

ADDENDUM No. 1

RFP No. 26-47

PARKS POOL LINING

Due: October 20, 2026, at 11:00 AM (local time)

The information contained herein shall take precedence over the original documents and all previous addenda (if any) and is appended thereto. **This Addendum includes 12 pages.**

The Proposer is to acknowledge receipt of this Addendum No. 1, including all attachments in its Proposal by so indicating in the proposal that the addendum has been received. Proposals submitted without acknowledgement of receipt of this addendum may be considered non-conforming.

The following forms provided within the RFP Document should be included in submitted proposal:

- **Attachment B – General Declarations**
- **Attachment D - Prevailing Wage Declaration of Compliance**
- **Attachment E - Living Wage Declaration of Compliance**
- **Attachment G - Vendor Conflict of Interest Disclosure Form**
- **Attachment H - Non-Discrimination Declaration of Compliance**

Proposals that fail to provide these completed forms listed above upon proposal opening may be rejected as non-responsive and may not be considered for award.

I. CORRECTIONS/ADDITIONS/DELETIONS

Changes to the RFP documents which are outlined below are referenced to a page or Section in which they appear conspicuously. Offerors are to take note in its review of the documents and include these changes as they may affect work or details in other areas not specifically referenced here.

Section/Page(s)	Change
Detailed Specifications	Addition of detailed specifications related to marcite repair
Appendices	Addition of Veterans Memorial Park Pool plan for upcoming changes to the side wall main drains
Appendices	Pre-Proposal Sign-In Sheet and Meeting Notes

II. QUESTIONS AND ANSWERS

The following Questions have been received by the City. Responses are being provided in accordance with the terms of the RFP. Respondents are directed to take note in its review of the documents of the following questions and City responses as they affect work or details in other areas not specifically referenced here.

- Question 1: Are there required specifications for the marcite repairs?
Answer 1: Yes, there are detailed specification for the marcite repairs and those have been included in this addendum.
- Question 2: Should the targets and lane line markers on the liner remain the same for each pool liner?
Answer 2: Yes, the targets and lane line markers will remain the same for each pool liner.
- Question 3: Will the area within the pool fence be available for construction staging?
Answer 3: Yes, the area within the pool fence will be available for construction staging.
- Question 4: Will an EGLE permit be required for this work?
Answer 4: Yes, an EGLE permit will likely be required for this work. The City will be responsible for the application and payment of the EGLE permit.
- Question 5: How soon before the opening of the pools does project work need to be completed?
Answer 5: Work done under this contract must be completed at least two weeks prior to the opening dates for the pool.
- Veterans Memorial Park Pool: Work is preferred to occur in Spring 2027 and shall be completed no later than two (2) weeks prior to the facility reopening on May 28, 2027.
- Buhr Park Pools: Work may be completed either in Spring 2027 and shall be completed no later than two (2) weeks prior to the facility reopening on May 28, 2027, or in Fall 2027 after the seasonal closure, which typically occurs after Labor Day.
- Fuller Park Pool: Work may be completed either in Fall 2027 following the seasonal closure, which typically occurs three to four weeks after Labor Day, or in Spring 2028. If completed in Spring 2028, all work shall be complete at least two (2) weeks prior to the facility reopening, typically during the first week of May.
- Question 6: Are there any other projects at the pools that may impact the lining work?
Answer 6: Yes, there is planned work at Veterans Memorial Park Pool to change the side wall main drains. This project is expected to be completed prior to lining work beginning. A copy of the proposed plans has been included in this addendum.

Offerors are responsible for any conclusions that they may draw from the information contained in the Addendum.

SWIMMING POOL MARCITE

PART 1 - GENERAL

1.1 DESCRIPTION

- A. The following specification is for as-needed demolition of existing marcite (pool plaster) surfaces and the installation of a new marcite surface in swimming pools. This specification is presented to establish and to define the installation technique, material quality and experience levels required to perform the required work.

