

2023.05.30 - Pool Committee Meeting

Tuesday, May 30, 2023 6:59 PM

Attendance

- Mike Wright
- Mitch Ueda
- Paul Bernstein
- Todd Sonquist
- Paul Rapier
- Gary Givental
- Bryan Boos
- Adam Keegan
- Russ Connor
- Dan Dobring
- Jennifer Pecic
- Steven Pecic
- Woody
- Lauren Myers
- Brian and Michelle Haw
- Alex Biebuyck
- Ram Imadi

===

Agenda

- Pool Survey
- Coastal Rep Q/A
- Vendor Bids discussion
- Financing

Setting the stage

- Started Fall 2022
- Paul Bernstein, Max Sneyd and Mike Wright started getting information from various vendors
 - A lot of initial learning to understand what's involved
- Spring

Survey Results and Discussion

- Mitch Ueda presenting
- Objective
 - 2-pool or 1-pool preference
 - Why
 - Measure potential outcome/support
- 210 people responded; 176 households; 49% of the community participated
 - Each household counts as 1
- Accounted for the fact that swim team was over 20% of the vote
- Results
 - Strong preference for 2 pools - 80% support
 - It's a better value for the price

- Vote Prediction
 - 77% support for two pool option
 - 50% would vote for 1 pool option
 - 19% would vote for neither
 - 47% would vote for either option
 - 81%
- Recommendation
 - Put the 2-pool option to the vote, let the community decide

Discussion:

Ram Imadi

- Proposes that non-users of the pool pay less money

Paul Bernstein

- We raised the dues to \$600 - so that we can start a capital fund for major expenses.

Adam Keegan

- People don't wait until their house is crumbling to renovate

Lauren Myers

- The monthly Board meetings discuss the pools and all other issues
- Everyone is welcome to come to the Board meetings and voice their concerns and opinions
- Fox Hills Condos - their monthly fees are \$400+ per month

Gary Givental

- In response to Ram
 - Encourage to collect signatures and propose a vote to the community to change the dues structure to have pool users pay more in dues

=====

2 - Coast Representative - Justin

- Max Sneyd
 - Our biggest concern is the timeline - why do you think you can get this done?
- Justin
 - We actually BUILD the pool shell - we do not contract that out
- Max
 - What about EGLE approvals
- Justin
 - This is a "pool renovation" - you already have 2 existing pools
 - We've discussed this at length with Chris Fox w/ Bloomfield Township
 - We have good rapport with them, and it is very doable
 - Now that we know we will do the 2 pools, we will do a full architectural drawing with the details of
 - Light poles, plumbing, explicit
 - The smaller pool would mostly remain the same - as long as the shell is good
- Community
 - Lots of concern about the zero-entry and how much space we give to zero-entry, vs. 3 feet, vs. 4 feet
 - What percent of your business is residential vs. commercial
 - Justin

- 80% is residential
 - Since last summer when supply chain was OK again - we finish projects on time
- We recommended the horizontal orientation because it's a more efficient use of space. It provides a better separation between the two pools and better traffic flow.
- ADA - Chair Accessibility
 - We can have two poles for the chair lift

ADA compliant bathroom

- Ours is not right now
- We need to know if the Township will require us to redo the bathhouses anyway
- Justin
 - We will check into that

More discussion about zero entry and the angle

- Justin
 - We will have lots of time to iron out the details

Timing

- Justin - this would be a high priority project
- We can get a lot done before winter
- We tent the pool over winter and do all our plumbing
- We need a design meeting with the Township
- We will have construction drawings done by end of next week
 - Then scheduled meeting w/ the Township - July/August
- August 1st - GO ahead - LATEST
 - Justin - we would be OK if Fox Hills tells us the "vote passed and waiting on bank loan closing"
- Contingencies
 - The main risk is unsteady ground

Diving Board

- This adds 50-100k because of the depth needed for it

Pumps

- A lot of our equipment can be reused
- But they will make it easy to swap out and upgrade

Depth of Dive Pool

- Justin will give option of 7 foot depth and 9 foot depth
 - Official minimum for diving in for swim team is 6 feet
 - Minimum for flip turns is 3 feet - we'll have at least 4 feet

Pricing Details

- By end of next week we'll have a detailed construction plan
- That plan will be the baseline project and then many optional line-items as add ons
- Justin recommends that any potential extras like where the light poles and speaker wire will be

Pebble - lasts 10-20 years, but cost 50k more

Marcite - lasts 5 years - and will start getting rough

Tile - they will price higher and come down as we choose

Allowances in General

- Coastal will do “high quality to meet or exceed standard commercial

Astroturf

- Same price as concrete

There will be a project manager on Coastal and they will name all the key people on their side to interact with.

They will send a weekly update on job status and progress.

They will likely have to bring equipment from the street, destroying the sprinklers and will do that anyway when they move the fence. Fox Hills - asking them to include that as optional allowance

====

3 - Bids Discussion

- Coastal is the only one with a fairly detailed bid
- Benchmark and Advanced Pool Services: more of an estimate, not a true detailed bid

Potential Timeline

5/30/23

- Pool Committee to recommend moving forward with a basic (1 pool or 2 pool) concept/design based on initial concept layouts and renderings, member feedback and discussion 5/31/23 or 6/1/23 – Pool Committee to present at Special Board meeting to request approval for a member vote of a special assessment – subject to 5/30/23 discussion

6/9/23

- Coastal to complete and send Pool Committee detailed plans and line item quotes within previously provided budget

6/9/23 – 6/23/23

- Pool Committee (and interested Members) review and comment on detailed plans, reduce/add scope to align budget and community needs/wants and obtain bid ready plans

6/26/23

- send Request for proposals to various contractors based on detailed plans to complete construction of pool

7/6/23

- Members approve Pool Improvement Assessment (fingers crossed)

7/7/23

- Receive all construction proposals

7/11/23

- Request Board approve specific construction proposal and budget

7/12/23 -7/25/23

- negotiate construction contract

8/8/23

- Board approves Construction Contract and Loan

8/29/23

- Close on Loan and begin construction if Coastal is selected or begin construction in August 2024 if another contractor or Coastal cannot open in time for summer 2024.

Jennifer Pecic

- The biggest risk is if a company (Coastal or other) breaks ground in the Fall, but cannot finish by June of following year, we would lose a pool season
- Steven Pecic
 - There is less risk if all the permits and approvals are obtained next year and ready for the actual start of construction

Mike Wright

- 2-pool option is clear @ current bid of \$1 million
- We would ask the community for \$1.2 million
 - 20% buffer for contingencies
 -

Adam Keegan

- We need to get together some facts about the proposals
- Such as
 - We would start at the end of the Summer - 2nd half of August
 - We would need to have the pools open by Memorial Day