

# DECISION PAPER



**Date:** July 11, 2017

**Issue:**

Update VGB drain covers for code compliance, and implement overdue pool repairs at each body of water located at Northwoods Pool and Trout Creek Recreation Center.

**Background:**

TDA pools were last plastered in 2005 and 2007, including select tile repairs and updated drain covers. Historically, all pool maintenance and repairs were contracted to Truckee River Tub, with TDA staff taking the lead in 2014 utilizing existing certified employees. Recent County inspections have identified that existing drain covers have expired and require replacement per new code. Included in the approved Reserve Study, all bodies of water have been scheduled for necessary upgrades and repairs, commencing in the Fall of 2017, and finishing with second phase in the Fall of 2018. Phase 1 is to include Northwoods Clubhouse Pool, Trout Creek Recreation Center Lap pool, Spas 1 & 2. The Recreation Pool, Covered Spa and Kiddy pool will remain open during Phase 1, and be completed in the Fall of 2018 as Phase 2. See attached project scope.

Leak detection services are also necessary due to the age of the pools and will be performed by a qualified vendor. A Request for Proposal (RFP) was also distributed to qualified contractors outlining necessary project scope and schedules. One response was received from Burketts Pool Plastering Inc. with fees totaling \$65,464 above the 2017 approved budget (totaling \$251,515 in 2017). Phase 2 would begin in the Fall of 2018, with a budget not to exceed \$279,730 utilizing Replacement Reserve Funds, with a total project budget not to exceed \$531,245, see attached.

Staff recommends contracting with Burketts Pool Plastering Inc. and Bullseye Leak Detection, Inc. to perform the necessary repairs in Fall of 2017 and Fall of 2018 as detailed in attached.

**Recommendation:**

Staff recommends the Board of Directors approve Option 1: Approve contracting with Burketts Pool Plastering, Inc. and Bullseye Leak Detection, Inc. to perform necessary repairs at the pools and spas during Phase 1 and 2, utilizing Replacement Reserve Funds for total project and contingency budget of \$531,245.

**Prepared By:** Lee Ann Gray / Sean Connors

**Reviewed By:** Forrest Huisman

**Reviewed By:** Michael Salmon

**Board Meeting Date:** July 29, 2017

**General Manager Approval to place on agenda :**

**Date:** 7/19/17

# Tahoe Donner Association

## CAPITAL PROJECT FUND EXPENDITURE Approval Form

Submitted By: Brian Yohn

Submitted Date: 7/10/2017

Project Name: Pools Repairs and Improvements - Phase 1 - 2017

Project Year: 2017

PO / Project Number: 721-130-\_\_\_

Dept # / Name: 130 / Aquatics

Task Code: 2, 3, 4

### Project G/L Coding:

Expenditure Type - Fund	GL Code	Amount *
Capital - Replacement Reserve Fund	902-59991	\$ 251,515.00
Capital - New Machinery & Equipment Fund	905-59991	
Capital - Development Fund, Unrestricted	903-59991	
Capital - Development Fund, Restricted	903-59992	
Expense - Replacement Reserve Fund	902-59993	
Expense - Development Fund	903-59993	
<b>PROJECT Total</b>		<b>\$ 251,515</b>

\* Ensure all costs included;  
sales tax, installation,  
freight, etc.

Board Approved Budget Amount \$ 251,515

Variance - Favorable (Unfavorable) \$ - 0%

Project & Project Amount agree to initial Board approved Expenditure Budget > Yes / No

**NO**

If Project Total Variance is Unfavorable by \$1500+ or 5%+; Explain below:

### By Vendor (s) Amounts:

Vendor Name & Location	Amount *
Burkettes Pool Plastering, Inc.	
Bullseye Leak Detection, Inc.	
<b>PROJECT Total BUDGET</b>	<b>\$ 251,515</b>

### Comments:

*7/29/2017 BOD item*

### Capital Review & Approval:

Director of Finance & Accounting: \_\_\_\_\_

General Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



# Estimate

Date	Estimate #
6/26/2017	18964e

4015 Seaport Blvd  
West Sacramento Ca  
95691  
Lic. # 935197

Phone: 916-760-8944  
Fax: 916-760-8970  
E-mail: [Office@bullseyeleak.com](mailto:Office@bullseyeleak.com)  
Website: [www.bullseyeleak.com](http://www.bullseyeleak.com)

Name / Address
Tahoe Donner Association

Description	Rate	Qty	Total
<p>11509 Northwoods Blvd, Truckee, CA 96161</p> <p>REPAIR TYPE: Testing at the aquatic center (Main pool, kiddie pool, covered large spa, lap pool on upper deck and another large uncovered spa. There is also another facility with a single large pool.) All of these pools and spas will be resurfaced at the end of the summer. Before this work beings, we will test all plumbing and their structures to determine if any further repairs are needed. This includes; filtration suction line from all skimmers and main drains, return lines, jet return and suction lines, fill lines and equalizer lines. We will scuba dive each body of water, removing and inspecting each of the sumps, lights and their structures. We will mark out the location of any sub-slab pipe breaks. We will identify and mark out any structural issues. We will perform the work in sections to minimize disruption to the guests. This will take approximately 3 days to complete all work. We will coordinate with pool staff on closures in order to notify guests. We will begin the work after August 26th. pool and spa detections</p>	9,675.00		9,675.00

Please sign if you approve the estimate and fax a copy back to 916-760-8970.  
Have a great day!

