

HARTUNG FARMS : POOL REFURBISHMENT : INDICATIVE BUDGET COSTS

This Budget Summary should be read in conjunction with the initial outline review (OR) tabled at the Board Meeting held June 2018.

1.0 Introduction

1.1 Deferred maintenance

- a) The outline review highlighted various items of deferred maintenance which are now in need of remedial attention namely:
 - i) Fencing and gates
 - ii) Rec Center external painting
 - iii) Pool deck

- b) Outline concept proposals were detailed on sketch drawing SK01.

1.2 Pool equipment clutter and refuse bins

It is noted that the swimming pool facility lies unused for almost 8 months of the year.

Due to the absence of any 'dedicated storage space', the various items of pool equipment - chairs, tables, barbecue etc - lie in clear view of the walk across the meadow and nearby properties for most of the year.

Consideration could be given to constructing a 'cabana' for storing pool equipment when 'out of season'. The store could also accommodate and conceal the garbage bins.

During the pool season, with an open frontage, the 'cabana' could provide a convenient location for barbecue catering ... even in the rain.

The logical location for a cabana/store would be adjacent to the proposed new entrance gate in the 'under-used' north-east corner.

The 'outer' external walls could be incorporated in the fence line.

2.0 Fencing & Gates

- a) Whilst it is generally agreed that the existing fence is looking a bit 'shabby', it does continue to remain serviceable and some homeowners may consider that it is still 'doing the job'.

Indicative costs to refurbish the existing fence have not been sought at this time however, defects requiring remedial work include:

- i) stabilisation of some of the posts along the east perimeter.
 - ii) localised mesh repairs, especially at east perimeter
 - iii) general redecoration of posts
 - iv) remedial work to 'vehicle gate'
- b) It was pointed out in item OR/1.1b) that the existing mesh format type could no longer be specified for a new pool fence installation.
- c) Following firms have been approached to provide indicative costs for a more traditional customized 'wrought iron' railing fence as an alternative to the mass-produced Ameristar products.
- i) AVOS Inc Wrought Iron *tba*
 - ii) Angelos Ornamental Iron Works *tba*

3.0 Rec Center External Repainting

- a) Budget cost bids have been sought from the following firms:

- i) Clean Image Painting LLC \$ 7,350.00
- ii) Mark Powers Painting LLC \$ 6,215.00
- iii) Pedro Gonzales Painting \$ 4,675.00 **clarification required*

- b) Firms have largely priced on the same basis namely:

*Pressure washing, masking , removal of fittings, protection
Scraping, sanding, to firm base, remove defective caulk
Localised priming of raw wood
One coat full primer (unless noted otherwise)
Two full coats premium acrylic paint
Four doors
Full clean up*

- c) Several other firms were approached earlier in the year but advised that they were over-committed to undertake the work in 2018 - refer Appendix

4.0 Pool Deck Refurbishment

4.1 Issues

- a) Item OR/1.2 highlighted some of the issues concerning the existing concrete pool deck:

cracking in concrete slab; some localised settlement; expansion joint infill failing; repointing required - tripping hazards

and in addition, failing construction joint timber fillers; spalling at joints; deterioration of surface.

- b) It has also been proposed that the area of the pool deck be enlarged by replacing the perimeter area of lawn.

4.2 Possible improvement options

All options would include the retention and refurbishment of the brick coping and renewal of the associated flexible movement joint.

- a) 1/ Retain existing concrete and refurbish
Clean out all construction and expansion joints and renew
Lift slumped slabs - principally east end of pool
- b) 2/ Retain existing concrete and apply texture overlay
Remedial work as per Option 1/
Clean down, thoroughly prepare and apply textured overlay
- c) 3/ Form new concrete deck as SK01
Remove lawn, redundant irrigation installation, excavate, compact as required
Adjust existing drainage and incorporate in new drainage
Form new reinforced concrete deck, exposed aggregate finish
- d) 4/ Form new concrete deck as Option 3/ and apply matching texture overlay
All new work as per Option 3/
Apply textured overlay to match Option 2/ to provide homogeneous finish
- e) 5/ Form complete new concrete deck
Cut existing concrete at building line and remove entire concrete deck
Excavate, compact, renew drainage as required
Review existing pool plumbing lines and undertake any remedial work
Lay new concrete deck

