

Patton Park Pool Facility



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Hamilton, MA

Patton Park Pool Facility

Who we are..



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Disney



Institutions



Indoor pools



Lake Compounce, CT



Fitness Facilities



Public Pool Facilities



Raging Waves, IL



Hotels



Play Features

Water Parks

Private Clients

Municipalities



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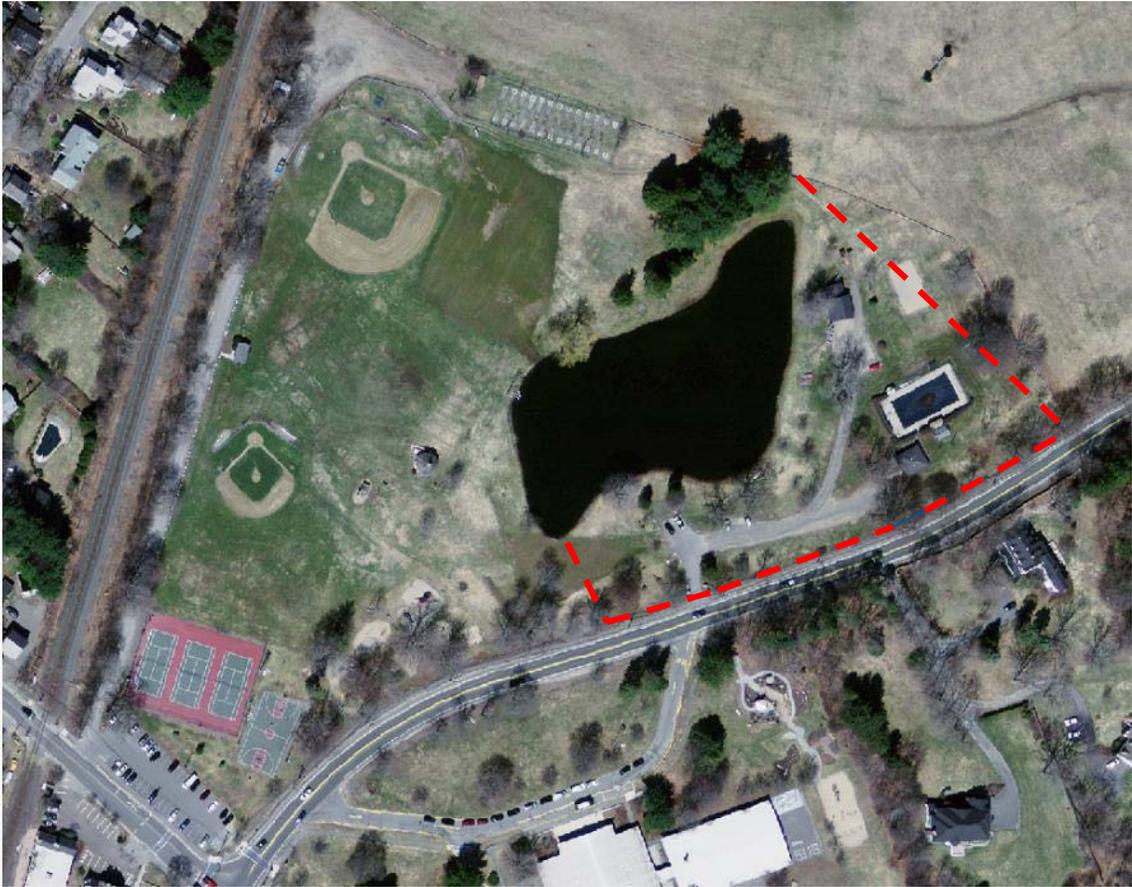


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Aerial View of Patton Park

Source: MassGIS



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Patton Park

Community Asset:

- Community Events
- Baseball, Football, etc.
- Playground
- Relaxing
- Swimming



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Spring Floods



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Baseball
Fields

Myopia Hunt
Club property

New Playground

Maintenance Shed

Sand volleyball court

Access road to
shed/Maintenance
Parking

Existing Pool

Existing Septic Field

Pool Equipment Shed

Bath House

Gravel drive/parking
area



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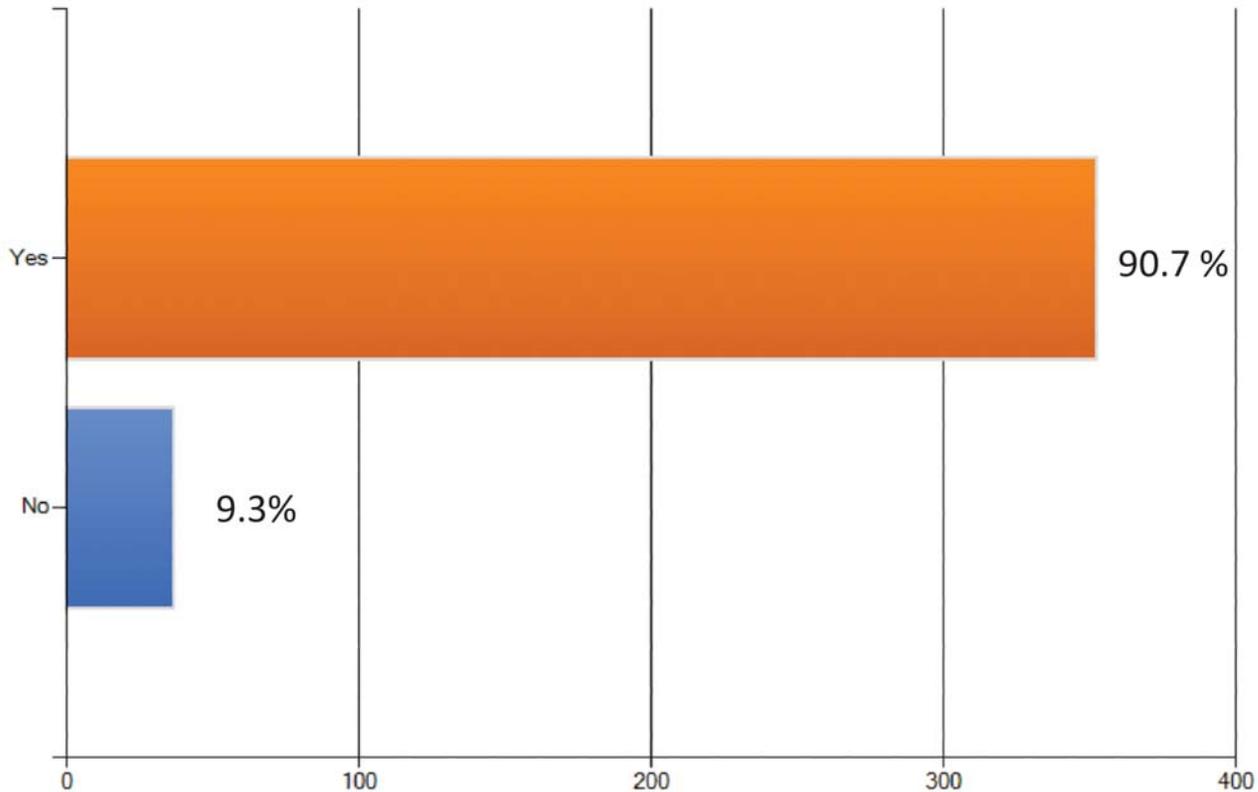


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Pool Committee Findings 2013

If improvements were made to the Aquatic Facility, would you or your family consider using the facility?



