

**PARK AND RECREATION COMMISSION
TOWN OF NEEDHAM, MASSACHUSETTS**

**Minutes of Meeting
December 9, 2013**

PRESENT: Michael J. Retzky, Chairman
Cynthia J. Chaston, Vice Chairman
Thomas M. Jacob, Member
David C. DiCicco, Member
Matthew M. Toolan, Member
Patricia M. Carey, Director
Karen A. Peirce, Assistant Director

GUESTS: See Appendix A

The meeting convened at 7:07PM in Powers Hall located in the Needham Town Hall

1. Public Meeting: Rosemary Pool Study- Weston and Sampson: Mr. Retzky welcomed everyone to the public meeting. He explained how the meeting would proceed and introduced Cheri Ruane, RLA a member of the project team of Weston and Sampson to begin the presentation. Ms. Ruane explained the study process and avenues of collecting information, including an on-line survey that had 500 responses. The presentation reviewed what people like about the pool and what needs improvements. Weston and Sampson developed four scenarios:

1. Remove Pool Completely.
2. Minor Renovation of Pool and Bathhouse.
3. Major Renovation of Pool and Bathhouse.
4. Fully Replace the Pool and Remodel the Bathhouse. Although no actual costs for the options were available, as they are still being finalized, the most expensive option would be to return to swimming in Rosemary Lake and the least expensive would be removing the pool completely. See Appendix B for Power Point presentation.

Mr. Retzky asked for public comments:

- Bob Boder (Oakhurst Circle) Reported that there are too many issues with water quality, filtration issues and creating a pool to meet the requests of all residents. He believes building a pool at a different location is more appropriate.
- Sam Bass Warner (Emerson Road) stated that Rosemary is a beautiful lake. He does not want to see it continued to be destroyed. He recommends removing the pool and make the area a central park for people to enjoy nature. A better option would be to build a pool at Ridge Hill or DeFazio Park.
- Theresa Murch (Booth Street) requested that if the pool were rebuilt, she would want it to be zero depth entry. If the pool was removed completely, she would want a pool to be built somewhere else but not sure where. She recommended finding a way to manage the Canada Geese.

- Katy Dirks (Webster Street) stated there is a need for an indoor and an outdoor pool and would love to see it configured for both. Ms. Ruane noted the study looked at integrating a bubble into the project, and included information in the study that indicates that bubbles can be difficult to maintain in New England weather. The final report will include all the research regarding the bubble to be evaluated by the community.
- Faith Crisley (Grovenor Road) stated she likes the 50 meter lanes and likes the most expensive option 4 because of the improved access and noted it is most ADA friendly.
- Jean McKnight (Highland Avenue) noted she likes the gradual entry which is practical for children and senior adults. She hopes to have a good quality pool in the current location so that people can appreciate the pool and the beautiful lake. She noted her preference for Option 4.
- Ken Keyes (Manning Street) stated he hopes the 4th option is seriously considered, as the Town needs a modern pool. An indoor pool is necessary but is more long term.
- Laura Segel (Warren Street) asked if there would be more shade, and if renewable energy was considered. Ms. Ruane noted that solar, geothermal and other renewable energy options will be considered along with shade trees and shade structures.
- Diana Kleiner (Emerson Road) would prefer to have nature in the center of town with wide paths. She does not feel that a pool needs to be located at Rosemary.
- Arden Marin (Newell Avenue) asked about the differences between Option 3 & 4. She would like to have everything on one level for accessibility to the facility. Ms. Ruane explained Option 4 moves the bathhouse, concession and entry to the lower level to have community space in the upper level, but that both options would be accessible.
- Matt Argranat (Homsy Lane) would like to keep in mind the quality of the lake water, no matter what option is chosen. Ms. Ruane explained that each improvement will reduce the immediate run off from entering the lake. It is very important that storm water management be improved in the area of the lake.
- Sara Gibbons (Mercer Road) believes the Town needs an indoor and an outdoor pool and she would like to see a partnership with the YMCA to make this happen. She asked what the criteria would be for making the final decisions. Mr. Jacob indicated that, minimally, Park and Recreation would like to maintain the current level of programming but realistically must look at all the other needs in the Town.
- Amy Hurley (South Street) asked if CPC funding could help with this project. Mr. Retzky explained the application process, public meetings, CPC Committee approval and a Town Meeting vote are all required to have CPC funding approved. It will be one of the considered options for funding.

- Kate Ward (Beaufort Avenue and Director of Operations at the YMCA) appreciated all the work that had been put into the study. She would like to see the Town and the YMCA discuss working together to meet the Town's aquatic needs.
- Rachel Waldstein (Meadowbrook Road, High School Swim Coach) would like to have programming at a pool that appealed to all ages, especially teens, and would recommend a spectator area for swim meets.
- Artie Crocker (Fairmount Street) would like to improve the lake conditions and combine all the options to be able to walk around the lake, swim in the lake and have an indoor pool. He recommends that the long-range future be considered in the decisions.
- Adam Cole (High School Boys Swim Coach) noted that the boys' swim team currently practices from 8:30-10:00PM at Babson College. He would like to look at the more comprehensive needs of the community. An outdoor pool is seasonal but what Needham needs is a year round facility for all to enjoy. He would like to see a YMCA-Town partnership.
- Phyllis Kasdan (Eliot Road) would like the pool to remain available to children, seniors and people with limited income to enjoy the pool and friendship.
- Pat Day (Great Plain Avenue, Needham Children's Center) stated that the report was thorough and looked at the lake and different pool options. She prefers Option 4 with an indoor pool in the future. Ms. Day noted the importance of learning how to swim. She likes that the facility would be ADA compliant and that some of the options can be combined. She would like to have a facility that would keep people in Needham which would be good for local businesses.
- Peter Arsenault (Needham High School Wellness Teacher) would love to have an increase in awareness of the lake and the woods to increase an appreciation for the outdoors. He indicated the camp property could be used for outdoor learning, picnics, field trips or used as a day camp site.
- Steve McKnight (Highland Avenue) does not want to see the pool removed, and feels the lake is too small to be used for swimming. He likes to hike the trails and thinks that Option 4 would help to restore the shoreline. Mr. McKnight would like to see a collaboration with the YMCA.
- Ross Arnold (Chambers Street) feels that one body of water will be difficult to meet all the needs that have been stated. He would like to see the water naturally filtered with plants and returned to a swimming pond.
- Nancy Sterling (Webster Street) feels that Option 4 offers something for everyone. She asked what the next steps would be. Mr. Retzky noted the PPBC will be meeting on 12/16 and the Board of Selectmen will be meeting on 12/17 to discuss the report. The final report will be available in January. There will be

- numerous conversations to come with many groups, committees and boards leading towards the Commission making a final recommendation in May.
- Jo-Anne Ochalla (Lindberg Street) appreciated the presentation of the options. She noted that the Needham Community Center Committee has been gathering information from residents and have found that people like the central location. The NCC hopes that all will work together for the best option. She urges the leaders to think beyond the Town budget itself can afford, as the people in town will support this project.
- Sergey Polak (McIntosh Avenue) prefers options 3 & 4. He would hope that the new facility could be built at the end of the summer of 2015 to be completed for the summer of 2016. He also suggested extending the season to have the pool open longer.

Mr. Retzky thanked everyone for attending the meeting. There was a break at 8:55PM and the meeting resumed at 9:05PM.

2. Minutes of Meeting of November 18, 2013: Mrs. Chaston made a motion to approve the minutes of the November 18, 2013 meeting. Mr. Jacob seconded the motion and the meeting minutes were approved unanimously.

3. Director's Report: Submitted in writing prior to the meeting.

- 4. Assistant Director's Report:** Ms. Peirce reported the following:
- Registration begins on December 10 for Winter/Spring Programs.
 - Met with Peter Arsenault High School Health and Wellness teacher at the camp property. As the advisor for the High School Habitat for Humanity Club he is interested in getting the students to work with Ms. Peirce on the Town Wide Trash and Trail Clean Up Day in April. He would like to bring more awareness to the variety of the programs and learning opportunities that could take place on the property.
 - Met with the High School Skateboard Club to discuss their thoughts on building a skateboard park in Needham. The groups will put together a proposal and submit it to Ms. Carey to be reviewed by the Commission. They had many questions and understand some of the obstacles before them such as location and funding. The club members were interested in the new skateboarding programs offered this year for their age group.

5. Discussion Items:

A. Community Preservation Projects: Ms. Carey reported the following projects will be considered for CPC funding in 2014:

Ridge Hill Swamp Trail Boardwalk
Historic project from Town Clerk's Office

Memorial Park Drainage Project

Cricket Building Renovation- Mr. Retzky suggested waiting until 2015 Town Meeting for this project. Mrs. Chaston and Mr. Toolan prefer not to postpone this request and have it submitted for the 2014 Town Meeting. Mr. Retzky will talk to the Community Preservation Committee at the next meeting on December 11th.

B. FY'15 Operating /Capital Budgets: Mr. Retzky, Mrs. Chaston and Ms. Carey met with Finance Committee liaisons Louise Miller and Lisa Zappala to review the FY'15 budget. Ms. Carey highlighted the request for additional funds for a playground maintenance position and the need for programming space.

C. Rail Trail Update: Ms. Carey attended the Bay Colony Rail Trail meeting on December 4th. Representatives from Iron Horse were there to explain the process for removing the ties and rails. BCRT is beginning to reach out to local businesses and organizations to help reach their fundraising goal. It is likely that \$40,000 from state funds will be added to the fundraising efforts.

D. Hillside Feasibility Study: None presented.

E. Spring/Summer Field Scheduling Preparation for Summit Meeting: The next Commission meeting will be held on January 13th at 6:30. Following the meeting the Field Summit will be held at 7:30PM. Ms. Carey will review the permit process and information from Parks and Forestry Superintendent Ed Olsen regarding field maintenance updates. The Newman Field project will be discussed.

F. Newman/Eastman Conservation Project: The project is moving forward. Eight proposals were received and 3 companies will be interviewed.

