Addendum No. 1

November 6, 2026

City of Brunswick

Howard Coffin Park Pool Repairs

Proposal Date: November 17, 2026

Time: 2:00 p.m.

Bidders shall acknowledge this addendum by referencing the number and date in a cover letter accompanying the proposal

Questions & Responses:

Q1. Submittal date clarification

A1. Proposals are due on **Tuesday, November 17, 2026**, at 10:00 a.m. They can be submitted by mail or in person at

City of Brunswick Public Works
Attn: Tim Nelson
525 Lakewood Ave
Brunswick, GA 31520

Q2. What is the weather-permitting timeline for the work?

A2. The RFP specifies that the repairs must be completed within 90 days from issuance of Notice to Proceed

Q3. Is a manageable high water table system in place? If so, what type?

A3. There is an access port to a groundwater well at the south end of the pool outside the diving pool. The extent or functionality of this groundwater system is undetermined.

Q4. Is there a deep watering well point outside of pools?

A4. See A3 above

Q5. How will the pool be filled?

A5. The pool is filled from the municipal water system

Q6. Who will perform the National Plasterers Council recommended start-up post-replaster?

A6. The selected vendor will perform all start-up and initial operations as part of the project

Q7. Can you confirm if there is only 42’ of control/expansion joint at the deep end break (30’ across the floor plus 6' up each wall)?

A7. There is only one expansion joint location in the main pool at the deep end break as referenced.

Q8. Can you provide us with leak detection reports for each pool tested?

A8. The leak detection report is not available at this time.

Q9. Can you provide us with a piping/plumbing schematic of original pool construction with suction and return lines for each pool including main drain sump details and hydrostatic relief valves?

A9. The drawings and plumbing schematics that we have in our files are from 1938 which is assumed to be the original pool construction. It is our understanding that the pool has been rebuilt since that original construction, but we are not sure of the exact time of the reconstruction nor do we have drawings in our files from that reconstruction project. We are reluctant to provide the 1938 drawings for pricing purposes as we are not sure of the accuracy of those drawings. We will share those drawings with the selected vendor.

Q10. Do all the pools have hydrostatic relief valves in place?

A10. It is our understanding that the main pool has hydrostatic relief valves in place (per the 1938 construction drawings). The current condition and functionality of those valves are undetermined. It is unknown if the zero-entry pool and slide pool are equipped with such valves.

Q11. How many times have each of the pools been replastered? And when was most recent?

A11. The main pool was most recently replastered in 2017. The slide pool was replastered in 2025. The most recent plaster date of the zero-entry pool is unknown.

Q12. Can you please identify how many floor inlets are in competition pool and specifications for those?

A12. There are two (2) drain inlets in the main pool. The dimensions of those inlets are 16” x 16”. An item has been added to the itemized pricing list to upsize the drains to the current minimum 18” x 18”. The revised pricing list is attached to this addendum.

Q13. Zero entry pool skimmers don’t have VGB equalizer covers and will need those to meet code requirements. Will this be added to scope of work?

A13. Yes, the installation of VGB Equalizer Covers has been added to the scope for the zero-entry pool. The revised pricing list is attached.

Q14. Can you provide details for the 18 x18 deck pavers? Are they available locally and where it was purchased for last repairs/replacements?

A14. We do not have details or purchase information on the existing deck pavers.

Q15. The zero entry pool has a white surface coating that is not plaster or tile. Please provide a material specification?

A15. We do not have a material specification for the existing surface coat of the zero-entry pool. The replacement material shall be the same material as proposed for the other pools which shall be Diamond Brite (Cool Blue) surface material.

Q16. What are the work hours permitted for project? Are weekends acceptable?

A17. Work will be allowed between the hours of 7:00 am and 7:00 pm. Weekend work will be acceptable.

Q18. On the main pool work where it states replace filter discharge seal, are you referring to the gasket between the two flanges?

A18. Yes

Q19. On the main pool work where it states replace backwash valve seals, are you referring to the spider gasket inside the multiport or do you want to replace entire multiport valve?

A19. Replace entire valve. Valve will be provided by City. Pricing shall include labor and installation cost only.

Q20 Please clarify pool return discharge in main pool work?

A20. There is cracking in the wall of the pool at the nozzle or “jet” where water enters the pool. This cracking will need to be repaired.

Q21. At walkthrough I was told all pumps will be replaced, however the specs only refer to the main pool pump replacement. Will all pumps be replaced or only main pool pump?

A21. Yes, all pool pumps will be replaced. The City of Brunswick will provide the pumps, so pricing should include labor and installation costs only.

Q22. Is sand being changed in all filters for all pools? Please clarify.

A22. Yes. Vendor will provide new sand, removal and disposal of existing sand and any labor for changing the material.

Q23. For main pool work item #19 states surface treatment of entire deck, please provide clarification and/or specification of scope of work/treatment.

A23. Repair areas of the deck that will not meet minimum health department requirements or pass health department inspection

Q24. On the pools that are receiving new tile are you requiring a sealant joint between tile and coping? If so, please specify.

