



## Edgewood Sports Complex

Ad Hoc Task Force Update

Rev. 4/6/20

*Photo courtesy of Google Earth. Paddle Tennis courts not shown.*

# Situation / History

- The town pool at Ballantine has one or two seasons of operations remaining before requiring major structural repairs.
- These pool repairs would require significant upgrades to the pool house as well, to bring the entire facility up to state building code as well as ADA compliance.
- While investigating the best course of action, the Edgewood Sports Complex in nearby Middlebury became available to purchase.
- The First Selectman has created an Ad Hoc Task Force to weigh the repair/replacement of Ballantine against the purchase of Edgewood as a new Town Pool, **beginning in 2021.**



# Clarification: Town Pool




**BALLANTINE WILL BE THE TOWN POOL IN 2020**

**EDGEWOOD, IF APPROVED AND PURCHASED,  
WOULD BE THE TOWN POOL IN 2021**





# Decision Process

	 <b>AD HOC TASK FORCE</b>	 <b>BOARD OF FINANCE</b>	 <b>BOARD OF SELECTMEN</b>
<b>TASK</b>	Is Edgewood an appropriate option to replace the current Town pool, and does the financial impact justify the purchase?	Decide whether to include the Edgewood purchase in the budget.	Determine the feasibility of a referendum and vote to authorize the purchase.
<b>KEY DATES</b>	April 16 — Submit Final Recommendation	April 20 — Joint meeting of BoF and BoS	July — Referendum if possible



# Purpose of the Ad Hoc Task Force

First Selectman Jeff Manville tasked the Ad Hoc Committee to report back on the following:

- Is this purchase an appropriate option to replace the current Town pool?
- Does the financial impact justify the purchase?
- Recommend any engineering studies and inspections as to determine the condition of the Edgewood facility.
- Suggest any additional actions as necessary to achieve thorough due diligence.

## TASK FORCE MEMBERS

**George Bertram**  
*Board of Selectman*

**Dan Colton**  
*Finance Director*

**Charlie Rosa**  
*Parks & Rec Commissioner*

**Tom Connor**  
*Board of Finance*

**Tom Marks**  
*Strategic Plan Commission*

The Task Force worked closely with:  
**Jeff Manville, John Michaels** (BoF Chair) and **Hugh Sullivan** (architect)



# Top 5 Edgewood Considerations

1. Deterioration of Ballantine
2. Premium Facilities at Edgewood
3. Populations Served
4. No Tax Increase or Bonding
5. Impact of Not Purchasing Edgewood



# 1

## Deterioration of Ballantine Pool

Several factors have driven the discussion about the future of Ballantine pool:

- Ballantine pool is 50 years old and has one or two seasons remaining.
- Concrete and steel support deterioration requires significant reconstruction.
- Security concerns with access control.
- Inadequate parking (62 spaces).
- ADA requirements include working lift chairs (currently out of service) or a sloped-entry/ramp.



# Necessary Upgrades Of The Bath House

Any work done to the pool would require bringing the bath house up to code, including:

- Full ADA accessibility and compliance.
- Recalculation of plumbing features based on "assembly space" of pool, decking and building.
- Expansion of footprint from 1,640 sq. ft. to approximately 3000 sq. ft.
- Larger septic system.
- More van accessible handicap spots.





# Cost Analysis to Replace Ballantine Pool

Report from Bennett Sullivan Associates Inc. based on analysis expert estimates:

**Scott Pools • J&J Pools • Weston & Sampson  
Drakeley Pools • Greater Waterbury YMCA**

Pool Replacement (Pool, Decking, Electric, Lighting)	<b>\$2,529,000</b>
Renovations to Bath House for ADA (Expand to 3000 SF)	<b>\$825,000</b>
Site Work (Septic, Well, Parking, Landscaping)	<b>\$325,000</b>
<b>TOTAL</b>	<b>\$3,729,000</b>

*Analysis includes \$250k of contingency*



# Uncertainty in Cost Analysis

## Based on Present Day Costs

Building costs rise over time; the most inexpensive time to build is today.

## Based on Present Day Code

Code book expands over time, it's impossible to account for future requirements.

## Cost Variance

We received a wide variance of estimates on the pool cost. We have confidence in the Sullivan analysis, especially the pool house, but the range suggests uncertainty.

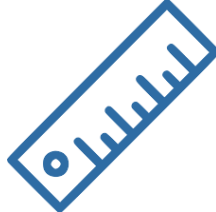




## Loss of Season

Depending on when the project begins, and the agreed timeline, the Town may be without a pool for one or two seasons.



# 2

## Premium Pool Facility at Edgewood



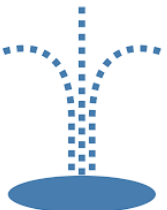


	 Pool Area SF	 Swimming Weeks	 Parking Spaces	 Decking SF	 Pool House SF
<b>EDGEWOOD</b>	4,914 <sup>†</sup>	18	159	14,250*	5,312
<b>BALLANTINE</b>	4,604	14	62	6,400	1,640

<sup>†</sup> Edgewood has six 25-yard swim lanes  
 Ballantine has six 25-meter swim lanes

\* Includes adjacent patio outside pool  
 fencing measuring 1800 square feet



# Premium Pool Facility at Edgewood

	 Lighting	 Heated	 H2O Feature	 Zero Entry	 ADA Comp.
<b>EDGEWOOD</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
<b>BALLANTINE</b>	*				

*\* Lighting at Ballantine is non-functioning and not code compliant. Will need to be redone.*





# Additional Facilities Include

- 6 USTA-Grade Tennis Courts
- 2 Paddle Tennis Courts
- Regulation Basketball Court
- 3,500 Sq. Ft. Play Scape
- Beach Volleyball Court
- Commercial Kitchen w/ Liquor License
- 800 Sq. Ft. Gym Space with Equipment



# 3

## Southbury Population Served



### Summer Swim Families

A larger, new swimming pool  
Lap swimming for adults and triathletes



### Senior Swimmers

Zero entry pool and working lifts



### Sharks Swim Team

A 6-lane, 25 yard pool for competitions



# Southbury Population Served



## Parks and Rec Summer Camp

Camp currently uses Ballantine for after camp and buses to the pool. Edgewood would eliminate busing from Long Meadow School.



