit a written application form, Municipal OSRP, Contract Form, Scope and Budget Form, Contractor Form, GIS data entry form. Also must submit an affirmative vote from Town Meeting in support of the project prior to receiving funding (Fall 2022 TM).</p>	Permits must be filed prior to receiving funding

# Decision Making Matrices

## Summary

Our team assembled two decision-making matrices to assist the town with assessing various options for the pool repairs, as well as potential design alternatives for the future of the facility at Father MacAleer’s Pool. Rows represent various options, while columns provide relative rankings for a variety of factors such as cost, lifespan, and user experience. The matrices use a weighted ranking scale; the factors in each column are assigned a weight representing the importance of that factor to the town, and the rankings are multiplied by the weight. This emphasizes the town’s highest priorities and assigns lower value to less important factors. All rankings and weights are on a scale of 1 to 5, with 1 being least favorable, and 5 being most favorable. For example, a low-cost option will get a 5 on Cost, and a short-lived option will get a 1 on Lifespan.

The first matrix investigates six options for repairing the pools at both facilities. The range of options vary from simple fixes with an epoxy-based paint to a full replacement of the pool body. The matrix assumes that something must be done to address leaks and pool degradation. Cost, Durability, and Lifespan are given the most weight, while Surface Quality, Schedule and Ease of Permitting are given less importance.

The second matrix looks at the potential design alternatives for the Father MacAleer’s Pool complex. Again, the matrix assumes that work must be done to the facility to bring it up to code. Option 6 is a benchmark, representing effectively abandoning the aquatic facility and replacing it with an as-yet undetermined dry use. This is essentially a no-action

option. In the columns, Cost and Lifespan are given highest priority, and Income Potential, User Experience, Schedule, and Maintenance Effort are given less weight.

While these tools are certainly subjective, especially in the weighting of each column, they do offer an analytical tool to assess various options on a ranked scale. The results to some extent confirm the team’s recommendations and Town staff’s expressed preferences. For pool repairs, the town’s emphasis on a long-term, durable answer to the persistent leaks, surface issues, and potential structural deficiencies

in the pool bodies indicate a more capital-intensive investment up front in a lower maintenance, long-term solution. Regarding the future of Father MacAleer’s Pool, the six options noted here all carry significant benefits and drawbacks, but longer-term, durable investments are typically ranked higher. As a final note, the rankings here show minimal spreads and should be considered as only a component of a larger decision-making process that weighs available funds for capital investment, the Town’s appetite for ongoing maintenance and staffing, and public perception and interest.

Norwood Pools Feasibility Study Comparison of Pool Repair Options						
	Estimated Cost	Surface Quality	Permitting Ease	Durability	Lifespan	Weighted Score
<i>Relative Weight</i>	4	3	2	4	4	
Repair Option						
1 Sand and Paint	5	1	5	2	1	45
2 Vinyl Liner	3	2	5	3	3	52
3 Fiberglass Liner	3	3	5	2	3	51
4 Stainless Steel Liner	1	5	5	4	4	61
5 Quartz-Based Plaster	1	5	5	3	3	53
6 Replace Concrete	1	4	3	5	5	62

Norwood Pools Feasibility Study Comparison of Options - Father MacAleer’s Pool Design Alternatives							
	Estimated Cost	User Experience	Maintenance Effort	Durability	Lifespan	Income Potential	Weighted Score
<i>Relative Weight</i>	4	3	2	4	4	2	
Design Alternative							
1 Renovate Pool	3	3	3	4	4	2	63
2 Renovate + Splash Pad	2	4	3	4	4	2	62
3 Splash Pad + Skating Rink	4	3	4	3	3	1	59
4 New Recreational Aquatic Center	2	5	1	2	3	4	53
5 New Indoor Pool	1	5	1	3	5	5	63
6 Non-Aquatic Use (Benchmark)	3	3	3	3	3	3	57





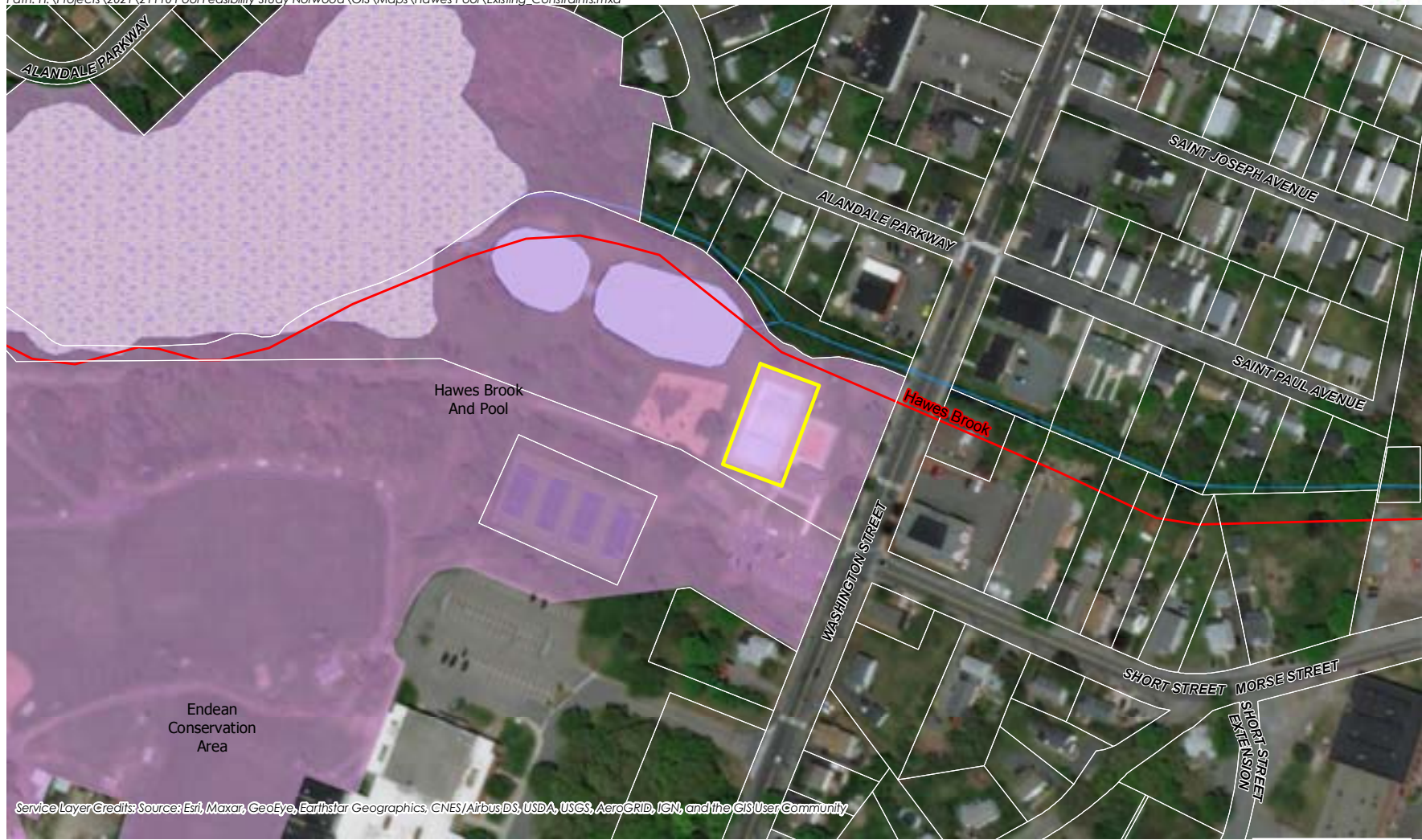


# Appendix A: Resource Area Maps





Path: H:\Projects\2021\21110 Pool Feasibility Study Norwood\GIS\Maps\Hawes Pool\Existing\_Constraints.mxd

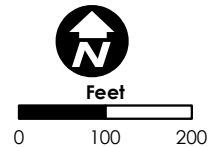


Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Date:** 10/4/2021  
**Data Sources:** Bureau of Geographic Information (MassGIS), ESRI  
  
*This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.*

- Hawes Pool
- Parcels
- Municipal Protected and Recreation Open Space
- 2016 Integrated List 303(d)/305(b) - Impaired - TMDL required

- DEP Wetlands**
- Shoreline
  - Hydrologic Connection
  - Wetland Limit
  - Wooded marsh
  - Open Water

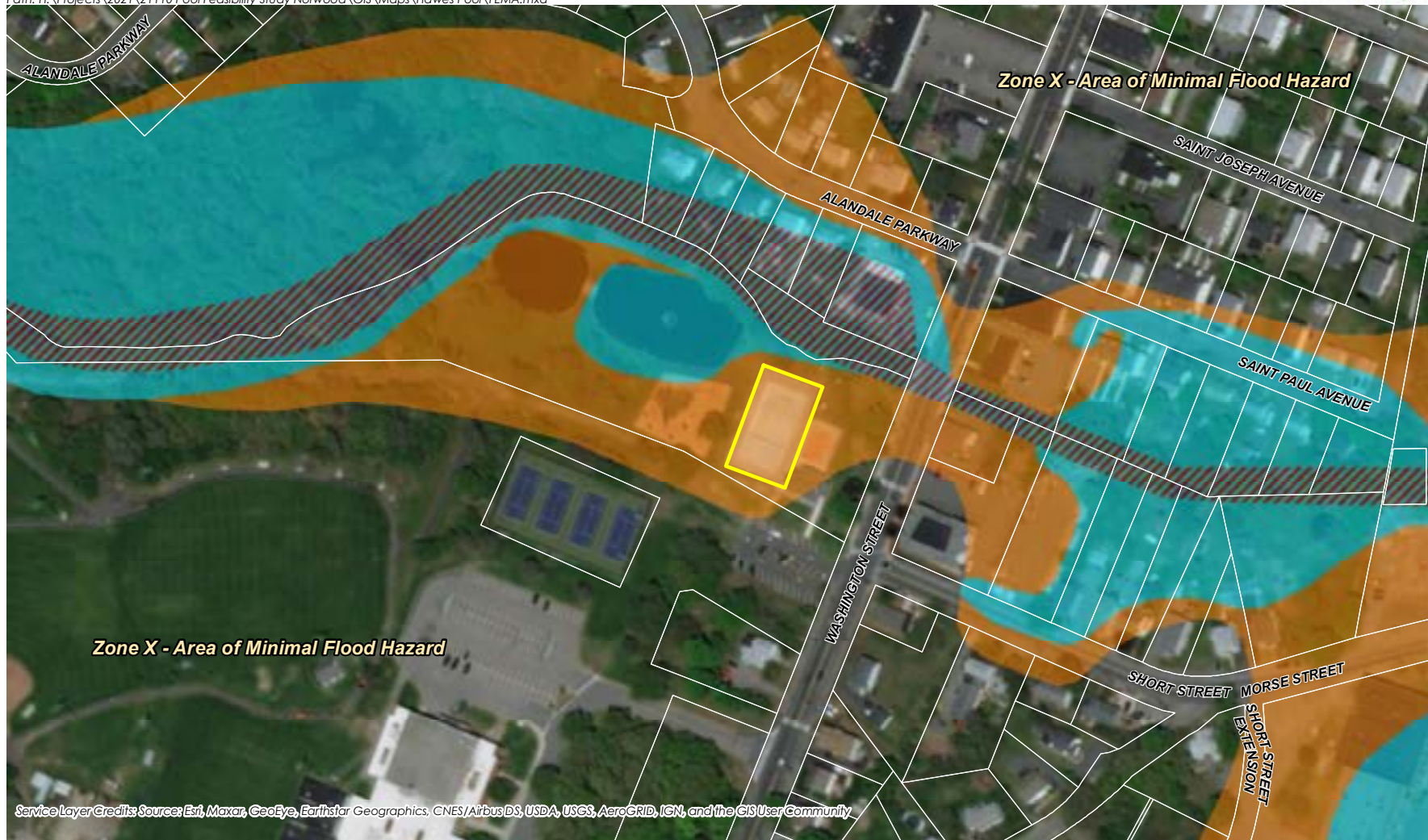


**Hawes Pool**  
**1305 Washington Street**  
**Norwood, MA**

**Figure 2**  
Existing Constraints.



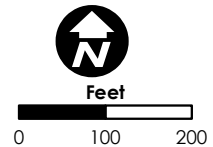
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Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 10/4/2021  
Data Sources: Bureau of Geographic Information (MassGIS), ESRI  
*This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.*

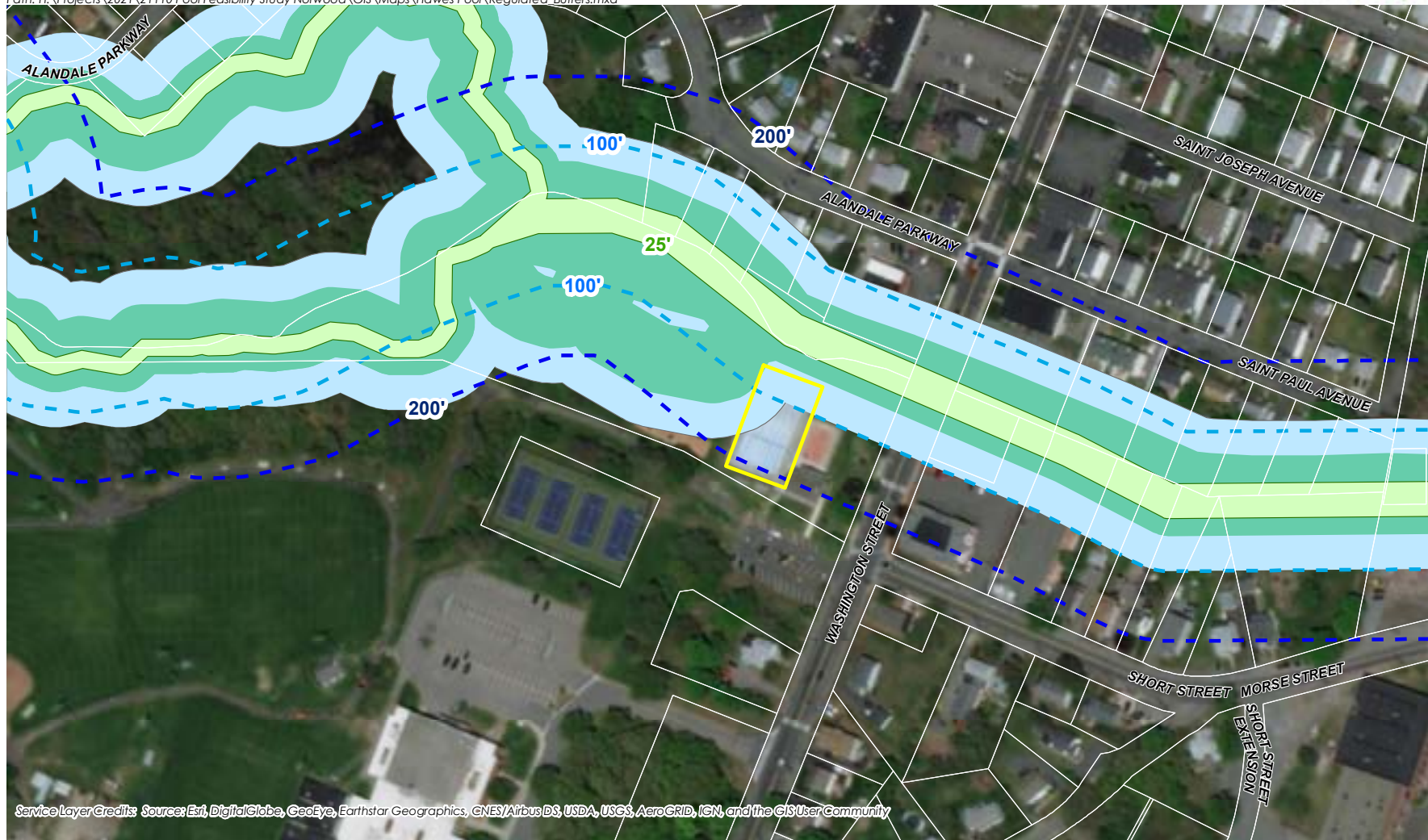
- Hawes Pool
  - Parcels
  - AE: Regulatory Floodway
  - X: 0.2% Annual Chance of Flooding
  - AE: 1% Annual Chance of Flooding, with BFE
- FEMA National Flood Hazard Layer**  
**Flood Zone Designations**



