

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: January 21, 2026

To: Mayor and Town Council
From: Charlie Johnson, Parks and Facilities Superintendent
Subject: Award Minor Construction Agreement for the Windsor Senior Recreation Center Pool Replastering Project

Recommendation to Council:

Award a Minor Construction Agreement to Aquascape Pool Service, Inc. in the amount of \$69,360 for the construction of the Windsor Senior Recreation Center Pool Replastering project and authorize the Town Manager to execute said construction contract and any required construction change orders up to 10% of the project agreement amount, on behalf of the Town.

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 (WSRC) and attached pool were originally constructed in 1995 as part of the Brooks Creek Subdivision Development. There is a \$200 tax assessment for the residents in the Subdivision that are applied directly to the maintenance of the facility. In turn, the Subdivision residents use the pool during open swim hours and do not pay the daily use fee.

In 2012, Council approved the Senior Center Pool Improvements Project which included replastering the pool surface, replacing the pool and spa heaters, and installing a roof top solar panel array to augment the natural gas heaters by heating the water with solar energy. No major upgrades or repairs have been made to the pool surface since that time.

Over the past several pool seasons, the plaster in the pool has been gradually delaminating from the underlying concrete surface. The delamination has caused the pool surface to become rough, requiring users to wear water shoes to prevent cuts on their feet. During the most recent pool season, the condition has worsened significantly, and small pieces of plaster have begun breaking off and clogging the pool filters and equipment. As a result, staff have had to increase the frequency of cleaning to maintain proper pool operation.

This deterioration aligns with the typical lifespan of pool plaster, which is generally 10–12 years for non-commercial pools. Staff conclude that the existing plaster has reached the end of its service life,

and replastering is necessary to maintain safe conditions for pool users and maintenance operations.

Discussion:

Staff solicited quotes from three qualified pool service contractors in accordance with the Uniform Cost Construction Accounting Procedures for negotiated contracts for projects under \$75,000. Quotes were received as follows:

Contractor	Base Amount
Aquascape Pool Service, Inc.	\$59,360
Burkett's Pool Plastering Inc.	\$64,700
Hendrickson Pools, Inc.	\$62,000

The submitted quotes did not include insurance and bonding costs. Those costs were then added to the base amount, bringing the low bid total cost to \$69,360.

Staff is recommending Council approve a Minor Construction Agreement with the lowest bidder, Aquascape Pool Service, Inc., for the construction of the Windsor Senior Recreation Center Pool Replastering project for a total project cost of \$69,360 plus 10% contingency.

Fiscal Impact:

The total fiscal impact of the proposed (project) will allocate up to \$70,000 based on sufficient appropriations of the Lighting & Landscaping Assessment District 1 Zone 6 Senior Center Fund in the Council approved fiscal year 2025-26 budget. Additional funds are available in the budget should contingency be needed.

Funding Source	Amount
LLAD1 150-00-96-0000-4335-306	\$76,296

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. Minor Construction Agreement with Aquascape Pool Service](#)

Prepared by:

Charlie Johnson
Parks and Facilities Superintendent

Reviewed by:

Olivia Lemen
Parks and Recreation Director

Nick Walker
Administrative Services Director

Approved by:

Jon Davis
Town Manager