## Pomperaug High School Tennis Team

Eliminates a \$1mm court reconstruction at High School



## Recreational Tennis and Pickleball

Pickleball is a fast growing sport, especially with senior population



# Southbury Population Served



## Beginner Swim Lessons

Learning how to swim is a critical skill



## Recreational Basketball

Community House basketball courts are at capacity on nice days



## Paddle Tennis Players

Edgewood features the only Paddle Tennis courts in the surrounding towns of Middlebury, Woodbury, Newtown, Naugatuck or Waterbury





# 4

## Financial Highlights

### No Tax Increase or Bonding Required

Purchase will be funded with cash reserves and maintenance reserves.

### Self-Sustaining Operating Model

Edgewood would be self-sustaining operation vs. a \$90k/annual deficit at Ballantine.

### Long Term Maintenance

Pro forma includes allocation of a revenue fund for long term maintenance and repair.

### Nominal Fee Increase

Town pool family fees will increase nominally, from \$320 to a target of \$350.



# Financial Impact Analysis Overview

	Current Ballantine	Proposed Edgewood
<b>Total Revenues:</b>		
Southbury Residents	\$ 65,764	\$ 124,460
Non-Residents	6,182	128,000
Tennis & Other		60,250
Total Revenue	<u>\$ 71,946</u>	<u>\$ 312,710</u>
<b>Expenditures:</b>		
Labor	124,415	95,371
Operating	19,634	82,495
Tennis	-	5,508
Maintenance	17,940	44,791
Sewer Fees	-	18,340
Middlebury Property Taxes	-	35,435
Total Expenditures***	<u>\$ 161,990</u>	<u>\$ 281,939</u>
Excess Revenue Over (Under) Expenditures	<u>\$ (90,044)</u>	<u>\$ 30,771</u> **

\*\* Excess revenue will be rolled into fund balance for future purposes

\*\*\* Based on 2019 actual expenditures



# 5

## Impact of Not Purchasing Edgewood

If we were to pass on the Edgewood property, the town should be aware of the following considerations:

- Will another municipality purchase the property? We have been told another municipality that borders Middlebury is interested if the property becomes available.
- Will the new buyer be sensitive to our elementary school across the street? Currently the site is used as over-flow parking. Will a new owner be as accommodating?
- Can we find an alternative site for the PHS tennis teams? Court replacement estimate at PHS is \$1mm.



# Pomperaug High School Tennis Courts



The tennis courts at Pomperaug High School are no longer in playable condition. The cost to repair the courts is estimated at \$1,000,000, of which Southbury would be responsible for 67%

The tennis teams have been playing at the Edgewood tennis courts for the past two seasons.

Region 15 will continue to “rent” the courts for the high school teams, to avoid a costly renovation. There are additional schools looking to rent the courts as well.



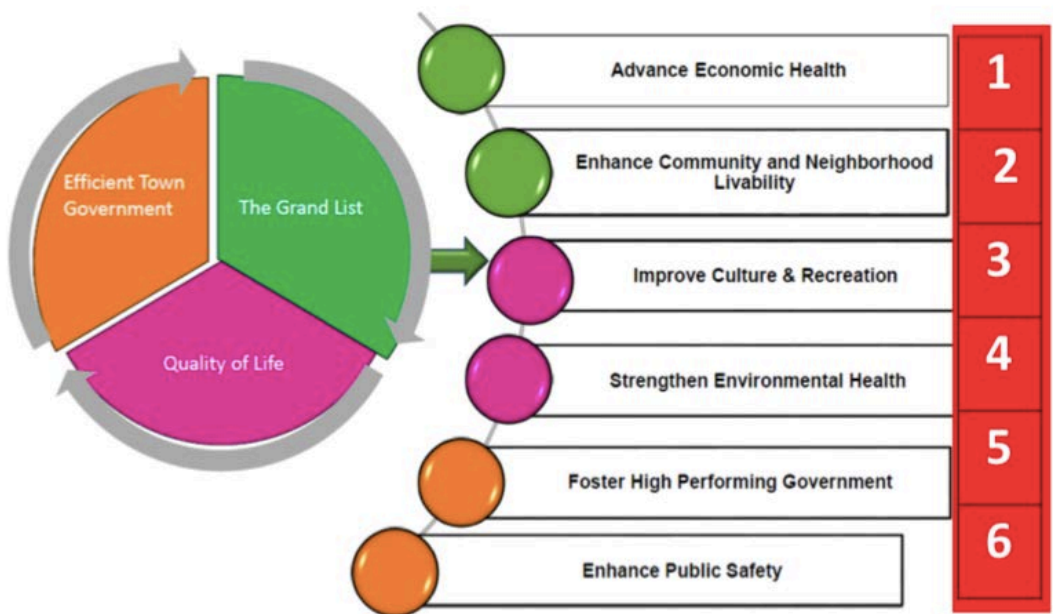


1. Why Invest in a Pool?
2. Why Invest in Property in Middlebury?
3. Why Not Repair Ballantine Pool?
4. What Will Happen to Ballantine Park?
5. What's In the Inspection Report?

