

**(APARTMENT COMMUNITY)
POOL RESURFACING – SCOPE OF WORK**

1. PROPERTY & PROJECT INFORMATION:

Community Name: _____

Property Address: _____

Owner / Management Company: _____

On-Site Contact: _____

Phone / Email: _____

Pool Information

Pool Type: Main Pool Secondary Pool Splash Pool

Construction: Concrete Gunitite Shotcrete

Estimated Surface Area (SF): _____

Pool Capacity: _____

Original Build Year: _____

2. PROJECT OBJECTIVE:

Resurface the existing apartment community swimming pool to deliver a durable, slip-resistant, code-compliant finish suitable for high-use residential occupancy, while ensuring minimal disruption to residents and achieving timely health department approval for seasonal reopening.

3. REGULATORY COMPLIANCE:

Contractor shall comply with all applicable regulations including:

Missouri Department of Health & Senior Services

St. Louis County or City Health Department

CDC Model Aquatic Health Code (MAHC)

ANSI / APSP / PHTA standards

Virginia Graeme Baker (VGB) Act

OSHA requirements

Contractor is responsible for permits, inspections, and final approval for operation.

4. RESIDENT SAFETY & SITE CONTROL:

Contractor shall:

Secure pool area with locked fencing at all times

Post "Pool Closed – Construction" signage

Coordinate working hours with property management

Maintain clear access to emergency egress routes

Protect residents from dust, debris, and noise

Prevent unauthorized access at all times

5. SCHEDULING & OCCUPANCY COORDINATION:

Work shall be scheduled to meet target pool opening date: _____

Contractor must provide a detailed project schedule

No extended idle days without written approval

Weather delays must be communicated in writing

Pool must be operational prior to final payment

6. DRAINING & SURFACE PREPARATION:

Contractor shall:

Drain pool per local environmental regulations

Protect decking, coping, furniture, and adjacent buildings

Remove all loose, failed, or delaminated surface material

Perform mechanical surface prep (hydro-blast / chip / grind)

Acid wash and neutralize substrate

Dispose of debris off-site

7. SHELL ASSESSMENT & REPAIRS:

Inspect pool shell for cracks, spalls, hollow areas

Repair non-structural cracks and surface defects

Notify owner immediately of structural concerns

Provide unit pricing for additional repairs beyond base scope

All repairs must be flush and compatible with final finish

8. RESURFACING SYSTEM:

Contractor shall furnish and install one of the following commercial-grade finishes rated for freeze/thaw climates and high bather loads:

White or Colored Plaster

Quartz Aggregate

Pebble Aggregate

Polished Aggregate

Other: _____

Finish Requirements

Uniform color and texture

Non-slip finish suitable for steps and benches

Installed per manufacturer specifications

No trowel marks, streaking, or visible defects

9. TILE, COPING & FITTINGS:

Remove and reset or replace waterline tile as specified
Replace damaged or hollow tile
Remove and reinstall:
Skimmers
Returns
Main drains (VGB compliant)
Lights and niches
Replace all gaskets and seals
Ensure all penetrations are watertight

10. ADA & SAFETY COMPLIANCE:

Maintain compliant:
Pool depth markers
"No Diving" markings
Handrails and ladders
Coordinate with owner for:
ADA pool lift removal/reinstall (if applicable)
Verify compliance prior to inspection

11. START-UP & WATER BALANCE:

Contractor shall:
Coordinate fill with potable water source
Perform chemical start-up and balancing
Brush pool daily during curing period
Provide written start-up log
Train onsite staff on post-resurface care

12. FINAL INSPECTION & TURNOVER:

Coordinate health department inspection
Address punch-list items immediately
Provide final documentation:
Warranty
As-built photos
Care and maintenance instructions
Pool must pass inspection prior to owner acceptance

13. WARRANTY REQUIREMENTS:

Minimum 1-year workmanship warranty
Manufacturer warranty on finish materials
Warranty must cover:

Delamination
Bond failure
Excessive cracking
Premature surface failure

14. CONTRACTOR QUALIFICATIONS:

Licensed and insured in Missouri
Minimum 5 years apartment / commercial pool experience
Provide at least 3 apartment community references
Provide:
General Liability COI
Workers Compensation COI

15. EXCLUSIONS:

Unless specifically included:
Structural shell reconstruction
Deck replacement
Electrical upgrades
Plumbing replacement beyond fittings
Pool equipment replacement
Chemical automation systems

16. BID REQUIREMENTS:

Bids must include:
Lump sum price
Material specification
Project duration
Unit pricing for repairs
Warranty details
Assumptions and exclusions

17. OWNER CONTACT:

Name: _____
Title: _____
Phone: _____
Email: _____