

BACKGROUND AND DESCRIPTION

1. The City of Ocala is seeking bids from experienced Florida Certified Pool/Spa Contractors to provide specialized pool deck resurfacing services in support of the Recreation & Parks Department at the Jersey Gantt Aquatic Center located at 2390 SE 36th Avenue, Ocala, FL 34471. The Contractor shall furnish and install all labor, materials, equipment, tools, supervision, and incidentals required to complete the supply and installation of the approved pool deck surfacing system over the pool deck, breezeway, and restroom floors.

The existing knockdown textured concrete surface, installed in 2020, exhibits minor cracking, peeling, and crumbling in multiple areas, necessitating resurfacing to restore safety, durability, and aesthetics.

The project consists of resurfacing the pool deck, breezeway, and restroom flooring with a commercial-grade reinforced PVC membrane decking system (preferred), a poured-in-place rubber safety surfacing system, or an approved equivalent commercial pool deck coating specifically designed and warranted for high-traffic public aquatic facilities. This project also requires the replacement of the existing pool deck drain covers. There is a total of three sections of channel drain grate covers that need to be replaced to coordinate with the new updated deck colors. Vendors should confirm measurements and deck drain cover sizes.

The total resurfacing area is approximately 17,650 square feet (excluding the pool interior), as measured from Google Maps imagery and on-site measurements.

All work and materials must adhere to the Florida Department of Health Standards for Swimming Pools and Spas, specifically paragraphs 64E-9.005(2)(a) through (g) and 64E-9.006(2)(a), Florida Administrative Code.

2. **NON-MANDATORY PRE-BID MEETING:** Non-Mandatory Pre-Bid Meeting scheduled for Tuesday, January 20, 2026, at 9:00am located at Jersey Gantt Aquatic Fun Center 2390 SE 36th Avenue, Ocala, FL 34471.

NOTE: All measurements are estimated. It will be the bidder's responsibility to take their own measurements during the pre-bid meeting.

EXPERIENCE AND LICENSING REQUIREMENTS

1. **Licensing Requirement:** Bidders must hold a valid Florida State Certified Commercial/Spa Contractor license (or Certified Swimming Pool Contractor license) and be duly licensed and authorized to perform work in the State of Florida.
2. **Experience Requirement:** Bidders shall demonstrate a minimum of five (5) years of experience in commercial pool deck resurfacing projects. This experience must include specific expertise in the supply and installation of commercial-grade reinforced PVC membrane decking systems or comparable poured-in-place rubber safety surfacing systems on projects of similar scope, size, and complexity.

3. **References:** Bidders shall submit references for a minimum of three (3) completed commercial pool deck resurfacing projects of comparable nature and scale performed within the past five (5) years. For each reference, provide, Bidders must upload this in the section labeled "References".

BOND REQUIREMENTS

1. **Bid Bond:** Bidders must submit bid security equivalent to five percent (5%) of the total bid amount with each proposal. This bid bond shall be uploaded in the designated "Bid Bond" section of the listing. The original document shall remain the Bidder's responsibility to maintain it unless the City requests its production.

INSURANCE REQUIREMENTS

1. **Commercial General Liability:** with limits of \$1,000,000 per occurrence/\$2,000,000 aggregate.
2. **Commercial Automotive Liability:** a combined limit of not less than \$1,000,000.
3. **Workers' Compensation and Employer's Liability:** per Florida statutory requirements.

PERMIT REQUIREMENTS

1. **Permits Required:** Certified Pool/Spa Contractor will be responsible for obtaining any City of Ocala Building Permits at no additional cost to the City.
2. **Permit Fee Schedule:** For information regarding permitting fees, please visit the following link: <https://www.ocalafl.gov/home/showpublisheddocument/29137/638950784054348069>
3. **Construction Permit Applications:** For construction permits and related documents, please visit: <https://www.ocalafl.org/government/city-departments-a-h/growth-management/building/construction-permits>

ANTICIPATED TASKS, DELIVERABLES AND HOURS

Pool Deck Resurfacing/Coating: The selected materials shall be specifically designed and warranted for Florida commercial swimming pool deck applications and meet the following minimum requirements:

- High slip resistance when wet (minimum coefficient of friction compliant with ADA and applicable local health department standards). Slip-Resistance Compliance: Ensure the decking material meets applicable building and commercial pool codes for slip resistance, including but not limited to:
 - Compliance with the Florida Department of Health Standards for Swimming Pools and Spas, per paragraphs 64E-9.005(2)(a) through (g) and 64E-9.006(2)(a), Florida Administrative Code.
 - Adherence to the International Swimming Pool and Spa Code (ISPSC), developed by the International Code Council (ICC), which mandates a minimum Dynamic Coefficient of Friction (DCOF) of 0.42 for pool decks when tested wet, using the ANSI A326.3 method.
 - Alignment with the American National Standards Institute (ANSI) A326.3, which outlines the testing method for hard surface flooring and sets a baseline DCOF of

≥ 0.42 for level, wet, interior spaces. However, for enhanced safety, some tile manufacturers and standard-setting bodies recommend a higher DCOF of 0.60 for level, wet, exterior applications and interior areas with continuous water exposure, such as pool decks.

