



APPROVED
Board of Directors
April 19, 2016

EXHIBIT

Funding Request to Repair/Replace Failed Canoa Ranch Pool Deck

Overview

The Canoa Ranch Center pool is the Corporation's only indoor pool and is the most recently constructed pool. The Canoa Ranch pool deck has had numerous maintenance issues since it was initially constructed in the summer of 2008 by Patio Pools Inc., a Tucson firm. As part of original pool deck construction, the concrete deck was unfortunately covered with an acrylic lace product, known in the pool industry as 'cool deck' which is intended for outdoor pool use. Being an indoor pool environment with an evaporative cooling system, problems soon surfaced associated the acrylic lace product (cool deck). Current GVR Management is confused about why a cool deck material was used to cover the concrete base surface of an indoor pool.

The cool deck material at the Canoa Ranch Center indoor pool has separated from the base concrete surface. It is believed that the evaporative cooling system which creates higher humidity contributed to this material separating from the base surface.

Since the grand opening of the Canoa Ranch indoor pool in 2008, GVR has spent approximately \$40,000 addressing this deck surface material problem. When the cool deck separation (delaminating) starts to occur, the surface in those areas becomes very rough and uneven with cool deck material becoming loose, cracking and chipping, which poses a safety hazard and is extremely unattractive.

Below are the two major repairs that were done previously to repair the Canoa Ranch Center indoor pool deck:

- 2010 - In house staff repaired and painted deck: \$20,000.00.
- October 2012 - Pima Pool contracted to scarify the interior of deck, between the pool and the deck drains, and apply acrylic lace and seal: \$16,400.00.
- June 2013 - Pima Pools made deck repairs. No charge/warranty work.
- Summer 2015 - Deck delaminating. Outside warranty period. GVR staff contacted several independent contractors for long-term solution alternatives.

Staff recommends complete removal and replacement of the entire deck and spa decking area with a colored concrete (total cost \$36,200). The advantage of complete replacement is that it will not be necessary to apply an acrylic lace every 4-5 years at an average cost of \$21,000.00+ per application. The concrete replaced deck can be cleaned without harming it (no coating on it). GVR has this same type of concrete surface at the West Center pool which requires little maintenance.

Recommendation

Authorize an expenditure of \$36,200 from the Capital Replacements Reserve Fund for the complete removal and replacement of the entire Canoa Ranch Center indoor pool deck and spa decking area with colored concrete, as described herein.