**Total**

\$9,675.00

Signature \_\_\_\_\_

# IMPROVEMENTS AT: TAHOE DONNER POOLS 2017 – PHASE 1



## THE NORTHWOODS CLUBHOUSE POOL - A



### Project Scope;

1. Permit from County Environmental Health Department
2. Drain Pool to approved cleanout and drill relief holes
3. Strip existing plaster back to original gunite shell and haul away debris
4. Saw cut concrete decking, remove and replace existing skimmers – 5 total
5. Install commercial nonskid trim tile at entry steps and bench per code 2x2 black to match
6. Install new commercial nonskid tile at bellyband/break line per code 2x2 black
7. Remove and replace existing waterline tile with new standard 6x6 tile per code
8. Remove and replace existing coping with new safety grip precast coping includes mastic expansion joint between coping and decking
9. Saw cut concrete decking, supply and install new commercial nonskid deck markers
10. Saw cut concrete decking, supply and install new commercial NO DIVE deck markers
11. Remove and replace existing pool lights with new commercial white LED white lights – 2 total
12. Supply and install new commercial 3 bend entry rail at pool shallow end entry steps per code
13. Plaster pool with 2 coats of premium 100% white quartz finish, comes with a 5-year warranty
14. New VGB compliant drain covers installed at time of plaster per code – AB1020 paperwork submitted
15. Leak Detection Service



# IMPROVEMENTS AT: TAHOE DONNER POOLS 2017 – PHASE 1



## TROUT CREEK RECREATION CENTER - LAP POOL - B



### Project Scope;

1. Permit from County Environmental Health Department
2. Drain pool to approved cleanout and drill relief holes
3. Strip existing plaster back to original gunite shell and haul away debris
4. Saw cut concrete decking, remove and replace skimmers – 5 total
5. Install new commercial nonskid tile at racing lanes and targets 2x2 black
6. Remove and replace existing waterline tile with new 6x6 tile per code
7. Remove and replace existing coping with new safety grip precast coping, includes mastic expansion joint between coping and concrete decking
8. Saw cut concrete decking, supply and install new commercial nonskid deck markers
9. Saw cut concrete decking, supply and install new commercial NO DIVE deck markers
10. Remove and replace existing pool lights with new commercial white LED white lights – 4 total
11. Plaster pool with 2 coats of premium 100% white quartz finish, comes with a 5-year warranty
12. New VGB compliant drain covers installed at time of plaster per code – AB1020 paperwork submitted
13. Leak Detection Service

# IMPROVEMENTS AT: TAHOE DONNER POOLS 2017 – PHASE 1



## TROUT CREEK RECREATION CENTER - SPA #1 - C



### Project Scope;

1. Permit from County Environmental Health Department
2. Drain spa to approved cleanout and drill relief holes
3. Strip existing plaster back to original gunite shell and haul away debris
4. Reconfigure existing entry steps to meet current code
5. Saw cut concrete decking, remove and replace skimmer
6. Install new commercial nonskid trim tile at entry steps per code
7. Remove and replace existing waterline tile with new 6x6 tile per code
8. Remove and replace existing coping with new safety grip precast coping, includes mastic expansion joint between coping and concrete decking
9. Install new commercial nonskid tile mosaic at spa entry showing SPA #1
10. Saw cut concrete decking, supply and install new commercial nonskid deck markers
11. Saw cut concrete decking, supply and install new commercial NO DIVE deck markers
12. Supply and install new commercial 3 bend entry rails at spa entry steps per code – 2 total
13. Remove and replace existing spa lights with new commercial white LED white lights – 2 total
14. Plaster spa with 2 coats of premium 100% white quartz finish, comes with a 5-year warranty
15. New VGB compliant drain covers installed at time of plaster per code – AB1020 paperwork submitted
16. Leak Detection Service



# IMPROVEMENTS AT:

## TAHOE DONNER POOLS

### 2017 – PHASE 1



## TROUT CREEK RECREATION CENTER - SPA #2 - D



### Project Scope;

1. Strip plaster at entry steps and reconfigure steps to meet current code. New commercial nonskid tile installed at entry steps per code 2x2 black.
2. Install new commercial nonskid tile mosaic at spa entry showing SPA #2
3. Saw cut concrete decking, supply and install new commercial nonskid deck markers
4. Saw cut concrete decking, supply and install new commercial NO DIVE deck markers
5. Supply and install new commercial 3 bend entry rails at spa entry steps per code – 2 total
6. Remove and replace existing spa lights with new commercial white LED white lights – 2 total
7. Remove and replace existing drain covers with new VGB Drain covers.
8. Leak Detection Service

# IMPROVEMENTS AT: TAHOE DONNER POOLS 2018 – PHASE 2



## TROUT CREEK REC CENTER - RECREATION POOL - E



### Project Scope;

1. Permit from County Environmental Health Department
2. Drain pool to approved cleanout and drill relief holes
3. Strip existing plaster back to original gunite shell and haul away debris
4. Saw cut concrete decking, remove and replace existing skimmers – 12 total
5. Install commercial nonskid trim tile at entry steps and bench per code
6. Install new commercial nonskid tile at racing lanes and targets 2x2 black
7. Remove and replace existing waterline tile with new 6x6 tile per code
8. Remove and replace existing coping with new safety grip precast coping. Includes mastic expansion joint between new coping and existing concrete decking
9. Saw cut concrete decking, supply and install new commercial nonskid deck markers
10. Saw cut concrete decking, supply and install new commercial NO DIVE deck markers
11. Remove and replace existing pool lights with new commercial white LED white lights
12. Supply and install new commercial 3 bend entry rails at pool shallow end entry steps per code – 5 total
13. Plaster spa with 2 coats of premium 100% white quartz finish, comes with a 5-year warranty
14. New VGB compliant drain covers installed at time of plaster per code – AB1020 paperwork submitted
15. Leak Detection Service – Performed in 2017



