



# Corrotoman By The Bay

Pool Committee Briefing

New Pool Update

5/27/22

# Agenda

- Purpose of Your Pool Renovation Committee
- Approach (options considered)
- Summary of Contractor Meetings & Discussions
- Pricing
- Recommendation & Summary

# Purpose of Your Pool Renovation Committee

- June 2021 - Survey Conducted
  - Identified Pool as number 1 rated amenity
  - Indicated significant support for modernizing or building new
- July 2021 - Board appoints Pool Committee to begin exploration; Pool Renovation Sub-Committee is formed

# Four Options considered

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3. Complete renovation
4. Complete new pool build



# 1. Stay the Course

- Constant and unplanned maintenance issues requiring peak season closures and unplanned repairs & maintenance
- Concrete deck is deteriorating with many cracks due to age and repairs resulting in more of a safety issue
- Underground pump house design is fraught with issues and prone to flooding (loss of pump, electrical, inefficient plumbing)
- Inadequate shade areas
- Not per current code (diving board water depth, signage)
- No waterline tiles
- Poor access with aluminum ladders
- Baby pool lacks circulation
- All contractors consulted were off opinion that pool is at end of life stage





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## 2. Eliminate the Pool

- Not an option according to feedback from the community in survey conducted June 2021



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**3. Renovate      or      4. Build New**

# Renovation Requirements

- Resurface Pool with new plaster finish
- Replace white goods (drain covers, return fittings, etc)
- Waterline tile installation
- Build new entry steps and grab rail in shallow end
- Meet new code requirements (handicap lift, signage, filtration, etc.)
- Eliminate diving board (pool vendors **will not** install/replace/repair due to liability and we cannot get insurance coverage for diving boards any longer)
- Build independent filtration system for baby pool or remove baby pool
- Replace coping around perimeter, bond beam repair & disposal of items
- Install permanent sunshade awnings
- “Live” with existing old school poorly designed underground pump house
- New concrete decking & fencing



# \* Diving Board

- Per existing code - pool is not deep enough for size of board (would need to be 12ft. deep vs current 9ft. deep)
- Every pool vendor we spoke with **will not install, repair or fix a diving board**
- We could not find an insurance company that will provide liability coverage
- Pool committee recommends the diving board be eliminated in all cases – renovation or new build



# New Pool Build Requirements



- Meet new code for occupancy, handicap access, signage, filtration systems, etc.
- Maintain same or similar size (current size is 30ft. x 70ft. = 2,100 sq. ft.)
- New fence & pool deck
- Properly sized and designed to multi-generational to meet the needs of our young, teen, adult and senior residents
- Build for the next 50-60 plus years
- Build above ground pump room with required equipment (pool shed)
- Comprehensive design yet keeping cost as key factor
  - Sunshades?
  - Sun shelf walk in area and benches?
  - One swim lane?

# Summary of Contractor Meetings & Discussions

Company Name	Location	Point of Contact	Phone	Contact Date	Status	Appointment Date	Work Start
Pool Works	Richmond VA	Doug Hunter	434-409-2825	44361	Appt Set	july 19 - 10am	Fall 2022
Blue Haven	Manassas	-----	703-257-7555	6/14/21	Too Busy	NA	NA
JW Contracting	Manassas		703-257-3277	6/14/21	Too Far	NA	NA
JOPA	Ashland, Va	Farrar Pace	804-767-0775	6/14/21	Unresponsive	NA	NA
Douglas Aquatics	Richmond VA		804-232-7665	6/14/21	Too Far	NA	NA
Blue Water Pools	VA Beach		757-546-2583	6/15/21	Phone # is dead	NA	NA
Sevarg	Kilmarnock Va	Steve Graves	804-435-2770	6/15/21	Apt Set	July 1-11:30	Fall 2022
Paradise PoolLLC	Charlottesville, Va	kelly Easton	434-531-2142	6/15/21	Unresponsive	NA	NA
Charlottesville Aquatics	Charlottesville, Va		434-973-7433	6/15/21	Too Far	NA	NA
Signature Pools	Richmond VA	Michael Wallmeyer	757-775-9045	6/16/21	Reno only	june 25 1145am	Fall 2022
Dominion Pools	VA Beach	BD	757-481-5551	7/10/21	LM	Needs Design to Bid	Fall 2022
Gracia & Vigil	VA Beach	David Vigil	757-438-8435	12/14/21	Unresponsive	NA	Fall 2022
Siska Aurand Architects	Norfolk	Doug Aurand	757-627-1407	11/21/22	Appt Set	july 19 - 1130am	Fall 2022
National Pools	Roanoke, VA		888-411-8453		Wholesaler		
Paddock Pools	Rockville, Md	Terry Nabers x262	301-424-0790		Too Far		
Millenium Pools	Springfield VA		703-939-5062		Too Far		