**Hawes Pool**  
**1305 Washington Street**  
**Norwood, MA**

**Figure 5**  
FEMA National Flood Hazard Layer.

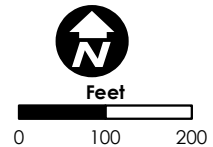
Path: H:\Projects\2021\21110 Pool Feasibility Study Norwood\GIS\Maps\Hawes Pool\Regulated Buffers.mxd



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 10/4/2021  
Data Sources: Bureau of Geographic Information (MassGIS), ESRI  
  
*This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.*

- Hawes Pool
- Parcels
- Title 5 Setback Areas
- 50 ft Wetland/Stream Buffer
- 100 ft Wetland/Stream Buffer
- 100 ft Riverfront Buffer
- 200 ft Riverfront Buffer



**Hawes Pool**  
**1305 Washington Street**  
**Norwood, MA**

**Figure 6**  
Regulated Buffers.












Path: H:\Projects\2021\21110 Pool Feasibility Study Norwood\GIS\Maps\Father Mac's Pool\Existing\_Constraints.mxd

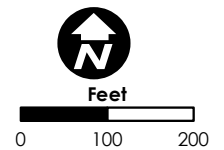


Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 10/4/2021  
Data Sources: Bureau of Geographic Information (MassGIS), ESRI  
*This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.*

-  Father McAleer Pool
-  Parcels
-  Municipal Protected and Recreation Open Space
-  2016 Integrated Waters List 303(d)/305(b) - Impaired - TMDL required

- DEP Wetlands**
-  Hydrologic Connection
  -  Wetland Limit
  -  Closure Line
  -  Marsh/Bog
  -  Wooded marsh

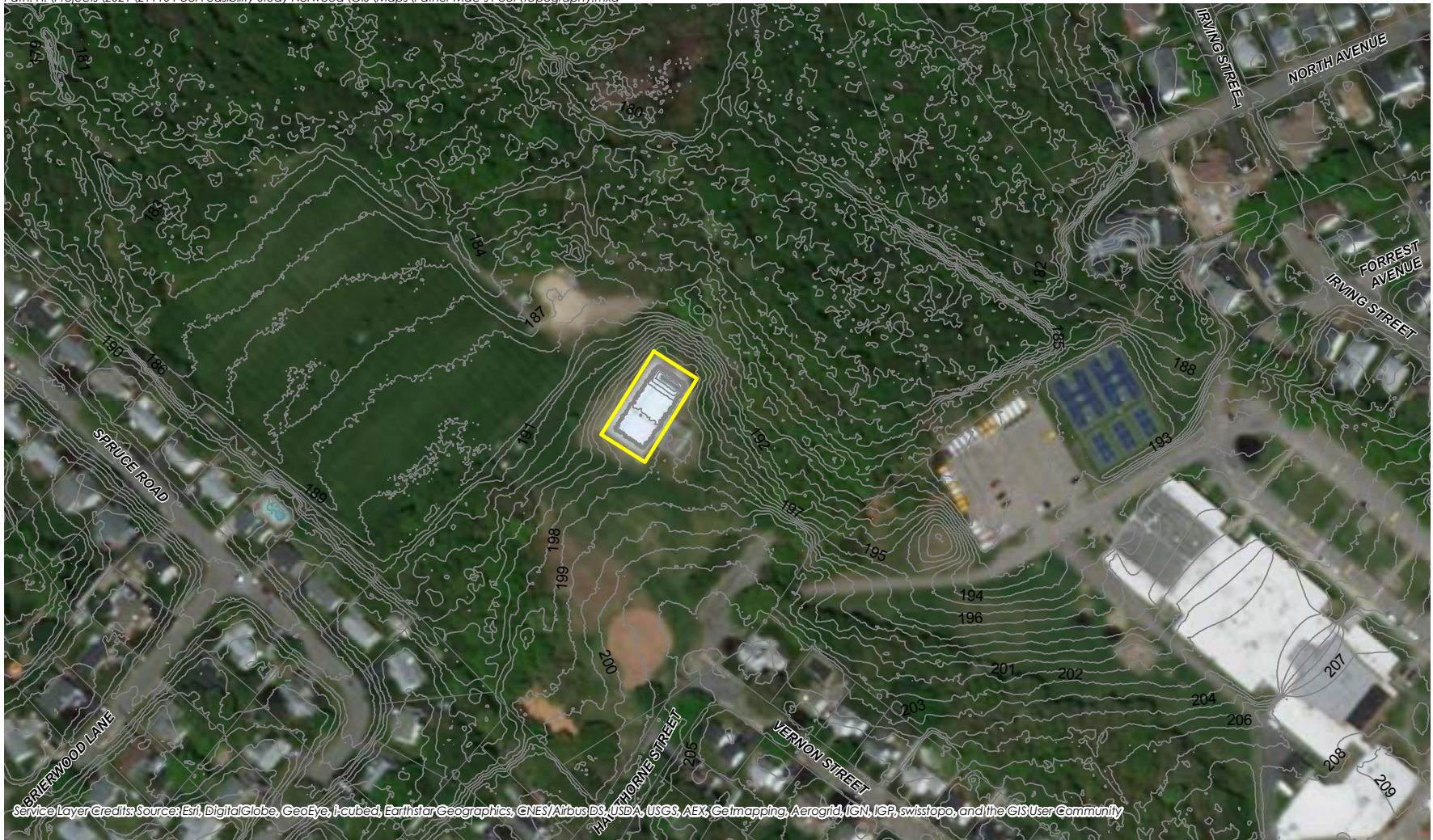


**Father McAleer Pool**  
**295 Vernon Street**  
**Norwood, MA**

**Figure 2**  
Existing Constraints.

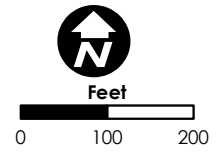


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**Date:** 10/1/2021  
**Data Sources:** Bureau of Geographic Information (MassGIS), ESRI  
  
*This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.*

- Father Mac's Pool
- Parcels
- Contour (1 ft interval)



**Father Mac's Pool**  
**295 Vernon Street**  
**Norwood, MA**

**Figure 4**  
Topography.



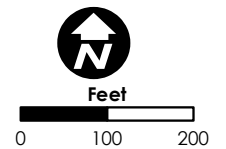
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Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 10/4/2021  
Data Sources: Bureau of Geographic Information (MassGIS), ESRI  
*This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.*

- Father McAleer Pool
  - Parcels
- FEMA National Flood Hazard Layer**
- Flood Zone Designations**
- X: 0.2% Annual Chance of Flooding

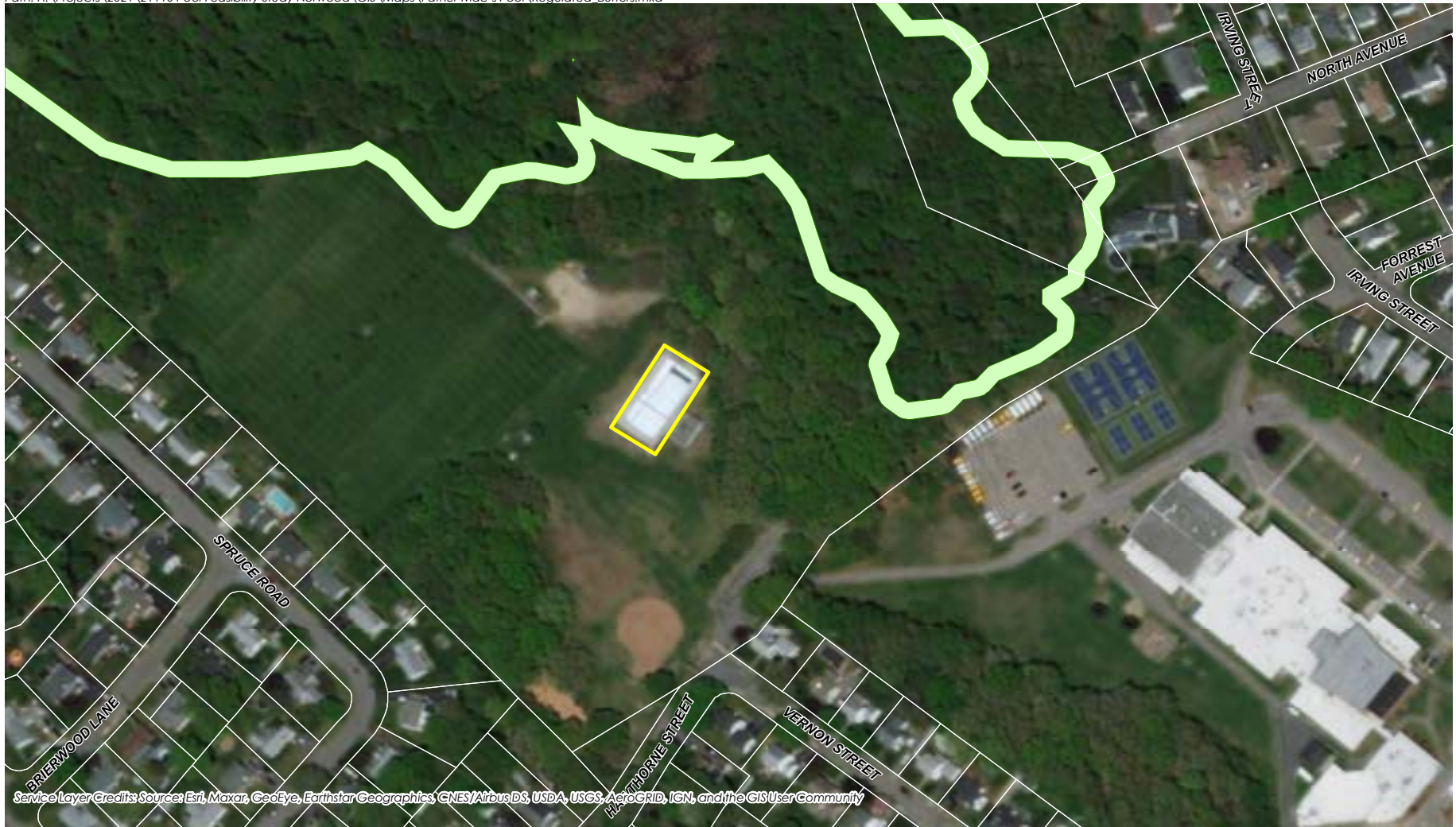


**Father McAleer Pool**  
**295 Vernon Street**  
**Norwood, MA**

**Figure 5**  
FEMA National Flood Hazard Layer.






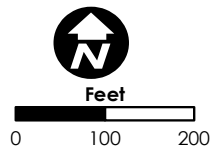
Path: H:\Projects\2021\21110 Pool Feasibility Study Norwood\GIS\Maps\Father Mac's Pool\Regulated\_Buffers.mxd



Service Layer Credits: Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 10/4/2021  
Data Sources: Bureau of Geographic Information (MassGIS), ESRI  
*This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.*

-  Father McAleer Pool
-  Parcels
-  Title 5 Setback Areas

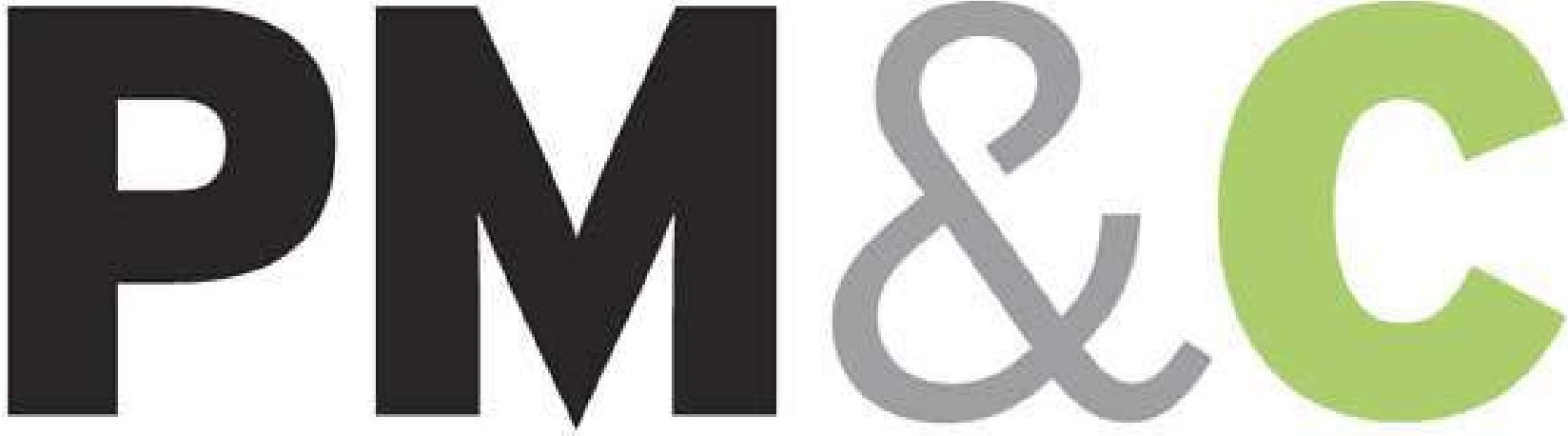


**Father McAleer Pool**  
**295 Vernon Street**  
**Norwood, MA**

**Figure 6**  
Regulated Buffers.

# Appendix B: Complete Cost Estimate





**Phase 1 - Feasibility Assessment**

**Norwood Pools  
Preliminary Findings**  
Norwood, MA

**PM&C LLC**

20 Downer Ave, Suite 5  
Hingham, MA 02043

(T) 781-740-8007  
(F) 781-740-1012

Prepared for:

**Kuth Ranieri Architects**

November 3, 2021





CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
----------	-------------	-----	------	-----------	------------	-----------	------------

**Hawes Pool Renovation Costs**

**Hawes Pool**  
**Volume**      325,000      Gallons  
**Pool Size 60 feet x 120 feet**      7,200      sf

**PRELIMINARY RECOMMENDATIONS**

**1. Address ADA violations**

Provide Van-accessible space	1	loc	2,000.00	2,000			
Provide accessible route from ADA parking to pool	50	lf	300.00	15,000			
Provide ADA bleacher seating	1	ls	5,000.00	5,000			
Provide accessible route to bleacher seating	10	lf	300.00	3,000			
Upgrade walkway to ADA, new gate hardware, 18" clear, level space	1	loc	3,400.00	3,400			
Reconfigure existing ADA shower	1	loc	3,000.00	3,000			
Pool lift; portable	1	ls	15,000.00	15,000			
<b>SUBTOTAL</b>					\$	46,400	
					\$	20,880	
							<b>\$67,280</b>

**MARKKUPS ' 45%**

**SUBTOTAL**

**2. Address Health Code violations**

Replace damaged coping; assume 15%	54	lf	200.00	10,800			
Add hose bibbs every 100 feet	4	loc	2,500.00	10,000			
Upgrade first aid + communications equipment	1	ls	500.00	500			
Upgrade safety signs	1	ls	1,000.00	1,000			
<b>SUBTOTAL</b>					\$	22,300	
					\$	10,035	
							<b>\$32,335</b>

**MARKKUPS ' 45%**

**SUBTOTAL**

**3a. Repair the Pool Shell**

Remove painted finish and fill cracks	8,920	sf	6.00	53,520			
Re-waterproof all fittings	1	ls	5,000.00	5,000			
Epoxy-paint to pool	8,920	sf	12.00	107,040			
New pool cover	7,200	sf	3.00	21,600			
Drain + fill water by Owner					\$	187,160	
<b>SUBTOTAL</b>					\$	84,222	
							<b>\$271,382</b>

**MARKKUPS ' 45%**

**SUBTOTAL**

**3b. Repair the Pool Shell**

Remove painted finish and fill cracks	8,920	sf	6.00	53,520			
Re-waterproof all fittings	1	ls	5,000.00	5,000			
New pool Vinyl liner system	8,920	sf	22.00	196,240			
New pool cover	7,200	sf	3.00	21,600			
Drain + fill water by Owner					\$	276,360	
<b>SUBTOTAL</b>					\$	124,362	
							<b>\$400,722</b>

