

Foxfire Pool Information & Decision Brief

Councilman Kevin Robbins

14 April 2026

Current Situation

- **Reference Pool Report submitted and briefed in February 2026.**
 - **Nearly 250K Spent. Pool is currently in full “demo” phase. Prepared for final phase (completion) or new course of action. Pending council decision.**
 - **300K was original Capital Outlay Budget. Completion estimate is near an additional 110K. This will exceed the original budget plan and require a Budget Amendment.**
 - **Worst case scenario if approved to finish: Over original 300K budget, estimated completion would be possible between Memorial Day - 4th Of July time-frame if approved to proceed forward.**

Current Pool Assessment

- **Critical Concerns (Risk of total failure if not addressed):**
 - **Pressure Test required.** High risk there could be underground pipes compromised as they have never been replaced and sat with standing water this winter. **If any pipes are compromised, this will cause significant increases to current estimates and delay the project. We must do this before anything else if we choose to proceed forward! If the underground pipes fail the pressure test, we need to stop and completely reassess the entire project again!**
 - **Decking and tertiary grading.** Original concrete plan and overall project did not factor in proper land grading and runoffs beyond the pool deck. **No drainage plans were in place for the outdoor shower area as well.** The lawn areas must be addressed to ensure proper watershed and drainage away from the pool deck and underlying shell to **reduce risk of excess sub-grade water and moisture retention. We must get this right while we can. We should not overlook this, and mitigate risk to an investment this size! Shell cracking and shifting increases significantly if we do not address this.**
 - **Current pool work needs significant addressing.** Significant tile work is buckled, not level, and not properly laminated. Skimmers are not properly water sealed. Shell cracks are still visible, rebar is exposed on a major crack area not repaired properly shows and is above grade line. Steps remain undersized in tread depth structure. Waterline coping tiles have large voids between the bases and shell structure. Drain boxes need re-grade measurements to ensure proper engineering compliance. Significant shell areas are cratered beyond plastering prep conditions and must be patched and smoothed to ensure proper plastering bond. **Original pool work awarded also did not include waterproofing coat prep which significantly protects against water loss and plastering compromise.**

Current Pool Assessment Photos I took during two comprehensive walkthroughs February 2026:



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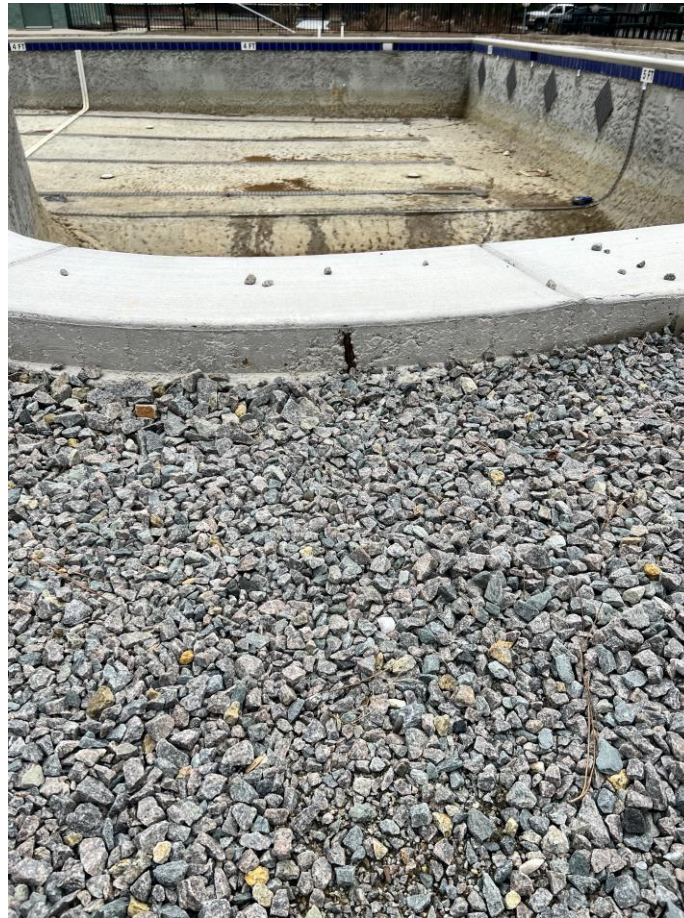
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Current Pool Assessment Continued

