

Client:

October 8, 2024 Contractor:



KrisCo Pools
17537 – 132nd Ave NE Woodinville, WA
98072
Mirrmont Country Club
25500 SE Mirrmont Dr
Issaquah, WA 98027

FOR OUTDOOR POOL AND

Draft I
RENOVATION SPECIFICATIONS

WADING POOL

KrisCo Aquatech Pools proposes to furnish labor, equipment and materials to upgrade the existing swimming pool and wading pool for ***Mirrmont Country Club*** at the above address per the following specifications:

CONSTRUCTION PHASES:

- Phase I: Mobilization
- Phase II: Demolition
- Phase III: VGB Drain Compliance
- Phase IV: Tile
- Phase V: Pool Deck & Coping
- Phase VI: Equipment Room
- Phase VII: Leak Detection
- Phase VIII: Plaster Preparation and Application
- Phase IX: Cleanup and Demobilization

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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 the most appropriate location for pool and wading pool draining will be done. Pool and wading pool to be drained by KrisCo to a Client's approved location. 3. All patio furniture and any movable fixtures to be removed by the Client and stored away from the pool and wading pool.
4. The Client will notify KrisCo when the pool and wading pool are empty and free of water. 5. The fence by the entry walkway to be taken down and reinstalled by Others. This is to allow the equipment to get through. The grass is to be touched up by Others after the concrete work is complete.
6. At arrival, KrisCo will perform the following prior to any work:
 - Look for a hydrostatic relief valve in the main drain. If one is not present, the crew will drill a hole in the pool floor to relieve any potential groundwater pressure under the pool vessel.
 - KrisCo takes no responsibility and/or liability for any possible structural damage or the possible shifting of the vessel due to possible groundwater conditions.***
7. Scaffolding will be installed in the deep end of the pool and areas not reachable by standing up on the floor.
8. KrisCo to take fill water samples for testing. If water at the property has metals or minerals that can stain the newly plastered pool and wading pool, the Client will be responsible for any additional costs for water trucking and delivery.
9. KrisCo to furnish a portable toilet for the duration of the project.

PHASE II: DEMOLITION

1. The existing pool and wading pool coping and deck concrete to be cut apart and removed off-site.
 - It is assumed that the existing deck doesn't have steel reinforcement. If steel is present additional labor charges to be presented in the change order form. This will be determined on the first day of demolition.***
2. ***Note: At this time, it is assumed that the pool and wading pool are free from leaks in the plumbing and free from leaks in the structures. It is also assumed that there are no structural or aesthetic cracks in the pool and wading pool shells. If any are present, these will be photographed and logged.***
3. The existing pool and wading pool waterline tile and water depth breakline to be removed.
4. The existing rails will be removed and set aside for later reinstallation, new anchors to be installed.
5. In-wall steps to be removed and replaced.

6. Pool and wading pool lights are assumed to be in working condition. All and any electrical work or light replacement is not included at this time.
7. Plaster Demo - Hydroblasting:
 - The entire pool surface will be hydroblasted to remove all existing plaster layers. – ***It is assumed that there are no more than 2 layers of plaster. If more coats are discovered during the demolition, the change order will be presented to the Client for additional plaster removal.***

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- The surface will be blasted with a 40,000 PSI machine to remove plaster. Hydroblasting ensures an even removal of all existing material. In addition, this method ensures the pool shell doesn't get damaged by power chipping hammer tools and there's minimal loss of original concrete.
 - All debris from hydroblasting will be removed with a vac truck and disposed of offsite.
8. After pressure washing and cleanup, KrisCo to review any potential concerns with the pool and wading pool shells, which may include cracks, steel being close to the surface, rust, and pool and wading pool fixture problems. No additional work to be done prior to review with the Client.
 9. It is assumed at this time that there are no steel rebar issues or rust.
 10. All pool equipment in the equipment room will remain as is. It is assumed that all equipment is in working condition.

PHASE III: VGB DRAIN COMPLIANCE

1. The pool and wading pool drains are assumed to be VGB compliant. No work is planned for this area.

PHASE IV: TILE

1. All waterline tile and water depth breakline to be removed during demolition. This includes chipping the tile off and grinding off the thinset adhesive that was holding the tile together on the wall.
2. It is assumed that the existing mudwork under the tile is in good condition and does not need to be removed. This will be assessed after the existing interior tile is stripped out completely. Findings to be presented to Client.
3. New 6" porcelain waterline tile to be furnished and installed.
4. Water depth breakline will be installed per the original design.
5. New 2" wide step striping will be furnished and installed.
6. All depth markers will be removed and prepared for new marker installation. New tiles to go into the same exact locations as previous markers.
7. Tile allowance is set at \$20.00 per sq. ft. Options will be presented to the Client for review.
8. Tile to be installed and grouted with cementitious grout.