**MARKKUPS ' 45%**

**SUBTOTAL**



Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
----------	-------------	-----	------	-----------	------------	-----------	------------

**Hawes Pool Renovation Costs**

**3c. Repair the Pool Shell**

	Remove painted finish and fill cracks	8,920	sf	6.00	53,520		
	Re-waterproof all fittings	1	ls	5,000.00	5,000		
	New pool Fiberglass liner system	8,920	sf	30.00	267,600		
	New pool cover	7,200	sf	3.00	21,600		
	Drain + fill water by Owner						\$ 347,720
	SUBTOTAL						\$ 156,474

MARKKUPS ' 45%  
SUBTOTAL \$504,194

**3d. Repair the Pool Shell**

	Remove painted finish and fill cracks	8,920	sf	6.00	53,520		
	Re-waterproof all fittings	1	ls	5,000.00	5,000		
	New pool Myrtha Renovation liner system	8,920	sf	80.00	713,600		
	New pool cover	7,200	sf	3.00	21,600		
	Drain + fill water by Owner						\$ 793,720
	SUBTOTAL						\$ 357,174

MARKKUPS ' 45%  
SUBTOTAL \$1,150,894

**Savings to use epoxy-paint ILO of Myrtha Renovation**

DEDUCT (\$879,512)

**3e. Repair the Pool Shell**

	Remove painted finish and fill cracks	8,920	sf	6.00	53,520		
	Re-waterproof all fittings	1	ls	5,000.00	5,000		
	New pool quartz-based plaster system	8,920	sf	60.00	535,200		
	New pool cover	7,200	sf	3.00	21,600		
	Drain + fill water by Owner						\$ 615,320
	SUBTOTAL						\$ 276,894

MARKKUPS ' 45%  
SUBTOTAL \$892,214

**3f. Repair the Pool Shell**

	Demolish existing pool shell	8,920	sf	25.00	223,000		
	Re-waterproof all fittings	1	ls	5,000.00	5,000		
	New concrete pool shell system	8,920	sf	90.00	802,800		
	New pool cover	7,200	sf	3.00	21,600		
	Drain + fill water by Owner						\$ 1,052,400
	SUBTOTAL						\$ 473,580

MARKKUPS ' 45%  
SUBTOTAL \$1,525,980

Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
----------	-------------	-----	------	-----------	------------	-----------	------------

**Hawes Pool Renovation Costs**

**4. Replace the existing pump room**

Demolish existing pump room	1	ls	10,000.00	10,000			
Build new on grade pump room and storage shed	280	sf	250.00	70,000			
Relocate existing pump equipment	1	ls	30,000.00	30,000			
SUBTOTAL						\$ 110,000	
MARKKUPS ' 45%						\$ 49,500	
<b>SUBTOTAL</b>						<b>\$159,500</b>	

**5. Replace the existing pool mechanical equipment**

Demolish existing pool mechanical equipment	1	ls	25,000.00	25,000			
Replace pool mechanical filtration equipment with all new	1	ls	120,000.00	120,000			
SUBTOTAL						\$ 145,000	
MARKKUPS ' 45%						\$ 65,250	
<b>SUBTOTAL</b>						<b>\$210,250</b>	

**6. Reconfigure the entry**

Allowance to reconfigure entry with new control area	1	ls	100,000.00	100,000			
SUBTOTAL						\$ 100,000	
MARKKUPS ' 45%						\$ 45,000	
<b>SUBTOTAL</b>						<b>\$145,000</b>	

**7. Repair and expand the splash pad area**

New splash park surface	2,000	sf	26.00	52,000			
New splash equipment	1	ls	150,000.00	150,000			
SUBTOTAL						\$ 202,000	
MARKKUPS ' 45%						\$ 90,900	
<b>SUBTOTAL</b>						<b>\$292,900</b>	

**8. Provide more amenities for dry users**

Demolish existing area to create new expended deck; includes regrading	4,000	sf	5.00	20,000			
New deck area	4,000	sf	20.00	80,000			
New shade structures	4,000	sf	35.00	140,000			
Allowance for landscaping and walls	1	ls	50,000.00	50,000			
SUBTOTAL						\$ 290,000	
MARKKUPS ' 45%						\$ 130,500	
<b>SUBTOTAL</b>						<b>\$420,500</b>	

**9. Connect existing middle school parking and add on-site parking**

Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00	NIC			
Accessible path from middle school parking lot	6,000	sf	25.00	NIC			
SUBTOTAL						\$ -	
MARKKUPS ' 45%						\$ -	
<b>SUBTOTAL</b>						<b>\$ -</b>	



Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
----------	-------------	-----	------	-----------	------------	-----------	------------

**Hawes Pool Renovation Costs**

**IMPROVEMENT OPTIONS**

**OPTION #1 - Baseline (Minimum Investment)**

	Remove painted finish and fill cracks	<b>8,920</b>	sf	6.00	53,520		
	Re-waterproof all fittings	<b>1</b>	ls	5,000.00	5,000		
	Epoxy-paint to pool	<b>8,920</b>	sf	12.00	107,040		
	New pool cover	<b>7,200</b>	sf	3.00	21,600		
	Drain + fill water by Owner						
	Provide Van-accessible space	<b>1</b>	loc	2,000.00	2,000		
	Provide accessible route from ADA parking to pool	<b>50</b>	lf	300.00	15,000		
	Provide ADA bleacher seating	<b>1</b>	ls	5,000.00	5,000		
	Provide accessible route to bleacher seating	<b>10</b>	lf	300.00	3,000		
	Upgrade walkway to ADA, new gate hardware, 18" clear, level space	<b>1</b>	loc	3,400.00	3,400		
	Reconfigure existing ADA shower	<b>1</b>	loc	3,000.00	3,000		
	Replace damaged coping; assume 15%	<b>54</b>	lf	200.00	10,800		
	Add hose bibbs every 100 feet	<b>4</b>	loc	2,500.00	10,000		
	Upgrade first aid + communications equipment	<b>1</b>	ls	500.00	500		
	Upgrade safety signs	<b>1</b>	ls	1,000.00	1,000		
	Demolish existing pump room	<b>1</b>	ls	10,000.00	10,000		
	Build new on grade pump room and storage shed	<b>280</b>	sf	250.00	70,000		
	Demolish existing pool mechanical equipment	<b>1</b>	ls	25,000.00	25,000		
	Replace pool mechanical filtration equipment with all new	<b>1</b>	ls	120,000.00	120,000		
	New splash park surface	<b>2,000</b>	sf	26.00	52,000		
	Pool lift; portable	<b>1</b>	ls	15,000.00	15,000		

SUBTOTAL

\$

532,860

MARKUPS '  
SUBTOTAL

45%

\$

239,787

**\$772,647**

Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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**Hawes Pool Renovation Costs**

**OPTION #2 - Recommended Minimum Updates**

	Remove painted finish and fill cracks	<b>8,920</b>	sf	6.00	53,520		
	Re-waterproof all fittings	<b>1</b>	ls	5,000.00	5,000		
	New pool Myrtha Renovation liner system	<b>8,920</b>	sf	80.00	713,600		
	New pool cover	<b>7,200</b>	sf	3.00	21,600		
	Drain + fill water by Owner						
	Provide Van-accessible space	<b>1</b>	loc	2,000.00	2,000		
	Provide accessible route from ADA parking to pool	<b>50</b>	lf	300.00	15,000		
	Provide ADA bleacher seating	<b>1</b>	ls	5,000.00	5,000		
	Provide accessible route to bleacher seating	<b>10</b>	lf	300.00	3,000		
	Upgrade walkway to ADA; new gate hardware, 18" clear, level space	<b>1</b>	loc	3,400.00	3,400		
	Reconfigure existing ADA shower	<b>1</b>	loc	3,000.00	3,000		
	Replace damaged coping; assume 15%	<b>54</b>	lf	200.00	10,800		
	Add hose bibbs every 100 feet	<b>4</b>	loc	2,500.00	10,000		
	Upgrade first aid + communications equipment	<b>1</b>	ls	500.00	500		
	Upgrade safety signs	<b>1</b>	ls	1,000.00	1,000		
	Demolish existing pump room	<b>1</b>	ls	10,000.00	10,000		
	Build new on grade pump room and storage shed	<b>280</b>	sf	250.00	70,000		
	Demolish existing pool mechanical equipment	<b>1</b>	ls	25,000.00	25,000		
	Replace pool mechanical filtration equipment with all new	<b>1</b>	ls	120,000.00	120,000		
	New splash park surface	<b>2,000</b>	sf	26.00	52,000		
	New splash equipment	<b>1</b>	ls	150,000.00	150,000		
	Install ADA ramped entry to pool	<b>1</b>	ls	150,000.00	150,000		
	Demolish existing area to create new expended deck; includes regrading	<b>4,000</b>	sf	5.00	20,000		
	New deck area	<b>4,000</b>	sf	20.00	80,000		
	New shade structures	<b>4,000</b>	sf	35.00	140,000		
	Allowance for landscaping and walls	<b>1</b>	ls	50,000.00	50,000		
	Expand Parking (Assumed 50 spaces)	<b>50</b>	spaces	5,000.00	NIC		
	Accessible path from middle school parking lot	<b>6,000</b>	sf	25.00	NIC		

SUBTOTAL

\$ 1,714,420

**MARKUPS ' SUBTOTAL**

45%

\$ 771,489

**\$2,485,909**



Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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**Hawes Pool Renovation Costs**

**OPTION #3 - Relocate Splash Pad**

	Demolish existing splash park	1	ls	20,000.00	20,000		
	New splash park surface to east of existing	1,500	sf	26.00	39,000		
	New splash equipment	1	ls	150,000.00	150,000		
	New wading pool	1,200	sf	130.00	156,000		
	<b>SUBTOTAL</b>					\$	365,000
	<b>MARKUPS ' 45%</b>					\$	164,250
	<b>SUBTOTAL</b>						<b>\$529,250</b>

**OPTION #4 - Replace Pool Surface**

	Demolish existing pool	8,920	sf	15.00	133,800		
	New gunite pool	8,920	sf	100.00	892,000		
	New pool deck	7,200	sf	25.00	180,000		
	Demolish existing pump room	1	ls	10,000.00	10,000		
	Build new on grade pump room and storage shed	280	sf	250.00	70,000		
	Demolish existing pool mechanical equipment	1	ls	25,000.00	25,000		
	Replace pool mechanical filtration equipment with all new including all new piping	1	ls	600,000.00	600,000		
	New splash park surface	2,000	sf	26.00	52,000		
	New splash equipment	1	ls	150,000.00	150,000		
	Install ADA ramped entry to pool	1	ls	150,000.00	150,000		
	Demolish existing area to create new expended deck; includes regrading	4,000	sf	5.00	20,000		
	New deck area	4,000	sf	20.00	80,000		
	New shade structures	4,000	sf	35.00	140,000		
	Allowance for landscaping and walls	1	ls	50,000.00	50,000		
	Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00	NIC		
	Accessible path from middle school parking lot	6,000	sf	25.00	NIC		
	<b>SUBTOTAL</b>					\$	2,552,800
	<b>MARKUPS ' 45%</b>					\$	1,148,760
	<b>SUBTOTAL</b>						<b>\$3,701,560</b>





Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**Hawes Pool Renovation Costs**

**\* Markups include; GC General Conditions 15%, OH+P 12%, D+P Contingency 15%, Bonds + Insurance 3%  
Pricing above is in 2021 dollars, no escalation beyond 2021 is included**

Costs above are based on existing conditions drawings, feasibility presentation by Kuth Ranieri Architects dated October 5, 2021, a site visit and outline specifications.

We assume public bidding under C.149 to qualified General Contractors

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

**Costs not included above are:**

1. All design costs and soft costs.
2. Owners Construction contingency (we recommend 10% be carried)
3. All loose furniture and equipment
4. Finance or bonding costs
5. Removal of any Hazardous Materials
6. Draining or refilling the pool



Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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**Father MacAleer's Pool Renovation Costs**

**id. Repair the Pool Shell**

	Remove painted finish and fill cracks	6,669	sf	6.00	40,014		
	Re-waterproof all fittings	1	ls	5,000.00	5,000		
	New pool Myrtha Renovation liner system	6,669	sf	80.00	533,520		
	New pool cover	5,000	sf	3.00	15,000		
	Drain + fill water by Owner						
	Resurface pool deck	3,000	sf	35.00	105,000		
	Replace damaged coping; assume 15%	45	lf	200.00	9,000		
	Add hose bibbs every 100 feet	3	loc	2,500.00	7,500		
	Upgrade first aid + communications equipment	1	ls	500.00	500		
	Upgrade safety signs	1	ls	1,000.00	1,000		
	SUBTOTAL					\$ 716,534	
	<b>MARKUPS ' SUBTOTAL</b>	<b>45%</b>				\$ 322,440	
							<b>\$1,038,974</b>

**ie. Repair the Pool Shell**

	Remove painted finish and fill cracks	6,669	sf	6.00	40,014		
	Re-waterproof all fittings	1	ls	5,000.00	5,000		
	New pool quartz-based plaster system	6,669	sf	60.00	400,140		
	New pool cover	5,000	sf	3.00	15,000		
	Drain + fill water by Owner						
	Resurface pool deck	3,000	sf	35.00	105,000		
	Replace damaged coping; assume 15%	45	lf	200.00	9,000		
	Add hose bibbs every 100 feet	3	loc	2,500.00	7,500		
	Upgrade first aid + communications equipment	1	ls	500.00	500		
	Upgrade safety signs	1	ls	1,000.00	1,000		
	SUBTOTAL					\$ 583,154	
	<b>MARKUPS ' SUBTOTAL</b>	<b>45%</b>				\$ 262,419	
							<b>\$845,573</b>

**if. Repair the Pool Shell**

	Remove painted finish and fill cracks	6,669	sf	6.00	40,014		
	Re-waterproof all fittings	1	ls	5,000.00	5,000		
	New concrete pool shell system	6,669	sf	90.00	600,210		
	New pool cover	5,000	sf	3.00	15,000		
	Drain + fill water by Owner						
	Resurface pool deck	3,000	sf	35.00	105,000		
	Replace damaged coping; assume 15%	45	lf	200.00	9,000		
	Add hose bibbs every 100 feet	3	loc	2,500.00	7,500		
	Upgrade first aid + communications equipment	1	ls	500.00	500		
	Upgrade safety signs	1	ls	1,000.00	1,000		
	SUBTOTAL					\$ 783,224	
	<b>MARKUPS ' SUBTOTAL</b>	<b>45%</b>				\$ 352,451	
							<b>\$1,135,675</b>



Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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**Father MacAleer's Pool Renovation Costs**

**2. Replace the existing pump room**

Demolish existing pump room	1	ls	15,000.00	15,000			
Build new on grade pump room and storage shed	300	sf	250.00	75,000			
Replace existing pump + filtration equipment	1	ls	120,000.00	120,000			
SUBTOTAL						\$ 210,000	
<b>MARKUPS ' 45%</b>						\$ 94,500	
<b>SUBTOTAL</b>							<b>\$304,500</b>

**3. Replace the existing Bath House**

Demolish existing bath house	1	ls	20,000.00	20,000			
Build new on grade bath house	2,400	sf	600.00	1,440,000			
SUBTOTAL						\$ 1,460,000	
<b>MARKUPS ' 45%</b>						\$ 657,000	
<b>SUBTOTAL</b>							<b>\$2,117,000</b>

**4. Provide accessible route and address ADA violations**

Provide Van-accessible space	1	loc	2,000.00	2,000			
Provide accessible route from ADA parking to pool	170	lf	300.00	51,000			
Provide accessible route from main gate	30	lf	300.00	9,000			
Upgrade walkway to ADA; new gate hardware, 18" clear, level space	1	loc	3,400.00	3,400			
New portable chair lift	1	ls	15,000.00	15,000			
SUBTOTAL						\$ 80,400	
<b>MARKUPS ' 45%</b>						\$ 36,180	
<b>SUBTOTAL</b>							<b>\$116,580</b>