G. Trails Projects: Ms. Peirce shared the completed trail project at Mitchell Woods. Eagle Scout candidate Jack Gallagher installed a new kiosk, a bench and boardwalks along the trail as his project. The Trails Advisory Group will meet on December 13th.

6. **Action Items**
 - A. None Presented
7. **Topics for Future Agendas:** None presented.
8. **Adjournment:** Mrs. Chaston made a motion to adjourn the meeting at 9:50PM. The motion was seconded by Mr. Toolan and approved unanimously. The meeting adjourned at 9:50PM.

Respectfully submitted,

Karen A. Peirce, CPRP
Assistant Director

APPENDIX A

**Park and Recreation Commission
Rosemary Pool Study Public
Meeting December 9, 2013
ATTENDANCE**

Note: not all attendees registered

Dick Reilly
Payson Greene
D. Kleiner
J. Hedman
Josh DeSouza
Diane Carney
Tom Carney
Les Kalish
Faith Crisley
Terry Kramer
Alex Caswell
Brandon Ho
Susan Curtin
Sue Cotton
Jake Higgins
Adam Cole
Matt Spengler
Arthur Cantor
Janet Jankowiak
Janet Carter Bernardo
Sam Bass Warner
Fred Smith
Van Spiros
Barbara Hadelman
Luke DeMaria
Campbell Keyes
Yuval Abraham
Nick McCarthy
Peter O'Neil
Austin Kruglak
Brendan Timmerman
Dylan Elman
Nick Lombardo
Maria Fredlich
Kristin Mollherus
Steven Cohen
Amy Hurley
Polly Hyder Danielewski
Karen Shannon

Sergey Polak
Jill Oetheimer
Peter Arsenault
Jo-Anne Ochalla
Diane Gaitley
Nancy Sexton
Kate Ward
Nancy Sterling
Edward Phillips
Katherine Shannon
Kara Holmquist
Tara Milligan
Susanne Hess
Barbara Carr
Gregory Barboy
Hank Haff
Megan Tincher
Sammy Keyes
Theresa Murch
Martin Yapp
Rick Lunetts
Laura Segel
James Austin
Zach Richmond
Jane Evans
Lewis Randazzo
Julie Ianza
Carolyn Day
Chris Haas
Phyllis Kasdon
Earl Kasdon
Sara Epstein
Collin Allen
Jeffrey Low
Diane Nascimben
Julia Nascimben
Susan McGarvey
Carolyn Spiros
Rachel Waldstein

Yasur Keyes
Kenny Keyes
Richard Aurutsky
E.J. Gerth
Isabel Dirks
Charles Lai
Ian Teare-Thomas
Nathan Lai
Kyle Lai
Jared Cotton
Matt Agrant
Bob Boder
Jean McKnight
Steve McKnight
Sara Gibbons
Amy Hurley
Artie Crocker

Jeanne Hopkins
Arden Marin
Gary DeMaria
Matthew Keeler
Mitchell Suarez
Katy Dirks
Ann Keegan
Pat Day
Lisa Zappala
Margaret Dozark
Ross Arnold

Rosemary Pool



Public Meeting December 9, 2013



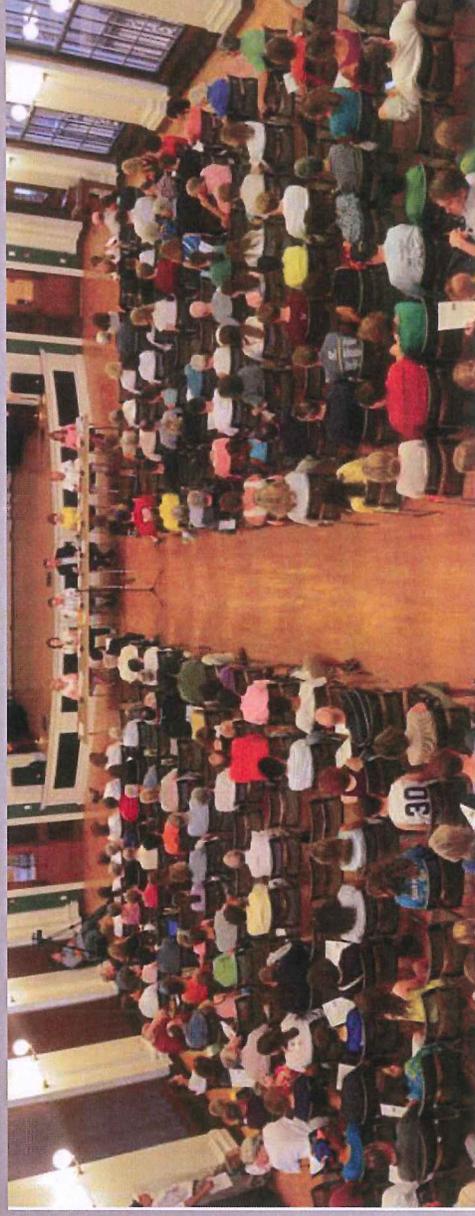
Why We're Here



- Both the pool and lake must be drained every Spring for pre-season pool maintenance on an annual basis.
- Currently operating under an extension of a Mass DEP Permit. The current extension will end on September 15, 2018.



Where We've Been



- Blue Sky Session
- Rosemary Pool Working Group Meetings
- Permanent Public Building Committee Meetings
- Conservation Commission Coordination
- Department of Environmental Management Conversations
- Online Survey



What You Love

29 Love the staff-to-patron ratio, and friendliness of the pool community.

41

picnic tables and adirondack chairs around the complex.

53 we're easy -- we think the pool is great as it is. These are all nice, but feel the important thing is keeping the pool there!

125 Have been member for 60 years.

197 I USE THE POOL. I LOVE THE POOL AS IS.

202 We use it and love the ability to swim close by

see it as a great place for people like myself and so many others come to Rosemary to Swim to enjoy the beauty of the land and forest " trees " around this beautiful pool .. It would be such a Sad thing to see the Town waste money on building a new pool when they have a really awesome one now !!! You Don't know what you have in till it's Gone and Rosemary is such a Beautiful Pool !!! I



Rosemary Pool

7. If you do not currently use Rosemary Pool as a swimming / summer recreation resource, what is the reason? (check all that apply)

	Response Percent	Response Count
The appearance of the complex	41.5%	207
It is too hard to park nearby	10.2%	51
There is not enough room to sit around the pool	21.6%	108
It is too expensive	2.8%	14
It is too crowded	6.4%	32
Prefer not to swim in chlorinated water	3.8%	19
Length of season	11.4%	57
Hours for general swim	25.1%	125
I don't know anyone that goes there	17.0%	85
We are away in the summer	5.0%	25
There is not enough to do there	16.4%	82
I don't feel comfortable there	18.6%	93



Rosemary Pool

2 our children are young adults now and currently I see Rosemary Pool as a children's place

15 It is dirty, geese are horrible, and sand is gross.

16 not adult friendly; no adult only areas

28 Right now the environment is really set up for kids. My teens no longer want to go (partially because the rules are too restrictive) and though I would still like to go, adults don't go without kids. Would love to have it be a good culture for all ages and have adults (& teens) cooling off in the deep end or swimming laps. also a place for the kids to play marco polo, dive for rings in the water etc.

52 the facility is clearing broken down. Most of the time the pool water looks dirty.

63

The pool services young families best (for swimming lessons especially). But after elementary school, the kids don't want to go there. They find it dirty and not very fun.

82 What could be a community meeting place has become quite dreary



9. Are there amenities that should not be changed? (check all that apply)

Rosemary Pool



	Response Percent	Response Count
50 meter lap lanes	47.1%	235
Six lap lanes	44.1%	220
Shallow water areas (6" - 24")	65.1%	325
Deep water areas (6' - 9'+)	62.5%	312
Water walking lane	35.1%	175
Kids practice area	46.1%	230
Swim lesson areas	55.9%	279
Diving "jumping" board	45.7%	228
Handicapped access ramp	47.7%	238
Deck that projects into the pool at the end of the lanes (aka: bulkhead)	19.4%	97
Handrail around the pool	30.9%	154
Other		41
answered question		499
skipped question		29

10. Should the length of the swim lanes be reduced? They are currently 50 meters +/-.

	Response Percent	Response Count
Yes	17.6%	80
No	82.4%	374
answered question		454
skipped question		74



8. What amenities should be added? (check all that apply)

	Response Percent	Response Count
Water slide.	43.7%	218
Climbing Wall	11.6%	58
Larger diving boards to allow for head first diving.	32.3%	161
Beach entry for barrier free pool access.	28.7%	143
Water play features (dumping buckets, water mushroom/umbrella) in a "wading depth" area of not more than 18" of water.	39.9%	199
Larger pool deck for patrons to occupy.	52.3%	261
Shade structures.	76.8%	383
Full service snack bar	53.7%	268
Non-aquatic activities on site or in building	24.4%	122
Other	16.2%	81
	answered question	499
	skipped question	29



Rosemary Pool

3 if Needham had a nice outdoor pool that would have a nice palce for adults I would go often

9 We don't swim much because the current pool is unappealing. We would add swimming as a family activity I'd Needham built a modern outdoor pool.