1.2 REFERENCES

- A. Swimming pool marcite and bonding materials shall be designed and produced to comply with published standards and meet requirements of applicable portions of the most current editions of the following:
 - 1. ASTM: American Society of Testing Materials
 - 2. National Plasterers Council — Technical Manual, Fifth Edition

1.3 SUBMITTALS

- A. Manufacturer's installation and maintenance instructions for use of all products.
- B. Manufacturer's technical data and MSDS.
- C. Contractor shall prepare and submit a 12-inch square sample panel showing the proposed texture and color of the marcite. Finish marcite work shall match the approved sample.

1.4 QUALITY ASSURANCE

- A. CONTRACTOR must demonstrate a minimum of 6 to 7 exterior pools in northern climates of similar size installed by its staff utilizing marcite installation materials.
- B. The foreman provided by the installer shall be certified competent in installing marcite materials by the supplier and shall have a minimum of three (3) years' experience for marcite pool applications. The foreman shall be on-site, full-time for all project activities.

1.5 DELIVERY, STORAGE AND HANDLING

- A. All materials required for the completion of this project shall be delivered to the project site in a manner designed to prevent damage.

1.6 PROJECT CONDITIONS

- A. Apply marcite only when ambient temperature is above 40° F and below 90° F.

- B. Do not install marcite during rain, and if rain commences after the installation has begun, immediately protect the marcite from rain by all means necessary until the marcite has set.
- C. Do not install marcite during wind over 10 mph, and if wind commences after the installation has begun, immediately protect the marcite from wind by all means necessary until the marcite has set.
- D. Protect applied marcite from rapid drying until curing is completed or pool is filled with water.

1.7 WARRANTY

- A. The marcite installation shall be warranted for a period of one year. The warranty shall include but not be limited to:
 - 1. Debonding and Delamination: Occurs when there is a bond failure between the marcite coat and the underlying surface or between the bond coat and the underlying surface and the failure rises up and forms a delamination blister.
 - 2. Surface blisters and spalls: Occurs on the surface of the marcite coating where the coating is separated from the underlying marcite substrate matrix.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Marcite shall be a standard white marble pool plaster finish. Marcite mix shall consist of no less than one part cement material for every two parts of aggregate material by weight (1:2 cement/aggregate ratio) to no more than one part cement material for every 1.5 parts of aggregate material by weight (1:1.5 cement/aggregate ratio).
 - 1. Portland Cement: ASTM C150, Type 1 White Portland Cement
 - 2. Hydrated Lime: ASTM C206, Type S
 - 3. Aggregate: Swimming pool aggregate shall conform to or exceed ASTM C-897 as manufactured by Georgia Marble Pool Aggregate, TXI Riverside Premium Pool Aggregate, or approved equal.
 - 4. Water: Clean, potable water from approved source.
- B. Bonding agent shall be Multicoat Scratch Kote 2000, or approved equal.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Installation crew shall inspect the pool surface at the beginning of the project and

shall advise OWNER as soon as practicable of any existing conditions which might affect the satisfactory installation of the marcite product.

3.2 PREPARATION

- A. Contractor shall assure that the concrete substrate that will be used for the application of the new marcite surface is clean and free of debris, loose material, staining or any other materials that might interfere with the new marcite surface coating's ability to mechanically bond to the substrate. The substrate shall be rough, coarse and porous enough to ensure that the new marcite surface coating can achieve a good mechanical bond to the substrate.
- B. The following procedures are considered acceptable practice in preparing the substrate:
 - 1. Sandblast with water attachment for dust control or hydo-blast to remove all old plaster, loose material, rust, and stains down to the underlying cementitious surface. The Contractor shall ensure the final surface is sound and rough and then apply the bond coat in accordance with the manufacturer's recommended installation instructions.
 - 2. In lieu of sandblasting/hydo-blast, Contractor may strip off the old plaster surface with chipping hammers to the underlying cementitious surface. The Contractor shall ensure the final surface is sound and rough and then apply the bond coat in accordance with the manufacturer's recommended installation instructions.
- C. Contractor shall remove and dispose of all demolition material from the job site.
- D. Chip out a minimum of 2 inches around any pool fixtures, lights and appurtenances, as needed to provide for a flush surface around such fixtures.
- E. Contractor shall cover or temporarily plug all fittings, return lines and main drains to assure that they do not become plugged with demolition or cement material.
- F. All other hardware, machined surfaces, plates, or similar accessories shall be removed or protected during the marcite installation. Reinstall all removed items utilizing workers skilled in the trades involved.

