

Information Package for the Grassland Estates HOA Pool Renovation Project - Phase 2

***Please submit payment for Phase 1 of the Renovation Project so your HOA can pay its bills without recourse. Approximately 51 Residents have yet to pay any and 17 Residents who partially paid for Phase 1 ***

Neighbors,

In April 2021, a Pool Committee was formed to research Phase 2 of the Recreation Area Renovation Project Assessment, and recommended actions to the Board of Directors. A big part of this research will be the survey sent out to residents on assessing majority preferences. The payment for Phase 2 of the Special Assessment, and any decisions by the Board regarding Phase 2, are on hold while the Pool Committee continues to compile information.

The projects below will be tabled indefinitely and not included in the survey, as the Board of Directors deemed them not necessary for general operations:

- Garage Area Concession Stand Window, Air Conditioning Unit, and Renovations
- Enclosed Canopy for Furniture Storage

If the need arises, a concession window may be evaluated again by the Board of Directors/Pool Committee at a much later date. Some ideas were proposed for repurposing the covered open space by the back pool for renting or lounging. These project ideas may be evaluated in the future when sufficient funds exist.

The Pool Committee and the HOA Board of Directors are asking the residents of Grassland Estates to carefully read the below information and submit their survey regarding the splash pad construction and equipment installation.

Sunk Cost – Equipment and Storage Fees

- The HOA paid \$140,000 out of savings towards the \$149,883 paid for the splash pad equipment.
- The HOA currently pays storage costs of \$193.80 per month. The equipment needs to be moved, and the HOA is in immediate need of new storage if not installed.
 - New storage cost will likely increase.
 - Transportation costs will be incurred per move.



Splash Pad instead of a Splash Pool

The Committee agreed that a splash pad would be the ideal option since:

- No standing water in the pad area reduces the risk of drowning.
- Splash pads have lower installation and operating costs.
- Water will be recirculated, drained, cleaned and then pumped back into the splash pad through interactive play features.
- Balance Tank/Water Reservoir would be above ground and can be cleaned/drained if needed.
- Insurance will not increase for a splash pad (but would for a splash pool) per the insurance agent.

Installation Cost

- Sunbelt Pools recently estimated **\$200,000** for installation of a turn-key splash pad with the already purchased equipment. This includes concrete pad demolition, piping, filtration pump & equipment, balance tank where water is stored and circulated, 2200 sq ft pad for the splash zone, embeds, feature installation and all engineering. Electrical is not included.
- Electrical is estimated at **\$15-20,000** by Sunbelt Pools who installed a similar splash pad recently in TX.
 - The splash pad requires a large water holding tank where the water will be cleaned and circulated back onto the structure. This will likely go behind the concrete pad where the electrical box is.

Total Cost for installation estimated at \$220,000 or approx. \$390/house (\$220,000 / 566 residences)

**See more calculations below

Operating Costs

- \$500 estimate per month (\$2-2,500 annually) during pool season for water, electrical, and chemicals per Water Wright Services and Sunbelt Pools.
- We are told that operating costs from the Odessa Country Club with a larger splash pad are estimated to be around \$400/month (\$1,600-2,000 annually).
- Water is cycled through a reservoir to minimize water usage; however, water loss will occur similar to any pool and will need to be replaced.
- Water play features that pump water from the reservoir into the splash pad can be run on a timer or an interactive pump. The interactive pump would limit the water usage to 20-30 min each time it is activated.
- The equipment would be winterized during off season (September to May) so there would be no operating costs during this time.
- Uncertain Lifecycle cost: The Pool Committee estimates the lifespan of the Splash pad equipment to be 15 to 30 years. See warranty information below. Repairs and/or replacement costs may result in additional HOA costs. There are many uncertainties and unknowns regarding lifespan and future costs not covered by the warranty.
- Replacing the two splash pad filters every 3+ years costs approximately \$2,500 per filter.