18 I would have no place nearby to swim. That would be a real shame for Needham to not offer that to residents.

23 Not sure. Kids would much prefer to be in Needham with friends.

41 We swim much less than we would already because the public options are so limited.

45 continue to be suffer and complain that we don't have a decent outdoor pool

137 Don't know; Be sad

83 head to the beach more often, but it's less convenient



Rosemary Pool



Existing Conditions

POOL



Existing Conditions

- 21,000 square feet of water surface
- ADA Ramp for entry
- 5,600 square feet of shallow area of 18" of water or less
- 2,500 square feet of practice area
- 5,800 square feet of swimming lesson area from 3' to 9' of water
- 6 - 50M lap lanes (6,200 s.f.)
- Jumping board (modified diving) with 9' depth
- 0 square feet of paved pool deck
- 6,000 square feet of sand beach



PARKING AREA



Existing Conditions

- 20,000 square feet of gravel, inaccessible parking
- No ADA compliant route from parking to entrance
- Estimated 45 parking spaces
- Two-way traffic flow
- No formal vehicular drop-off at entrance
- No storm water treatment
- Upper parking lot unpaved and hard to access

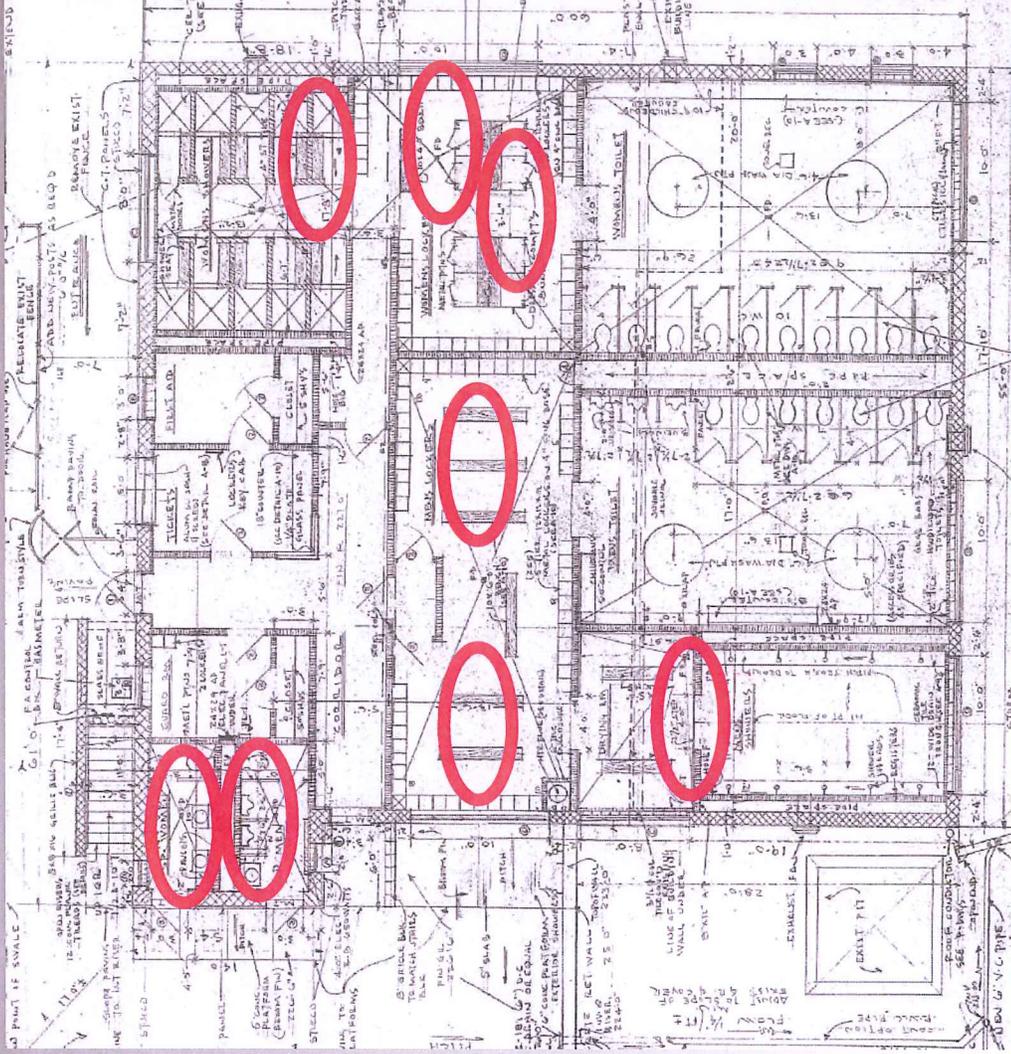




BUILDING

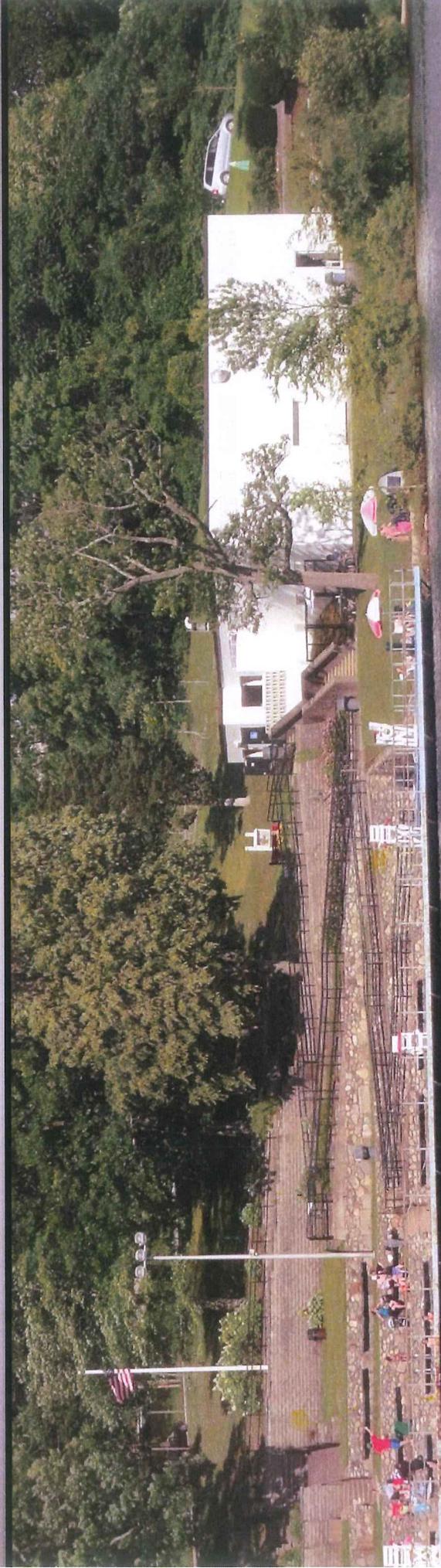
Existing Conditions

- ADA requirements for clearances and threshold barriers are currently not being met in a number of places.
- There are significantly more fixtures than are required by code, creating an opportunity to renovate and increase usable space.



Alternative Futures

- 1) Remove the pool completely (with alternates)
- 2) Minor renovation of the pool and bathhouse.
- 3) Major renovation of the pool and bathhouse.
- 4) Fully replace the pool and remodel the bathhouse.



Alternative 1

Rosemary Pool



Alternative 1a

Remove the pool and repurpose the building to support town functions and recreational programming



Alternative 1

Rosemary Pool



Alternative 1b

Remove the pool and the building and restore the site to a passive recreation resource



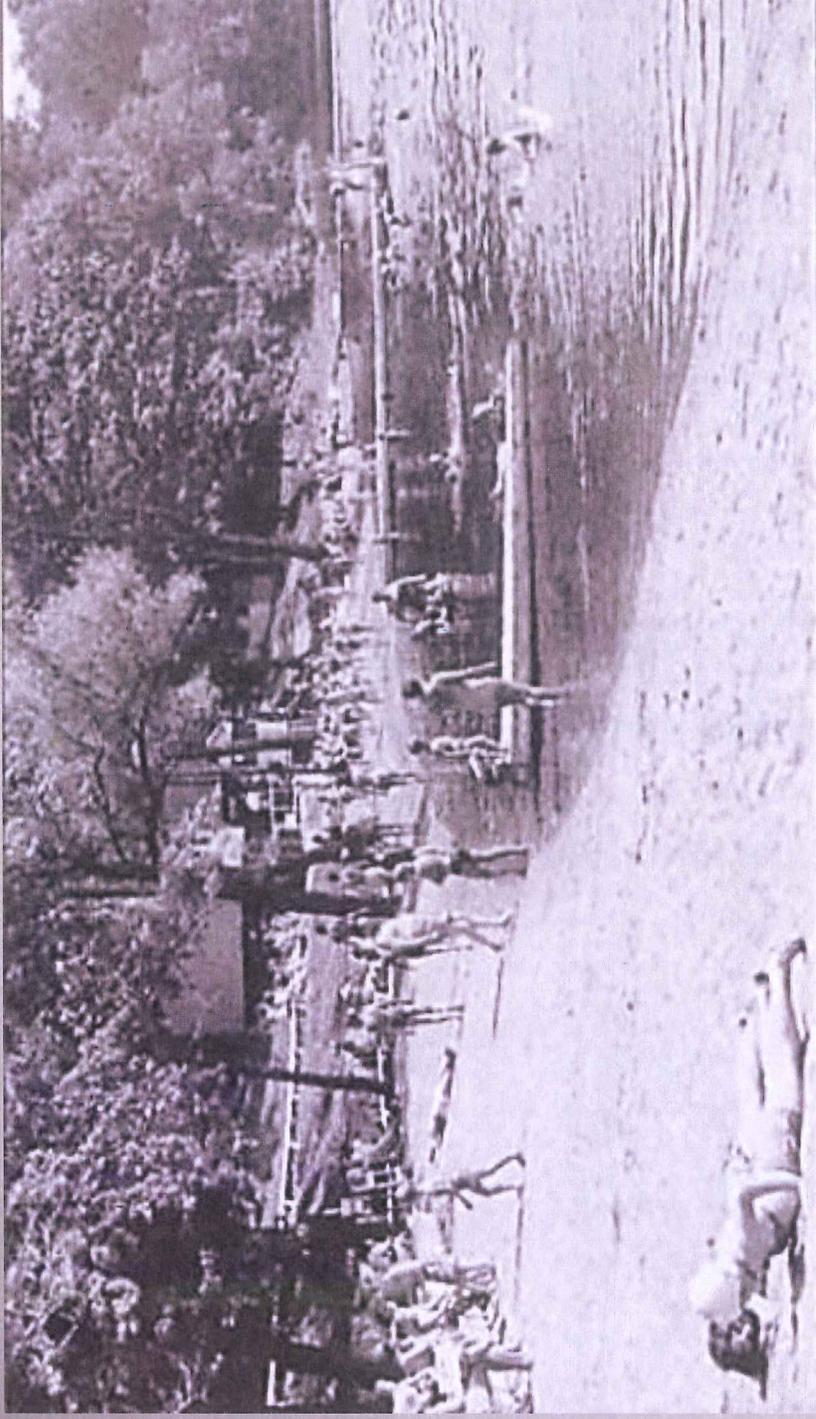


Alternative 1c

Remove the pool, return to lake swimming and repair the building in support of swimming activities

