

Sewataro Summer of 2022



Resident Access Enhancement Alternatives

Proposed Alternatives:

1. Resident Swimming (a **or** b)
 - a. Semi-Public Beach with one Pool available for guests with physical limitations.
 - b. Four Pools

OR

2. Phase One ADA Compliance Upgrades

*** While the options proposed herein are all outside the scope of the existing contract between The Town of Sudbury and Camp Sewataro, we are happy to work with the town to open up more opportunities for resident use. Each of these options, however, requires a substantial investment of financial and operational resources, and would require us to move quite quickly in order to consult with the appropriate authorities, to formally engage with Engineers and Contractors, and to obtain bids where appropriate. The feasibility of implementation for summer of 2022, therefore, hinges on a prompt commitment and a timely renewal of our current agreement.*

2022 Swim Calendar

June, 2022						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July, 2022						
SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	28	30
31						

August, 2022						
SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September, 2022						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Sounds of Summer at Sewataro Kick-Off Event
Resident Swim 9am-12pm & 1pm-4pm
Property Closed for Camp Training/Open House

Swimming & Staffing Logistics

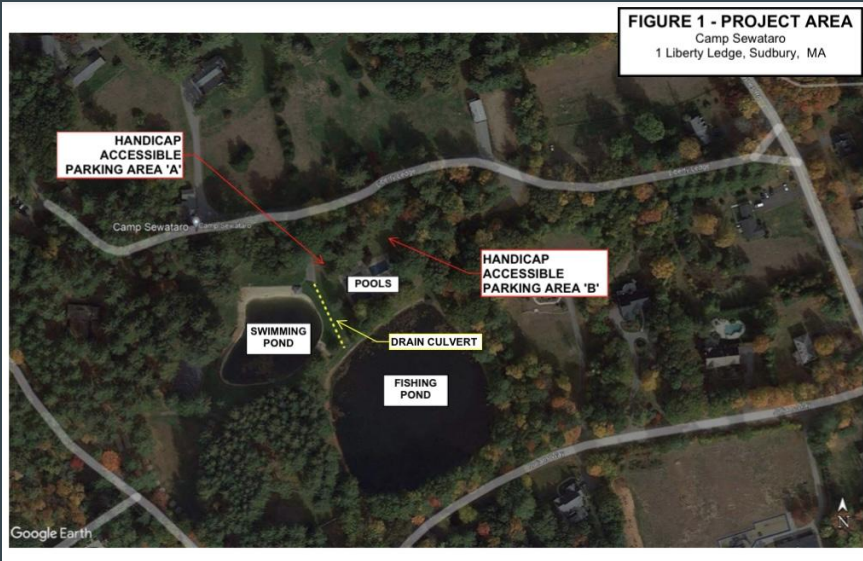
Swimming:

- Sign-up online in advance
- 9am-12pm & 1pm-4pm
- 100 swimmers / 3-hour window
- Residents would indicate a need for an accessible alternative at registration and be assigned to the 3.5-foot pool

Staffing

- Head lifeguard
- 4 On Duty Guards
- Check in / Security Person
- Additional Groundskeeping

Accessibility Upgrades



1. Parking at one of two proposed locations, providing access to swim areas for those with mobility concerns
 - a. 3 accessible parking spaces (1 van-sized)
 - b. Paved pathway to pool entrance
2. Automated lift in 3.5-foot pool
3. Restrooms (1 accessible, 1 standard)
4. Accessible picnic tables

* Diagram courtesy of Michael Andrade, GRAVES Engineering

Other Considerations / Expenses

Option 1.a Pond Swimming

- Reclassification of the pond as a semi-public beach
- Installation of automatic chlorination system in 1 pool
- Weekly set up and removal of temporary fencing to delineate open section of property



Option 1.b Pool Swimming

- Installation of automatic chlorination systems in 4 pools
- Weekly set up and removal of temporary fencing to delineate open section of property



