

# Morses Pond



March 3, 2020  
Project Update  
Recreation Commission Meeting



MORSES POND BEACH AREA & BATHHOUSE  
Wellesley, Massachusetts

Weston & Sampson™

MARYANN THOMPSON ARCHITECTS

# Status of Feasibility Study

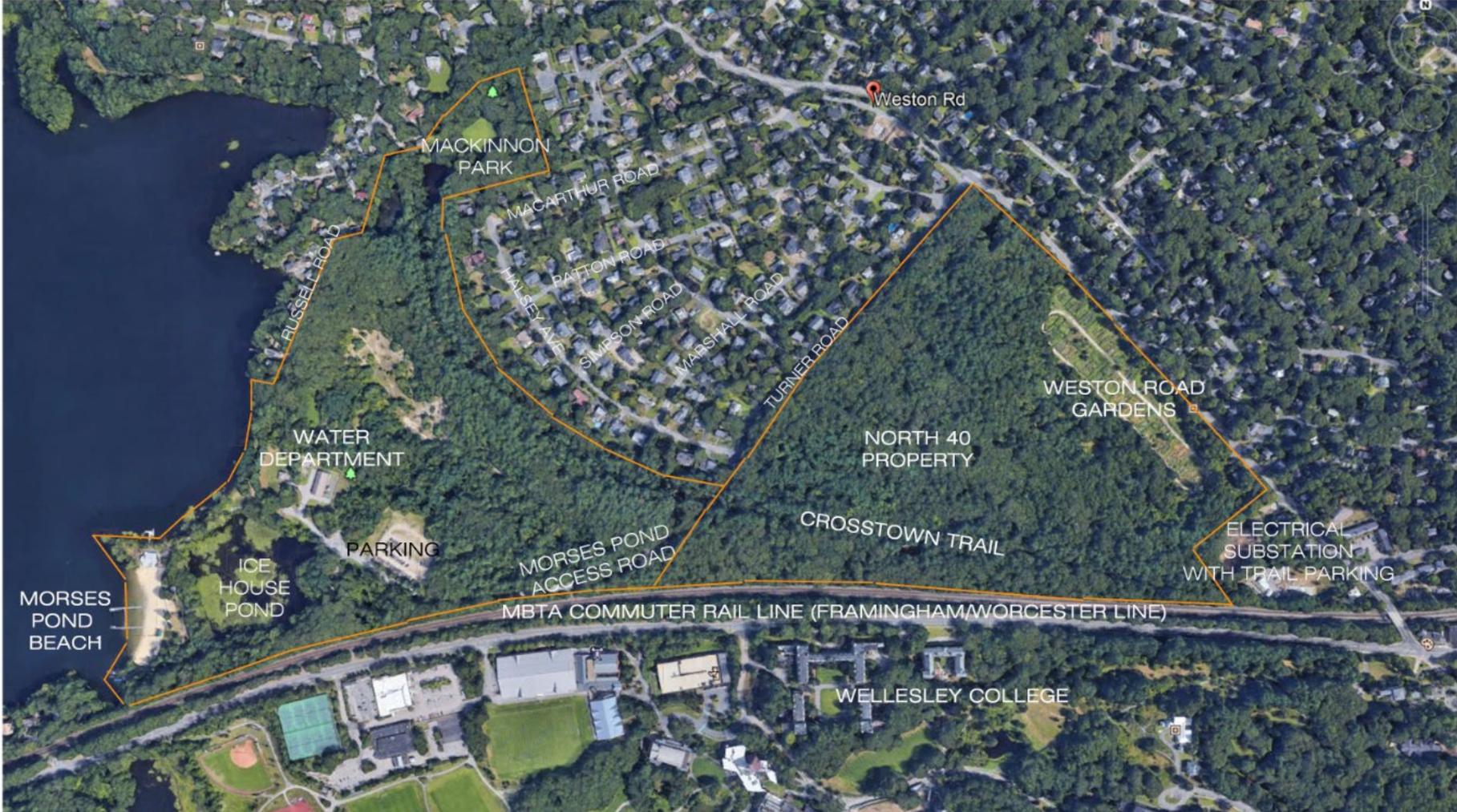
Objective: Develop a strong restoration and enhancement strategy that is functional (for operators + visitors), environmentally sensitive, aesthetically compelling and affordable.