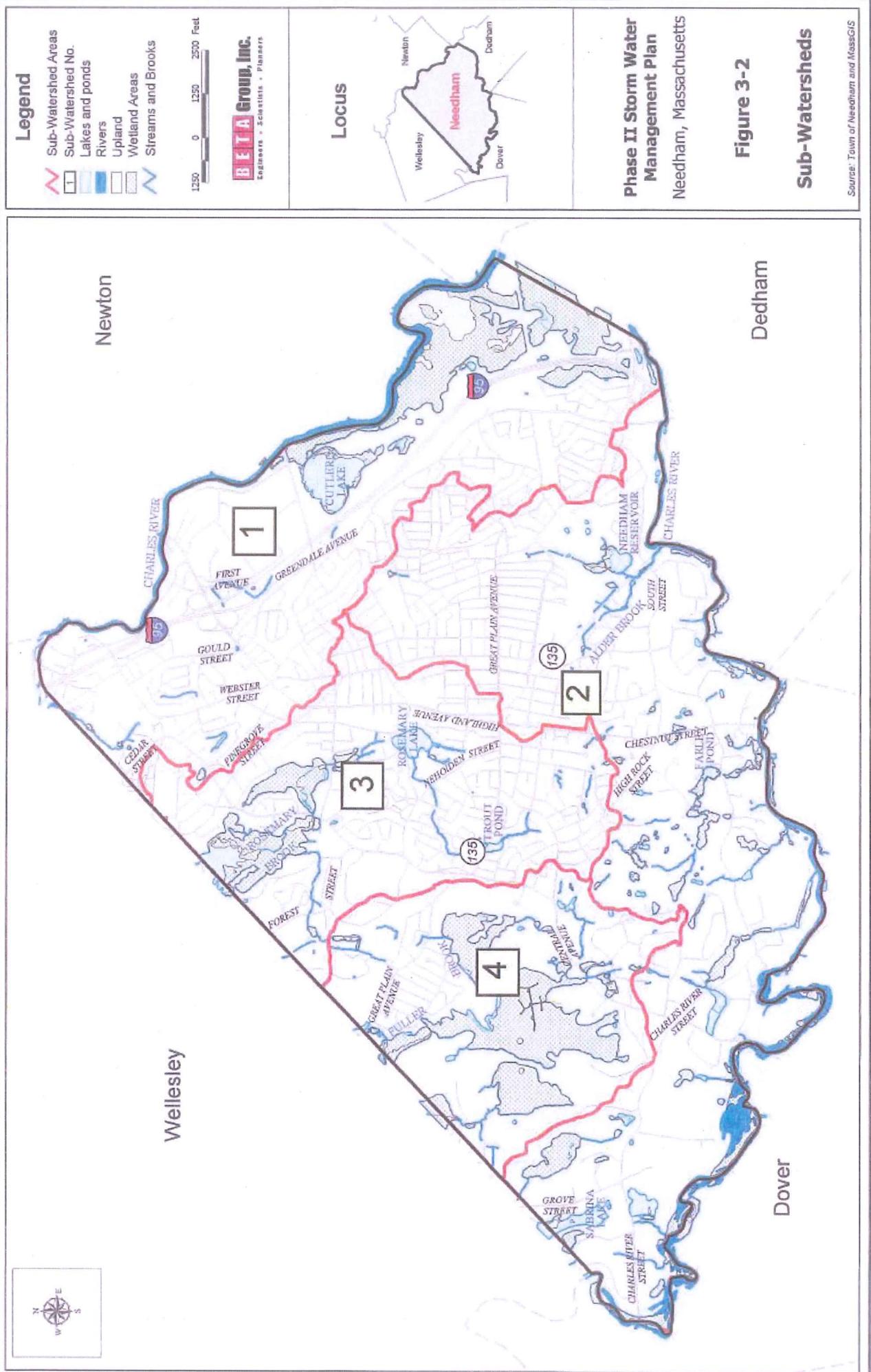


A Return to Lake Swimming

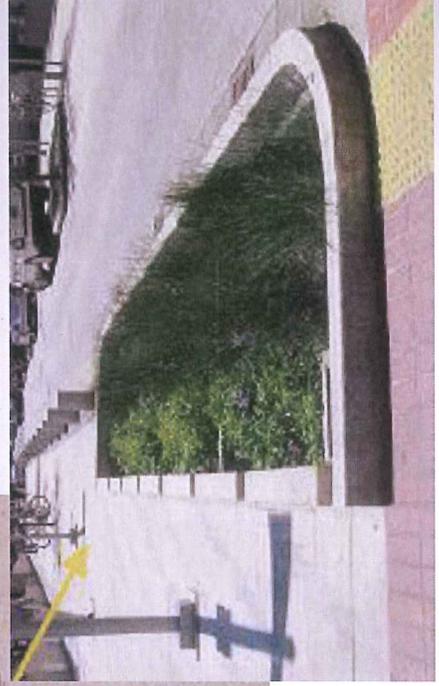


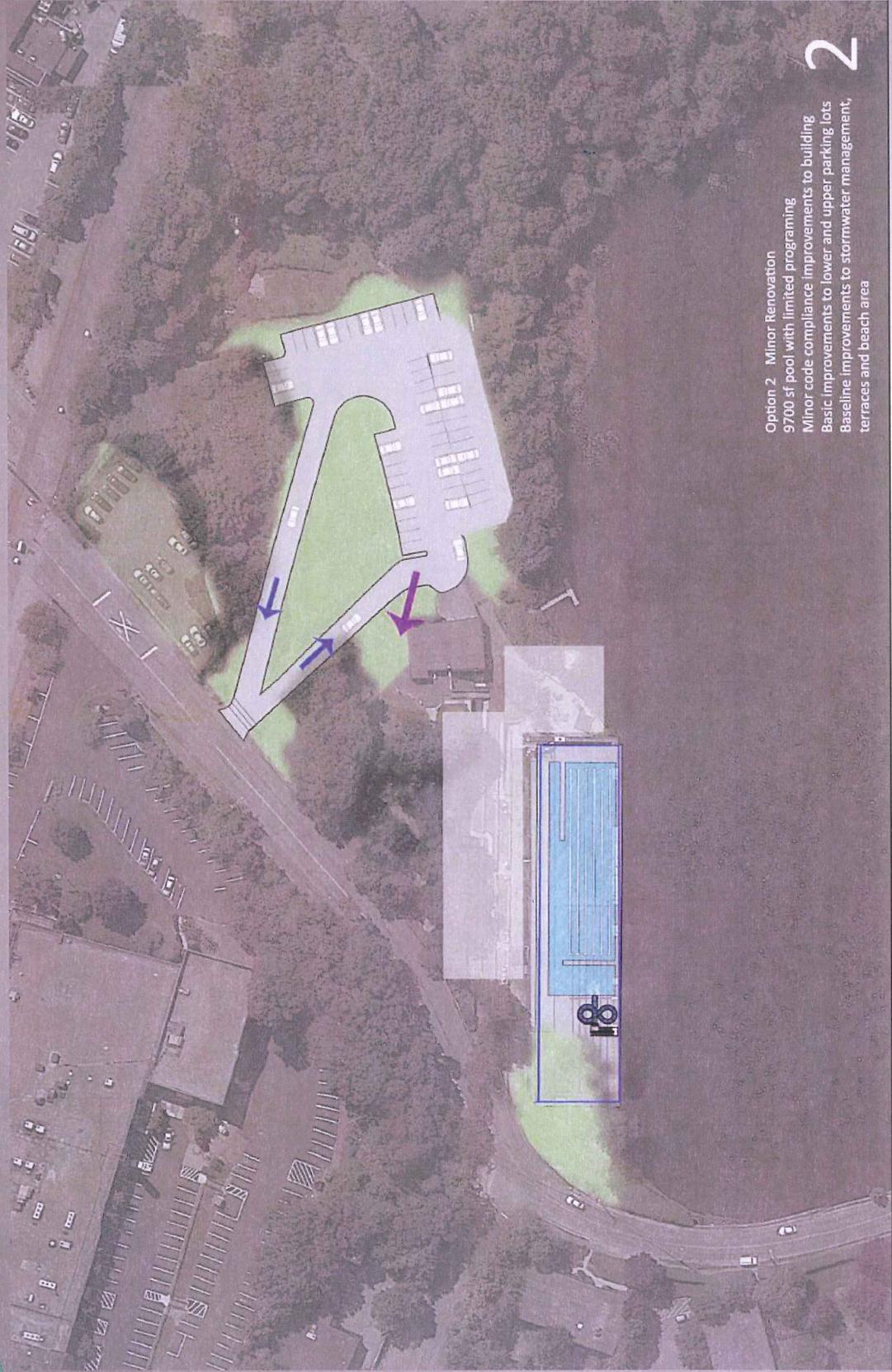
- Watershed positioning + tributary effect
- Muddy silt exists along the bottom of the lake
- Nutrients + bacteria





It is likely the total effort to rehabilitate Rosemary Lake for swimming would take over a decade of time and tens of millions of dollars to implement.





