



SWIM

WINCHESTER

Build a Pool. Build Community.

Why build a **COMMUNITY POOL**?

A pool is a gathering place that brings together people of all ages and abilities around fun and fitness.

This will be an inclusive space for parent/child activities, family swim time, town swim teams, vacation camps, Masters swimming, senior exercise classes, activities for residents with special needs, and events. The facility will promote life-long wellness and social connections.

Will this be a PUBLIC FACILITY?

Yes! The community pool will be open to all residents of Winchester and surrounding towns. There will be no waitlist or need for a sponsor. The non-profit facility will charge fees that are as affordable as possible in order to fund operations and maintenance

What ACTIVITIES are planned?

The facility will have something for everyone from infants to seniors. Programming will include a wide range of aquatics activities for all ages as well as non-pool activities such as aerobics and yoga. The pool will be available for use by the Winchester High School swim teams. There will also be a dedicated fitness room with equipment such as treadmills and weight machines.

Will there be SWIM LESSONS?

Absolutely! Swim lessons for children and adults are an important part of the mission of the community pool. The facility will prioritize instruction that is accessible and available to all.

What about an OUTDOOR POOL?

The preliminary design includes a wonderful summer patio space connected to the recreational pool. There are currently no plans for an outdoor pool due to space and financial constraints.

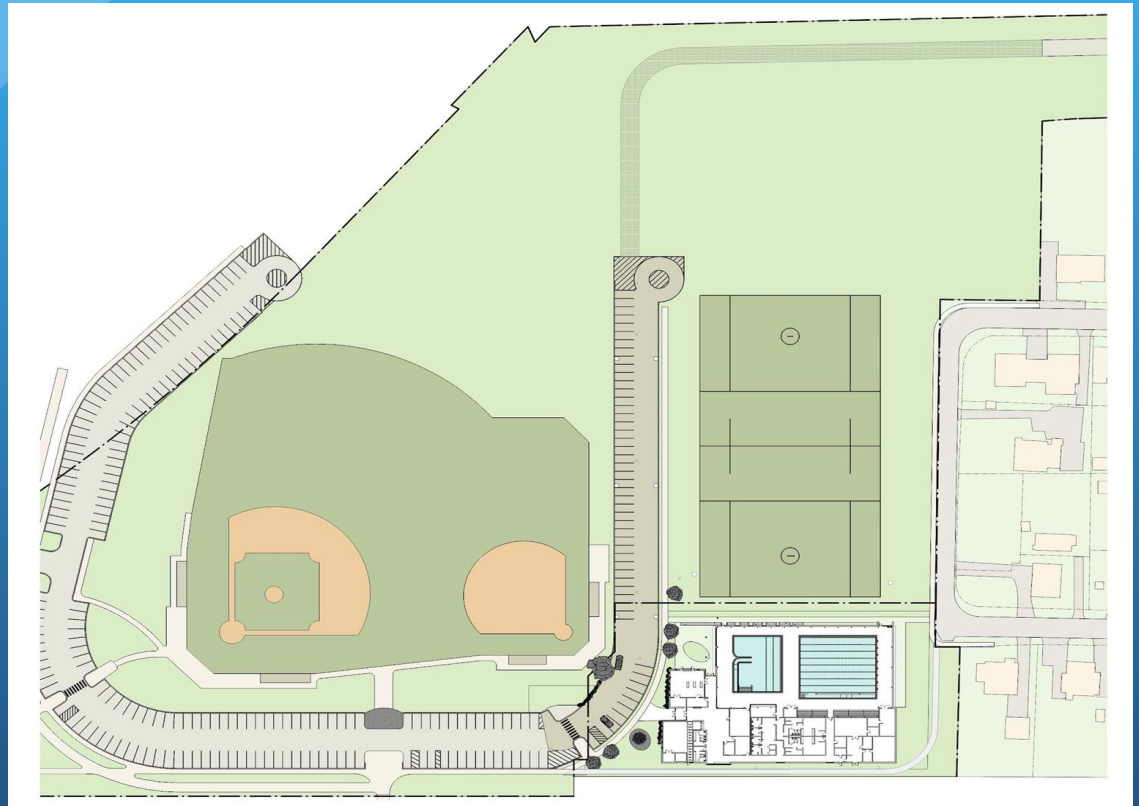
WHERE will the community pool be located?

