



**Meeting and Exceeding Our Client's Expectations Since 1975.**





“Build each pool as if it were going in your own backyard.”

### - Van Kirk Philosophy

In 1975, Van Kirk & Sons was founded with one core purpose— to build the best, custom pools in South Florida. To accomplish this goal, we hired the friendliest, hardest working staff, and most innovative designers in the industry. And we committed ourselves to the highest standards of excellence, in each and every facet of our business.





## Key Personnel

Our people are our lifeblood, and every Van Kirk & Sons employee is crucial to our business. Over the course of our nearly 40 years in building the best waterscapes in South Florida— we’ve cultivated the brightest, friendliest, most innovative staff in the industry. Each of our team members is an expert in their respective field and fully understands and appreciates the Van Kirk & Sons mission.

***“Over 154 Years of Cumulative  
Industry Experience”***



Bobby Van Kirk  
**President / Corporate Officer Since 1975**  
38 Years of Industry Experience



Tim Van Kirk  
**Vice President / Corporate Officer Since 1975**  
38 Years of Industry Experience



Robert Van Kirk III  
**General Manager/LEED A.P.**  
10 Years of Industry Experience



Donald Cesarone Jr.  
**VP of Commercial / Senior Project Manager**  
36 Years of Industry Experience



Roger Clavelli  
**Senior Commercial Estimator**  
32 Years of Industry Experience

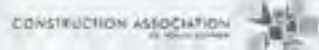
# Awards

- **Top 5 Commercial Pool Builders in the Nation** - *Hanley Wood's Pool and Spa News, 2009 - 2010*
- **Top 25 Pool Builders in the Nation** - *Hanley Wood's Pool and Spa News, 2007-2012*
- **Top 10 Residential Pool Remodelers in the Nation** - *Hanley Wood's Pool and Spa News, 2009-2012*
- **Top 100 Small Businesses in South Florida** - *Fort Lauderdale Chamber of Commerce, 2009-2010*
- **Business of the Year Award (Under 200 Employees)** - *Associated Builders and Contractors, 2005-2007*
- **International Awards of Excellence** - *Gold, Silver and Bronze medals for outstanding achievement in the design, building and installation of multiple residential pools - Association of Pool and Spa Professionals, 2007-2012*
- **International Awards of Excellence** - *The Peabody Orlando Hotel Recreational Pool - Association of Pool and Spa Professionals, 2010*
- **National Excellence in Construction Award** - *For Specialty Construction over \$1 million for the Fontainebleau Hotel Pool Project - Associated Builders and Contractors, 2010*
- **Safety Training Evaluation Process (S.T.E.P) Award** - *Platinum, Gold and Silver Awards - Associated Builders and Contractors, 2005-2010*



## Trade Associations

- Associated Builders and Contractors (ABC)
- Construction Association of South Florida (CASF)
- U.S. Green Building Counsel (USGBC)
- Florida Swimming Pool Association (FSPA)
- Association of Pool and Spa Professionals (APSP)
- American Society of Professional Estimators (ASPE)
- International Association of Amusement Parks and Attractions (IAAPA)
- World Waterpark Association (WWA)
- Broward County Rules and Appeals Swimming Pool Committee
- American Society for Testing and Materials (ASTM) - ASTM 15.51 Standard Committee



The Peabody Hotel Expansion Project  
Recreational area during construction

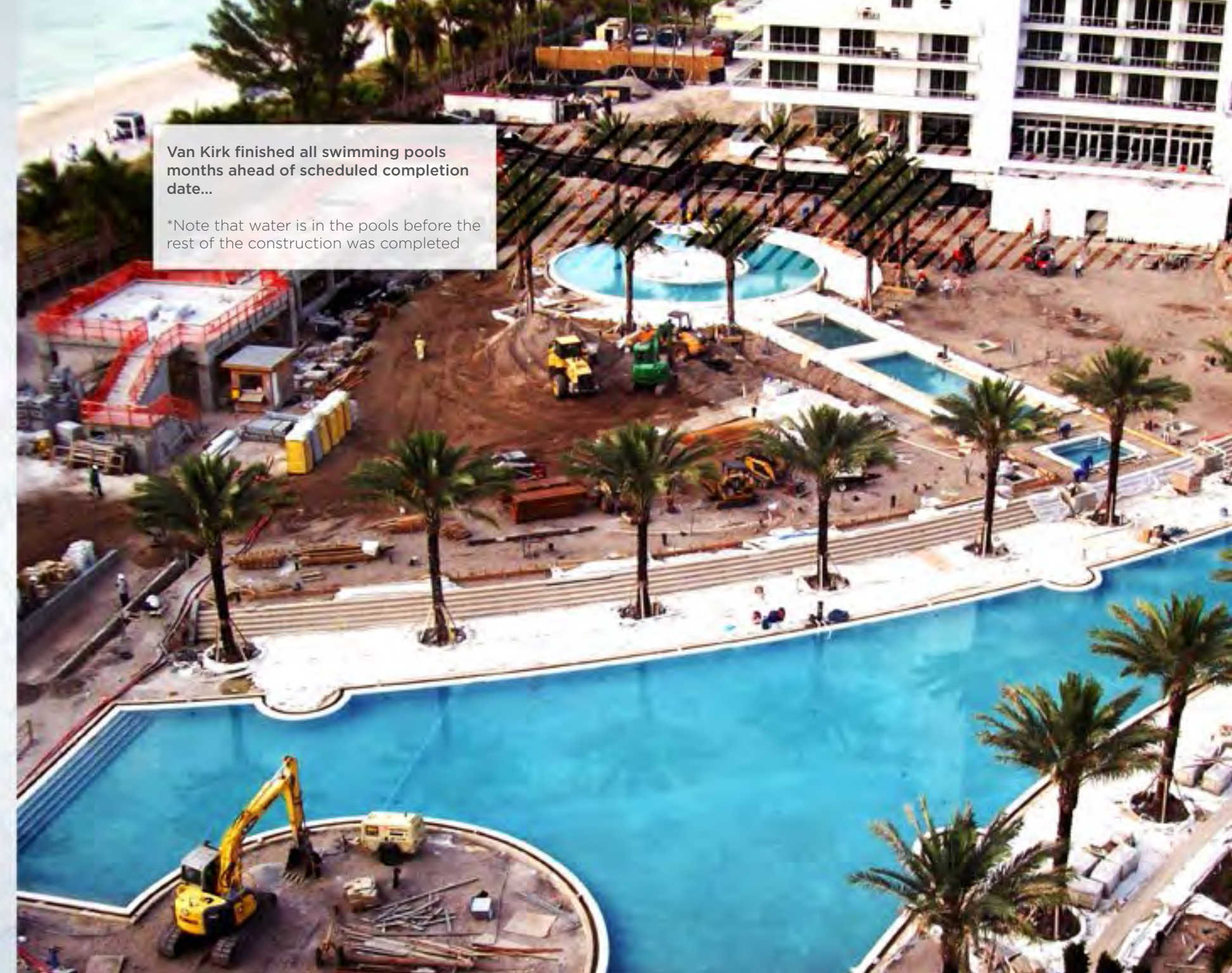
# Safety and Job Site Cleanliness

Van Kirk & Sons has a high moral obligation to provide safe and clean working environments for our workers as well as other non-related Van Kirk employees on all job-sites. Van Kirk holds their management accountable for accidents and job site cleanliness, as well as productivity, cost, schedules and quality.