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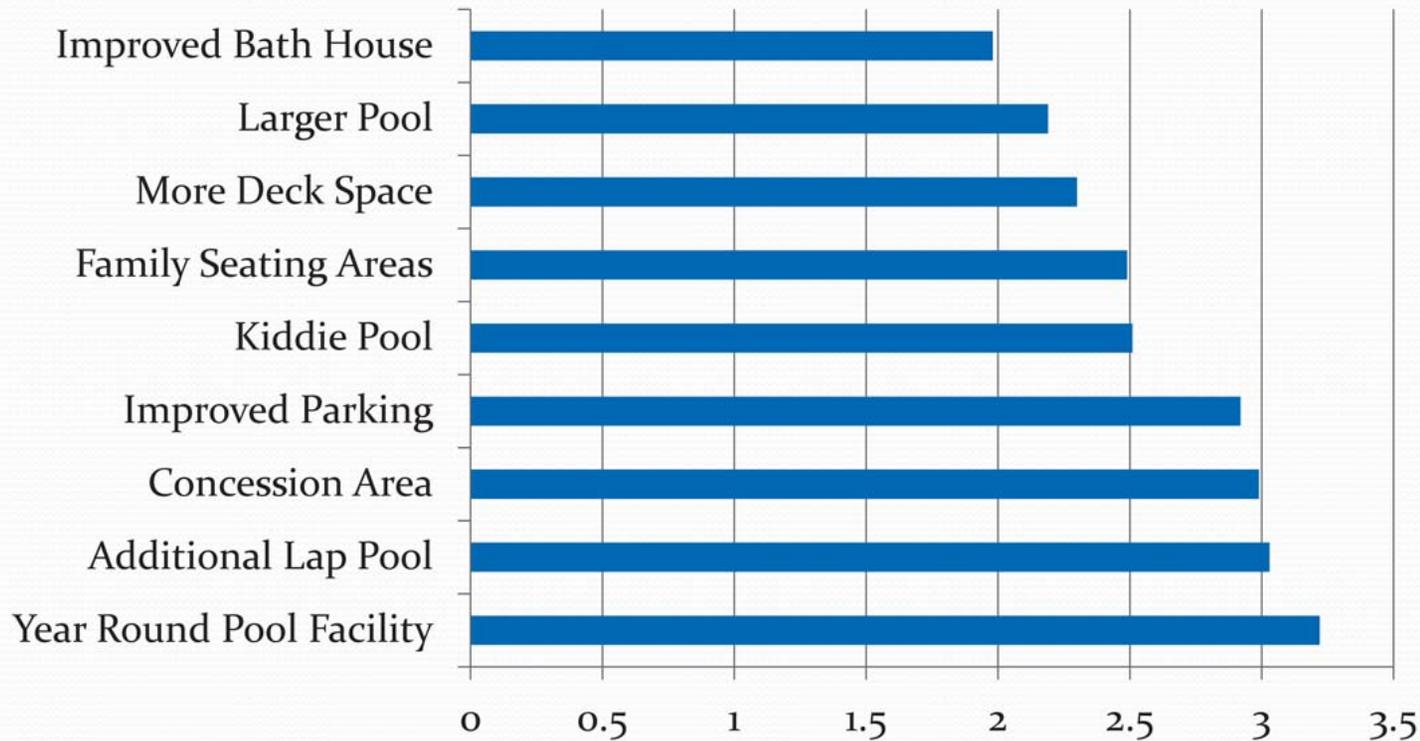
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Pool Committee
Findings 2013

Improvement Ranking Survey

(1 Most important – 5 Least Important)



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Pool Committee
Findings 2013

Option #	1	2	3
Pool	Refurbish Existing	Larger Rectangular	Zero Entry L-Shape
Bathhouse/Lifeguard Office	Replace	Replace	Replace
Kiddy Pool	Yes (200-250 sq ft)	Yes (200-250 sq ft)	Yes (200-250 sq ft)
Decking	Replace/Enlarge	Replace/Enlarge	Replace/Enlarge
Amenities	Seating area/Shading Areas/Grassy Areas	Seating/Shading Areas/Grassy Areas	Seating/Shading Areas/Grassy Areas



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Pool History:

Pool originally built in 1961 by the American Legion

- Pool over 52 years old

Industry estimates average lifespan of a concrete pool to be 35+ years

- 5 lane - 75' rectangular lap pool

- Concrete deck surrounding pool

Concrete is in poor shape, with many cracks, repair patches, and uneven edges

- Pool repair in 2001:

Pool depth reduced from 9' to 7'

Bathhouse had a ramp added for accessibility

Filtration equipment was improved / repaired



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Existing Pool



- Pool shell is leaking
- Deck is deteriorating and undersized for intended use
- Perimeter fence is old and rusting
- Limited programming capacity
- Pool equipment in need of repair
- Life guard shelter is inadequate
- Bathhouse requires code and accessibility updates
- 74-person capacity based on septic and bathroom accommodations
- Pool size = 129-person capacity



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Existing Pool



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Existing Life Guard Shelter

Municipal pool code requires:

- First aid area
- ADA accessibility
- Guard marshaling and break area

Upgraded facility:

- Storage space
- Visual connection to the pool
- Improved ventilation



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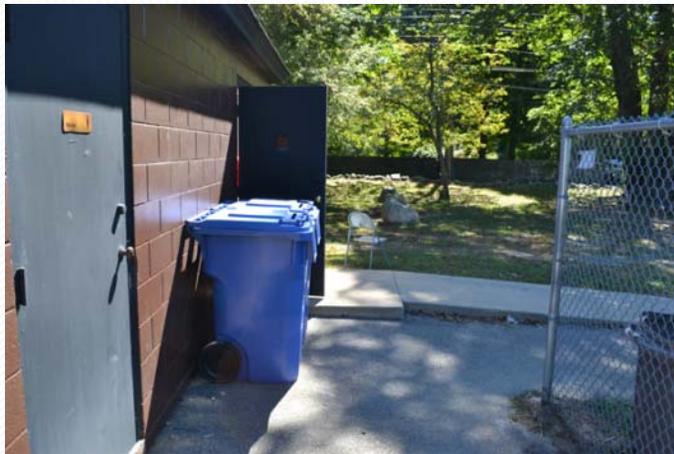
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Municipal pool code requires:

- More toilets for users
- ADA accessibility
- More showers for users

Upgraded facility:

- Private changing space
- Family changing rooms
- Vending / concession area



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The Vision....

- Swim lessons
- Family swimming
- Summer swim team / competitions
- Zero depth entry for ease of access for all ages
- Multi-generational programming



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What is a zero entry?

A zero entry or beach entry allows swimmers enter the water by walking from the deck into the water starting at a depth of zero. The entry is sloped at 1:20, which allows for a safe entry into the water for swimmers with mobility issues.

The shallow portion of the pool can be utilized for learn to swim and water aerobic classes.



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Option A – Lap Pool + Kiddie Pool



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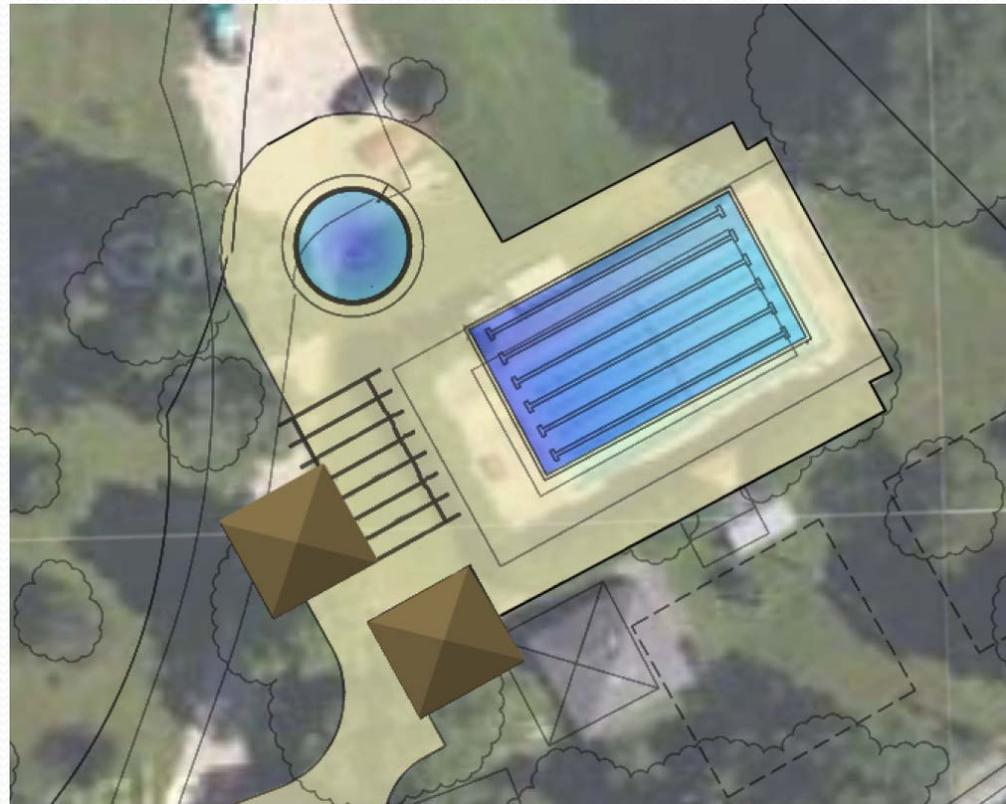


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Option A – Lap Pool + Kiddie Pool

- 6-lane 75' long lap pool
- Separate kiddie pool
- New bathhouse with office / life guard room / equipment storage / first aid area
- Improved parking layout with drop off
- Bather capacity: 218



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Option A – Lap Pool + Kiddie Pool



- 6-lane 75' long lap pool
- Appropriate depth for diving from starting blocks
- Kiddie pool with zero-depth entry



