

MOCK BID #1

Contractor

Gateway Aquatic Solutions, Inc.

Price: \$92,300 Lump Sum

Project Duration: 4–5 weeks (weather dependent)

Schedule coordinated to meet May 15 target opening

INCLUDED SCOPE

1. Regulatory & Code Compliance

- Missouri Dept. of Health & Senior Services
- St. Louis County / City Health Department
- CDC MAHC
- ANSI / APSP / PHTA standards
- Virginia Graeme Baker (VGB) Act
- OSHA safety requirements
- ✓ Contractor to coordinate compliance activities with ownership

2. Site Control & Resident Safety

- Locked fencing provided
- Construction signage posted
- Work hours coordinated with management
- Emergency access maintained

3. Draining & Surface Preparation

- Drain pool per regulations
- Protect adjacent surfaces
- Full hydro-blast surface preparation
- Acid wash and surface prep completed
- Debris removed from site

4. Shell Assessment & Repairs

- Inspect shell for defects
- Repair non-structural cracks and spalls
- Structural concerns reported to owner

5. Resurfacing System

- Quartz aggregate finish (commercial grade)
- Slip-resistant steps and benches
- Installed per manufacturer specifications

6. Tile, Coping & Fittings

- Replace damaged waterline tile
- Remove and reinstall fittings and drains
- Replace gaskets and seals

7. ADA & Safety Compliance

- Maintain required safety markings and rails
- ADA pool lift handled by owner

8. Start-Up & Water Balance

- Coordinate fill and initial chemical balancing

9. Inspection & Turnover

- Assist with inspection process
- Address punch-list items

10. Warranty

- 1-year workmanship warranty
- Manufacturer material warranty

11. Exclusions

- Structural shell reconstruction
- Deck replacement
- Electrical upgrades
- Plumbing beyond fittings
- Pool equipment replacement
- Chemical automation systems

MOCK BID #2

Contractor

Midwest Aquatic Construction, LLC

Price: \$91,900 Lump Sum

Project Duration

4–5 weeks (weather dependent)

Schedule coordinated to meet May 15 target opening

INCLUDED SCOPE

1. Regulatory & Code Compliance

- Missouri Dept. of Health & Senior Services
- St. Louis County / City Health Department
- CDC MAHC
- ANSI / APSP / PHTA standards
- Virginia Graeme Baker (VGB) Act
- OSHA safety requirements
- Contractor to perform work in accordance with applicable codes

2. Site Control & Resident Safety

- Locked fencing around pool during active construction
- "Pool Closed – Construction" signage
- Work hours coordinated with management
- Dust and debris mitigation implemented

3. Draining & Surface Preparation

- Drain pool per environmental regulations
- Protect adjacent deck and coping
- Mechanical surface preparation performed
- Remove loose or delaminated material
- Acid wash prior to resurfacing

4. Shell Assessment & Repairs

- Inspect pool shell for cracks and surface defects
- Repair non-structural cracks as identified

5. Resurfacing System

- Quartz aggregate finish
- Slip-resistant finish at steps and benches
- Installed per manufacturer guidelines

6. Tile, Coping & Fittings

- Replace damaged waterline tile as required
- Remove and reinstall fittings and drains

7. ADA & Safety Compliance

- Maintain required depth markers and safety signage

8. Start-Up & Water Balance

- Coordinate pool refill
- Initial water balancing provided

9. Inspection & Turnover

- Final walkthrough conducted with ownership

10. Warranty

- 1-year workmanship warranty
- Manufacturer warranty on materials

11. Exclusions

- Not expressly stated

MOCK BID #3

Contractor:

River City Aquatic Construction, LLC

Price: \$92,750 Lump Sum

Project Duration:

4–5 weeks (weather dependent)

Schedule coordinated to meet May 15 target opening

INCLUDED SCOPE:

1. Regulatory & Code Compliance

- Missouri Dept. of Health & Senior Services
- St. Louis County / City Health Department
- CDC MAHC
- ANSI / APSP / PHTA standards
- Virginia Graeme Baker (VGB) Act
- OSHA safety requirements
- Contractor responsible for permits, inspections, and final approval

2. Site Control & Resident Safety

- Locked fencing around pool at all times
- "Pool Closed – Construction" signage
- Controlled work hours coordinated with management
- Dust, debris, and noise mitigation
- Emergency egress maintained at all times

3. Draining & Surface Preparation

- Drain pool per environmental regulations
- Protect deck, coping, buildings, and furniture
- Full hydro-blast surface preparation
- Removal of all loose, hollow, or delaminated material
- Acid wash and full neutralization
- Off-site disposal of debris

4. Shell Assessment & Repairs

- Inspect for cracks, spalls, hollow areas
- Repair all non-structural cracks and defects
- Immediate notification of structural concerns
- Unit pricing provided for additional repairs if required

5. Resurfacing System

- Quartz aggregate finish (freeze/thaw rated)
- Uniform color and texture
- Slip-resistant finish for steps and benches
- Installed per manufacturer specifications
- No visible trowel marks or defects

6. Tile, Coping & Fittings

- Replace all damaged or hollow waterline tile

- Remove and reinstall:
- Skimmers
- Returns
- Lights and niches
- VGB-compliant main drains
- Replace all gaskets and seals
- Verify watertight penetrations
- 7. ADA & Safety Compliance
- Maintain compliant:
- Depth markers
- "No Diving" markings
- Handrails and ladders
- Coordinate ADA pool lift removal/reinstall with owner
- Verify compliance prior to inspection
- 8. Start-Up & Water Balance
- Coordinate potable water fill
- Full chemical start-up and balancing
- Brush pool twice daily for 7 days
- Written start-up and curing log provided
- On-site staff training for post-resurface care

9. Inspection & Turnover

- Coordinate health department inspection
- Address punch-list items immediately
- Pool must pass inspection prior to final payment
- Deliver:
- Warranty documentation
- As-built photos
- Care & maintenance instructions

10. Warranty

- 1-year workmanship warranty
- Manufacturer warranty on finish
- Covers
- Delamination
- Bond failure
- Excessive cracking
- Premature surface failure

11. Exclusions:

- Structural shell reconstruction

- Deck replacement
- Electrical upgrades
- Plumbing beyond fittings
- Pool equipment replacement
- Chemical automation systems