## Van Kirk & Sons has:

- A written and enforced company safety policy and program.
- Two-ton Van Kirk bags for daily site clean-up.
- A full time safety coordinator and an in-house safety coordinator who is responsible for compliance and implementation on all projects.
- Monthly documented safety meetings for all field supervisors, new hires, subcontractors and vendors.
- All project managers and staff members attend OSHA safety training, first-aid and CPR.
- Prompt reporting and full investigations of any accidents that occurred on the job site.
- A drug-free work place

“Safety is not just something we talk about–  
it’s something we live by.”



# Our Specialties:

Van Kirk is not only a full-service commercial pool and spa builder, we specialize in all indoor and outdoor water environments included in:

- Hotel, Resort & High-rises
- Health & Fitness Clubs
- Recreational Waterparks
- Lazy Rivers
- Special Purpose Pools:
  - Zero-Depth Entry Pools
  - Interactive Pools
  - Activity Pools
  - Wading Pools
- Site Amenity Fountains - Interior & Exterior
- Custom Design and Manufacture of Precast Materials

**VAN KIRK CLIENTS INCLUDE**  
HOMEOWNERS | BUILDERS | DEVELOPERS  
ARCHITECTS | ENGINEERS

## CSI Codes:

### **Division 13 - Special Construction**

- 13150** - In-Ground Concrete Swimming Pools and Spas
- 13165** - Aquatic Park Facilities

### **Division 02 - Site Work**

- 02815** - Fountains



# Projects

Our work can be seen at:

- The Fontainebleau Hotel & Resort – Miami Beach, FL
- EAU Palm Beach Resort & Spa (Formerly The Ritz-Carlton) – Manalapan, FL
- The Peabody Hotel (Expansion) – Orlando, FL
- World Showcase Interactive Water Feature (UV Disinfection system replacement)– Lake Buena Vista, FL
- The Clevelander Pool at Marlins Park – Miami, FL
- Florida Atlantic University: Innovation Village Student Pool – Boca Raton, FL
- Broken Sound Country Club Aquatic Center – Boca Raton, FL
- The Soho Beach House – Miami Beach, FL
- One Plantation Luxury Apartment Homes - Plantation, FL
- Brickell Financial Center Fountains – Miami, FL
- Miami-Dade Fire Rescue Training Facility – Miami, FL
- Sunrise Public Safety Complex Water Feature – Sunrise, FL
- Multiple L.A Fitness and 24 Hour Fitness Health Pools and Spas
- High-End Private Residences throughout South Florida and the Caribbean Islands





Broken Sound Country Club  
Aquatic Center

# Contractor Score & Van Kirk & Sons

The Contractor Score emphasizes short term liquidity and current financial position.

## The input driving the score include:

1. The contractor's most recent audited or reviewed fiscal year financial statements.
2. Its most recent fiscal quarter's financial statements which can be internally generated.
3. Its outside lines of credit as stated by all its banks' statements.
4. Its corresponding backlog and work-in-process statement for both the fiscal year and quarter.



Van Kirk & Sons, Inc.

Has a Contractor Score of

**1706**

Effective Date as of Latest Financial Statements Submitted

April 30, 2013

From Compiled Statements

0 - 350 **Weak**

350 - 650 **Fair**

650 - 1000 **Good**

Over 1000 **Excellent**



•Over 1000 is considered Excellent. Contractors scoring in this range usually have significant outside credit line(s) available, top 25 percent operating ratios and typically conservative fiscal policies and / or proactive cash management practices. They often are in positions to earn greater returns on their invested equity in the firm but, for whatever reason, have settled on smaller, safer returns. Customers can only gain by them "sharing" more of the individual project risk.



## Fontainebleau

4441 Collins Avenue, Miami Beach, Florida 33140

An architectural landmark and venerable icon of Miami Beach, the Fontainebleau's place in popular culture was solidified when the hotel was named to the National Register of Historic Places, in 2008.

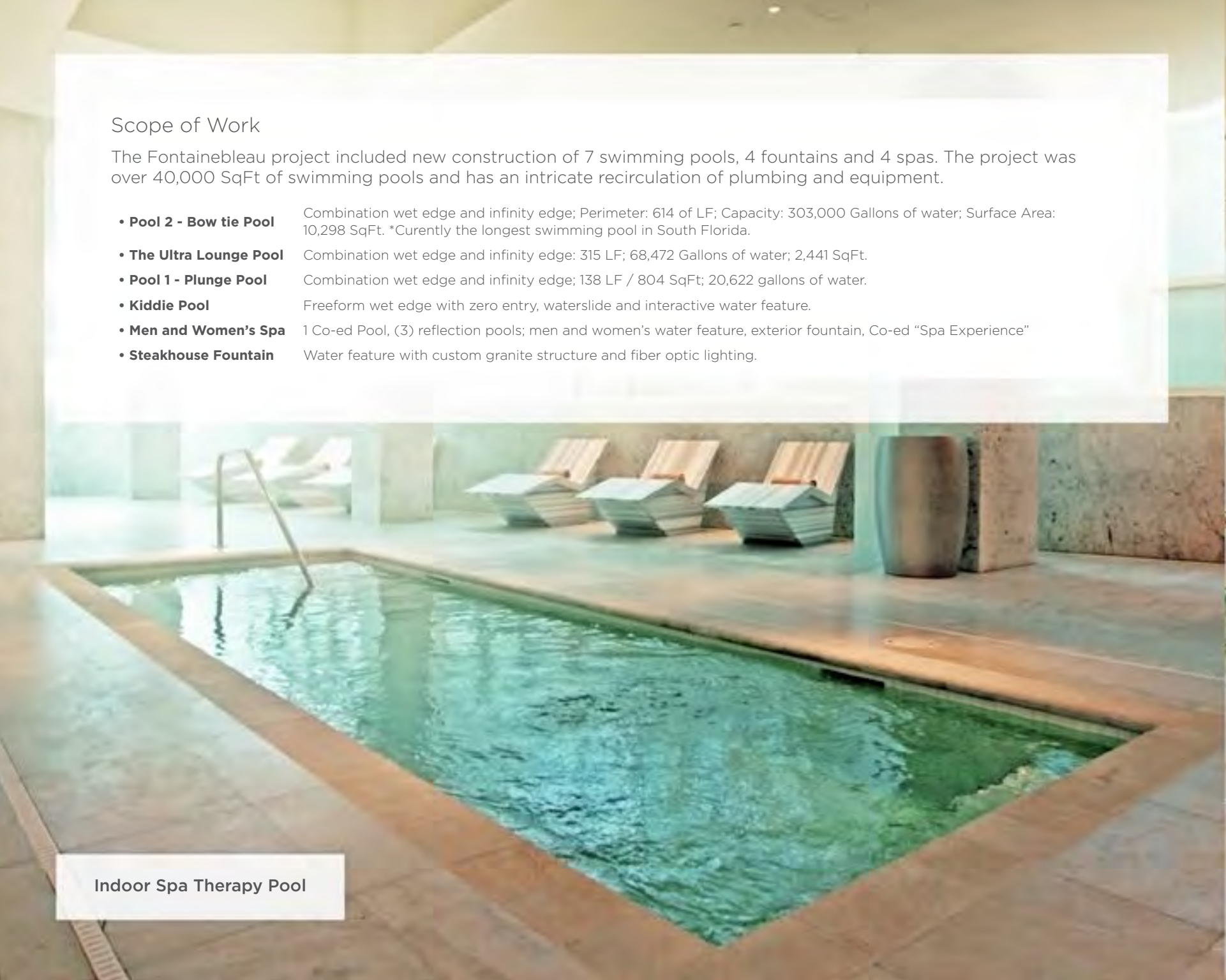
As part of a momentous, \$1 Billion dollar renovation, Van Kirk & Sons contributed a modern, sprawling aquatic marvel to this already esteemed resort.

