



Town of Sudbury Warrant Article
Atkinson Pool Funds

2023 Fall Special Town Meeting

ARTICLE XX ATKINSON POOL FUNDS

To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds, \$2,350,000 to be expended under the direction of the Town Manager for the purpose of replacing the existing roofing system, replacing pool mechanical equipment and associated piping, replacement of the dive pool skimmers and associated piping, tile repair and re-grouting together with all incidental and related costs, or act on anything relative thereto.

ARTICLE XX ATKINSON POOL FUNDS

Combined Facility Director Report: The Atkinson Pool, built in 1987, houses a notarium, pool viewing area, aquatics office, boiler and chemical room. The new Fairbank Community Center has been built and attached to the Atkinson Pool. On the roof of the associated boiler room is a dehumidification unit. The dehumidification unit is responsible to control the humidity and the natatorium interior air quality. The roof and the dehumidification unit have reached the end of their useful life. The boiler room houses the water filtration equipment, the chemicals and associated equipment as well as the boiler equipment. There is insufficient air filtration and the proximity of the chemicals to the boilers creates a corrosive environment and premature failure of the boilers. The pool deck and pool interior tile shows significant deterioration and require isolated tile replacement and full re-grouting. During the construction of the new Fairbank Center it was discovered that the dive pool skimmers are deteriorated and leaking. These skimmers are incased in concrete several feet below the pool deck. Tile repair will be required in this area after the skimmer replacement is completed. This funding request is to replace the roof with a solar ready roof, replace the dehumidification unit, separate the chemical and boiler rooms by creating a separate room with adequate ventilation within the boiler/electrical room footprint, repair and re-grout the tile.

ARTICLE XX ATKINSON POOL FUNDS

Estimated Project Costs	
General Conditions	\$210,000
Architectural/Engineering Oversight	\$195,000
Mechanical/Electrical/Plumbing	\$755,000
Structural	\$385,000
Envelope	\$550,000
Contingency	<u>\$255,000</u>
Total Estimated Costs	\$2,350,000

ARTICLE XX ATKINSON POOL FUNDS

Construction Funds will address the following items

- Roof-top dehumidification equipment replacement
- Natatorium indoor air destratification
- Tile repair and pool basins grouting
- Dive pool skimmer box replacements
- Boiler/chemical room separation
- Boiler/chemical room structural repair
- Solar ready roof design

ARTICLE XX ATKINSON POOL FUNDS



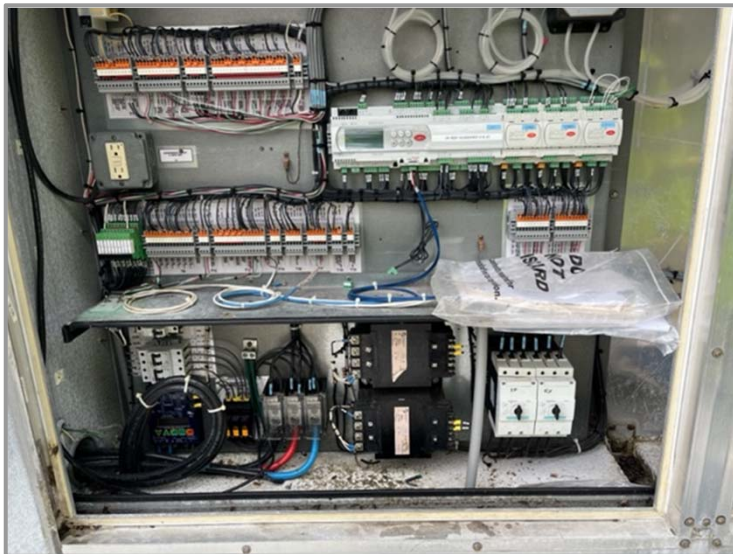
Natatoriums require a large, high capacity dehumidification to control condensate formation from pool water evaporation. They require ventilation to meet building code requirements. The existing high capacity dehumidification equipment has reached its end of life and is experiencing costly repairs and reliability concerns. Adding interior destratification fans and air conditioning will enhance the current design and ensure interior air quality for users and the property.

