

# The City of Cranston



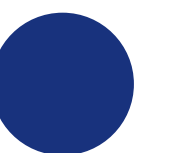
# Budlong Pool

September 6, 2023

# Agenda

September 6, 2023

- 01 — Team
- 02 — Existing Conditions
- 03 — New Pool - Concepts
- 04 — Q& A



- 01 Team Info
- 02 Existing Conditions
- 03 New Pool - Concepts
- 04 Q & A



Mark Saccoccio, AIA,  
NCARB



Michael van Hamel, UIA  
ALEP, Director of Design



Jeff Palumbo



Mark Mariano PE, CPO,  
Aquatic Engineer

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## Saccoccio & Associates Architects

CELEBRATING



Located in Cranston, RI, Saccoccio & Associates Architects specializes in Academic, Civil/Public Safety, and Commercial Facilities, New Construction, Sustainable Architecture, Inventive Design Solutions, Interior Architecture, and Historic Restoration.

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# Who We Are

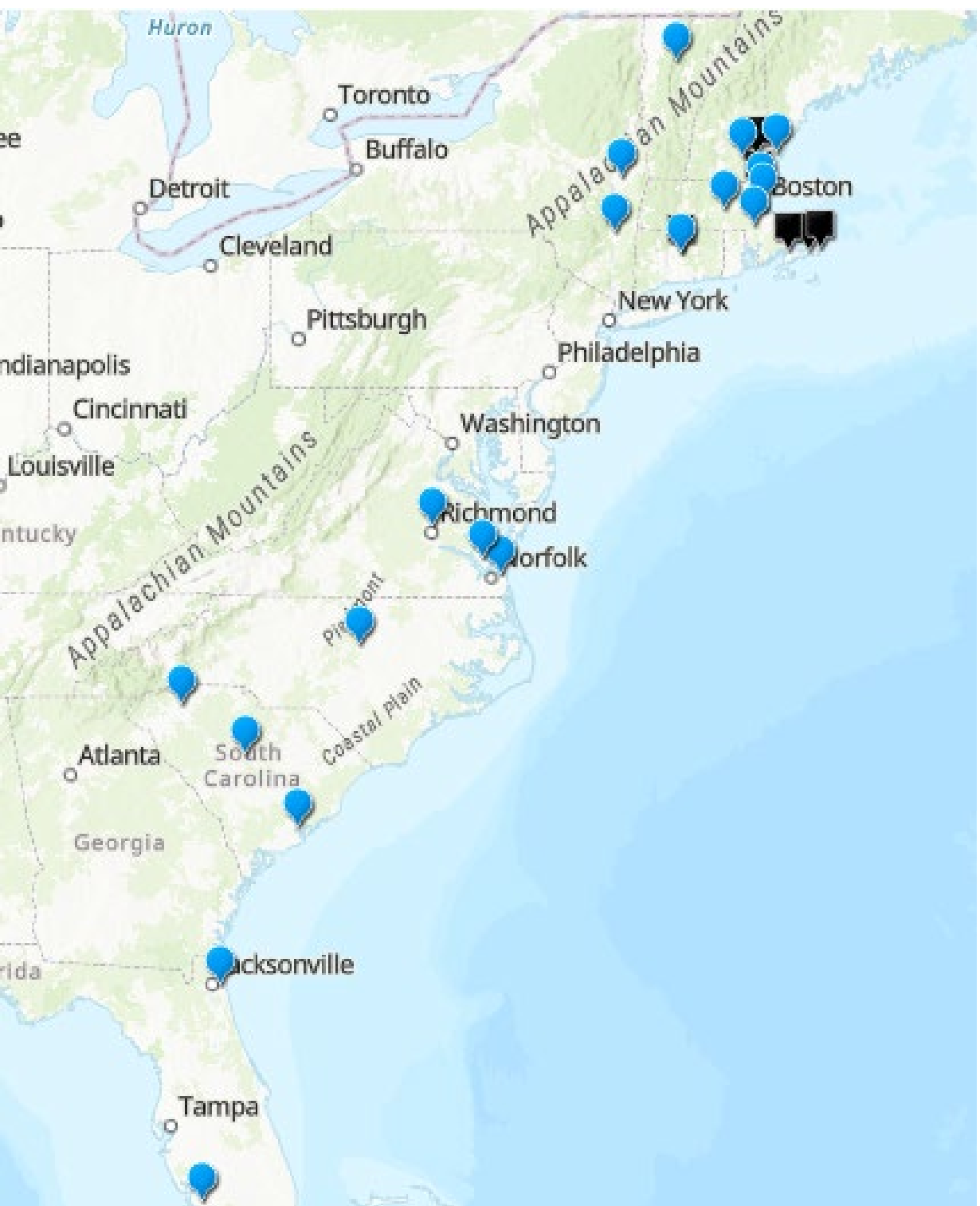


Established in 1899, **Weston & Sampson** is a full-service **engineering, architecture, landscape architecture, and environmental** consulting firm.