Q25. No, grouted joint line

Q26. Repair Inside Pool Return Discharge: Please clarify the specific scope of work required.

A26. See A20 above

Q27. Valves, Piping, and Pumps: Please clarify the updated scope of work for each pool.

A27. The items that have been identified at this time for replacement are included in the list of bid items within the RFP. (An updated item list is included as part of this addendum.) If vendors anticipate additional items to be repaired, please include those items with proposed pricing at the bottom of your pricing sheet (page 3). The proposal pricing will be evaluated on the base bid items included in the RFP. We also understand that additional repairs may be discovered during the project. Those items will be addressed on an individual basis at that time.

Also, the City will provide the pumps valves and other mechanical equipment. Proposal pricing shall include labor and installation costs only.

Q28. Deck Surface Treatment: Please clarify the expectations for the "surface treatment of entire deck," as options are limited with the existing paver deck.

A28. See A23 above

Q29. Schematics: Are schematics available for the well points and hydrostatic valves to reference when the pool is drained?

A29. See A9 above

Q30. Pool Draining: Will the city handle draining the pool as needed for repairs?

A30. The City will drain the existing water from the pool prior to commencement of the project

Q31. Expansion Joint Leak: For pricing purposes, should we assume the leak near the expansion joint is within the joint itself? (The joint was not visible during the site visit.)

A31. Yes

Q32. Plaster Material: Please specify the plaster material to be used.

A32. The surface plaster material shall be Diamond Brite plaster (Cool Blue color). Contractor shall provide material specifications for review by City prior to installation.

Q33. Delaminated Plaster Removal: The total area of plaster requiring removal cannot be determined until the pool is drained. Should we include a per-square-foot unit price for any removal exceeding a standard threshold (e.g., 300 sq. ft.)?

A33. Delaminated plaster removal is not included as one of the items on the itemized pricing list. If this is an additional item that may be necessary, please provide a square foot cost at the bottom of the pricing list (page 3).

Q34. Bonding Requirements: Are there any specific bonding requirements for this project?

A34. Bonds will not be required for this project. Vendors will be required to provide proof of insurance coverage and other qualifying documents included in the RFP.

Additional Comments:

- The selected vendor will be responsible for all debris removal and disposal from the project site
- The City will provide valves, pumps and other mechanical equipment at the start of the project.
- The selected contractor will be required to provide material submittals for plaster, tile, grout, deck surface coatings, drain covers and other such items for review and approval by the City prior to installation or incorporation into the project.

END OF ADDENDUM NO. 1

Updated Itemized Repair Pricing list attached

Itemized Pricing List

Updated 11/6/2026

Main Pool

Line Item Number	Item Description	Quantity	Unit	Unit Bid Price	Amount
1	Repair Leaking Expansion Joint	1	Lump Sum		
2	Replace all waterline tiles and grout	1	Lump Sum		
3	Repair cracked wall plaster at steps	1	Lump Sum		
4	Full Resurfacing of Wall and Floor	1	Lump Sum		
5	Replace cracked Skimmers	14	Each		
6	Replace Rope Anchors	1	Lump Sum		
7	Repair Inside Pool Return Discharge	1	Each		
8	Replace Auto-Fill	1	Each		
9	Replace All Backwash Valve Seals	1	Lump Sum		
10	Replace Filter Discharge Seal	1	Each		
11	Replace Leaking 6" Valve	1	Each		
12	Replace Leaking 8" - 90 degree fitting	1	Each		
13	Replace Pump	1	Each		
14	Replace Chemical Injector Probes	2	Each		
15	Replace Water Wheel	1	Each		
16	Replace Leaking Line valve	1	Each		
17	Replace Filter Sand	1	Lump Sum		
18	Repair Deck Tiles and Mortar following repairs	1	Lump Sum		
19	Surface Treatment of Entire Deck	1	Lump Sum		
20	Drain Inlet Modification (upsize to 18" x 18")	2	Each		

Main Pool Total	

Zero Entry Pool					
Line Item Number	Item Description	Plan Quantities	Unit	Unit Bid Price	Amount
30	Replace Waterline Tile and Grout	1	Lump Sum		
31	Plaster Coat entire pool	1	Lump Sum		
32	Replace Return Valve Seal	1	Each		
33	Replace Water Wheel	1	Each		
34	Replace Chemical Injector Probes	2	Each		
35	Replace Backwash Line Seal	1	Each		
36	Replace Safety Caps at Base Mounts inside pool	1	Lump Sum		
37	Install VGB Equalizer Covers	1	Lump Sum		
			Zero Entry Pool Subtotal		
Plunge / Slide Pool					
40	Replace Main Pump Seals	1	Lump Sum		
41	Replace Chlorinator Seal	1	Lump Sum		
42	Replace Chemical Injector Probes	1	Each		
			Plunge / Slide Pool Subtotal		

Project Total Cost		
Item Number	Item Description	Bid Price
100	Main Pool	
200	Zero Entry Pool	
300	Plunge / Slide Pool	
	Subtotal	
	Contingency - 10%	
	Project Total	