3.3 INSTALLATION

- A. Installation shall be performed by installers certified competent by the supplier whose experience is fully in compliance with the terms of these specifications. The marcite installation shall be completely supported by the structural walls in all respects. The pools both have stainless steel "Swim-out" type gutter systems (similar to Bradford Gutter Systems style BGS-2), with marcite finished masonry walls and floors.
- B. The installation procedures employed in the execution of this project are to be fully in accordance with the supplier recommendations and current Technical Data. If any terms or conditions of this contract contradict recommended procedures of the manufacturer or supplier, work will be performed in accordance with manufacturers and supplier requirements however written notice of any variances from these specifications must be provided to the project

ENGINEER in advance of any actual work performed in the field.

- C. Prior to starting the installation of the marcite, the Contractor shall remove/blow out all dust from the final prepared surface.
- D. The finish coat of marcite shall conform to the following guidelines:
 - 1. Watertightness: The marcite material shall be hard troweled in a manner as to provide for a tight matrix between the cement and aggregate material particles to maximize its ability to hold water. In addition, a tight seal shall be created around all plumbing fixtures, light fixtures, tile and other transition materials.
 - 2. Smoothness: The marcite surface shall be troweled to be sufficiently smooth to the touch. Smooth is defined as no rougher than very fine sand paper (220 grit or finer).
 - 3. Levelness: The marcite surface shall be consistently level across the surface. Minor waviness can be expected with any hand-troweled surface but waviness shall not be excessive. Transitions between walls, coves, floor, tile, or around plumbing and light fixtures shall be smooth, uninterrupted and not obvious.
 - 4. Thickness: The marcite coat shall have a minimum thickness of 3/8" and a maximum thickness of 3/4". Exceptions are allowed for small areas of highs and lows spanning no more than several inches per occurrence.
 - 5. Maintainability: The marcite surface shall be consistently even, smooth and durable to discourage the adherence of algae and dirt and to allow for the long-term maintenance of the pool marcite surface.
 - 6. Contractor shall complete the final marcite application within a 24 hour time frame.
 - 7. Contractor shall leave the pool and construction site broom-clean upon completion. All tile areas shall be wiped clean as needed.