Our staff of more than **850 professionals** serves public and private sector clients throughout **Nationally**.

### Our Services:

- Water And Wastewater Infrastructure Engineering
- Aquatic Facility Design Engineering
- Site/ Civil Engineering
- Landscape Architecture/ Planning
- Municipal Architecture
- Transportation Engineering
- Renewable Energy Engineering
- Environmental Permitting & Compliance



Mark Mariano PE, CPO  
Aquatic Engineer

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## MUNICIPAL POOLS

Design | Engineering | Innovation

- Facilities planning, conceptual, and final design documents
- New Construction
- Construction and repair of existing facilities
- Master planning and feasibility studies
- Educators on maintenance / operation / facility operation
- Compliance audits
- Filtration, pumps, valves and piping installation
- Instrumentation and controls
- Virginia Graeme Baker Pool and Spa Safety Act retrofits
- Certified Pool Operator (CPO) Services



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Q &amp; A

## Aquatic Stats

- **Weston & Sampson** first pool design was in 1935 for the University of New Hampshire, Durham. This was built under the Roosevelt WPA Project Funding. Pool was in service till 2015.
- In the **last five years, Weston & Sampson** has Engineered & Designed:
  - Over **500+** Aquatic Related Projects in 32 Different States and (5) Internationally
  - **100+** Major Municipal Facilities Projects
  - **35+** Major Projects within New England
    - - (5+) City of Boston
    - - (5+) City of Baltimore MD
    - - (3+) City of Philadelphia PA
    - - New / Renos at Umass Amherst, Upenn, Umaine
  - **\$125 Million** in Aquatic Related Construction per year.

