

January 6, 2022

Sunlight Waters Community Pool
150 Clubhouse Dr
Cle Elum, WA 98922
Attn: Donna Mayo

Draft I
PRELIMINARY POOL
RENOVATION SPECIFICATIONS

KrisCo Aquatech Pools proposes to furnish labor, equipment and materials to upgrade the existing swimming pool for Sunlight Waters Community Pool at the above address per the following specifications.

CONSTRUCTION PHASES:

- Phase I: Mobilization
- Phase II: Demolition
- Phase III: Construction
- Phase IV: Tile Installation
- Phase V: Coping Installation
- Phase VI: Equipment Room and Mechanical Equipment
- Phase VII: Plaster Installation
- Phase VIII: Cleanup and Demobilization

17537 – 132nd Ave. N.E. • P. O. Box 953 • Woodinville, WA 98072-0953 • (425) 487-6400 •
Fax: (425) 486-9696
Division of KrisCo Corporation CONTRACTOR'S LICENSE NO. KRISCAP813QL

SCOPE OF WORK: INCLUSIONS

PHASE I: MOBILIZATION

1. A pre-construction meeting will be scheduled prior to mobilization. At the meeting KrisCo will review the scope of work with the client, review logistics and projected timeline.
2. A review of best appropriate location for pool draining will be done. Facility Management will drain the pool.
3. Facility Management will notify KrisCo when the pool is empty and free of water.
4. At arrival, KrisCo will perform the following prior to any work:
 - a. Look for a hydrostatic relief valve in the main drains. If one is not present, crew will drill a hole in the pool floor to relieve any potential ground water pressure under the pool vessel. KrisCo takes no responsibility and/or liability for any possible structural damage or the possible shifting of the vessels due to possible ground water conditions.
 - b. Pool shell will be inspected visually for any cracks in the plaster. All cracks will be documented.
5. Scaffolding will be installed in the deep end of the pool and areas not reachable by standing up on the floor.

PHASE II: DEMOLITION

1. Existing brick coping will be chipped off and removed.
2. All handrails and grab rails will be removed out of the pool.
3. A horizontal line will be cut between the bottom of the pool waterline tile and plaster to create a separation.
4. Waterline tile will be completely removed by chipping.
5. Thin-set will be completely ground off and damaged areas patched in preparation for new tile.
6. Entire surface of the pool will be hydro-blasted to remove all existing plaster layers down to original concrete. It is assumed that there are 2 layers of plaster at the moment. When hydro-blasting begins and KrisCo is able to tell how thick the layers are. Any issues or much thicker areas will be brought up to the Facility prior to proceeding. Additional costing could be assessed at the time.
7. Entire pool will have a mesh debris net stretched over for debris control.
8. All interior debris will be hauled out of the pool and disposed of offsite.
9. After hydro-blasting and cleanup, KrisCo will review the pool shell and present any visible issues.
10. All pool equipment in the equipment room will be cut out, removed and disposed off. This includes but not limited to heater, pump, filter, sanitation equipment.
11. Ditching will be done around the pool perimeter by others. This will allow KrisCo access to pool walls for running new circulation plumbing.
12. Existing Three (3) pool skimmers will be cut out and disposed of.

PHASE II: DEMOLITION CONTINUED

13. VGB Compliance. Existing main drain in the pool is a single drain which makes the pool non-compliant with the VGB Anti-entrapment drain codes. Floor around the main drain will be cut out to expose the main suction line. Existing drain will be disposed of. New "T" manifold will be installed to accommodate two new main drains for VGB compliance.

PHASE III: CONSTRUCTION

1. Three (3) new skimmers will be installed. This will be done by mounting the skimmers against the outside of the pool walls. Forming, Steel and Concrete will be used to attach new skimmers to the existing structure.
2. Existing pool circulation system plumbing lines will be located and labeled.
3. All existing plumbing of the circulation system will be cut out and disposed of.
4. New return lines and suction lines will be installed from the pool structure to the equipment room area.
5. It is assumed that existing main drain suction line is in working condition without any leaks.
6. Once all new plumbing is installed KrisCo will pressure test all lines to ensure there are no leaks in the structure.
7. At this point it is assumed that previous plumbing lines were not leaking. If a leak is discovered under the pool in the plumbing, KrisCo will present a change order for the repairs.
8. Existing top step in the shallow end of the pool will be raised to meet current regulations. This will be done by building the step up with concrete and possible rebar.
9. KrisCo will install new handrail and grab rail anchors. Grab rails will be replaced with new fixtures. Long shallow end hand rail will be reinstalled in same location.