- Owner: **Fontainebleau Resorts, LLC**
- General Contractor: **Turnberry Construction**
- Contract Value: **\$10,000,000.00**
- Completion date: **January 2009**
- Project was Bonded and Insured

Scope of Work

The Fontainebleau project included new construction of 7 swimming pools, 4 fountains and 4 spas. The project was over 40,000 SqFt of swimming pools and has an intricate recirculation of plumbing and equipment.

- **Pool 2 - Bow tie Pool** Combination wet edge and infinity edge; Perimeter: 614 of LF; Capacity: 303,000 Gallons of water; Surface Area: 10,298 SqFt. \*Curently the longest swimming pool in South Florida.
- **The Ultra Lounge Pool** Combination wet edge and infinity edge: 315 LF; 68,472 Gallons of water; 2,441 SqFt.
- **Pool 1 - Plunge Pool** Combination wet edge and infinity edge; 138 LF / 804 SqFt; 20,622 gallons of water.
- **Kiddie Pool** Freeform wet edge with zero entry, waterslide and interactive water feature.
- **Men and Women’s Spa** 1 Co-ed Pool, (3) reflection pools; men and women’s water feature, exterior fountain, Co-ed “Spa Experience”
- **Steakhouse Fountain** Water feature with custom granite structure and fiber optic lighting.



Indoor Spa Therapy Pool



Indoor Co-ed Therapy Pool



◀ Spa Experience

▲ Main Hotel Pool

Ultra Lounge Pool  
▼

▲ Kiddie Pool

Men's Spa  
▼



Fontainebleau Equipment Room 1



Fontainebleau Equipment Rooms 2





## The Orlando Peabody Hotel Expansion

**9801 International Drive, Orlando, FL 32819**

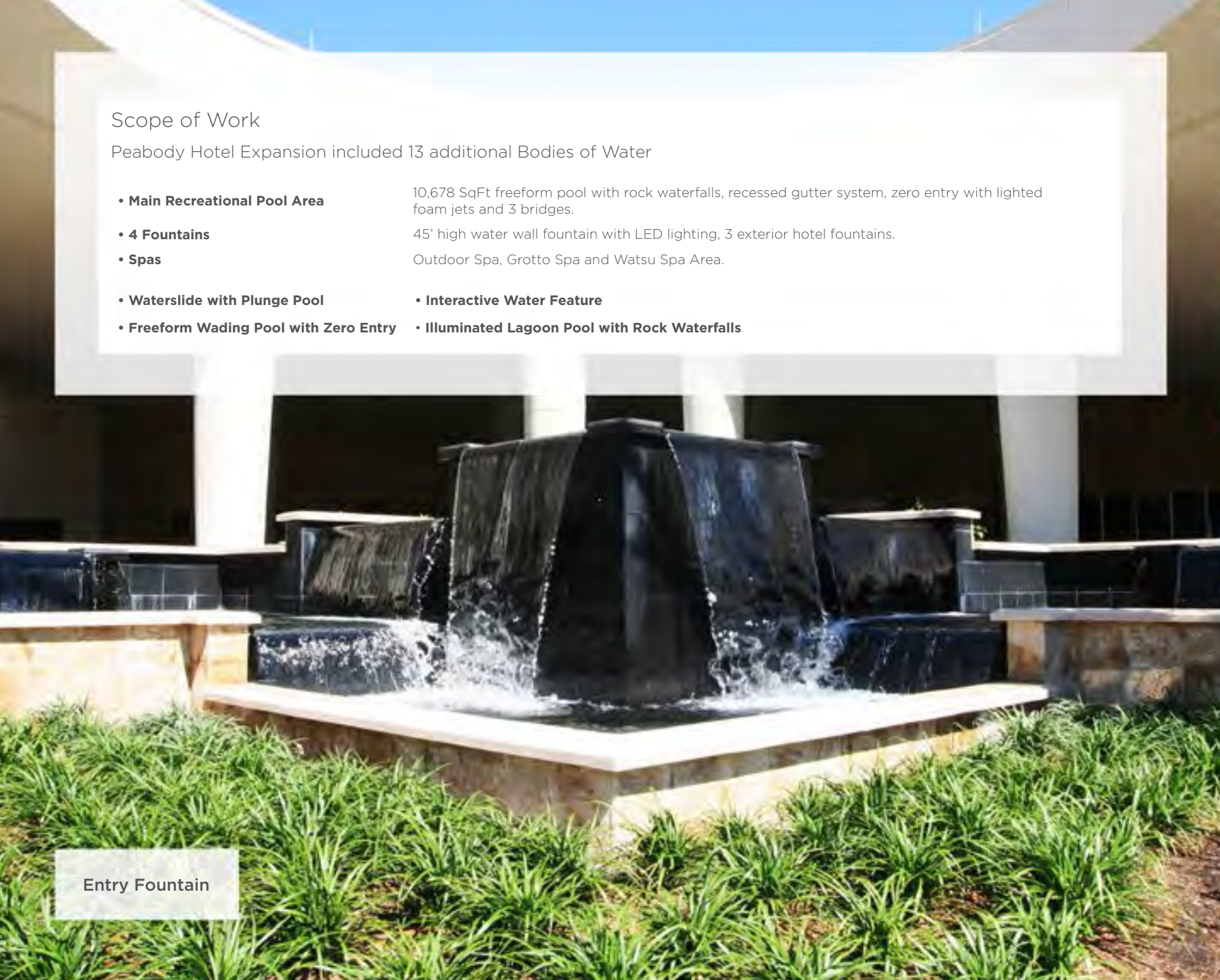
To compliment one of Orlando's premier hotel properties, Van Kirk & Sons was contracted to build one of the city's most unique and magical outdoor environments. A lush, island-like oasis greets guests as they enter the pool area, allowing them to take a dip, cool off, and relax after a long day at one of Orlando's many attractions.

