



Corrotoman By the Bay  
1187 Corrotoman Dr., Lancaster, VA 22503

**Pool and Site Design Build Proposal and Requirements**  
**October 3<sup>rd</sup>, 2024**

**A. Description**

The Corrotoman by the Bay (CBTB) Property Owner's Association is requesting bids to replace the existing 85,000-gallon swimming pool. This replacement includes demolition and removal of the existing pool and kiddie pool, diving board, ladders, steps, decking, fencing, plumbing, entrance gate, and equipment room (pump house). The following sections describe the requirements, type of replacement desired, a sample rendering, and proposed specifications for the replacement design. **Offerors are encouraged to recommend equivalent or more innovative solutions to these specifications.**

**Two bids are required. Offerors shall submit two bids that are identical other than the size/volume of the pool (see paragraph D). Each may have different supporting equipment such as sanitization and filter/pump specifications to handle the difference in capacities. Each pool shall include a sun shelf that is 10 feet long with 8 inches of water depth. At the end of the sun shelf there will be steps to a shallow end water depth of 3 feet. The pool will have a water depth of 5 feet at the far end and a depth of 4 and a half feet in the middle.**

- **Large: The large pool estimate shall be 32 feet wide by 70 feet long and include the 10-foot long sun shelf for a total length of 80 feet.**
- **Small: the small pool estimate shall be 30 feet wide by 50 feet long and include the 10-foot long sun shelf for a total length of 60 feet.**

**B. Business Proposal Requirements**

- 1) Draft Contract with business Terms & Conditions
- 2) Itemized, fully inclusive Cost Estimate including:
  - a) Complete demo of existing main pool and kiddie pool structures, removal of all materials, existing concrete decking, and fencing.
  - b) New pool, decking and fencing consistent with design build requirements below.
    - i) Electrical is included.
    - ii) Plumbing is included.
  - c) All construction drawings, plans, engineering, and permitting required for county approvals.
- 3) Payment Schedule
- 4) Identify warranty of workmanship and materials
  - a) Provide a minimum 10-year warranty for plaster or other protective coating.

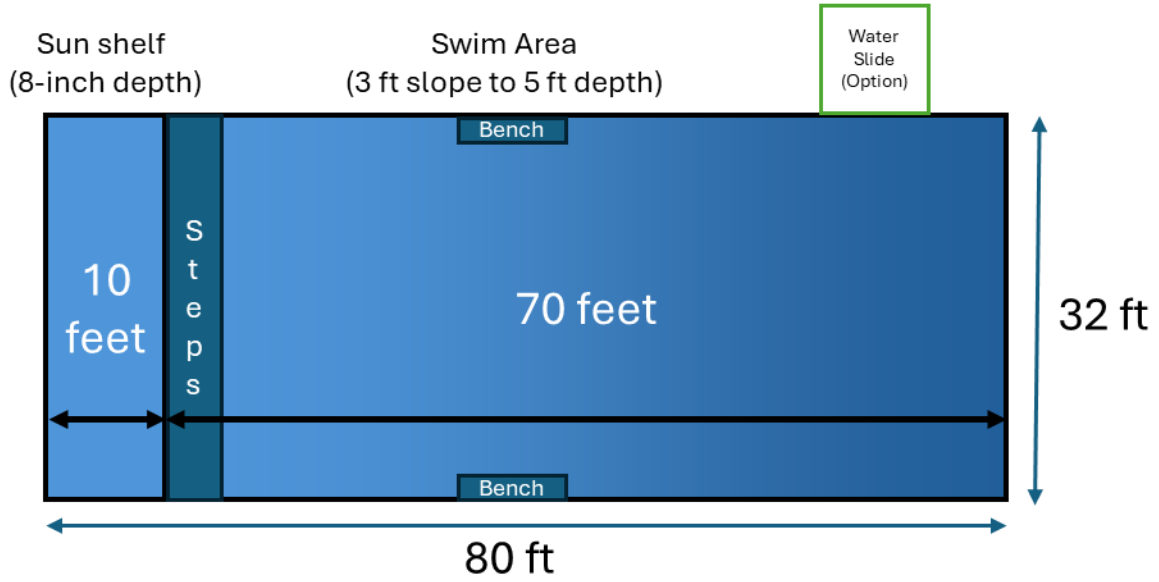
- b) Provide a 5-year warranty against structural cracks and leaks.
  - c) All pool equipment shall have a minimum of 3-year warranty.
  - d) All other items shall have a minimum 2-year warranty on pool, fence, and deck.
- 5) Resume of Project Manager
  - 6) Minimum of 3 commercial project references of similar projects. Name, Address, Phone No.& summary of project
  - 7) Timeframe
    - a) Planned start date: September 8, 2025.
    - b) Planned finish date: No later than March 31, 2026.