4.3 Contractors

a) Indicative budget costs, for the respective work noted, have been sought from the following contractors :

- | | | |
|----|------------------------------|--|
| A) | Custom Concrete Construction | <i>new deck construction</i> |
| B) | Flat Rock Concrete Levelling | <i>existing deck repair</i> |
| C) | Grow Construction | <i>general contractor and new concrete</i> |
| D) | GWC Concrete | <i>general contractor, concrete specialist</i> |
| E) | NW Creative Resurfacing | <i>texture overlay specialist</i> |
| F) | RFC Concrete | <i>existing deck repair and new concrete</i> |
| G) | D & R Masonry | <i>concrete restoration services</i> |

4.4 General comments on Options

a) 1/ Retain existing concrete and refurbish

- i) Contractor B is confident that the existing slumped slab sections could be levelled and stabilised.
He would propose renewing the construction/expansion joints with a proprietary UV resistant filler section sized to the existing joint width.

b) 2/ Apply texture overlay

There are several concrete texture overlay systems available providing extensive range of colors and finish eg 'knocked down'; sanded; stamped to resemble stone or tiles etc.

- i) The 'generic' and established pool deck treatment is *Kool Deck* and now *Kool Deck Elite* produced by Mortex Manufacturing. These are cementitious products based on portland cement with natural additives.
Product requires routine maintenance issues - must be kept clean and can stain.

Mortex also produce two alternative 3-part polymer products - *System* and *Marquee*.

Locally based contractors have yet to be sourced.

- ii) Contractor E has used various concrete overlay products and favors *Elite Crete Systems*. This is an acrylic polymer system available in a range of colours and treatments. It is claimed that the bond of acrylic polymers to the existing concrete is superior to that of cementitious products

An example of his finished work is available at Oswego Ridge Condos.

iii) Contractor F generally uses polymer overlay products manufactured by Brickform of California.

c) 5/ New concrete deck

i) Contractor D produces high quality work and examples are available at:

La Salle Condos, 15021 SW Millikan Way, Beaverton
1801 Ridgecrest Dr, Lake Oswego
Goodmans' driveway, 3325 NW Linnere Dr

ii) The formation of a complete new deck would provide the opportunity to revise the existing deck falls and drainage installation; remove redundant services and introduce new services as required.

5.0 Comparative Stats (approx)

	<u>Existing</u>	<u>Proposed</u>
a) enclosed area	6040	5350
b) area of pool	1200	1200
c) area pool deck	2580	4020
d) area new pool deck	-	1440
e) area grass/earth/planting	2260	30
f) area new path	-	150
f) perimeter pebble drain	-	190
g) total fence run (lin ft)	265	238
h) flexible joint pool deck to brick coping (lin ft)	150	150
i) existing pool concrete expansion/cast joints (lin ft)	250	-
j) reduced area new pool deck - SK02	-	400
k) area of proposed 'cabana/bin store'	-	175

NOTES TO INDICATIVE BUDGET SUMMARY

1. General Exclusions

Costs have not been included for the following items:

- a) permits*
- b) professional fees and expenses*
- c) sum for contingencies*
- d) costs arising from adjusting existing underground pool services, plumbing etc.*
- e) electrical work*
- f) formation of new 'French drains'*
- g) landscaping*
- h) construction of 'storage cabana/bin store'*
- i) installation of bike rack and hardstanding*

2. Fencing & Gates

- a) Original costs submitted in March/April 2018 - no adjustment has been included for increases due to steel tariffs etc.*
- b) Some minor savings would arise if scheme SK02 were adopted.*

3. Concrete Pool Deck & Path

- a) Contractor A has costed on a standard "broom finish" whereas Contractor D has costed on a superior specialist exposed aggregate sand finish*
- b) Contractor A has advised that a standard exposed aggregate finish would increase his costs by 50 cents/sq ft - Overall cost would increase to \$61,265.00*
- c) Contractor A cost for Option 3 - form new concrete deck - has been adopted for generating an indicative cost for Option 3+4 - 'apply matching overlay on new concrete deck'*
- d) Contractor B has costed the lifting and levelling three existing slabs - \$500 per slab - located along east edge of pool*
- e) Interpolated concrete costs have been included for the reduced deck arrangement indicated in SK02 - construction of 'cabana'/bin store.*