- Owner: **Peabody Hotel Group**
- General Contractor: **Balfour Beatty Construction**
- Contract Value: **\$5,500,000.00**
- Completion date: **July 2010**
- Project was Bonded and Insured

Scope of Work

Peabody Hotel Expansion included 13 additional Bodies of Water

- |   |  |
|---|--|
| • <b>Main Recreational Pool Area</b>          | 10,678 SqFt freeform pool with rock waterfalls, recessed gutter system, zero entry with lighted foam jets and 3 bridges. |
| • <b>4 Fountains</b>                          | 45’ high water wall fountain with LED lighting, 3 exterior hotel fountains.  |
| • <b>Spas</b>                                 | Outdoor Spa, Grotto Spa and Watsu Spa Area.  |
| • <b>Waterslide with Plunge Pool</b>          | • <b>Interactive Water Feature</b>   |
| • <b>Freeform Wading Pool with Zero Entry</b> | • <b>Illuminated Lagoon Pool with Rock Waterfalls</b>  |



Entry Fountain



Kiddie Wading Pool



Main Recreational  
Pool Area

◀ Plunge Pool

Wall Fountain

Watsu Spa

Interactive Water Feature

Rock Waterfalls





# EAU Palm Beach Resort & Spa (the EAU spa is no longer the Ritz-Carlton)

100 South Ocean Boulevard, Manalapan, FL 33462

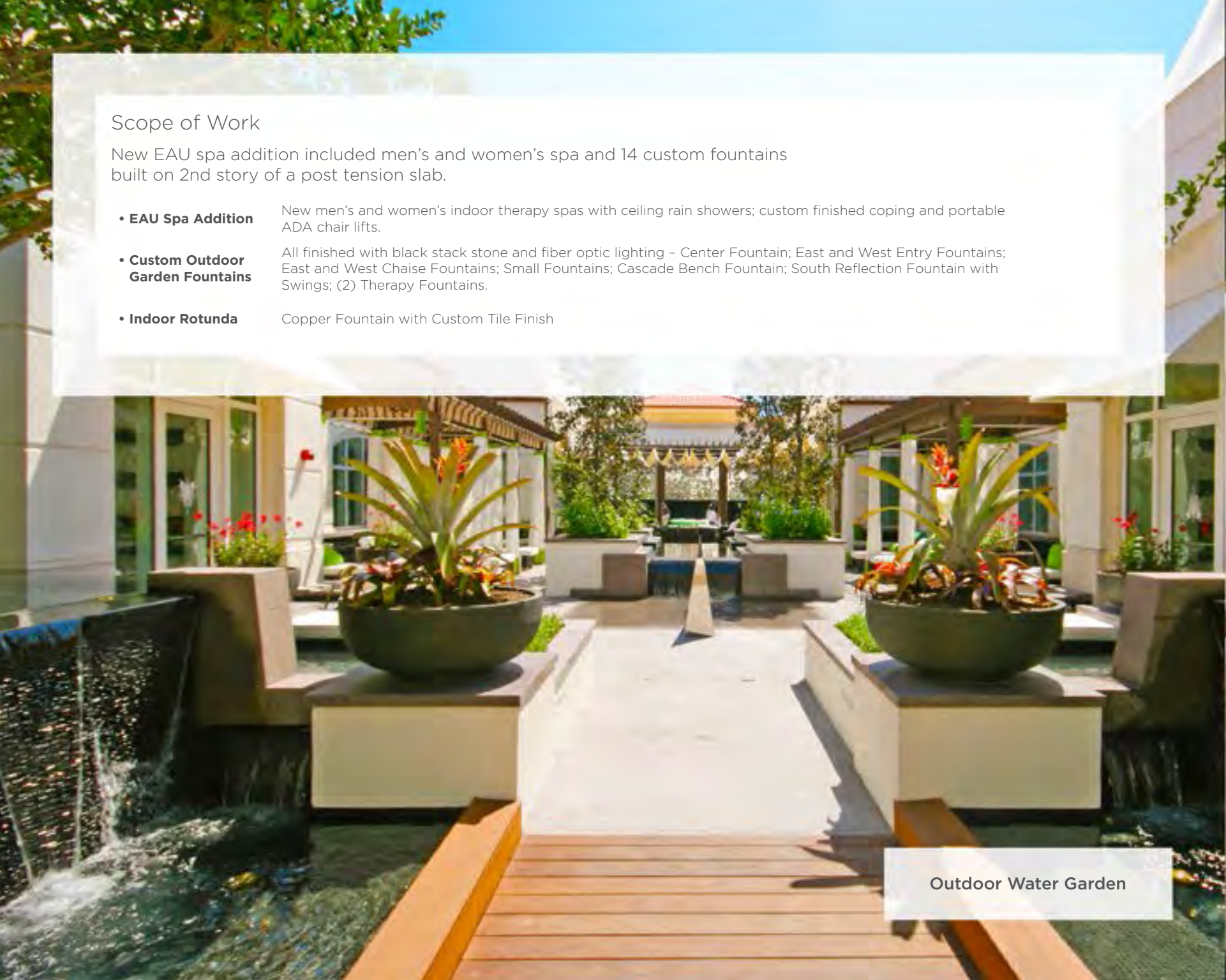
The EAU Palm Beach Resort & Spa offers its guests the pinnacle of romantic getaways and family vacations, alike. Van Kirk & Sons proudly added the luxurious EAU Spa addition to the Palm Beach Resort in Manalapan, which included an award winning indoor men's and women's spa, therapy spas and outdoor garden water features. To experience this spa is to experience true bliss.

- Owner: **EAU Palm Beach Resort & Spa** (Formerly The Ritz-Carlton)
- General Contractor: **Hardin Construction/KMC Corporation**
- Contract Value: **\$2,082,250.00**
- Completion date: **March 2009**
- Project was Bonded and Insured

Scope of Work

New EAU spa addition included men's and women's spa and 14 custom fountains built on 2nd story of a post tension slab.

- **EAU Spa Addition** New men's and women's indoor therapy spas with ceiling rain showers; custom finished coping and portable ADA chair lifts.
- **Custom Outdoor Garden Fountains** All finished with black stack stone and fiber optic lighting – Center Fountain; East and West Entry Fountains; East and West Chaise Fountains; Small Fountains; Cascade Bench Fountain; South Reflection Fountain with Swings; (2) Therapy Fountains.
- **Indoor Rotunda** Copper Fountain with Custom Tile Finish