Health Concerns

- The Pool Committee met with Water Wright Services who services the HOA pools. Per Water Wright Services, the health concerns are the same as both our existing pools when treated properly. Water Wright Services said some splash pools/pads had to be closed when bacteria was not monitored or treated properly. Currently, when there is a fecal incident, the pool must be shut down and Water Wright Services is called to make sure the pool is safe for use. The same thing would happen with the splash pad.
- Water from the splash pad will be on a completely different system than the existing pools. Water will not be mixed, and any potential contaminants would be contained to the splash pad.
- Chemicals are currently regulated through feeders, and manually checked by Water Wright Services three times a week, and the pool attendants 3 times/day on open pool days.
- Although there is no standing water, the spray water will rinse any contaminants (ex. diarrhea, vomit, and dirt) down into the water holding area to be sprayed again. As a result, it is possible for the water to become contaminated and make people sick. ([CDC](#))
 - *The risk and sanitation approach are the same as existing pools if contaminants get in the splash pad.*

- Chlorine, Bromine, and particle filters will provide a multi-level approach to sanitizing the splash pad and keeping water-borne illnesses at bay. The Pool Committee suggests purchasing UV filters for the splash pad that will provide an extra level of sanitizing. One study, [here](#), indicates splash pad outbreaks are often “linked to failure of the chlorination/filtration systems and/or lack of secondary disinfection”
- Diarrhea can be caused by germs such as *Cryptosporidium*, *Giardia*, *Shigella*, norovirus, and E. coli. Some of these germs can survive in properly chlorinated water for almost an hour, or even days. Chlorine and bromine kill *most* germs within minutes, and filters remove debris (e.g., leaves, sticks), which use up the needed chlorine or bromine. Swimmers may still be exposed to germs during the time it takes for the chlorine or bromine to kill germs or for the water to be recycled through filters. And certain germs, like Crypto, can stay alive for days, even in pools with proper filtration and disinfection. ([CDC](#))
 - *NOTE: The risk of these germs for the splash pad is the same as in both existing pools.*
- The splash pad structure we purchased has one feature (the frog) where children could sit and contaminate the water spraying into the play area.
- There is currently no device to shut down the splash pad in case of an emergency since the structure was originally meant for a splash pool. An additional controller costing approximately \$1-2,000 is needed.

Installation Concerns

- The pool area will be a construction zone during concrete pad demolition and splash pad installation; therefore, the pools *may* need to be cleaned more often than usual during the off season.
- Patio furniture covers may need to be purchased to protect the chairs and tables from increased construction debris.
- Construction noise may impact some neighboring houses for approximately 3 months.

Operational and Maintenance Concerns

- Splash pad flooring may be subject to quick wear from the elements and sanitizing chemicals. A flooring material has not yet been selected. However, it is usually composed of textured non-slip concrete or crumb rubber. The splash pad flooring selected should withstand the elements and sanitizing chemicals and come with some sort of warranty itself. This is something the Board of Directors would need to ensure.
- Homes near the Pool & Clubhouse may have varying degrees of noise pollution from splash pad features while in use, specifically the bucket feature which will dump a large volume of water when in use.
 - Separate operating hours for splash pad can be implemented if nightly noise becomes an issue.
 - The large bucket feature may be disabled if the noise creates a disturbance to neighboring houses.
- Splash pad cleaning by Water Wright Services is estimated to be \$100/month (\$500 annually) includes:
 - Manually cleaning surface dirt, sunscreen and other build-up will be required weekly at a minimum. The fiberglass also needs to be waxed and buffed to maintain a nice finish.
 - Hard water will leave build up on the structure and bearings. Manually scrubbing hardwater build up areas with CLR will be required.
- Blazing temperatures are tough on paint and finishes. Vortex warranty covers paint for 1 year and finishes for 2 years. Six additional totes of paint (8 gallons each) and small extra parts were included to keep the structure looking brand new as long as possible.
- As with any pool, items like valves, pumps and interactive components are subject to wear and may need replacement. Valves for the splash pad purchased from Vortex have a 2-year warranty.
- Winterizing the equipment will include draining and blowing out all water lines, opening all valves, and removing the bucket feature during off season. (Pg. 133 of Vortex Splash pad installation manual)

Maintenance List from page 131 from Vortex Installation Manual:

- To be done by the Water Wright Services, Facilities Manager, and pool attendants

Daily Maintenance:

- Quick visual inspection before opening
- Clear area of all debris
- Ensure proper water chemistry

Weekly Maintenance List:

- Verify structure for loose or missing hardware
- Look for cracked or broken plastics
- Inspect all netting, zippers, locks and netting ground attachments
- Verify all toe-guards are secure
- Clean deck barriers, decks, and spray nozzles if blocked
- Check rotational joints / moving parts for excessive play
- Ensure landing mats are clean and secure
- Inspect all other components and piping under structure