- Field reconnaissance
- Compiled mapping
- Community Meetings (2)
- Team Meetings (3-4)
- NRC Meeting
- Preferred Plan being established
- Cost guidance being established
- Funding scenarios being explored
- Project advancement TBD

Note: Additional design, public outreach, permitting to occur upon project advancement.



# Existing Conditions: Overall Site



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# Existing Conditions: Main Focus Area



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# Take-away from Meetings

- Keep it simple/natural
- Don't make it fancy
- Consider off-season use
- Align with other town operational needs and requirements
- Make environmental improvements
- Provide opportunities for additional activities (boating)



# Status of Current Plan

- Construct a new bathhouse, in a new location to the south side of beachfront
- Construct new site improvements
- Establish new shared use driveway connection with bathhouse as the gateway
- Provide boardwalk at pond to engage resource and provide alternative route from access road.
- Improve ADA access/parking and ADA throughout property
- Achieve better adjacencies, eliminate back of house items
- Achieve environmental enhancements
- Shift structural elements further away from waterfront/primary resource areas
- Pathways to provide logical connections on-season and off-season



# Site Concept Plan



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# Site Concept Plan



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# Bathhouse Design



SCHEME A - BATH HOUSE WITH OPEN-AIR CHANGING AREAS

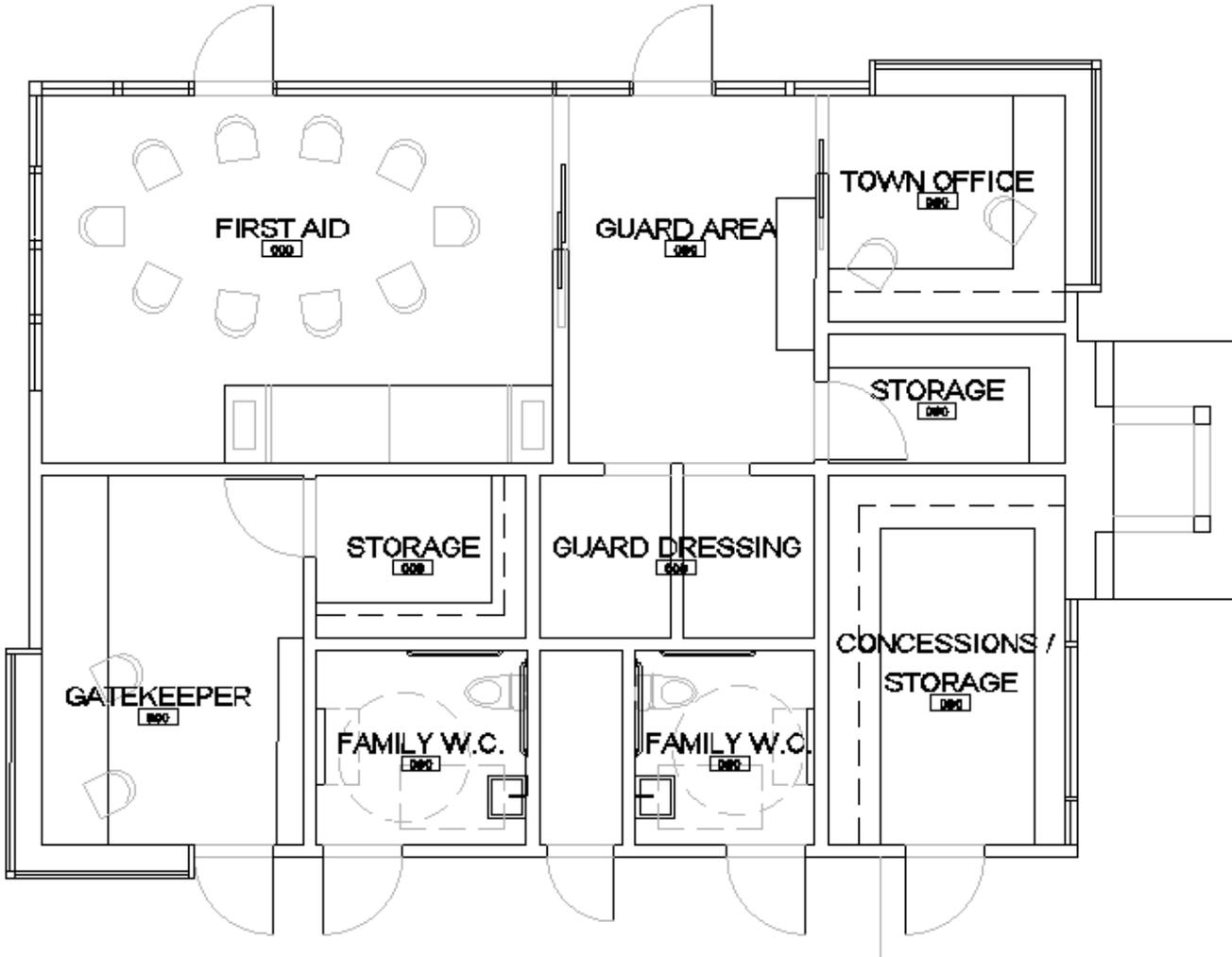


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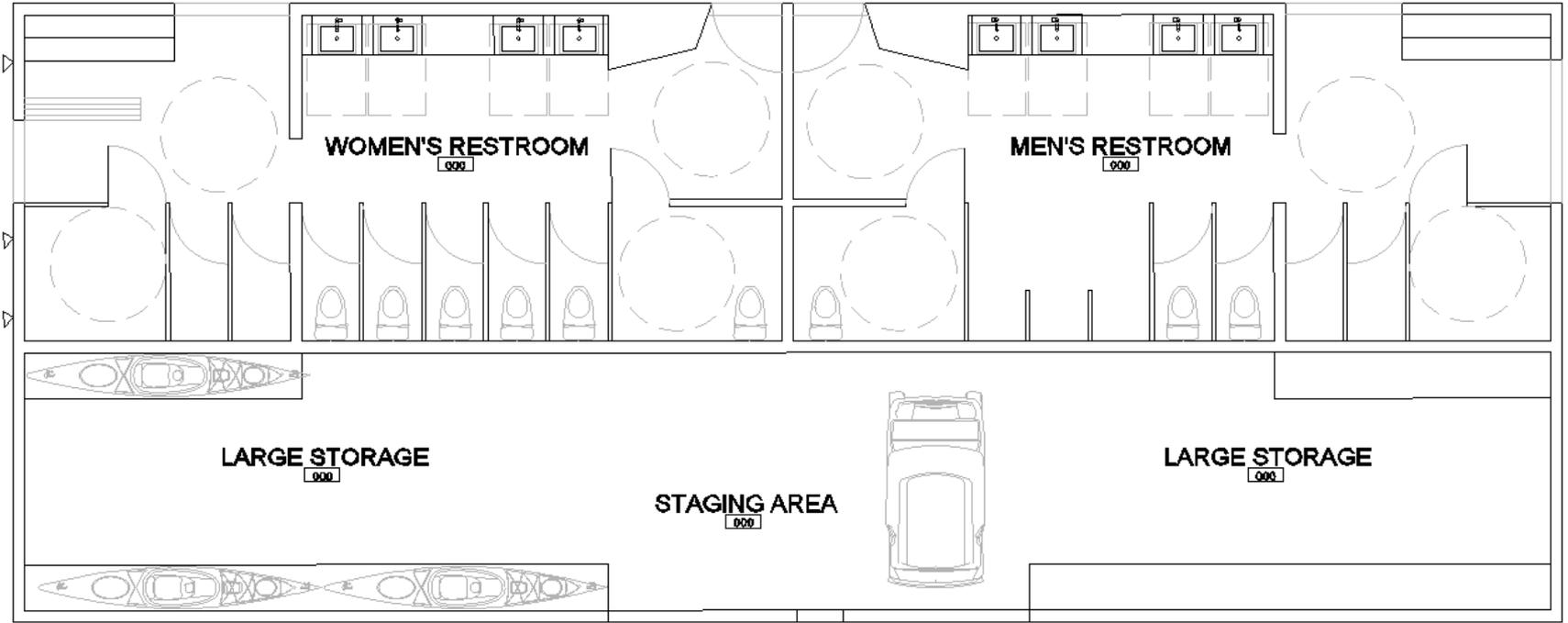
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# Conditioned Bathhouse



# Unconditioned storage building



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# Bathhouse Design – Perspectives