Outdoor Water Garden



Reflection Pool



Garden Fountain



Rotunda Copper Fountain



Cascade Bench Fountain

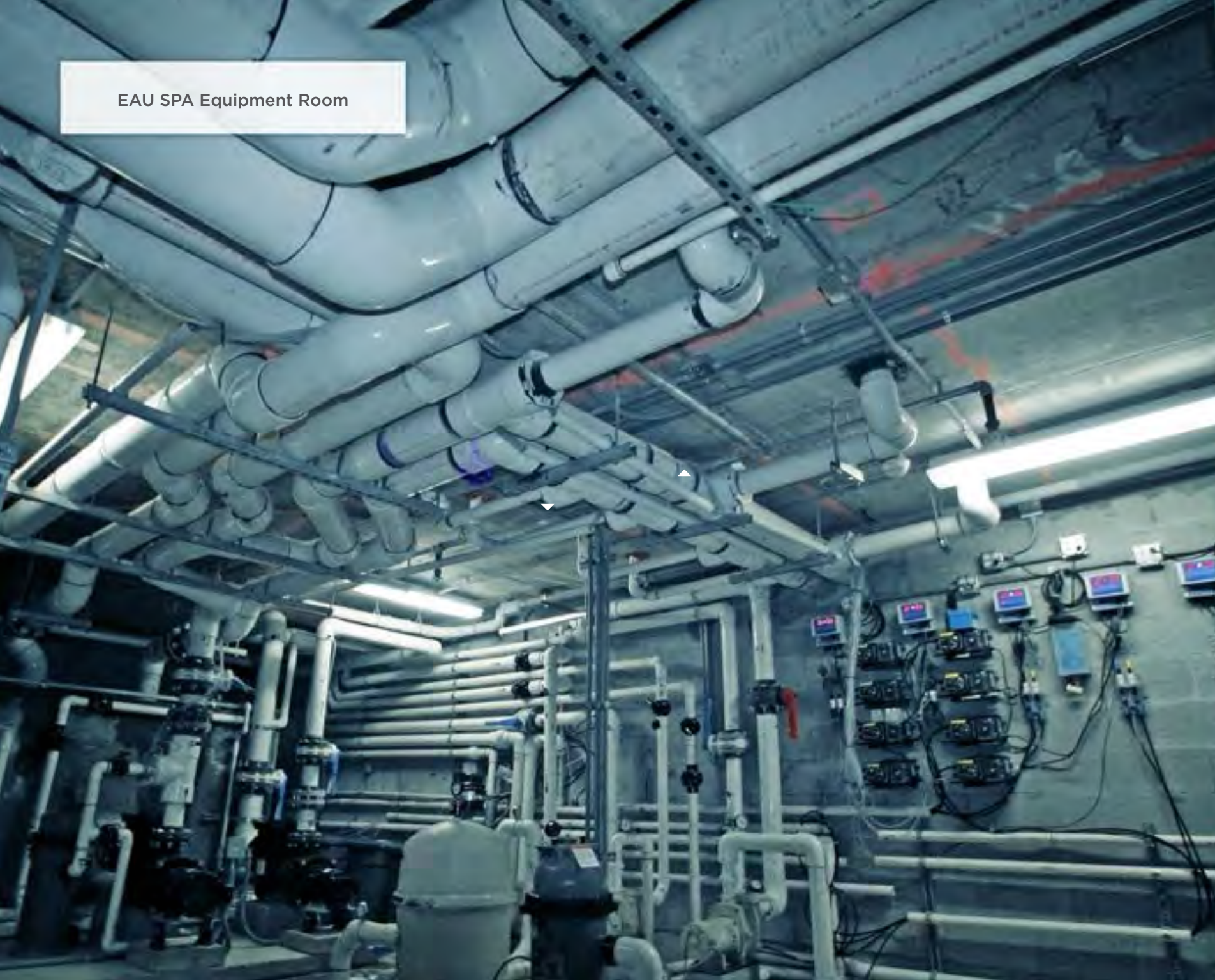


Therapy Fountain



Spa

EAU SPA Equipment Room





## The Clevelander Pool at Marlins Park

Northwest 14th Avenue Miami, FL 33125

Scope of Work:

New construction of a special event pool - 560 SqFt swimming pool with a custom tile Clevelander floor and feature wall logo.

- Owner: **Marlin Ballpark Developer, LLC**
- General Contractor: **Hunt / Moss a Joint Venture**
- Contract Value: **\$182,344.00**
- Completion date: **April 7, 2012**
- Project was Bonded and Insured



## Riverstone Entry Feature

**3621 Santaren Court Naples, FL 34119**

Scope of Work:

20 Ft x 90 Ft Stone Entry Water feature and (2) 18' x 30' Stone median water features with lighting. Main entry feature with a main (1490 SqFt) and upper basin (192 SqFt). Median water features each with (3) medallion spitters, (3) bubblers and 12 lights.

- Owner: **G.L Homes of Naples 1, LLP**
- General Contractor: **G.L. Homes**
- Contract Value: **\$400,000.00**

- Completion date: **January 2013**
- Project was Bonded and Insured



Riverstone Water Feature



## Broken Sound Country Club Aquatic Center Renovation

2401 Willow Springs Blvd, Boca Raton, FL 33496

- Owner: **Broken Sound Country Club**
- General Contractor: **The Weitz Company**
- Contract Value: **\$1,146,050.00**
- Completion date: **December 2012**

### Scope of Work:

- **2 Spas**  
New filtration and heating system, new interior finishes and tiles to match the new Men's & Women's Spas. The newly constructed spas are identical 104 SF spas.
- **Water Activity Pool**  
Depth: 0" – 12" with (8) Com-Pac/Spray-N-Play Versa Light nozzles with color L.E.D. lights and a fully programed UL listed control system.
- **Slide Pool**  
1,008 SF | 121 LF, Depth: 3'-3" – 4', with waterslide, tower, Com-Pac/Spray-N-Play foundation.
- **Zero Entry Main Pool**  
5,969.6 SF | 332 LF, Depth: 0" – 5', Roll out gutter system and underwater lights.
- **Waterfall Pool**  
3,270 SF | 227 LF, Depth: 3' – 4'-6"



# Monterra Community Pool & Water Play Area

8451 Monterra Boulevard, Cooper City, FL 33024

Scope of Work:

New Construction of 4,000 Sq.Ft custom freeform swimming pool and design/build interactive water feature with interactive water jets, play features and custom filtration system.

- Owner: **C.C. Broward VII, LLC**
- General Contractor: **C.C. Devco Homes**
- Contract Value: **\$335,000.00**
- Completion date: **August 2012**



