

Tamworth Pool Feasibility Committee
Meeting Minutes
Monday, November 29, 2023, 5:00 pm
Tamworth History Center

Meeting was called to order at 5:00 pm. In attendance: Grace Downey, Dick Lennon, Paul Priestman, Hilary Mangan

The committee reviewed a report from Grace with detail about her discussions from folks in Connecticut who developed and operated swimming pools for several years in the 1990s and 2000s. The report was a wealth of detailed information the committee will put in its back pocket for future use, including

- The desirability of 2 pools at one facility; one cooler (lap lanes, for exercise and competition, and one slightly warmer for play/recreation. If the cost of 2 pools and heating systems is equal or reasonably close to equal the committee thought that would be an asset.
- The pool operating couple cautioned that a 20 minute travel perimeter would dictate the population that would access the pool, but the committee consensus was that in our region, 30 - 45 minute travel to access goods and services is common and we would use that as our baseline. Carroll County's current population is 51,500. Everyplace in Carroll county is accessible by car to the Tamworth Rec Field in 35 minutes, except areas of Intervale and north. In addition, Center Harbor and most of Meredith, in neighboring Belknap county, are within the 35 minute driving range.
- The report cautioned that construction is expensive and operating at a profit is difficult, though not impossible. A swim shoppe can be a source of income, especially given the lack of specialty swim and sporting good stores in the region. Fees for swim teams and school groups is another big source of income for many pools.

The committee reviewed a report from Paul who had an extended conversation with the folks developing the Moultonborough Community Center, and who shared detailed construction information. The pool facility at the Moultonborough "HUB", at 11,000 sq. feet is similar in scope to the options the committee have developed — 13,500 sq. ft. as an ideal size, and 9,750 on the econo side of the scale. By allocating a ratio of the HUB budget to cover just the pool portion of the larger facility and 100% of the pool-only costs, the HUB pool budget is estimated at \$3.46 million. By trimming excess costs (ex. \$78,750 landscaping allowance), and changing the exterior construction to insulated prefabricated steel, a Tamworth-style HUB pool could be had for about \$2.82 million. With the addition of a \$330,000 solar energy system on the roof, the current working estimate is \$3.15 million. The committee is in search of other recent pool construction budgets so it can better triangulate an estimate.

Paul reported on a discussion with Rick Buzzell at the Fryeburg Recreation Center, who just built a large facility containing a field house with 2 basketball courts, a teen center and a community kitchen. He did not have any "lessons learned" to share; if he had any regrets they

were negligible, overall he was pleased with the building. Rick was satisfied with the insulated prefabricated steel construction used.

Banners displayed in the Fryeburg Rec Center field house were offered to donors of \$5,000 - \$10,000 to the building's capital campaign. The committee saw this as a missed opportunity — banners or some other form of sponsor recognition (like framed logos/company messages) could be offered at the pool as an annual sponsorship benefit. The Ham Arena sells annual sponsorships that come with an 8 ft ad on the rink "dasher boards" at \$1,400 per year and 3"x 6" banner ads on the walls at \$850. Currently at the rink there are about 25 dasher boards with ads and a dozen or so banners.

The committee will continue its work — with a focus on operating expense. Paul will contact committee members to discuss potential information resources with a goal of perhaps getting back together toward the 3rd or 4th week in January.

The meeting was adjourned as the Tamworth Congregational Church bells chimed 6:00 pm.