

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: May 6, 2026

To: Mayor and Town Council
From: Denise Alcala, Management Analyst
Subject: Acceptance of Work for the Windsor Senior Recreation Center Pool Replastering Project

Recommendation to Council:

Adopt a resolution accepting the contract work performed by Aquascape Pool Service, Inc., for the Windsor Senior Recreation Center Pool Resurfacing Project and directing the Town Clerk to record a Notice of Completion.

Strategic Plan Element:

The recommended action supports the goal of Infrastructure. Goal Statement: Through a lens of sustainability and innovation, invest in the Town's infrastructure and public facilities to meet the needs of future generations.

Background:

The Parks and Facilities Maintenance Division is responsible for the maintenance and preservation of the Town's 153 acres of park and streetscape areas and 91,000 square feet of facilities amenities. Maintenance and preservation include updating existing facilities to ensure the facility remains functional and safe for public use.

The Windsor Senior Recreation Center and pool were originally constructed in 1995 as part of the Brooks Creek Subdivision. Pool plaster typically has a lifespan of 10-12 years, and the pool was last replastered in 2012 as part of the Senior Center Pool Improvements Project. During the 2025 pool season, the existing plaster began to significantly delaminate and deteriorate, reaching the end of its service life.

Staff solicited quotes to replaster the pool and on January 21, 2026, the Town Council awarded a construction contract to Aquascape Pool Service, Inc., in the amount of \$69,360 with a 10% contingency for a not-to-exceed amount of \$76,296, for the construction of the Windsor Senior Recreation Center Pool Replastering Project.

During the demolition phase of the project, several unforeseen conditions were discovered that required correction in order to properly prepare the pool underlayment and comply with new requirements from the Sonoma County Department of Health Services. These items resulted in a change order totaling \$20,130. On April 15, 2026, Council approved an increase of \$16,000 and a new not-to-exceed amount of the construction contract to \$92,296. The chart below represents the funding and expenses incurred during the term of the contract.

Contractor - Aquascape Pool Service, Inc.	Amount
Original Agreement Not-to-Exceed	\$76,296
Agreement Increase in Funds	<u>\$16,000</u>
New Not-to-Exceed	\$92,296
Original Agreement Expended	(\$69,360)
Change Order #1	<u>(\$20,130)</u>
Total Expended	(\$90,490)
Amount Remaining	\$ 2,806

Discussion:

Staff completed a final inspection of the replastering work and confirmed that all punch-list items were addressed to the Town's satisfaction. The pool also passed the required Sonoma County Department of Health Services inspection, verifying that the facility meets current operational and safety standards. Staff is recommending Council accept the project as complete.

Fiscal Impact:

There is no fiscal impact associated with the proposed action.

Environmental Review:

This action does not constitute a "project" within the meaning of California Environmental Quality Act (CEQA) Guidelines Section 15378 and requires no environmental review.

Attachment(s):

1. [Resolution - Aquascape Pool Service](#)
2. [Notice of Completion- Aquascape Pool Service](#)

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