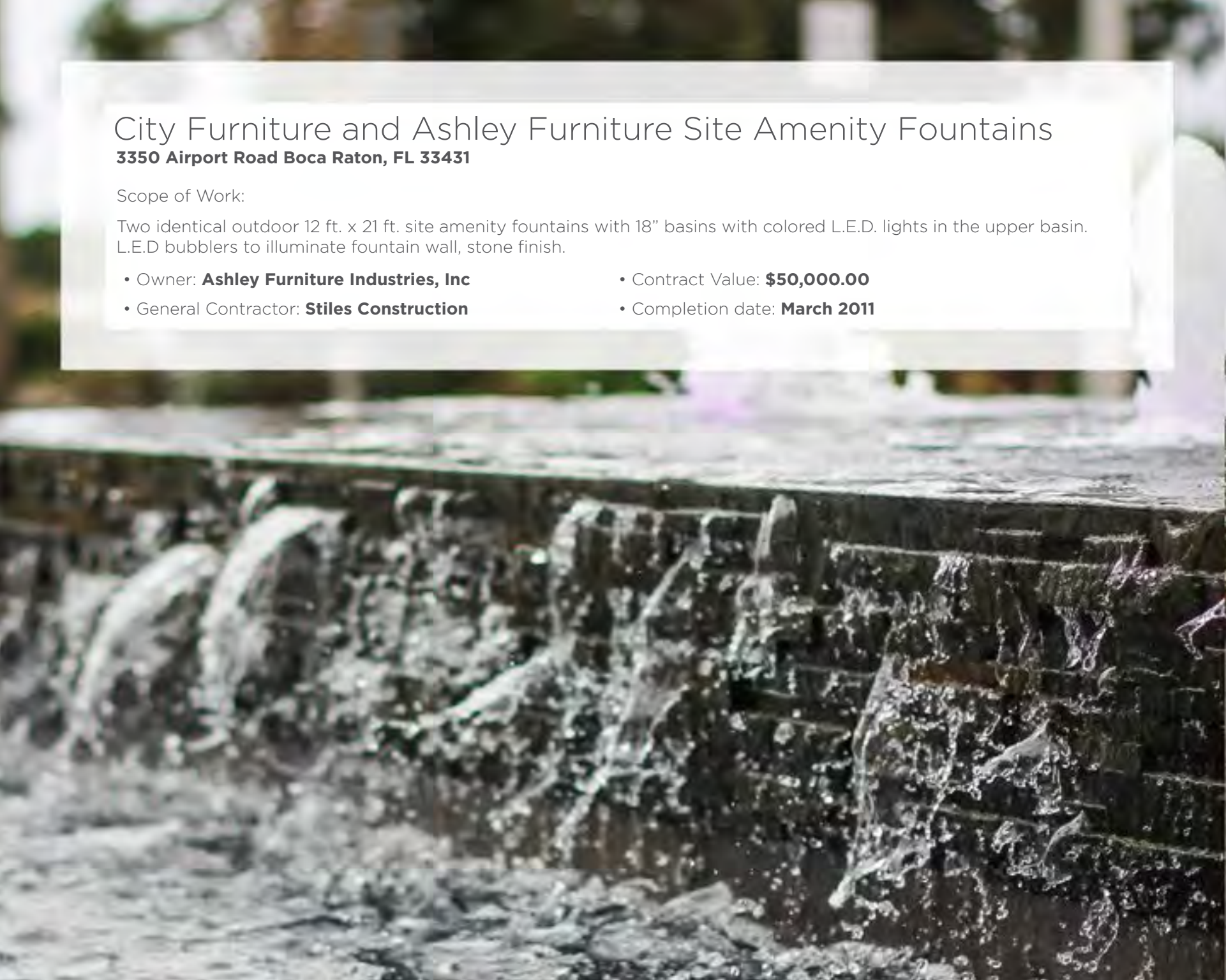
## City Furniture and Ashley Furniture Site Amenity Fountains

3350 Airport Road Boca Raton, FL 33431

### Scope of Work:

Two identical outdoor 12 ft. x 21 ft. site amenity fountains with 18" basins with colored L.E.D. lights in the upper basin. L.E.D bubblers to illuminate fountain wall, stone finish.

- Owner: **Ashley Furniture Industries, Inc**
- General Contractor: **Stiles Construction**
- Contract Value: **\$50,000.00**
- Completion date: **March 2011**






## Soho Beach House - Miami, FL (Formerly The Sovereign Hotel)

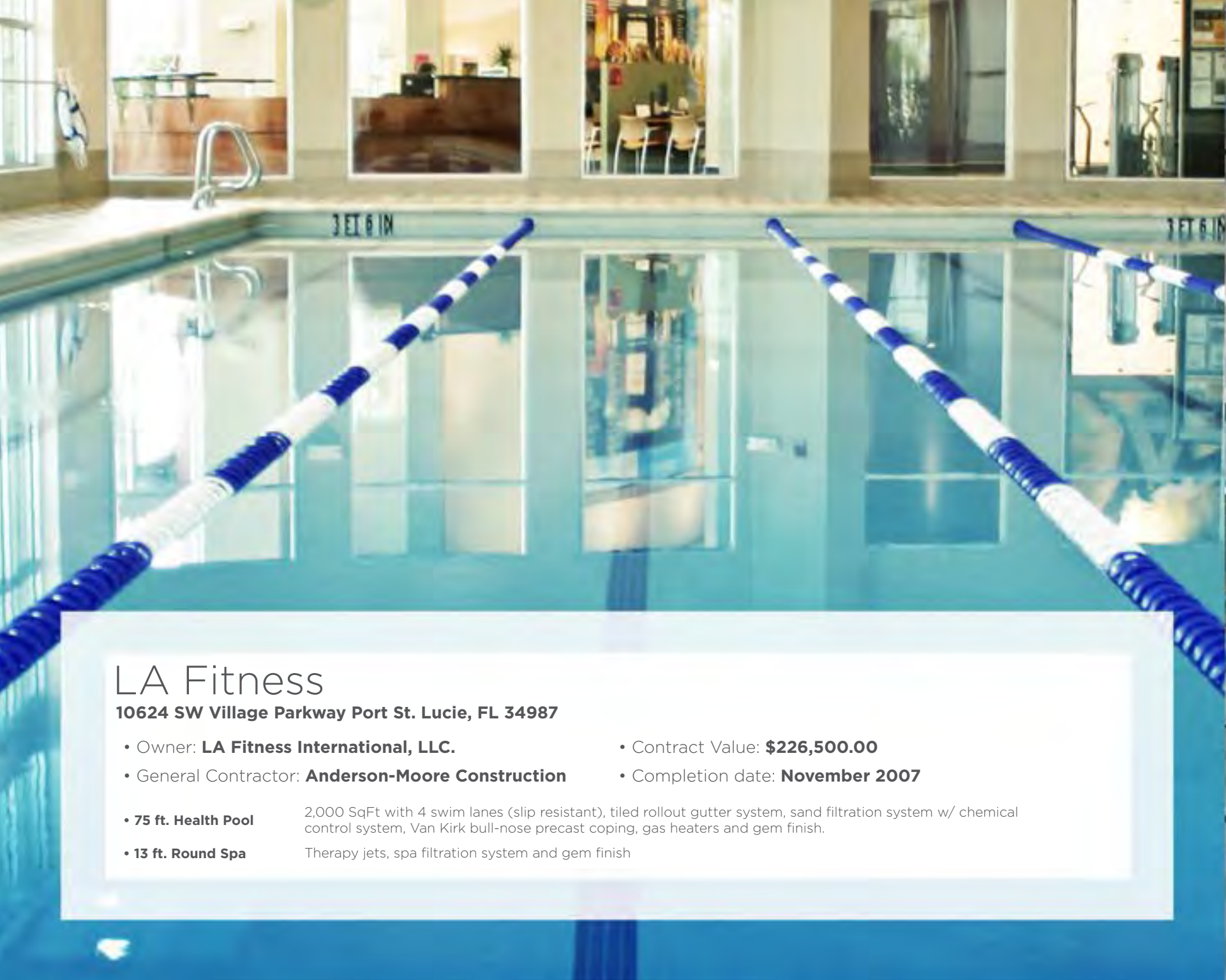
4385 Collins Avenue, Miami Beach, FL 33140

- Owner: **SOHO House**
- General Contractor: **Moss & Associates**
- Contract Value: **\$440,000.00**
- Completion date: **June 2010**

### Scope of Work:

Renovation and new construction of two (2) swimming pools and spa: 1,800 SF swimming pool with infinity edge gutter system, custom tile and grates; 8th Floor Stainless Steel Swim Spa - 13' 3" x 31' 6" Infinity Edge with tile interior finish. 16th Floor Stainless Steel Private Spa - 7' x 12' 4" with tile interior finish.





## LA Fitness

10624 SW Village Parkway Port St. Lucie, FL 34987

- Owner: **LA Fitness International, LLC.**
- General Contractor: **Anderson-Moore Construction**

- Contract Value: **\$226,500.00**
- Completion date: **November 2007**

### • 75 ft. Health Pool

2,000 SqFt with 4 swim lanes (slip resistant), tiled rollout gutter system, sand filtration system w/ chemical control system, Van Kirk bull-nose precast coping, gas heaters and gem finish.