**5. Expand parking as needed**

New Parking (Assumed 50 spaces)	50	spaces	5,000.00	250,000			
Resurface existing lot; mill + pave	10,000	sf	6.00	60,000			
SUBTOTAL						\$ 310,000	
<b>MARKUPS ' 45%</b>						\$ 139,500	
<b>SUBTOTAL</b>							<b>\$449,500</b>



Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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**Father MacAleer's Pool Renovation Costs**

**6. Re-route traffic past the Savage Center**

	Clear trees and grading	1	ls	25,000.00	25,000		
	Accessible path from Savage Center	4,000	sf	25.00	100,000		
	Widen roadway from Savage Center	9,600	sf	20.00	192,000		
	<b>SUBTOTAL</b>					\$ 317,000	
	<b>MARKUPS ' 45%</b>					\$ 142,650	
	<b>SUBTOTAL</b>						<b>\$459,650</b>

**7. Provide more amenities for dry users**

	Demolish existing area to create new expended deck; includes regrading	4,000	sf	5.00	20,000		
	New deck area	4,000	sf	20.00	80,000		
	New shade structures	4,000	sf	35.00	140,000		
	Allowance for landscaping and walls	1	ls	50,000.00	50,000		
	<b>SUBTOTAL</b>					\$ 290,000	
	<b>MARKUPS ' 45%</b>					\$ 130,500	
	<b>SUBTOTAL</b>						<b>\$420,500</b>

**IMPROVEMENT OPTIONS**

**OPTION #1 - Pool Repair Baseline**

	Remove painted finish and fill cracks	6,669	sf	6.00	40,014		
	Re-waterproof all fittings	1	ls	5,000.00	5,000		
	Epoxy-paint to pool	6,669	sf	12.00	80,028		
	New pool cover	5,000	sf	3.00	15,000		
	Drain + fill water by Owner						
	Replace damaged coping; assume 15%	45	lf	200.00	9,000		
	Add hose bibbs every 100 feet	3	loc	2,500.00	7,500		
	Upgrade first aid + communications equipment	1	ls	500.00	500		
	Upgrade safety signs	1	ls	1,000.00	1,000		
	Demolish existing pump room	1	ls	10,000.00	10,000		
	Build new pump room, storage and bathhouse	2,400	sf	600.00	1,440,000		
	Demolish existing pool mechanical equipment	1	ls	25,000.00	25,000		
	Replace pool mechanical filtration equipment with all new	1	ls	120,000.00	120,000		
	Pool lift; portable	1	ls	15,000.00	15,000		
	Resurface existing lot; mill + pave	10,000	sf	6.00	60,000		
	<b>SUBTOTAL</b>					\$ 1,828,042	
	<b>MARKUPS ' 45%</b>					\$ 822,619	
	<b>SUBTOTAL</b>						<b>\$2,650,661</b>

Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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**Father MacAleer's Pool Renovation Costs**

**OPTION #2 Recommended Minimum Upgrades (Keep Pool)**

	Remove painted finish and fill cracks	6,669	sf	6.00	40,014		
	Re-waterproof all fittings	1	ls	5,000.00	5,000		
	New pool Myrtha Renovation liner system	6,669	sf	80.00	533,520		
	New pool cover	5,000	sf	3.00	15,000		
	Drain + fill water by Owner						
	Replace damaged coping; assume 15%	45	lf	200.00	9,000		
	Add hose bibbs every 100 feet	3	loc	2,500.00	7,500		
	Upgrade first aid + communications equipment	1	ls	500.00	500		
	Upgrade safety signs	1	ls	1,000.00	1,000		
	New splash park surface	1,500	sf	26.00	39,000		
	New splash equipment	1	ls	150,000.00	150,000		
	Demolish existing pump room	1	ls	10,000.00	10,000		
	Build new pump room, storage and bathroom	2,400	sf	600.00	1,440,000		
	Demolish existing pool mechanical equipment	1	ls	25,000.00	25,000		
	Replace pool mechanical filtration equipment with all new	1	ls	120,000.00	120,000		
	Install ADA ramped entry to pool	1	ls	150,000.00	150,000		
	Demolish existing area to create new expended deck; includes regrading	4,000	sf	5.00	20,000		
	New deck area	4,000	sf	20.00	80,000		
	New shade structures	4,000	sf	35.00	140,000		
	Allowance for landscaping and walls	1	ls	50,000.00	50,000		
	Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00	250,000		
	Resurface existing lot; mill + pave	10,000	sf	6.00	60,000		
	Re-Route Traffic past Savage Center:						
	Clear trees and grading	1	ls	25,000.00	25,000		
	Accessible path from Savage Center	4,000	sf	25.00	100,000		
	Widen roadway from Savage Center	9,600	sf	20.00	192,000		

SUBTOTAL

\$ 3,462,534

MARKUPS<sup>1</sup>  
SUBTOTAL

45%

\$ 1,558,140  
**\$5,020,674**





Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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**Father MacAleer's Pool Renovation Costs**

**OPTION # 3 - Replace Pool Body**

	Demolish existing pool	6,669	sf	15.00	100,035		
	New gunite pool	6,669	sf	100.00	666,900		
	New pool deck	6,000	sf	25.00	150,000		
	Demolish existing pump room	1	ls	10,000.00	10,000		
	Build new pump room, storage and bathhouse	2,400	sf	600.00	1,440,000		
	Demolish existing pool mechanical equipment	1	ls	25,000.00	25,000		
	Replace pool mechanical filtration equipment with all new piping etc.	1	ls	600,000.00	600,000		
	New splash park surface	1,500	sf	26.00	39,000		
	New splash equipment	1	ls	150,000.00	150,000		
	Install ADA ramped entry to pool	1	ls	150,000.00	150,000		
	Demolish existing area to create new expended deck; includes regrading	4,000	sf	5.00	20,000		
	New deck area	4,000	sf	20.00	80,000		
	New shade structures	4,000	sf	35.00	140,000		
	Allowance for landscaping and walls	1	ls	50,000.00	50,000		
	Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00	250,000		
	Resurface existing lot; mill + pave	10,000	sf	6.00	60,000		
	Re-Route Traffic past Savage Center:						
	Clear trees and grading	1	ls	25,000.00	25,000		
	Accessible path from Savage Center	4,000	sf	25.00	100,000		
	Widen roadway from Savage Center	9,600	sf	20.00	192,000		

SUBTOTAL

\$ 4,247,935

MARKUPS ' 45%  
SUBTOTAL

\$ 1,911,571  
**\$6,159,506**



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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**Father MacAleer's Pool Renovation Costs**

**OPTION # 4 - Splash Pad and Ice Rink**

	Demolish existing pool	6,669	sf	15.00	100,035		
	Infill pool area	926	cy	50.00	46,300		
	New combination splash pad/ice rink; includes coils and slab	5,000	sf	50.00	250,000		
	Pumps and filtration	1	ls	120,000.00	120,000		
	Demolish existing pump room	1	ls	10,000.00	10,000		
	Demolish existing pool mechanical equipment	1	ls	25,000.00	25,000		
	Build new pump room, storage and bathhouse	2,400	sf	600.00	1,440,000		
	Demolish existing area to create new expended deck; includes regrading	4,000	sf	5.00	20,000		
	New deck area	4,000	sf	20.00	80,000		
	New shade structures	4,000	sf	35.00	140,000		
	Allowance for landscaping and walls	1	ls	50,000.00	50,000		
	Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00	250,000		
	Resurface existing lot; mill + pave	10,000	sf	6.00	60,000		
	Re-Route Traffic past Savage Center:						
	Clear trees and grading	1	ls	25,000.00	25,000		
	Accessible path from Savage Center	4,000	sf	25.00	100,000		
	Widen roadway from Savage Center	9,600	sf	20.00	192,000		

SUBTOTAL

\$ 2,908,335

MARKUPS ' 45%

\$ 1,308,751

**\$4,217,086**

**SUBTOTAL**







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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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**Father MacAleer's Pool Renovation Costs**

**OPTION # 6 - New Indoor Aquatic Center**

	Demolish existing pool	6,669	sf	15.00	100,035		
	New indoor pool and wading pool	1	ls	900,000.00	900,000		
	New pool deck	6,000	sf	25.00	150,000		
	Waterslide	1	ls	30,000.00	30,000		
	New splash park surface	1,500	sf	26.00	39,000		
	New splash equipment	1	ls	150,000.00	150,000		
	Demolish existing pump room	1	ls	10,000.00	10,000		
	Demolish existing pool mechanical equipment	1	ls	25,000.00	25,000		
	Replace pool mechanical filtration equipment with all new piping etc.	1	ls	900,000.00	900,000		
	Install ADA ramped entry to pool	1	ls	150,000.00	150,000		
	Allowance for new indoor facility including changing, community meeting etc.	15,000	sf	350.00	5,250,000		
	Expand Parking (Assumed 50 spaces)	50	spaces	5,000.00	250,000		
	Resurface existing lot; mill + pave	10,000	sf	6.00	60,000		
	Re-Route Traffic past Savage Center:						
	Clear trees and grading	1	ls	25,000.00	25,000		
	Accessible path from Savage Center	4,000	sf	25.00	100,000		
	Widen roadway from Savage Center	9,600	sf	20.00	192,000		

SUBTOTAL

\$ 8,331,035

MARKUPS '   
 SUBTOTAL

45%

\$ 3,748,966

**\$12,080,001**



Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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**Father MacAleer's Pool Renovation Costs**

<sup>1</sup> **Markups include; GC General Conditions 45%, OH + P 12%, D+P Contingency 15%, Bonds + Insurance 3%  
Pricing above is in 2021 dollars, no escalation beyond 2021 is included**

Costs above are based on existing conditions drawings, feasibility presentation by Kuth Ramieri Architects dated October 5, 2021, a site visit and outline specifications.

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**Costs not included above are:**

1. All design costs and soft costs.
2. Owners Construction contingency (we recommend 10% be carried)
3. All loose furniture and equipment
4. Finance or bonding costs
5. Removal of any Hazardous Materials
6. Draining or refilling the pool



**Phase 1 - Feasibility Assessment**

**Norwood Pools**  
**Preliminary Findings**  
Norwood, MA

**PM&C LLC**  
20 Downer Ave, Suite 5  
Hingham, MA 02043  
(T) 781-740-8007  
(F) 781-740-1012

Prepared for:

**Kuth Ranieri Architects**

November 3, 2021



Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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**Hawes Pool Renovation Costs**

**Hawes Pool**  
**Volume**      325,000      Gallons  
**Pool Size 60 feet x 120 feet**      7,200      sf

**IMPROVEMENT OPTIONS**

**OPTION # 4 - Replace Pool Surface**

Demolish existing pool	8,920	sf	15,00	133,800			
New gunite pool	8,920	sf	100,00	892,000			
New pool deck	7,200	sf	25,00	180,000			
Demolish existing splash park	1	ls	20,000,00	20,000			
New splash park surface to east of existing	1,500	sf	26,00	39,000			
New splash equipment	1	ls	150,000,00	150,000			
New wading pool	1,200	sf	130,00	156,000			
Demolish existing pump room	1	ls	10,000,00	10,000			
Build new on grade pump room and storage shed	280	sf	250,00	70,000			
Demolish existing pool mechanical equipment	1	ls	25,000,00	25,000			
Replace pool mechanical filtration equipment with all new including all new piping	1	ls	600,000,00	600,000			
Install ADA ramped entry to pool	1	ls	150,000,00	150,000			
Demolish existing area to create new expended deck; includes regrading	4,000	sf	5,00	20,000			
New deck area	4,000	sf	20,00	80,000			
New shade structures	4,000	sf	35,00	140,000			
Allowance for landscaping and walls	1	ls	50,000,00	50,000			
Expand Parking (Assumed 50 spaces)	50	spaces	5,000,00	NIC			
Accessible path from middle school parking lot	6,000	sf	25,00	NIC			

SUBTOTAL

\$ 2,715,800

MARKUPS ' SUBTOTAL

45%

\$

1,222,110

**\$3,937,910**





Norwood Pools  
Preliminary Findings  
Norwood, MA

09-Nov-21

Phase 1 - Feasibility Assessment

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**Hawes Pool Renovation Costs**

**\* Markups include; GC General Conditions 15%, OH+P 12%, D+P Contingency 15%, Bonds + Insurance 3%  
Pricing above is in 2021 dollars, no escalation beyond 2021 is included**

Costs above are based on existing conditions drawings, feasibility presentation by Kuth Ranieri Architects dated October 5, 2021, a site visit and outline specifications.

We assume public bidding under C.149 to qualified General Contractors

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

**Costs not included above are:**

1. All design costs and soft costs.
2. Owners Construction contingency (we recommend 10% be carried)
3. All loose furniture and equipment
4. Finance or bonding costs
5. Removal of any Hazardous Materials
6. Draining or refilling the pool

# Appendix C: Complete Accessibility Review





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### **Hawes Pool, Norwood, MA Accessibility Survey**

On Monday, September 27, 2021, I visited the Hawes Pool in Norwood, MA to survey the facility for compliance with 521 CMR and the 2010 ADA Standards for Accessible Design where appropriate. The survey was limited to the buildings and the swimming pool.

**JURISDICTION:** The Rules and Regulation of the Architectural Access Board, 521 CMR with an effective date of 1/27/06 applies to all construction, reconstruction, alteration, remodeling or renovation of buildings that are open to and used by the public. To determine the extent of compliance required for an existing building, one must look at Section 3.3 of 521 CMR:

#### **3.3 EXISTING BUILDINGS**

*All additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections in 521 CMR 3.00: JURISDICTION.*

*For specific applicability of 521 CMR to existing multiple dwellings undergoing renovations, see 521 CMR 9.2.1.*

**3.3.1** *If the work being performed amounts to less than 30% of the full and fair cash value of the building and*

**a.** *if the work costs less than \$100,000, then only the work being performed is required to comply with 521 CMR*



*or*

- b. if the work costs \$100,000 or more, then the work being performed is required to comply with 521 CMR. In addition, an accessible public entrance and an accessible toilet room, telephone, drinking fountain (if toilets, telephones and drinking fountains are provided) shall also be provided in compliance with 521 CMR.*



The survey performed assumes that more than 30% of the full and fair cash value of the building was spent on a renovation that took place in 2017, triggering full compliance.


2010 ADA Standards for Accessible Design: Since this is a town owned facility, Title II of the ADA will apply to this facility. The renovation work being done to the facility must be done in compliance with the Guidelines; however, there is also an obligation for programmatic access at the facility. This report will only address the physical requirements for access.



