CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: August 19, 2019

ITEM: Motion – Approval of Contract Agreement – Valley View Aquatic Center Lap Pool Repainting

FINANCIAL IMPACT: Expense of $56,924 to be paid from available funds in the operating budget, Maintenance Pool Painting (100.400.453.5220.345), for Valley View Aquatic Center Lap Pool. $64,000 was budgeted for this project.

BACKGROUND: The Council is asked to approve an agreement with Mongan Painting Co., Inc. of Cherokee, Iowa for the repainting of the lap pool at Valley View Aquatic Center. As part of an ongoing preventative maintenance plan, one of the four pool basins at the aquatic centers is repainted every year. The lap pool repainting project was publicly advertised and four bids were received. The lowest bid was submitted by Mongan Painting Co, Inc. This contractor successfully completed the last pool basin painting project and is well qualified to perform the work.

A copy of the contract agreement including terms and conditions is attached.

OUTSTANDING ISSUES: None

RECOMMENDATION: That the Council approve the contract agreement with The Mongan Painting Co, Inc.

Lead Staff Member: Ryan Penning RP

STAFF REVIEWS

Department Director	Sally Ortgies
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

VICINITY MAP

LEGEND

N

0 87.5 175 Feet

THE CITY OF WEST DES MOINES	PROJECT: VALLEY VIEW AQUATIC CENTER - LAP POOL REPAINTING			
	LOCATION: 255 81ST STREET			
	DRAWN BY: MAA	DATE: 8/15/2019	PROJECT NO.:	SHT. 1 of 1

CITY OF WEST DES MOINES
4200 Mills Civic Parkway
PO Box 65320
West Des Moines, Iowa 50265-0320

CONTRACT NO. - **DATE:** 8/19/19
BUDGET CODE 100.400.453.5220.345

CONTRACT AGREEMENT

Contractor Mongan Painting Co, Inc. 720 Sleezer Rd, PO Box 515 Cherokee, IA 51012	Department Department of Parks & Recreation P.O. Box 65320 West Des Moines, Iowa 50265
Contract Period – Effective: August 19, 2019 Annual Cost: $56,924	Terminates: October 31, 2019 Payable: 30 Days

DESCRIPTION OF ITEMS CONTRACTED

See Attached

SIGN HERE

Contractor Rick Mongan President	_____ Approved _____ Not Approved
Authorized Signature RL Mon	
Company Name (Print) Mongan Painting	City Manager
Address 720 Sleezer Rd, PO Box 515 Cherokee, IA 51012 712-225-0626	Department Director

WHITE – Department PINK – Finance YELLOW - Vendor

REQUEST FOR BID

2019
VALLEY VIEW AQUATIC CENTER – LAP POOL REPAINTING

CITY OF WEST DES MOINES

The City of West Des Moines, Iowa, solicits interested parties to submit bids for the repainting of the Valley View Aquatic Center lap pool located at 255 81st Street in West Des Moines, IA.

Submittals marked "2019 Valley View Aquatic Center – Lap Pool Repainting" will be received no later than **2:00 p.m. local time** on **Wednesday, August 7, 2019**. Submit a signed copy of the attached Bid Sheet to:

Office of the City Clerk
City of West Des Moines
4200 Mills Civic Parkway, Suite 2E
P.O. Box 65320
West Des Moines, IA 50265

Bid Procedure

Mark outside of envelope with proposal subject, "2019 Valley View Aquatic Center – Lap Pool Repainting".

Bids received after the announced time and date of receipt, by mail or otherwise, will be returned unopened. Nothing herein is intended to exclude any responsible firm or in any way restrain or restrict competition. The City of West Des Moines reserves the right to award in part or in whole or to reject any or all bids.

Any bid submitted MUST be signed by an individual authorized to bind the bidder. All bids submitted without such signature will be deemed non-responsive, and will not be acceptable.