- Durable, UV-resistant, chlorine/chemical-resistant, and suitable for Florida outdoor seasons.
- Cool-to-the-touch or heat-reflective properties for barefoot comfort.
- Cushioned or flexible surface to enhance safety and reduce impact injuries.
- Seamless or monolithic installation with drainage capabilities and long-term manufacturer warranty (minimum 5 years recommended).
- Full compliance with all applicable commercial pool safety codes and regulations.

1. Preparation

- a. The Contractor shall undertake thorough preparatory measures to ensure a successful resurfacing process at the Jersey Gantt Aquatic Center.
- b. Safeguard adjacent areas such as pool water, landscaping, and fixtures using appropriate coverings, barriers, or tarps to prevent damage or contamination during the project.
- c. Remove loose, cracked, peeling, or crumbling sections of the existing surface using mechanical methods, including grinding, scarifying, or pressure washing, to establish a clean and stable substrate.
- d. Address any minor underlying structural issues, such as cracks or uneven areas, with compatible fillers or patching compounds specifically approved for pool deck applications.
- e. Clean the entire surface meticulously, eliminating dirt, debris, oils, and contaminants.

2. Installation - Pool Deck Resurfacing/Coating

- a. The Contractor shall execute the recommended installation process with precision to ensure a durable and compliant resurfacing at the Jersey Gantt Aquatic Center.
- b. Verify that the surface is fully dry and free of moisture prior to applying the new pool decking material, ensuring optimal adhesion.
- c. Provide and install a high-quality, slip-resistant, and anti-microbial pool deck surfacing system specifically engineered for commercial aquatic environments.
 - i. **Colored Border Preference:** The City requests the inclusion of a 2- to 3-foot differently colored border around the lip of the pool at the Jersey Gantt Aquatic Center, designed to visually alert patrons as they approach the pool edge, enhancing safety.
- d. The Contractor shall apply the approved pool deck surfacing system in strict accordance with the manufacturer's written specifications and installation guidelines to ensure uniform coverage, secure long-term adhesion to the prepared existing substrate, and a seamless, monolithic finish. All work shall be performed by installers certified or expressly approved by the system manufacturer.

- e. The surfacing shall be extended to all designated areas, including the pool deck (excluding the pool basin/interior), breezeway, and restroom flooring. The new decking shall achieve a consistent appearance and texture throughout, with edges terminating neatly at walls, drains, fixtures, transitions, and the pool coping.
 - i. Restroom stall partitions can be removed by the City as necessary.
- f. The new surfacing material shall not extend over or wrap the round coping edge. Termination at the coping shall be detailed in accordance with the manufacturer's standard recommendations for pool-edge conditions and shall be subject to approval by the City.
- g. Replace pool depth markers and related markings along the entire length of the pool deck edges by securely welding new depth markers and markings onto the decking, ensuring durability and compliance with safety standards.
 - i. All pool depth markers shall comply with *Florida Administrative Code Rule 64E-9.008(2)(e)*, which mandates that no swimming pool shall be constructed or renovated without depth markers on the vertical pool walls and on the pool coping or deck adjacent to the pool, spaced at intervals not exceeding 25 feet, indicating the actual water depth in feet at each point, with additional markings at transition points where the slope changes, and must be installed on both sides of the pool.
- h. Allow for appropriate curing time as outlined in manufacturer guidelines to ensure the integrity of the installed surface.

3. Replacement of Existing Pool Deck Channel Drain Grate Covers

- a. The Contractor shall replace the existing channel drain grate covers to match the color, texture, and aesthetic of the new approved pool deck surfacing system. The existing drains are stamped "NDS" and consist of approximately three separate sections of linear channel drain grates around the pool perimeter.
- b. The Contractor is responsible for field verification of all existing channel dimensions, grate lengths, widths, configurations, and quantities prior to ordering materials.
- c. New grate covers shall be compatible with the existing NDS channel bodies (or equivalent if full channel replacement is required for compatibility). Replacement grates shall:
 - i. Be manufactured for commercial pool deck applications.
 - ii. Provide matching color options to coordinate with the final deck surfacing color.
 - iii. Maintain or improve slip resistance, UV stability, chlorine resistance, and ADA compliance.
 - iv. Be heel-proof, load-rated for pedestrian traffic, and include sufficient open area for effective drainage.