- **Essential Concerns (Risk of inconvenience or moderate risk if not addressed):**
 - **Fence:** A few fence areas appear damaged. Minor cosmetic repairs are needed. Locks should be replaced due to poor key control prior.
 - **Pump house:** Excessive moisture is noticeable on the floor. The Doors locking the pumphouse are not proper physical security measures. Minor upgrades are required to properly protect and safeguard equipment and chemical storage.
 - **Pool furniture:** Current pool furniture appears dated, unserviceable, and in need of replacement (FY 27 budgeted as NC Outlay items, but will require more than current forecast). If the pool is determined as a go, procurement of new pool furniture will be required within FY 26 (Now) and is not currently in this FY budget approved last year.
 - **Estimated minors: 20K, this factors fence repairs, furniture acquisition. Not included in the 110K estimate to finish the pool construction. These are enhancing beyond the critical items needed to complete the project but to ensure optimal operations.**

Estimates: Current Situation and Awarding Process :

- Current pool project is completely suspended. Original award was disaggregated, awarded in three parts, and thru purchase orders without a unified GC, contract, or any contract with sub vendors. I did not discover or learn of this until February 2026 (assumed council in December 2025):
- Southern Pines Pool Service: Pool Construction (Late Fall 2024)
- Blackrock Landscaping: Concrete Decking (Late Fall 2024)
- **Formyduval Homes: GC oversight of SP Pool Service only (not Blackrock), (January 2025).**

Estimates: Current Situation and Awarding Process Continued:

- **Southern Pines Pool Service:** Pool Construction (Late Fall 2024).
- **50% of his estimate was \$105,925 and paid to start pool work.** Follow on payments went to Formyduval once retained as GC.
- **Blackrock Landscaping:** Concrete Decking (Late Fall 2024).
 - Paid in three initial installments and then a fourth supplement.
- **61,698 paid (original full quote) from November 2024 to April 2025.** (Original Quote to remove old decking, prep, and pour new deck). **Paid additional 19,168 in November 2025 for additional gravel and sealant. Total: \$80,866**
- **Formyduval Homes:** GC oversight of SP Pool Service only (not Blackrock), (January 2025). Paid 56,669 as 25% (next phase of SP Pool Service Work). Paid additional 3,823 for exhaust fan install in pump room. **Final plastering (25%) payment was not made but was set for additional 56,669. Total paid across all three vendors was \$247,285.17 with nearly 57K remaining as final payment.**
- **Final exposure costs on original plan would have 303,955 when including the potential finish payment.** This does not include additional incidental costs I have seen broken across other areas including permit fees, ADI pool inspection, Leak Locators inspection and others. Leak Locators charged 1,760 in 2023. I would estimate approximately 2,500 more total in all inspections, permits, and re-inspections disaggregated across this project. Which would face this around **305 – 306K total if complete today.**
- **Caveat:** I firmly believe this final exposure cost would have increased significantly with the level of re-work still needed before plastering would be considered. I would have not allowed plastering to happen under the current condition even prior to the discovered lack of contract, GC sync, and concrete non-compliance, . If the project would have continued this way, Foxfire Village would have had limited protections on all work completed due to lack of overall GC structure and lack of contracts. We would have been left with a major dilemma if this job and its failing trajectory finished and assumed high risk of failures in the near future, or pushing significant supplemental funds to getting this phase prepared properly for finishing. **As bad as this sounds, we should be thankful for the project delays that allowed time to assess this problem properly. We have an opportunity to truly get this right and make the most informed and transparent decisions possible to protect our Village!**

Estimates: Current Situation and Awarding Process Continued:

- The original pool project awarding was competed by lead of the former councilmember. After recent discovery, I have the following information:
- Concrete work was competed separate from the pool as a standalone project award simultaneously while competing the pool work.
- Blackrock Landscaping (**Not a licensed contractor**) was awarded for the Concrete Only in November 2024 and **originally for \$61,698 with 50% down (\$30,849), \$7,500 at demo, and \$23,349 final payment. He was paid in full for the original project on 16 April 2024.**
- Then awarded the supplemental gravel and sealant change order and increase for an additional **\$19,168** post paid in full after not completing the pool deck. **Total: \$80,866. All of this was awarded on Purchase Orders and no Contracts.**
- “Sam the Concrete Man” (SAMCO LLC) (**Licensed**) proposed doing the Concrete for **\$65,500** on an estimate with descriptions, terms, and conditions in October 2024 and **requesting 50% deposit down and 50% upon completion** and was not awarded.