Monthly Maintenance List:

- Inspect all Fiberglass for chips bubble or cracks
- Inspect bearing on SuperWave / SuperSplash for damage

Alternative Options to Not Install

- Unfortunately, The Pool Committee does not have any good alternatives for disposing of the equipment.
- The following communities or businesses were contacted and stated they were not interested: City of Midland, City of Stanton/Martin County, Crane, Pecos, Odessa, Green Acres (new renovation), Lamesa, Big Spring, Sweetwater, and Betenbough Homes
- The Pool Committee does not currently have any potential buyers and third-party sales void the Vortex warranty.
- The HOA could potentially try to sell the equipment on eBay to recoup a portion of the cost.
- The HOA will have to move it from the Valor Drilling Yard soon causing the monthly rent to increase.
- The HOA would continue to pay for rent/storage for the splash pad equipment until a viable option to dispose of the equipment is presented and successful OR until the HOA can self-fund the installation,
- There could be a possible opportunity for the new Hogan Park. The City of Midland was approached previously, and they were not interested. The logistics and timing for Hogan Park are not in the HOA's favor. This does not mean it is not an option but would have to be further investigated and discussed in depth with no guarantee of an agreement.
- **If you have an idea to sell or store the splash pad structure for free or at a low cost, please let the Pool Committee or a Board Member know asap.**

Keeping the Splash Pad

- There is an assumption that it may bring in younger families to the neighborhood
- Younger kids can play at the pool without parents going into the water
- Keeping Grassland Estates comparable to neighboring communities with new splash pad equipment like Legacy

- Making use of an empty and somewhat dangerous concrete space within the pool facilities area
- Splash pad may potentially draw in more party rental income for younger children and families
- HOA is a not-for-profit - No tax benefit for the HOA if we were to donate the splash pad equipment

Vortex Limited Warranty

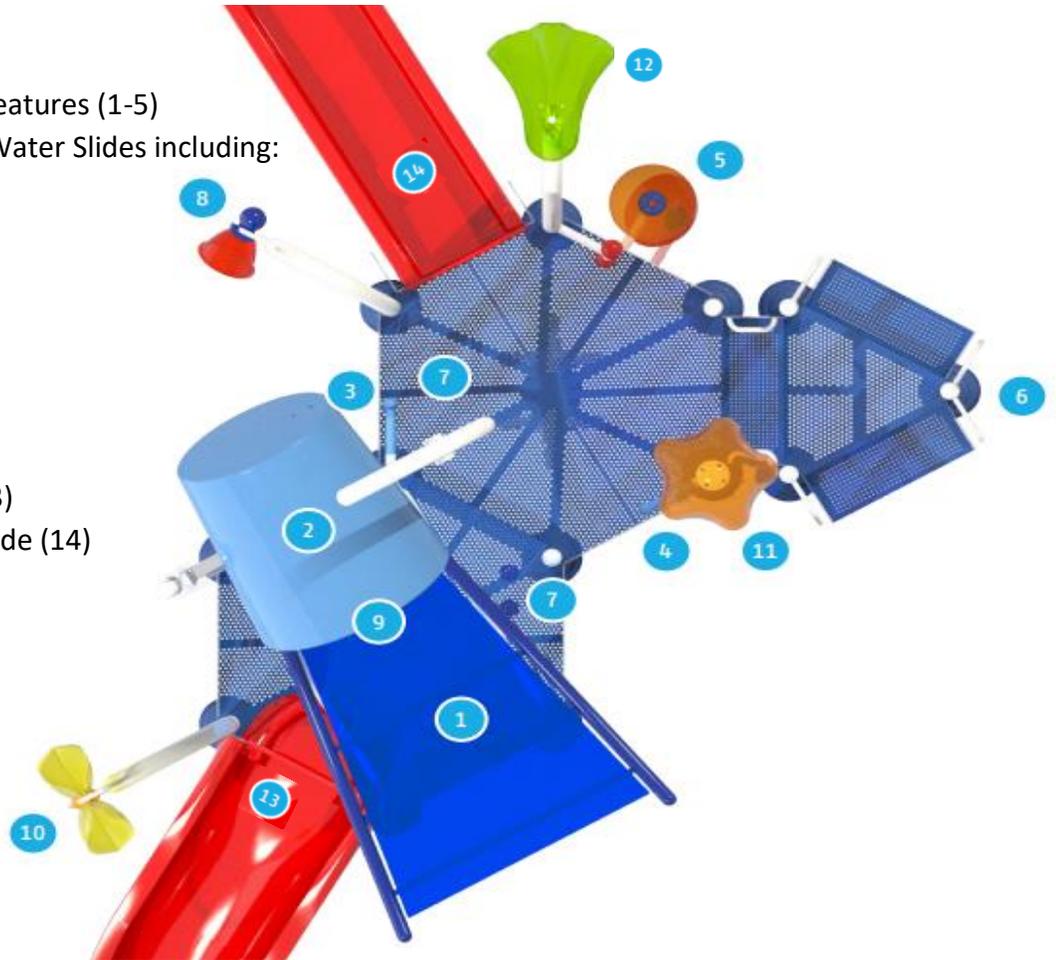
All Vortex Aquatic Structures International (“Vortex”) aquatic play equipment is designed and manufactured to the highest standards of quality and workmanship. Vortex warrants that all its products will be free of defects in manufacturing, workmanship and material for the coverage periods listed below only if the specified environmental parameters are met and none of the exclusions apply. See coverage periods below.