4. Inspection and Replacement of Pool Deck Expansion joints

- a. Inspect all existing expansion joints in the pool deck, breezeway, and restroom areas for damage or wear.
- b. Repair or replace any damaged joints with pool-grade, flexible polyurethane sealant (chlorine- and UV-resistant) over backer rod, finished flush with the deck surface.
- c. All joints must meet *Florida Building Code (Section 424)*, *Florida Administrative Code (64E-9)*, ADA guidelines, and standard commercial pool safety requirements.

5. Final Inspections and Site Cleaning

- a. The Contractor shall conduct thorough final inspections and cleanup to ensure the Jersey Gantt Aquatic Center resurfacing project meets all quality and safety standards.
- b. Execute adhesion tests on sample areas to validate the bonding strength of the installed pool deck surfacing.
- c. Conduct a detailed inspection of the finished surface for defects, including bubbles, inconsistencies, or incomplete coverage, addressing and rectifying any issues before project completion.
- d. Remove all debris, excess materials, and protective coverings from the site to restore a clear workspace.
- e. Clean the resurfaced areas and adjacent spaces meticulously to leave the facility in a ready-to-use condition.
- f. Dispose of all waste materials in full compliance with local environmental regulations, promoting sustainable practices.

6. **Working Hours:** The standard working hours for this project are established from 8:00 AM to 5:00 PM, Monday through Friday, excluding recognized holidays. The Contractor shall provide a minimum of forty-eight (48) hours' advance notice to the City Project Manager for any work extending beyond these normal shift hours. The City reserves the right to decline such requests at its discretion.

7. **Emergency Work Hours:** The Contractor must maintain available staff on site, ready to commence work within two (2) hours of notification for any task deemed an "Emergency," including storm-related emergencies. Failure to complete the work or have staff present within the contract's stipulated timelines will result in the contract being considered in default.

- a. Upon declaration of default, the City is authorized to appropriate or utilize any suitable and acceptable materials and equipment on site. The City may engage other parties to complete the work under the contract or employ alternative methods to achieve an acceptable outcome, charging all incurred costs including those for completing the work against the Contractor due to the default.
- b. Should the Contractor, following a default notice from the City and prior to any City-initiated completion action, demonstrate an intent to proceed with the work in accordance with City requirements, the City may permit the Contractor to resume. In such cases, the City will deduct from any monies owed or to become owed under the contract any costs incurred due to delay or related issues.

CONSTRUCTION TIMEFRAME

1. **Construction Time:** The contract stipulates a period of **30 calendar days** for Substantial Completion, with an additional **7 calendar days** following substantial completion to achieve Final Completion for the Jersey Gantt Aquatic Center resurfacing project. By submitting a bid, the Contractor commits to adhering to the timeline mutually agreed upon with the City, ensuring timely delivery.
2. **Notice to Proceed:** Work shall commence on the date specified in a written "Notice to Proceed" issued by the City, to be distributed during the pre-construction conference. The Contractor must mobilize

and initiate construction no later than 10 calendar days following notification, guaranteeing the project is fully executed within the timeframe outlined in the "Notice to Proceed," aligning with the project's scope and scale.

3. **Lead Time:** The maximum allowable lead time for materials is established at four (4) weeks. The City will issue a Notice to Proceed (NTP) upon confirmation of material receipt by the Contractor, ensuring seamless alignment with the project timeline.
4. **Mobilization And Maintenance Of Traffic:** The Contractor shall efficiently mobilize equipment and personnel to the site within the designated timeframe, ensuring seamless execution of the project. Additionally, the Contractor must maintain traffic flow around the Jersey Gantt Aquatic Center as necessary, utilizing appropriate signage and barriers to safeguard public safety while enabling full access to other areas of Jersey Gantt Park.

LIQUIDATED DAMAGES

1. The Contractor shall pay the City of Ocala \$100.00 for each calendar day that elapses beyond the specified completion date, until the work is fully completed.
2. Nothing in this section is intended to limit the right to obtain injunctive relief or any and all relief as may be appropriate. Permission allowing the Contractor to continue and finish any part of the work after the time fixed for its completion or after the date to which the time for completion may have been extended shall in no way operate as a waiver on the part of the City of any of its rights under this Agreement.

