

# Read Hall Pool Project

*Prepared by Johna Sharp*

## **Introduction:**

Due to increased water bills at Read Hall, it was suspected that one or more of the pools was leaking. A leak detection company was called out and the pools were inspected.

It was determined that the Lap pool (the largest pool) was leaking water due to deterioration of the pool shell surface. There were several other issues that were pointed out that require that the cool decking also be dug out. The cool decking joint drains are too narrow and are filled with sand and dirt but have been painted over and cannot be removed. The deck draining system has also been compromised because gravel has been placed over the drainage outlets in the block wall facing the road on 55<sup>th</sup> Place.

The spa has a crack in the bottom of its shell and requires repair which will require the cool decking also be cut into; and the exercise pool has a crack in the pool shell.

## **Situation:**

Two bids have been received and more have been requested. The least expensive bid to patch and repair is over \$30,500, exceeding the Board's approval threshold and will require a vote by the membership to move forward with any repairs. Several meetings will be required to keep the membership apprised of the bids and to develop a complete understanding of all the options available. A complete overhaul of the pools will be well over \$100,000. Permits will be required for any work done.

## **Bids:**

Of the current bids, one is a patch and repair of the cool decking, resurfacing of the lap pool and replacement of some valves, chlorine tower and skimmer pots. Repair of the spa and patch the crack in the exercise pool. The cool decking would be matched as best as possible. This bid is \$30,500. (Estimates 14468, 14469 & 14470)

The other bid is a complete removal of the cool decking, replacement and replumbing of underground pipes, new filters in the pool equipment room, new electrical conduit, resurfacing of the lap pool and spa, and filling in of the exercise pool, as they recommend that this pool not be replaced. Cool decking to be completely replaced. This bid is \$310,394. An additional bid has been requested for the cost of replacing the exercise pool.

Bids are attached to the end of this report.

## **Items to Consider:**

Because these pools are well over 50 years old and the underground pipes are old, any vibration from hammering on cool decking could cause additional issues, such as more underground line breaks. As with any remodel of an older home, you never know what you are going to find. It is suspected that asbestos will be encountered, and we will most likely have to bring each pool up to code before work can be completed and pass inspection. The pools will need to be closed for several weeks.

Another meeting will be scheduled to introduce the additional bids and address additional questions.

## **PATCH & REPAIR BID**

# Estimate 14470

**ADDRESS**

Russ Burkhammer  
Dreamland Villa  
Community Club  
320 N.55th Place Mesa  
Az. 85205

DATE  
04/13/2022

**TOTAL**  
**\$3,500.00**

**ACTIVITY**

	QTY	RATE	AMOUNT
<b>GROUT</b> RESEAL AND GROUT WATERLINE TILE	1	1,000.00	1,000.00
<b>LEAK DETECTION/REPAIR</b> LEAK REPAIR ON VERTICAL CRACK IN POOL INCLUDING PEBBLE PATCH	1	2,500.00	2,500.00
PLAY POOL			
	SUBTOTAL		3,500.00
	TAX		0.00
	<b>TOTAL</b>		<b>\$3,500.00</b>

THANK YOU.

Accepted By

Accepted Date

# Estimate 14469

**ADDRESS**

Russ Burkhammer  
 Dreamland Villa  
 Community Club  
 320 N.55th Place Mesa  
 Az. 85205