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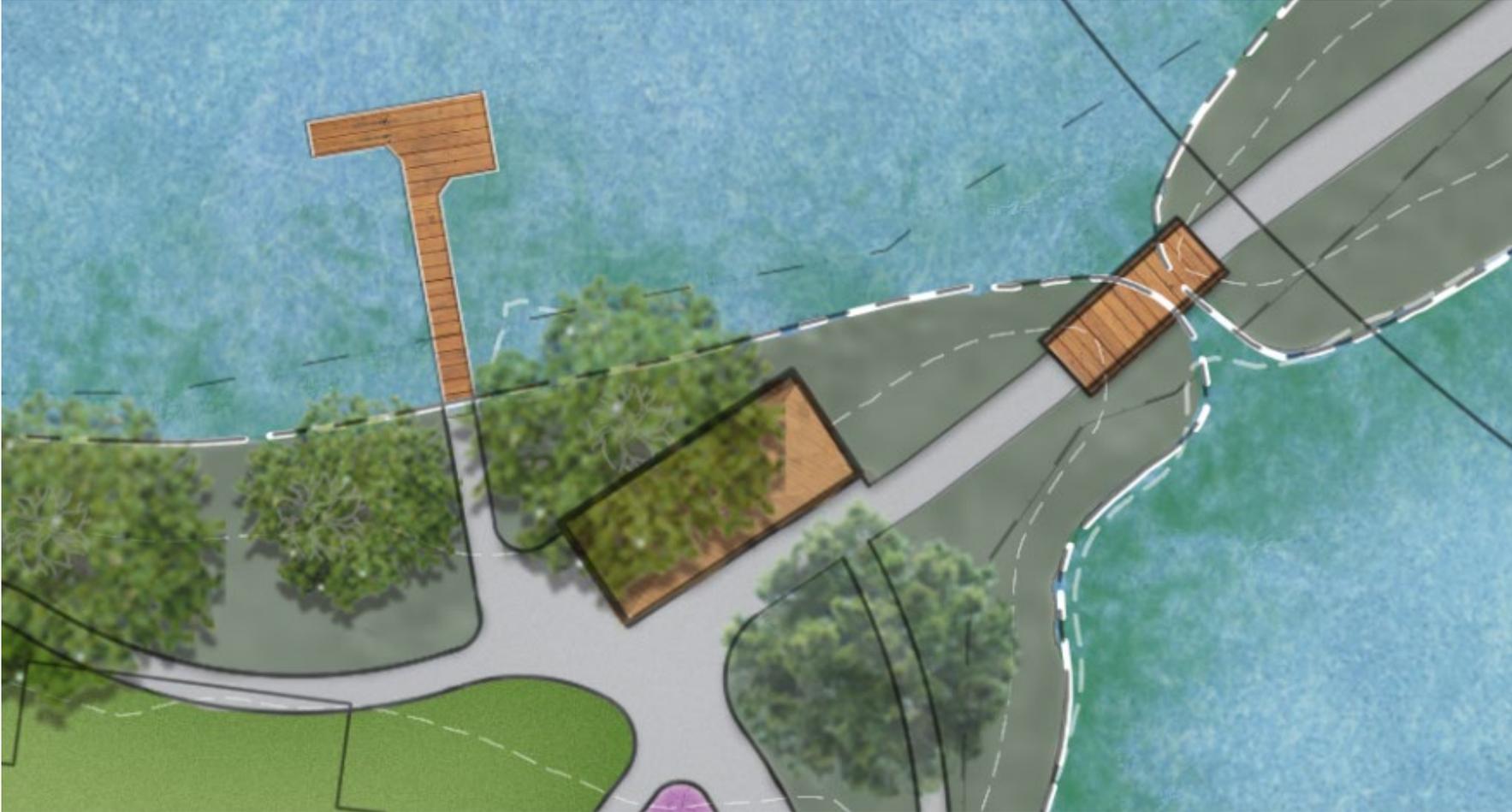