PROJECT SPECIFICATIONS

The Contractor shall adhere to the following plans and specifications to ensure the successful execution of the Jersey Gantt Aquatic Center resurfacing project:

1. **Plan Sets:** Utilize the project as-built drawings (Exhibit A) and the Google Maps estimates with an aerial image (Exhibit B) as essential references for planning and execution.
2. **Health Standards Compliance:** All work and materials must align with the *Florida Department of Health Standards for Swimming Pools and Spas, specifically paragraphs 64E-9.005(2)(a) through (g) and 64E-9.006(2)(a), Florida Administrative Code*, guaranteeing safety and regulatory adherence.
3. **Building Code Compliance:** All work must comply with the latest edition of the Florida Building Code. For further details, refer to the following link: <https://floridabuilding.org/c/default.aspx>.
4. **Document Accessibility:** The Contractor shall maintain on-site access to the above-listed documents, including up-to-date copies of all drawings, plans, and bid documents, ensuring readiness and compliance throughout the project duration.

CONTRACTOR EMPLOYEES AND EQUIPMENT

1. **Employee Roster:** The Contractor shall provide a comprehensive employee roster for all personnel working on-site, ensuring transparency and accountability.

2. **Employee Competence:** The Contractor must employ highly competent staff to execute the work, with all employees properly licensed or qualified as required by the project scope, reflecting the technical demands of commercial pool deck resurfacing.
3. **Project Manager Designation:** The Contractor shall designate a dedicated Project Manager as the primary point of contact. The Contractor must furnish a valid telephone number, email address, and physical address, available during standard work hours to the City, or equipped with voicemail to receive messages.
4. **Employee Replacement:** Upon the City's request, the Contractor shall promptly replace any employee deemed incompetent, unfaithful, abusive, or disorderly. Both the City and the Contractor are obligated to notify each other immediately upon receiving any related complaints.
5. **Work Attire and Safety:** Contractor employees must wear appropriate work clothes and personal protective equipment, as mandated by OSHA standards, tailored to the specific tasks. Attire should remain clean and presentable, consistent with the job conditions at the site.
6. **Independent Contractor Status:** The Contractor shall operate as an independent entity, not as an agent, representative, partner, or employee of the City of Ocala. The Contractor retains full control over site operations and bears sole responsibility for the actions or omissions of their employees.
7. **Smoking and Vaping Policy:** Smoking or vaping is strictly prohibited on City property or any project sites where children may be present, ensuring a safe and family-friendly environment.
8. **Equipment Provision:** The Contractor must possess or acquire all necessary equipment to perform the work effectively. A detailed equipment list shall be provided to the City upon request, supporting the project's scope.

CITY OF OCALA RESPONSIBILITIES

1. The City of Ocala shall provide the following resources to support the Contractor in executing the Jersey Gant Aquatic Center resurfacing project:
 - a. Grant access to drawings, specifications, schedules, reports, and other pertinent information prepared by or for the City, directly relevant to the Contractor's duties.
 - b. Offer access to City buildings and facilities to facilitate the performance of the work.
 - c. Remove, store, and reinstall any restroom partitions required for the installation of the new deck surfacing.
2. The City reserves the authority to procure any materials for the Contractor's use. The Contractor shall not impose any mark-up fees on materials supplied by the City, ensuring cost efficiency for the project.

SUB-CONTRACTORS

1. **Workforce Commitment:** The Contractor shall execute a minimum of **50%** of the work using their own forces, ensuring substantial direct involvement.
2. **Sub-Contractor Approval:** Any services delegated to sub-contractors must receive prior approval from the City Project Manager, guaranteeing oversight and alignment with project standards.

CONSTRUCTION WORK AREAS

1. **Project Site Utilization:** The Contractor shall designate on-site locations for all project components, including temporary work and storage areas. Staging areas will be established at the Jersey Gantt Aquatic Center, with material and equipment staging zones maintained in a clean and orderly manner to support efficient operations.
2. **Sanitary Facilities:** The Contractor shall provide on-site sanitary facilities as mandated by governing agencies, ensuring compliance and a safe working environment throughout the project duration.

Note: The on-site restrooms will be off-limits as they will be part of the decking replacement process.