### **C. Design Build Requirements**

- 1) Provide design build package for commercial pool and associated site work.
- 2) Comply with International Swimming Pool and Spa Code (ISPSA) and local code requirements for public swimming pools.
- 3) Items to be replaced:
  - a) Existing pool to be demolished, materials removed and use the existing pool site for new pool.
  - b) Kiddie pool to be demolished and materials removed. Fill in with topsoil and graded.
  - c) Remove existing below grade pool equipment building and fill in steps to the existing pool equipment room.
- 4) Provide new pool with sun shelf and steps across shallow end to a deep end deep enough (5 ft minimum) to allow a slide or similar feature.
- 5) Provide associated new concrete deck with 12-foot-wide side areas outside of pool, 20-foot wide areas at end closest to clubhouse, and 15-foot wide at the end with a concrete pad bump out for pump room. Grading to proper depth and stone fill where needed.
- 6) Provide fire resistant pump room with ventilation and storage space for pool accessories and supplies.
- 7) Provide recommendation and options for sanitation and filter systems.

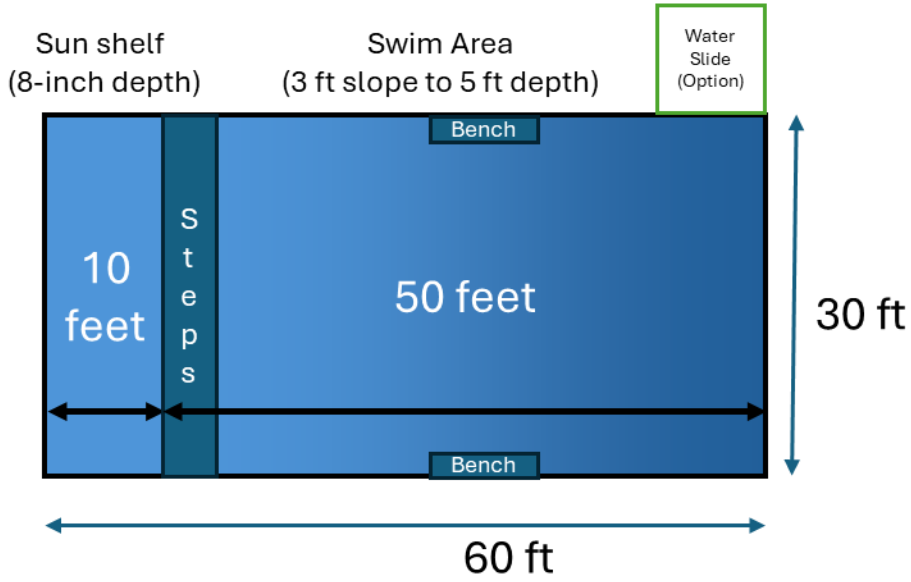
**D. Rendering**

**LARGE CBTB Pool**



5

**SMALL CBTB Pool**



## **E. Draft Specifications**

- 1) A registered structural engineer in the state of Virginia shall prepare construction plans for concrete and reinforcing to the swimming pool. The construction plans shall describe methods that will be used to stabilize the site for new pool.
- 2) Include installation of retractable anchors to allow use of existing safety cover.
- 3) Provide 4,000 psi air entrained concrete floor and 4,000 psi shotcrete walls.
- 4) Provide hydrostatic valves installed in the main drains of pool.
- 5) Provide LED niche lights, 500 equivalent wattage (by Pentair or equal) in pool sufficient to illuminate the entire pool area.
- 6) Main drain line shall be sized to flow at 5 fps at total pump GPM size.
- 7) Skimmer lines and pump size shall be sized to provide 30 GPM from each skimmer.
- 8) Water turnover, pump size and plumbing to comply with ISPSC requirements.
- 9) Provide recommended filter (and options) that meet GPM standards as listed above.  
(Note: CBTB furnished equipment is available as potential to meet requirement)
- 10) Provide a minimum of six surface skimmers by Sta-rite or equal. Provide 4" min depth of reinforced concrete behind skimmers.
- 11) Specify number of returns in floor of pool and sun shelf at 15 ft. oc. and at 20 GPM maximum.
- 12) Provide approved autofill device and backflow preventer on fill line.
- 13) Provide four (4) 1.5 od. S.S. Americans with Disability Act (ADA)-compliant grab rails and recessed steps, two per each long edge of the pool.
- 14) Provide six (6) side ADA compliant 1.5 od. S.S. 3 bend rails by SR Smith or equal. Provide custom welded safety line anchors at sun shelf area. 4 of the rails are to be ADA compliant tightly spaced rails. Rails are to provide entrance from edge of pool to sun shelf and then from sun shelf to swimming area.