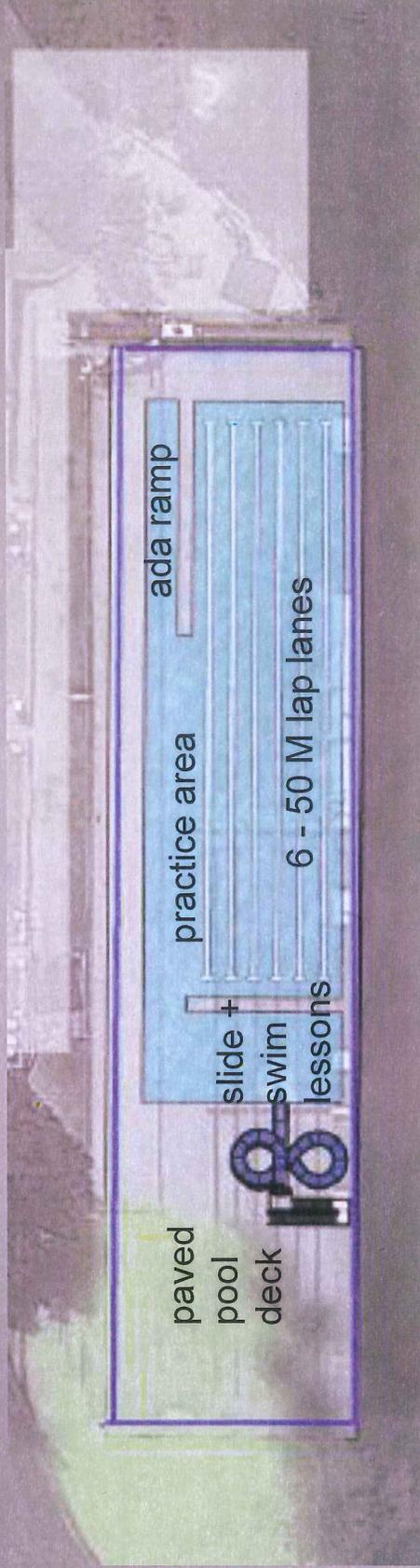
Option 2 Minor Renovation
9700 sf pool with limited programming
Minor code compliance improvements to building
Basic improvements to lower and upper parking lots
Baseline improvements to stormwater management,
terraces and beach area

2

Alternative 2



POOL



PROPOSED

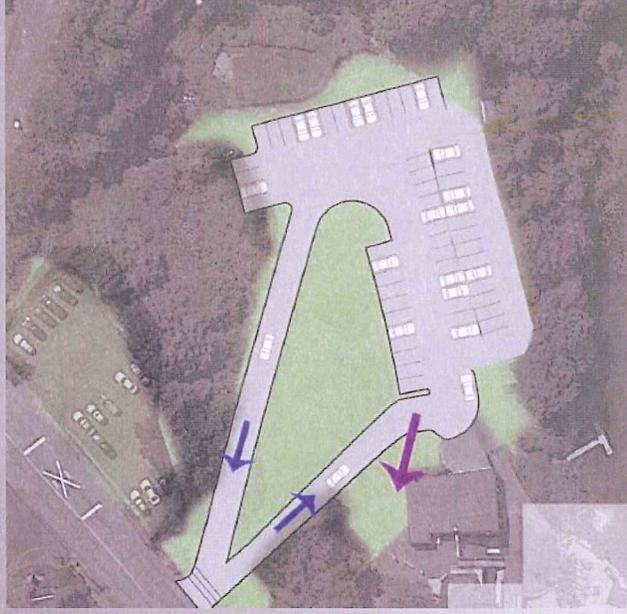
- 11,000 square feet of water surface
- ADA ramp for entry
- 0 square feet of shallow area of 18" of water or less
- 1,000 square feet of practice area
- 1,900 square feet of swimming lesson area from 3' to 9' of water
- 6 - 50M lap lanes (6,900 s.f.)
- Slide with 5' depth
- 5,300 square feet of paved pool deck
- 5,000 square feet of sand beach

vs. EXISTING

- -10,000 s.f.
- same
- -5,600 s.f.
- -1,500 s.f.
- -3,900 s.f.
- +700 s.f.
- - diving board
- +5,300 s.f.
- -1,000 s.f.



PARKING LOT



PROPOSED

- 25,500 square feet of paved, accessible parking
- ADA compliant route from parking to entrance
- 58 parking spaces
- One-way traffic flow
- Vehicular drop-off at entrance
- Minor storm water improvements
- Leave upper parking lot as is

vs. EXISTING

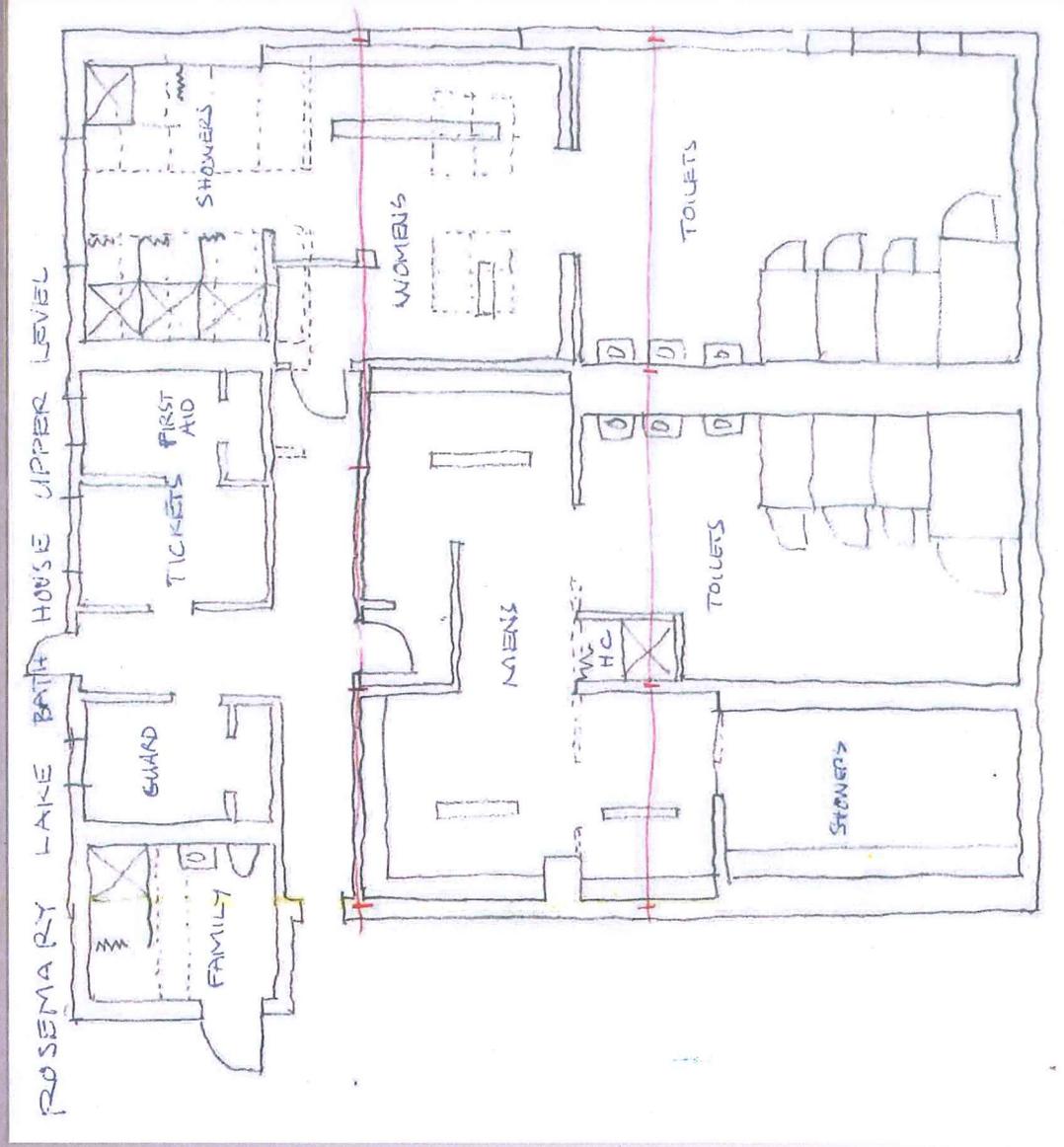
- 20,000 s.f. of gravel
- none exists
- +13 spaces
- two-way exists
- none exists
- +700 s.f.
- same