# QUESTIONS

# Why Invest in a Pool?

## Southbury's 6 Strategic Pillars



In 2018, the town of Southbury adopted its first Strategic Plan, as required by the Town Charter, for the purpose of setting the priorities for town governance and responsible and sustainable town growth.

A 2018 community survey indicates that 73.8% of residents *place a high value on the recreational and cultural opportunities in Southbury and believe that Southbury should continue to invest in them.*

Maintaining a public swimming pool would clearly be a priority based on the goals laid out in the Town's Strategic Plan.

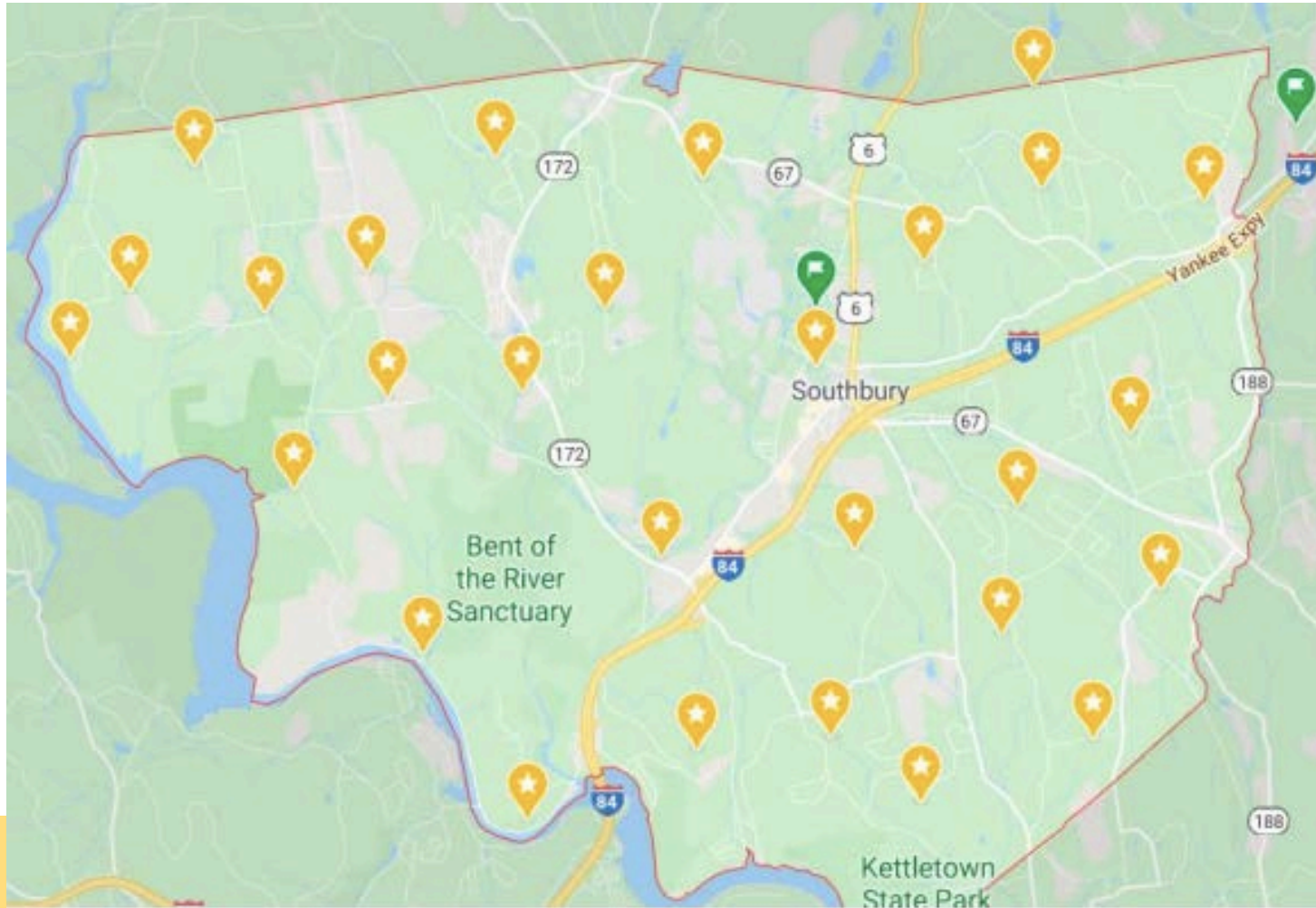


# Why Invest in a Pool?

- Having a pool was and is a source of pride for the Town, and separates us from neighboring towns that don't have a public pool.
- Learning to swim is an essential skill that prevents drownings. Having a first-rate Town pool with active programs facilitates this learning.
- Having a Town pool keeps Southbury desirable for young families.