Estimates: Current Situation and Awarding Process Continued:

- SP Pools (**Not a licensed contractor**) was awarded the Pool Work Only (No Concrete), on November 15th 2024 for a total of **\$211,850 by way of PO**.
 - It required a **50% down payment to start** which is where the \$105,925 payment on 19 November 2024 was made thru a Purchase Order and with his estimate sheets as supporting documents but no contract. His estimates were competed simultaneously with ADI.
- Aquatic Designs Inc. (ADI) (**Licensed**) was first employed to do an inspection in on 23 July 2024. They submitted their inspection and then followed with a proposal detailing a full scope of work. They were not awarded the Pool Work they estimated for. **Their proposal was sent 16 September 2024, and in the amount of \$153,400 and requesting a 20% deposit.** Mark Adams (ADI) states the former councilmember contacted him and shortly after stated the project would go to a different company.

Overall Problem Statement:

- **Over the course of roughly the past 20 months, the pool catastrophically failed, was then not properly awarded a correct GC and overall contract based solutions, resulting in total lack of oversight, synchronization, management, overpayment, terms and conditions, performance standards, Force Majeure (delay clauses), and other governing principles required with a project of this scale and scope. How does Foxfire Village address its shortfalls made while achieving a proper solution moving forward?**

Solutions:

- **As of February 2026, upon discovery of existing issues revolving around the legacy project, I have the following solutions to offer:**
- **1.) We must first decide if finishing the pool is the best course of action to take. I have highlighted in the last 30 days, what this investment will cost this village out to 2036. Cost to finish, cost to sustain, and it is important to make the first decision under that calculus. There are multiple decision points beyond just finishing the pool as well.**
- **2.) If we choose to not finish the pool, the alternatives we can consider?**

Solutions:

- Finishing the Pool right now, is a 110K payment, and then becomes a 60K a year commitment out of our tax base. Below are the following competing contactors and comments for each:
- **1.) Elite Pool Care (Raleigh, NC): [\(Walkthrough 18 February 2026\)](#): Incredibly professional, strong communication, detail oriented, specializing not only in commercial pool building but also specializing in pool renovations, remodeling, reconstruction, and salvaging of critically damaged pool systems front to back. [Full estimate is for 109K \(See attached estimate\) Received on 05 March 2026.](#) This includes all fixes to current work shortfalls. There are menu style options if we want to try and save some costs. Low end would be 90K if we trimmed and total solution would be 110K. We potentially lose the opportunity to open by Memorial day the longer we delay awarding but this is ready for action now if approved.**

Solutions:

- **2.) Formyduval Homes (Southern Pines, NC) ([Walkthrough 17 February 2026](#)):** After discovery of the existing problems, Formyduval respectfully asked for a second chance at finishing the existing project right. They admitted shortfalls in the GC structuring in the past and wanted a clean slate to finish this right. This included a comprehensive walkthrough assessment including their selected and controlled concrete subcontractor. The intent was to completely unify the project under their company and get a final quote to finish the job and with proper standards needed and all codified in a final contract. They never had concrete control so this new final estimate was to remedy any outlying issues with the current job and include concrete deck pouring. I was promised an estimate to finish and did not receive one. I contacted them 05 March following up and requesting the final quote (to compete with EPC) and was told It was not done yet, but promised on NLT 10 March. **Formyduval contacted me on 08 March stating “they have decided not to continue with the Pool Project, we are super busy, and don’t want to hold you up”.**
- I assess this is not only current project abandoning but also no desire to continue with a forward solution. **Not responsive, not responsible, but also offered and competed fairly and before any alternative walkthroughs. Offered first right to recompet and make this right. Their decision to not continue also terminated any subcontract work going forward with Southern Pines Pools who was held as their subcontractor for the Pool when they originally took GC responsibility over him. Southern Pines Pools is not a GC and cannot be solely awarded this project and would have to be retained as a sub contractor under a newly awarded GC if they chose to do so at their discretion.** I will not find and channel a select GC to put over SP Pools as that is not proper and I believe to be a part of why this current project had issues. Subs must be employed by the discretion of the GC awarded.