The Winchester Select Board and School Committee unanimously voted to approve a site in the northeast corner of Skillings Field subject to certain conditions including private fundraising, a flood management plan, an operations plan, and accommodation of neighborhood impacts.



Why SKILLINGS FIELD?

Skillings field is a centrally located athletics destination and easy to access. The site preserves green space since there are existing parking lots for use in peak times.



What about **PARKING**?

The current site plan has dedicated parking spaces located near the facility between the existing grass and turf fields. Additional parking is available nearby when the high school is not in session. Many residents will be able to walk to the facility from their homes.

What about **FIELD SPACE**?

The site is located beside the high school grass practice field and behind the multi-purpose turf field. The facility will complement these existing high school fields.

What about the nearby FLOODPLAIN?

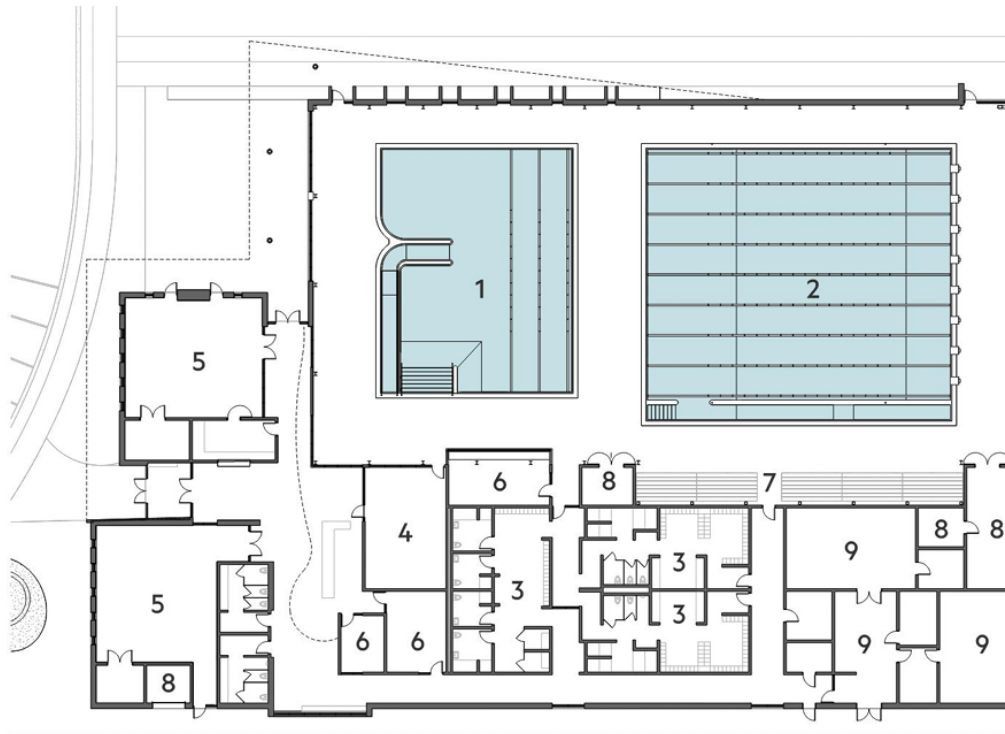
The Town of Winchester's multi-million dollar flood mitigation program is expected to reduce the size of the floodplain on Skillings Field. The facility will be built after the Town applies for flood zone remapping and will meet or exceed all water management requirements.

What about NEIGHBORS near Skillings field?

The goal is to build a facility that is an asset to its neighborhood and the local area. Swim Winchester will continue to update residents and its volunteers are always available to meet to discuss any concerns.

What is the BUILDING DESIGN? (1 of 4)

Behold!