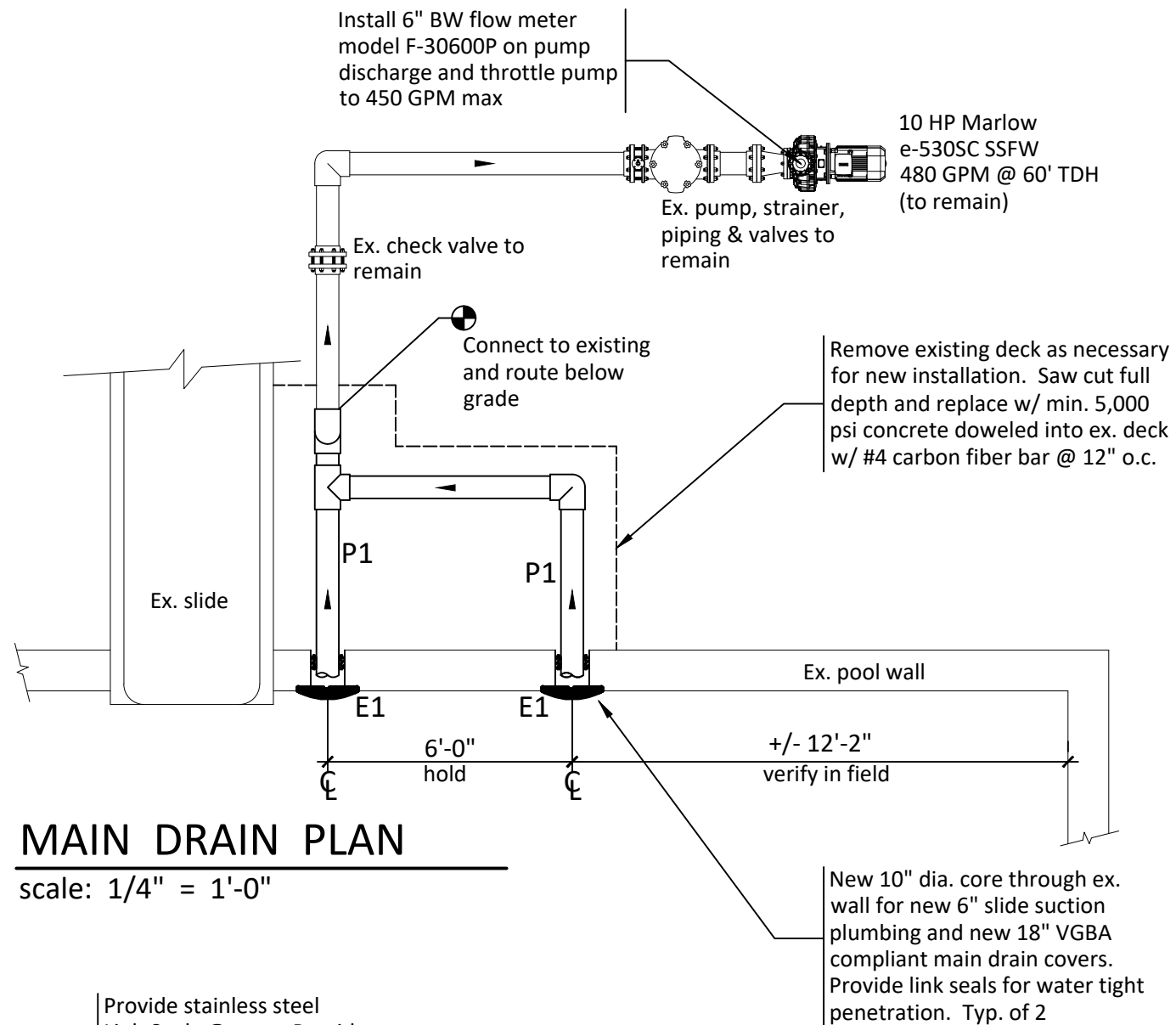
3.4 CURING

- A. The Contractor shall cure the marcite finish using controlled, non-submersion methods to facilitate proper hydraulic cement hydration, maximize compressive strength, and prevent shrinkage cracking, crazing, or dusting prior to liner placement.
- B. The pool shell shall not be flooded or filled with water prior to the installation of the vinyl liner.
- C. Maintain continuous 100% relative humidity at the plaster face for a minimum duration of seven (7) consecutive days.

