



November 21, 2025

PROPOSAL FOR: **Homeowner**
 3232 Brimhall Dr
 Rossmoor, CA 90720

Proposal for New Pool and Spa

Work to include the following:

Pool – 16' x 24' rectangular shape, depth of 3½' to 6½'

Spa – 7' x 8' rectangular shape, elevated 18"

- Layout and approval of owner
- Standard engineering details
- Excavation of dirt by Bobcat
- Haul away dirt from job site
- Steel reinforcement as required by the County of Orange
- PVC plumbing for pool and spa
- Hook-up equipment at equipment location
- Shotcrete structural pool shell
- Deputy shotcrete inspector
- Installation of NPT porcelain tile & grout at water line (NPT Porcelain Standard (PS) included) (NOT paper face)
- Marble white plaster interior finish (PebbleSheen Finish **NOT** included)
- Startup and programming of all equipment is included (Pool service and plaster start up **NOT** included)

Equipment Included

- Pentair IntelliCenter 5 pool/spa controller system w/ mobile app, outdoor sub panel and a 4 function spa side remote
- Pentair IntelliFlo VSF variable speed circulation pump
- Pentair WhisperFlo spa jet pump
- Pentair Quad DE filter (with no backwash)
- Pentair Master Temp heater – 400,000 BTU
- (10) hydro jets in spa with aim flow fittings
- Pentair MicroBrite color changing and white LED underwater light in pool (3) and spa (1)
- Autofill and overflow system

Cost of basic pool and spa elements, described above\$83,780.00*

****Please refer to the next page for cost of additional items required or requested.***





PROPOSAL FOR: Homeowner, 3232 Brimhall Dr, Rossmoor, CA 90720

Continued

Items in addition to basic pool and spa:

• **Plans and Permit**

- Provide digital plot plan of entire rear yard with revisions as needed and 3D render, as required for permit by County of Orange 1,550.00
- Provide engineering and pull permits with County of Orange (Permit fee **NOT** included) 1,325.00

• **Utilities**

- Electrical supply from electrical panel to equipment location (based on 50 lin. ft.) 950.00
- 1½ inch polyurethane gas supply from the gas meter to equipment location (based on 125 lin. ft.) 2,750.00

• **Additional Equipment**

- Pentair IntelliCenter In-House Control Panel Add 1,150.00
- Pentair Bioshield 45 UV disinfection sanitizer Add 3,570.00
- Pentair IntelliChem pool chemical management system for acid and liquid chlorine Add 4,760.00
- Solar tees and 2 inch pipe loop at house for future thermal solar Add 910.00
- Install Thermal Solar System (6) 4' x 12' panels and program Add 8,990.00

• **Elevated Pool**

- Additional steel and shotcrete as required by engineering
- 16" high with double-sided Pacific Stone coping
- Tile, stone or Pacific Stone plates on face of elevated portion
- Total of Above Add 7,430.00

• **Raised Bond Beam**

- Raised bond beam wall on rear pool/spa with tile or stone on face
- 12" raised bond beam (based on 40 lin. ft.) 3,520.00

• **Water Feature**

- Water feature with (3) 18" Custom Cascades with extended copper lip and ¾HP SuperFlo pump 4,415.00

• **Pool and Spa Coping**

- Pacific Stone pre-cast concrete product for pool and spa coping, owner's choice of style and color 8,430.00





PROPOSAL FOR: Homeowner, 3232 Brimhall Dr, Rossmoor, CA 90720

Continued

- **Additional Pool and Spa Tile**
 - Additional cost to install a Glass tile (**NOT** paper face) Add 1,250.00
 - Install trim tile for steps and benches (based on 60 lin. ft.) (NPT Porcelain Standard (PS) included) Add 1,210.00

- **Pool Plaster Upgrades**
 - Upgrade to PebbleSheen Finish, owner's choice of **Standard** colors (**Deluxe** colors or **Premium** colors additional cost)..... Add 5,430.00

Proposal for Demolition

Work to include the following:

- **Demolition (Does NOT include dump fees)**
 - Demolition of concrete pavers; haul away debris (based on 800 sq. ft.)..... 2,790.00
 - Demolition of trees, shrubs and brass; haul away debris 2,430.00
 - Demolition of planter wall, firepit and misc debris; haul away debris..... 1,720.00
 - Haul away excess dirt for proper grading (based on 2 loads) 2,490.00

Proposal for Fences and Gates

Work to include the following:

- **Update Fences and Gates, as required by Building Department**
 - Updated fences: Build new fences or update existing fences..... TBD
 - Updated gates: Build new gates or update existing gates TBD

Proposal for Decking and Drain System

Work to include the following:

- **Decking**
 - New decking areas around pool and spa (based on 1,100 sq. ft.). Concrete slab 4" thick, 3,500 psi, natural color with #3 rebar at 24" on center, both ways with sand finish on concrete 14,300.00
 - Add Increte Color to concrete from **standard** selections 2,280.00
 - Deep troweled decorative expansion joints in concrete..... 2,810.00
 - Turf bands 6" wide, choice of turf @ \$45.00 / lin. ft. TBD
 - Deck-o-seal mastic between the coping and decking 650.00





PROPOSAL FOR: Homeowner, 3232 Brimhall Dr, Rossmoor, CA 90720

Continued

• **Drain System**

- 3" PVC pipe drain system for deck areas, overflow of pool, downspouts, and planted areas (based on 300 lin. ft.) 3,720.00
- (4) Brass deck drain inlets 680.00
- (8) Yard drain inlets..... 990.00
- (2) Downspout drain inlets 300.00
- Water reintroduction to soil system..... Add 985.00
- Core drill curb for exit of drain Existing
- 3" sleeves for underground utilities (based on 30 lin. ft.)..... 270.00

Proposal for Masonry Structures

Work to include the following:

• **Bar Consoles**

- BBQ Console 10' long, 36" high, stucco finish on all faces. Includes installation of all fixtures. Does **NOT** include BBQ, fixtures, accessories, countertop materials, concrete base for countertop if needed Add 6,425.00
- Backsplash on back bar raised 6" along the back Add 1,210.00
- Gas and electric for BBQ Console Add 950.00
- Upgrade to tile or stone face on consoles TBD
- BBQ and other equipment TBD
- Countertop material, fabrication and installation TBD

• **Equipment Wall**

- 6' high standard concrete block wall TBD

• **Firepit (Based on 3' x 5' inside size)**

- Firepit, raised 14" above grade level, stone on face and Pacific Stone cap, gas emitter ring and lava rock interior Add 3,975.00
- Gas supply from the gas meter to firepit location Add 550.00

Proposal for Landscaping

Work to include the following:

• **Soil Conditioning**

- Soil prep; import gypsum and first green fertilizer to amend existing soil 490.00
- Import (3) yards of amended soil 985.00





Cost Projection Worksheet

11/21/2025

Customer Name: Homeowner

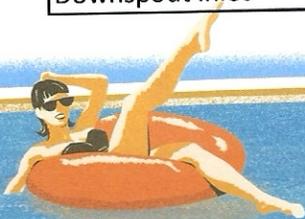
Address: 3232 Brimhall Dr, Rossmoor, CA 90720

NEW POOL AND SPA		
DESCRIPTION	UNITS	PRICE
Cost of basic pool and spa		\$ 83,780.00
Digital Plot Plan with revisions as needed and 3D render		\$ 1,550.00
Provide engineering and pull permit (permit fee NOT included)		\$ 1,325.00
Electrical hook-up	50 lin ft	\$ 950.00
Gas line	125 lin ft	\$ 2,750.00
12" raised bond beam (rear pool/spa)	40 lin ft	\$ 3,520.00
Water feature (3) 18" CC with 3/4" SuperFlo pump		\$ 4,415.00
Coping- Pacific Stone		\$ 8,430.00
NEW POOL AND SPA SUBTOTAL		\$ 106,720.00