- 1 Recreation Pool
- 2 Lap Pool
- 3 Locker Rooms
- 4 Community Room
- 5 Fitness Space
- 6 Offices
- 7 Spectator Seating
- 8 Storage
- 9 Mechanical

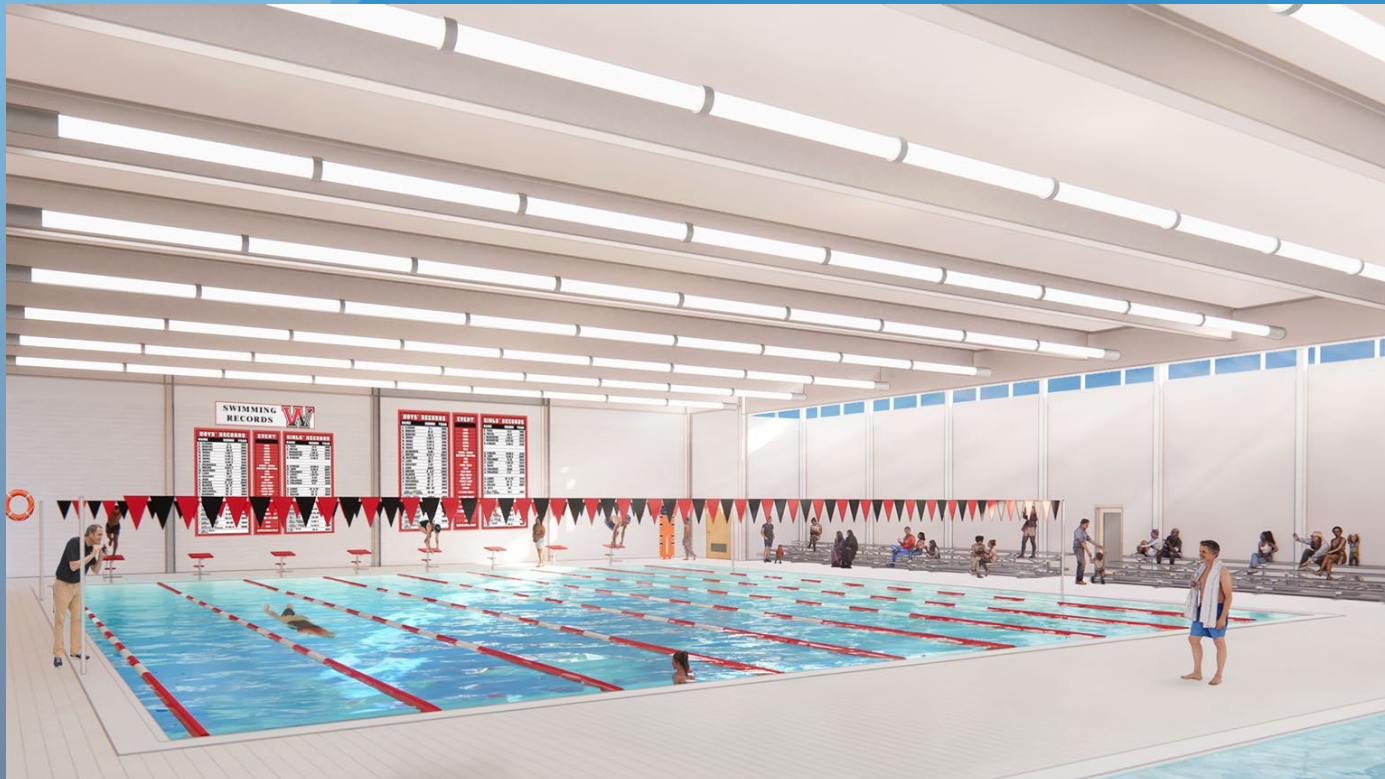
What is the BUILDING DESIGN? (2 of 4)

Behold!



What is the BUILDING DESIGN? (3 of 4)

Behold! 8-lane main lap pool



What is the BUILDING DESIGN? (4 of 4)

Behold! Recreation pool next to main pool



What is the BUSINESS PLAN?

The facility will operate on a non-profit basis. Membership and rental fees will support operating costs, along with a reserve set aside for maintenance costs.

Projected Annual Operating Net Revenue

	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Operating Revenue	(\$170,240)	(\$135,268)	\$43,998	\$123,418	\$181,778	\$190,376
Cost Recovery	0%	90%	103%	108%	111%	111%

(Source: Isaac Sports Group Analysis, 2021)

Projected Capital Reserve Accrual

YEAR OF OPERATION	ACCRUED CAPITAL RESERVE
YEAR 1	\$15,000
YEAR 5	\$195,000
*YEAR 10	\$523,105
*YEAR 15	\$903,468
*YEAR 20	\$1,344,413

*After YEAR 5, annual allocation increases by 4%

(Source: Isaac Sports Group Analysis, 2021)

What is the BUSINESS PLAN?