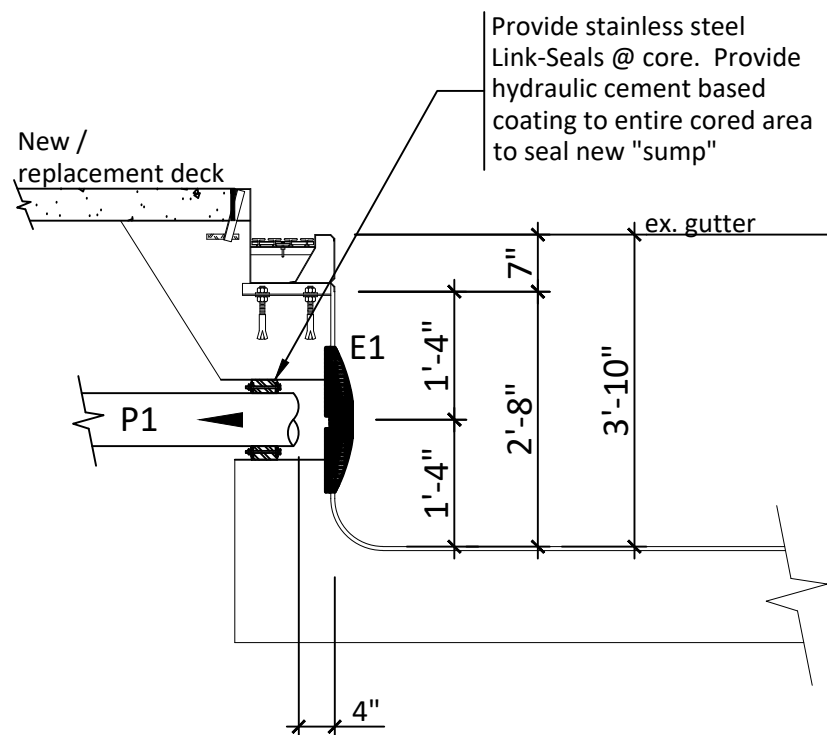
3.5 CLEAN-UP

- A. Upon completion of the marcite installation, remove all materials, equipment and debris related to the work. The job site shall be left in a clean and presentable condition.

END OF SECTION



MAIN DRAIN PLAN
scale: 1/4" = 1'-0"



WALL SECTION @ CORE
scale: 1/2" = 1'-0"

Pipe Schedule- Sch. 80 u.n.o.		
Tag	Size	Description
P1	6"	Slide suction- connect to existing

All underground slid epiping is to be pitched back to the pool

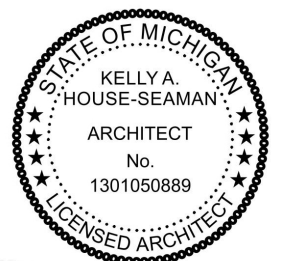
Equipment Schedule		
Tag	Description	Qty.
E1	Provide and install new VGBA compliant grates and frames by Neptune Benson. Lawson 18" x 18" grates installed in a wall application. Provide 10" cores, link seals and waterproofing for sump. Install frames in wall so that the liner may be patched and made water tight by the liner contractor	2

Project Scope:

Project scope is to remove the over the beam slide suction and place it underground. This is to include installation of new schedule 80 PVC plumbing connected to existing strainer, pump and discharge plumbing which are to remain intact.

Install a flow meter as indicated so facility can operate the pump and slide at a max discharge rate of 450 GPM

Patch and repair deck concrete as indicated



Kelly House-Seaman
03/24/2026



Site: VETERANS MEMORIAL PARK POOL- ANN ARBOR, MI		
Title: NEW PROPOSED SIDE WALL MAIN DRAINS- SLIDE		
Date: 3-23-26	Scale: 1/4" = 1'-0"	SP-1 sheet
Drawn by: NJS	Rev:	



Pre-Proposal Meeting Agenda

Parks Pool Lining RFP No. 26-47

Tuesday, October 6, 2026
Veterans Memorial Park, Ann Arbor, Michigan

1. Introductions / Sign-In Sheet

2. Purpose of Meeting

3. Administrative Procedures

- A. Pre-Proposal Meeting is optional, and respondents are not required to attend.
- B. Oral statements made at this meeting or any time during the bidding process may not be relied upon or binding. All questions about the meaning or the intent of the Bidding Documents are to be submitted in writing to the Engineers below. Interpretations or clarifications considered necessary by the Engineer in response to questions will be issued by Addenda delivered to all parties recorded as having received Bidding Documents.
 - 1) Final Day for Contractor's Written Questions is Friday, October 9, 2026, at 1:00 pm.
 - 2) Questions to be sent via email as indicated in the RFP.
 - 3) Responses to Contractor's Written Questions will be addressed in an addendum during the week of October 12, 2026.
- C. RFP Documents are available at no charge on MITN or the City of Ann Arbor Purchasing Website.
- D. Proposals are due and must be delivered to City Hall on or before October 20, 2026, by 11:00 a.m. (local time).
- E. The following documents must be included with the Proposals:
 - 1) One (1) original proposal
 - 2) One (1) additional proposal copy
 - 3) One (1) digital copy of the proposal preferably on a USB/flash drive as one file in PDF format
- F. A proposal may be disqualified if the following required forms are not included with the proposal:
 - 1) Attachment B – General Declarations
 - 2) Attachment D - Prevailing Wage Declaration of Compliance
 - 3) Attachment E - Living Wage Declaration of Compliance
 - 4) Attachment G - Vendor Conflict of Interest Disclosure Form
 - 5) Attachment H - Non-Discrimination Declaration of Compliance
- G. Proposals that fail to provide these forms listed above upon proposal opening may be deemed non-responsive and may not be considered for award.