# IMPROVEMENTS AT: TAHOE DONNER POOLS 2018 – PHASE 2



## TROUT CREEK REC CENTER – COVERED SPA - F



### Project Scope;

1. Permit from County Environmental Health Department
2. Drain pool to approved cleanout and drill relief holes
3. Strip existing plaster back to original gunite shell and haul away debris
4. Reconfigure existing entry steps at spa entry steps to meet code
5. Saw cut concrete decking, remove and replace existing skimmer
6. Install commercial nonskid trim tile at entry steps and bench per code
7. Remove and replace existing waterline tile with new 6x6 tile per code
8. Remove and replace existing coping with new safety grip precast coping. Includes mastic expansion joint between new coping and existing concrete decking
9. Install new commercial nonskid tile mosaic at spa entry showing Covered Spa
10. Saw cut concrete decking, supply and install new commercial nonskid deck markers
11. Saw cut concrete decking, supply and install new commercial NO DIVE deck markers
12. Supply and install new commercial 3 bend entry rails at spa entry steps per code
13. Remove and replace existing spa lights with new commercial white LED white lights – 2 total
14. Plaster spa with 2 coats of premium 100% white quartz finish, comes with a 5-year warranty
15. New VGB compliant drain covers installed at time of plaster per code – AB1020 paperwork submitted
16. Leak Detection Service – Performed in 2017

# IMPROVEMENTS AT:

## TAHOE DONNER POOLS

### 2018 – PHASE 2



## TROUT CREEK REC CENTER – KIDDY POOL - G



### Project Scope;

1. Permit from County Environmental Health Department
2. Drain pool to approved cleanout and drill relief holes
3. Strip existing plaster back to original gunite shell and haul away debris
4. Saw cut concrete decking, remove and replace existing skimmer
5. Saw cut wall at existing skimmer equalizer lines and move existing line to floor per code.
6. Remove and replace existing waterline tile with new 6x6 tile per code
7. Remove and replace existing coping with new safety grip precast coping. Includes mastic expansion joint between new coping and existing concrete decking
8. Saw cut concrete decking, supply and install new commercial nonskid deck markers
9. Saw cut concrete decking, supply and install new commercial NO DIVE deck markers
10. Plaster spa with 2 coats of premium 100% white quartz finish, comes with a 5-year warranty
11. New VGB compliant drain covers installed at time of plaster per code – AB1020 paperwork submitted
12. Leak Detection Service – Performed in 2017

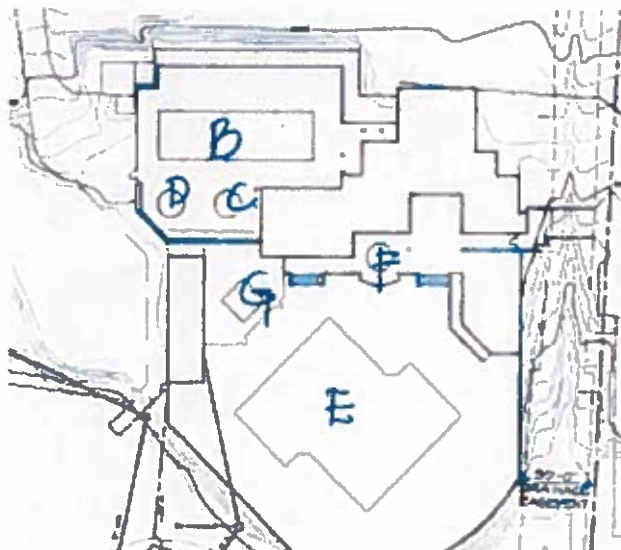


Summary	
\$ 474,457	Available Funds
\$ 482,950	Bids
\$ 48,295	10% Contingency
\$ 531,245	Total Project
\$ 61,064	2017 DP's
\$ 55,789	DP - Phase 1 - NW, Lap*, Spa1 & Spa2 Pools
\$ 9,675	DP - Leak Detection
\$ 65,464	Total Pool DP's
*Accelerate and increase the budget for the Lap Pool Coping and Tile	

2017 Phase 1 - NW, Lap, Spa 1 & Spa 2 - DP for Leak Detection and bids over available funds	Available Funds	2017		\$ 186,051
	Bids			\$ 228,650
	variance			\$ (42,599)
	10% Contingency			\$ 22,845
	Total Project			\$ 251,515
	Recommended DP			\$ 65,464
2018 Phase 2 - Rec Pool, Covered Spa & Kiddy Pool - Increase Budget to meet need + 10% contingency for items discovered after budget cycle.	Available Funds	2018		\$ 288,406
	Bids			\$ 254,300
	variance			\$ 34,106
	10% Contingency			\$ 25,430
	Total Project			\$ 279,730
	Recommended DP			\$ -

The Virginia Graeme Baker Pool and Spa Safety Act took effect in December of 2008. The law was named after a child who died in an accident in June 2002 when the suction from a spa drain entrapped her under the water.

Trout Creek Recreation Center



Northwoods Clubhouse Pool







Northwoods Pool Repairs and upgrades - 2017		A
Alternate - Upgrade standard white pool plaster finish to premium 100% white quartz finish for 5 year warranty	Plaster & Permit Component	\$ 6,150.00
Sawcut concrete decking, supply and install new commercial nonskid deck markers	Tile & Coping	\$ 1,850.00
Sawcut concrete decking, supply and install new commercial NO DIVE deck markers	Tile & Coping	\$ 1,850.00
Lighting not on component list	Lighting - 2 -	\$ 1,800.00
Skimmers not on component list	Skimmers - 5 -	\$ 11,000.00
Leak Detection Service	Leak Detection Service	\$ 2,400.00
Contingency	Contingency	\$ 870.00
2017 DP	Decision Paper	\$ 25,920.00

Lap Pool Repairs and upgrades - 2017		B
Alternate - Upgrade standard white pool plaster finish to premium 100% white quartz finish for 5 year warranty	Plaster & Permit Component	\$ -
Coping bid higher than budgeted		\$ 11,547.00
Lighting not on component list	Lighting - 4 -	\$ 3,600.00
Skimmers not on component list	Skimmers - 5 -	\$ 11,000.00
Leak Detection Service	Leak Detection Service	\$ 1,500.00
Contingency - Adjustments to the 2018 Budget	Contingency	\$ (9,797.00)
2017 DP	Decision Paper	\$ 17,850.00

