PROGRESSIVE
COMMERCIAL AQUATICS
A LANDMARK AQUATIC COMPANY

Brian Craig
City Engineer/Assistant Public Works Director
City of Seabrook, TX

January 24, 2024

Subject: City of Seabrook – Pelican Bay Aquatic Renovation

Dear Mr. Craig,

Thank you for the opportunity to provide a proposal for the aquatic design services for the proposed aquatic facility. The purpose of our services will be to provide the aquatic construction and permitting documents and construction administration. This proposal outlines our understanding of the project, our documents and proposed scope of services and provides a fee for our services. This proposal is valid for thirty (30) days.

A. PROJECT INFORMATION

	DESCRIPTION
Location	The real estate development project is located in Seabrook, Texas.
Proposed Improvements	Based on the preliminary site visit performed 01/18/24, it is proposed to replace the existing pools and splashpad with a new aquatic facility. Based on three (3) tiers of budget and scope to be determined with input from the City, three (3) concepts will be developed for the new aquatic facility.

B. SCOPE OF SERVICES

The Client (City of Seabrook) retains the Consultant (Progressive Commercial Aquatics), for professional aquatic planning and design engineering consulting services to prepare conceptual design and, if desired, construction documents for the pools and splashpad for obtaining a construction permit and constructing the swimming pools and associated aquatic mechanical and sanitization systems in conformance to the State of Texas Health and Building Codes for Public Swimming Pools. The scope of the Consultant's services shall include:

I. AQUATIC ASSESSMENT

One (1) Scheduled Site Visit

a. Assessment of the existing conditions of the pool, filtration and chemical treatment systems and pool items related to compliance with current health code requirements and standards of care. Report to include:

1. Review of health code issues related to public safety, VGB, ADA compliance and operation.
2. Recommendations for correction.
3. Measurements of critical areas of the facility.

b. Inventory and visual assessment of existing conditions of the pool, filtration, recirculation and chemical treatment systems.

    1. Visually inspect pool shell, deck and finishes.

    2. Visually inspect pool piping.

    3. Perform necessary calculations to determine effectiveness of existing filtration, recirculation and chemical treatment systems.

    4. Visually inspect and analyze effectiveness of existing mechanical equipment (pumps, motors, starters, filters, etc.)

    5. Recommendations for renovation of pools and equipment to meet the following standards:

        a. Compliance with current aquatic codes implemented in the City of Seabrook and State of Texas

        b. Updating the facility to meet current industry standards for new construction

c. Assessment of all chemical control, storage and delivery systems for effectiveness and compliance with health and safety requirements.

d. Detailed and itemized estimated cost of recommended aquatic renovations.

EXCLUSIONS, MAY BE ADDED AS AN ADDITIONAL SERVICE

a. Physical testing of pool shell and finishes.

b. Pressure testing of pool piping and pool shell leak detection.

II. AQUATIC FEATURES SURVEY AND COMMUNITY MEETING

One (1) Scheduled Site Visit

a. Develop a custom digital survey to overview the following aquatic design considerations to be issued to the Client for distribution to facility patrons and staff (if desired).

    1. Request generic information (anonymously) regarding user profile and desired use of this facility with the intent of gathering information regarding the aquatic user groups (competitive, leisure, therapy, learn-to-swim, etc.) that will be visiting.

    2. Provide visual and written descriptions of aquatic programming elements/features and ask patrons to rank (1-3) their preferences. The Consultant will work with the Client to develop a tailored list of elements/features prior to developing this survey.

    3. Provide visual and written descriptions of various aesthetic themes/choices and ask patrons to indicate their preference to determine the look and feel of this facility.

b. Using results from the aforementioned survey, the Consultant will host one (1) design charrette meeting with facility patrons or a committee selected by the Client.

    1. The Consultant will review the results and questions posed by the survey to ensure all meeting attendees understand the design intent moving forward.

    2. The Consultant will confirm what aquatic elements/feature and themes will be incorporated into conceptual renderings.

III. CONCEPTUAL DESIGN PHASE

A. Using input from the aforementioned survey and community meeting, as well as input from City officials, the Consultant will develop three (3) conceptual design renderings of varying scope and budget. The Consultant will also provide rough order of magnitude (ROM) costs the accompany each conceptual design.