PHASE V: POOL DECK AND COPING

1. The existing concrete deck patio to be cut up and removed. Concrete pieces to be placed into containers and disposed of offsite. It is assumed that the existing deck doesn't have steel reinforcement. If steel is present, additional labor charges are to be presented in the

- change order form. This will be determined on the first day of demolition.
2. The existing coping to be removed. Once it is removed it will be visible if there is any damage to the pool bond beam present. Additional bond beam repairs will be presented as a change order for approval.
 3. After the demo, the surrounding subgrade to be prepped for new concrete placement. This includes crushed rock delivery, placement, and steel installation.
 4. Pool coping to be formed and poured in place.
 5. New concrete decking to be installed. New concrete deck and poured-in-place coping to be in light broom finish. **NOTE: Broom finishes easily discolor. KrisCo will NOT be held responsible for broom finish discoloration.**

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6. Skimmer lids to be “concrete pour lid” style. The existing skimmer bodies are assumed to stay intact during deck demolition. Any potential damage that may be caused because of original construction may require skimmer replacement. This is to be reviewed onsite during demo and presented to the Client if any concerns arise.
7. At this time 110LF of 3” Stegmeier Deck Strip Drain to be furnished and installed. Deck drain to be tied into the closest storm drain outlet.
8. New anchors to be installed for the existing handrails and grab rails.
9. All steel rebar and any metal fixtures within 5ft to be bonded and inspected by KrisCo’s electrician.
10. Pool depth markers to be set per Health Department specifications.
11. KrisCo to caulk around pool deck edge.
12. KrisCo cannot guarantee that the new deck will not have some shrinkage cracks. KrisCo to install using best industry practices.
13. No vehicles on concrete for first 28 days after installation.
14. Use of De-icing and/or Ice Melt products on finished concrete will render the warranty void.
15. Deck pours are very weather-sensitive. The installation will be weather-dependent. KrisCo cannot guarantee a deck installation schedule.

PHASE VI: EQUIPMENT ROOM

1. No repairs or equipment replacement is planned for this area.
2. All equipment and pool plumbing are assumed to be free of leaks and in working condition.
3. Pool and wading pool lights are assumed to be in working condition.
4. The pool and wading pool filtration systems are assumed functional and is not in need of filter media replacement. It is advised to replace filter media prior to replastering and refilling the pool and wading pool. Pricing option may be presented per request.

PHASE VII: LEAK DETECTION

1. At this time, it is assumed that all plumbing lines are working and are not in need of repair.
2. All lines will be pressure tested by KrisCo to verify that there are no leaks in any of the plumbing. If a leak is found, the findings will be presented to the Client in the form of a change order and the repairs will be at an additional cost.

PHASE VIII: PLASTER PREPARATION AND APPLICATION

1. KrisCo will furnish unpolished Hydrazzo Arctic White Plaster. A color sample will be provided for approval. Other options are available per request.

2. The interior surface of the vessels will be plastered to a thickness of approximately ½". The plaster will be hand-troweled by experienced craftsmen using non-staining tools.
3. All pool and wading pool return eyeball fittings will be replaced.
4. KrisCo will start the waterfill of the vessels using garden hoses. The pool and wading pool must be filled within 2 days. When the pool and wading pool are filling with water, it is critical that the water fill be continuous until the level reaches halfway into the waterline tile. The Client will need to observe when the pool and wading pool are 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. (See fill water disclaimer)
5. Once the vessels are full, the Client should let KrisCo know. KrisCo must turn on the pool and wading pool recirculation system to ensure water is being circulated and filtered.
6. An initial chemical allowance of \$300.00 to balance pool and wading pool water will be included.

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7. At this point the Brush and Balance process will begin. For the first two (2) weeks a technician will come daily to brush the new plastered surfaces and balance chemicals. This will be done daily, Monday – Friday. For the following two (2) weeks a KrisCo technician will come two times per week. This will ensure proper curing and health of the newly plastered surfaces. After this stage is complete, KrisCo can provide an ongoing maintenance plan if desired.
8. Work will be completed in a professional and timely fashion according to standard industry practices. This bid assumes that there are no leaks in the pool and/or wading pool vessels and/or in the piping.

PHASE IX: CLEANUP AND DEMOBILIZATION

1. A final walkthrough will be done with the Client to address questions or issues prior to complete demobilization.

SCOPE OF WORK: EXCLUSIONS & NOTES

GENERAL:

- The fence by the entry walkway to be taken down and reinstalled by Others. This is to allow the equipment to get through. The grass is to be touched up by Others after the concrete work is complete.
- It is assumed that the pools have no more than 2 layers of plaster.
- It is assumed that the pool and wading pool do not have any leaks in the shell or equipment. - KrisCo takes no liability or responsibility for any shifting of the pool and wading pool once drained.
- Pool and wading pool lights are assumed to be in working condition.
- Handrails and grab rails are assumed to be in good condition.
- Water trucking delivery is not included if pool fill water is determined to have metals or minerals.
- Drainage and substrate design under the deck is not included at this time.

Base Total: \$260,564.00 + Tax Options:

1. Stamped Texture

New concrete deck and poured-in-place coping to be in the stamped texture.

draw.

ADD \$23,430.00 + Tax

Payment schedule: 100% Due with deck

Payment Schedule:

- 5% Downpayment is due on the day the proposal is signed.
- 50% Due and payable on the day the demolition is completed.
- 10% Due and payable on the day coping is installed.
- 10% Due and payable on the day deck is installed.
- 10% Due and payable on the day tile is installed.
- 10% Due and payable on the day plaster is installed.
- 5% Due and payable on the day brush and balance is completed.

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

The Owner/On-Site Management agrees 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 marbled 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.

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

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Anywork that is not completed by **May 31, 2025** 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

Frank Eagle

Owner/Agent Acceptance Date

KrisCo Corp. Officer Acceptance Date