PHASE IV: TILE INSTALLATION

1. One 6" row of frost-resistant porcelain tile will be set around the inside pool perimeter at the waterline. Tile yet to be chosen. KrisCo will provide samples of available tile for the pool. Tile budget set at \$15.00 per sq. ft.
2. Contrasting trim tile will be installed at the step edges to delineate the steps.
3. Tile will be installed and grouted with cementitious grout.
4. Once decks are installed, KrisCo will install 6x6 tile depth markers to make pool compliant with jurisdiction requirements.

PHASE V: COPING INSTALLATION

1. KrisCo will furnish 2.5" x 12" x 24" Precast Concrete Coping. Top edge of coping will be 5/8" rounded edge. Coping will be acid wash for non-skid texture. Owner will have 3 concrete colors to select from. At this time White Cement coping is not included. Color options included are grey cement-based colors.
2. Top of the pool bond beam will be leveled with mortar to accommodate new coping installation.
3. Coping will be installed and grouted with sanded grout.

PHASE VI: EQUIPMENT ROOM AND MENCHANICAL EQUIPMENT

1. All new pool equipment will be installed and plumbed together in a new filter room appropriate in size to accommodate equipment in "new equipment" section. Secondary chemical storage closed will need to be built to store chemical tanks for chemical automation.
2. All equipment will be plumbed together and pressure tested.

PHASE VII: PLASTER INSTALLATION

1. KrisCo will furnish CLI Krystalkrete Quartz Plaster. At this time budgeted plaster is in the "WHITE" family of colors.
2. Interior surface of the vessel will be plastered to a thickness of approximately 1/2". Plaster will be hand troweled by experienced craftsmen using non-staining tools. This is a two-step process that will take 1-2 days.
3. All pool return eyeball fittings will be replaced. Existing main drain covers will be replaced with new grates. Existing in wall steps will be replaced.
4. KrisCo will reinstall the new grab rails and original long hand rail.
5. Facility Management will start the water fill of the vessel using garden hoses. The pool must be filled within 1-2 days. When the pool is filling with water it is critical that the water fill be continuous until the level reaches half way into waterline tile. On-site management will need to observe when pool is full. Water must not be turned off until it reaches this point. If water is turned off prior to reaching this point it will leave a permanent and visible line in the plaster. KrisCo representative will give initial care instructions for the newly plastered vessels by phone or email.
6. Once vessel is full, management should let KrisCo know. KrisCo must turn on the pools recirculation system to ensure water is being circulated and filtered.
7. KrisCo personnel will discuss with onsite personnel the proper chemicals needed for new pool as it relates to proper curing of the fresh plaster.
8. Special care is necessary in terms of chemicals and daily brushing of the newly plastered pool for the first 30 days. Management will receive instructions on the initial care.

PHASE VII: PLASTER INSTALLATION CONTINUED

9. Work will be completed in a professional and timely fashion according to standard industry practices. This bid is based on the assumption that there are no leaks in the pool vessel and/or in the piping.

PHASE VIII: CLEANUP AND DEMOBILIZATION

1. Tenting enclosure will be removed and disposed of offsite.
2. Final walkthrough will be done with the management to address and questions or issues prior to complete demobilization.

NEW EQUIPMENT:

1. One Pentair 5HP Pump Circulation Pump with integral strainer. **Wiring done by a licensed electrician and is not included.**
2. One Pentair MasterTemp 400,000 BTU Propane Heater with internal heat exchanger, electronic ignition and power venting. Stainless steel must be used for the 4" stack and may go through the wall as a horizontal vent. Heater will be plumbed with a valved by-pass. **Electrical work including low voltage wiring is done by a licensed electrician and is not included.**
3. Two Pentair TR140 Sand Filters **Sewer Backwash Line must be installed by others.**
4. Two InelliBrite 300-Watt LED White Lights will be furnished. Light installation is by a licensed electrician.
5. Autofill System **Domestic water connection and backflow preventer by project plumber. Not included in KrisCo's scope.**
6. One Paramount UV2 Sanitation System.
7. One UltraPure Ozone Generator with injector.
8. Pentair IntelliChem Pool Chemistry Controller. This system automatically monitors pool pH and sanitizing levels and delivers just the right amount of chemicals. It helps eliminate eye and skin irritation and odor caused by out-of-balance water, helps protect equipment from corrosion caused by pH swings, and minimizes costs by adding chemicals with precision and only when needed. Controller can work independently or in conjunction with other Pentair automation products.
9. One Pentair IntelliCenter System to control the operation of the pool and spa. Features color touchscreen at the equipment pad and easy step-by-step instructions. Includes built-in connectivity for iOS and Android mobile digital devices. It also allows control from an Apple Watch as well an Amazon Echo. **Electrical work including low voltage wiring is by a licensed electrician and is not included.**