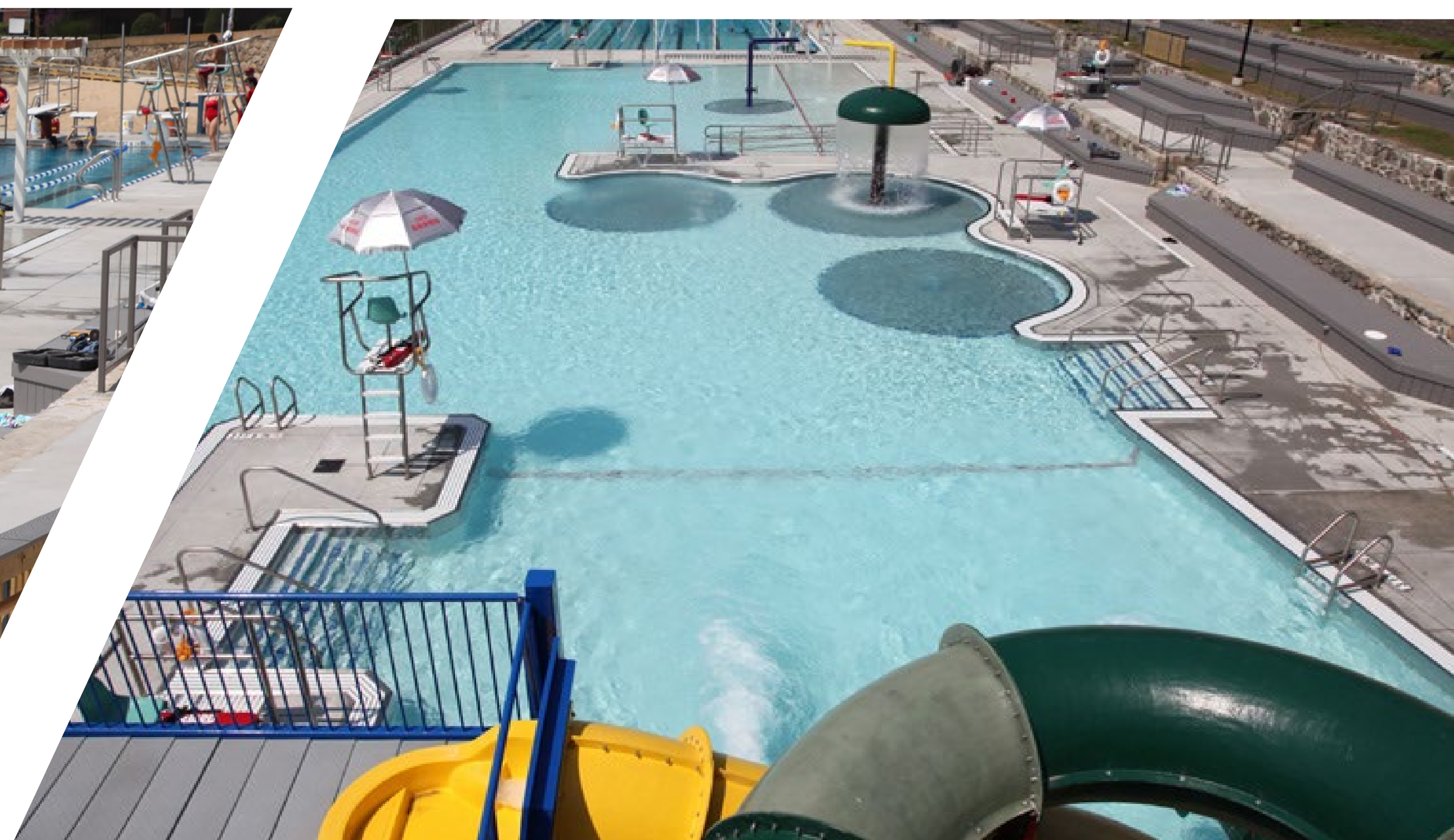




 SACCOCCIO & ASSOCIATES  
ARCHITECTS

Weston & Sampson<sup>SM</sup>





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# Existing Conditions



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# Existing Conditions Pump Building



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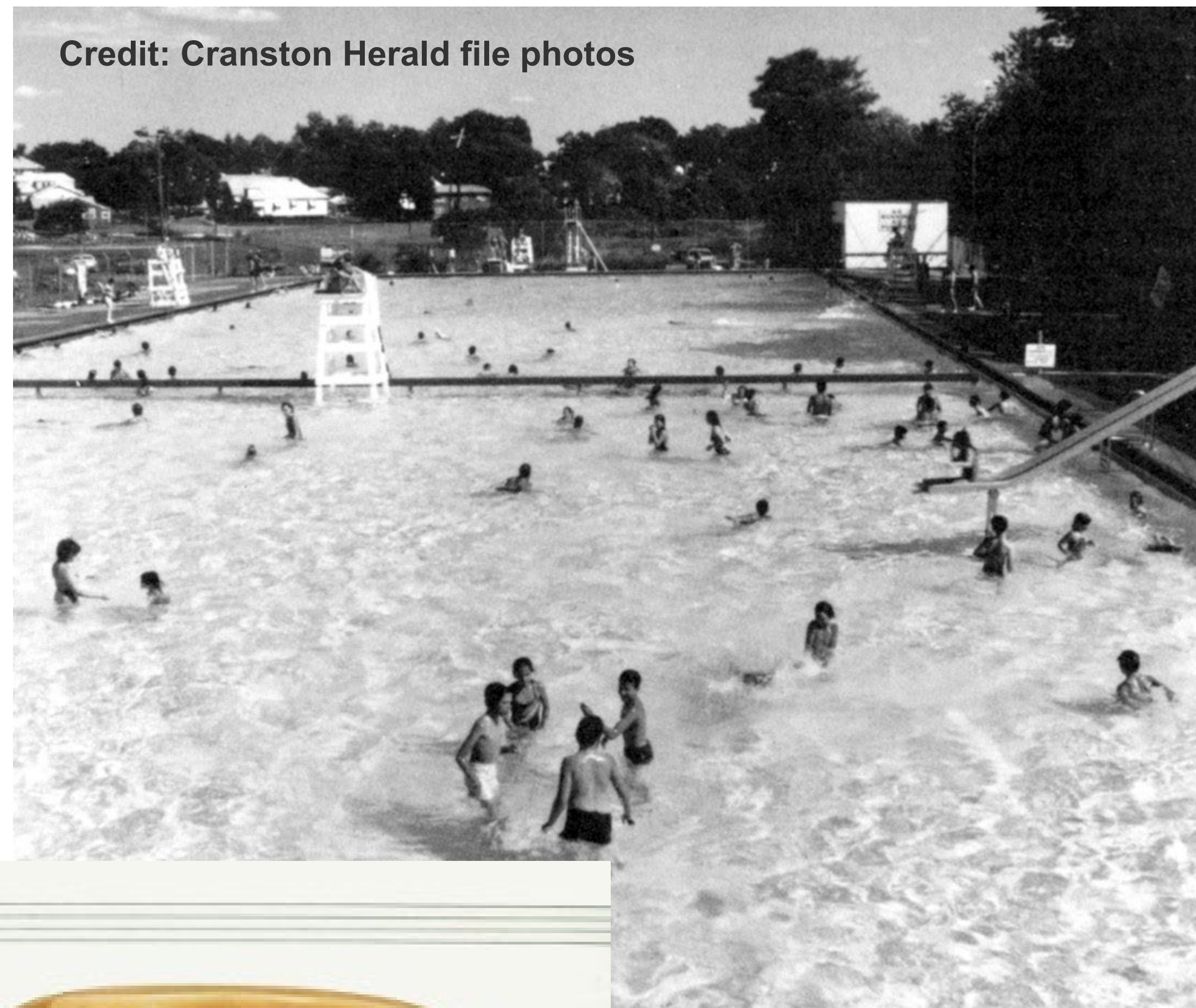
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Q&A