A detailed financial analysis and future projections can be found at the Swim Winchester website →



How much will the facility **COST TO BUILD**?

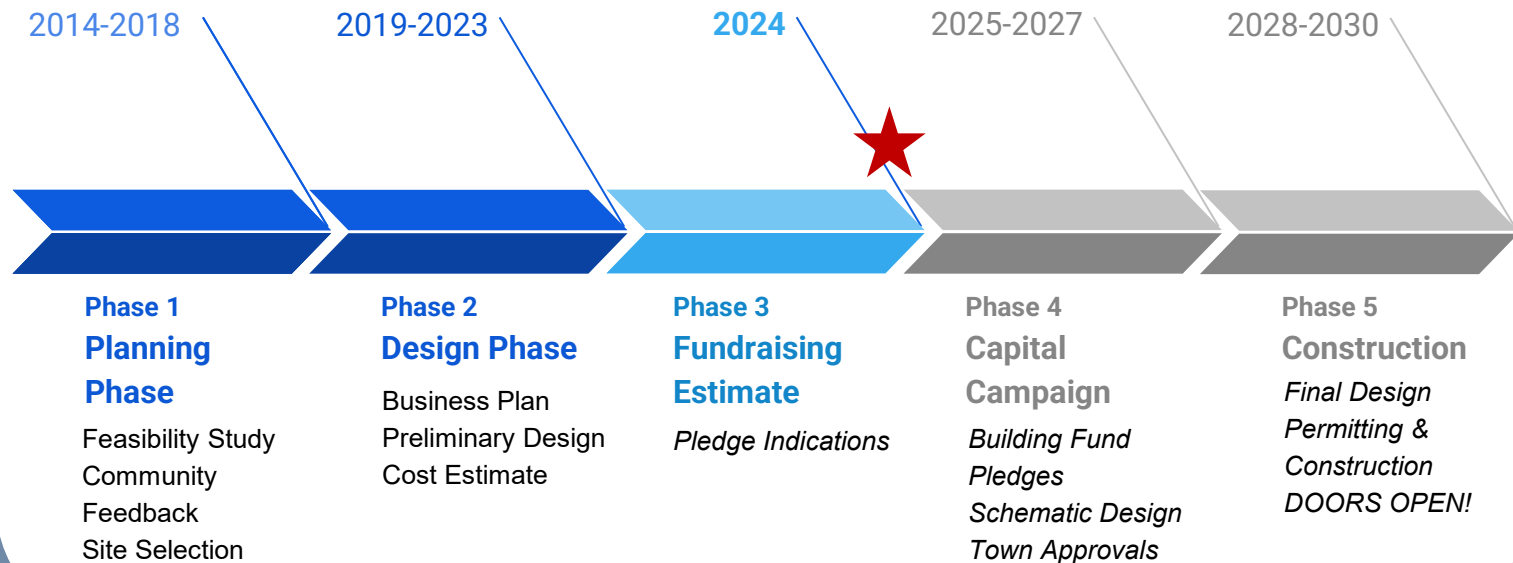
The estimated construction cost for the preliminary design is **\$25M in 2023**. This amount does not include inflation or contingencies. The cost estimate will be refined as program options and the construction timeline are established.

How much money is the Town of Winchester putting aside for the pool?

The Town of Winchester is not providing direct funding for the pool. However, they are providing the land for the facility. This valuable contribution allows us to focus our fundraising efforts on construction and operational costs, making this a true community project.

What activities have happened to-date to build this facility?

Swim Winchester launched in 2014. Since its founding the organization invested in a bunch of pre-work and site planning activities, which got us to where we are today!



What is the current FUNDRAISING GOAL and TIMELINE?

Swim Winchester will raise private funds for construction of the facility on Town of Winchester land.

We aim to collect \$5M by Summer 2025. This will be in the form of non-binding pledge indications.

Our capital campaign goal target is \$30M for the entire facility.