Project Completion

All work involved under this contract shall be completed by **October 31, 2019**. Liquidated damages in the amount of **Two Hundred dollars ($200.00)** per day will be assessed for each day that the work remains uncompleted after the end of the listed completion date.

Questions

Questions regarding the Request or to schedule a site visit can be addressed by contacting **Mark Brewick**, Recreation/Facility Supervisor, (515) 222-3441, mark.brewick@wdm.iowa.gov .

Attachments

1. Pool Plans (Valley View Aquatic Center Lap Pool Repainting)
2. Specifications (Section 09 96 10 - Coatings for Pools)
3. Bid Sheet

SECTION 09 96 10
COATINGS FOR POOLS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. High performance coatings for the following:
   1. Swimming pools.

B. Preparation of new surfaces for coating.

1.02 REFERENCES

A. ASTM D 16 - Terminology Relating to Paint, Varnish, Lacquer, and Related Products; 2000.

B. ASTM D 4263 - Indicating Moisture in Concrete by the Plastic Sheet Method; 1999.

C. ASTM F 1869 - Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride; 1998.

1.03 DEFINITIONS

A. Definitions of Painting Terms: ASTM D 16, unless otherwise specified.

B. Dry Film Thickness (DFT): Thickness of a coat of paint in fully cured state measured in mils (1/1000 inch).

1.04 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each coating product to be used, including:
   1. Product characteristics.
   2. Preparation instructions and recommendations.
   3. Primer requirements and recommendations.
   4. Storage and handling requirements and recommendations.
   5. Application methods.

B. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and sheens.

C. Manufacturer Qualifications: Submit manufacturer's certification that coatings comply with specified requirements and are suitable for intended application.

D. Applicator Qualifications: Submit list of a minimum of 5 completed projects of similar size and complexity to this Work. Include for each project:
   1. Project name and location.
   2. Name of owner.
   3. Name of contractor.
   4. Name of architect.
   5. Name of coating manufacturer.
   6. Approximate area of coatings applied.
   7. Date of completion.

E. Warranty: Submit manufacturer's standard warranty.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications:
   1. Company specializing in manufacturing the Products specified in this section with minimum five years documented successful experience.
   2. Able to demonstrate successful performance on comparable projects.
   3. Single Source Responsibility: Coatings and coating application accessories shall be products of a single manufacturer.

B. Applicator Qualifications:
   1. Company specializing in application of Products specified in this section with minimum five years documented experience on projects of similar size and complexity to this Work.

2. Applicator's Personnel: Employ persons trained for application of specified coatings and provide a letter or qualification statement supplied by the paint manufacturer.

1.06 PRE-INSTALLATION MEETING

A. Convene two weeks before starting work of this section.

B. Require attendance of parties directly affecting work of this section, including Contractor, Engineer, applicator, and manufacturer's representative. Review the following:
   1. Environmental requirements.
   2. Protection of surfaces not scheduled to be coated.
   3. Surface preparation.
   4. Application.
   5. Repair.
   6. Field quality control.
   7. Cleaning.
   8. Protection of coating systems.
   9. One-year inspection.
   10. Coordination with other work.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying:
   1. Coating or material name.
   2. Manufacturer.
   3. Color name and number.
   4. Batch or lot number.
   5. Date of manufacture.
   6. Mixing and thinning instructions.

B. Storage:
   1. Store materials in a clean dry area and within temperature range in accordance with manufacturer's instructions.
   2. Store products in manufacturer's unopened packaging until ready for installation.
   3. Do not use materials beyond manufacturer's shelf life limits.
   4. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

C. Handling: Protect materials during handling and application to prevent damage or contamination.

1.08 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not apply coatings under environmental conditions outside manufacturer's absolute limits.