# History of Fun

- **Budlong Park Pool was Built in the Late 1930's under the WPA Works Program**
- **Seen major renovations in 1960s and late 1990s**
- **Throughout the history:**
  - **The diving boards were removed**
  - **Water depth was reduced**
  - **Slide was removed**
  - **Internal Barrier was Removed**
- **Current Pool Stats**
  - **22,000 SF**
  - **850,000 Gal**
  - **Capacity 1,250 Patrons**
  - **15+ Guards needed**

Credit: Cranston Herald file photos



- **Latest Technology in 1938**
- **Cadillac V16**

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# Current Challenges

- **Pool is plagued with large leaks – Leaking Approximately 2.5 Mil per season**
  - **Pool is noncompliant with the current RIDOH requirements (MAHC)**
    - **Minimum Turnover Requirements Not Met**
    - **Gutter is not continuously level**
    - **Pool backwash discharges into neighboring stream**
    - **Deck Health and Safety Requirements**
    - **Does not meet federal requirements for VGBA**
    - **Pool does not meet federal requirements for ADA**
  - **Wall obstructions in Pool Impede swimmer safety**
  - **Structural Concerns stemming from groundwater infiltration into the shell**
  - **Size of the pool and the staffing requirements to safely staff and monitor pool**



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# Current Missing Programming

- **Pool is One Dimensional, missing programming opportunities:**
  - **Zero Depth Entry**
    - Providing an arena for different levels of instructional swim
    - Providing different levels of resistance / support for senior aerobic workout
    - Shallow depth for collaborative play with Children from ages 2-10.
    - **ADA Accessibility**
  - **Shade and abilities to get out of direct sunlight**
  - **Does not provide diverse sectional programs for all age groups.**
  - **Doesn't promote family attendance**
  - **Lap swimming and swim training.**



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# Cost to Repair

- **Repair & Bring To Compliance – (Provide approximately 10 years Life Span)**
  - **Replacement of filtration plant**
    - **Must accommodate 2,300 GPM to meet state minimum turnover (6) Hours**
    - **Backwash Tank to hold backwash and slowly pump to a sewer.**
    - **Use regenerative media systems.**
  - **Reduce Pool Depth**
  - **Replace Pool Perimeter Gutter**
  - **Replace Pool Main Drains, Buried Piping, and Install New Collector Tank**
  - **New 20,000 SF Pool Deck**
  - **Bath House Addition to accommodate legal bathing limits of 1,250 patrons.**

• **Estimated Project Cost – 5 Million**

**-10 years Life Span-**

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# Visioning for the Future

- **Multi Generational Pool that will provide inclusive play for all ages and abilities**
- **Provide a 500-patron one-time capacity. Likely to see about 1,200 to 1,500 patrons per day**
- **Engineer a 40+ year life span**
- **Reduce annual maintenance**
- **Reduce operational costs and staff requirements**
- **Engineer a Pool with multiple uses per SF**