Spa 1 Repairs and upgrades - 2017		C
Alternate - Upgrade standard white pool plaster finish to premium 100% white quartz finish for 5 year warranty	Plaster & Permit Component	\$ -
Sawcut concrete decking, supply and install new commercial nonskid deck markers.	Tile & Coping	
Sawcut concrete decking, supply and install new commercial NO DIVE deck markers.	Tile & Coping	\$ -
Remove & Replace coping with new safety grip precast coping	Tile & Coping	\$ 4,700.00
Entry Rails not on component list	Entry Rails - 2 -	\$ 2,000.00
Lighting not on component list	Lighting - 2 -	\$ 1,800.00
Skimmers not on component list	Skimmer - 1	\$ 2,200.00
Leak Detection Service - DP PREVIOUSLY WRITTEN	Leak Detection Service	\$ -
Contingency - Adjustments to the 2018 Budget	Contingency	\$ (164.00)
2017 DP	Decision Paper	\$ 10,536.00

Spa 2 Repairs and upgrades - 2017		D
Strip Plaster at entry steps per code - VGB Drain Covers	Plaster & Permit Component	\$ 569.00
Spa Entry Rails - no component on current list	Entry Rails - 2 -	\$ 2,000.00
Spa Lighting - no component on current list	Lighting - 2 -	\$ 1,800.00
Leak Detection Service	Leak Detection Service	\$ 925.00
		\$ 5,294.00
Contingency - Adjustments to the 2018 Budget	Contingency	\$ 529.40
2017 DP	Decision Paper	\$ 5,823.00



Recreation Pool Repairs and upgrades - 2018		E
Plaster Pool over current budget	Plaster & Permit Component	\$ 40,000.00
Alternate - Upgrade standard white pool plaster finish to premium 100% white quartz finish for 5 year warranty	Plaster & Permit Component	\$ 12,250.00
Sawcut concrete decking, supply and install new commercial nonskid deck markers	Tile & Coping	\$ 2,450.00
Sawcut concrete decking, supply and install new commercial NO DIVE deck markers	Tile & Coping	\$ 2,450.00
Remove & Replace coping with new safety grip precast coping	Tile & Coping	\$ 23,750.00
Remove & Replace existing waterline tile per code	Tile & Coping	\$ 8,150.00
Skimmers not on component list	Skimmers - 11 -	\$ 26,400.00
Leak Detection Service	Leak Detection Service	\$ 3,000.00
Contingency	Contingency	\$ (115,450.00)
2017 DP	Decision Paper	\$ 1,000.00

Covered Spa Repairs and upgrades - 2018		F
Covered Spa - Coping & Tile - combined component short 50% due to meeting current code	Coping & Tile	\$ 3,000.00
Covered Spa - Entry Rails not on component list	Entry Rails - 2 -	\$ 2,000.00
Lighting not on component list	Lighting - 2 -	\$ 1,800.00
Skimmers not on component list	Skimmers - 5 -	\$ 2,200.00
Leak Detection Service	Leak Detection Service	\$ 925.00
Contingency	Contingency	\$ (9,000.00)
2017 DP	Decision Paper	\$ 925.00

Kiddy Pool Repairs and upgrades - 2018		G
Alternate - Upgrade standard white pool plaster finish to premium 100% white quartz finish for 5 year warranty	Plaster & Permit Component	\$ -
Skimmers not on component list - Add at budget cycle	Skimmers - 5 -	\$ 2,200.00
Leak Detection Service	Leak Detection Service	\$ 925.00
Contingency - Adjustments to the 2018 Budget	Contingency	\$ (2,200.00)
2017 DP	Decision Paper	\$ 925.00



July 7, 2017

To: Tahoe Donner Association

From: Scott Thompson  
Burkett's Pool Plastering

RE: Trout Creek Recreational Center  
12790 Northwoods Boulevard  
Truckee, CA 96161

**Scope of work:**

**Kiddie Pool Scope:**

Permit from County Environmental Health Department. (Fee includes \$350 plan, courier and office administration fees.)	\$1100
Drain pool to approved cleanout and drill relief holes.	Incl.
Strip existing plaster back to original gunite shell and haul away debris.	Incl.
Saw cut concrete decking, remove and replace existing skimmer. New skimmer to be pressurized prior to completion of installation. Note: new concrete patch at newly installed skimmer will not match existing due to age.	\$2200
Saw cut wall at existing skimmer equalizer lines and move existing line to floor. Equalizer line to be split the required 36" per code.	\$1800
Remove and replace existing waterline tile with new standard 6x6 tile. Color t.b.d. Includes commercial 6x6 waterline depth markers installed per code.	\$2000
Remove and replace existing coping with new safety grip precast coping. Includes new mastic expansion joint between new coping and existing concrete decking.	\$5000
Saw cut concrete decking, supply and install new commercial nonskid deck markers.	\$500
Saw cut concrete decking, supply and install new commercial NO DIVE deck markers.	\$500
Plaster pool with (2) two coats of premium white plaster. New VGB compliant drain covers installed at time of plaster per code. AB1020 paperwork submitted at completion per code.	\$9500



Complimentary one time chemical and equipment start up at completion.	N/C
Continued brushing and chemical maintenance required prior to final inspection by others.	