    1. The Consultant will provide three (3) fully-colored renderings of the aquatic scope only. Renderings of the aquatic bathhouse and mechanical spaces will not be included.

        a. One rendering will be provided for each of three (3) price points (low, medium, and high).

    2. The Consultant will provide a brief written description of each conceptual rendering including the aquatic elements/features and theming used.

    3. The Consultant will provide a ROM cost to accompany each conceptual rendering.

IV. PRELIMINARY DESIGN PHASE (SCHEMATIC DESIGN AND DESIGN DEVELOPMENT)

No (0) Scheduled Visits

B. Attend kick-off meeting with Client, Design Team and Owner Representatives via teleconference or web conference to determine and confirm desired aquatic programmatic features, filtration / chemical treatment system options, budget, code related items and aquatic points of coordination between the respective design consultants.

C. Provide an overview of applicable codes, standards and laws related to the swimming pool design for coordination with the project team and client, including building codes, health code, ADA Accessibility Guidelines and Virginia Graeme Baker (VGB) Pool and Spa Safety Act.

D. Provide recommendations for aquatic facility design and operation based on Consultant's 50+ year overall experience in design, construction, service and management.

E. Review project Geotechnical Report to determine aquatic shell structural design parameters which impacts overall project construction budget.

F. Confirm aquatic equipment for design of pool mechanical room. Provide product aquatic cut sheets or list for review and sign-off.

G. Prepare Schematic Design drawings including pool and splashpad plans and sections.

H. Prepare preliminary plan of aquatic equipment room and chemical rooms showing pump, filters, and water chemistry equipment in CAD format. Indicate where electrical, plumbing, mechanical coordination items are located.

I. Prepare Design Development plans and sections based on desired equipment for review and confirmation before proceeding into the Construction Document Phase.

J. Provide preliminary aquatic construction budget for review and present value engineering options for consideration.

K. Meet with Client and/or Architectural design team via teleconference or web conference to review plans and determine specific aquatic program and features desired and discuss points of coordination for architectural, structural, mechanical, electrical, plumbing and civil designers.

V. CONSTRUCTION DOCUMENT PHASE

No (0) Scheduled Visits

A. Prepare aquatic drawings (SP or AQ sheets) in CAD format based on the Manufacturer drawings and submit to Design/Construction Team following the drawing format indicated below. Refer to SECTION E – DESIGN TEAM COORDINATION for additional information relative to aquatic and design team scope.

1. Aquatic Site Plan (building or site background from Client)
2. Aquatic Plans and Sections
3. Aquatic Details
4. Aquatic Piping Plan and Details
5. Surge/Balance Tank, Plans, Sections and Details, if required
6. Aquatic Equipment Details
7. Pool Water Heaters, Electric, Natural Gas and/or Solar
8. Aquatic Systems Schematic
9. Provide Aquatic Specifications on Plans
    a) Swimming Pool Equipment
    b) Swimming Pool Finish(es)

c) Splashpad Equipment and Features

d) Splashpad Finishes

B. Structural Design of Pool Shells and Splashpad slab – By Progressive Sub-Consultant

1. Prepare structural design construction documents for the pools and surge tank (if required) floor slab and walls.

2. Prepare structural design construction documents for the splashpad floor slab and balance tank floor slab and walls.

3. Specifications for the pool, splashpad, and associated tanks poured-in-place concrete and shotcrete.

4. Coordinate pool and splashpad structural documents with other disciplines.

C. Meet with Client and/or Architectural design team via teleconference or web conference to review plans and determine specific aquatic program and features desired and discuss points of coordination for architectural, structural, mechanical, electrical, plumbing and civil designers.

D. Provide final aquatic construction budget for review and present value engineering options for consideration, if required.

VI. AGENCY REVIEW PHASE

No (0) Scheduled Visits

A. Furnish sealed engineering swimming pools and splashpad (SP or AQ Series) plans, specifications, application, equipment cut sheets and additional documents as required to the Agency for obtaining a swimming pool construction permit. Furnish additional sealed engineering swimming pool and splashpad plans to Client for submittal to the Department of Buildings or other agencies having jurisdiction, as required.