1.09 ENVIRONMENTAL REQUIREMENTS

A. Weather:
   1. Air and Surface Temperatures: Prepare surfaces and apply and cure coatings within air and surface temperature range in accordance with manufacturer's instructions.
   2. Surface Temperature: Minimum of 5 degrees F (3 degrees C) above dew point.
   3. Relative Humidity: Prepare surfaces and apply and cure coatings within relative humidity range in accordance with manufacturer's instructions.
   4. Precipitation: Do not prepare surfaces or apply coatings in rain, snow, fog, or mist.
   5. Wind: Do not spray coatings if wind velocity is above manufacturer's limit.

B. Ventilation: Provide ventilation during coating evaporation stage in confined or enclosed areas in accordance with manufacturer's instructions.

C. Dust and Contaminants:

1. Schedule coating work to avoid excessive dust and airborne contaminants.
2. Protect work areas from excessive dust and airborne contaminants during coating application and curing.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Specified Manufacturer, unless noted otherwise: Tnemec Company Incorporated: 6800 Corporate Drive, Kansas City, Missouri 64120-1372; Tel: (800) 863-6321 or (816) 483-3400; Fax (816) 483-3969; www.tnemec.com.

B. Acceptable Manufacturer: Diamond Vogel Paints: 105 63rd Street, Des Moines, IA, 50312; Tel: (515) 255-5500.

2.02 SWIMMING POOLS

A. Swimming Pools, Immersion - Floors and Walls:
1. System Type: Epoxy.
2. Surface Preparation: See Part 3 of this section on surface preparation for this procedure.
3. Primer: Series 66HS Hi-Build Epoxoline. At a rate of 200 sq. ft. per gallon.
4. Intermediate Coat: Series 66HS Hi-Build Epoxoline. At a rate of 200 sq.ft. per gallon.
5. Finish Coat: Series 66HS Hi-Build Epoxoline. At a rate of 200 sq. ft. per gallon.
6. Color: As selected by Owner from manufacturer's standard pool colors with "P" designation.

B. Swimming Pools, Immersion - Painted Gutter Surface, Lane Stripes, and Targets:
1. System Type: Epoxy.
2. Surface Preparation: Same as A (above).
3. Primer: Series 66HS Hi-Build Epoxoline. At a rate of 200 sq. ft. per gallon.
4. Intermediate Coat: Series 66HS Hi-Build Epoxoline. At a rate of 200 sq.ft. per gallon.
5. Finish Coat: Series 66HS Hi-Build Epoxoline. At a rate of 200 sq. ft. per gallon.
6. Color: As selected by Owner from manufacturer's standard pool colors with "P" designation.

C. Non-Skid Surfaces:
1. Paint gutter wall top surfaces, submerged steps, pool floors 30 inches deep and shallower, all painted surfaces on pool deck, and all surfaces indicated on drawings non-skid. Mix dry 50 mesh white silica sand in final two coats at a rate of 5 pounds per gallon of paint used.

D. Note: Series 161HS Tneme-Fascure shall be substituted for Series 66HS Hi-Build Epoxoline in this section when temperatures are expected to be below 50 degrees F and above 35 degrees F.

2.03 ACCESSORIES

A. Coating Application Accessories:
1. Accessories required for application of specified coatings in accordance with manufacturer's instructions, including thinners.
2. Products of coating manufacturer.

2.04 MATERIALS - GENERAL REQUIREMENTS

A. Coatings - General:
1. Unless otherwise indicated, provide factory-mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
2. Supply each coating material in quantity required to complete entire project's work from a single production run.

B. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.

C. Coating Application Accessories: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, brushes, rollers, containers, and clean-up materials required.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are ready to receive Work as instructed by the product manufacturer.

B. Examine areas and conditions under which coating systems are to be applied. Notify Engineer of areas or conditions not acceptable. Do not begin surface preparation or application until unacceptable areas or conditions have been corrected.