- H. Bid must be accompanied by bid security made payable to Owner in an amount of 5% of Bidder's maximum bid price (determined by adding the base bid and all alternates) in the form of a certified check, or a Bid Bond.
- I. Davis Bacon Wage Rates will apply in accordance with City Requirements. The wage determination current on the date 10 days before proposals are due shall apply. See Section 4 – Wage Requirements in the General Conditions section of the Proposal. For this RFP the Construction Type of Building will apply.
- J. Liquidated Damages. Assessed at \$500 per day.
- K. Proposal Format: Closely review RFP requirements for elements that should be included in the proposal. Organize Proposals into the following Sections:
 - 1) Qualifications, Experience and Accountability
 - 2) Workplace Safety
 - 3) Workforce Development
 - 4) Social Equity and Sustainability
 - 5) Schedule of Pricing/Cost
 - 6) Authorized Negotiator
 - 7) Attachments
- L. Schedule:

Activity	Date
Pre-Proposal Meeting	October 6, 2026, 11:00 a.m.
Final day for Contractor written questions	October 9, 2026, 1:00 p.m.
Addendum Posted	Week of October 12, 2026
Proposals due	October 20, 2026, 11:00 a.m.
Selection/Negotiations	November 2026
Expected City Council Authorizations	December 2026
Contract Execution	Mid-December 2026
Anticipated Notice to Proceed Issued	January 4, 2027
Substantial Completion	May 5, 2028

4. Summary of Project

- A. The project consists of replacing the existing vinyl liner systems at four public swimming pools owned by the City of Ann Arbor, including one pool at Veterans Memorial Park, two pools at Buhr Park, and one pool at Fuller Park. Work includes removal and disposal of existing vinyl liners, inspection of underlying marcite surfaces, cleaning and substrate preparation, repair of deteriorated or damaged marcite as necessary, and installation of new vinyl liner systems in accordance with manufacturer requirements and industry standards. The project will be phased around pool operating seasons, with work prioritized at Veterans Memorial Park, followed by Buhr Park and Fuller Park, and includes an allowance for unforeseen substrate repairs discovered after liner removal.
 - 1) Remove and replace existing vinyl pool liners at four City pools (Veterans Memorial Park, Buhr Park, and Fuller Park).
 - 2) Inspect, clean, repair, and prepare existing marcite pool shells.

- 3) Install new vinyl liner systems and associated appurtenances.
 - 4) Complete work within seasonal construction windows to minimize impacts to pool operations.
 - 5) Perform substrate repairs as necessary following liner removal.
- B. The project will be implemented over multiple construction seasons. Veterans Park Pool is expected to be completed prior to the 2027 season, followed by Buhr Park Pools during either Spring or Fall 2027, and Fuller Park Pool during Fall 2027 or Spring 2028. The contract duration is 670 calendar days from Notice to Proceed.
- C. The Contract includes an allowance for repair of deteriorated, delaminated, cracked, or otherwise deficient marcite surfaces discovered after removal of the existing vinyl liner systems. The allowance is intended to address unforeseen substrate conditions that cannot be fully evaluated prior to liner removal. The Contractor shall notify the City of any areas requiring repair and obtain authorization before proceeding with work covered by the allowance. Repair quantities will be documented in the field and paid in accordance with the contract provisions for allowance work.

5. Questions and Answers