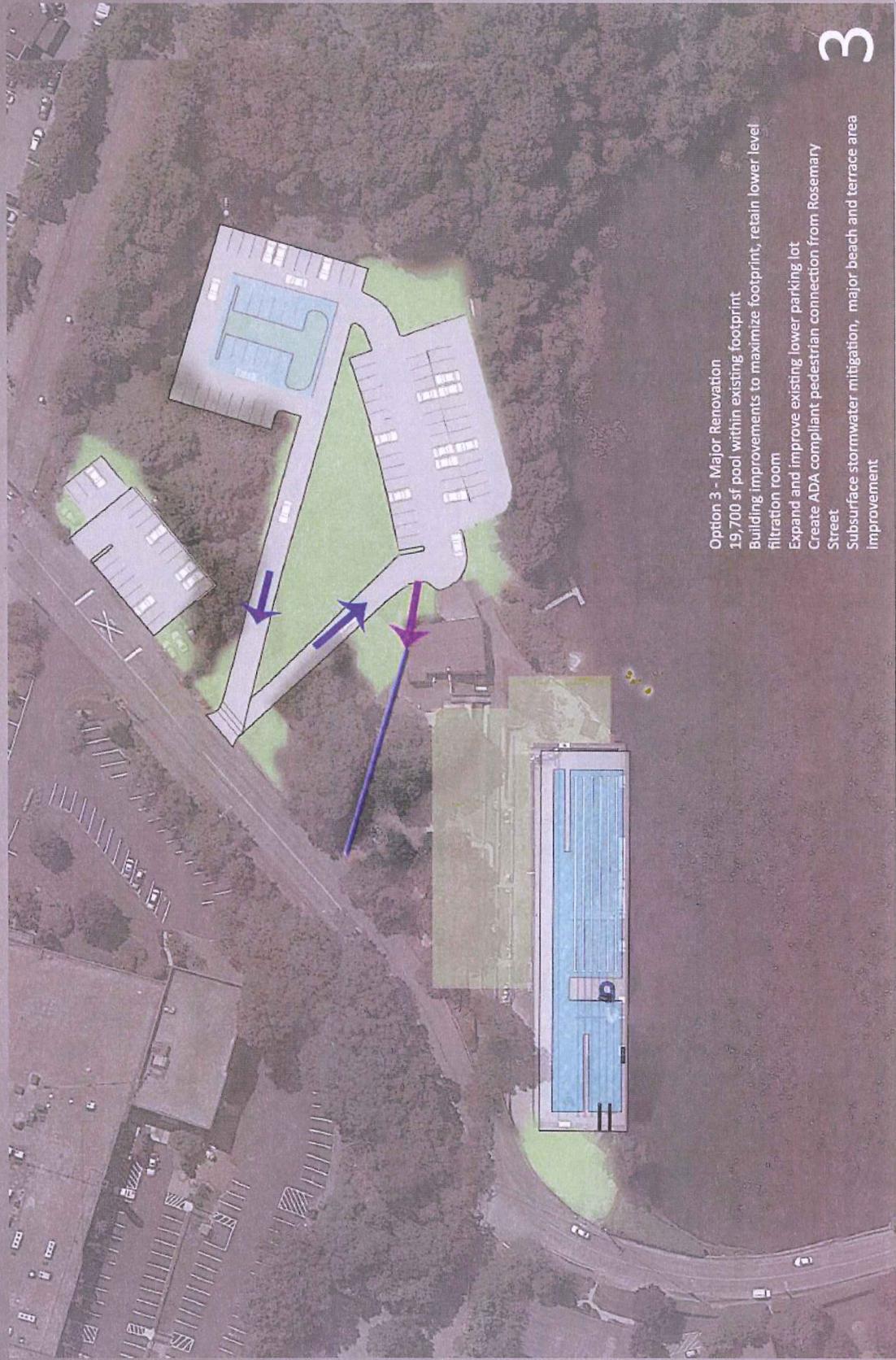


BUILDING

Proposed

- ADA compliance
- Addition of a family changing and bathroom
- Addition of sinks in both women's and men's rooms for hand washing





Option 3 - Major Renovation
19,700 sf pool within existing footprint
Building improvements to maximize footprint, retain lower level
filtration room
Expand and improve existing lower parking lot
Create ADA compliant pedestrian connection from Rosemary
Street
Subsurface stormwater mitigation, major beach and terrace area
Improvement

3



POOL



PROPOSED

- 19,700 square feet of water surface
- ADA ramp for entry
- 1,000 square feet of shallow area of 18" of water
- 2,000 square feet of practice area
- 2,800 square feet of swimming lesson area from 3' to 12' of water
- 6 - 50M lap lanes (6,900 s.f.)
- Slide + diving with 12' depth
- 7,500 square feet of paved pool deck
- 5,000 square feet of sand beach

vs. EXISTING

- -1,300 s.f.
- same
- -4,600 s.f.
- - 500 s.f.
- -3,000 s.f.
- +700 s.f.
- + full diving + slide
- +7,500 s.f.
- -1,000 s.f.



PARKING LOT



vs. EXISTING

PROPOSED

- 30,000 square feet of paved, accessible parking
- ADA compliant route from parking to entrance and Rosemary Street
- 80 parking spaces in lower lots
- One-way traffic flow
- Vehicular drop-off at entrance
- Major storm water improvements
- Pave and stripe upper lot for pool use at peak times

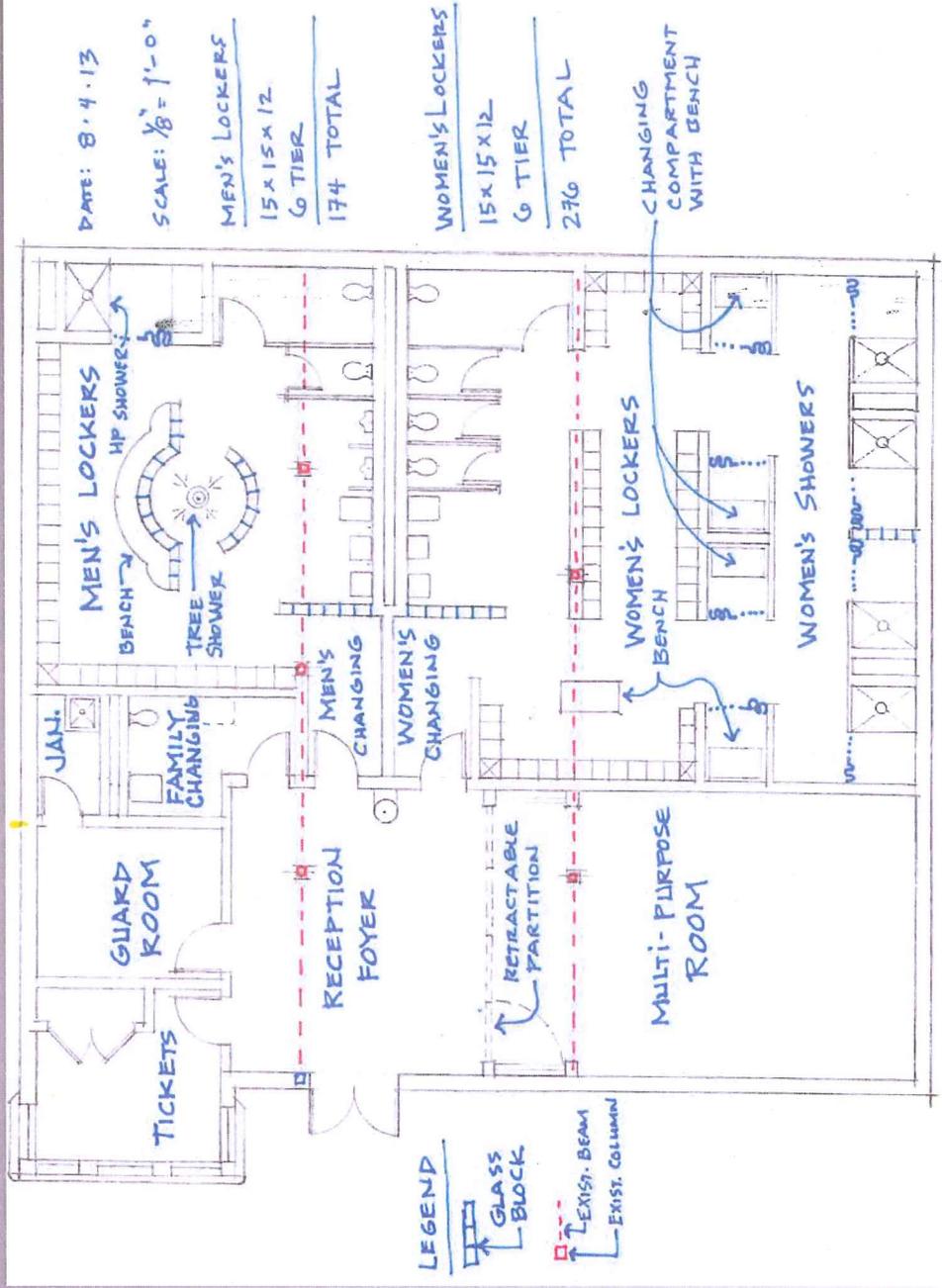
- 20,000 s.f. of gravel
- none exists
- +35 spaces
- two-way exists
- none exists
- +5000 s.f.
- improved

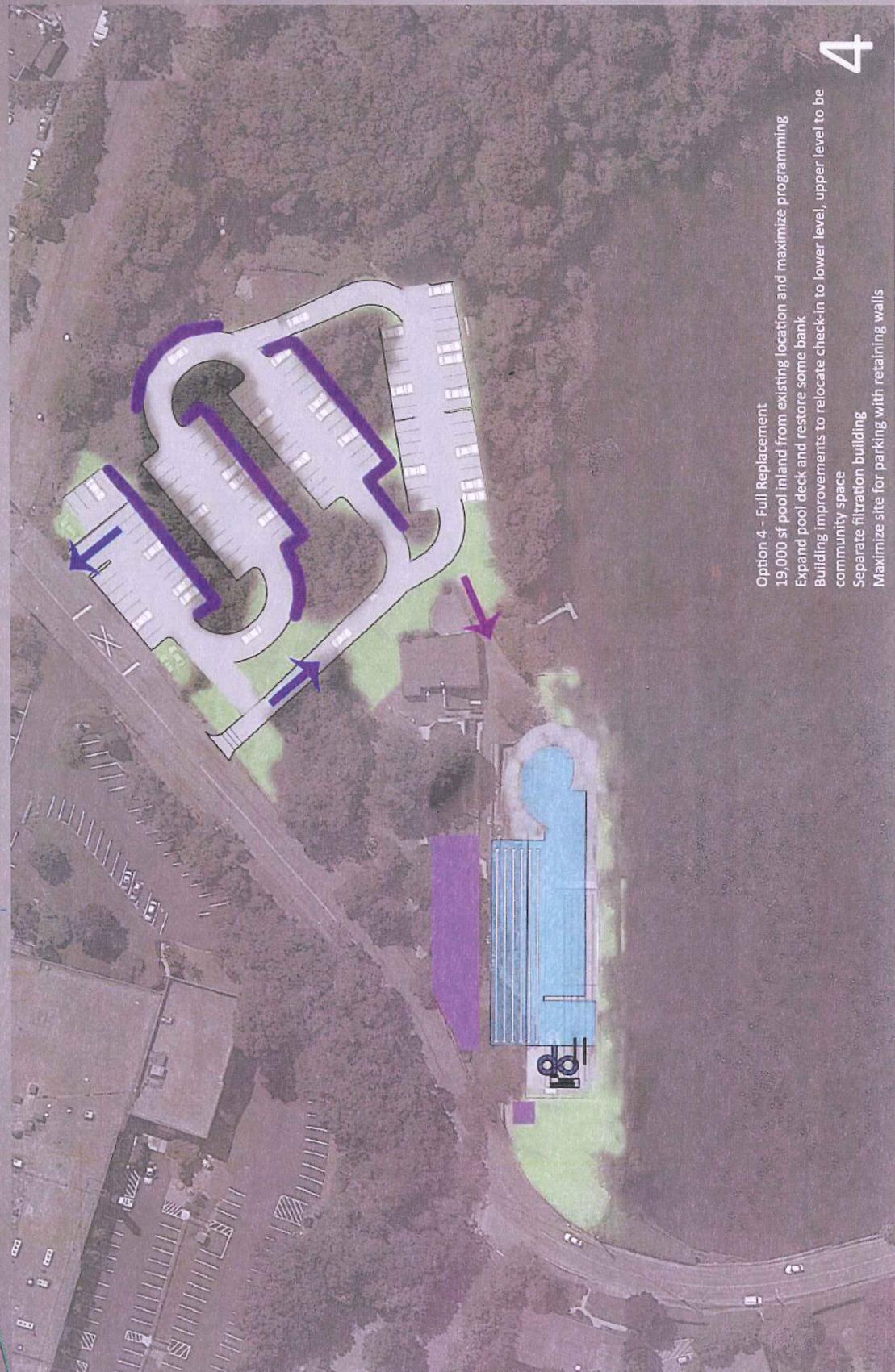


BUILDING

Proposed

- ADA compliance
- Addition of a family changing and bathroom
- Reconfiguration for optimal space use and programming to include community / function space overlooking the lake