C. Test shop-applied primer for compatibility with subsequent cover materials.

3.02 PROTECTION OF SURFACES NOT SCHEDULED TO BE COATED

A. Surface Appurtenances: Remove or mask electrical plates, hardware, light fixture trim, escutcheons, fittings, and all items not scheduled to be coated prior to preparing surfaces or finishing.

B. Protect surrounding areas and surfaces not scheduled to be coated from damage during surface preparation and application of coatings.

C. Immediately remove coatings that fall on surrounding areas and surfaces not scheduled to be coated.

D. Owner shall approve protection of surfaces before additional work can proceed.

3.03 PREPARATION OF EXISTING CONCRETE SURFACES FOR RE-COATING

A. Existing Pool Coatings: Unless specifically noted otherwise on the Drawings, all existing pool coatings shall be completely removed by sand blasting or other specific and appropriate method.

B. Abrasive Blast all pool surfaces, including top of painted gutter, in accordance with SSPC SP-13 Surface Preparation of Concrete. Abrasive blast to entirely remove existing coating and to scarify bare concrete to an ICRI CSP 3 surface profile. Remove all blast material and waste products. Vacuum all surfaces to remove all dust. Do not allow debris in main drains. Wash all pool surfaces. Clean up of abrasive blast material shall occur on a daily basis. Test for moisture, as described below, before starting the painting process.

C. Contractor shall abide by all federal, state, local, and applicable governing bodies regulations.

D. Rout out all cracks to a depth of ¼" and profile per coating manufacturer. Fill all routed cracks with Tnemec Series 215 Surfacing Epoxy to create a smooth surface that is flush with surface around the cracks; feather repaired crack surface to blend with adjacent surfaces.

E. Identify deteriorated coating areas (corners, structure joints, etc.) and grind, abrasive blast or use other acceptable and appropriate method to remove coating to expose concrete; repair using Tnemec Series 215 Surfacing Epoxy to create a smooth surface that is flush with adjacent surfaces; feather repaired surface to blend with adjacent surfaces.

F. Identify any areas that need to be patched as a result of sand-blasting. Float walls with Tnemec Series 215 Surfacing Epoxy, or equivalent, as required to fill holes or other defects in concrete, if any, that will not be sufficiently covered by new epoxy coating.

G. Provide additional surface preparation as required by coating manufacturer.

H. Cleaning shall remove contaminants that could impair coating performance or appearance by high pressure water blast at a minimum of 3,000 psi at the tip utilizing 3 ounces per gallon TSP (trisodium phosphate).

I. If contaminants remain it may be necessary to heat the water up to 140 degrees F and repeat procedure.

J. Rinse with clean water to provide a clean, contaminant free surface.

K. Test concrete for moisture in accordance with ASTM D 4263 and ASTM F 1869.

3.04 APPLICATION

A. Apply coatings in accordance with manufacturer's instructions

B. Mix and thin coatings, including multi-component materials, in accordance with manufacturer's instructions.

C. Keep containers closed when not in use to avoid contamination.

D. Do not use mixed coatings beyond pot life limits.

E. Use application equipment, tools, pressure settings, and techniques in accordance with manufacturer's instructions.

F. Uniformly apply coatings at spreading rate required to achieve specified DFT.

G. Apply coatings to be free of film characteristics or defects that would adversely affect performance or appearance of coating systems.

H. Stripe paint with brush at critical locations on steel such as welds, corners, and edges using specified primer.

3.05 REPAIR

A. Materials and Surfaces Not Scheduled To Be Coated: Repair or replace damaged materials and surfaces not scheduled to be coated.

B. Damaged Coatings: Touch-up or repair damaged coatings. Touch-up of minor damage shall be acceptable where result is not visibly different from adjacent surfaces. Recoat entire surface where touch-up result is visibly different, either in sheen, texture, or color.

C. Coating Defects: Repair in accordance with manufacturer's instructions coatings that exhibit film characteristics or defects that would adversely affect performance or appearance of coating systems.