B. Coordinate requirements for Owner, Architectural, Civil, Structural, Mechanical, Electrical and Plumbing plans with design team for consolidated Agency submittal by the Consultant.

C. Agency permit filing fees shall be by the Client or Owner.

D. Coordinate Agency comments with respective design team members and furnish consolidated responses to Agency. Response to State Building Department Plan check comments shall be provided for the aquatic engineering scope items.

E. Respond to contractor requests for information (RFI) items pertaining to the pools and splashpad and to clarify drawings as required.

VII. CONSTRUCTION ADMINISTRATION PHASE

One (1) Scheduled Visit

A. Review submittals by pool subcontractor for the pool / splashpad and their related systems. Provide review and comments on submittals related to the aquatic items from the design team.

B. Observe aquatic construction through communication and documentation from the pool subcontractor team at specific milestones and submit a punch-list report. The suggested milestone for a punch-list visit is detailed below and may be altered at the Client / Owner request.

   1. Following installation of pool shell and splashpad finishes and when aquatic equipment room installation is at least 75% complete.

C. Address Contractor, Sub-Contractor and Design Team requests for information and provide clarifications via Bulletin response and/or drawing revisions.

D. Address Agency requests for information during their construction observation visits.

E. Furnish Record Documents, if requested, based on pool contractor plan markups and furnished data.

C. SCHEDULE

Completion of Construction Documents and Agency Review Submittal shall comply with the schedule as provided by the Client and/or Owner. The Consultant's schedule shall be extended based on delays provided by other Consultants or the Owner.

D. COMPENSATION – LUMP SUM

	AQUATIC TASK	LUMP SUM FEE
I.	Aquatic Assessment (travel expenses included)	$8,100
II.	Aquatic Features Survey and Community Meeting (one (1) site visit planned)	$1,500
III.	Conceptual Design Phase	$13.500
IV.	Preliminary Design Phase (no site visits planned)	TBD
V.	Construction Document Phase (no site visits planned)	TBD
VI.	Agency Review & Bidding Phase (no site visits planned)	TBD

	AQUATIC TASK	LUMP SUM FEE
VII.	Construction Administration Phase (one site visit, travel reimbursables included)	TBD
VIII.	**Total for Aquatic Assessment, Aquatic Features Survey, Community Meeting, and Conceptual Design Phase (I, II, & III)**	**$23,100**

For Aquatic Task item I details, refer to Aquatic Assessment Proposal sent 01/25/2024. Refer to document titled "*City of Seabrook – Pelican Bay Aquatic Assessment Proposal 012324*".

Fees for Aquatic Task items IV – VII are dependent on the project scope selected by Owner following the Conceptual Design Phase.

The Consultant monthly invoices submitted shall be based on the percentage of the Consultant's services completed. Client shall make payments to Progressive Commercial Aquatics within thirty (30) days after receipt of invoice. Upon written notice, Consultant may suspend services until payment for past due invoices is made.

Reimbursable expenses and add services are subject to Client approval. Reimbursable expenses shall consist of travel expenses and personnel time for additional trips and be billed to the Client at cost at the rates listed below.

ADDITIONAL SERVICES

Consultant shall not proceed with any additional work without Client authorization in writing. The above lump sum fee is based on our current rate schedule.

If we are authorized to proceed and the client subsequently postpones or cancels the work, we will invoice the client for the costs of project set up and mobilization incurred prior to notice of cancellation. Additional Services shall be billed out at the following rates:

President	$200.00/hour
Design Director / Structural Principal	$175.00/hour
Project Manager / Structural Designer	$135.00/hour
Revit Designer / CAD Drafter	$100.00/hour
Administration	$65.00/hour
Design/Construction Administration Site Visit	$2,500/day, includes travel expenses
Mileage	0.65/per mile

E. DESIGN TEAM COORDINATION

1. HOLD HARMLESS
    a. The Consultant shall provide recommendation for design of the pool mechanical building and support spaces based on previous experience, but the Client, Architect and their Engineers shall be responsible for the design of the building. The Client shall hold harmless the Consultant

from all claims relating to building design, and specifically claims related to condensation, moisture damage, excessive humidity, absence or poor performance of vapor barriers and corrosion of surfaces.