<b>Total for kiddie pool:</b>	<b>\$22,600</b>
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**Spa #1 Scope:**

Permit from County Environmental Health Department. (Fee includes \$350 plan, courier and office administration fees.)	\$1100
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Drain spa to approved cleanout and drill relief holes.	Incl.
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Strip existing plaster back to original gunite shell and haul away debris.	\$3500
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Reconfigure existing entry steps at spa entry steps to meet current code. Existing top step tread does not extend out the required 21"-24" per code. The remaining steps will be reconfigured per code.	\$1150
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Saw cut concrete decking, remove and replace existing skimmer. New skimmer to be pressurized prior to completion of installation. Note: new concrete patch at newly installed skimmer will not match existing due to age.	\$2200
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Install commercial nonskid trim tile at entry steps and bench per code. 2x2 black to match.	\$2000
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Remove and replace existing waterline tile with new standard 6x6 tile. Color t.b.d. Includes commercial 6x6 waterline depth markers installed per code.	\$1500
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Remove and replace existing coping with new safety grip precast coping. Color t.b.d. Includes new mastic expansion joint between new coping and existing concrete decking.	\$3450
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Install new commercial nonskid tile mosaic at spa entry showing "SPA #1" or similar Approved option.	\$250
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Saw cut concrete decking, supply and install new commercial nonskid deck markers.	\$375
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Saw cut concrete decking, supply and install new commercial NO DIVE deck markers.	\$375
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Supply and install new commercial 3 bend entry rails at spa entry steps. Existing rail(s) are not to code. (2) Two total.	\$2000
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Remove and replace existing spa lights with new commercial white L.E.D. white lights. New lights to be Pentair commercial white lights installed per code and manufacturers specifications. (2) Two total.	\$1800
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Plaster spa with (2) two coats of premium white plaster. New VGB compliant drain covers installed at time of plaster per code. AB1020 paperwork submitted at completion per code.	\$5500
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Complimentary one time chemical and equipment start up at completion.	N/C
<b>Total for spa #1 re surfacing:</b>	<b>\$25,200</b>

**Spa #2 Scope:**

Strip plaster at entry steps and reconfigure steps to meet current code. New commercial nonskid tile installed at entry steps per code. 2x2 black. Note: new plaster patch at reconfigured steps will not match existing due to age And wear.	\$2150
Install new commercial nonskid tile mosaic at spa entry showing "SPA #2" or similar Approved option.	\$250
Saw cut concrete decking, supply and install new commercial nonskid deck markers.	\$375
Saw cut concrete decking, supply and install new commercial NO DIVE deck markers.	\$375
Supply and install new commercial 3 bend entry rails at spa entry steps. Existing rail(s) are not to code. (2) Two total.	\$2000
Remove and replace existing spa lights with new commercial white L.E.D. white lights. New lights to be Pentair commercial white lights installed per code and manufacturers specifications. (2) Two total.	\$1800
Remove and replace existing drain covers with new VGB compliant covers. AB1020 paperwork submitted at completion per code.	\$1100
<b>Total for spa #2 scope of work:</b>	<b>\$8050</b>

**Covered Spa scope of work:**

Permit from County Environmental Health Department. (Fee includes \$350 plan, courier and office administration fees.)	\$1100
Drain spa to approved cleanout and drill relief holes.	Incl.
Strip existing plaster back to original gunite shell and haul away debris.	\$3500
Reconfigure existing entry steps at spa entry steps to meet current code. Existing top step tread does not extend out the required 21"-24" per code. The remaining steps will be reconfigured per code.	\$1150
Saw cut concrete decking, remove and replace existing skimmer. New skimmer to be pressurized prior to completion of installation. Note: new concrete patch at newly installed skimmer will not match existing due to age.	\$2200
Install commercial nonskid trim tile at entry steps and bench per code. 2x2 black to match.	\$2000

Remove and replace existing waterline tile with new standard 6x6 tile. Color t.b.d. Includes commercial 6x6 waterline depth markers installed per code.	\$1500
Remove and replace existing coping with new safety grip precast coping. Color t.b.d. Includes new mastic expansion joint between new coping and existing concrete decking.	\$3500
Install new commercial nonskid tile mosaic at spa entry showing "SPA #1" or similar Approved option.	\$250
Saw cut concrete decking, supply and install new commercial nonskid deck markers.	\$375
Saw cut concrete decking, supply and install new commercial NO DIVE deck markers.	\$375
Supply and install new commercial 3 bend entry rails at spa entry steps. Existing rail(s) are not to code. (2) Two total.	\$2000
Remove and replace existing spa lights with new commercial white L.E.D. white lights. New lights to be Pentair commercial white lights installed per code and manufacturers specifications. (2) Two total.	\$1800
Plaster spa with (2) two coats of premium white plaster. New VGB compliant drain covers installed at time of plaster per code. AB1020 paperwork submitted at completion per code.	\$5500
Complimentary one time chemical and equipment start up at completion.	N/C
<b>Total for covered spa re surfacing:</b>	<b>\$25,250</b>
<b><u>Lap Pool Scope of Work:</u></b>	
Permit from County Environmental Health Department. (Fee includes \$350 plan, courier and office administration fees.)	\$1100
Drain pool to approved cleanout and drill relief holes.	Incl.
Strip existing plaster back to original gunite shell and haul away debris.	Incl.
Saw cut concrete decking, remove and replace existing skimmers. New skimmers to be pressurized prior to completion of installation. (5) Five total. Note: new concrete patch at newly installed skimmer will not match existing due to age.	\$11,000
Install new commercial nonskid tile at racing lanes and targets. New tile to be 2x2 black To match existing. Lanes and targets to be 12" to match existing.	\$8900
Remove and replace existing waterline tile with new standard 6x6 tile. Color t.b.d. Includes commercial 6x6 waterline depth markers installed per code.	\$5500



Remove and replace existing coping with new safety grip precast coping. Includes new mastic expansion joint between new coping and existing concrete decking.	\$15,500
Saw cut concrete decking, supply and install new commercial nonskid deck markers.	\$1250
Saw cut concrete decking, supply and install new commercial NO DIVE deck markers.	\$1250
Remove and replace existing pool lights with new commercial white L.E.D. white lights. New lights to be Pentair commercial white lights installed per code and manufacturers specifications. (4) Four total.	\$3600
Plaster pool with (2) two coats of premium white plaster. New VGB compliant drain covers installed at time of plaster per code. AB1020 paperwork submitted at completion per code.	\$30,550
Complimentary one time chemical and equipment start up at completion. Continued brushing and chemical maintenance required prior to final inspection by others.	N/C
<b>Total for lap pool:</b>	<b>\$78,650</b>