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# Kayak Rental and Storage

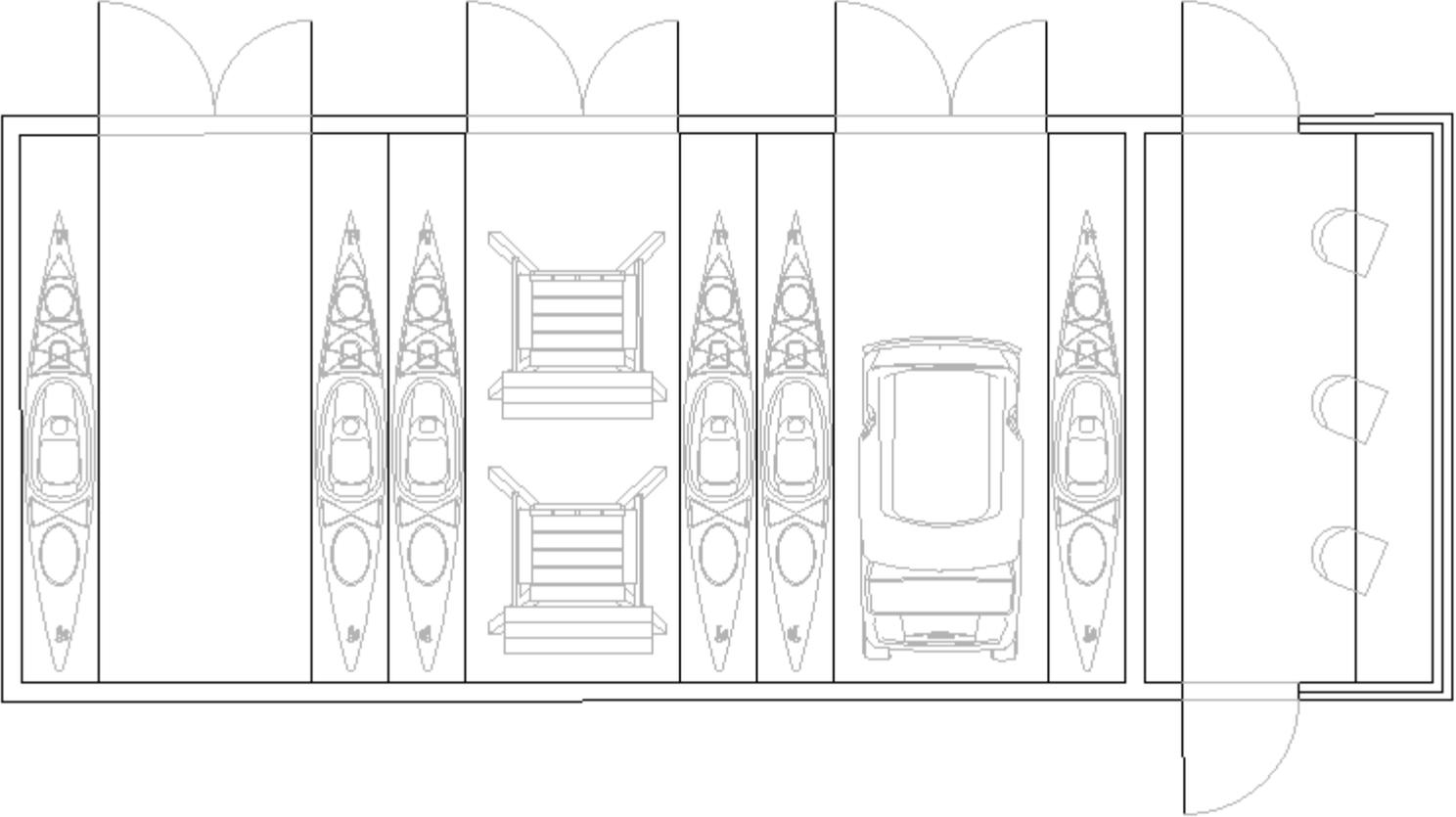


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# Kayak Rental and Storage



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# Working Budget

|                                       |  |
|---------------------------------------|--|
| Building Improvements                 | \$ 2,106,000                           |
| Site Improvements                     | \$ 1,674,000                           |
|                                       | <b>Subtotal \$ 3,780,500</b>           |
| Mobilization, Overhead & Profit (15%) | \$ 567,500                             |
|                                       | <b>Subtotal \$ 4,347,575</b>           |
| Construction Contingency @ 10%        | \$ 434,758                             |
|                                       | <b>Total Construction \$ 4,782,333</b> |
| <u>Design &amp; Engineering @12%</u>  | <u>\$ 574,000</u>                      |
|                                       | <b>Grand Total \$ 5,356,333</b>        |
| <br>                                  |  |
| PV Panels                             | \$ 1,500,000                           |