3.06 FIELD QUALITY CONTROL

A. Manufacturer's Field Services: Manufacturer's representative shall provide technical assistance and guidance for surface preparation and application of coating systems.

3.07 CLEANING

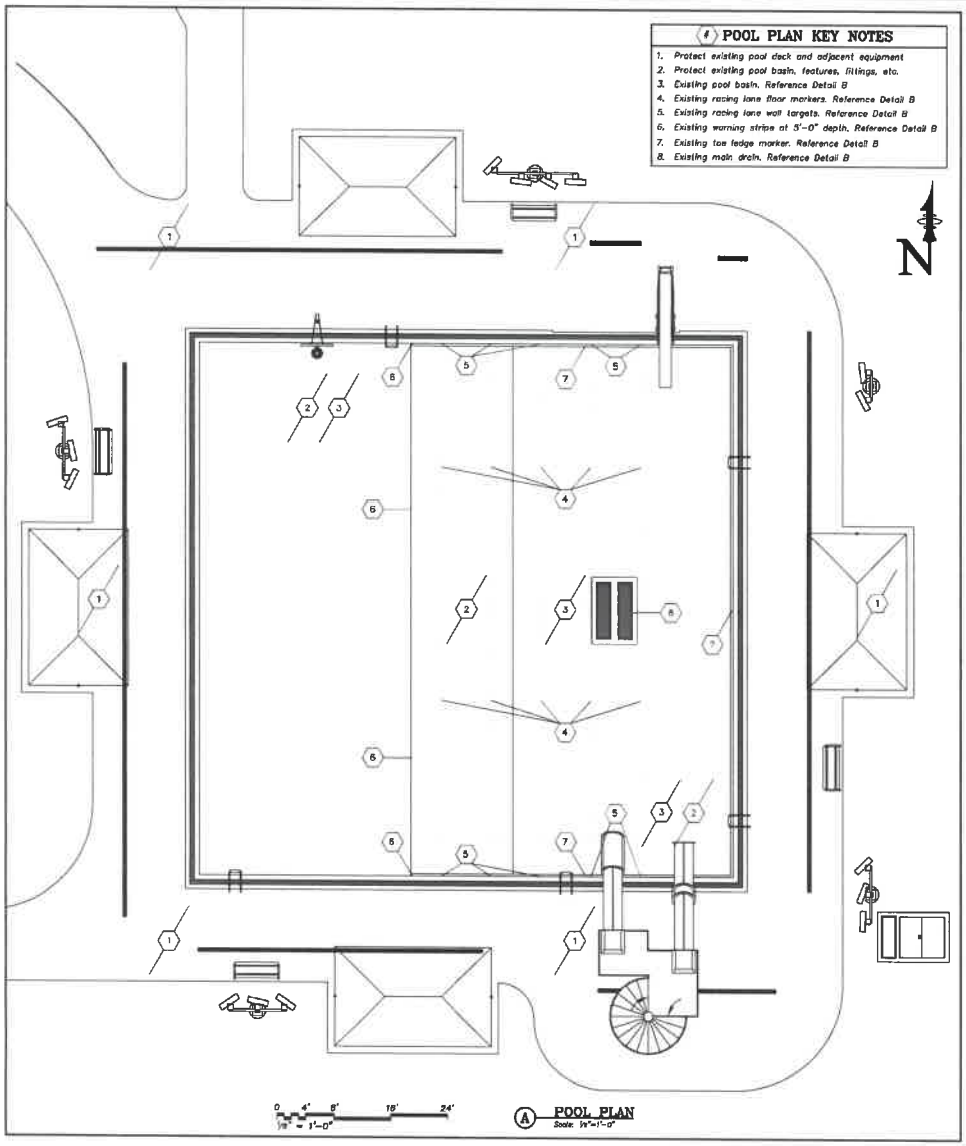
A. Remove temporary coverings and protection of surrounding areas and surfaces.