25 YEARS	10 YEARS	5 YEARS	2 YEARS	1 YEAR
<ul style="list-style-type: none"> • Stainless steel tubing 	<ul style="list-style-type: none"> • Structural Stainless Steel* • Weld workmanship 	<ul style="list-style-type: none"> • Aluminum • Brass • Polymer Panels 	<ul style="list-style-type: none"> • Finishes • Galvanized steel structures • Plumbing Components • Mechanism & Hardware • Polymer 	<ul style="list-style-type: none"> • Concrete Components • Electrical Components • Paint graphic & Decal • Polymer composite

*Stainless steel used for climbable structures or used to hold a minimum weight of 240 lbs.

Vortex Equipment Description

- 5 Interactive Water Spray Features (1-5)
- 7 Water Play Features & 2 Water Slides including:
 - Aquadome (6)
 - 2 Deck Geysers (7)
 - Supersplash (9)
 - Spinner (10)
 - Dumping Bell (8)
 - Water Dome (11)
 - Water Leaf (12)
 - Open Flume Water Slide (13)
 - Kiddie Runout 32” Water Slide (14)



Vortex Materials Specification

- Tubing is type 304/304L stainless steel pipe, schedule 10 min. and highly resistant to corrosive environments.

- Super Durable grade heat-cured polyester powder coating offers superior UV, gloss and chemical resistance.
- Deck and Stair protective coating shall integrate an anti-skid surface suitable for bare feet use.
- Seeflow™ polymer have outstanding dimensional stability, chemical resistance, UV stability, and translucence.

Costs and Calculations on the Grassland Estate Pool Renovation Project

Recreation Area Renovation Project	
Pool Remodel (Pina Pools) - Complete	212,468
Pool Equipment (Water Right Services) - Complete	33,252
Pergola/BBQ Area (Desert Creek Const) - Complete	38,500
Bathroom Remodel (Mid-Tex of Midland) - Complete	72,262
Splash Pad Construction and Installation	220,000
Emergency Shut-off Valve	1,500
Contingency for Splash pad Construction and Installation <i>*subject to change</i>	44,000
Vortex Splash Pad Structure	149,883
Total Project Cost	771,865
Less HOA paid toward Vortex Splash Pad Structure	140,000.00
Total Project Cost Funded by Assessment	631,865
Total Project Cost per Household (566 homes)	1,116
Less Phase 1 Assessment per Household	650
Remaining Assessment per Household Needed for Phase 2 <i>*subject to change</i>	466
Sunk Costs (Paid by HOA Savings)	
Vortex Splash Pad Structure	149,883
Monthly Storage Costs	1,938
Total Sunk Costs	151,821

Contingency for Splash pad Construction and Installation

- A standard 20% contingency was added to this estimate for the construction and installation. The Sunbelt Pools estimate was generous and based off the complete Vortex Installation Manual, pictures, measurements, etc. However, the contingency was added in case actual hard bid comes in higher.

Thank you for taking the time to read this information packet. Please contact the office with any questions at 432-699-1604 or office@grasslandstatesmidland.com.

Please complete the online survey using the QR Code/link provided or turn the survey form into the HOA office no later than 6pm on Friday October 15, 2021.



<https://survey.zohopublic.com/zs/l6CNwp>