**Recreational Pool Scope of Work:**

Permit from County Environmental Health Department. (Fee includes \$350 plan, courier and office administration fees.)	\$1100
Drain pool to approved cleanout and drill relief holes.	Incl.
Strip existing plaster back to original gunite shell and haul away debris.	Incl.
Saw cut concrete decking, remove and replace existing skimmers. New skimmers to be pressurized prior to completion of installation. (12) Twelve total. Note: new concrete patch at newly installed skimmer will not match existing due to age.	\$26,400
Install commercial nonskid trim tile at entry steps and bench per code. 2x2 black to match.	\$8100
Install new commercial nonskid tile at racing lanes and targets. New tile to be 2x2 black To match existing. Lanes and targets to be 12" to match existing.	\$18,150
Remove and replace existing waterline tile with new standard 6x6 tile. Color t.b.d. Includes commercial 6x6 waterline depth markers installed per code.	\$8150
Remove and replace existing coping with new safety grip precast coping. Includes new mastic expansion joint between new coping and existing concrete decking.	\$23,750
Saw cut concrete decking, supply and install new commercial nonskid deck markers.	\$2450
Saw cut concrete decking, supply and install new commercial NO DIVE deck markers.	\$2450

Remove and replace existing pool lights with new commercial white L.E.D. white lights. New lights to be Pentair commercial white lights installed per code and manufacturers specifications. ( ) total.	\$9000
Supply and install new commercial 3 bend entry rails at pool shallow end entry steps. Existing rails are not to code. (5) Five total.	\$5000
Plaster pool with (2) two coats of premium white plaster. New VGB compliant drain covers installed at time of plaster per code. AB1020 paperwork submitted at completion per code.	\$88,450
Complimentary one time chemical and equipment start up at completion. Continued brushing and chemical maintenance required prior to final inspection by others.	N/C
<b>Total for recreational pool:</b>	<b>\$193,000</b>
<b>Total for the above proposed scope of work:</b>	<b>\$352,750</b>

#### **Alternate Options:**

Upgrade standard white <u>kiddie</u> plaster interior finish to premium 100% white quartz finish. Wet Edge premium 100% quartz finish comes with a <b>5 year warranty</b> from the manufacturer. Standard pool plaster is warranted for 3 years. <i>Pricing is in addition to standard white plaster.</i>	\$1200
Upgrade standard white <u>spa #1</u> plaster interior finish to premium 100% white quartz finish. Wet Edge premium 100% quartz finish comes with a <b>5 year warranty</b> from the manufacturer. Standard pool plaster is warranted for 3 years. <i>Pricing is in addition to standard white plaster.</i>	\$900
Upgrade standard white <u>lap pool</u> plaster interior finish to premium 100% white quartz finish. Wet Edge premium 100% quartz finish comes with a <b>5 year warranty</b> from the manufacturer. Standard pool plaster is warranted for 3 years. <i>Pricing is in addition to standard white plaster.</i>	\$5750
Upgrade standard white <u>rec pool</u> plaster interior finish to premium 100% white quartz finish. Wet Edge premium 100% quartz finish comes with a <b>5 year warranty</b> from the manufacturer. Standard pool plaster is warranted for 3 years. <i>Pricing is in addition to standard white plaster.</i>	\$12,250

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#### **Leaks and Leak Detection:**

*Older pools, specifically pools/spa plumbed with copper, often have small nearly undetectable leaks. The act of draining, leaving a pool empty for some time and then refilling will often cause minor shifts in surrounding soils and the pool structure itself causing these minor leaks to grow. Burkett's recommends that a leak detection be performed during the permit process while the pool/spa is still full of water and fully functional to pre determine if any leaks are present. This will help eliminate the need for unforeseen repairs during the renovation process as well as additional repairs after completion of the pool/spa resurfacing. The most*

*common cause for delay during the renovation process is the need to make unforeseen repairs. If needed, a leak detection agency may be provided as part of the "scope of work" or can be handled by the property independently.*

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Please note: This proposal and or contract does not include any changes, additions or additional permit fees added or required by the Building and or Environmental Health Departments.

If you have any questions, please feel free to call me at **209-495-9634**.

New Email address: [Scott@burkettspoolplastering.com](mailto:Scott@burkettspoolplastering.com)

Respectfully,

Scott Thompson.  
License #608182



May 15, 2017

To: Tahoe Donner Association

From: Scott Thompson  
Burkett's Pool Plastering

RE: Northwoods Clubhouse Pool  
11509 Northwoods Boulevard  
Truckee, CA 96161

**Scope of work:**

**Clubhouse Pool Scope of Work:**

Permit from County Environmental Health Department. (Fee includes \$350 plan, courier and office administration fees.)	\$1100
Drain pool to approved cleanout and drill relief holes.	Incl.
Strip existing plaster back to original gunite shell and haul away debris.	Incl.
Saw cut concrete decking, remove and replace existing skimmers. New skimmers to be pressurized prior to completion of installation. (5) Five total. Note: new concrete patch at newly installed skimmer will not match existing due to age.	\$11,000
Install commercial nonskid trim tile at entry steps and bench per code. 2x2 black to match.	\$7400
Install new commercial nonskid tile at belly band/ break line per code. 2x2 black. Deep end break line at slide area included. Tile to match.	\$2100
Remove and replace existing waterline tile with new standard 6x6 tile. Color t.b.d. Includes commercial 6x6 waterline depth markers installed per code.	\$5575
Remove and replace existing coping with new safety grip precast coping. Includes new mastic expansion joint between new coping and existing concrete decking.	\$16,350
Saw cut concrete decking, supply and install new commercial nonskid deck markers.	\$1850
Saw cut concrete decking, supply and install new commercial NO DIVE deck markers.	\$1850
Remove and replace existing pool lights with new commercial white L.E.D. white lights. New lights to be Pentair commercial white lights installed per code and manufacturers specifications. (2) Two total.	\$1800

