THE PELORUS GROUP
CONSTRUCTION CONSULTANTS & PROJECT MANAGERS

105 N. 5TH STREET #235
EMMAUS, PA 18049
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BEAR CREEK LAKES CIVIC ASSOCIATION
POOL RENOVATION AND EXPANSION
Board Project Update
November 21, 2026

Scope:

Work Completed / Underway:

- Concrete placement for the main swimming pool and spray pad is complete.
- The pool beam (edge) has been leveled and the ceramic tile band has been installed.
- Concrete pool deck and walkways have been poured.
- Underground pool plumbing is substantially complete with connections to the existing pump room remaining.
- Underground electrical conduits for pool lights have been installed.
- Bonding for the pool and spray pad has been completed and inspected.

Work Planned:

- Grading around the pool will continue as weather permits.
- Storm water drainage improvements in grass areas will proceed following Board review and approval of the proposed improvements and as weather conditions permit.
- Structural modifications to the existing pump room wall and installation of the pool plumbing connections will be completed prior to equipment installation
- Installation of the filtration equipment will begin over the winter months.

Issues:

- **Stormwater Drainage Improvements** - Carlton has prepared two options for review by the Board. Board approval will be required before this work proceeds.
- **Pump Room Structural Modifications** - Modifications to the existing pump room foundation wall are required to accommodate the new pool plumbing. BCLCA is responsible for obtaining a structural design prepared by a licensed professional engineer and completing the necessary structural

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modifications to maintain the integrity of the existing building before Carlton installs the piping. An engineering proposal has been submitted to the Board for review and approval.

- **Pool Barrier Requirements** - Minor modifications to the existing building are required to satisfy pool barrier requirements, including revised hardware at the rear filter room door and installation of a self-closing, self-latching, lockable gate at the breezeway.

Schedule:

Current Status: Construction is progressing toward the scheduled May 1, 2027 completion date. Carlton made exceptional progress over the last three months and the project is well positioned to complete in the Spring.

Delays: No impact to the overall project completion date has been identified.

Budget:

Current Status: No budget concerns have been identified.

Concerns: No change orders have been approved to date. Potential additional costs associated with stormwater drainage improvements, structural modifications to the existing pump room, and minor building upgrades are being evaluated.