DATE  
 04/13/2022

**TOTAL**  
**\$23,500.00**

**ACTIVITY**

	QTY	RATE	AMOUNT
<b>MINI PEBBLE</b> MINI PEBBLE W/ 10 YEAR WARRANTY (INLCUDES: DRAIN, CHIPOUT, SURFACE, RETURN/MAIN DRAIN COVERS, ACIDWASH, AND CHEMICAL START UP) 2280 IA 175' PERIMETER DIVING POOL	1	18,000.00	18,000.00
<b>NEW TILE W/ RESURFACE</b> Remove and replace water line tile with Select tile option during resurface PRICED PER LF 175	1	2,600.00	2,600.00
<b>SKIMMER POT</b> REMOVE OLD LEAKING SKIMMER POT AND INSTALL NEW SKIMMER POT	1	1,000.00	1,000.00
<b>CHLORINE TOWER</b> REMOVE OLD LEAKING TOWER AND REPLACE WITH NEW CHLORINE TOWER	1	500.00	500.00
<b>PLUMBING</b> REPLACE 2 LEAKING JANDY VALVES IN EQUIPMENT ROOM	1	500.00	500.00
<b>BACKWASH VALVE</b> REPLACE LEAKING BACLWASH VALVE ASSEMBLY WITH NEW BACKWASH VALVE ASSEMBLY	1	400.00	400.00
<b>PERMITS</b> PERMIT FEES	1	500.00	500.00

Note: Invoice Work orders due upon completion

LAP POOL

SUBTOTAL	23,500.00
TAX	0.00

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TOTAL	\$23,500.00
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THANK YOU.

Accepted By

Accepted Date

Note: Invoice Work orders due upon completion

# Estimate 14468

**ADDRESS**

Russ Burkhammer  
Dreamland Villa  
Community Club  
320 N.55th Place Mesa  
Az. 85205

DATE  
04/13/2022

TOTAL  
**\$3,000.00**

**ACTIVITY**

**LEAK DETECTION/REPAIR**  
REPAIR UNDERGROUND PLUMBING LEAKS ON  
SPA THERAPY LINES. INCLUDING TEXTURE  
AND PAINT DECK TO MATCH AS BEST AS  
POSSIBLE WITH EXISTING DECK.

QTY

RATE

AMOUNT

1

3,000.00

3,000.00

*CRACK in SPA Bottom*

SUBTOTAL

3,000.00

TAX

0.00

TOTAL

**\$3,000.00**

THANK YOU.

Accepted By

Accepted Date

*Called about permits on 4/28/22 let me know*

**COMPLETE OVERHAUL BID  
WITH EXERCISE POOL FILLED IN**

## SCOPE OF WORK

1. County Permits and Asbestos Testing	\$1,600.00
○ Provide required engineered plans, cut sheets, documentation, drawings	
○ Submit permit application to Maricopa County Environmental Services	
○ Coordinate all county inspections	
○ Asbestos testing prior to removal of plaster ( <i>required by Maricopa County</i> )	
2. Recreation Pool Removal / Fill In	\$25,205.00
○ Core drill pool floor and break up portions of pool shell	
○ Fill and compact pool ( <i>this area will be covered with pavers</i> )	\$1,973.00
○ Ground compaction testing	
3. Interior Finish and Deck Demolition - <b>Lap Pool and Spa</b>	\$23,575.00
○ Demo concrete deck surrounding pools and spa	\$825.00
○ Demo portion of concrete in equipment area for access to replumb	\$425.00
○ Saw cut around patio post footers	
○ <i>Bathroom ramps and covered patio area to remain as is</i>	
○ Remove pebble from pool and spa	\$7,758.00
○ Remove waterline tile in pool and spa	
○ Haul away all debris	
○ All dump fees	
○ Hose down pool, deck, clean surrounding areas free of chip out debris	
4. Tile - <b>Lap Pool and Spa</b>	\$3,532.00
○ Install 6x6 waterline tile with commercial white grout	\$462.00
○ Install depth markers in tile line ( <i>required by Maricopa County</i> )	
○ Clear silicone between tile and deck	
○ Tile (5) skimmers	\$425.00
○ Tile step trim ( <i>required by Maricopa County</i> )	\$1,440.00
○ Break line in lap pool, white non-skid tile	\$700.00
○ Lane line not included	



