



To: Gabriela Coletta, District 1 City Councilor
From: Kerrie Griffin, Director of Public Facilities Department (PFD)
Subject: Draft Schedule Narrative - Clougherty Pool
Date: November 29, 2022

1. Project Phasing

1.1 Overview: The schedule consists of 3 separate phases:

- A. Phase I - Demolition and HazMat Remediation - separate project to demolish existing pool, mechanical filtration systems and all associated piping, structural piers and full gut renovation of existing pool house
- B. Phase II - Design and Construction of New Pool, Mechanical Filtration System and Temporary Bathroom Facilities
- C. Phase III - Pool House and Project Completion

A. Demolition and HazMat Remediation, Phase I - PFD is proposing separating the demolition of the pool, pool house building interior and all MEP systems in order to assist with informing the design, allow for community process to occur for the new pool design and to accelerate the overall project schedule. Both construction bid set documents/designs, demolition and new construction, will be performed concurrently. The design phase for demolition will consist of destructive and hazmat testing, exploratory work, preparation of 100% construction documents (CD's) and 100% estimate - Dec 2022 to March 2023, for a June 2023 start of construction demolition. (Allows time for bid, contract execution and permitting process from April to June 2023)

B. Design and Construction of New Pool, Filtration System and Temporary Bathroom Facilities, Phase II - Community process will start in Jan 2023 for new pool design options. PFD, BCYF and the Design team will work closely with the community advocates and Friends of the Clougherty Pool to establish a new pool layout. The pool design needs to be determined by February/March 2023. The Chapter 149 Prequalification process will start at 60% design (April 2023). Projects greater than \$10M are required to have Filed Sub Bidders (FSB) and General Contractors (GC's) prequalified. Once the prequalification process and 100% CD's are complete, bids will be solicited based on qualified contractors (June 2023). Construction of the new pool and filtration system will start in September 2023. To mitigate the schedule and long lead items, PFD is proposing a partial turnover of



the pool in July 2024 and bringing in temporary ADA bathrooms and a trailer for staff (See Section 2, Critical Path).

C. Pool House and Project Completion, Phase III - July 2024 to April 2025 - Renovation of the pool house will continue throughout the summer of 2024. During the demolition project (summer of 2023) the existing basketball courts will be fenced off and used as a laydown area for the contractor. A partial turnover of this area will be utilized in the summer of 2024 for the temporary facilities to allow the Community access to their new swimming pool. At the end of the season (September 2024) this area will be again utilized for construction and the basketball courts will be repaved. The section of Doherty Playground that runs adjacent to Bunker Hill Street is landmarked, but the basketball courts, pool and pool house are not. PFD and the design team will notify and meet with the Boston Landmark Commission to review the proposed design after community feedback is received. **The schedule assumes a full Article 85 review and authorization is not required.**

2. Schedule Critical Path

2.1 Critical Path - The critical path of a schedule is the longest sequence of activities in a project that must be completed on time for the project to finish on time. There are multiple influences on a schedule: materials and equipment, labor, climate, logistics, permitting and government agencies. While many of these can be mitigated, lead times of equipment and materials often drive the critical path. Currently PFD is experiencing excessive lead times on the following materials and equipment: roof insulation, windows, elevators, switchgear, and filtration systems. The industry delays to these critical building components is the main reason PFD is proposing a partial turnover of just the pool with temporary facilities in the summer of 2024 and pre-purchase of pool filtration system in Phase I, Demolition and HazMat Remediation. Due to coordination with other trades, the existing pool house structure and the separation of projects (demo and renovation), PFD is not recommending pre-purchase of the elevator and windows.

2.2 Additional Schedule Mitigation Efforts - PFD with the Design team will also be looking at the following mitigation for both schedule and budget:

1. Reuse of existing concrete lap pool structure and tie-in/add on new wading pool for a continuous pool that provides ADA entrance and enhanced programming. This is dependent on the community process for new design options.



2. Demolition of existing structural piers that support decking. Reinforce existing retaining walls, remove concrete piers, backfill and install slab on grade.
3. Construct a new pool or add-on as outlined in item 1 out of concrete vs a shell with aluminum or stainless steel liner.
4. Perform due diligence during the design phase. Verify, identify and quantify existing soil contaminants for classification, hazmat test roof, windows, walls, pipe, insulation, etc. for asbestos/lead and exploratory/destructive testing of existing structure, foundation and retaining walls.
5. Possibly perform Civil work and GSA permit submission during demolition. We do not want these contracts/contractors to overlap, however the GSA permit from BWSC must be attained and is a prerequisite before the full building permit for the pool house renovation is issued - [gsa procedures](#)

3. Procurement Statutes

3.1 The Public Facilities Department as a government entity must follow multiple procurement statutes in the purchase of materials, bidding and building pursuant to Massachusetts General Law: [Public Procurement for Capital Construction](#)