		<b>SITE ACCESS</b>	
<b>1</b>	<b>Parking</b>	<p>The parking lot has two accessible spaces. Signage is not provided indicating that one is van accessible. An additional sign must be provided indicating that the space is van accessible.</p> <div style="display: flex; justify-content: space-around;">   </div> <p><i>Recommendation: Install “van accessible” signage on the space to the left where the access aisle is at least 8’ wide.</i></p>	<b>521 CMR 23.6.3 and 23.4.7b</b>
<b>2</b>	<b>Accessible Route</b>	<p>There is no accessible route from the accessible parking spaces to the entrance of the facility due to grass growing in the sidewalk in front of one space, and a curb and no walkway from the second space.</p>	<b>521 CMR 23.3.1</b>

		 <p><i>Recommendation: Install a walkway at the end of the access aisle leading to the entry OR relocate the accessible space to the opposite side of the van accessible space and correct the cracks along the accessible route.</i></p>	
3	<p><b>Accessible route to bleacher seating</b></p>	<p>There is no accessible route leading to the bleacher seating.</p>  <p><i>Recommendation: Provide accessible route to bleachers.</i></p>	521 CMR 19.6.1

4	<b>Bleacher seating</b>	<p>There is no accessible seating incorporated into the bleachers.</p>  <p><i>Recommendation: Provide accessible seating incorporated within the bleachers.</i></p>	<b>521 CMR 14.2</b>
5	<b>Entry Gate hardware</b>	<p>The entry gate hardware is mounted too high and requires two hands to operate. Hardware should be mounted between 36” and 48”</p>  <p><i>Recommendation: Replace gate hardware with compliant gate hardware that does not require tight pinching or twisting to operate.</i></p>	<b>521 CMR 26.11</b>

6	<b>Entrance</b>	<p>The entrance gate to the facility does not provide 18” of clear floor space on the pull side of the gate</p>  <p><i>Recommendation: Extend the walkway so that 18” of clear ground space is provided on the latch side of the gate and extends 60” from the gate.</i></p>	<b>CMR 521 26.6.3</b>
<b>Men’s Room</b>			
7	<b>Self closing stall door</b>	<p>The stall door does not self-close. The stall door needs to be adjusted to self-close.</p> <p><i>Recommendation: Adjust the closer on the stall door.</i></p>	<b>521 CMR 30.6.1b</b>
8	<b>Stall door hardware</b>	<p>Pull handles are only provided on one side of the stall door.</p> <p><i>Recommendation: Install pulls on both sides of stall door.</i></p>	<b>521 CMR 30.6.1b</b>
9	<b>Coat hook</b>	<p>The coat hook in the accessible stall is mounted too high and should be mounted no higher than 48”.</p> <p><i>Recommendation: Either lower existing coat hook or install another at 48”.</i></p>	<b>ADA 603.4</b>

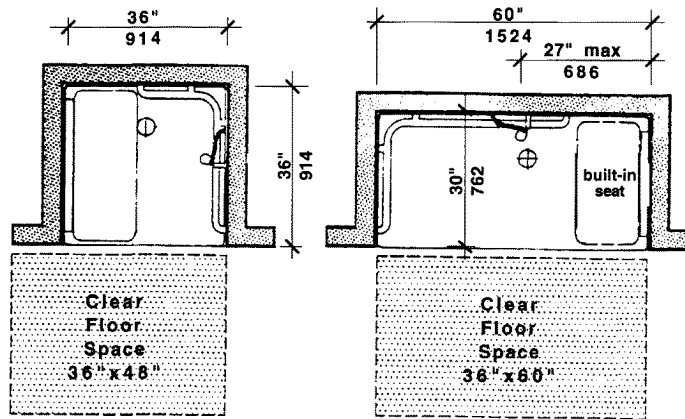
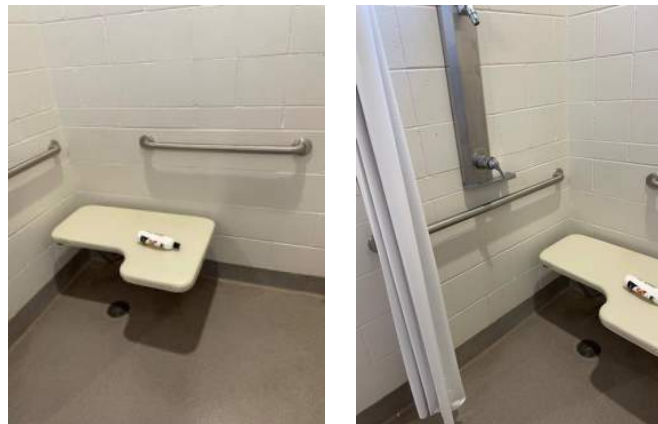


10

Shower

The accessible shower is noncompliant in that the size must either be a 36" by 36" transfer shower OR a 30" by 60" roll-in shower. Grab bars cannot be installed behind the seat, the shower controls must be opposite the seat in a transfer shower and the long wall of a roll-in shower.


521 CMR 31.7.1

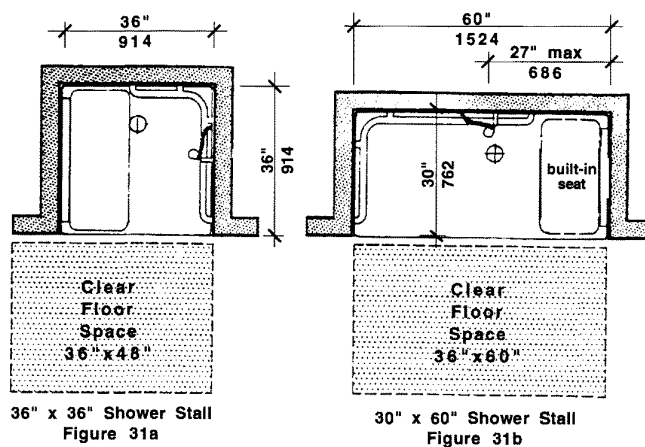


36" x 36" Shower Stall  
Figure 31a


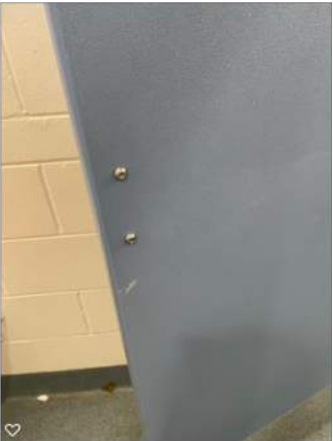
30" x 60" Shower Stall  
Figure 31b

*Recommendation: Either reconfigure the stall to be 36" by 36" so that the controls can remain, or relocate the controls to the long wall. Relocate seat depending upon which size stall is chosen.*


11	<b>Adjustable shower head</b>	<p>There is no adjustable shower head in the accessible shower.</p>  <p><i>Recommendation: Install a hand held adjustable shower head.</i></p>	<b>521 CMR 31.7.1</b>
<b>Women's Room</b>			
12	<b>Coat hook</b>	<p>The coat hook is mounted too high in the accessible stall and the accessible shower stall. 521 CMR requires 54" max, but ADA Guidelines will require 48" max.</p> <p><i>Recommendation: Relocate coat hook to 48" or install an additional one at 48" above the floor.</i></p>	<b>ADA 603.4</b>
13	<b>Accessible shower</b>	<p>The accessible shower is non-compliant in that the size must either be a 36" by 36" transfer shower OR a 30" by 60" roll-in shower. Grab bars cannot be installed behind the seat, the shower controls must be opposite the seat in a transfer shower and the long wall of a roll-in shower.</p>	<b>521 CMR 31.7.1</b>



*Recommendation: Either reconfigure the stall to be 36" by 36" so that the controls can remain, or relocate the controls to the long wall. Relocate seat depending upon which size stall is chosen.*

<p><b>14</b></p>	<p><b>Door to shower area</b></p>	<p>The stall door to the accessible shower is only 31” clear and should be 32” clear.</p>  <p><i>Recommendation: Widen door so that it is a minimum of 32” clear.</i></p>	<p><b>521 CMR 30.6.1a</b></p>
<p><b>15</b></p>	<p><b>Shower stall hardware</b></p>	<p>The accessible shower stall door does not have pulls on both sides of the door.</p>  <p><i>Recommendation: Provide pulls on both side of the accessible shower stall door.</i></p>	<p><b>521 CMR 30.6.1b</b></p>



<p><b>16</b></p>	<p><b>Adjustable shower head</b></p>	<p>There is no adjustable shower head provided.</p>  <p><i>Recommendation: Install an adjustable, hand-held shower head.</i></p>	<p><b>521 CMR 31.7.7</b></p>
<p><b>Access into Pool</b></p>			
<p><b>17</b></p>	<p><b>Access into the pool</b></p>	<p>There is no access into the pool. Under the ADA Standards, pools with more than 300 linear feet of pool wall must have two accessible means of entry. Section 242.2 states that at least two accessible means of entry shall be provided for swimming pools. Accessible means of entry shall be swimming pool lifts complying with <u>1009.2</u>; sloped entries complying with <u>1009.3</u>; transfer walls complying with <u>1009.4</u>; transfer systems complying with <u>1009.5</u>; and pool stairs complying with 1009.6. At least one accessible means of entry provided shall comply with <u>1009.2</u> or <u>1009.3</u>.</p>	<p><b>ADA 242.2</b></p>



*Recommendation: Install two accessible means of entry into the pool, one of which must be a sloped entry or a lift.*



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### **Fr. Mac's Pool, Norwood, MA Accessibility Survey**

On Monday, September 27, 2021, I visited Fr. Mac's Pool in Norwood, MA to survey the facility for compliance with 521 CMR and the 2010 ADA Standards for Accessible Design where appropriate. The survey was limited to the buildings and the swimming pool.

**JURISDICTION:** The Rules and Regulation of the Architectural Access Board, 521 CMR with an effective date of 1/27/06 applies to all construction, reconstruction, alteration, remodeling or renovation of buildings that are open to and used by the public. To determine the extent of compliance required for an existing building, one must look at Section 3.3 of 521 CMR:

#### **3.3 EXISTING BUILDINGS**

*All additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections in 521 CMR 3.00: JURISDICTION.*

*For specific applicability of 521 CMR to existing multiple dwellings undergoing renovations, see 521 CMR 9.2.1.*

**3.3.1** *If the work being performed amounts to less than 30% of the full and fair cash value of the building and*

**a.** *if the work costs less than \$100,000, then only the work being performed is required to comply with 521 CMR*

*or*


- b. if the work costs \$100,000 or more, then the work being performed is required to comply with 521 CMR. In addition, an accessible public entrance and an accessible toilet room, telephone, drinking fountain (if toilets, telephones and drinking fountains are provided) shall also be provided in compliance with 521 CMR.*



The survey performed assumes that more than 30% of the full and fair cash value of the building will be spent on a future renovation.



2010 ADA Standards for Accessible Design: Since this is a town owned facility, Title II of the ADA will apply to this facility. The renovation work being done to the facility must be done in compliance with the Guidelines; however, there is also an obligation for programmatic access at the facility. This report will only address the physical requirements for access.



		<b>SITE ACCESS</b>	
<b>1</b>	<b>Parking</b>	<p>The parking lot has one space with signage indicating an accessible space. However, it is not accessible in that the access aisle is not 8' wide for a van accessible space.</p> <div data-bbox="695 431 1291 1222" data-label="Image"> </div> <p><i>Recommendation: Provide one van accessible space with an 8' access aisle and appropriate "Van accessible" signage.</i></p>	<b>521 CMR 23.6.3 and 23.4.7b</b>

2	<b>Accessible Route</b>	<p>There is no accessible route from the accessible parking spaces to the entrance of the facility due to grass.</p>  <p><i>Recommendation: Install a compliant walkway at the end of the access aisle leading to the facility.</i></p>	<b>521 CMR 23.3.1</b>
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5	<b>Entry Gate hardware</b>	<p>The entry gate hardware is mounted too high and requires two hands to operate. Hardware should be mounted between 36” and 48”</p>  <p><i>Recommendation: Replace gate hardware with compliant gate hardware that does not require tight pinching or twisting to operate.</i></p>	<b>521 CMR 26.11</b>
6	<b>Entrance</b>	<p>The entrance gate to the facility does not provide 18” of clear floor space on the pull side of the gate due to a step.</p>  <p><i>Recommendation: Extend the walkway so that 18” of clear ground space is provided on the latch side of the gate and extends 60” from the gate.</i></p>	<b>CMR 521 26.6.3</b>

		<b>Men's Room and Woman's Room</b>	
	<b>Accessible restrooms</b>	<p>The restrooms are completely inaccessible as there is a step up into each restroom and no accessible stalls, sinks or showers inside the restrooms.</p> <div style="display: flex; justify-content: space-around;">   </div> <p><i>Recommendation: If the facility is renovation, provide access into the restrooms as well as accessible toilet stalls, sinks and shower in each one.</i></p>	<b>521 CMR 30.1</b>
		<b>Access into Pool</b>	
<b>17</b>	<b>Access into the pool</b>	<p>There is no access into the pool. Under the ADA Standards, pools with less than 300 linear feet of pool wall must have one accessible means of entry. Accessible means of entry shall be swimming pool lifts complying with <u>1009.2</u>; sloped entries complying with <u>1009.3</u>; transfer walls complying with <u>1009.4</u>; transfer systems complying with <u>1009.5</u>; and pool stairs complying with 1009.6. At least one accessible means of</p>	<b>ADA 242.2</b>



entry provided shall comply with 1009.2 or 1009.3.



*Recommendation: Install one accessible means of entry into the pool, which must be a sloped entry or a lift.*

# Appendix D: Public Input





# Public Input

## Overview

Public outreach on for this feasibility study took two routes: three public forums and an online survey.

### Public Forums:

A series of three public forums on the two pool facilities were held to solicit public input and feedback on the schemes proposed. Each forum followed a similar format: a short presentation was given on the status of each pool outlining the existing issues as well as the opportunities for each facility. For both projects a series of sketches were shown outlining possible futures for the facilities. The forums were then opened for discussion. Two forums were held as hybrid in-person/remote meetings. The third forum was in-person only. Attendance ranged between 6 and 35 residents.

### Online survey:

An online survey hosted by the Town of Norwood gave people an opportunity to add additional feedback on the future of the two pools from home. The survey was opened on January 11. Comments were collected on April 22. Results of the survey are available at the end of this appendix.

## Results Summary - Hawes Pool

Residents provided valuable feedback that Hawes Pool is generally an important and functional community resource. Favorite things about the pool included the pool size and depth, proximity to residential neighborhoods, the new bathhouse building, the splash pad, competitive swim programs, the adjacent playground, picnic areas, safety, disabled access, cleanliness, proximity to naturalized areas, and summer camp programs.

Residents also highlighted a few key areas for improvement: a need for additional shade and seating, expanded deck, more picnic areas, and more parking; short operating hours in the summer; non-standard lap lengths for competitive swimming; lack of a swim area for toddlers; no concessions stand; a wish for designated lap swimming hours; cold water in the pool and splash pad; issues around overcrowding; and lack of a ramped entry. People also expressed wishes for a diving board or waterslide, an updated splash pad (several comments referenced the Walpole splash pad), and a year-round facility.

Top programming priorities for Hawes, in ranked order, were:

1. Recreational swimming
2. Children's swim programs (3-12 year olds)
3. Swim lessons
4. Spray pad features
5. Lap swimming
6. Infant and toddler swim programs (0-3 year olds)
7. First aid/water safety training
8. Competitive swimming
9. Senior swim programs
10. Disabled/special needs programs
11. Evening events
12. Other
13. Recreational diving
14. Competitive diving

Priorities for future improvements at Hawes were as follows in ranked order:

### Shaded seating

1. Splash pad
2. Deck chair/lounge areas
3. Toddler swimming area
4. Lap Pool
5. Picnic areas
6. Water slide
7. Concessions area
8. Grassy areas
9. Diving Area
10. Overhead lighting
11. Other



# Public Input

## Results Summary - Father MacAleer's Pool

Favorite aspects at Father Mac's included the quiet location in a neighborhood setting, proximity to sports fields and playground, pool depth and size, proximity to the Senior Center, recreational and camp programming, warm water, safety, and lack of crowds.

Areas for improvement at Father Mac's included lack of shade and seating, a need for updated bathhouse amenities, lack of amenities for younger children including a splash pad, deep shallow end depths (3.5'), lack of concessions, a need for adult swim hours, short operating hours, no sidewalk to the pool, rough pool surface, limited parking, lack of a ramped entry, small deck area, and limited landscaping. Several commenters requested a diving board or waterslide, as well as an enclosed year-round facility. One comment noted that the secluded location also makes it inaccessible to the general public.

Attendees at the public forums were nearly unanimous in their support of maintaining a pool at Father Mac's. Several residents noted that they would like to see additional amenities but that the pool should remain as the core component. Respondents were generally not supportive of a splash pad only option at Father Mac's.

Top programming priorities for Father Mac's were:

1. Recreational swimming
2. Children's swim programs (3-12 year olds)
3. Swim lessons
4. Lap swimming
5. Senior swim programs
6. Infant and toddler swim programs (0-3 year olds)
7. Spray pad features
8. Evening events
9. First aid/water safety training
10. Disabled/special needs programs
11. Competitive swimming
12. Other
13. Recreational diving
14. Competitive diving

Priorities for future improvements at Father Mac's were as follows in ranked order:

15. Shaded seating
16. Deck chair/lounge areas
17. Lap Pool
18. Splash pad
19. Toddler swimming area
20. Picnic areas
21. Water slide
22. Concessions area
23. Grassy areas
24. Overhead lighting
25. Diving Area
26. Other

## General Comments

An open-response section solicited general comments on both pools. Residents noted they enjoy the pool programming, friendly and helpful lifeguards and staff, and that having two pools is an asset for the town.