2. ARCHITECTURAL / BUILDING STRUCTURAL

   a. Consultant will develop a pool/splashpad equipment room plan layout locating pump pit with sump pit, backwash pit/tank and chemical feed/storage rooms for Architectural coordination and building structural design.

   b. Housekeeping pads for pool/splashpad equipment shall be by the Structural Engineer with the assistance of the Consultant to provide operational weights and location of items requiring a thickened slab greater than the floor slab.

   c. Building Structural Engineer and Architect are responsible for pool/splashpad deck design from the back side of the respective pool wall or splashpad floor slab, including backer rod, sealant, deck finish(es) and fencing.

3. PLUMBING/CIVIL

   a. If required in the project Geotechnical Report, the pool underdrain system design shall be by Civil for dewatering the area. Consultant shall provide a monitoring well to assist the Client for observing groundwater conditions prior to emptying pool for maintenance. Hydrostatic relief valves shall be specified by the Consultant in each pool main drain, but these relief valves are not the primary means of prevention of floating the pool shells.

   b. Consultant shall size pool/splashpad wastewater tank / catch basin within the equipment room for periodic draining of pool or splashpad balance tank and filter cleaning via an approved air gap. Plumbing and Civil shall be responsible for pool/splashpad wastewater from the pit / holding tank to the appropriate sewer.

   c. Consultant shall size and provide design for pool and splashpad balance tank automated fills based on domestic water supply and backflow preventer provided by Plumbing/Civil.

   d. Plumbing shall be responsible for drinking fountains, hose bibs and bathroom facilities per the Health Code. Consultant may recommend locations for hose bibbs in pool equipment room and on pool/splashpad deck at no greater than 150-ft apart or as listed by the Agency.

   e. Deck drain system selection and layout shall be the responsibility of Plumbing with Consultant guidance on location from pool/splashpad and if applicable, area drain separation.

4. MECHANICAL

   a. If desired, Consultant will size and specify natural or propane gas-fired pool heaters. Mechanical is responsible to design heater gas connections, any necessary gas regulators, combustion air supply and exhaust venting.

   b. If pool water heater source requirement is heating hot water or steam, specification of the boiler shall be by the Mechanical Engineer with the Consultant's recommendation for heating load and coordination with pool filtration system.

c. Mechanical is responsible for providing ventilation to pool mechanical building, equipment and chemical treatment rooms.

5. ELECTRICAL

a. Electrical Engineer is responsible for preparing construction documents and details for the pump single line diagrams, underwater lights and electrical panel, etc.

b. Electrical Engineer is responsible for electrical specifications on drawing sheets.

c. Electrical Engineer is responsible for specifying the pool electrical panel and power.

d. Consultant will assist Electrical Engineer in coordinating pool electrical documents with other disciplines.

e. Consultant is responsible for connection of line voltage and greater to pool and splashpad equipment. Connections shall be provided by the Electrical Contractor. Consultant will show low voltage control wiring connections (less than 120V) to pool and splashpad equipment. Low voltage connections provided by swimming pool contractor.

f. Consultant will specify underwater lighting fixtures and niches. Consultant responsible for connections from pool panel, junction boxes and conduit to niches. Connections shall be provided by the Electrical Contractor.

g. Consultant will provide details for pool bonding and grounding per Electrical Code. Connections shall be provided by the Electrical Contractor.

F. AUTHORIZATION

This proposal may be accepted by executing this proposal. This proposal is valid only if authorized within thirty days from the listed proposal date. If an alternative contract is proposed additional delays may occur due to reviewing the contract. We appreciate the opportunity to provide this proposal and look forward to working with you on this project. Please call the undersigned if you have any questions or comments regarding this proposal.

PROGRESSIVE COMMERICIAL AQUATICS

BY: Stephen Seliskar

Stephen Seliskar
Project Engineer

CITY OF SEABROOK

BY: _____

Brian Craig
City Engineer/Assistant Public Works Director

DATE: January 24, 2024