Total Swim Proposal Costs

	Swim Proposals	
	A - Pond & 1 Pool	B - 4 Pools
Staffing		
Waterfront Head	\$4,000	\$4,000
Lifeguards (4)	\$11,840	\$11,840
Check-In/Security	\$6,400	\$6,400
Grounds	\$4,800	\$4,800
Maintenance and Grounds		
Lot Engineering & Permitting	\$20,200	\$20,200
Lot Construction*	\$20,000	\$20,000
Pool Lift	\$5,000	\$5,000
Picnic Tables	\$2,200	\$2,200
Automatic Chlorinator	\$7,000	\$28,000
Pond Treatments	\$2,145	\$0
Temporary Fencing	\$2,500	\$2,500
Bathrooms	\$720	\$720
First Year Costs	\$56,900	\$77,900
Annual Costs	\$29,905	\$27,760
Total Cost 2022	\$86,805	\$105,660
One-Time Cost		
Per Summer Cost		
ADA Compliance Upgrades		

First Phase ADA Compliance Upgrades

1. Accessible Parking at both the Haynes Road and Greystone Lane Entrances.
2. Year-Round Accessible Restrooms.
3. Accessible seating areas.
 - a. Benches for the summer access area have already been purchased
4. ADA Compliant ramp @ Liberty Lodge
5. Fox Den Compliance Upgrades.
 - a. Flooring & Walkway
6. Posting alternative recreation locations.

	First Round ADA Compliance Upgrades
ADA Consultants & Engineering	\$40,000
Parking	
Haynes Rd. Lot	\$8,260
Upper Lot	\$8,260
Buildings & Grounds	
Bathrooms	\$5,760
Benches	\$2,885
Liberty Lodge Ramp	\$9,500
Fox Den Compliance Upgrades	\$10,000
First Year Costs	\$78,905
Annual Costs	\$5,760
Total Cost 2022	\$84,665
	One-Time Cost
	Per Summer Cost
	ADA Compliance Upgrades

Total Compliance Upgrade Proposal Costs

	Swim Proposals			First Round ADA Compliance Upgrades
	A - Pond & 1 Pool	B - 4 Pools		
Staffing				
Waterfront Head	\$4,000	\$4,000	ADA Consultants & Engineering	\$40,000
Lifeguards (4)	\$11,840	\$11,840		
Check-In/Security	\$6,400	\$6,400	Parking	
Grounds	\$4,800	\$4,800	Haynes Rd. Lot	\$8,260
			Upper Lot	\$8,260
Maintenance and Grounds				
Lot Engineering & Permitting	\$20,200	\$20,200	Buildings & Grounds	
Lot Construction*	\$20,000	\$20,000	Bathrooms	\$5,760
Pool Lift	\$5,000	\$5,000	Benches	\$2,885
Picnic Tables	\$2,200	\$2,200	Liberty Lodge Ramp	\$9,500
Automatic Chlorinator	\$7,000	\$28,000	Fox Den Compliance Upgrades	\$10,000
Pond Treatments	\$2,145	\$0		
Temporary Fencing	\$2,500	\$2,500	First Year Costs	\$78,905
Bathrooms	\$720	\$720	Annual Costs	\$5,760
			Total Cost 2022	\$84,665
First Year Costs	\$56,900	\$77,900		
Annual Costs	\$29,905	\$27,760		One-Time Cost
Total Cost 2022	\$86,805	\$105,660		Per Summer Cost
				ADA Compliance Upgrades

October, 2020 - September 2021 Financials

Direct Payments	Management Fee	\$120,000
	Revenue Share	\$338,940
	<i>Total</i>	<i>\$458,940</i>
Town Use Expenditures	Insurance	\$33,000
	Trademark	\$3,900
	50% Utilities	\$31,000
	Town Events	\$21,600
	Town Liason	\$23,000
	<i>Total</i>	<i>\$112,500</i>
Upkeep Costs Paid by Camp	Ponds & Pools	\$20,000
	Buildings & Grounds	\$200,000
	Groundskeepers	\$80,000
	<i>Total</i>	<i>\$300,000</i>
	Total	\$871,440