# Why Purchase Property in Middlebury?



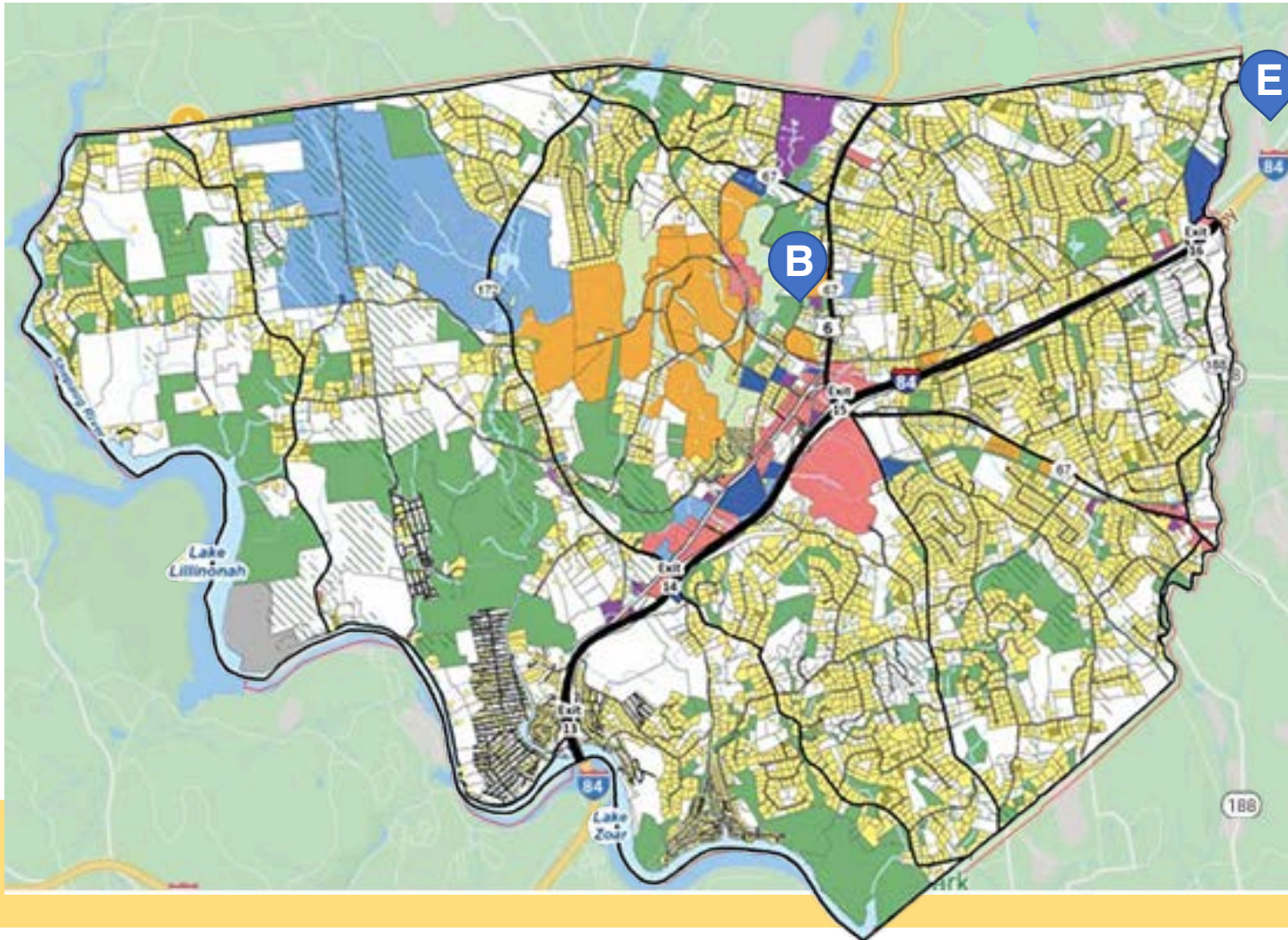
Despite being located in Middlebury, the property is .6 miles over the town line, and would add **4 minutes, 22 sec** to drive time\*

*\*Based on an average of 30 randomly selected addresses. Locations listed in appendix.*





# Why Purchase Property in Middlebury?



Southbury has 4,996 single family homes

Approximately 65% of those residences are East of Main Street North / Route 6.