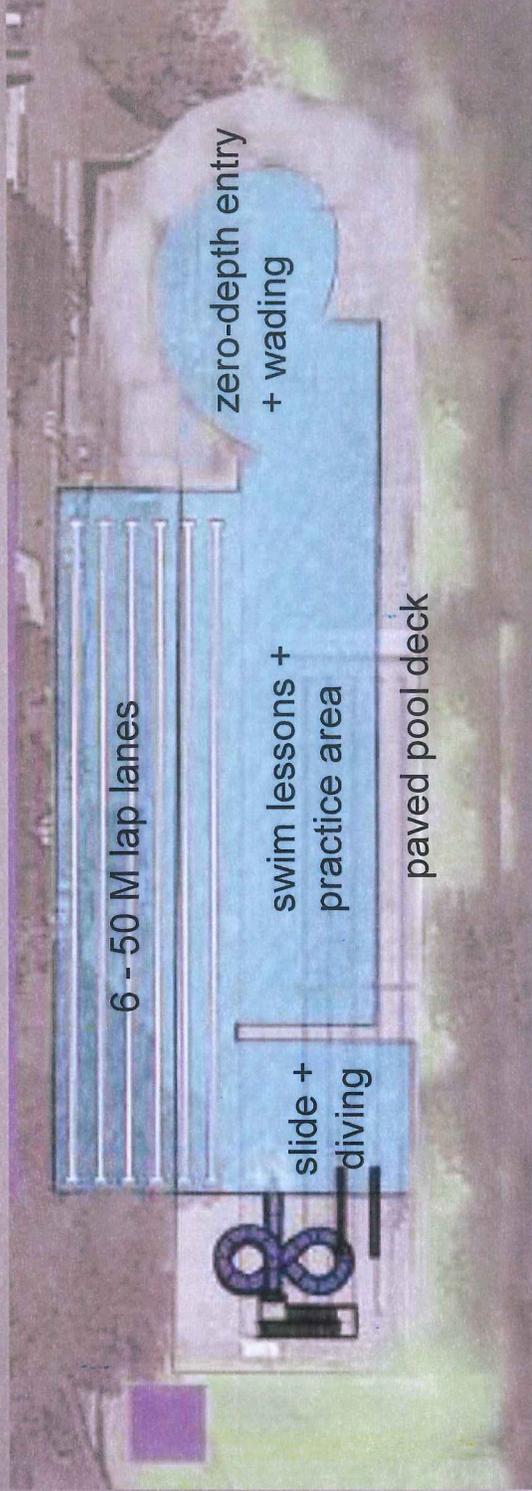


4

Option 4 - Full Replacement
19,000 sf pool inland from existing location and maximize programming
Expand pool deck and restore some bank
Building improvements to relocate check-in to lower level, upper level to be community space
Separate filtration building
Maximize site for parking with retaining walls



POOL



PROPOSED

- 19,000 square feet of water surface
- zero-depth entry
- 4,800 square feet of shallow area of 18" of water or less
- 3,000 square feet of practice area
- 3,000 square feet of swimming lesson area from 3' to 5' depth
- 6 - 50M lap lanes (6,900 s.f.)
- Slide + diving with 12' depth
- 9,000 square feet of paved pool deck
- 2,500 square feet of sand beach

vs. EXISTING

- -2,000 s.f.
- none exists
- - 800 s.f.
- same
- -2,800 s.f.
- +700 s.f.
- + full diving + slide
- +9,000 s.f.
- -2,500 s.f.



PARKING LOT



PROPOSED

- 35,000 square feet of paved, accessible parking
- ADA compliant route from parking to entrance at pool level
- 110 parking spaces in lower lots
- One-way traffic flow
- Vehicular drop-off at entrance
- Major storm water improvements
- Pave and stripe upper lot for pool use at peak times

vs. EXISTING

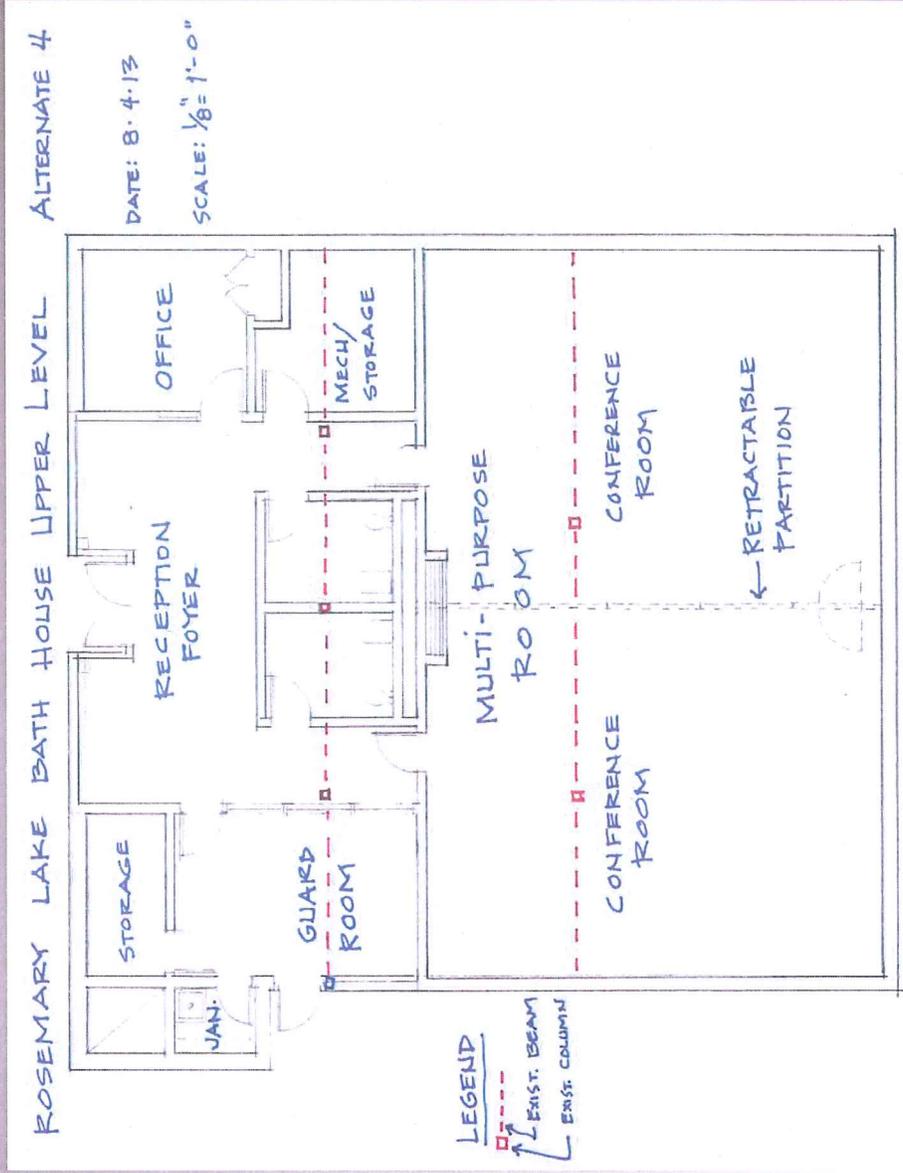
- 20,000 s.f. of gravel
- none exists
- +65 spaces
- two-way exists
- none exists
- +10,000 s.f. improved + connected