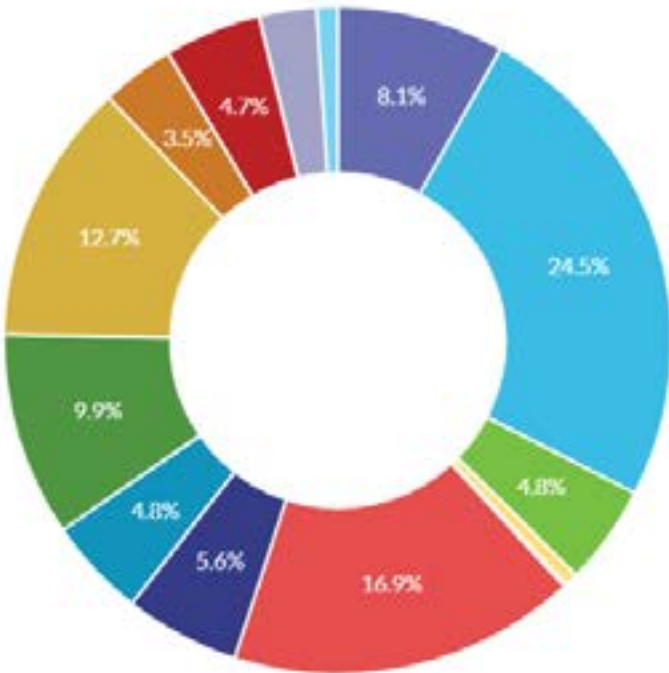
Other comments included: the pools should be made more inclusive for differently abled users, infants, and toddlers; residents would like to see an extended season for both pools to Labor Day; there is no regulation-length pool in town; a town-sponsored lifeguard training program would be appreciated. Several comments noted that the swim team currently uses the Canton pool because there is no year-round pool in Norwood. Another suggested off-hours splash pad operations (no lifeguard) with a timer to save water. Several commenters restated the desire for an indoor pool. Several residents expressed concern with the costs of the projects, especially in competition with other priorities in Norwood, including the new middle school.

# Survey Results

Q1

Please choose the top 3 programs on their importance to you at Hawes Pool.

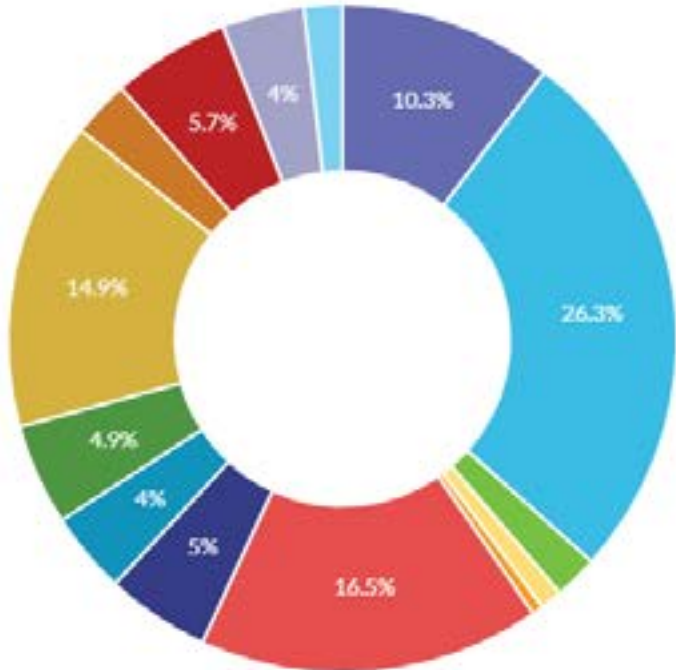
Multiple Choice



Choice	Total
Lap swimming	64
Recreational swimming	193
Competitive swimming	38
Recreational diving	5
Competitive diving	1
Children's swim programs (3-12 year olds)	133
Infant and toddler swim programs (0-3 year olds)	44
First aid/water safety training	38
Spray pad features	78
Swim lessons	100
Disabled/special needs programs	28
Senior swim programs	37
Evening events	22
Other	8

# Survey Results

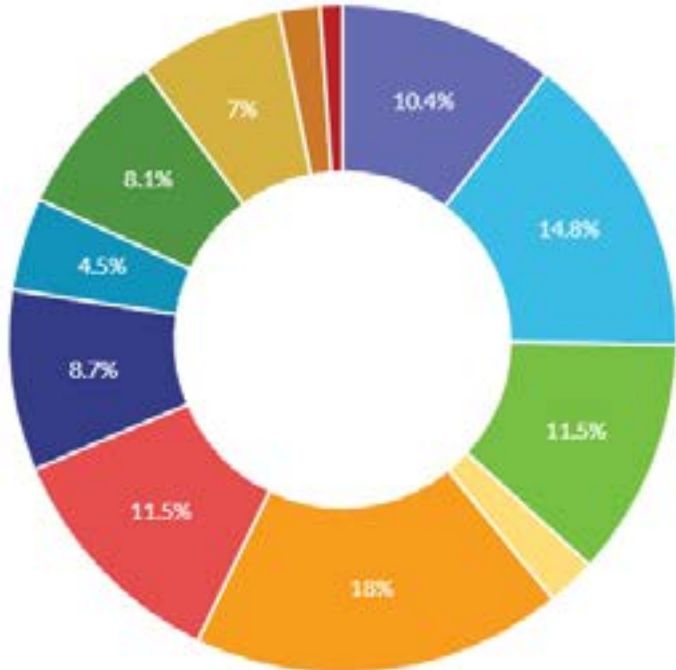
Q2 Please choose the top 3 programs on their importance to you at Father MacAleer's Pool.  
Multiple Choice



Choice	Total
Lap swimming	78
Recreational swimming	199
Competitive swimming	16
Recreational diving	8
Competitive diving	4
Children's swim programs (3-12 year olds)	125
Infant and toddler swim programs (0-3 year olds)	38
First aid/water safety training	30
Spray pad features	37
Swim lessons	113
Disabled/special needs programs	21
Senior swim programs	43
Evening events	30
Other	14

# Survey Results

Q3 Please choose the top 3 of importance to you for the following existing/future amenities at Hawes Pool.  
Multiple Choice

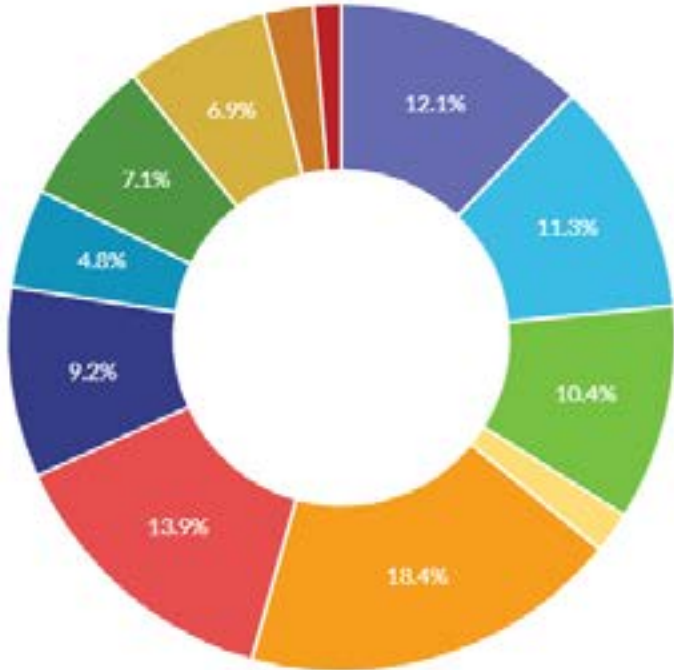


Choice	Total
Lap Pool	79
Splash pad	112
Toddler swimming area	87
Diving Area	18
Shaded seating	136
Deck chair/lounge areas	87
Picnic areas	66
Grassy areas	34
Water slide	61
Concessions area	53
Overhead lighting	15
Other	8



# Survey Results

Q4 Please choose the top 3 of importance to you for the following existing/future amenities at Father MacAleer's Pool.  
Multiple Choice



Choice	Total
Lap Pool	91
Splash pad	85
Toddler swimming area	78
Diving Area	15
Shaded seating	138
Deck chair/lounge areas	104
Picnic areas	69
Grassy areas	36
Water slide	53
Concessions area	52
Overhead lighting	18
Other	10

# Survey Results

## Q5

### What is your favorite thing about the Hawes Pool?

1. It's a neighborhood Gem! People can meet in a n outdoor environment that provides ,any activities for families!
2. Location close to park, condition of restrooms, people from all over Norwood.
3. Everything
4. Relatively easy parking to get in and out.
5. I live next to father macs so that's my pool!! But it's great having a pool in south Norwood for all the kids in the neighborhood
6. I do not regularly visit
7. Bathhouse
8. The splash pad
9. Bathhouse
10. I rarely use Hawes pool
11. the depth level for all
12. The norwood stingrays summer swim program.
13. Convenient
14. NA
15. I love how it has the pool and spray park in addition to pool there is a spray area and playground, also updated changing area (I think)
17. Offers both swimming and splash pad
18. Condition
19. I like everything
20. Large pool, clean
21. Great to have a community pool in town.
22. Splash pad
23. The evening swim meets.
24. Location in the neighborhood
25. Pool size and some shade
26. Community programs
27. The pool house
28. Access to playground and splash pad. Shallow end of pool is lower for smaller kids.
29. Its big! and the splash pad is awesome
30. It is not usually crowded. Also the splash pad.
31. Morning adult lap swim
32. When my children were younger it really was a great spot to meet other parents. Having the babies run around the splash pad was fantastic. So safe.
33. The welcoming environment with seating inside the pool area, the splash pad, picnic area, playground. It's an all in one place
34. Location
35. Swim team and swim meets - great sense of community!!
36. The community can come and enjoy the pool all summer. I also enjoy that there are lockers and showers should you need it. I also enjoy the splay play area for children, although the water is always cold.
37. new pool "house", swim team events and splash park area
38. Size of the pool and splash pad
39. I really only use Father Mac's.
40. I enjoy swimming laps when the pool is not very crowded and so the rope can be removed allowing easy swimming of laps. I only wish there were a time dedicated for adults only.
41. Spray deck
42. Clean, comvenience
43. Swim team Accessibility for south norwood and swim lessons
44. Availability, not having to walk across a field to get to it
45. Affordable summer fun.
46. Clear line of sight to children while in pool.
47. Its a great place for kids to meet up over the summer, my children also took swimming lessons which was very helpful
48. Location
49. Spray pad and toddler swimming lessons
50. Disabled access, and stingrays use. Please consider making the pool the appropriate size for competitive swim.
51. The lap pool. However, the membership is a little pricey.
52. Location and playground
53. Brings the community together and children make friends from swimming there
54. Splash pad Bigger in size than father macs Diving area
55. Splash pad
56. Convenient to get too
57. Rustic setting, well guarded, manageable parking close to pool..(not a hike)..family and senior oriented.
58. Rec. swimming.
59. New bathhouse
60. Splash pad for toddlers
61. Location
62. The Splash Pad.
63. It has many features and had been recently updated
64. Community

# Survey Results

## Q5 (cont)

### What is your favorite thing about the Hawes Pool?

65. Recreational swimming
66. The ease of entering the pool (ramp)
67. Cost effective way to take the family swimming during the summer.
68. Location
69. It is a great pool for my kids to enjoy
70. Amenities
71. pleasant experience on a hot summer day
72. The splash pad was good when I had little kids
73. Summer camp!
74. convenience
75. The location near the brook and the trees and other natural areas.
76. The Splash pad for the young kids.
77. The new bath house. The splash pad. The only negatives are people that come and smoke while on or near the bleachers. I have not been back since that happened a few years ago.
78. Location, community aspect.
79. Nice atmosphere clean bathroom pleasant staff
80. Location is convenient
81. The new bathrooms. Swim team.
82. Recreation / exercise swimming
83. Love the splash pad for my 1 year old. She had a blast in the pad and even when it got busy there was still enough for her to explore.
84. New bathhouse
85. Open swim time
86. Splash pad
87. Rec swim
88. A place for my kids to go cool down in the summer and also where they took swim lessons as young children
89. Swim lessons for kids
90. It is clean
91. It's nearby and is next to a splash pad.
92. Community togetherness, kids from around town
93. Spray pad but would like similar to Walpoles
94. That it is located in South Norwood
95. Swim team, splash park for the little ones, beside a shady playground if the kiddos want diversion and lovely landscaping with the pond and walks, nice pool house.
96. Location
97. water quality in the pool, spray water fun area for the younger kids
98. the splash pad and connection to camps
99. How large it is.
100. Size of pool
101. It's newer facility
102. Unknown
103. Next to the pond and nature trails
104. new facilities
105. Access. It's got great location and available parking.
106. Lap swim summer of 2020
107. lap swim
108. I visit Father Mac's rather than the Hawes as I live a block away from it. I love how the Hawes tends to draw very young families. I also greatly appreciate how our town has two pools.
109. Splash pad
110. Splash pool for youngsters and bath house
111. Open more than Fr Mac's
112. The new bath house
113. Swimming
114. It's on the bus line
115. location. right off the main street of washington
116. Appreciate the addition of the covered seating. Facilities/Bathrooms are great.
117. I personally do not like Hawes.
118. Having both a splash pad and pool area as my kids vary in age and it allows us to be together as a family
119. Splash pad Camp kids getting to use the pool
120. The look and space size. Wish there was seating in pool deck
121. New bath house and surrounding Endean Park and playground
122. The splash pad and the shallow area
123. Splash pad!
124. Pool house
125. splash pad
126. Splash pad
127. So many kids. Ample shallow area. Clean. Well staffed life guard!
128. Accessibility
129. Splash pad for my young children, currently.
130. Cvbhhhh
131. We don't use gases because of location to street and crowds (even before Covid)
132. Just a nice part of South Norwood that is affordable for everyone to use in a neighborhood where many working class people just don't have yards.

# Survey Results

- 133. The size of the pool and how there is a shallow area
- 134. Camp use of pool and recreational swim Time
- 135. How big it is
- 136. The location to the playground, splash pad, easily accessible bathrooms. There are also picnic tables and shaded areas.
- 137. Splash pad
- 138. Nothing I use father Macs
- 139. location
- 140. Splash pad
- 141. Summer camp!
- 142. That the camp kids can cool off and it is in an underserved neighborhood
- 143. Kiddie area, the easy accessibility to summer programs, the swim competitions,
- 144. It is convenient to bus runs
- 145. The accessibility to the pool for the campers in the summer.
- 146. Size of the pool
- 147. splash pad
- 148. Location, near playground
- 149. The spray deck
- 150. N/a
- 151. Being able to swim and the playground
- 152. The large area for kids to swim
- 153. Kids swim lessons and the little kid splash pad.
- 154. Size
- 155. Not a fan
- 156. The size
- 157. Cost, convenience to get to
- 158. The splash pad

- 159. Splash Pad
- 160. Swim lessons
- 161. Summer camp utilization
- 162. It serves South Norwood admirably.
- 163. Location
- 164. Convenient location.