SCOPE OF WORK: EXCLUSIONS & NOTES

GENERAL:

- It is assumed that existing pool shell does not have any water leaks.
- All deck demolition around the pool will be by others.
- Ditching around pool perimeter and to equipment area will be done by others.
- Any sleeving or core drilling that might be needed is not included.
- Equipment room construction and chemical storage will be by others.
- It is assumed there are no leaks in the plumbing that is part of the main drain suction system. This will be tested during construction.
- All domestic utilities, water, power, sewer and gas connections are by others.
- All Hi Volt and Low Volt Electrical work is by others. KrisCo is not an electrical contractor.
- KrisCo takes no liability or responsibility for any shifting of the pool once it is drained.
- It is assumed that property owns and ADA lift.

POOL RENOVATION COST:

\$168,612.00 plus sales tax.

Bid proposal prices may be subject to change after 60 days from date of proposal.

PLASTER WARRANTY

Plaster is warranted for a period of one year against cracking and/or peeling off. KrisCo does not warrant against discoloration as that is due to local water conditions and chemical residuals and improper water chemistry. KrisCo does not warrant against hairline cracks as they are inherent in the plaster products. Any warranty repair does not necessitate the replastering of the pool. Only the affected areas will be repaired.

WHITE/COLORED PLASTER AGREEMENT THAT IS A PART OF THE CONTRACT SPECIFICATIONS

The contractor agrees to plaster the pool and guarantees that for a period of one (1) year the plaster will be water-tight and will not peel, blister or delaminate provided that the structures remain sound, that start-up procedures recommended by the contractor or service company are followed, and that all the water chemistry after start-up is properly maintained in accordance with the instructions from the contractor or service company. Water chemistry consists of total alkalinity, PH, hardness (calcium and magnesium), iron, copper and total dissolved solids (TDS). If a warranty situation takes place, the area of failure will be dealt with appropriately, but it does not include re-plastering the entire vessel.

Since the pool plaster is composed of natural materials which have certain inherent characteristics, a certain amount of shading or color variation is a natural occurrence which should not be construed as a defect.

WHITE/COLORED PLASTER AGREEMENT THAT IS A PART OF THE CONTRACT SPECIFICATIONS CONTINUED

The Owner/On-Site Management agree that the plaster is NOT guaranteed for evenness of color and may not be the exact shade anticipated. The shade and color may vary and fade over time. The plaster may become streaked, blotchy, or have a mottled appearance over which the contractor has no control which is commonly due to hydration or even possibly calcium block. The Owner/On-Site Management understands that crazing (check cracks and hairline cracks) may be noticeable and may be quite pronounced with colored plaster.

Due to atmospheric conditions (humidity, temperature, etc.) during plastering, light and/or dark streaks (a marbleized look) may appear in the plaster and may be more pronounced on a cloudy day or at night with the light on. These conditions are beyond the contractor's control.

Owner/On-Site Management has read and does accept the above conditions by entering into a contract with KrisCo to re-plaster the pool.

Anywork that is not complete by **July 30th, 2022** will be subject to industry inflation charges.

The signing of this agreement constitutes the entire contract agreement between both parties and is subject to the general terms and conditions outlined on the reverse side of the last two pages of the document. This document outlines the total scope of work to be performed. Any deviation from these specifications will be enumerated in a change order that is signed by both parties prior to the work proceeding. This document takes precedence over any oral expressions by either party.

Thank you for the opportunity to provide this bid and for your consideration of this proposal. We hope you decide to include KrisCo Aquatech Pools as a member of your team on this project.

Respectfully submitted,

KRISCO AQUATECH POOLS

div. KrisCo Corporation

Alex Udodik

Owner/Agent Acceptance

Date

KrisCo Corp. Officer Acceptance

Date