BUILDING

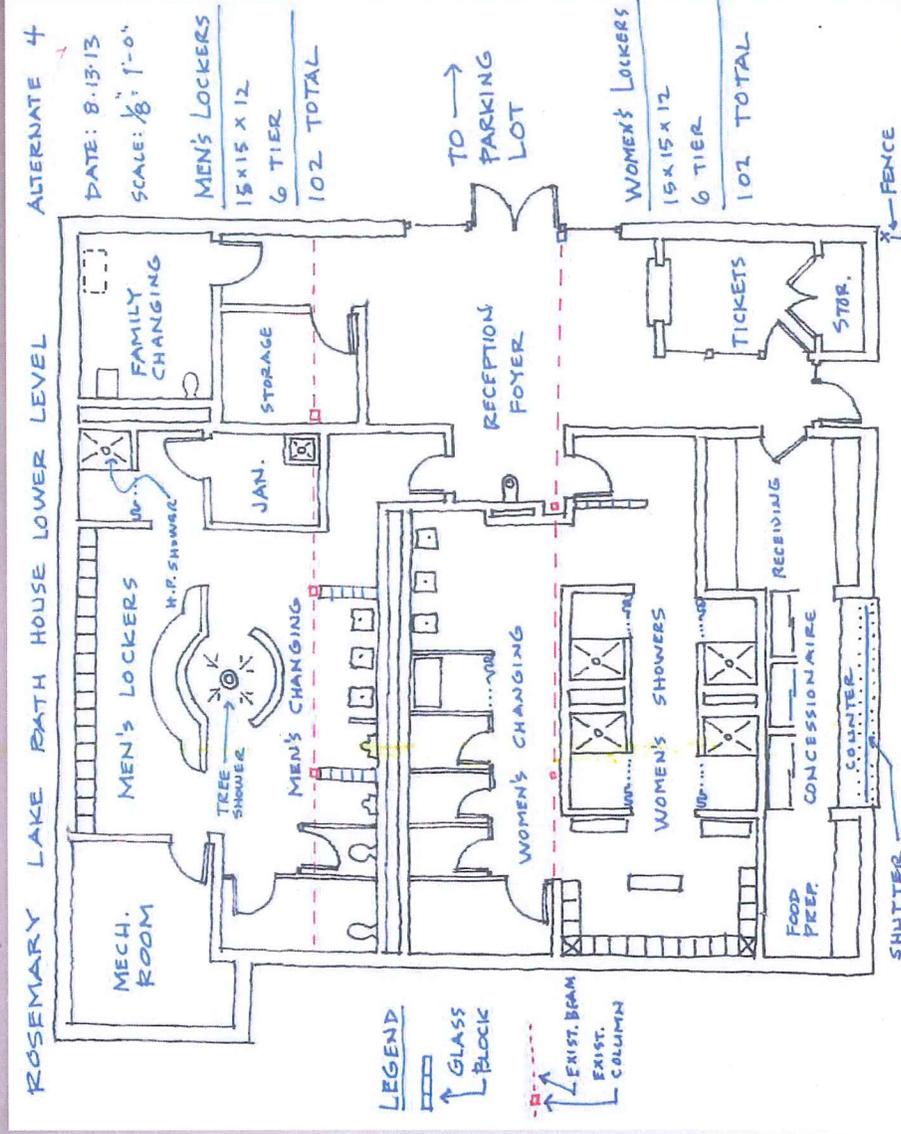
Proposed

- Complete repurposing of upper level for best operations practices and community spaces with views across the lake

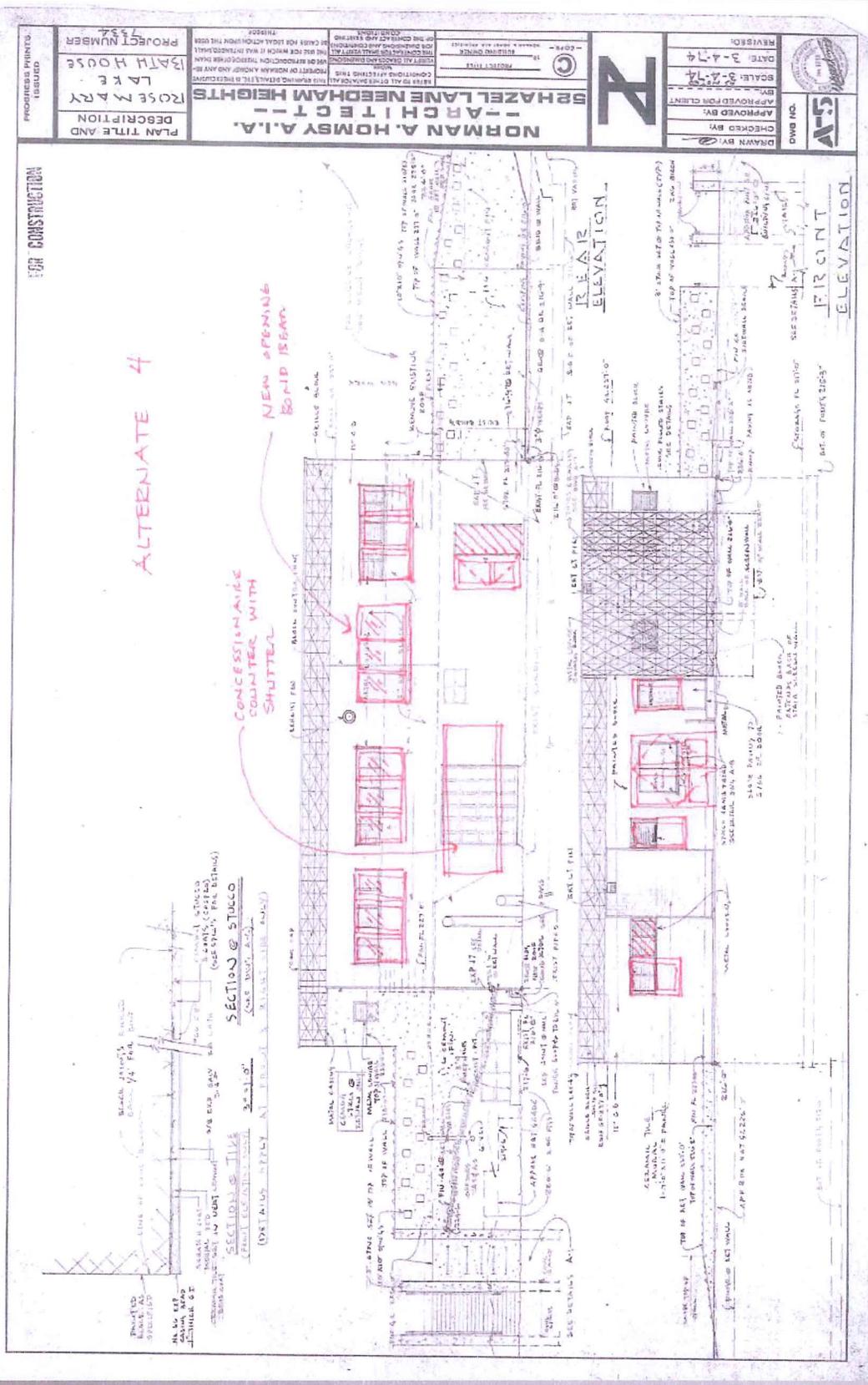


BUILDING

- Proposed Lower level reprogramming for patron entry and all bather functions
- Addition of a family changing and bathroom
- Enter through the building for best operations practices
- Separate filtration building level with pool



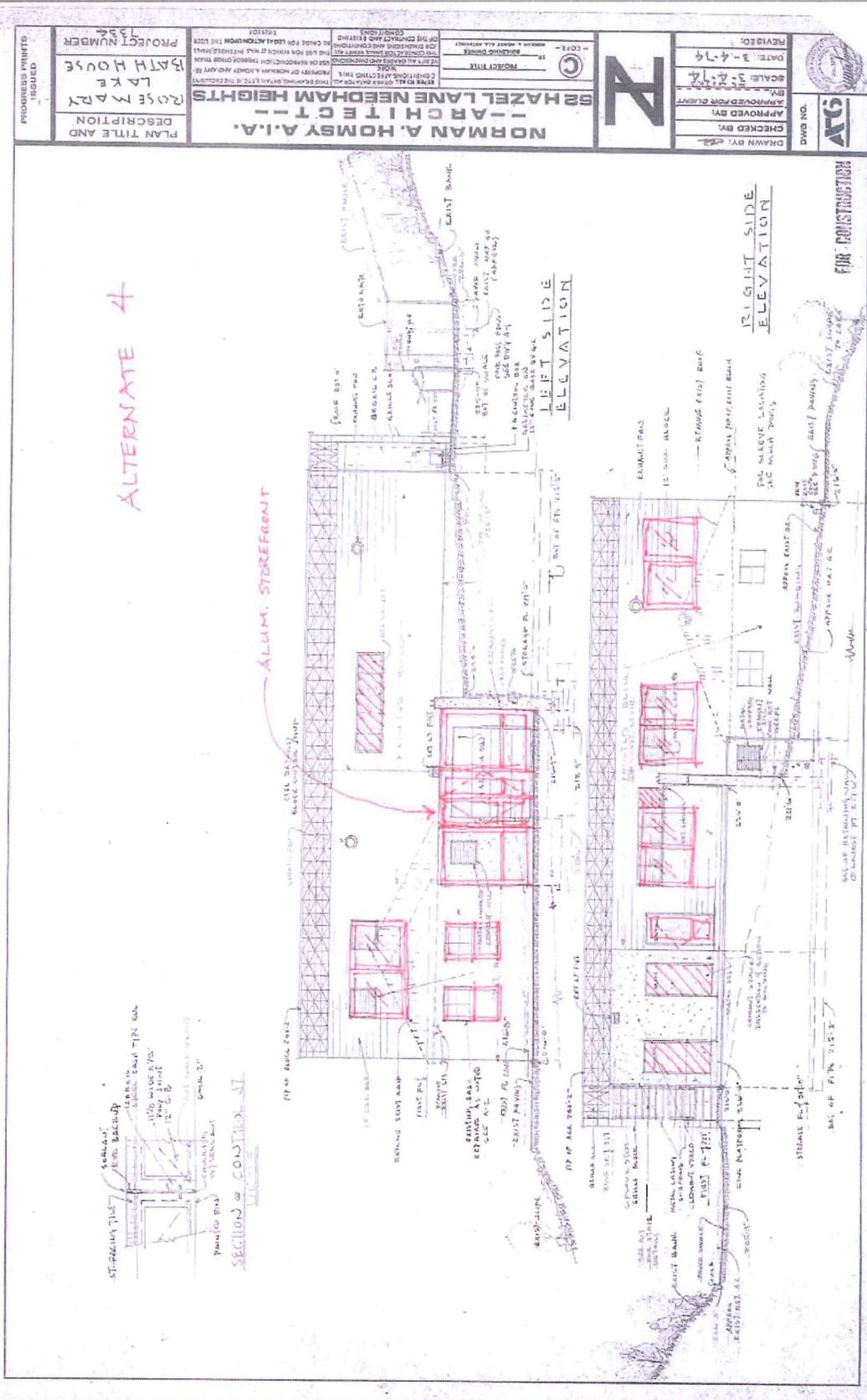
BUILDING



BUILDING

ALTERNATE 4

ALUM. STOREFRONT



COSTS

\$ = \$750,000 to \$1,250,000

1a. Remove pool completely.

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1b. Remove pool and building.

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1c. Remove pool, restore lake to swimming quality.

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COSTS

\$ = \$750,000 to \$1,250,000

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1. Remove the pool completely.
2. Minor renovation of the pool and bathhouse.
3. Major renovation of the pool and bathhouse.
4. Fully replace the pool and remodel the bathhouse.



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Question + Answer Period