What is a pledge indication, and if I make one, when and how do I pay the donation?

A pledge indication is a non-binding promise to donate in the future. Pledges can be made in the form of appreciated stock or available funds over a period of up to five years. There are several giving levels.

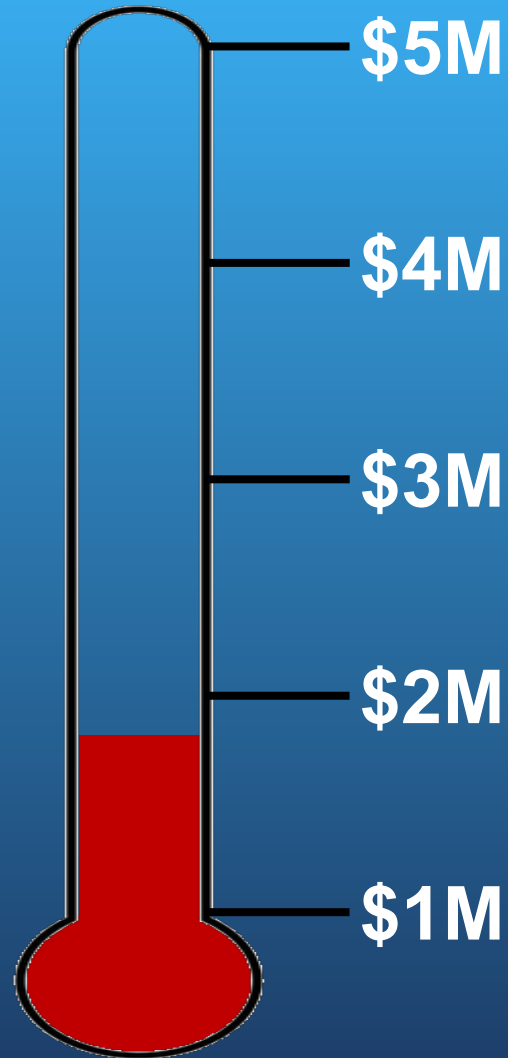
If you're considering making a pledge indication we recommend you speak with one of Swim Winchester's board members or financial advisors from Shepherd Financial. They are here at the party and will be happy to start the conversation on timelines and tax considerations! Go introduce yourself! Or you can email us at gifts@swimwinchester.org

Where is money raised tonight going?

All donations made at tonight's event will go towards Swim Winchester's ongoing activities to prep for ground breaking such as design refinements, site analysis, and permitting.

How much money is pledged so far of the \$5M?

We've identified \$1.85M to date in pledge indications!



Why is there a \$5M milestone?

The \$5M goal by Summer of 2025 is to show the town of Winchester that there is interest and momentum in the community to build the facility!

What happens if fundraising falls short?

If we're unable to reach our fundraising goal by next summer, Swim Winchester will pause or halt our efforts to build the community pool, and pledge amounts will not be collected.

While we're committed to making this project a reality, the level of community support will ultimately determine our path forward. We're hopeful that, with your help, we'll gather the resources we need to move ahead!

Are there any corporate or commercial sponsors making significant donations?

There will be!

We are actively working with local and regional businesses and foundations on pledge indications and donations. The initial \$5M target will largely be supported by individuals and families and will create the base to help illustrate community commitment and excitement that we can then share with potential business or foundation sponsors.

If we reach our \$5M goal, then what?

First, we celebrate!

Then we will engage with the Town on approvals, permitting and continue fundraising for the construction phase!

Assuming we remain on track with fundraising efforts, we hope to break ground in 2027 and open the facility in 2030!

Will Winchester receive any support from state grant programs or public funding sources?

First, we need to have a more mature project timeline and construction plan to apply for additional funding.

Swim Winchester is exploring various state grant programs and public funding options. We're committed to continuing to seek out opportunities for funding, but for now, the majority of our support will need to come from community fundraising efforts and private donations.

Winchester residents just voted to expand Community Preservation Act (CPA) funds. Will Swim Winchester receive any CPA funding?

The CPA is a state law that allows Massachusetts communities to add a small surcharge on local property taxes and gain access to state matching funds.

Funds can be used for outdoor recreation, open space protection, affordable housing, and historic preservation.