Solutions:

- 3.) Pearl Pools (Raleigh NC), (Asked to contact them by Southern Pines Pools and Mayor Gregorich as they are alleged to have some potential sub work history with SP Pools and are licensed: **Three attempts made to contact them to initiate a solution with no prevail.**
- First call was 10 March: I gave detailed information (intake call) to a receptionist that stated I would get a return call regarding the pool.
- Second attempt (follow-up) was 11 March: **Similar to the first call, told I would get called back.**
- Third and (final attempt) on 12 March: **Similar to second call. Never received any calls or emails.**
- **Assessment: Non responsive, not responsible. Offered three distinct times to compete.**

Solutions:

- **4.) Aquatic Management Group of Raleigh:** Contacted twice. **No response first try on 11 March, told unavailable to complete a pool this season (booked out) on 12 March. Not available.**
- **5.) Aquatic Designs Inc. (ADI) (Climax, NC):** Contacted 13 March. Talked to Mark Adams who originally did the Pool Inspection in July 2024 and sent a quote September 2024. I told him the original project was currently halted, open to re-compete, and would like him to come out and assess the current situation (walkthrough) and new proposal. He stated “it may take a few weeks to set that up, and regardless, this is the worst time to look for a pool contractor and that it probably would not happen this year even if he can make it out in a couple weeks”. **I assess he was very responsive and very professional, but does not demonstrate availability. If we are not comfortable with elite, we could wait for ADI, but risk losing EPC being able to start this now and ahead of what ADI already indicates as availability. As of 09 April 2026, I still have yet to get any follow ups from ADI. Not responsive, not available.**
- **6.) Pool Store of the Pines (Southern Pines, NC):** Contacted on 21 March. Coordinated for a walkthrough assessment and finish quote. This was done on 01 April. I was told I would get their estimate back soon and did not receive it as of 09 April. I requested to receive the quote on 07 April (1-week after the walk-through) and expressing that this quote was needed by 09 April to submit in the report. **They have not provided a quote within this deadline.**

Solutions:

- **Recommended action: If we want a pool, done right, and on time this year, we must select EPC and quickly. Or, we slow down, miss this season, and keep competing and hope for next year.**
- **Follow on considerations:**
- **1.) Pool awarded to EPC, maintain the Village Pool? 110K needed, 50-60K plus a year loss expense. Possible large project to re-look heavy work on in 2036 (life-cycle). Constant risk of underlying pipes to fail in between that time (unknown if or when or ever).**
- **2.) Pool awarded to EPC. Village sells the completed project to private ownership to remove heavy laden Public Pool regulations? A lot of the operating costs are higher due to public pools holding significantly higher regulations. This could help Foxfire recoup the project losses it has suffered and remove future Village level risk and burden while keeping a large pool centrally located in the Village?**
- **3.) No award this cycle. No pool this season. Take more time to either compete more or plan alternatives.**
- **4.) Stop with the pool planning and create an alternate site?**
 - **Basketball Courts, Mult-Use athletic Fields, New Large Playground, Splash Pad, Dog Park, mini golf, fishing pond, walking and biking trails, Village Band Stand, Picnic area, etc. The space can compliment the existing PB courts and bathroom facilities and be something beyond a pool that grows over time (phased and budgeted) and without heavy maintenance and operations costs. Also 4-seasonal, no access costs to residents and more for all demographics in Foxfire?**
- **5.) Abandon the project now, sell as is to private ownership to decide what to make the site into? Basically takes option 4 above and gives it to private ownership to decide and fund.**

Questions / Decisions