Rooftop Dehumidification Equipment and Structural Concern



Structural concern

Atkinson Pool Indoor Dehumidification Equipment Controls



- Controls are open to the elements due to leaks and lack of sealants in cabinet
- Numerous elements no longer work or display settings do not illuminate correctly as designed
- Replacement of components is costly

Atkinson Pools - Empty of Water Photos- July 2023

Pool basins Grouting (approx. 7,825 SF)



Atkinson Pool Roof



Natorium Roof Description:

- 13,350 s.f. Ballasted EPDM Roof (New Construction 1987)
- Russo Barr 2012 Roof Condition Survey recommended replacement in 2013

Atkinson Pool Roof



Photo No. 02

Location: Fairbank Complex

Description: Overview of Roof Area No. 1. Note that stone ballast has migrated away from the roof ridge.

Excerpt from 2012 Russo Barr Fairbank Complex Roof Condition Survey

Atkinson Pool Roof



Ballast migration as of October 23, 2023

Atkinson Pool Roof



Thank you for your consideration



Town of Sudbury Warrant Article Q
DPW Roof Top HVAC Unit Replacements

February 12, 2024
Capital Night

ARTICLE Q DPW Roof Top HVAC Unit Replacements



- Roof replacement includes replacing the flat roof section
- Also included as associated repair work includes removing the exposed wood sleepers under the aged HVAC equipment and installing new flashed wood sleepers

ARTICLE Q DPW Roof Top HVAC Unit Replacements



ARTICLE Q DPW Roof Top HVAC Unit Replacements



Arrows point to the wood sleepers that are under the HVAC units that are rotten and require replacement.

In order to accomplish this the HVAC unit must be moved along with deteriorated associated components.



ARTICLE Q DPW Roof Top HVAC Unit Replacements

To see if the Town will vote to raise and appropriate, or transfer from available funds, \$200,000 to be expended under the direction of the Town Manager for the purpose of the replacement of the DPW Roof Top HVAC units, or act on anything relative thereto.

ARTICLE Q DPW Roof Top HVAC Unit Replacements

Combined Facility Director Report:

The six (6) HVAC Roof top units that are on the DPW Roof are 20 years old and as a result of the planned new roof installation, must be removed and reinstalled.

Since the units are at their expected useful life, this request is to fund the replacement and electrification of said units. As these units are at the end of their useful life, if not replaced during the roof project, will result in increased operational/repair costs until such time as they fail and/or replaced.

Thank you for your consideration



Town of Sudbury Warrant Article J\
DPW Salt Storage Vinyl Cover Replacement

February 12, 2024
Capital Night

ARTICLE J\ DPW Salt Storage Vinyl Cover Replacement



The DPW Salt Shed,
located behind the
DPW Office Building;
houses the Town's
salt storage.

ARTICLE J\ DPW Salt Storage Vinyl Cover Replacement

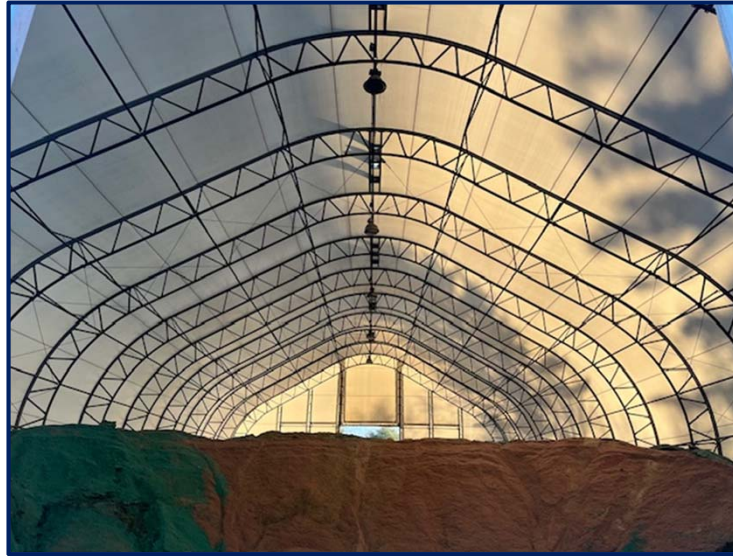
To see if the Town will vote to raise and appropriate, or transfer from available funds, \$125,000 to be expended under the direction of the Combined Facility Director for the purpose of the replacement of the DPW Salt Shed Storage Vinyl Cover, or act on anything relative thereto.

ARTICLE J\ DPW Salt Storage Vinyl Cover Replacement

Combined Facility Director Report:

The vinyl cover on the salt storage facility is 20 years old. It has reached the end of its life expectancy. Replacement of this cover in advance of failure will be accomplished with the funding of this vinyl cover replacement.

ARTICLE J\ DPW Salt Storage Vinyl Cover Replacement



Thank you for your consideration