



BAREFOOT BAY RECREATION DISTRICT

Pool #1 Pit and Heater Relocation and Replacement RFP Minutes

October 3, 2022

9 AM –Administration Building Conference Room

Meeting Called to Order

Committee Chairman Steelman welcomed everyone and started the meeting at 9 AM.

Pledge of Allegiance to the Flag

Led by Committee Chairman Steelman.

Roll Call

Present: Voting member Trustee Randy Loveland; Non-voting member Chairman Bruce Amoss; Voting member Matt Goetz, Property Services Manager; Non-voting member Community Manager Kent Cichon; Voting member Herb Steelman, Cynthia Mihalick, Administrative Assistant to the District Clerk. Also present Trustee Hurrol Brinker.

RFP Presentations

Frank Russo with Family Pools Inc. reviewed his proposal with the committee. The company's bid is based on engineer drawings completed one and a half years ago. The original proposal to the Board of Trustees was \$229,949. The new cost is \$301,766.

Mr. Loveland asked about the contingency on Exhibit A. Mr. Russo advised that since the project was extensive, the contingency would help cover any unknown expenses such as unforeseen requirements from county inspectors.

Mr. Goetz confirmed that the gas company will be disconnecting the main feed and adding buried tanks. Family Pools will only add the connection, which will drastically reduce the cost. A surge tank will be put in place of the pit and equipment including heater will be relocated near the fence and will blend aesthetically with the area. The fence surrounding the equipment is included in the bid.

The committee inquired how costs could be reduced for the project. Mr. Russo stated options include constructing the fence of PVC instead of concrete block, using sand filters, and vac pac-type systems. The disadvantage would be that quality equipment will be easier to maintain in the future.

The committee also discussed a suggestion of using the space with the stairs going down to the lake for this project. The concept was rejected since it would require extensive concrete work and the area could be prone for flooding.

Mr. Russo mentioned that the pool will need to be drained to add the surge tank and it would be a good opportunity to resurface the pool. Cost for refinishing the pool will be \$70,000 and includes chip out and tile. This is not included in the bid of \$301,766. Mr. Cichon advised that the BOT members have the final decision about the resurfacing. He also suggested items such as potted plants and colored lights to enhance the area. Mr. Russo advised that only white lights are permitted in commercial pools, and LED lights in the landscaping is a better option.

Committee Chairman Steelman recessed the meeting at 9:37 AM.



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Committee Chairman Steelman reconvened the meeting at 1:56 PM.

Dave and Dawn Park of Parkit Construction Inc. reviewed the proposal with the committee. Mr. Steelman asked Mr. Park about his experience with pools and pit repair. He told the committee that he is a civil engineer and a general contractor but is not licensed for swimming pool construction. Once the design is completed, he will need to find qualified subcontractors to staff the job. Contingency was not factored into the bid.

Mr. Amoss advised that closing Pool #1 for 16 months would not be favorable. Mr. Park stated that the duration was based on design time, permitting, and ordering materials, but would attempt to minimize impact to avoid as much downtime as possible. Demolition and disposal are included in the quote. Heater and mechanicals would be relocated on a concrete or aggregate pad outside the fence.

Mr. Cichon asked about upgrading the flow of filtration to allow for more residents in the pool at a time. Mr. Goetz stated that it would be an engineering question, but he will reach out to the health department and ask if it is possible.

Discussion of Proposals

The committee reviewed the attributes of both plans. Mr. Goetz stated that Family Pools Inc. is currently a preferred contractor for Barefoot Bay Recreation District and has already obtained engineering plans and a survey for this project. The committee was also concerned that Parkit Construction's proposal was only to relocate the pit and Mr. Park did not intend to replace any pool equipment.

The voting members of the committee scored both proposals and Mr. Cichon read the ranking:

Family Pools Inc. 22 points

Parkit 14 points

Committee member Loveland made a motion to recommend awarding the contract to Family Pools Inc. based on scoring, experience, and timeline to the Board of Trustees. Second by Committee member Goetz. Motion passed unanimously.

This recommendation will be presented to the Board of Trustees at their regular meeting on Thursday, October 25, 2022.

Incidental Remarks

None

Adjournment

Committee member Loveland made a motion to adjourn. Second by Committee member Goetz. Committee Chairman Steelman adjourned.

Meeting adjourned at 2:53 PM.

Bruce Amoss