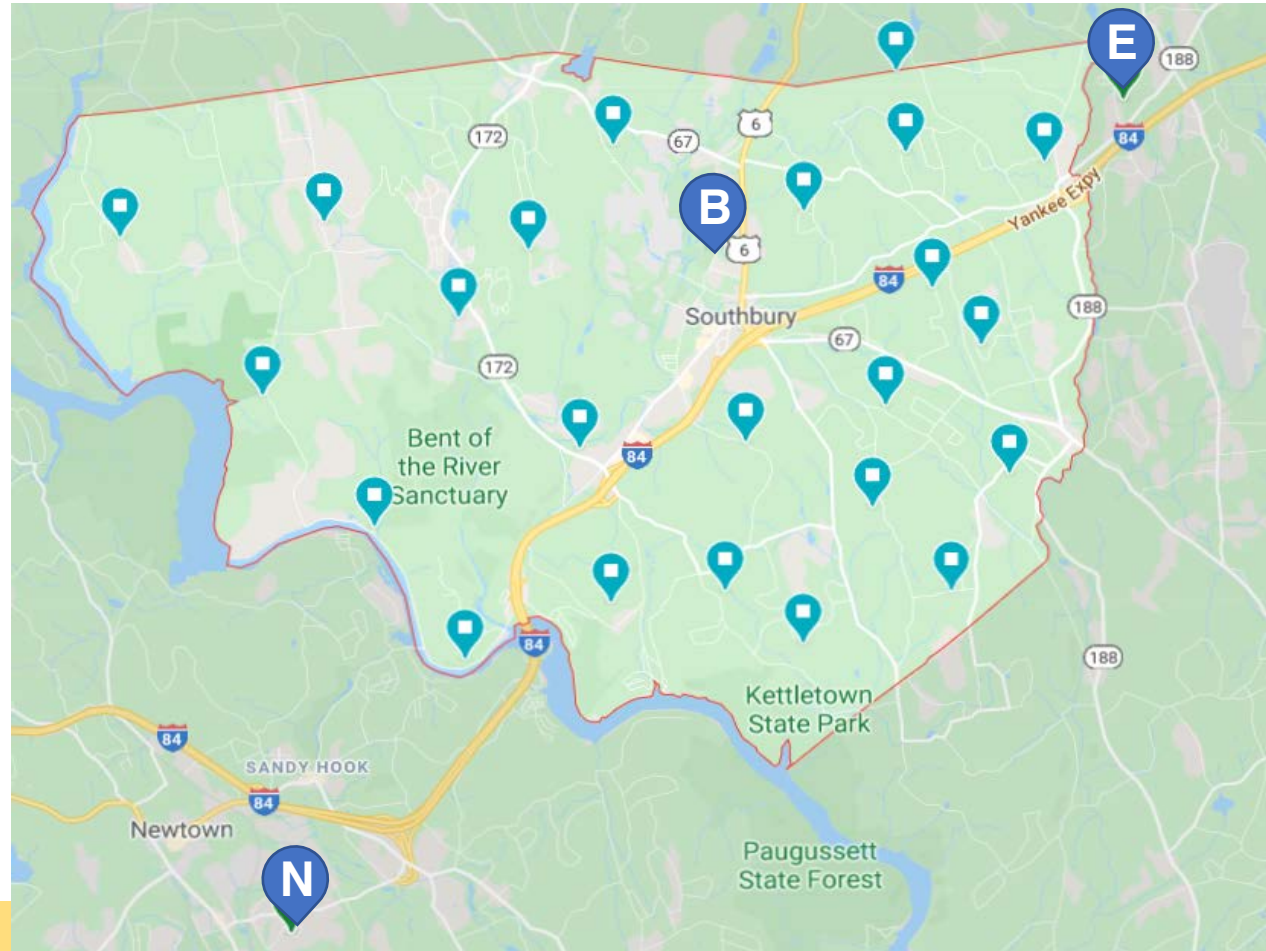


EDGEWOOD — 25

**NEW 4/6**



# Why Purchase Property in Middlebury?



When the map is redistributed to the most populated areas, the drive time difference from Ballantine to Edgewood is under two minutes (1:58).

Newtown Community Center is a 4:35 longer drive on average.



# Why Not Repair Ballantine Pool?

The Weston & Sampson engineering report project it would cost almost as much to repair the pool as to build a new one. This has been confirmed by several pool experts as well.



# The Future of Ballantine Pool


The Task Force believes the town should remain committed to maintaining and enhancing Ballantine Park going forward, including the pool area. Therefore, the Task Force will be adding a condition to our recommendation that a new Task Force be formed to investigate how to best utilize Ballantine.

In the opinion of Hugh Sullivan, of Bennett Sullivan Associates, Inc., it would cost approximately \$50k to demolish and fill the pool at Ballantine.



# Interpretation of Inspection Report

- Noted items were normal wear and tear.
- Seller has agreed to make repairs.
- A second inspection will be done to make sure repairs are made as required.
- A pool inspection will be performed when the pool is open.

**National Property Inspections of Southern CT DBA  
National Property Inspections**

Edgewood Bath & Tennis, 100 North Benson Road, Middlebury, CT, 06762

April 4, 2020

Town of Southbury,

My name is Giuseppe Volpato (License # HOI 0000878) of National Property Inspections and I performed the commercial building inspection on the property located at 100 North Benson Road in Middlebury, CT. The intent of the inspection is to assess the physical condition and integrity of the property with a report that documents each and every concern, whether mechanical or safety related, which was present on site at that time.

What that report does not contain, nor is it intended to, is the conversation which I had with Mr. Bertram and the other representatives from the Town of Southbury after the inspection. We discussed the very high level of craftsmanship which was executed in the construction of the facility. We discussed the fact that the number of "concerns" listed in the report is actually minimal considering the size of the facility, its age, the number of people who utilize it and the fact that none of the faults listed is difficult or costly to address. Most importantly, we all agreed that construction cost would be at least 4-5 times the purchase price to build such a facility at this time and that said purchase price is therefore quite reasonable.

Sincerely,

Giuseppe Volpato

**National Property Inspections**  
11 Nelson Street  
New Haven, CT 06512-3954  
[volpato@npiinspect.com](mailto:volpato@npiinspect.com)  
203-871-7214

Inspection Date: 03/05/2020	Inspector: Giuseppe Volpato Inspector Phone: 203-871-7214	Email: <a href="mailto:volpato@npiinspect.com">volpato@npiinspect.com</a> HOI0000878
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# Due Diligence Activities of the Task Force

- Site visit with Susie Jones, owner
- Site visit with Jim O'Rourke of Waterbury YMCA
- Meeting with Scott Pools, who built Ballantine
- Call with Paul Bette, State Building Inspector
- Building inspection and report
- Meeting with Newtown Community Center
- Financial impact analysis
- Review of courts with R.S. Site and Sports
- Discussion of engineering report with Weston & Sampson.
- Site visit with Bill Drakeley, whose firm built Edgewood pool
- Site visit with Mark Lancor of DYMAR, who did site engineering plans for Edgewood
- Meeting with Hugh Sullivan to discuss Ballantine compliance upgrades.



