

Requested Brief Summary of Pool Expansion Project.

The Outdoor Pool Expansion project was on the Master Plan for several years prior to it being voted on by the Village District Voters in 2013. Along with the need for additional parking, lack of space in the outdoor pool and around the outdoor pool was frequently stated by our members as a priority need. In 2012 the budget was set at \$200,000, however it was voted at \$145,000 in 2013. It was communicated, in public meeting, and in special meetings with the membership, to be a nominal dollar amount due to the decision to manage the job as a "design-build" project. Design-build was seen as the best way to garner input from both sets of elected boards (as well as contractors) in a dynamic manner that was both politically and economically beneficial. As a design-build project, there was no "approved" time of completion for the pool. Early on we did express that we did anticipate completion by then end of the summer 2013. Then, because we had snow and frost beyond Memorial Day, (and constant rain) and because the board voted to cease construction during July and August, we then began communicating that, if weather agreed, we would be done by July 1st 2014.

As you know I created the plans for the pool and deck areas, electronically, in AutoCad. These plans were detailed, to the inch, in X, Y and Z planes (with in-field laser-transit verifications performed). The design aspect of the process was in concert with the State of NH Department of Environmental Services, Public Pool and Spa Program Inspector, Tim Wilson who has/had final jurisdiction over all pool and spa design parameters. We went to the source with our design process. The knowledge of aquatic specialist John McDonald (thought to be the best in the state by the DES) was drawn on during the design-build process as well as the tile and plaster contractors, electrician and HVAC contractor.

Under the supervision of the Waterville Estates Village District Commissioners, and as project manager of the pool expansion project, I managed the evaluation, hiring and general supervision of all employees and contractors used on the job. Because the design-build process resulted in the job being broken into several smaller jobs (concrete, plumbing, filtration room, plaster, tile-work...etc.) most pre-communication about pricing was discipline specific as opposed to obtaining bids on the project as a whole. East Coast Concrete was chosen to construct the main structural aspects of the pool, (due to their expertise in water tank construction, where much higher standards are applied than in the pool industry). John MacDonald, aquatic pool specialist, was used for the filtration, heating, plumbing, sanitation and chemical injection end of the project. Pataneaude Plasterers was chosen for the plaster work. Lakes Region tile was used for the tile work. A written quote from Quality Nor Easter Pool is the most comprehensive quote that we have, however it does not quote several of the aspects of the construction project that were included in the scope of work (due mostly to the fact that we did not know at the onset what the full scope of the project would be. That quote came in at \$95,000 (we also had other verbal quotes for much higher). When you analyze the costs associated with the construction of our pool, that were on the quote from Quality Nor-Easter Pool, our expenses came in at \$91,705. Only, you cannot compare the pool we built, in an apples to apples comparison, to that which was quoted. In actuality, our pool construction had many additional components than that quoted.

Our pool was constructed with:

- * double reinforced walls with twice the rebar
- *fully insulated pool walls
- *fiber impregnated cement

- * main wall of double thickness (wall facing other pool)
- *significantly larger hot tub (more than twice as big)
- *upgraded multiple LED lighting system
- *higher quality chemical injection systems
- *double sanitation via. ultra violet lighting sanitation system in addition to the chemical sanitation
- *increased filtration rates, filter sizes and turnover rate
- *probably most importantly, we built a drainable pool with ultra deep frost walls, virtually constructing a pool atop a pool.

Besides these items there were several other aspects of the pool job that were never quoted that would have nevertheless been our responsibility if we had chosen to have the pool contractually built.

These include:

- *all tree removal
- *all drainage improvements and considerations (considerably more than anticipated).
- *all materials expenses relative to establishing the site for concrete.
- *all electrical work
- *construction of pool filtration room.
- *upgrades to the water system to bring waterline to site
- *fence expansion
- *deck surround expense (different than other deck work, refurbishing of old deck)
- *propane and exhaust work (by licensed HVAC expert, not pool contractors)
- *others

This work came in at roughly \$67,000 (would have been much more if we had not done most earthwork in-house).

We also had \$1,400 in tools we purchased to accomplish this job (in our inventory now)

The pool, additional work and tools come to \$160,000.

Upon review of the accounting I found \$5,200 of work done on our other pools that had been expensed against the outdoor pool project, when it should not have been.