As an indoor facility, the community pool would not be eligible for CPA funds; but there will be more funding for the town's overall recreational needs. Any outdoor site improvements for the project would qualify.

Why didn't Winchester build a pool when the town rebuilt the high school or Lynch Elementary?

When the high school and Lynch Elementary School were rebuilt, they were funded through a mix of local and state public funds.

However, these funding sources no longer allow the inclusion of natatoriums (indoor pools) in public school construction projects. Due to this restriction, a community pool was not part of those rebuilding efforts.

Since this is a completely community-funded project, are there other successful examples of projects using this model?

Yes!

The Jenks Center in Winchester:

- The center opened in 1978 after many years of planning and fundraising throughout the Winchester community.

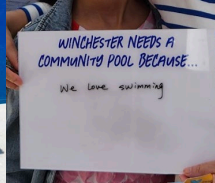
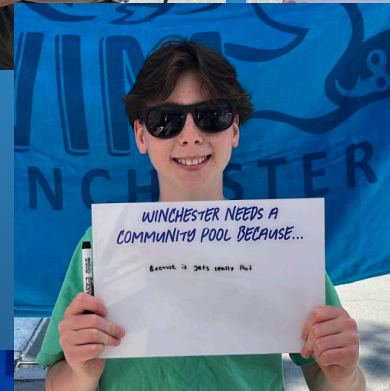
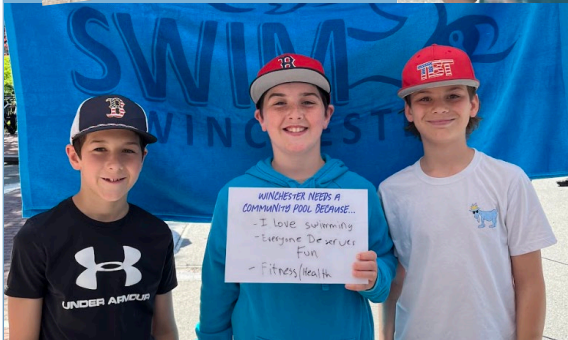
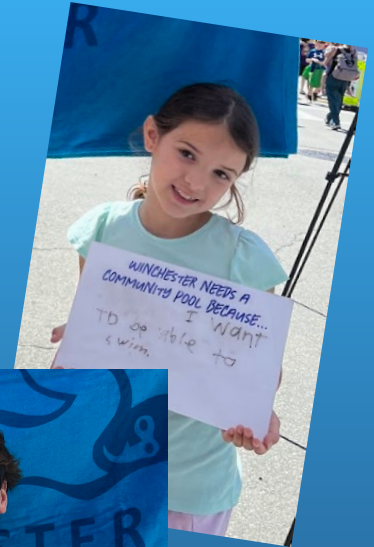
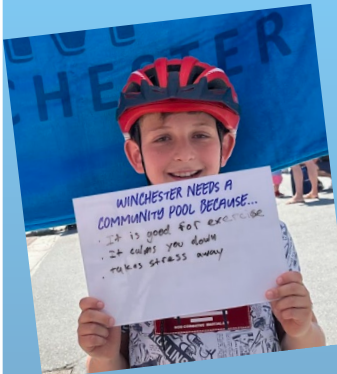
Wright-Locke Farm in Winchester:

- The farm was preserved and improved with private funds. This All Seasons Barn was constructed with the help of the Winchester community and opened in 2021.

Concord's Beede Swim & Fitness Center:

- The center opened its doors in 2006, was built with community funds. At the time, the entire facility cost \$11M to build.

What do Winchester residents think?



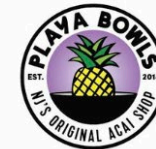
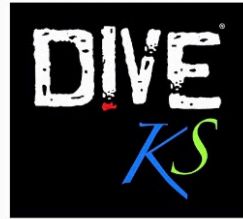
Have more questions?

We have answers! Come see us at the check-in/info table by the main entrance or look for the people with name tags!

You can also email us directly at info@swimwinchester.org

Now, some shoutouts to the amazing sponsors and supporters of tonight's event!

THANK YOU!



And thank
you to the
Swim
Winchester
Board,
fantastic
advisors,
consultants,
and
volunteers!!

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