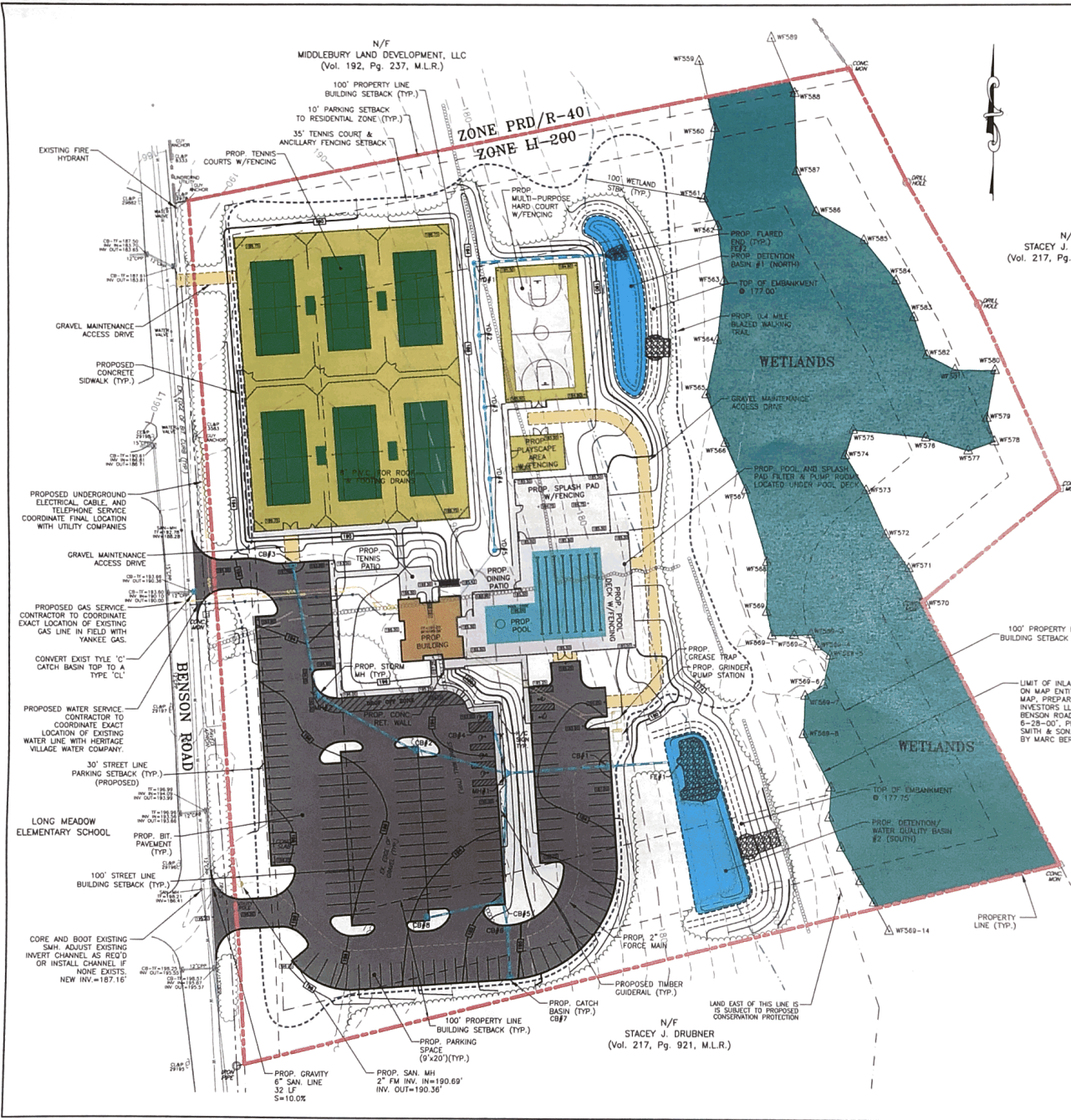


1. Maintain the Property in Peak Condition
2. Maintain Existing Programming
3. Keep Fees Affordable and Sustainable
4. Consider Options for Future Improvement