DEMOLITION		
DESCRIPTION	UNITS	PRICE
Demo concrete pavers, haul away debris		\$ 2,790.00
Demo trees, shrubs, and brass, haul away debris		\$ 2,430.00
Demo planter wall, firepit and misc debris, haul away debris		\$ 1,720.00
Haul away excess dirt for proper grading	2 loads	\$ 2,490.00
DEMOLITION SUBTOTAL		\$ 9,430.00

FENCES AND GATES		
DESCRIPTION	UNITS	PRICE
Update fences		TBD
Update gates		TBD
FENCES AND GATES SUBTOTAL		\$ -

DECKING AND DRAIN SYSTEM		
DESCRIPTION	UNITS	PRICE
New concrete decking with sand finish	1,100 sq ft	\$ 14,300.00
Increte Colored concrete		\$ 2,280.00
Deep troweled decorative expansion joints in concrete		\$ 2,810.00
Turf bands 6" wide, choice of turf @ \$45.00 / lin. ft.		TBD
Deck-o-seal		\$ 650.00
Drain system 3" PVC	300 lin ft	\$ 3,720.00
Brass deck drain inlet	4	\$ 680.00
Yard drain inlet	8	\$ 990.00
Downspout inlet	2	\$ 300.00





Core drill curb		Existing
3" sleeves	30 lin ft	\$ 270.00
DECKING AND DRAIN SYSTEM SUBTOTAL		\$ 26,000.00

LANDSCAPING		
DESCRIPTION	UNITS	PRICE
Soil prep; import gypsum and first green fertilizer to amend existing soil		\$ 490.00
Soil amendment	3 yrds	\$ 985.00
Valve sprayer irrigation system	3 vlvs	\$ 2,970.00
24" box trees	2	\$ 880.00
15 gallon vines/Espalier	4	\$ 840.00
15 gallon trees or shrubs	20	\$ 2,510.00
5 gallon vines/Espalier	4	\$ 390.00
5 gallon tree or shrub	30	\$ 1,810.00
1 gallon shrubs	80	\$ 1,280.00
Flats of color or ground cover	10	\$ 480.00
Chip Mulch Premium in planter areas	2 yrds	\$ 580.00
SOLLOS - low volt lighting system	16 fx	\$ 3,840.00
LANDSCAPING SUBTOTAL		\$ 17,055.00

SUMMARY

NEW POOL AND SPA SUBTOTAL	\$ 106,720.00
DEMOLITION SUBTOTAL	\$ 9,430.00
FENCES AND GATES SUBTOTAL	\$ -
DECKING AND DRAIN SYSTEM SUBTOTAL	\$ 26,000.00
LANDSCAPING SUBTOTAL	\$ 17,055.00
TOTAL INVESTMENT	\$ 159,205.00

OPTIONAL ITEMS - NOT INCLUDED		
DESCRIPTION	UNITS	PRICE
Pentair IntelliCenter In-House Control Panel		\$ 1,150.00
Pentair Bioshield 45 UV disinfection sanitizer		\$ 3,570.00
Pentair IntelliChem pool chemical management system		\$ 4,760.00
Solar tees and 2 inch pipe loop at house for future thermal solar		\$ 910.00
Install Thermal Solar System (6) 4' x 12' panels and program		\$ 8,990.00
Additional cost to install a Glass tile (NOT paper face)		\$ 1,250.00
Trim Tile	60 lin ft	\$ 1,210.00
Upgrade to PebbleSheen Finish		\$ 5,430.00
Elevate Pool 16"		\$ 7,430.00
Water reintroduction to soil system		\$ 985.00





BBQ Console	10 lin ft	\$	6,425.00
Backsplash	10 lin ft	\$	1,210.00
Gas and electric for BBQ Console		\$	950.00
Upgrade to tile or stone face on consoles			TBD
BBQ and other equipment			TBD
Countertop material, fabrication and installation			TBD
Equipment wall			TBD
Firepit	3' x 5'	\$	3,975.00
Firepit gas line		\$	550.00
6.1 Sonance Landscape Audio System		\$	5,450.00