Supply and install new commercial 3 bend entry rail at pool shallow end entry steps. Existing rail is not to code.	\$1000
Plaster pool with (2) two coats of premium white plaster. New VGB compliant drain covers installed at time of plaster per code. AB1020 paperwork submitted at completion per code.	\$44,250
Complimentary one time chemical and equipment start up at completion. Continued brushing and chemical maintenance required prior to final inspection by others.	N/C
<b>Total for clubhouse pool:</b>	<b>\$94,275</b>

**Alternate Options:**

Upgrade standard white <u>pool</u> plaster interior finish to premium 100% white quartz finish. Wet Edge premium 100% quartz finish comes with a <b>5 year warranty</b> from the manufacturer. Standard pool plaster is warranted for 3 years. <i>Pricing is in addition to standard white plaster.</i>	\$6150
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**Leaks and Leak Detection:**

*Older pools, specifically pools/spa plumbed with copper, often have small nearly undetectable leaks. The act of draining, leaving a pool empty for some time and then refilling will often cause minor shifts in surrounding soils and the pool structure itself causing these minor leaks to grow. Burkett's recommends that a leak detection be performed during the permit process while the pool/spa is still full of water and fully functional to pre determine if any leaks are present. This will help eliminate the need for unforeseen repairs during the renovation process as well as additional repairs after completion of the pool/spa resurfacing. The most common cause for delay during the renovation process is the need to make unforeseen repairs. If needed, a leak detection agency may be provided as part of the "scope of work" or can be handled by the property independently.*

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Please note: This proposal and or contract does not include any changes, additions or additional permit fees added or required by the Building and or Environmental Health Departments.

If you have any questions, please feel free to call me at 209-495-9634.  
New Email address: [Scott@burkettspoolplastering.com](mailto:Scott@burkettspoolplastering.com)

Respectfully,

Scott Thompson.  
License #608182





## **LUNA QUARTZ Polar White** PREMIUM POOL FINISH

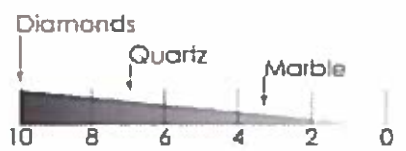
**Custom Engineered, High Performance Quartz Pool Finish  
containing a pozzolanic/polymer mineral admixture**

**Luna Quartz Polar White** combines one of nature's hardest minerals along with a cement admixture containing pozzolans and polymers that create a high performance pool finish. **Luna Quartz Polar White** contains only natural quartz sand which is non-reactive to pool chemicals. The hardness of natural quartz sand produces a resilient pool finish that is more resistant to staining than other pool finishes containing marble. The **Wet Edge Technologies** admixtures in the **Luna Quartz-Polar White** form a tight matrix around the quartz pebble and strengthen it to create an extremely durable pool finish.

### **Role of Custom-Engineered Pozzolans in the Luna Quartz™ -**

This valued-added supplementary cementing product exhibits pozzolanic activity comparable to silica fume and metakaolin when tested in accordance with ASTM 618C and ASTM 1240. The **Wet Edge Technologies** Admix has unique properties when compared to other pozzolans such as Fly Ash, Blast Furnace Slag, Metakaolin, and Silica Fume. It is as white as white cement, and more than 99.5% amorphous with no crystalline silica. The chemistry is extremely uniform and the particle size is controlled to very tight standards. Furthermore, these pozzolans have quite a low water demands when compared to Metakaolin and Silica Fume, and thus are not sticky and trowel easily. The particle sizes can be tailored to the reactivity needs of the concrete mix design and have been designed to specifically serve the application of swimming pool finishes.

### Mohs Hardness Scale



- Fortified with the Pebble Edge
- 100% White Quartz Sand
- Long Lasting Durable Finish
- Applied by a Wet Edge Certified Installer

Contact Information:

### **Burkett's Pool Plastering**

600 S. Frontage  
Ripon CA 95366  
800-517-3115





## THE VALUE OF VALUE!

*Below, please find the many benefits and values that one will receive when considering the possibility of teaming up with this highly experienced and fully staffed swimming pool remodeling company.*

### THE BURKETT'S POOL PLASTERING TEAM

#### NATIONAL PLASTER COUNCIL MEMBER:

- Member of the National Plaster Council.
- Owner, Rob Burkett, and Vice President of the Plaster Division, Shaun Goldberg, are sitting members of the Board of Directors.
- Named two-time "Member of the Year" by the National Plaster Council – highly respected.
- Rob Burkett sits on the Advisory Board and the Foundation Board of the National Pool Industry Research Center, located at Cal Poly University, San Luis Obispo.
- On the cutting edge of the latest technology of pool finishes, material, add mixes, and water chemistry, which is in-turn passed on to our homeowners for the best possible finish and the best pool practices.
- Employees who have a passion for what they do and who are dedicated to the homeowners that we work with.

#### REMODEL DEPARTMENT:

- Northern California's largest residential and commercial swimming pool remodel company.
- Our homeowners gain the combined benefit of a fully staffed and highly experienced remodel department.
- Fourteen highly trained Sales Consultants and one Design Consultant to meet your major remodel needs.
- Five Project Managers and Customer Service Representatives with Nine Department Heads dedicated to the highest quality craftsmanship and customer service.
- All work done in-house – plaster, masonry, gunite, decks, equipment, pool covers, plumbing, electrical, demo and prep.