### • 13 ft. Round Spa

Therapy jets, spa filtration system and gem finish

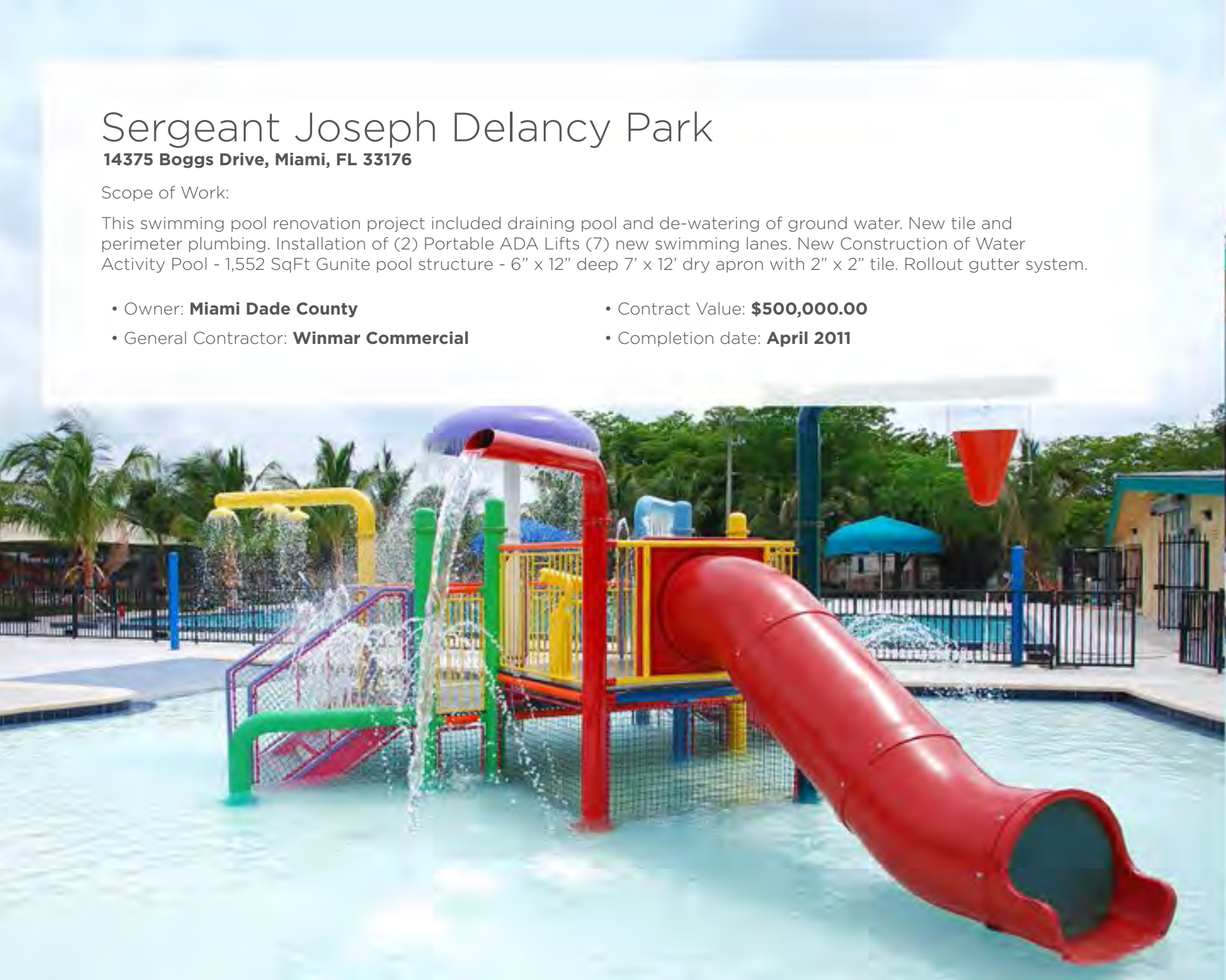
# Sergeant Joseph Delancy Park

14375 Boggs Drive, Miami, FL 33176

## Scope of Work:

This swimming pool renovation project included draining pool and de-watering of ground water. New tile and perimeter plumbing. Installation of (2) Portable ADA Lifts (7) new swimming lanes. New Construction of Water Activity Pool - 1,552 SqFt Gunite pool structure - 6" x 12" deep 7' x 12' dry apron with 2" x 2" tile. Rollout gutter system.

- Owner: **Miami Dade County**
- General Contractor: **Winmar Commercial**
- Contract Value: **\$500,000.00**
- Completion date: **April 2011**



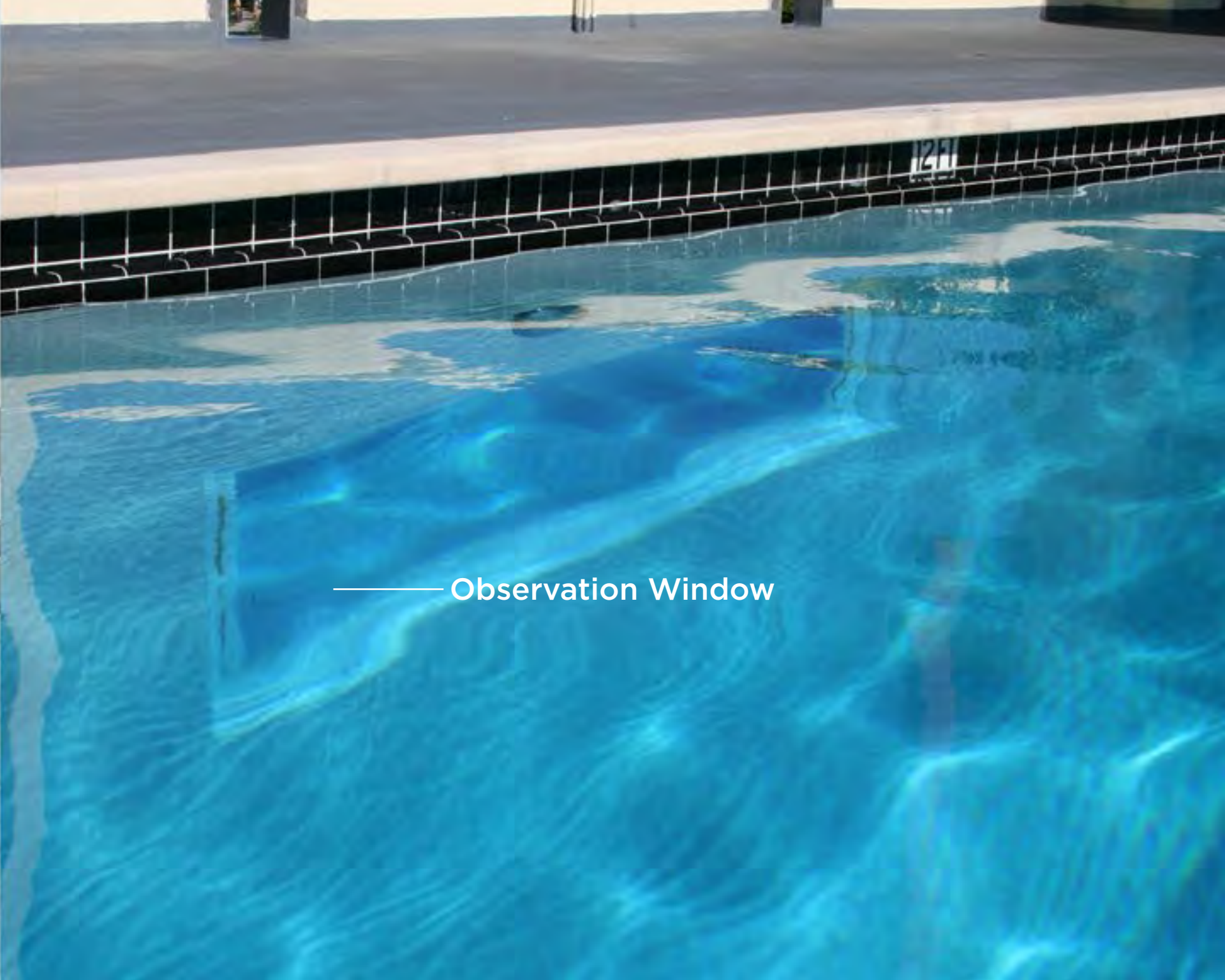
# Miami-Dade Fire Rescue Training Facility