## 3. Renovate

- *add 15-20 yrs, maybe*
- *pump room remains a problem*
- *companies wouldn't consider*
- *cost similar to new build*

## 4. Build New

- *50+ yrs*
- *efficient pump room*
- *cost not significantly higher*

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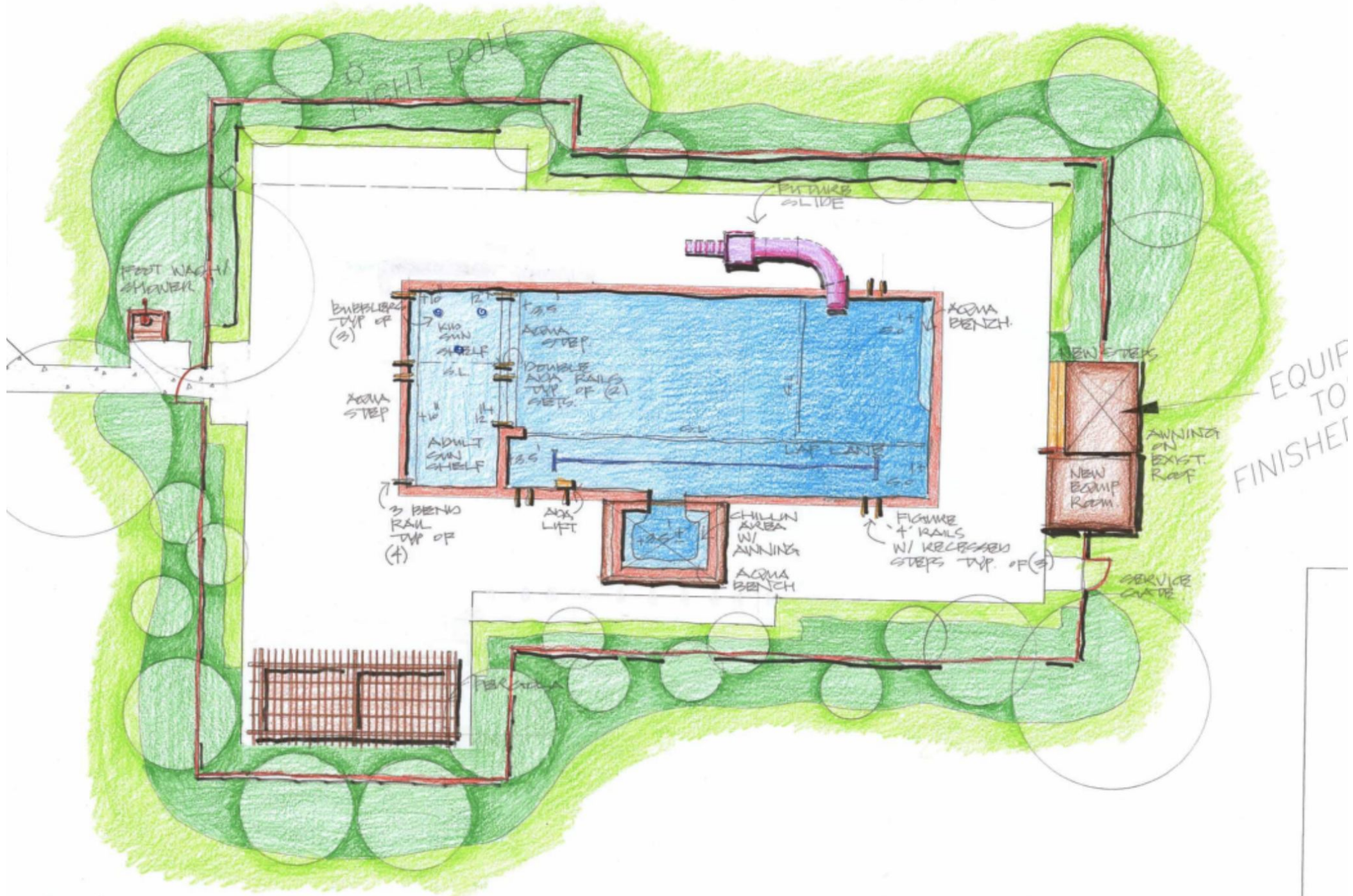
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# Build New: Step 1