- 15) Provide concrete brick coping, color to be determined.
- 16) Provide upgraded 6 x 6-foot choices for waterline tile by NPT or Classic Pool Tile.
- 17) Provide plaster or coating, color to be determined.
- 18) Provide new above grade concrete equipment room with asphalt shingle roof and fiberglass doors.
- 19) Design and provide drainage (away from existing clubhouse and tennis courts) for:
  - a) Pump room drainage
  - b) Storm water drainage (pool deck/site work)
  - c) Backwash waste
  - d) Pool decking
- 20) Provide drawings as required for permitting, plan submittal and approval.
- 21) Provide code-required connections to required backwash sources.
- 22) Provide new power panel, equipment potential grounding grid and associated electrical work.
- 23) Include all required plumbing services including support for in-ground 2-inch diameter water supply and a freeze-proof spigot on the exterior of the equipment room.

- 24) Include all required electrical services including three (3) Ground-Fault Circuit Interrupter (GFCI) outlets with covers equally spaced at outside edge of decking on one side of pool to support 120-volt ac robotic cleaner.
- 25) Specify high quality valves.
- 26) Replace hard-plumbed drainage line for water discharge/disposal area.
- 27) Install (2) 10-foot rest benches per rendering.

**F. Requested Options with Separate Pricing (Do not include any of these items in the base price). Each item to be individually priced.**

- 1) Provide to code black aluminum fence with self-latching and self-closing access gate as per code and plans. Fencing shall surround all the deck and enable direct access to the pump house.
- 2) Provide 1 ½" plumbing rough-in for Vortex Half Tube Pool Slide with Ladder by S.R. Smith or similar. Provide main drains and suction line for 40 to 60 GPM water to the slide. Provide adequate space in equipment room for slide pump. Place rough-in at a minimum of 4 and a half feet of water depth in accordance with manufacturer's instructions.
- 3) Furnish and install Vortex Half Tube Pool Slide with Ladder by S.R. Smith or similar.. The slide shall be approximately 10 and a half feet high with a ladder entry and closed flume. It should be deck-mounted and use water from a pool return as specified above. See <https://www.srsmith.com/en-us/products/pool-slides/vortex/>
- 4) Furnish and install 12 x 60-foot shade over deck on one side of pool with stainless steel support post and sun-resistant cloth awning roof by Sun Sails or equal.
- 5) Furnish and install anchor and electric service (if required) for ADA-compliant lift by Spectrum or equal.
- 6) Furnish and install stainless steel shower and foot wash near entrance gate.
- 7) Furnish and install automatic pool water leveler.
- 8) Install 3 bubblers by CMP or equal on sun shelf.
- 9) Install 3 umbrella anchors on sun shelf.

## G. Dimensions and siting of existing pool