- Each project phase is scheduled in-house, giving the homeowner the benefit of not having a sub-contractor to interact with. All projects have a dedicated Project Manager and Customer Service Representative to manage and oversee the Homeowner's project.
- In-house Warranty Customer Service Representative for all warranty issues.
- Our homeowners can rest assured that the Burkett's Team will guide them through the County Code maze as we have a wealth of knowledge concerning your local County, Building, and Environmental Health Department Codes.
- Additionally, our homeowners will benefit from the special attention to detail, knowledge, experience and the pride of craftsmanship on their project that they both expect and deserve.
- All of this, combined with over 25 years of experience, will make for a positive and pleasurable experience with Burkett's Pool Plastering, Inc.!

**PLASTER:**

- *Top Finishers in the Industry!!*
- Our employees are very passionate about our company and their quality of work...in return, our homeowners benefit with an extremely high quality finished product.
- Experienced teams shoot plaster, pebble and quartz finishes in a thicker, more uniform layer, compared with other companies in the industry.
- Hard trowel and twice washed pebble surfaces for a harder, smoother finish.
- Top paid workers with full medical benefits.
- Virtually little to no employee turn-over.
- Five of the finest plaster and pebble crews within the industry.
- At Burkett's Pool Plastering, we feel that the most important components in a high-end quality finish are the excellent collection of materials used, along with the top applicators in the industry. We truly believe at Burkett's that WE have the finest applicators and use the finest materials the industry has to offer.

**TILE AND MASONRY:**

- *Top Masons in the Industry!*
- Specialized crews for each phase of the project – tile, waterfalls and rockwork, which benefits our homeowners by receiving a crew that is specialized in their particular masonry phase.
- Our Foremen have an average of 15 years' experience which provides the benefit of the greatest expertise and craftsmanship to our homeowners.
- Fully staffed Masonry Division with a department head, two assistants, and eleven masonry crews, each with a dedicated Foreman.
- Our homeowners will benefit from our special attention to detail, knowledge, and pride of craftsmanship from our masonry crews and department staff.

**DECKS:**

- *Top Finishers in the Industry!*
- Burkett's Pool Plastering specializes in stamped, exposed aggregate, salt and broom finished decks.
- Hard troweled twice, not once like most companies, which gives the benefit of a harder and more durable surface, which in-turn lasts longer for the homeowner.
- Rebar and road base used for the benefit of structural reinforcement and strength.
- We add fiber mesh for the benefit of reducing cracking and check cracking on concrete finishes.
- All stamped decks are done at a drier stage which gives the homeowner the benefit of a more uniform stamped surface.
- Top paid finishers with full medical benefits, which in return draws the finest, most experienced finishers in the industry.

**EQUIPMENT:**

- Five specialized equipment crews with manufacturer trained technicians and installers.
- Specializing in full automation for all Jandy and Pentair systems from Jandy PDA's and the mobile phone accessible I-Aqualink systems to Pentair's Easy Touch and the mobile phone accessible Screen Logic, all installed and programed by our trained technicians.
- Pentair and Jandy multi-speed pumps for energy efficiency, installed and programmed by our trained technicians.
- Equipment replacement for pumps, filters, heaters, booster pumps, pool sweeps, energy efficient LED lighting, and automation upgrades and new installs.
- We assist our eligible homeowners with all paperwork on rebates for energy efficient equipment installations.

**GUNITE:**

- Department head with over thirty years of swimming pool construction experience and two crews to do all in-house gunite projects.
- Gunite phases scheduled in-house giving our homeowners the benefit of not having to interact with sub-contractors and knowing who to call if they have questions.
- Our Gunite Department establishes specific specs for notched beams, steps, benches, waterfalls and rock notches, and raised elevations.
- Our in-house Gunite and Tile Divisions work hand-in-hand to allow for a smooth transition from one phase to the next to:
  - Modify or reconfigure shape or size of pool
  - Add a spa or change spa elevation
  - Shallow the pool
  - Add an Acapulco bench, deep end steps, benches and swim outs
  - Gunite wing-walls, seat walls, landscape retaining walls, fire pits and planters

**COMMERCIAL TILE:**

- *Largest commercial swimming pool plaster and tile sub-contractor in Northern California.*
- Entrusted by five of the largest commercial swimming pool remodel general contractors in the State of California to do their plaster and tile work on major Universities, High Schools, Swim Clubs, Community Pools, Aquatic Centers, Theme Parks, Hotels and Health Clubs in Northern California as well as Southern California.

**MATERIALS:**

- *We use the Top Materials Available in the Industry!*
  - Wet Edge Technologies – The New Generation of Pebble Finishes
  - Wet Edge Pearl and Satin Pebble finishes, polished Primera Stone, and Altima finishes with Polymers and Pozzolans. Luna Quartz – the industry leader in quartz finishes.
  - Inorganic dye (mineral based dye, which lasts longer) vs. Organic based dye (shorter life and tends to fade and break down) separates Burkett's Pool Plastering, Inc. from its' competitors.
  - Pentair, Zodiac, Polaris and Jandy quality pool equipment
  - National Pool Tile
  - Combining these superior materials with Burkett's top finishers, our homeowners will benefit from the finest quality finishes the industry has to offer!

**START-UP AND SERVICE DEPARTMENT:**

- We include a one-time Start-Up on all replastered pools, with initial start-up chemicals as well as specific written instructions for the ever important care needed for your new pool finish.

**SUSTAINABILITY BUSINESS PRACTICES:**

- At Burkett's Pool Plastering, we recognize the importance of being a good steward to the environment and we work hard every day to insure that we are committed to sustainable business practices.
  - We recycle all concrete/demo materials and crush them for use as a road base in our pool decks.
  - We recycle all metal from our pool demos.
  - We recycle all cardboard.
  - We recycle all wood products.
  - We recycle all motor and hydraulic oils.
  - We recycle all batteries.