

Village of Foxfire

Council Analysis Report – Pool Renovation Estimate Review

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Foxfire Pool Project Independent Estimate Analysis and Findings

Purpose:

This report provides an analysis of the recent repair estimate prepared by EPC Elite Pool Care, Inc. for the Foxfire Village community pool. The purpose of this document is to inform the Village Council and the public regarding the scope of repairs identified, estimated costs, and implications for the ongoing pool renovation project.

The estimate reviewed outlines potential repairs necessary to restore the pool facility to a safe and operational condition. It is important to note that the estimate itself states that the listed items represent multiple repair options and overlapping solutions, and therefore the line items should not be simply added together to determine the final cost of the project.

Summary of Major Findings

Based on the estimate review, several structural, mechanical, and site-related issues remain present at the Foxfire pool facility.

Key areas identified include:

- Structural cracking within the pool shell
- Failure of tile adhesion and tile system separation
- Potential plumbing system issues requiring pressure testing
- Waterproofing deficiencies within the pool structure
- Inadequate deck drainage and grading conditions
- Deck design inefficiencies and excessive concrete surface area

These findings indicate that significant work remains necessary to bring the pool facility into full operational condition.

Estimated Cost Range

The estimate provides individual pricing for multiple repair categories.

Major components include:

| Repair Category | Estimated Cost |

Plumbing Pressure Testing | \$2,400 |

Complete Tile Removal and Replacement | \$12,039 |

Structural Crack Repair | \$5,080 |

Full Waterproofing Membrane | \$11,648 |

Pool Surface and Plaster System | \$26,000 – \$31,000 |

Concrete Pool Deck Replacement | \$45,096 |

Deck Drainage Installation | \$2,281 |

Site Grading and Drainage Improvements | \$5,000 |

If a comprehensive repair strategy were selected, the estimated remaining project cost would likely fall within a general range of approximately:

\$95,000 – \$109,000

The contractor also notes that redesigning the deck footprint could reduce overall costs by decreasing the total deck square footage.

TOPLINE ESTIMATE FOR ALL IDENTIFIED ITEMS ESTIMATED AT 109K.

REDUCED DECKING CAN SAVE 10K OFF THE TOPLINE

50% TILE REPLACEMENT VERSUS TOTAL REPLACEMENT CAN SAVE 6K OFF THE TOPLINE

Current Structural Condition Observations

Pool Shell Crack

The estimate identifies a significant crack extending from the deep end of the pool toward the middle of the structure.

The proposed repair method includes:

- widening the crack
- epoxy injection
- waterproofing sealant
- surface concrete repair
- **application of a waterproofing membrane**

While this method is a common repair approach in the pool industry, it is considered a repair solution rather than a full structural reconstruction of the pool shell.

Further engineering review may be appropriate to determine the underlying cause of the cracking and confirm long-term structural stability. I do not assess this as needed due to the age of the original pool as prior settling may have been the catalyst for cracks. The pool does not sit near any bodies of water, or near significant changes to construction development or changes in forestry that could be a variables and factors in underground changes either. I assess that these cracks were made long ago off settling and not being corrected to this level.

If the council chooses to pursue a deeper engineering review, that is beyond the scope of this estimate and would incur additional costs and probable loss of use and completion this season.

Tile System Failures

The estimate identifies multiple issues with the tile system including:

- loose or separating tiles
- visible gaps behind tiles
- deterioration around skimmer areas
- separation between tile lines

These conditions can allow water infiltration behind the pool shell and contribute to long-term deterioration if not properly repaired.

Waterproofing Concerns

The contractor proposes the application of a Basecrete waterproofing membrane system across the entire pool shell as an optional step prior to installing the new plaster finish.

Waterproofing systems of this type are widely used in the pool industry to prevent future

leakage and to stabilize repaired surfaces. I believe this is a must have as it typically adds an estimated 15-YEAR plus protection to water loss or plastering failure. Given the history of this pool, I think this protection and preventative is critical to the long term success of this pool and far exceeds all other options listed in the estimate.

Deck and Drainage Issues

The estimate also identifies several site-related issues that appear to contribute to ongoing problems around the pool structure.

Deck Size and Layout

The existing pool deck is estimated to be approximately 5,950 square feet.

The contractor suggests that the deck footprint could be reduced to approximately 4,330 square feet, eliminating unused areas and reducing construction costs. This is for the council to decide as a body, and if reduced in size would reduce this project by roughly 10K.

Drainage Improvements

The estimate proposes:

- installation of linear deck drainage systems
- grading improvements to direct water away from the pool
- additional site drainage at low points

Proper drainage is critical for protecting both the pool shell and surrounding deck structures from long-term water damage. This is critical to ensuring all drainage and runoffs are factored and prevents intrusion or erosion in critical areas that need to remain stable and protected from unwanted ground water movement.

Plumbing System Risk

The estimate includes a recommended pressure test of all plumbing lines to determine whether any underground pipes have been damaged or compromised.

This test is listed as optional but is strongly recommended. I believe this is critical given the amount of time this project has been open and inability to verify if all systems are currently proper or compromised.

Failure within underground plumbing systems can significantly increase project costs if leaks are discovered during construction. Can also lead to another closure.

Contractor Licensing

The estimate states that EPC Elite Pool Care, Inc. holds a contractor's license valid in the State of North Carolina.

Verification of licensing, insurance, and bonding requirements should be completed prior to any potential contract award.

Key Considerations for Council

Before any decisions are made regarding the next phase of the pool project, several key considerations should be addressed.

1. Engineering Validation

Given the structural crack identified in the pool shell, the Council may wish to consider obtaining an independent structural engineering assessment. **Additional Cost outside of current scope with additional timeline requirements. Not assessed as critical or essential but enhancing.**

2. Plumbing Verification

Pressure testing of all plumbing lines should likely be completed prior to any resurfacing work. **Critical**

3. Project Scope Determination

The Council must determine whether the Village intends to pursue:

- a minimal repair strategy: **Not recommended**
- a full renovation approach: **Recommended**
- or an engineering assessment prior to further construction: **Not recommended**

4. Total Project Cost

The Village should also consider the total cost of the pool project to date and evaluate the most responsible path forward based on the remaining work required. Given the current amount against the project of nearly 250K and an original budget of 300K. This plan would max out the former budget and need an additional 60K to complete and far exceed all standards required. If the council wishes to go forward with the lowest feasible option. It will still exceed the 300K mark by roughly 45K. These amounts could be reduced with all

efforts to recoup overages and forward payments but is separate in strategy from this current strategy.

Completion:

Confirmation with the Contractor on estimated completion would be the following:

Best Case Scenario: Memorial Day Weekend 2026

Worst Case Scenario: Mid-June 2026

This also factors in a 28-Day Start Up process after plastering. We will have to determine 100% with the health department on if public swimming is authorized during this period but initial inquiry does not show a restriction on the 28-Day period.

Conclusion

The estimate reviewed confirms that substantial work remains necessary to restore the Foxfire pool facility to operational condition.

While the costs presented appear consistent with industry repair pricing, the presence of structural cracking and additional drainage and waterproofing issues indicate that the project remains technically complex.

Careful consideration of engineering review, repair scope, and long-term maintenance implications will be essential to ensuring the Village makes the most responsible decision moving forward.

This report is submitted for review and discussion by the Village Council and the residents of Foxfire.

Respectfully submitted,

Kevin Robbins
Councilman
Village of Foxfire