# New Programs Incorporated

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New Pool - Concept

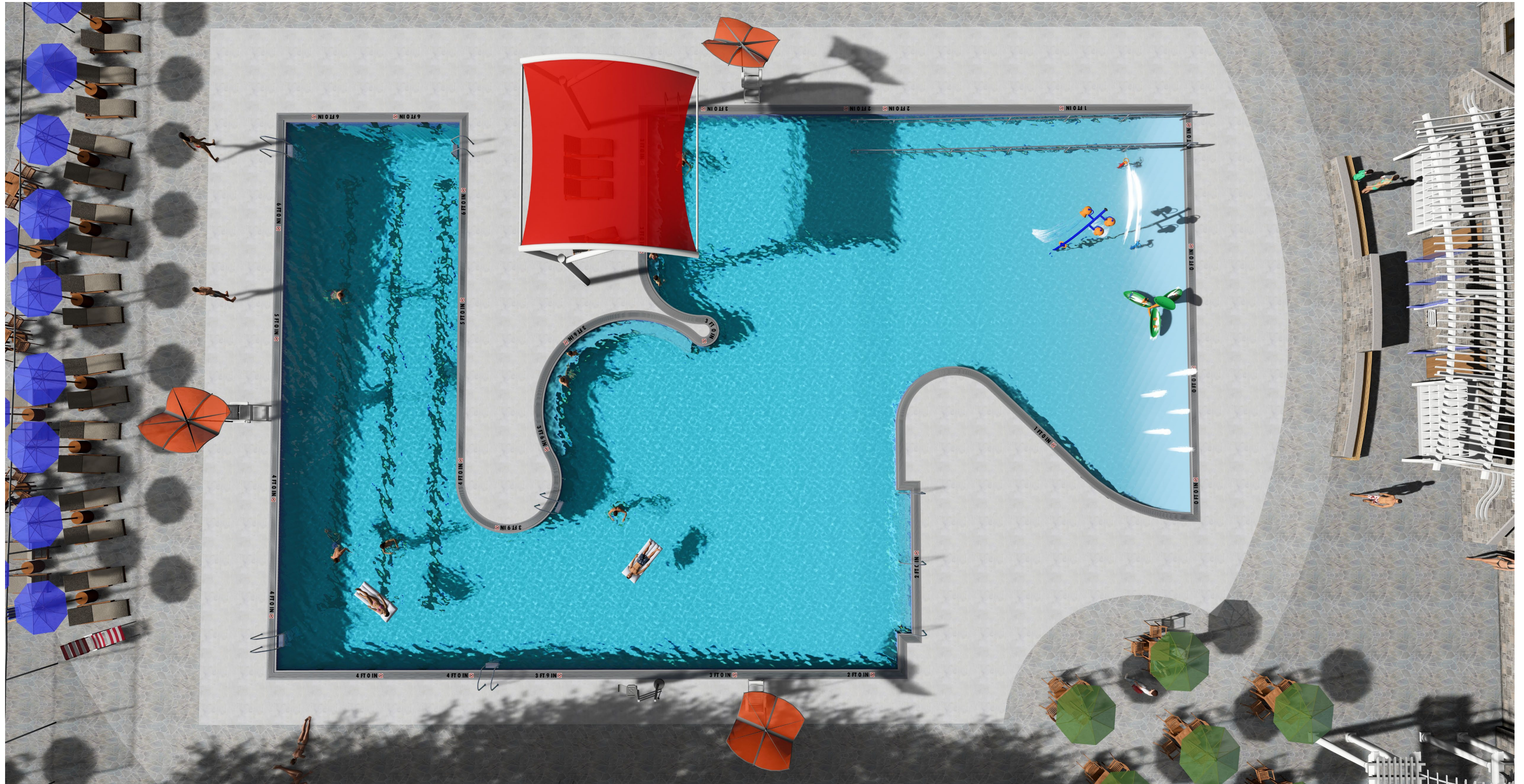
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Q & A

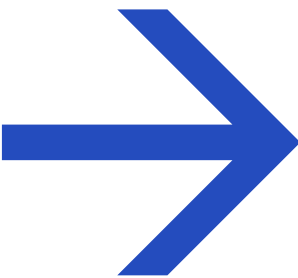
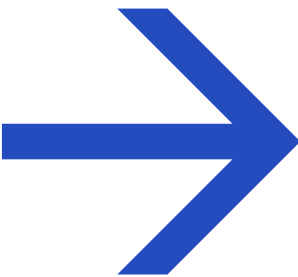
- **Zero Depth Entry**
  - **Toddler Area**
  - **Shallow Water Depth 0 – 2 FT.**
  - **Interactive Spray Features**
  - **Shaded Areas**
  - **Underwater Benches**
  - **ADA Accessibility**
  - **Variable water depths for Swim Lessons and Aerobics**
- **Lap Swimming**
- **Areas to allow for 10 – 14 y/o space for more active play while providing spaces for more calm and tranquil play for younger children.**
- **Areas for family gatherings.**
- **Project Budget 3 – 3.5 Mil**
- **40+ year lifespan**