6. Deck - Acrylic Lace and Artistic Pavers	
○ Form & pour cantilever edging at pool & spa, approximately 12"-18" wide	\$6,925.00
○ Finish with Acrylic Lace coating in choice of color	\$2,897.00
○ Depth markers in deck ( <i>per Maricopa County</i> )	\$462.00
○ No-dive markers in deck ( <i>per Maricopa County</i> )	\$462.00
○ Remaining deck to be Artistic Pavers in 3 piece Roman pattern	\$122,834.00
• 8x8 / 8x12 / 12x12	
• Standard color	
○ Custom designed and installed slope drain	\$37,500.00
○ Owner to remove and reset all furniture	
7. Interior Finish - <b>Lap Pool and Spa</b>	\$19,525.00
○ <b>Baja Mini Pebble (Baja White)</b>	
• 10 year NON pro-rated warranty, labor and material	
• VGB commercial main drains	
8. Pool and Spa Start Up	\$690.00
○ Clean pool and surrounding free of construction debris	
○ Balancing chemicals	
○ Vacuum extra residue	
○ Install (19) new return and therapy fittings	
○ Install (1) vac lock	
○ (5) skimmer baskets and (5) weir doors	
○ (6) VGB commercial main drains	

## OPTIONS

*These options are not included in the base price and will be additional*

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|--|----------------|
| 9. Install <b>Baja Mini Pebble - Tahitian Pearl</b>  | ADD \$2,200.00 |
| ○ 10 year NON pro-rated warranty, labor and material   |                |
| ○ VGB commercial main drains   |                |
| 10. Commercial LED Lights  | ADD \$2,200.00 |
| ○ Install (2) white commercial LED lights in pool, complete fixture to existing junction box |                |
| ○ Comparable to a 35 watt bulb   |                |

## SCOPE OF WORK NOT INCLUDED

- Repair up to 5 rebar bleeds at no charge, each additional is \$35.00
- Iron fencing and/or railing
- Any additional requirements in equipment room per Maricopa County
- Additional electrical cost for upgrades or modifications to existing electrical systems (other than work included in estimate)
- Permits for work done by others
- Tunneling under footings and/or foundations for plumbing or other lines (other than work included in estimate)
- Concrete pumping, coring, cutting, pour back for plumbing or other lines in floors, stemwalls, etc. (other than work included in estimate)
- Pre-plumbing of equipment room
- Temporary fencing around pool site
- Ramadas, planters, other hardscape elements
- Brushing of pool/spa 3 times per day for one week after start up

## WORK TO BE PROVIDED BY OWNER

- Provide surface, tile, deck selections in a timely manner
- Provide unobstructed access to pool site for duration of project
- Provide adequate electric service to equipment
- Provide adequately sized waste line away from equipment area (or alternate location for filter backwash if applicable)
- Provide properly vented equipment area enclosure of adequate size
- Provide latching/closing devices for applicable codes (including all doors and windows adjacent to pool area if accessible from outside structure)
- Provide personnel to be trained to maintain pool after start up
- Perform interior brush down, per instructions provided
- Correct all city and building department deficiencies outside [REDACTED] responsibility

**Contractor proposes to provide materials and labor per the specifications above (not including optional items) for:**

<b>Subtotal</b>	<b>\$310,394.00</b>
<b>Sales Tax</b>	<b>Included</b>
<b>Total</b>	<b>\$310,394.00</b>

**TERMS: 50% Down on Owner's acceptance (INT \_\_\_\_), 40% After Demo (INT \_\_\_\_), 10% Prior to New Surface (INT \_\_\_\_)**

By signing below, owner authorizes \_\_\_\_\_ to proceed with all necessary drawings and permit applications for this project. Specifications, scope of work, exclusions, and pricing is accepted as stated

OR

This proposal will become the complete specifications/scope of work to be incorporated into the contract documents and will supersede all previous specifications, plans and proposals.

**AUTHORIZED BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**COMPANY:** \_\_\_\_\_

\_\_\_\_\_

Date