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# MORSES POND BEACH & BATHHOUSE IMPROVEMENTS

95% SUPPLEMENTAL FEASIBILITY STUDY REPORT: 01-29-2026



## AGENDA

- 1** Supplemental Feasibility Study Summary
- 2** Conceptual Site Plan
- 3** Conceptual Building Plan
- 4** Project Costs
- 5** Project Schedule
- 6** Next Steps
- 7** Questions and Comments



## SUPPLEMENTAL FEASIBILITY STUDY SUMMARY: PROJECT GOALS



The site is very much loved as it is, so a master plan tenet should include preserving and enhancing all that is great.



The bathhouse has outlived its practical and functional life and given the extent of repairs and upgrades required in order to bring the building into full code compliance and functionality, it is more cost effective and practical to demolish the existing building and create a new building.



The design shall improve universal access for site amenities, walkways and paths.



Designs should be simple and sustainable, and in keeping with the inherent historical, environmental, cultural, and social site character.



Through the establishment of meadows and native landscape plantings, wildlife habitat can be improved.



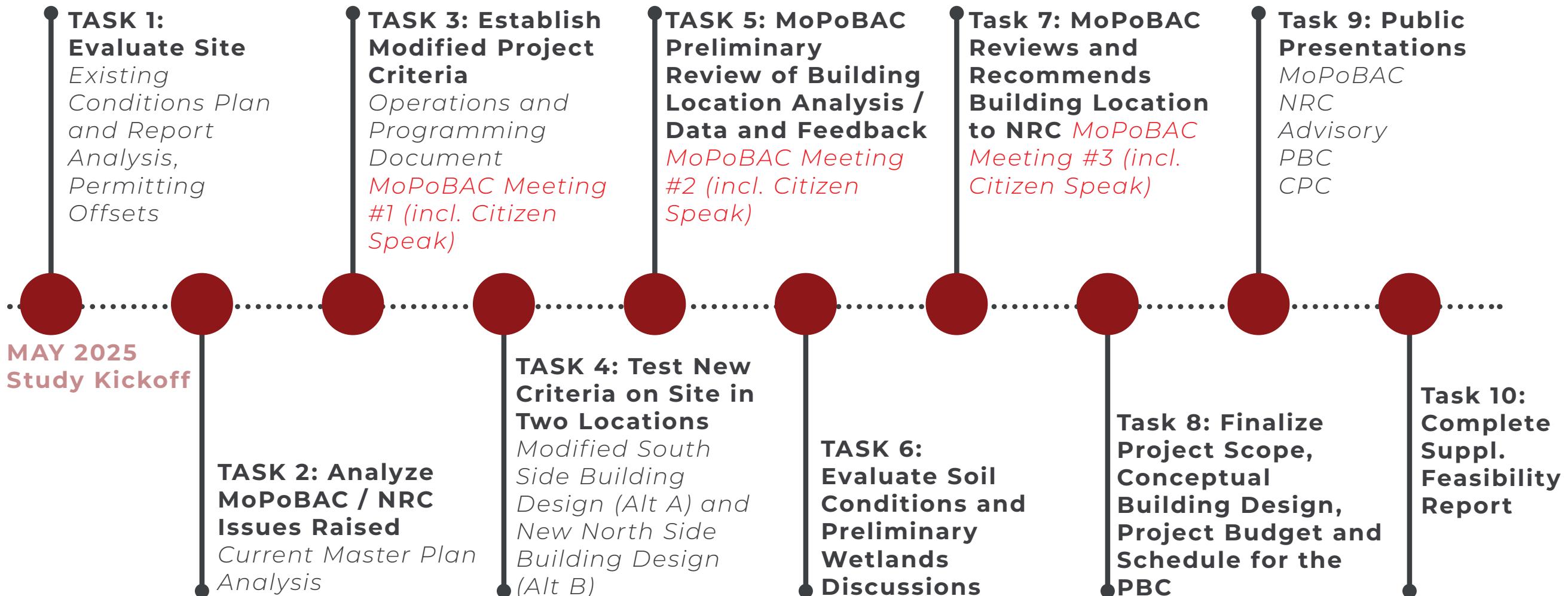
New building enhancements should be attractive, low-intensity, and supportive of neighborhood and town-wide use during the summer swimming season.



Improvements to Morses Pond Beach will be designed in a cost-effective and sustainable manner.



## SUPPLEMENTAL FEASIBILITY STUDY SUMMARY: PROJECT PROCESS



## SUPPLEMENTAL FEASIBILITY STUDY SUMMARY: KEY FINDINGS

The findings confirm that the proposed improvements can meet ADA and MAAB requirements, comply with applicable building and permitting regulations, and support the operational needs of the Recreation Department, while minimizing impacts to sensitive natural resources and preserving the character of Morses Pond.