# Programs Overview



Credit: Cranston Herald file photos



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# Existing Conditions

- No ADA accessibility
- Mechanical Systems Updates
- Plumbing Systems Replacement
- Exterior Masonry Repairs
- Roof Repairs
- Replace Lighting Interior / Exterior
- Finishes Updates / Replacement
- Materials Abatement
- Water Penetration
- Life Safety Updates
- Required Facility Increase for Patrons – Interior / Exterior



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# Existing Conditions Interiors



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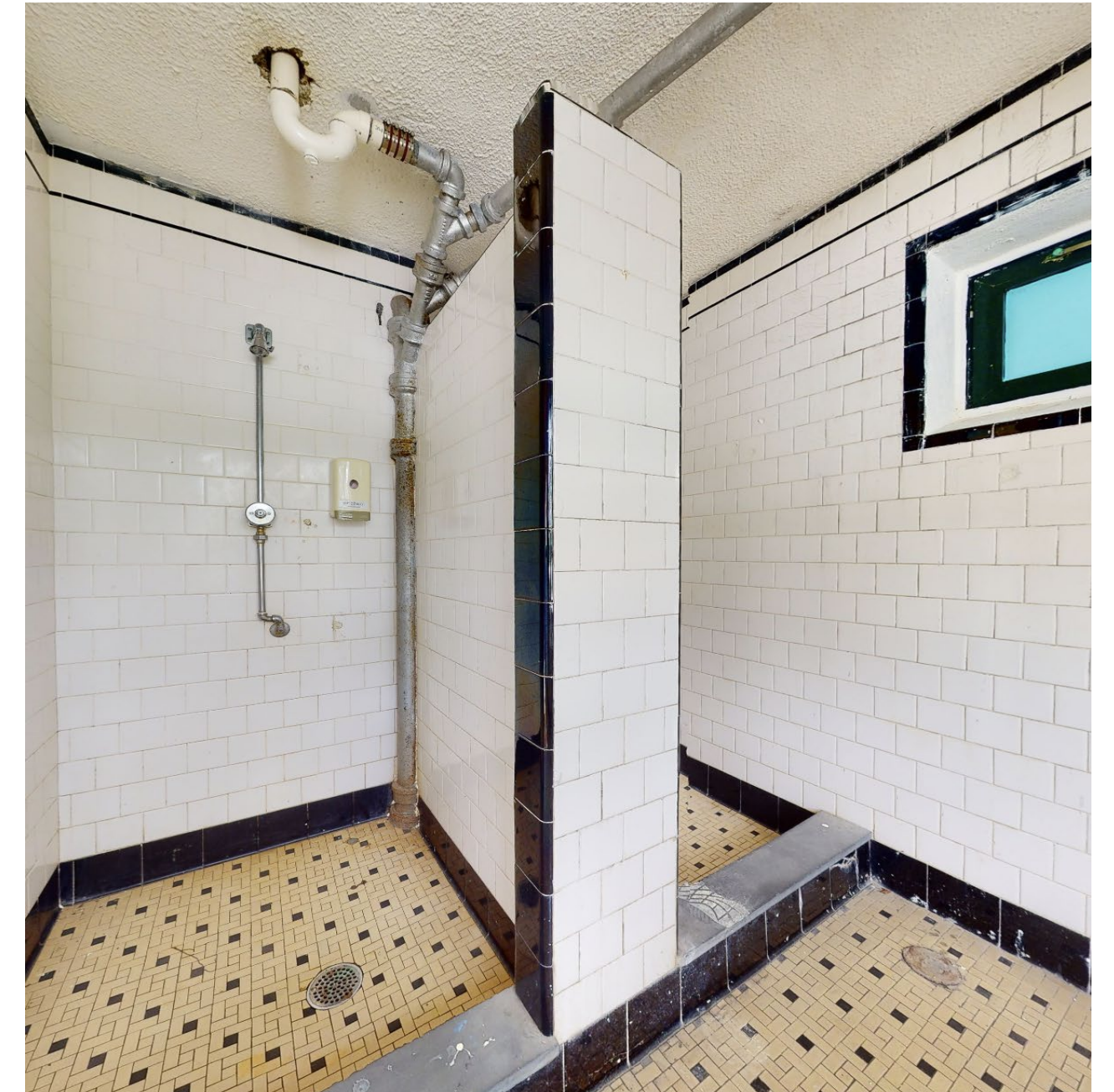
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# Existing Conditions Interiors