## Landscape Architect

- With Board approval Doug Aurand, founder of Siska Aurand Landscape Architects, was hired
- Been in business since 1988 out of Norfolk, VA
- Specializes in pool and fountain design
- Completed over 3,000 construction drawings in his career
- Highly qualified for CBTB needs
- Benefits of using Doug:
  - Will assure code compliance and manage our design for least cost to comply
  - Independent design will allow for consistent bids to multiple pool vendors
  - Will manage all required construction drawings



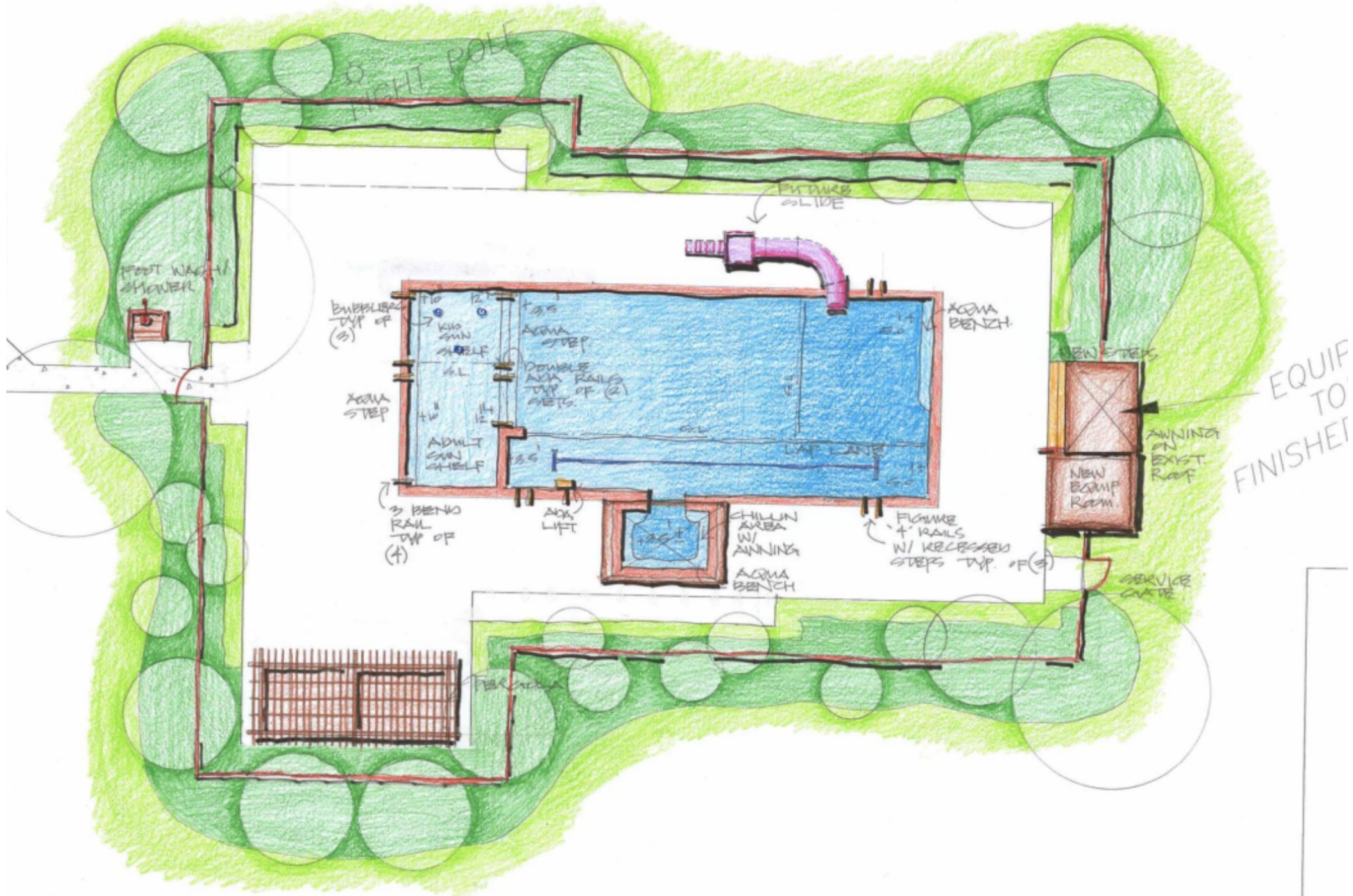
# Build New: Step 2

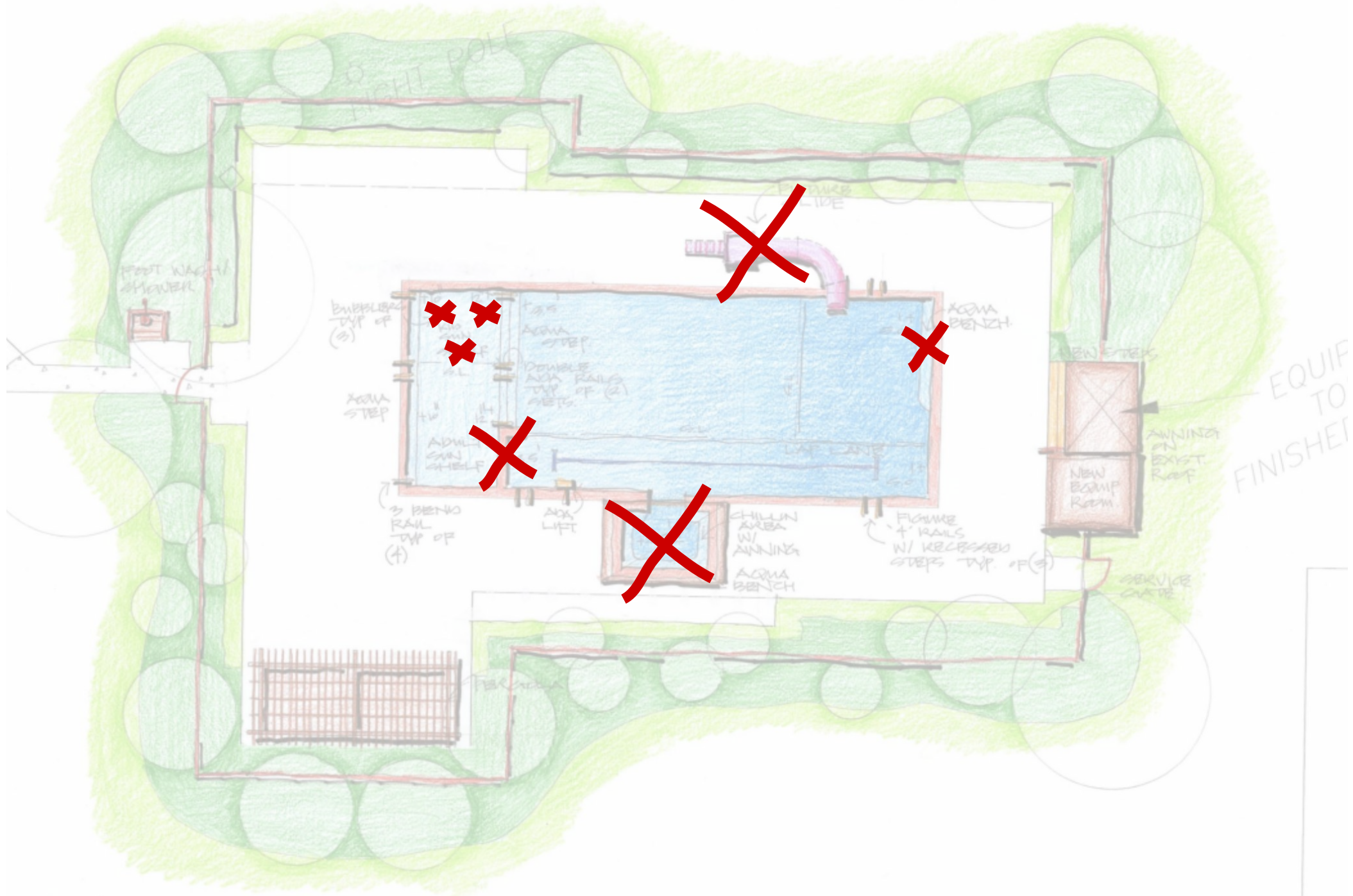
## Pool Proposals – Process and current state

- With the Architectural pool concept design in hand on March 10, 2022 proposal requests were sent to Dominion Pools (DP) and Gracia & Vigil
- All other solicited vendors (13 in total) were either too busy, too far, unresponsive or deemed unsatisfactory
- Dominion Pools replied a day early on April 3, 2022
- Gracia & Vigil was unresponsive and continues to be
- Dominion Pools is well respected (currently contracted with Beth Page & has worked with Greys Point to name a few) and has been in business for over 30 years
- DP's proposal was based on the architectural design
- Pool Committee agreed to work with Dominion Pools who has committed to holding a build slot for Fall 2022

# Pool Proposals – Process & current state, cont.

- DPs proposal along with the other required trades (electrical, plumbing, demolition, soil testing, fence, shed, etc) came in at approx. \$580k
- With a lengthy re-evaluation of needs vs. desires and working with DP, pool renovation committee representatives eliminated all frills, extras and updated the design to be more basic as we currently have but includes a walk-in sun shelf the full width of the pool in the shallow end
- Updated DP bid received on 4/17/22 with total inclusive of all trades to be approx. \$430k. (see detailed break out on next page)
- There are a number of estimates vs. firm bids, which cannot be firmed up until we have a complete set of construction drawings