The Supplemental Feasibility Study has addressed all the concerns and recommendations raised in the MoPoBAC Recommendations Report and NRC Morses Pond Design Memo referenced therein.

Environmental investigation findings as follows:

- The **tree assessment** informed building siting and circulation refinements that reduce tree removal and avoid impacts to higher-quality specimens.
- The **wildlife habitat evaluation** identified no rare or endangered species within the project area and confirmed that proposed improvements, combined with native plantings and meadow restoration, will not adversely affect existing habitat. It also identified what types of invasive species are currently on site and where they are located as a first step to invasive vegetation management recommendations.
- **Geotechnical borings** verified that subsurface conditions can support shallow foundations for the proposed buildings, with groundwater conditions understood and manageable, reducing construction risk.
- **Stormwater test pit results** demonstrated favorable soil conditions for infiltration and confirmed that the revised design can be implemented without increasing impervious cover or triggering a stormwater management report.
- The **Phase I Environmental Site Assessment** identified no recognized environmental conditions that would preclude construction.



## CONCEPTUAL SITE PLAN

- Pedestrian entrance to the north, with accessible parking/access located to the south closer to the building.
- Overall site disturbance and impervious surfacing reduced.
- Reduction in environmental impacts and tree removals
- Current use maintained (meets Article 97 requirements)
- Simplified site circulation by relying on existing paths and controlled access points, eliminating the need for new pedestrian paths within No Disturbance Zones.
- All pedestrian paths and amenities are fully accessible.
- Building maintains same character with a reduced footprint
- Building located further outside the wetland buffer zone and outside the 500-year floodplain.



## CONCEPTUAL BUILDING PLAN



## PROJECT COSTS

### Design/Bidding Phase Budget

	Master Plan Study	Supp. Feasibility Study
Architects & Engineers	\$682,900	\$632,900
Testing & Commissioning	\$85,000	\$65,000
General Supplies & Services	\$41,000	\$41,000
Contingencies	\$115,935	\$115,935
<b>Total</b>	<b>\$924,835</b>	<b>\$854,835</b>
<b>Delta</b>		- \$70,000

### Construction/Warranty Phase Budget

	Master Plan Study	Supp. Feasibility Study
Construction	\$6,319,032	\$6,187,526*
Professional Services & Testing	\$287,600	\$268,550
Owner's Clerk & Project Manager	\$313,600	\$270,000
General & Temporary Expenses	\$303,000	\$266,000
Contingencies	\$988,119	\$968,411
<b>Total</b>	<b>\$8,211,351</b>	<b>\$7,960,487</b>
<b>Delta</b>		- \$250,864

\*Includes Building cost (\$3,795,951), Site cost (\$2,241,575), the cost for site access road repairs (DPW), and existing bathhouse abatement.



## PROJECT SCHEDULE

- MARCH 2026 DESIGN PHASE KICKOFF
- MARCH 2026 - SEPTEMBER 2027 DESIGN & BIDDING
- OCTOBER 2027 STM VOTE FOR CONSTRUCTION FUNDS
- NOVEMBER 2027 CONSTRUCTION CONTRACT EXECUTION
- DECEMBER 2027 - JANUARY 2028 CONTRACTOR'S PROCUREMENT
- FEBRUARY 2028 - FEBRUARY 2029 ON-SITE CONSTRUCTION
- SUMMER 2029 MORSES POND OPENS TO THE PUBLIC



## NEXT STEPS

- JANUARY 23, 2026 95% DRAFT SUPPLEMENTAL FEASIBILITY REPORT SUBMITTED TO NRC AND MADE AVAILABLE TO OTHER COMMITTEES AND THE PUBLIC ON THEIR WEBSITE
- JANUARY 28, 2026 MOPOBAC REVIEWS 95% DRAFT REPORT
- JANUARY 29, 2026 PRESENTATION TO THE NRC. NRC CONFIRMS 95% DRAFT REPORT IS READY TO BE SHARED WITH THE PBC
- FEBRUARY 12, 2026 PBC COMMENTS ON REPORT AND REVIEWS WESTON & SAMPSON'S CONTRACT
- FEBRUARY 13, 2026 DEADLINE FOR NRC TO SUBMIT TO THE DESIGN TEAM & FMD ANY FINAL COMMENTS/EDITS TO THE REPORT
- FEBRUARY 16-20, 2026 W&S INCORPORATES ANY FINAL COMMENTS INTO THE REPORT
- FEBRUARY 24, 2026 NRC APPROVES THE PROJECT DEPICTED IN THE FINAL REPORT TO MOVE INTO DESIGN, AND ASSIGNS A PROJECT LIAISON.
- FEBRUARY 26, 2026 PBC APPROVES W&S CONTRACT
- FEBRUARY 27, 2026 DESIGN PHASE BEGINS



# QUESTIONS AND COMMENTS