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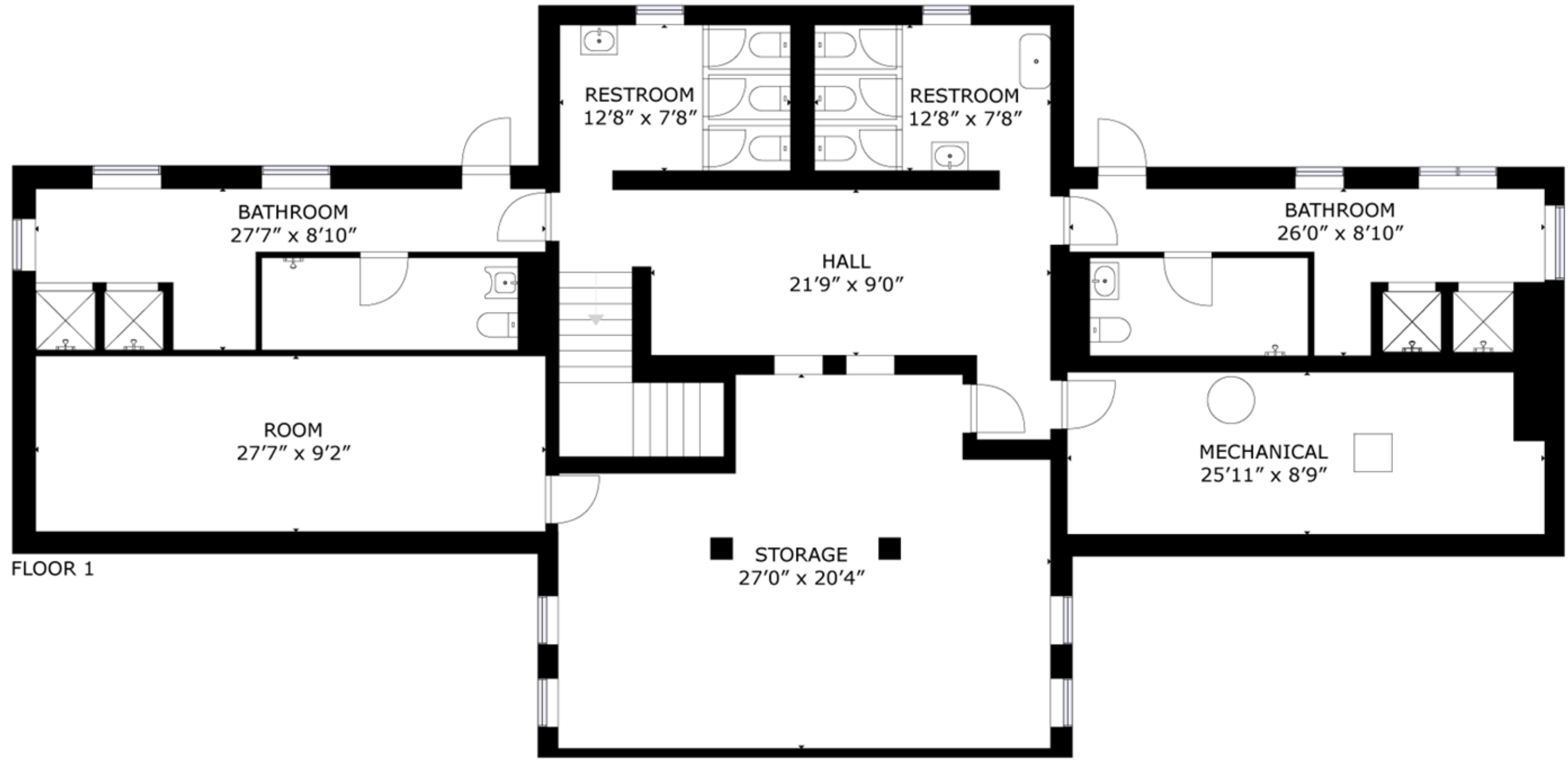
Q&A