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Option A Estimated Budget

Demo Existing Pool	\$50,000	Hammered, removed, filled and compacted
Demo Existing Building	\$15,000	Hammered, removed, filled and compacted
General Site Work	\$100,000	Tree clearing and grubbing, parking lot prep, Site grading
Septic System	\$120,000	New system for building and backwashing
Buildings	\$650,000	Allocation
Lap Pool	\$650,000	Allocation
Wading Pool	\$90,000	Filter, Concrete, filter system
Electrical	\$140,000	Allocation
Concrete Deck	\$75,000	4" reinforced pad, Standard brook finish
Safety Fencing	\$100,000	Vinyl coated Chain Link Fence and Gates
Site Amenities	\$60,000	Benches, family seating, lifeguard chairs, drinking fountains, etc.
Parking Lot	\$170,000	27k s.f. bituminous
Sidewalks	\$18,000	
Landscaping	\$75,000	Grass, shrubs, trees, mulch
Total	\$2,313,000	



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Option B – Zero-depth Entry Lap Pool + Kiddie Pool



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Option B – Zero-depth Entry Lap Pool + Kiddie Pool

- 6-lane 75' long lap pool
- Zero-depth entry and learn to swim area
- Separate kiddie pool
- New bathhouse with office / life guard room/ equipment storage / first aid area
- Improved parking layout with drop off
- Bather capacity: 438



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Option B – Zero-depth Entry Lap Pool + Kiddie Pool



Mt. Pleasant Pool Facility, Valhalla NY



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Option B Estimated Budget

Demo Existing Pool	\$50,000	Hammered, removed, filled and compacted
Demo Existing Building	\$15,000	Hammered, removed, filled and compacted
General Site Work	\$150,000	Tree clearing and grubbing, parking lot prep, Site grading
Septic System	\$220,000	New system for building and backwashing
Buildings	\$675,000	Allocation
Lap Pool/Zero Entry Pool	\$850,000	Assume Depth to be 7', gunite, plaster, SS gutter, Assume \$120/s.f.
Wading Pool	\$90,000	Filter, Concrete, filter system/ Assume \$50/sf
Electrical	\$140,000	Allocation
Concrete Deck	\$110,000	4" reinforced pad, Standard brook finish
Misc FFE	\$80,000	Benches, chaises, lifeguard chairs, drinking fountains, etc.
Safety Fencing	\$100,000	Vinyl coated Chain Link Fence and Gates
Parking Lot	\$170,000	27k s.f. bituminous
Sidewalks	\$18,000	4" reinforced concrete, brook finish
Landscaping	\$75,000	Grass, shrubs, trees, mulch
Total	\$2,743,000	



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OPTION COST COMPARISON

OPTION A –

BATHER LOAD: 218

FEATURES: NEW BATHHOUSE
NEW 6 LANE LAP POOL
BABY SPLASH POOL
NEW PARKING AND ACCESS

EST. CONSTR. COST: \$2.1M-\$2.5M

OPTION B -

BATHER LOAD: 438

FEATURES: NEW BATHHOUSE
NEW 6 LANE LAP POOL
W/ ZERO ENTRY LEARN TO SWIM AREA
BABY SPLASH POOL
NEW PARKING AND ACCESS

EST. CONST. COST: \$2.6M-\$2.8M

NEW FACILITY FEATURES

- Safe, code compliant + universally accessible aquatics facility
 - Concurrent programming capacity
 - swim lessons
 - lap swimming
 - family swim
 - Separate kiddie pool to reduce pool closures
 - Multigenerational opportunities
 - Ample deck area for seating and gathering



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Septic System Requirements

Existing septic system size based on 10 gallon water / user / day = 74 users / 740 gpd

Title IV septic code requirements: when system goes above 2000 gal/day (200 bathers), pressure system required rather than gravity. 310cmr 15.254 section (2)

<u>Option A</u>	<u>Bather Load</u>
6-lane lap pool	171
Kiddie Pool	<u>47</u>
Total	218 @ 10 gal/bather = 2180 gpd

<u>Option B</u>	<u>Bather Load</u>
6 lane lap pool	171
Zero-depth entry + learn to swim	220
Kiddie pool	<u>47</u>
Total	438 @ 10 gal/bather = 4380 gpd



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PHASED CONSTRUCTION

Construction can be phased over years. In any phased approach, the infrastructure including buildings, bath house, septic system, utility connections must be designed and built for the full expansion.



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Annual Operating Costs

Operations and maintenance	\$25,000
Lifeguard staffing	<u>\$25,000</u>
	\$50,000

Annual User Fees

Projected 600 families @ \$150 each +/- plus drop in / day rates	\$100,000
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