SITE HOUSEKEEPING AND CLEANUP

1. **Waste and Debris Management:** The Contractor shall consistently maintain the premises free of any accumulation of waste materials and rubbish resulting from operations and employee activities. The Contractor shall supply approved containers for the collection and disposal of waste, debris, and rubbish, ensuring legal disposal methods. Waste materials, debris, and rubbish must be removed off-site at least once weekly.
2. **Ongoing Cleanup:** The Contractor shall conduct periodic cleanups to prevent hazards or disruptions to site operations, maintaining the area in a reasonably neat condition. The work site must be fully cleaned at the end of each workday, with all roadways affected by construction or adjacent to the work swept daily to ensure safety and accessibility.
3. **Water Utilization:** The use of water is mandatory to control the dispersion of dust and debris during any cutting or drilling operations and cleanup activities, promoting a safe and clean work environment.
4. **Final Cleaning:** Upon project completion, the Contractor shall thoroughly clean the entire work area and project site as applicable:
 - a. Ensure the work and adjacent affected areas are left in a clean condition, meeting the satisfaction of the City Project Manager.
 - b. Remove all surplus and discarded materials, rubbish, and temporary structures from the premises, restoring any damaged public or private property caused during the work process in an acceptable manner. The site must be left neat and presentable, with all debris removed and no new construction debris, trash, or materials left or buried on site.
 - c. Broom cleans exterior paved driveways and parking areas, and hose clean sidewalks and concrete exposed surfaces if impacted by the work or included in the work area.
 - d. Return all furnishings and equipment to their original locations with care.
 - e. Restore all work areas to their original condition, ensuring a seamless transition back to normal use.

SUBMITTALS

1. The Contractor shall submit copies of all permits and approvals necessary for construction, as mandated by the laws and regulations of governing agencies.
2. The Contractor shall provide detailed plans, including temporary construction parking areas, storage yards, storage trailer locations, staging area layouts, and a comprehensive plan for the disposal of waste materials, supporting efficient project execution and site management.

SAFETY

1. The Contractor shall bear full responsibility for ensuring safety throughout the construction process. This includes strict adherence to all applicable OSHA standards and local, state, and national codes, safeguarding their employees, sub-contractors, all building and site occupants, staff, the public, and any individuals within or near the work area.
2. Job site visits by City staff shall not be interpreted as approval, awareness, or assumption of liability for any hazardous conditions present at the site.
3. The Contractor shall be accountable for securing all equipment, materials, clothing, and other property brought to the site, ensuring protection against loss or damage.
4. Prior to project completion, the Contractor shall oversee the storage and adequate protection of all materials and equipment, maintaining their integrity.
5. Under no circumstances shall the City be held responsible for any damage, including loss, damage, destruction, or theft, to the Contractor's equipment, materials, property, or clothing during the project duration.

WARRANTY

1. **Warranty Provision:** The Contractor shall offer a minimum five-year, non-prorated warranty on both materials and labor, effective from the date of substantial completion. This warranty shall protect against operational failures resulting from defective materials or workmanship under normal use conditions.
2. **Documentation Submission:** The Contractor must submit all manufacturer warranty documentation and owner/operator manuals prior to the final payment request, ensuring comprehensive support for long-term maintenance. This should include:
 - a. All manufacturer warranty certificates (including duration and conditions).
 - b. Complete owner/operator manuals.
 - c. Detailed manufacturer-recommended maintenance guidelines for the installed pool deck surfacing system, including:
 - i. Routine cleaning methods and frequency.
 - ii. Inspection schedules.
 - iii. Repair procedures.

- iv. Any required periodic treatments, resealing, or re-coating (including recommended product types, application methods, and frequencies).
- v. Special considerations for commercial pool environments (e.g., chlorine exposure, UV resistance).

INVOICING

1. The Contractor shall submit invoices at a minimum of once per month, maintaining regular financial updates throughout the project duration.
2. All original invoices shall be directed to John Spencer, Project Manager, Recreation and Parks Department, 828 NE 8th Ave, Ocala, FL 34470, with an electronic copy sent via email to jspencer@ocalafl.gov, ensuring prompt processing.

PRICING AND AWARD

1. Bidders shall upload a completed Price Proposal with their response.
2. Bids will be accepted on a lump sum, with the lump sum amount encompassing all direct and indirect costs necessary to complete the project, reflecting the full scope of work, including, but not limited to:
 - a. Inspection and site evaluation (including site inspection to verify measurements).
 - b. Deck preparation (including addressing any minor cracks or uneven areas with compatible fillers or patching compounds).
 - c. Providing new decking material (including any shipping to Ocala, Florida).
 - d. Installation of new decking material (operational fees, including labor).
 - e. Replacement and installation of new deck drain covers (material fees, including labor).
 - f. Site cleanup and refuse removal (operational fees, including labor and waste charges)
3. Award will be made to the lowest, responsive bidder who fully meets all the requirements outlined in this document.