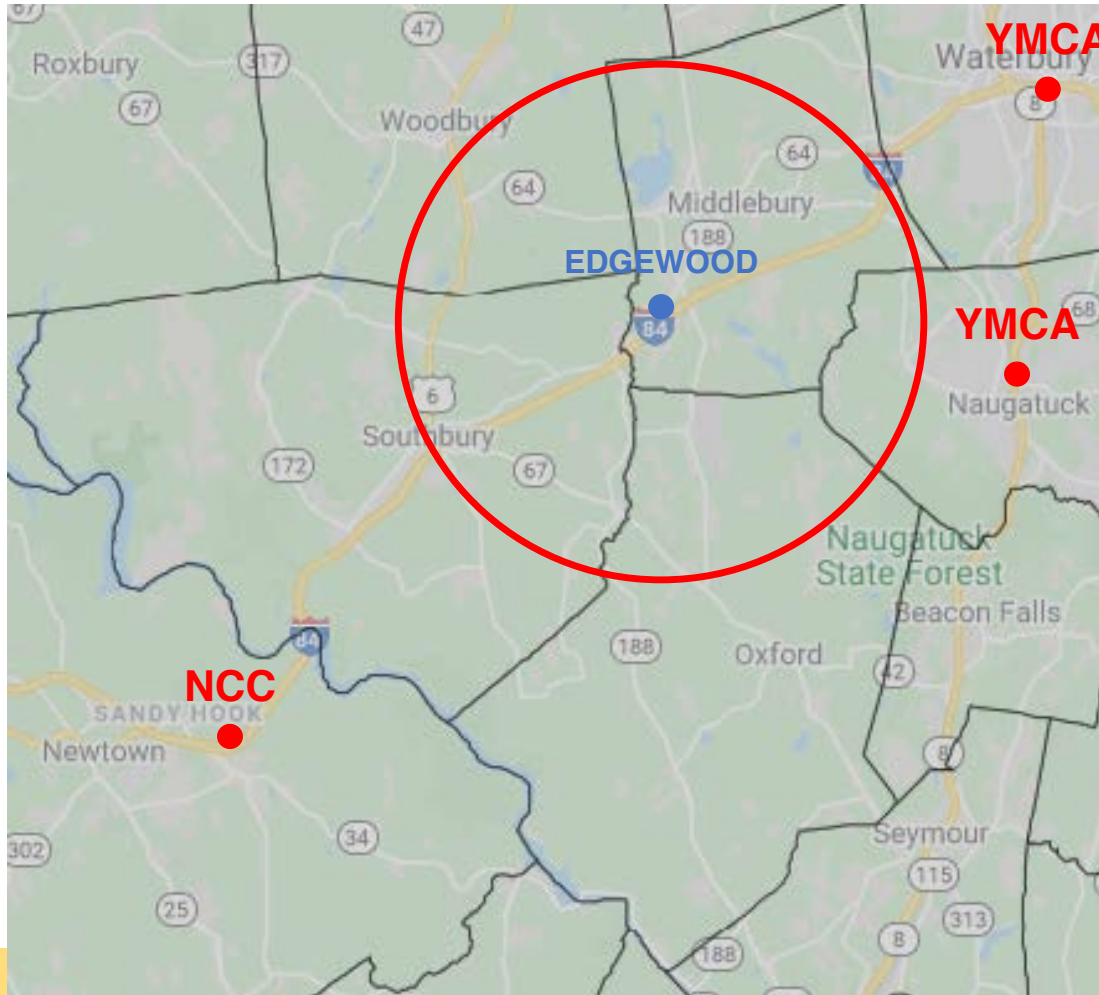
# GOALS

# Future Development

Future development will be limited by wetlands on the property, however there is room for expansion in front of the clubhouse.



# Possible Regional Community Center Location



Edgewood is positioned between several communities, which would making it an ideal location for a future regional community center, should we explore that option.

There are no other regional community centers with a five mile radius (shown in red).





# Timeline of the Edgewood Purchase

**April 1, 6, 13**

The Edgewood Ad Hoc Task Force presents their initial findings at informational town meetings.

**April 16**

Edgewood Ad Hoc Task Force formally submits report.

**April 20**

Joint meeting of Board of Selectmen and Board of Finance to consider the Edgewood recommendation and vote.

**June/July**

If possible, we will try to schedule an open house at Edgewood.

**June 30**

Final decision date for referendum if possible, for mid-July.

**July 31**

Option to purchase Edgewood Bath and Tennis Club expires.

**120 Days**

Closing date is 120 days of the option date exercise.



# Total Cost Summary of Edgewood

Purchase Price                      **\$2,000,000**

Closing Costs                      **\$40,000**

Court Resurfacing                      **\$50,000**

Contingency                      **\$25,000**

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**TOTAL COST                      \$2,115,000**





# Recommendation of the Task Force

The Edgewood Ad Hoc Task Force finds the Edgewood Bath and Tennis club to be a fiscally responsible and appropriate option to replace the current town pool at Ballantine. As such, **we recommend exercising the Town's option to purchase** with the following provisions:

- The town obtains a pool inspection report once the pool is open for the season.
- The Task Force remain in place to explore and recommend facility management options.
- The Task Force remain in place to explore community center options and improvements.
- A new Task Force be formed to explore future opportunities at Ballantine Park



# Resources Available on Website

Please visit [southbury-ct.gov/edgewood](https://southbury-ct.gov/edgewood) to access the following resources:

- Financial Impact Analysis
- Frequently Asked Questions
- DYMAR Engineering Site Plan for Edgewood
- Weston & Sampson Engineering Report on Ballantine Pool
- Inspection Report of Edgewood
- Bennett Sullivan Associates Inc. Analysis
- This Presentation



# Questions?



Please submit questions on:

[southbury-ct.org/edgewood](https://southbury-ct.org/edgewood)

# APPENDIX

- I. Lifetime of Edgewood Pool
- II. Summary of Estimates
- III. Drive Time Location Listing
- IV. Ballantine Pool House Reqs



# Lifetime of Edgewood Pool

There is a general consensus among the pool contractors and experts we've spoken to that suggest the average lifetime of a commercial pool is 50 years, and a well built pool could last over 80 years.

In speaking with pool inspectors, two individuals were impressed when they learned that Drakeley built the Edgewood pool. One of them was quoted as saying that Drakeley pools are "rock solid."

William Drakeley is the first and only pool builder to sit as a Voting Member of the American Concrete Institute's (ACI) Committee 506 Shotcrete. Bill is also the former President of the American Shotcrete Association (ASA), the Chairman of the ASA's Pool and Recreational Shotcrete Committee, and Chairman of the ACI's Subcommittee 506-0H Pool Shotcrete.