B. Clean up of abrasive blast material shall occur on a daily basis.

3.08 PROTECTION OF COATING SYSTEMS

A. Protect surfaces of coating systems from damage during construction.

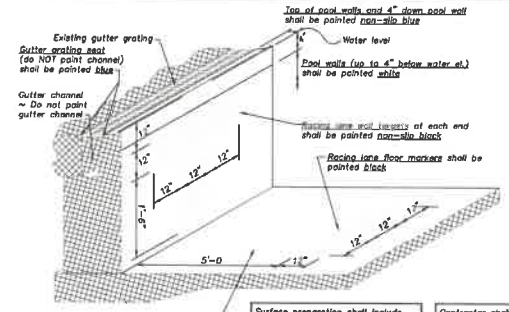
END OF SECTION



A POOL PLAN
Scale: 1/8"=1'-0"

POOL PLAN KEY NOTES

1. Protect existing pool deck and adjacent equipment
2. Protect existing pool basin, features, fittings, etc.
3. Existing pool basin. Reference Detail B
4. Existing racing lane floor markers. Reference Detail B
5. Existing racing lane wall targets. Reference Detail B
6. Existing warning stripe at 5'-0" depth. Reference Detail B
7. Existing toe ledge marker. Reference Detail B
8. Existing main drain. Reference Detail B



Surface preparation shall include sandblasting existing coatings to bare concrete. Reference specifications for additional surface preparation requirements

Contractor shall provide minimum (3) coats of each color

All colors indicated are approximate and will shall be selected by Owner

B POOL PAINTING DETAIL
N.T.S.

PAINTING NOTES

1. Pool floor shall be painted white
2. Pool walls (up to 4" below water st.) shall be painted white
3. Top of pool walls and 4" down pool wall shall be painted non-slip blue
4. Gutter grating seat (do NOT paint channel) shall be painted blue
5. Racing lane floor markers shall be painted black
6. Racing lane wall targets at each end shall be painted non-slip black
7. Warning stripe (4" wide) at 5'-0" depth on pool floor and walls shall be painted black
8. Toe ledge at diving area (top and 2" down the side) shall be painted non-slip black
9. Stripe around main drain grate (4" wide) shall be painted black

C EXISTING SITE AERIAL
N.T.S.

GENERAL NOTES

1. Contractor shall remove and discard off-site all demolition materials and construction waste
2. Protect all adjacent finishes not to be affected by renovation
3. Clean up of abrasive blast material shall occur on a daily basis
4. Provide inflatable plugs or similar in main drain and gutter piping in pool basin to prevent abrasive blast material from entering pipes
5. Plug inlet piping in pool basin to prevent abrasive blast material from entering pipes
6. Owner shall approve protection of surfaces before additional work can proceed
7. Contractor shall verify existing site conditions and notify Engineer of any discrepancies
8. Contractor shall abide by all federal, state, local, and applicable governing bodies regulations
9. The original construction documents are available upon request in digital format from Water's Edge Aquatic Design

LICENSED PROFESSIONAL ENGINEER JEFF BARTLEY 18588 IOWA

Seal

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jeff Bartley — 18588 — 07-17-19
Water's Edge Aquatic Design — License Number — Date

My license renewal date is December 31, 2019

All sheets bound together in this set are covered by this seal, as noted: Drawing SP-P1 & Specification Section 09 96 00

waters edge AQUATIC DESIGN
11205 W. 79th St.
Lenexa, KS 66214
t. 913.438.4338
www.WeDesignPools.com
IOWA STATE CERTIFICATE OF AUTHORITY #241718

WEST DES MOINES, IOWA
VALLEY VIEW AQUATIC CENTER
LAP POOL REPAINTING

Seal:

Date: 07-17-19		Job #: 18-818	
Drawn: JJH		Checked: JAB	

ISSUE: CONSTRUCTION DOCUMENTS

PAINTING DETAILS

SP-P1

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