## Q6

### What would you want to change at the Hawes Pool?

- 1. Add shade and picnic areas. Trees and awnings. The grass could be kept a little greener. Keep any drugs away!
- 2. seating options.
- 3. Everything
- 4. More shade
- 5. Nothing
- 6. N/A
- 7. One bench inside fence and people can't sit on it because of stuff left on it. Should only be used for sitting
- 8. Nothing
- 9. Splash pad for all ages
- 10. Comfy Seating
- 11. n/a
- 12. Clock, Clean bathrooms & non slick floors
- 13. not sure
- 14. More parking
- 15. NA
- 16. I would like more benches to sit on around the pool
- 17. I have not been there in many years, I think more parking would be important
- 18. Add picnic areas; shaded seating areas and lounge areas with chairs
- 19. Cost
- 20. Extended the hours for close the pool
- 21. Open a bit earlier during summer
- 22. Parking
- 23. Make it a standard size pool for competition.
- 24. location in the neighborhood
- 25. The shower height is low and the bath house



# Survey Results

## Q6 (cont)

### What would you want to change at the Hawes Pool?

- entrance is out of the way, I sometimes wonder if that is a safety issue for young and old?
26. Nothing
27. The street view
28. Seating in the sun and shade. Toddler swim area
29. Seating area around pool.
30. More shaded seating/more comfortable seating.
31. Need shaded areas
32. Honestly we stopped going because I really did not like the numerous fights between adults my children witnessed.
33. Shaded areas are needed
34. A bubble for year round use
35. More seating for parents around the pool - more shaded areas
36. Could be cleaner.
37. I would make sure there is more shaded areas for Parents to sit and watch their children. I think we could also use a concessions stand for soft drinks at a discounted price.
38. More picnic area for families
39. Larger deck area
40. N/A
41. I would like to see a time slot for adults only.
42. Seating
43. add a diving board
44. Getting in and put of parking lot
45. Longer hours
46. Seating, shade
47. Longer swim times for adults.
48. I think shaded areas or more seating could be an improvement. I like the idea of concessions as well since we tend to spend the afternoon there!
49. Put a roof on it !!!! Give us back the civic. Norwood hospital kills people
50. Water slides and more children friendly amenities
51. Need upgraded shaded seating area
52. Size length
53. Have a designated time for adults only lap swimming.
54. Have more seating areas by the pool
55. It is overcrowded frequently would be nice if it was bigger. A wade in area with more features (diving board, slide). A seating area would be nice as well with lounge chairs.
56. Keeping older kids out of splash pad, unless they r with a younger sibling. le not a group of 12ywar olds showing off l front of friends.
57. Nothing!
58. Larger pool and deck area. New changing room/rest rooms
59. Parking
60. Enforcing age limits at the splash pad
61. More features, splash pad & slide. Make it more attractive for kids
62. Maybe a concession stand would be nice
63. Update bathrooms
64. More comfortable places to sit out of the sun.
65. More options for small children
66. My kids wish it was warmer, I think it is fine
67. Privacy
68. modern clean locker room
69. More shade would be good.
70. We would love to see the area more fenced in. Seems like strangers can just go in from the street during summer camp into Junior Play. Safety issue when kids are spread out.
71. Less crowded
72. more area / Solar heated
73. Make sure the area is kept free of drugs and hoodlums
74. Nothing. Hawes just had a nice makeover. They are good.
75. A shaded area to watch swim meets or hang out while the kids swim.
76. Updated facilities.
77. More diversity
78. Some kind of enclosure so it could be used in all 4 seasons
79. Cheaper rates
80. It is fun to be able to walk to, it is nice you can watch your older child from outside the fence.
81. whatever is in the best interest of the residents
82. Easier to attend with small kids (under 5) and the splash pad being open in the morning
83. Seating and covered areas would be nice. My things never got soaked but the fact that they were on the ground next to a pool did have me worried.
84. Add lights
85. N/a
86. More benches/picnic tables

# Survey Results

- 87. Nothing
- 88. Gradual slope into the pool vs starting at 3+ feet
- 89. Nothing!
- 90. Splash pad should be restricted to toddlers! Older kids play too rough.
- 91. Make similar to Walpole school st splash pad.
- 92. resurfacing the bottom of the pool to smooth it out along with the walls of the pool
- 93. The parking area needs to be larger and the changing room cleaner
- 94. Add chairs/loungers to relax by the pool, a concession shop for ice cream and slushies and candy similar to the canton pool,
- 95. Seating
- 96. shallow areas
- 97. add a family changing room, additional seating area near the pool, more swim classes for kids
- 98. The parking is awful
- 99. Deck area
- 100. Shaded areas with seating.
- 101. Better seating for spectators
- 102. More picnic areas and shade
- 103. nothing
- 104. I'd like to see it updated.
- 105. More adult only access
- 106. increased lap swim times
- 107. Not sure.
- 108. Safe area for toddlers/small children to swim
- 109. Thought there was a splash pool not just a play area. Add a splash pool.
- 110. Fix leaks. Mitigate overcrowding.
- 111. Nothing
- 112. Make repairs
- 113. more events and programs for kids
- 114. More lessons/ kids programs. (Hard to gage since past two years covid and small swimming areas)
- 115. Traffic
- 116. Shaded seating and larger area for splash pad/ toddler swimming area
- 117. More shade More time for camp kids to use the pool
- 118. Seating in pool deck and parking
- 119. All is ok
- 120. Warmer water, places to sit on the pool deck, little kid area as part of the splash pad
- 121. More shaded areas
- 122. More seating
- 123. Better shaded seating, more parking, seating in the pool area, all age use of splash pads
- 124. More shaded seating
- 125. Place to sit and relax. Hours- evening swim when it's really hot.
- 126. Inside chairs/lounge area to be with family quite swimming
- 127. There's very limited seating/lounging/picnic areas, and no concessions, which reduces the appeal for bringing the whole family to enjoy the pool for the day.
- 128. Ghyhhhh
- 129. Location
- 130. Lack of shade and areas for people to sit.
- 131. Walk in area, slide/diving board, picnic area/ picnic tables
- 132. More exercise oriented programs
- 133. More shaded seating
- 134. Seating area
- 135. Add more picnic tables for the public and a designated area for camps. A separate entrance for splash pad only to make it easier for families with very young children.
- 136. Parking lot is horrible!
- 137. Nothing
- 138. Location
- 139. Close off open fence area near the street; having chairs, shady areas.
- 140. Update pool and spray park
- 141. Add toddler area
- 142. Lap swim for adults!
- 143. It can get very crowded. It doesn't always feel clean. Lack of seating inside the pool area.
- 144. Nothing
- 145. The best thing would be a dome so it could be used in winter. The season is too short.
- 146. Parking lot
- 147. handicap access to pool
- 148. Extended recreational swim times
- 149. I would like to have chairs
- 150. N/a
- 151. More space on the deck
- 152. We don't tend to use it on weekday afternoons (with little kids) because it can be overwhelming with the campers - but definitely think campers should be able to use the pool too!
- 153. Toddler swimming or splash area

# Survey Results

## Q6 (cont)

### What would you want to change at the Hawes Pool?

154. Everything
155. Proximity to my house
156. I would love seating around the pool to be available.
157. Shade seating
158. Gets very crowded at times
159. Summer camp utilization
160. More shaded areas for seating.
161. Update pool, features
162. Would love to see it enclosed for year round use.

## Q7

### What is your favorite thing about the Father MacAleer's Pool?

1. Close to home, near fields.
2. Everything
3. Not just little kids that attend. Teens, adults, seniors attend. If this one is closed, the other pool will be even more crowded, and Fr. Mac's isn't too crowded. Would like to see more shade options. Love idea if a ramp to get into pool. Hope there's no plan to work on both pools at same time so that there's no swim option at all in town.
4. I grew up at father macs as did my father, shady arbor, the tree streets, so I can't say enough how special and fun father macs entire park is to me and my toddler son! Great playground and the pool has always been kept clean and safe
5. Proximity to fields. I like that it's in a neighborhood that people can walk and or ride a bike to. (Less traffic)
6. Location
7. The pool
8. Deep end
9. Swimming for Norwood kids
10. location, it's very quiet and peaceful at Fr. Mac's
11. The pool to deep & prefer not to use .
12. the community and neighborhood feeling, it is often used by families for that time after work and before dinner, parents aren't afraid to allow older kids to walk to it/ ride bike since it is in a residential area
13. Location
14. The setting and proximity to my house
15. I like the shade
16. residential area with playground nearby
17. big and near
18. Less crowded than Hawes pool
19. Located
20. Same
21. Great to have a community pool like this close to our neighborhood.
22. Neighborhood access/playground
23. Less crowded than Hawes.
24. Location in the neighborhood
25. The simplicity of it, nothing complicated or fancy the nostalgia of it, often feels like a hidden gem particularly end of day 5 to 7 it's peaceful
26. Neighborhood camaraderie
27. The location/atmosphere
28. Walking distance to our home.
29. Its accessible to alot of people
30. Proximity to my home
31. never been
32. It is such an important neighborhood resource!! Please keep recreational swimming at Father Mac's - we walk down every night in the summer! It would be great if we could bring a chair to sit on the deck.
33. Adult lap swim
34. you had adult swim at an early time for seniors
35. Father Macs is a great neighborhood pool. My children enjoyed it because it was deeper
36. proximity to home
37. It's remote location creates for a quieter swim

# Survey Results

- experience. It has a playground and a big open grass area for kids to run around
38. Location
  39. Quiet - fun to swim
  40. It is a great asset to our neighborhood, and all of the neighbors enjoy meeting there in the afternoons. It is an excellent, unstructured activity for kids, especially for kids in middle school. There aren't a lot of camps for kids in this age range, and having a beautiful pool to meet at and enjoy is just awesome for them!!
  41. proximity to other kid friendly areas for camps
  42. Location
  43. I love that it is clean, has lifeguards, a clean bathroom, and an hour lap swim time for adults set aside in the day.
  44. I like the adult only time slot, and I wish it return this summer.
  45. Never been
  46. quite location
  47. Not many people know about it
  48. Neighborhood feel. Swim lessons
  49. Less crowded.
  50. Na
  51. N/A
  52. We do not often go here but I like the location near the park and how its tucked away from the main roads
  53. Location
  54. The location is very close to where I live, the grassy areas/playing fields, clean pool and facilities, everything about it. I will not use Hawes
  55. pool. Please keep both pools open.
  56. Recreational lessons and camp use
  57. The noon lap swimming.
  58. Location Having another option when hawes is packed
  59. Usually not as crowded:)
  60. Parking
  61. Lovely setting, but little hike from parking lot to pool. Appreciate portable steps at both Hawes and Fr. Mac's. Both locations well guarded by personable, helpful, and knowledgeable lifeguards.
  62. I like having a neighborhood pool available for quick, easy swimming trips with the family.
  63. Recreational swimming with my kids
  64. Location
  65. Playground!
  66. Location
  67. It's in the open and warms quickly
  68. Lifeguards
  69. Close proximity to our home.
  70. Great place to take the family for rec swimming.
  71. Location
  72. It is in a quiet, safe area.
  73. We have not used it much but I am glad it offers another place for the kids to swim with camp
  74. Privacy
  75. pleasant experience on a hot summer day
  76. Close to my house and it's a good depth for older kids.
  77. view
  78. The open space, playground view of trees and wooded area
  79. Location
  80. It's ease of entrance and conscience to my home.
  81. How it is never crowded.
  82. Close to my house, open to the community.
  83. Location, ease of swimming
  84. Same as before
  85. We don't normally go there.
  86. The area.
  87. People coming for exercising and enjoying a fun day
  88. Quieter (at least the time I went) and well kept. The pool was very clean and the environment was slower so I could work more with my 1 year old in the pool.
  89. Close to my house
  90. We only used it if Hawes was closed for a swim meet. It was not busy, which was good.
  91. Convenient location
  92. It's set back and quiet
  93. Less crowded, closer to home.
  94. Open swim for families
  95. Location
  96. Privacy, exclusivity, adult & community relationships, size (it's smaller).
  97. Accessible to walk to
  98. Location m location location
  99. Nothing since littles can't attend
  100. It has a playground near by with shade areas



# Survey Results

## Q7 (cont)

### What is your favorite thing about the Father MacAleer's Pool?

100. Privacy ! Great location And again same as Hawes add some amenities loungers, concessions etc
101. Not sure
102. Location
103. LOCATION! and that it isnt as busy as hawes
104. The size of it.
105. N/A
106. It's closer to where I live
107. Its location. It is so convenient for my family as we live in the neighborhood and have young children.
108. Location
109. Proximity to my house
110. I went there as a kid and now as an adult with my children. I like the pool, playground and grassy areas.
111. I really don't go to Fr. Mac's much.
112. Summer lap swim
113. lap swim
114. I love the location of the pool and the open space surrounding the pool.
115. Location/surroundings
116. open area has times for recreational use and lap swimming. Diffent times for various ages
117. Environment / ambiance.
118. Location
119. Swimming
120. Na
121. its in the middle of one of the best neighborhoods in the town
122. We live nearby, its a great small facility. Restrooms are old but adaqueate.
123. Location, the pool is so clean and clear, it's such a nice place
124. Just having another swimming pool option
125. Not as crowded as Hawes!!!
126. Location has lots of green space
127. I don't go to father Macs that often, only if hawes is closed
128. Never been swimming there but we live so close we would love to be able to go (camps were there anytime we tried this year)
129. Pool
130. quiet, forgotten about, easy parking
131. Pool size, swimming lessons, community need
132. Never crowded. Nice staff. Quiet and clean
133. I've never been
134. It's in my neighborhood, just a couple blocks away. The whole family could walk there.
135. Community feeling, accessibility, cleanliness.
136. Location Neighborhood Camp/swim
137. Juhhhhh
138. In a neighborhood where I can let the kids go to car without high speed traffic. Quiet
139. Location, not over crowded
140. It's a great pool
141. Haven't used it yet
142. Location
143. The secluded location and large grassy area is wonderful. It would be great to create a few shaded picnic areas and redo the bath house if budget allowed.
144. Neighborhood access
145. Lap swim, my kids took swim lesson, and recreation swim. I still love enjoying the pool!! I want my neighbors kids to continue to have this wonderful neighborhood treasure
146. family friendly
147. Locayion
148. That it is a great place to cool off and swim
149. It is set back off the street in a more private setting, it does not get crowded as often as hawes, it's clean and the guards know your name.
150. Close to home
151. It is a great neighborhood pool with swimming for lessons, for summer camps and for senior swimming and general adult swimming
152. It's quiet and relaxing
153. Location
154. open space, near school and senior center
155. Small
156. N/A
157. The location is great, and it's a great place for kids to come and swim!
158. The pool and being able to walk there from my house
159. The location!
160. Kids and adults enjoy swimming there
161. We have never used this one because there's no splash pad.
162. Location to my house
163. Not a fan
164. Proximity to my house
165. Quiet neighborhood pool

# Survey Results

- 166. It's large
- 167. Pool
- 168. Swim lessons
- 169. Summer camp utilization
- 170. We absolutely love Fr. Mac's pool since we can easily walk to it. To serve all families in Norwood, we really need to maintain both neighborhood pools. The Fr. Mac's pool is in such a serene setting and is a valuable resource worth preserving.
- 171. Location
- 172. Serves the needs as a additional public swimming pool.

