

Emergency Pool Meeting  
In Attendance on 5/22/2013 5:30 to 6:30pm

Name	Apt
Frank Levy	Newbury Management
Missy Rude	Newbury Management
Rick Boggess	C-50
Angie Stream	B-29
Paul Heinen	C-51
Ira Henderson	C-63
Ned Beslagic	B-32
Deb O'Neil	B-36

Woodland West HOA  
May 22<sup>nd</sup>, 2013  
5:30PM

Pool Repairs:

-Bid through Reliable Construction for removal of concrete, replacing the main level and entrance pad, and repairing approx. 60 tiles and 60 bricks. Reinstalling all anchors for ladders and pool cover. Work can start within 1 month. \$16,340.00

-Bid through Dykstra for removal of concrete and replacing main level and entry pad. (No pool repairs or anchors) Work can start within 1 week. \$17,950.00

-Tile companies wish to wait until concrete work is done to assess any further damages to pool. Not currently willing to give an estimate.

Pool Demolition:

-Bid through Denny Stemler to remove all concrete and rebar, fill the hole, and compacted with suitable soil per West Des Moines' requirements. (Unable to estimate cost of removal of electrical and plumbing drains until surface is removed) \$17,000.00

Already Existing Repairs on Pool:

- Brand new cover ordered last fall for pool. Special order, non-refundable.
- Pool filter was serviced and repaired in Spring of 2012.
- Garage door to building was replaced in Spring of 2012.
- Lighting was hung on south side of pool building in Spring of 2012.
- Pool house exterior and restrooms were painted in Spring of 2012.

# Reliable Construction Services Inc.

Kansas City Regional Office  
13505 S. Mur-Len, Ste. 105-312  
Olathe, KS 66062  
Office: 913-764-7274  
Fax: 913-764-7275

Des Moines Regional Office  
10540 Hickman Road, Ste. D  
Clive, IA 50325  
Office: 515-278-1685  
Fax: 515-278-1689

May 10, 2013  
Woodland West Condos  
3405 Woodland Avenue  
Des Moines, IA 50266

## PROPOSAL

Examine and note all conditions as to the character and extent of work involved.  
Verify all dimensions by taking field measurements, proper fit and attachment of all items required to complete job.

### Concrete Pool Deck Replacement:

- Remove pool gate from post to allow access for equipment
- Remove approximately 1,870 square feet of concrete around pool.
- Repair approximately 30 linear feet of pool walls under existing tile.
- Replace approximately 60 missing 6"x6" glazed tile. (Tile to match existing as close as possible)
- Remove and replace approximately 60 coping brick. Brick will be approved by Owners Representative before installation.
- Protect coping with plastic to eliminate any damage during concrete pour.
- Install foam peel strip expansion between coping and new concrete.
- Install approximately 1,870 square feet of concrete around pool. (Price includes the cost of pump truck)
- Concrete will be 4000 PSI with 4 to 6 percent air entrained.
- Welded wire fabric will be provided in all areas exceeding 36 square feet.
- Pin existing concrete to new concrete with # 4 rebar.
- Control joints will be installed in a manner that will relieve expanding forces.
- After concrete is firm to the touch a light broom finish will be applied.
- After concrete has hardened remove peel strip and fill with elastomeric caulking.
- Re-install pool cover anchors.
- Re-install anchors for (2) pool ladders.
- Re-install existing pool gate.
- Remove all construction debris from site.

### Exclusions:

This proposal does not include any permit or any installation of a continuous grounding wire.

**We hereby propose to furnish material and labor in accordance with the above mentioned specifications for the sum of: Sixteen Thousand Three Hundred Forty Dollars.  
\$16,340.00**

Respectfully,  
Cliff Coleman

Clarifications: Pricing is good for 30 days. Any variation from the above Proposal may result in additional charges upon approval from Management.

Acceptance of Proposal

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Print Name: \_\_\_\_\_

The above prices, specifications and conditions are satisfactory and Hereby accepted. This authorizes Reliable Construction to do the work as specified by above stated Proposal, and serves as notice to proceed.

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Delinquency charges, at the maximum monthly rate allowed by law, will apply 60 days from the date of invoice. Collection fees for delinquent accounts, including attorney / collection agency fees and expenses incurred by Reliable Constructions Services, Inc. is the responsibility of the customer.



Dykstra Concrete LLC

Po Box 5  
Adel, IA 50003

Estimate

Date	Estimate #
5/21/2013	1398

Name / Address
Newbury Company

Description	Qty	Cost	Total
<i>Job Address: Woodland Avenue Apartments</i>			
<i>Tear Out and Replace 4 inch Pool Deck</i>		16,950.00	16,950.00
<i>Concrete Pump</i>		800.00	800.00
<i>Sidewalk/3 Steps</i>		5,700.00	5,700.00
<i>4" Material</i>		475.00	475.00
<i>Thank you for the opportunity to quote this job.</i>		<b>Total</b>	<b>\$23,925.00</b>

**Melissa Rude**

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**From:** Dennis Stemler

**Sent:** Wednesday, May 15, 2013 8:34 AM

**To:** Sharon Wolfe; Melissa Rude; Frank Levy

**Subject:** RE: Woodland West

Sharon- some bad news on the pool, initially I thought we could break the edges and fill in the pool. About \$8000.00 plus restoration of disturbed areas. However WDM wants the structure removed, filled, and, compacted with suitable soil which will nearly double the price to about \$15000.00 plus restoration of the disturbed areas. Why such a difference? It's the amount of rebar, the pool has to be jackhammered.

As far as the grounds go, Melissa and Frank have my first bid, about \$25000.00 and I have another bidder giving an estimate this afternoon. Sod, tile, retaining walls, removal of the rock gardens on the ends of the buildings, dirt import, and building plantings. NO concrete. I asked Melissa to include that in the pool apron.