EQUIP TO FINISH



# Pool Proposals – Process & current state, cont.

## Changes to Dominion Base Bid

Remove chillin area, spa jets, plumbing, pumps, etc

Remove swim lane wall

Remove swim lane accessories

Extend sun shelf to width of pool

Remove deep end bench

Change shallow end depth to 3 ft from 3.5ft

Change grab rails as discussed

Change controllers to basic functional salt controller

Reduce lites and change to incandescent

No grey plaster

Concrete patio – add necessary drains

Concrete patio – tighten up price

Concrete patio – add slab for equip room

Add safety cover

Keep handicap lift & cover in as an option

Remove slide rough in

Two umbrella anchors on sun shelf

No bubblers

No lifeguard stand

No travertine coping

# Pool Proposal – Dominion Pools

CBTB NEW POOL PROPOSAL - UPDATED 4/17/22					
Item Description	Gracia & Vigil	BD @ Dominion Pools 4/3/22		BD @ Dominion Pools 4/17/22	Notes
New Pool Build Per Drawing		\$306,591	Base bid	\$229,096	Base bid
Architect/engineering fees		\$10,000	Per bid	\$10,000	Estimate from Dominion
Handicap lift & cover		\$5,362	Per bid		
Rough in Plumbing for slide		\$2,734	Per bid		
Umbrella Anchor (s)		\$340	Per bid	\$680	Per bid - Two Anchors
3 Bubblers		\$6,882	Per bid		
Chem Cont, Chlorine Tank, 2 pumps		\$11,806	Per bid		
Composite lifeguard stand		\$1,808	Per bid		
Spa jets, plumbing & pump		\$13,865	Per bid		
Travertine coping		\$7,074	Per bid		
Grey plaster		\$5,265	Per bid		
Safety Cover				\$3,000	CBTB pool comm estimate
PH Controllers & Acid Pump				\$3,609	Per bid
Salt sytem		\$9,917	Per bid	\$9,917	Per bid
4 inch channel drain between Equipment Rm. & Pool				\$1,907	Per bid
Concrete deck & drains & Equipment Rm Slab		\$66,970	Per bid	\$69,028	Need 2 other bids (higher w/chillin gone)
Subtotal	\$0	\$448,614		\$327,237	

# Pool Proposal – Dominion Pools, cont.

General contractor		\$20,000	CBTB pool comm estimate	\$0	<b>CBTB to be GC (Fence, equipment room, water, core drills, demo deck, fill old steps, electrical, plumbing)</b>
Technical SME/PM		\$0		\$2,000	Bates Hardscapes, Estimate?
Shower/foot wash		\$500	CBTB pool comm estimate	\$500	CBTB pool comm estimate
Soil boring and structural engineering design		\$8,000	CBTB pool comm estimate	\$8,000	CBTB pool comm estimate
Stone fill and demolition of existing drains		\$7,000	CBTB pool comm estimate	\$7,000	CBTB pool comm estimate
Pool water fill		\$3,500	CBTB pool comm estimate	\$3,500	VA American Water (quote to Kathy 4/7/22)
Plumbing		\$7,000	CBTB pool comm estimate	\$7,000	Firm up estimate after drawings
Electrical		\$13,000	CBTB pool comm estimate	\$13,000	Firm up estimate after drawings
Demo/remove concrete deck/fill old steps		\$20,000	CBTB pool comm estimate	\$20,000	Bates Hardscapes to bid
New fence (W/E access) & remove old		\$19,565	NN Fence bid	\$19,565	Need bids once we have drawings
Equipment room		\$7,700	CBTB pool comm estimate	\$7,700	12x14 Old Hickory shed (\$5,700, + lites, outlets)
Sun shades		\$10,000	CBTB pool comm estimate	\$0	
	<b>\$0</b>	\$564,879		\$415,502	
Reserve for ADA lift & unknowns		\$15,000	CBTB pool comm estimate	\$15,000	\$5362 Handicap Lift & Cover
<b>Total Price</b>	<b>\$0</b>	<b>\$579,879</b>		<b>\$430,502</b>	

# Summary & Recommendations

1. Pool Committee recommends building a new pool at \$430k-\$470k based on the objectives set herein including:
  - Life cost advantage
  - Modern design
  - Current technology
  - Safety & Code Compliance
2. Pool Committee recommends the board identify potential funding plan within 45 days
3. Form committee to develop pool furniture and shade plan then seek estimates for costs