



Keller Pointe
405 Rufe Snow Dr
Keller, Tx

December 2021

Buy Board Contract 613-20 Swimming Pool Chemicals, Supplies and Equipment Category 8 Pool Coatings and Compounds

SCOPE OF WORK – Remove and Replace Pool Decking

Property to remove and reset all deck equipment.

NOTE: NEGATIVE PRESSURE DEVICES TO BE SUPPLIED BY OTHERS IF NECESSARY

Note: Because of the large amount of dust raised in the prep process, Sunbelt recommends Property supply Large Fans at doors to help remove dust and use other means to limit effects of dust to ventilation and office areas. Owner to cover all building HVAC intake and exhaust openings and disarm alarms if needed.

Demo Pool Deck approx 3,400 sq ft from 7" - 10" in various areas: Sunbelt to saw cut 3" away from existing walls and cut decking into sections and haul off, includes removing old carton forms and poly and haul off

Replace all below ground valves below concrete valve boxes and replace valve box deck grates

Remove and replace skimmers in area where deck is being removed. Pressure test skimmer lines to ensure skimmer line integrity

Replace Deck Channel drains and 4" deck drains and reconnect to existing underground deck drainage

Replace all anchors for handrails

Install new tile for 404 sf of pool tile ribbon, includes regrouting horizontal vortex island tile

Install new deck depth markers and no diving symbols and letters for areas where tile is replaced

Install New Light Broomfinish Concrete Decking and lay 8" carton forms on 3,400 sq ft of pool deck area, install vapor barrier, install smooth dowels where needed, install #7 rebar on 9" OC centers bottom #5 on 9" OC centers top, 4500psi 8" concrete light broom finish. Provide equipotential bonding for decking.

Apply Flocrete to designated Middle Slide Area (approximately 850 sf)

- Pressure wash.
- Mask off surrounding to protect.
- *Apply primer coat for better adherence*
- Apply base coat.
- Apply classic texture overlay.
- Apply color finish coat.
- *Apply protective clear sealant.*
- Clean up pool

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Exclusions

- Any item not specifically included in previous scope of work
- Replacing tile trim on bottom of vertical walls
- Mastic (not indicated on existing plans – a price of \$5.00 per lf determined necessary)
- Removal or replacement of decking of in slide pier area (approximately 830 sf)
- Replumbing deck drains
- Regrouting of existing tile
- Replacement of existing tile
- Permits
- Engineering

Undetermined Conditions: Conditions not determinable until deck has been removed are not included in the price, unless specifically mentioned as included and will be charged for in a Change Order when a determination of the additional cost is known **after Sunbelt and Property examine surface under decking after removal.**

- Pressure test of plumbing (except skimmers as noted) and/or repairs of pool equipment or plumbing
- Condition and watertightness of existing pool structure
- Damage to landscaping before, during, or after construction by others
- Money lost because area is closed
- Payment/Performance Bond

LIMITED WARRANTY: Sunbelt Pools warrants the Work to Buyer for a period of (1) year from date of completion of the Work, against defective material or workmanship including bonding failure, chipping or peeling of the application. Due to inherent movement of surfaces to which Product may be applied, no warranty, expressed or implied is made concerning cracks that may appear in the Work because of ground movement. Sunbelt Pools assumes no obligation or responsibility for deck drainage unless the base concrete has been installed by Sunbelt Pools. All guarantees applying to this work shall be void, if during life of said guarantee, any work is done on the Sunbelt Pools applied coating by others. The warranties herein are effective only if buyer has complied with all terms and conditions, payments, and provision of this Contract.

Standard Cost:	\$599,586.25
Buy Board 20% Discount:	<u>-\$119,917.25</u>
Total Cost:	\$479,669.00

Pricing good through February 2021

Authorized Signature _____ **Date** _____

Pease contact Dave Beverage at 214-537-7127 or daveb@sunbeltpools.com for any questions.

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