9300 NW 41st Street, Miami, FL 33138

Scope of Work:

Construction of a rescue training pool-3,178 SqFt; 234 LF. Training Pool is 5' to 12' deep with 4' x 8' observation window, (3) tiled swim lanes, underwater lights and Gem Finish.

- Owner: **Miami-Dade Fire Rescue**
- General Contractor: **MCM Corp**
- Contract Value: **\$300,000.00**
- Completion date: **May 2010**



—— Observation Window

# Custom Estate Home

## Scope of Work:

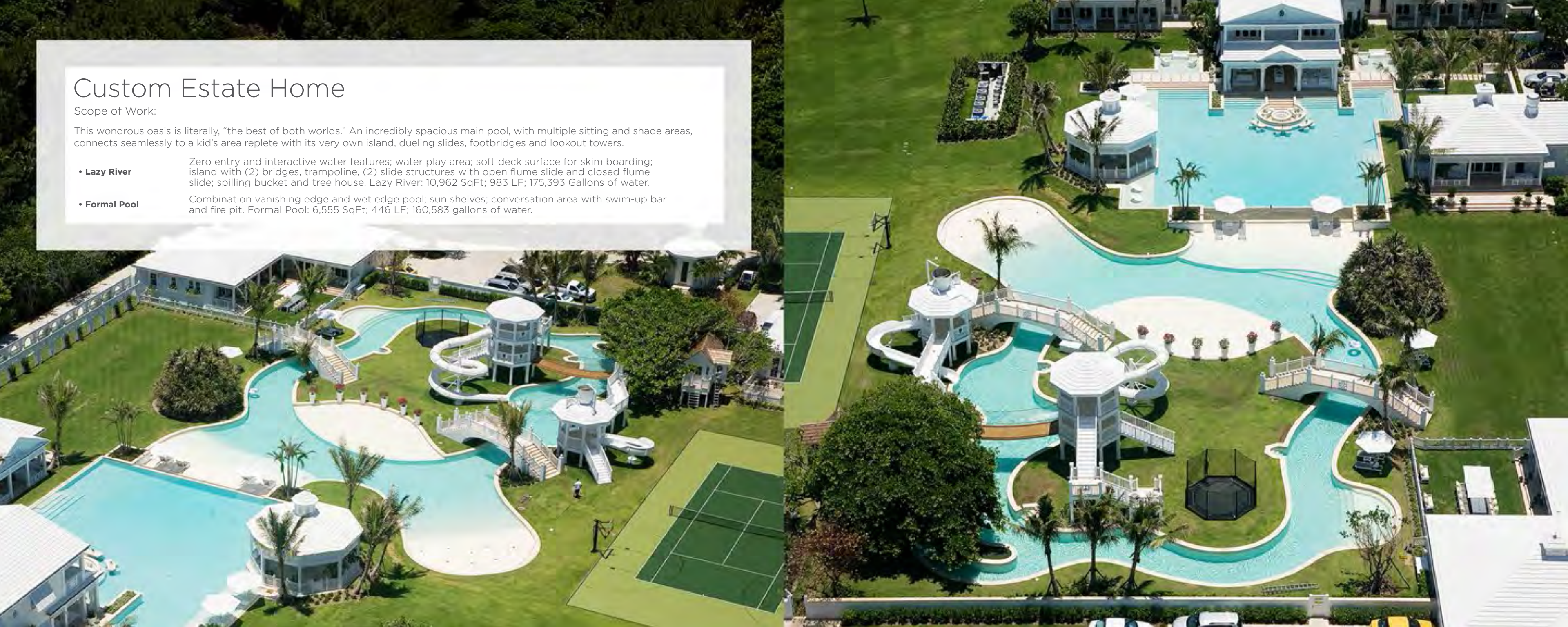
This wondrous oasis is literally, “the best of both worlds.” An incredibly spacious main pool, with multiple sitting and shade areas, connects seamlessly to a kid’s area replete with its very own island, dueling slides, footbridges and lookout towers.

- **Lazy River**

Zero entry and interactive water features; water play area; soft deck surface for skim boarding; island with (2) bridges, trampoline, (2) slide structures with open flume slide and closed flume slide; spilling bucket and tree house. Lazy River: 10,962 SqFt; 983 LF; 175,393 Gallons of water.

- **Formal Pool**

Combination vanishing edge and wet edge pool; sun shelves; conversation area with swim-up bar and fire pit. Formal Pool: 6,555 SqFt; 446 LF; 160,583 gallons of water.



Custom Estate Pool Equipment Room



# Private Luxury Residence Pool & Lazy River

• Contract Value: **\$425,000.00**

• Completion date: **January 2009**

- **Pool** 46' x 92'; 2,506 SqFt; 157,575 Gallons of water; freeform infinity edge pool with (8) LED pool lights, Laminator deck jets with lights (3) swim-outs, (3) LED bubblers, salt system, cleaning system and sky blue Gem finish.
- **Spa** 6' x 11' raised spa with custom glass tile, spill way, (8) therapy jets, Laminator deck jets with lights, salt system, cleaning system and sky blue Gem finish.
- **Lazy River** 1,390 SqFt; Laminator deck jets with lights, salt system, cleaning system and sky blue Gem finish.
- **Deck** Tumbled marble decking with Step Risers





Van Kirk takes pride in all of our work,  
no matter what size the project!

Contact us today to find out how we can turn your dreams into a reality.



[www.vankirkpools.com](http://www.vankirkpools.com)

**TOLL FREE:** 1-800-741-3911

**OFFICE:** 954-755-4402

**FAX:** 954-341-8950

**EMAIL:** [Receptionist@vankirkpools.com](mailto:Receptionist@vankirkpools.com)

**CPC: 045956 / CPC: 1456646**

3144 S.W. 13th Drive, Deerfield Beach, FL 33442



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