REQUEST FOR PROPOSALS (RFP)

Concrete & Deck Surface Water Drain Line Repair Project

Issuing Organization:	Parliament Pool Association (PPA)
Location:	8510 Parliament Dr., Springfield, VA
Contact Email:	ppa-va-board@googlegroups.com

1. Project Overview & Background

Parliament Pool Association (PPA) is soliciting itemized proposals from qualified commercial pool concrete and utility repair contractors to identify, repair, and replace compromised deck surface water drainage infrastructure (gravity-fed deck stormwater runoff systems) and restore pool deck surfaces at our facility in Springfield, VA.

The objective of this project is to fully resolve active and potential surface water drain line failures while protecting all existing pool circulation, pump, and filtration systems, ensuring the deck and surface drainage systems are fully operational and visually seamlessly integrated prior to the 2027 summer season.

2. Detailed Scope of Work

Contractors must bid on the following tasks separately:

Task 0: Permitting, Filings & Administrative Closure

- The selected contractor shall be solely responsible for securing, filing, paying for, and closing out any and all required local (Fairfax County/Town/State) trade, environmental, construction, or utility permits prior to commencing work and upon final inspection.

Task 1: Demolition & Site Preparation

- Selective demolition of concrete deck areas above identified surface drain failure zones.
- Temporary removal and preservation or re-installation of the existing chain-link fence above the primary drain repair zone.
- Excavation to expose compromised subsurface surface water drain piping.
- Sorting, hauling, and off-site disposal of all debris. (Note: PPA reserves the right to perform Task 1 in-house based on itemized cost comparisons).

Task 2: Primary Surface Drain Line Repair (Baby Pool / Main Pool Transition Zone)

- Excavation and replacement/repair of at least one (1) collapsed gravity-fed surface water deck drain line located between the baby pool and main pool deck area.
- Absolute protection of all adjacent, underlying, or intersecting pool filtration, main drain, return, and pump lines.
- Optional Base Bid / Alternate: Evaluation and implementation of minor piping efficiency upgrades or line-smoothing to optimize surface water flow while the trench is open.

Task 3: Secondary Surface Drain Line Diagnostics & Repair (Far End of Main Pool)

- Diagnostic evaluation (e.g., camera inspection/jetting) of the second potential collapsed surface water drain line at the far end of the pool deck, which currently lacks a clear drainage exit.

- Establishment or repair of a clear, functioning gravity pitch and discharge exit point for surface water runoff.
- Repair or replacement of compromised piping in this section.

Task 4: Concrete Surface Restoration & Deck Finishing

- Backfilling, proper soil compaction, and sub-base preparation to prevent future settling.
- Doweling into existing surrounding slab with steel rebar to prevent vertical displacement (jacking/settling).
- Pouring and finishing concrete to match the existing pool deck elevation, slope towards surface drains, and expansion joints.
- Final finish must be a smooth, non-slip concrete surface aligning with standard pool deck safety standards and seamless transitions to existing slabs.

Task 5: Pre- and Post-Repair Pressure & Flow Testing

- Pressure testing and line inspection of all adjacent pool filtration/pump piping before concrete is poured to guarantee no secondary line damage occurred during excavation or repair.

3. Submission Requirements

Bidders must include the following information in their proposal:

- **1. Company Background & Experience:** Detailed narrative outlining experience with commercial pool deck concrete work and subsurface pool utility/drainage repairs.
- **2. References & Site Visits:** A list of up to three (3) local commercial/community pool references in the Northern Virginia area where similar work was performed. Include addresses/contacts for potential site visits.
- **3. Insurance & Licensing:** Proof of current commercial general liability, property damage, and Worker's Compensation insurance coverage. State contractor license numbers must be provided.
- **4. Permits & Regulatory Compliance:** Explicit acknowledgment that the contractor assumes 100% responsibility for identifying, pulling, paying for, and closing out all required county/municipal permits and inspections.
- **5. Prime Contractor Responsibility:** Proposers may utilize qualified subcontractors for specialized scope items (e.g., specific plumbing, camera diagnostics, or concrete pouring). However, the prime proposer assumes single-point responsibility for managing, scheduling, and paying all subcontractors. PPA will not solicit, contract with, or separately pay any secondary vendors.
- **6. Project Schedule & Timeline:** A clear work schedule specifying start date, milestone targets, and completion date. All work must be completed no later than May 1, 2027.
- **7. Warranty Terms:** Written warranty period covering both the concrete finish against cracking/settling and the structural/plumbing repairs.

4. General Terms, Site Conditions & Change Orders

- **Field Verification of Measurements:** All dimensions, linear footages, and square footages estimated or discussed during site walkthroughs are approximate. Bidders are required to visit the site to inspect existing conditions, field-verify all physical measurements, and assess equipment access constraints (e.g., clearance near fences and baby pool) prior to submitting a proposal.
- **Site Restoration & Housekeeping:** The contractor shall keep the work area clean, secure, and free of hazardous debris on a daily basis. Upon project completion, the job site—including turf, access paths, and surrounding deck areas—must be fully restored to its pre-construction condition.
- **Change Order & Subsurface Policy:** No additional work or increase in contract pricing will be authorized without a prior written Change Order signed by the PPA Board. Unforeseen subsurface conditions (e.g.,

secondary unmapped utilities or severe soil voids) must be reported to the Board in writing prior to commencing additional work.

5. Pricing & Cost Breakdown

Bids must be itemized by individual tasks (Tasks 0 through 5) using Attachment A (Standardized Bid Submission Form) to allow the Board to make resource and execution decisions.

- **Permitting & Administrative Fees:** Task 0 must explicitly reflect all municipal filing and permit fees.
- **Demolition/Removal Line Item:** Task 1 must be distinctly priced so PPA can determine whether to self-perform demo work.
- **Package Discount / Combined Savings:** Contractors must explicitly identify any cost savings or discounts applied if PPA awards all tasks to a single contractor versus selected partial tasks.

6. RFP Schedule & Site Visit Info

- **RFP Issuance Date: 1 September 2026**
- **Proposal Submission Deadline: 8 September 2026**
- **Site Inspections:** Unaccompanied On-site walkthroughs are available without prior appointment during our open hours:
  - Weekdays: 4:00 PM – 8:00 PM
  - Weekends: 11:00 AM – 8:00 PM
  (Appointments outside these windows or with a board member can be requested by emailing Graham Sowash graham.sowash@gmail.com or by phone 443.244.1074).

7. Submission Instructions

Send all proposals, and questions to:

Parliament Pool Association Board
Email: ppa-va-board@googlegroups.com