## Q8

### What would you want to change at the Father MacAleer's Pool?

- 1. Add shade
- 2. Updated bathrooms and seating.
- 3. Nothing
- 4. Better bathroom changing area and more shade. Revenue will go down if you only keep one pool (Hawes) since many in our neighborhood just won't bother buying pool passes and going to the other that's already so crowded.
- 5. Wish the pool was much bigger or there were multiple pools. seems to be so much unused space.
- 6. Nothing!
- 7. Need more shade and seating. There's is a lot of wasted space surrounding the pool. Needs to be filled with programmed space.
- 8. Bathhouse
- 9. Add a splash pad
- 10. Splash pad for all ages
- 11. Comfy seating
- 12. more time to swim for Norwood kids
- 13. concession area, a place in the sun for lounge chairs that isn't on the grass.
- 14. the bathrooms!
- 15. Update existing area, add parking
- 16. Make it easier to relax and spend time there
- 17. Nothing
- 18. no ideas
- 19. more shade more seating on pool deck and outside fence
- 20. The restrooms need updating. Add shaded seating area and lounge area with chairs. Add splash pad for younger children.
- 21. Cost and locker area
- 22. More swim lessons for 7 yr olds later in the day opposed to early morning.
- 23. Bathrooms
- 24. Upgrade to be year round facility to allow for use by community including High School swim team.
- 25. making it handicap accessible, more shade and seating
- 26. Upgrade the bathhouses in a simple way. Add overhangs for shade, add seating outside pool area, bike racks and evening lights that fit/compliment the neighborhood.
- 27. Bath house and make pool larger
- 28. Seating, umbrellas/shade, toddler swim area.
- 29. Would love a shaded seating area and deck chairs around pool.
- 30. the bathrooms!
- 31. Would LOVE to have dedicated time for adult swimming on a daily basis
- 32. never been
- 33. The bathhouse needs an update for sure! And also it would be great to have (or be able to bring) chairs on the deck. It doesn't need to be super fancy- just a nice neighborhood pool to cool off in.
- 34. More adult swim hours and shaded areas are needed
- 35. replace the bath house it is a mess
- 36. Hours.
- 37. later hours; more adult swim times
- 38. A new bath house. Seating INSIDE the pool

# Survey Results

## Q8 (cont)

### What would you want to change at the Father MacAleer's Pool?

- area, a shaded area with more seating and maybe picnic tables
- 39. Enlarge it and or put a bubble on it
- 40. More shaded areas and seating on deck
- 41. update pool house
- 42. Needs Shaded areas, a larger pool size and concession stand
- 43. More shaded areas to sit close to the pool.
- 44. Return the adult only time slot.
- 45. N/A
- 46. good diving board
- 47. It needs to be updated and cleaned better
- 48. I would like to be able to sit in a chair at the pool as an adult attending without children.
- 49. Longer hours. Sidewalk to the pool.
- 50. Na
- 51. N/A
- 52. Not really sure as we do not often go here!
- 53. Put a roof on it. Heat it Year round use. Give us back our civic. Norwood hospital kills people
- 54. Possibly add a seating area outside pool fence for parents to view kids, read etc.
- 55. Potential for year round use at one of the 2 pools and the proper size for competitive swim
- 56. To possibly have lap swimming on the week-end. To lower the price for membership, if possible.
- 57. Too small Even shallow area is deep for little kids No features - diving board or slide Lounge area
- 58. Shaded seating and add a splash pad
- 59. More shady spots
- 60. Nothing! Of course both Hawes and Fr. Mac's need a facelift and maybe several chaise loungers to linger throughout day, other than that we always find a spot to sun if no chairs provided.
- 61. The pool bottom was rough and jagged last year. Expanding the area for a splash pad would be nice, too.
- 62. The pool has safety issues. Either people are able to get in at night and smash glass in the pool or it needs to be redone to make sure the bottom and sides cannot continuously cut people
- 63. New changing area
- 64. Needs new bath facilities and parking
- 65. Added shaded areas
- 66. More features for families and kids/ slides, diving area, splash pad
- 67. Seating
- 68. Shaded area
- 69. Easier way to enter pool, maybe a ramp
- 70. Shaded places to sit.
- 71. Better communication about programs, adult swim, longer open season
- 72. Needs a lot of work, accessible to all
- 73. More shaded area near the pool for the kids who go to camp. A spray park should be added.
- 74. More amenities
- 75. modern clean locker room
- 76. More shade. The bathroom is a wreck.
- 77. Less crowded
- 78. less obvious fences
- 79. Not sure
- 80. A new bath house. The old one is gross.
- 81. Lounge chairs would be very nice.
- 82. Cleanliness of bathrooms, improve the surrounding parking lot.
- 83. Later hours in evening. 8 pm close would be amazing
- 84. Same as before
- 85. Just make the area around the pool comfortable for adults that are just there to watch their children.
- 86. Seating and shaded areas.
- 87. Bathhouse update
- 88. Shallow end more shallow, so younger kids could stand. Update the restrooms.
- 89. Would love ability to bring chairs poolside, swim lessons for toddlers and maybe a toddler friendly swim area
- 90. Newer changing area, place for younger kids at it is a deeper pool
- 91. More hours
- 92. Area around the pool
- 93. Needs new bathrooms/locker rooms
- 94. Clean up the boys and girls dressing rooms
- 95. Larger deck
- 96. Father Mac should be the focus for once. Toddler arwa splash pad etc
- 97. having newer bathrooms that are more modern and cleaner, along with resurfacing the bottom and sides of the pool
- 98. Parking area needs to be larger

# Survey Results

- 99. The facility needs an upgrade, bathrooms In particular
- 100. Searing
- 101. nothing, i hope it doesn't get shut down
- 102. Make it bigger, add a toddler or splash area
- 103. Modernize and add shaded seating area.
- 104. Updated changing rooms
- 105. Updated pool house. A better seating area. More accessible for young children.
- 106. Bigger, more hours, better area for parents/ caregivers/patrons to relax
- 107. Bath house needs to be updated but not a \$1 million bathhouse. A splash of and more pic ic areas would help. A concession stand would be interesting to see if we could expand parking and really make it an attraction.
- 108. Improve/update the existing facilities. Maybe add a splash pad.
- 109. I'm not sure its location and parking make it very accessible to the public.
- 110. More adult swim times
- 111. increased lap swim opportunities
- 112. More outdoor lighting around the pool and a surveillance camera for the police in order to deter vandalism. Replace the pool and upgrade the bathrooms - which is part of any option. Both pools and bathhouses should become handicapped accessible with ramps. Having an outdoor pool and the splash pad that the kids could then use as a hockey rink in the winter would be great. If the money is there, why not build the indoor facility option? What a great investment as everyone in the town would benefit.
- 113. Updates amenities, seating, picnic area outside
- 114. Add a splash pool for youngsters and modernize the bath house.
- 115. 50% larger footprint. Increased hours open. No leaks / crumbling plaster, etc.
- 116. The bath house in awful
- 117. Nothing
- 118. Repairs
- 119. fix it up and have more programs
- 120. Programs- would love to go there more often. Appreciate shaded seating but need more during lessons
- 121. I'd like to do some landscaping and put in a shaded area. And put money into FM's pool so it came be maintained and last
- 122. Enclose it so it can be used year round
- 123. Add a splash pad.... Shaded area....
- 124. The nasty pool house and pool deck
- 125. More space around the pool
- 126. The changing areas
- 127. More shade, more available times for toddlers to swim. A splash pad would be amazing.
- 128. Seating areas
- 129. More parking, better bathrooms, seating in the pool area, all ages splash area, and water slide. things that the family can do together.
- 130. More shaded seating
- 131. Nothing
- 132. I've never been
- 133. Add more features for kids - splash pad, slides, diving boards. I'd also like early morning lap swim availability.
- 134. Undated bathhouse.
- 135. New bathhouse
- 136. Hhhh
- 137. Seating area Water heater Later hours for parents during the week
- 138. Don't think we should be paying for two pools.
- 139. Bigger with wade in area, water slide, picnic tables
- 140. Would love a are for the kids but, would love time for the adults
- 141. A spray pad or water slide could be fun! Otherwise just keep it open and available to camp
- 142. Seating area
- 143. Redo the bath house and create a shaded picnic area. It would be nice to create a larger pool deck as there is space to allow it.
- 144. Better facility- restrooms, seating
- 145. Shade area and seating. Picnic area would be wonderful.
- 146. Have food available and night swimming
- 147. Update bathrooms
- 148. Add toddler area
- 149. SEATING!! I would like to see seating and shade in the pool area or the ability to bring a chair in with you. Sitting on the cement is not comfortable and can be very hard for people to get up gracefully!
- 150. Easier access, handicap, better bath house
- 151. I'd like the pool to be updated since it was built in 1960 and I'd like the bath house to be updat-



# Survey Results

## Q8 (cont)

### What would you want to change at the Father MacAleer's Pool?

- ed . There are many other choices for the area I know but we don't need a lot of extra bells and whistles. Please keep the pool and renovate what we have
152. The bottom is very rough and needs to be refinished
153. bathhouse
154. new bath house, new pool, disabled access, slash pad
155. N/A
156. Update it (perform maintenance) to fix the leaks and provide a better seating area
157. More room for parents inside the pool area. And maybe a slide or diving board
158. More shaded areas
159. pool house needs to be updated
160. More shade around the outside, the bathrooms
161. Maybe adding a splash pad?
162. Toddler swimming or splash area
163. Everything
164. Hours of operation
165. Later hours would provide more swimming and would be willing to pay more for later nights after work when parents get jome
166. More shade
167. More amenities
168. Improve proactive maintenance
169. Make it a huge splash pad area. For small and big kids and adults. Picnic areas and a bath-room would be ideal for all year round use.
170. More reliable pumps/filters, but mostly, our family just wants the Fr. Mac's pool to remain open.
171. Add more splash pad
172. Not sure

## Q9

### Any other comments?

1. Thank you!
2. Remember the pools are not just for little kids. Teens go, too! And adults and seniors. A splash pad would be nice, but keep both pools open. More shade would be good. Did not like the splash pad ice rink idea...then on nice days there's no outdoor option.
3. Please keep father macs!
4. Love the various programs offered via the Rec Dept. Would like to see a Master Plan for FM / the Savage Center. Looks like there is potential opportunities. Parking needs to be revisited at FM. Do people know there is parking at the Savage?
5. It would be nice to add a splash pad at father macs. But also keep the pool and park
6. Would love to see the pools open until school starts or at least Labor Day weekend
7. don't close pools
8. none
9. NA
10. I have not been to either pool in years but I think both are an asset to the town and they should be kept up to community standards
11. Thank you for asking for feedback.
12. Norwood has no indoor facility available year round for water sports. Our high school athletes swim from 7:30 -9 in Canton because we do not have a facility available in town. We also have no public option for swim lessons and water safety training.
13. Pools need to be more inclusive for handi-

# Survey Results

14. capped, infants and toddlers  
Grateful to have the pools. Guards have been great. The season is short, availability til 7:00 pm daily is really appreciated. Keep open until Labor Day if possible is a plus.
15. Would love it if you could find a way to keep Father Macs pool open longer - at least until the end of August even if with limited hours. Thank you for asking for feedback. The pools are an important part of the community
16. Thank you for doing this! We really appreciate everything the rec staff does for the town. Please keep Father Mac's as a nice neighborhood pool for kids and adults!
17. The original hours 12 pm - 1pm for adults on the week days were wonderful Now it seems all programs are geared for the children.
18. Please keep both pools!!
19. A year round pool would be a benefit to the community (residents and athletes) and provide income for rental use by other school teams that do not have a indoor pool.
20. Would be great if one of the pools was 25 yards so it was regulation size
21. Thank you for making our community better.
22. No.
23. It's nice to have two pools in case one is closed. It would be nice to have it opened through Labor Day weekend.
24. Not now.
25. We appreciate having access to pools in Norwood!
26. Give us back our civic. Norwood hospital can go back to original size. Make it an emergency room and urgent care
27. Please keep both pools open. We need both locations so all of Norwood can enjoy the facilities.
28. If one pool is redone completely consider retractable roof like Vanderbilt club and locker rooms. Expanded parking if use of middle school for events
29. Norwood needs an indoor pool.
30. The price of membership is too pricey in this economic time.
31. Norwood badly needs an indoor pool.
32. I know keeping 2 pools open is expensive but neither of them are big enough to just have 1. Hawes gets uncomfortably crowded. Both pools could have more features. Love the pool in Needham if we could replicate something similar
33. No
34. Blessed to have TWO well managed community pools. Thankyou! Wish for healthy, Covid-free Summer!
35. Further enforcement that kids under 14 should be accompanied by an adult
36. Families need recreation swimming with decent bathrooms, lifeguards and shaded area
37. N/A
38. Pools are a terrific resource, but better communication and longer open season needed
39. If cost is prohibitive I would want to keep Hawes open before Father Macs. More families with limited resources can take advantage of this location.
40. The pool should be opened until school starts.
41. Please, do not close off Vernon St entrance and only have entry through the Savage. The Savage is too crowded as it is and has way too many cars pulling in and out. Vans and buses, too
42. We love father Mac!!!
43. We still need an indoor pool.
44. No
45. I think it's important for our town to have a pool that our swim teams can use for practices and meets.
46. No
47. N/A
48. I love the resources Norwood has available to its towns people! Thank you for all that you do.
49. Thank you
50. Keep up the great work Norwood rec
51. Love that we have two outdoor pools To choose from, Hawes is more family friendly, need area to have loungers at both pools and be able to spend more time at the pool.
52. WE need a pool that kids can have a swim team!
53. Keep both pools! The town needs this!
54. N/A
55. I think the town needs two pools and we really missed Fr Macs over Covid
56. Lap swim in the morning instead of noontime

# Survey Results

## Q9 (cont)

### Any other comments?

57. When I moved to Norwood 30 years ago the pools and the great rec programs played a part in my decision to buy
58. Please provide more publicized notice of your next meeting - maybe with an automated resident phone call - like the town does for storm updates and changes to trash pick ups. Thanks so much.
59. As an observer and not a user of the two pools I enjoy seeing the use of both when I am at CMS or at Father Macs using the Field complexes
60. The two town pool sites are good and should continue to be used for such. Other uses of these sites could be nice but are, in my view, less essential. If not done already, would be interesting to cost out the price of heating pools a fraction of the less-warm part of year. Would be great to extend the outdoor swimming season in community pools.
61. The 2 pools are an asset to our town and I fully support renovating both facilities.
62. The proposed rebuilds of the 2 pools is exorbitant. One swimming pool should be shut down. Only 1 swimming pool should be conservatively rebuilt.
63. Try to get some wealthy people in Norwood and vicinity to make a gift to the town to repair the pools, since a rumored pool replacement override won't pass, especially if it happens at the same time as the middle school override.
64. can't wait to see the improvements
65. We would love swim lessons to be offered at times you could also go to camp? Evenings? With young kids lessons are necessary, cant send them to anything else with the hours lessons are offered. Love the lessons and instructors. Unbelievable deal and greatly appreciate that.
66. I think it is vital to the Town of Norwood to do the upgrades necessary at Father Macs. It's a gorgeous recreational space. I would be happy to join a committee on this.
67. I think having at least one pool indoors so it could be used year round would be an excellent option for the town of Norwood
68. Would love more family friendly amenities such as a splash pad or picnic benches near the pool. It is nice to have little ones at FM as it is always less crowded.
69. I love the pools! I wish they were open for a longer season but I think that is a staffing issue due to kids returning to school
70. The pools are a vital asset to the town. Having 2 pools helps alleviate congestion in the pool so there is more space to swim and gives options to where you swim.
71. Historically in New England, compared to other parts of the US pools are the first thing to get cut from building plans or closed. Water safety and access to pools is a very important life skill and in many communities there is no opportunity for those without private memberships to learn to swim or enjoy a pool in the summer.
72. If we cannot afford to continue having 2 pools then at least make one of the areas a cooling-off station with splash pads, a water type of playground that doesn't need a lifeguard but has some things the family can do together. Have timed sprayers that need to be pushed on to use so water isn't just running all of the time, ultra-fine water spraying to cool off sunbathers, a large checkerboard that sprays where you can play chess or checkers while cooling off. Some swings, some fun stuff to do with water but not a pool.
73. Please keep Father Macs pool!!!
74. Great job everyone! I raised my kids all summer long in your pools. They are truly an asset!
75. I think it would be fantastic if one of these locations could be made into an indoor pool for the community to enjoy year round
76. Thanks for getting community input. I look forward to seeing what you come up with.
77. Don't take our pool away again
78. Need indoor pool
79. Please find a less expensive option for Father Macs.
80. Having 2 pools to prevent overcrowding is important
81. I love that the day camps can use the pool!
82. The pools of Norwood are wonderful and I would love to see both stay open as my children get old enough to use them! Thank you for your service to the town.
83. This should be part of a master plan for recre-

# Survey Results

- ation space in Norwood.
84. Please save father Macs, it means a great deal to our entire neighborhood.
85. While I think it would be great to have a destination spot, I also don't want to see both pools become that way. I think it is important to leave Father Mac's as a quiet pool area for those residents and families who want to enjoy a nice quiet swim in the summer. I would also love to see nighttime swimming available even if just on a special event.
86. Want to keep pool in neighborhood, splash park will most likely only be used by children. Adults want place to swim & even do water aerobics if possible.
87. I know that any option will be expensive but please just keep what we have and fix the current problems. We need the pool for swimming not splash parks or skating rinks.
88. The pools are wonderful and really add a lot to the town. We need more lifeguards so we could lengthen the season. Maybe it would be possible for high school students to take the lifeguard training course as an alternative to PE class, or something like that, to encourage more teens to do this great summer job.
89. Please keep Father Mac's pool! It is an amazing location for us and would love for our kids to learn how to swim there!
90. Thank you for your hard work. The Recreation Department is doing a great job.
91. I find value in the 2 pools, 1 pool would be overcrowded and no fun. I've seen comments about splash park only at FM, I don't see the point in having something that only serves 2-5 year olds and leaves out the rest of the population. My children definitely lost interest in splash parks by kindergarten, kids want to learn to swim.
92. Thanks for reaching out for public opinion. A need for a year round pool is so important.





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November 4, 2021

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