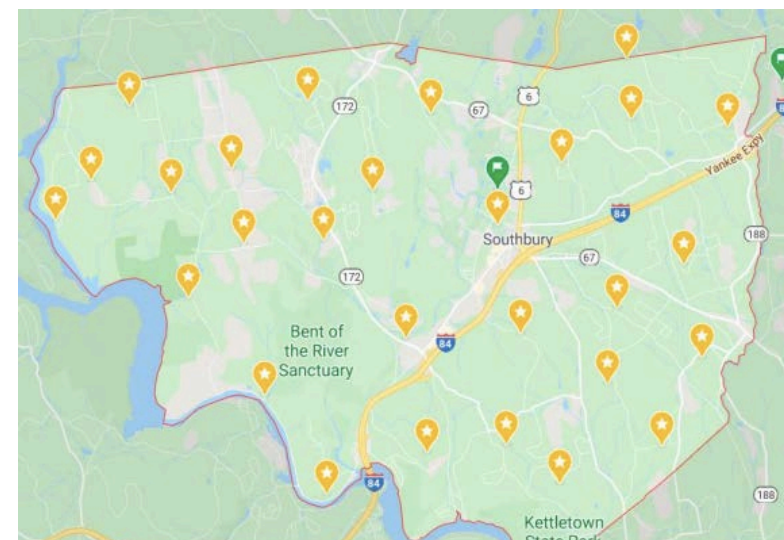
# Summary of Estimates

	Current Ballantine	COMPANY A	COMPANY B	COMPANY B 2nd Estimate	COMPANY C Renovation	COMPANY C Reconstruction	Bennett Sullivan Estimate	Edgewood
Pool Square Footage	4,590 sf	3,375 sf	4,159 sf	5,150 sf	4,500 sf	5,000 sf	5,000 sf	4,914 sf
Bath House Square Footage	1640 sf	3000 sf	3000 sf	3000 sf	3000 sf	3000 sf	3000 sf	5,000 sf
Pool Cost Estimate		\$1,130,500	\$1,380,000	\$1,490,000			\$2,529,000	
Sitework		\$375,000	\$375,000	\$375,000			\$375,000	
Bath House		\$825,000	\$825,000	\$825,000			\$825,000	
<b>Total Cost</b>		<b>\$2,330,500</b>	<b>\$2,580,000</b>	<b>\$2,690,000</b>	<b>\$2,900,625</b>	<b>\$4,651,641</b>	<b>\$3,729,000</b>	<b>\$2,115,000</b>



# Drive Time Locations

Address	Ballantine Pool		Edgewood Pool		Difference (E-B)	
	Distance (mi)	Time (min)	Distance (mi)	Time (min)	Distance (mi)	Time (min)
623 W Purchase Rd	7.7	16	12.2	19	4.5	3
770 Spruce Brook Rd	6.6	12	10.4	15	3.8	3
23 Little York Rd	6.3	14	10.9	20	4.6	6
84 Coughlin Dr	4.2	10	8.7	13	4.5	3
434 Heritage Village	4.1	9	6.7	14	2.6	5
355 Housatonic Trail	4.5	11	9.1	14	4.6	3
198 S Britain Rd	2.5	6	7	9	4.5	3
101 Royal Coach Ln	4.3	10	8.3	12	4	2
254 Bates Rock Rd	2.5	5	5.6	11	3.1	6
11 Nod Hill Rd	4	9	7.9	11	3.9	2
460 Peter Rd	2.1	6	5.7	12	3.6	6
65 Shane Dr	5.1	12	9.1	13	4	1
77 Murphy Ln	3.2	8	5.2	10	2	2
507 Jeremy Swamp Rd	2.4	6	4.7	9	2.3	3
42 West Purchase Rd	7.5	13	11.1	17	3.6	4
201 Beecher Dr	2.9	6	2.7	5	-0.2	-1
110 Beacon Hill Dr	4.2	9	3	6	-1.2	-3
282 Luther Dr	4.8	10	3.5	7	-1.3	-3
233 Hulls Hill Rd	3.8	9	4.2	8	0.4	-1
516 Burr Rd	4.6	10	5.6	10	1	0
33 Old Oakwood Dr	4.6	9	1.6	3	-3	-6
266 Hinman Ln	2.1	5	3.6	7	1.5	2
17 South Flat Hill Rd	6.1	13	10.7	16	4.6	3
482 Tepi Drive	9.9	19	13.5	22	3.6	3
30 West Flat Hill Rd	5.1	11	9.7	14	4.6	3
255 flag swamp Rd	4.5	8	7.5	13	3	5
60 Turril Brook Dr	8.4	15	12.2	22	3.8	7
Totals	128	271	200	332	72	61
Average	9.14	19.36	14.31	23.71	5.17	4.36



# State Building Inspector Requirements

On March 9<sup>th</sup>, State Building Inspector Paul Bette told Mr. Bertram that “we would be required to provide ‘accessibility’ in the pool house if we redo the pool at Ballantine. He was quite clear about it. If we don't have handicapped accessibility in the pool house, then we'd have to provide it during any remodeling.

We may have to rebuild the pool house to obtain the State's approval. Based on a read of the Weston Samson report on Ballantine, the town complies with handicapped accessibility requirements by letting wheelchairs enter the pool deck through a staff/first aid entryway. I don't know if that is faithful compliance with ADA or not.”



# Weston & Sampson Report on Pool House

## 4.12 – Existing Challenges

Due to the layout and configuration of the locker rooms, patrons are not lead past the showers prior to entering onto the deck and can skip showering. When patrons skip the showers, oils and dirt are then brought into the pool. This results in the filtration system working harder to clean the pool, putting extra loads on the system.

Another challenge is that with the current configuration a handicap person in a wheel chair cannot easily make their way through the maze of the locker room. Many of the pathways are too narrow for a wheelchair to fit through or turn in. To avoid any complications the Town allows ADA access onto the pool deck through the staff/first aid entryway. The patron can then enter the locker room from the pool deck entrance. **Refer to Figure 12.**

The facility is also challenged with having to open after sunrise and close at sunset. There are outdoor lights at the facility but they no longer work. With no working outdoor lights the facility can only operate when the sun light allows, restricting the overall use and programs that could be offered.

