



Keller Pointe
405 Rufe Snow Dr
Keller, Tx

May 2022

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 8" - 12" 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 butterfly 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

Provide and Install 13 New LED 500W Equivalent White Lights. Install New Conduits and connect to existing conduits which were encased in existing concrete decking. Pull new lights

Note: Property to contract with licensed electrician to determine location of jboxes, locate other electrical conduits, disconnect existing light cord, and reconnect new light cords. Electrician to run any other electrical lines.

Pressure Test pool main drain and return lines. Pressure Test Spa lines. Pressure test water supply lines for water features to valves in dirt under deck.

Note: excludes repair of lines if leak is found. A price will be given for repairs if needed.

Remove caved in sections of dirt around lines under dirt, backfill with gravel/select fill, and compact

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

Replace all anchors for handrails

Apply Thick Rapid Set Grout to pool beam up to 1 ½" where compromised

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214 343.1133 1 800 548.9115 FAX 214 343.1201

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Install new tile for pool tile ribbon where concrete is removed, includes regrouting horizontal vortex island tile

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

Provide submittals for materials to engineer for approval

Remove concrete as needed on building beam to provide 1 ¼" lip for new concrete.

Remove concrete around steel rebar in building beam top row to 4" back to allow for mechanical steel couplers

Abrasive blast all surfaces prior to concrete placement and remove all dust

Install mechanical steel couplers with 2 coats of ARMATEC-110 for top rebar mat into building.

Apply 2 coats of ARMATEC-110 to existing rebar stubs that remains.

Dowel into bottom of building beam for bottom mat.

Dowel into beam of pool for bottom and top rebar.

For top rebar mat, install #7 rebar on 9" OC centers, for bottom mat, install #7 on 9" OC centers top.

Install adhesive for rebar into dowels.

Bring additional select fill as needed and level dirt as needed to provide an even surface.

Install waterstop to existing concrete building and pool beam surfaces before concrete is poured.

Lay 8" carton forms

Install vapor barrier.

Provide equipotential bonding for decking.

Install New Light 8" thick 4,000 psi Broomfinish Concrete on approximately 3,400 sq ft of pool deck area

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

- Pressure wash.
- Mask off surrounding to protect.
- *Apply primer coat for better adherence*

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- Apply base coat.
- Apply classic texture overlay.
- Apply color finish coat.
- *Apply protective clear sealant.*
- Clean up pool

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
Replacement/regrouting of existing tile other than as indicated in above scope of work
Permits and engineering
Undetermined Conditions
Concrete inspection – to be provided by city of Keller
Condition and watertightness of existing pool structure
Integrity of existing pool/building beam
Damage to landscaping before, during, or after construction by others
Money lost because area is closed

LIMITED WARRANTY FOR NEW CONCRETE AS DETAILED ABOVE: 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. Due to inherent movement of ground, no warranty, expressed or implied is made concerning cracks that may appear in the Work because of ground or adjacent structural movement. Sunbelt Pools assumes no obligation or responsibility for existing deck drainage system. The warranties herein are effective only if buyer has complied with all terms and conditions, payments, and provision of this Contract.

Standard Cost:	\$883,131.25
Buy Board 20% Discount:	<u>-\$176,626.25</u>
Total Cost New Contract:	\$706,505.00

Additional Cost: Payment/Performance Bond for Total Cost at 2.5% for first 100,000 - \$2,500.00 and 1.5% over 100,000 - \$9,097.58, total additional **\$11,597.58**

Note: Based on \$706,505 (\$528,505.00 – original contract plus change order 1 and CO2)

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