# Existing Conditions Interiors



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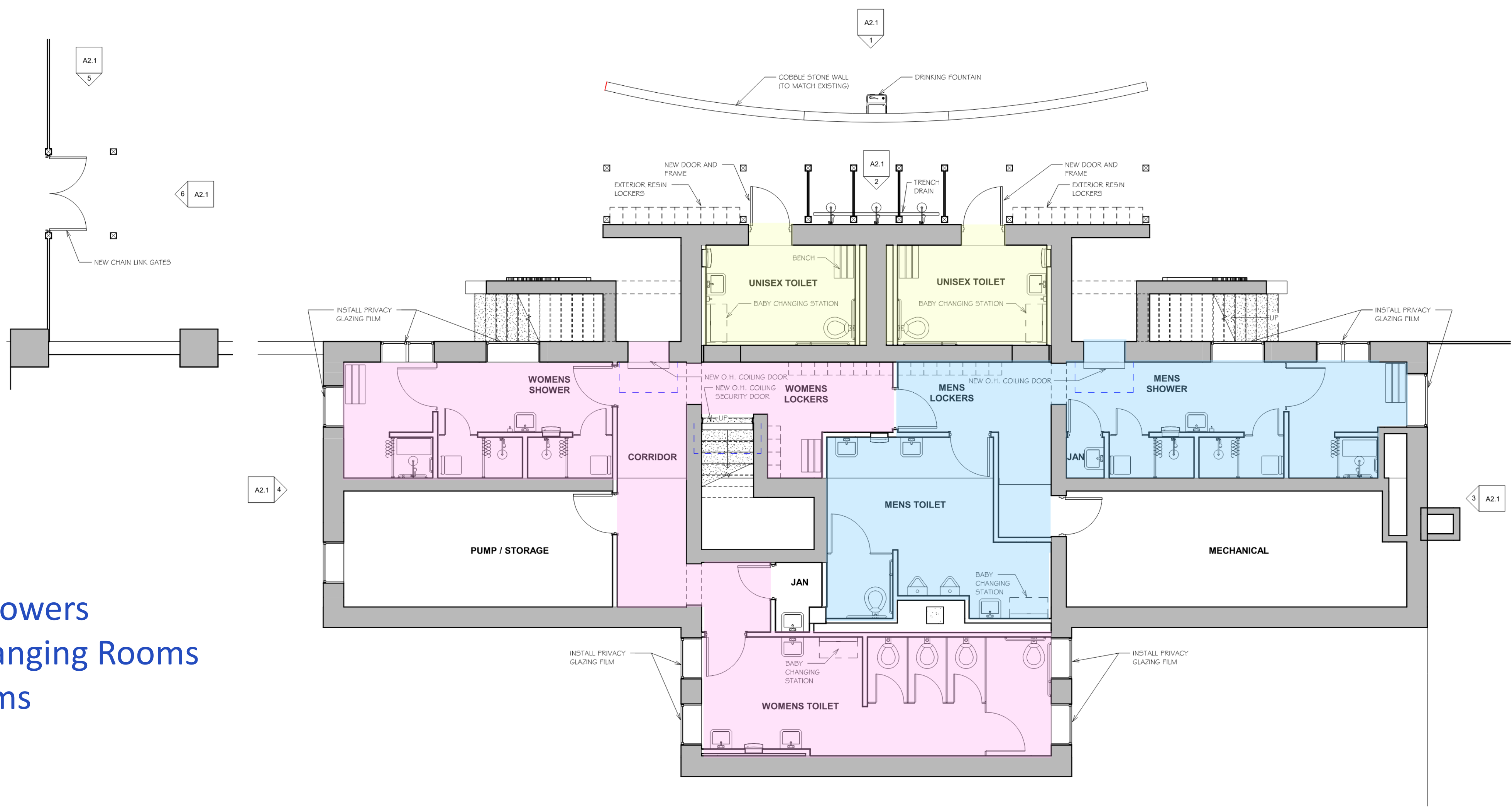




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# Bathhouse Concept Proposed

- Fully ADA compliant
- New Restrooms and Showers
- New Unisex Bath & Changing Rooms
- New Mechanical Systems
- Code Compliant



1 NEW - 1st FLOOR PLAN  
1/4" = 1'-0"



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# Bathhouse Concept Proposed





# Cost Comparison Existing vs New

## Cost to Repair Existing Pool

- **Est. Project Cost – 5 Million**  
*-10 years Life Span-*

## Cost of New Pool

- **Est. Project Cost – 3 / 3.5 Million**  
*-40+ years Life Span-*



# Questions



Thank You

