Your pool & spa project

Prepared for Lisa Lee · 9421 Bristol Ridge Ct, West Palm Beach, FL 33411 · Two options, summary of scope

Choose one option	Total
Option 01 · Classic pool & raised spa 160 lf pool with entry steps and raised spa, 1,900 sf deck, 4 LED lights.	**$139,900**
Option 02 · Larger pool with sunshelf & spa 170 lf pool with sunshelf and raised spa, 2,200 sf deck, 5 LED lights.	**$150,000**

Option 01 · Classic pool & raised spa

Proposal 5262-1 · November 24, 2026

01	**Pool & spa structure**	**$57,200**
01	**Excavation and dirt removal** Excavation of the pool and spa shell (160 lf of perimeter) and haul-off of all the dirt.	**$7,800**
02	**Rebar and forms** Forms and engineered steel grid for floor, walls, steps, benches and beam (160 lf), bonded per NEC 680 and inspected before gunite.	**$8,000**
03	**Gunite shell** Gunite shell for the pool and spa (160 lf), built to the structural engineer's plans and the Florida Building Code.	**$32,000**
04	**Perimeter piping and rough plumbing** Main drain, skimmer, return and suction lines to the equipment pad, pressure tested twice and inspected.	**$6,200**
05	**Backfill and grading to deck level** Two-stage backfill in compacted lifts and grading to deck level, sloped away from the pool and the house.	**$3,200**
02	**Finishes & deck**	**$48,300**
06	**Infinity coping** 160 lf of polished, non-bullnose infinity coping, mud set on the pool beam.	**$4,800**
07	**Waterline tile** 190 lf of 6" waterline tile with step and bench trim, on a reinforced, waterproofed beam.	**$5,700**
08	**Florida Stucco GEM finish** Florida Stucco GEM interior in the color you choose, with new main drain grate and return fittings.	**$11,200**
09	**Pool deck, marble or travertine** 1,900 sf of travertine or marble deck (6.00 dollars per sf material allowance) on leveled, compacted sand.	**$26,600**
03	**Equipment & automation**	**$27,400**
10	**Pump, filter and spa blower** Jandy 2.7HP variable-speed pump, 200 sf cartridge filter and 1.5HP spa air blower, on new pads with new valves.	**$6,200**
11	**Automation and control panel** Jandy IQ906-PS AquaLink RS with iAquaLink: pool, spa, lights and heater from your phone. Electrical permit and feed included.	**$7,800**
12	**Color LED lights** Four Jandy HydroCool color LED lights: three in the pool and one in the spa.	**$4,800**

13	**Salt chlorinator** Jandy TruClear salt system for up to 35,000 gallons, first 300 lbs of salt included.	**$1,900**
14	**Heat / chill pump** Jandy VersaTemp 130K BTU heat pump that heats and chills, 5.8 COP.	**$6,700**
04	**Engineering & permits**	**$7,000**
15	**Engineering** Pool plans and engineering, about 10 days.	**$2,000**
16	**Permits and fees, all included** Fixed price with every city, county and private provider fee included. Private provider inspections keep the job at least 50% faster.	**$5,000**

Option 01 total · permits and fees included **$139,900**

Option 02 · Larger pool with sunshelf & spa

Proposal 5262-2 · November 25, 2026

01	**Pool & spa structure**	**$60,700**
01	**Excavation and dirt removal** Excavation of the pool and spa shell (170 lf of perimeter) and haul-off of all the dirt.	**$8,500**
02	**Rebar and forms** Forms and engineered steel grid for floor, walls, steps, benches and beam (170 lf), bonded per NEC 680 and inspected before gunite.	**$8,800**
03	**Gunite shell** Gunite shell for the pool and spa (170 lf), built to the structural engineer's plans and the Florida Building Code.	**$34,000**
04	**Perimeter piping and rough plumbing** Main drain, skimmer, return and suction lines to the equipment pad, pressure tested twice and inspected.	**$6,200**
05	**Backfill and grading to deck level** Two-stage backfill in compacted lifts and grading to deck level, sloped away from the pool and the house.	**$3,200**
02	**Finishes & deck**	**$53,200**
06	**Infinity coping** 160 lf of polished, non-bullnose infinity coping, mud set on the pool beam.	**$4,800**
07	**Waterline tile** 190 lf of 6" waterline tile with step and bench trim, on a reinforced, waterproofed beam.	**$5,700**
08	**Florida Stucco GEM finish** Florida Stucco GEM interior in the color you choose, with new main drain grate and return fittings.	**$11,900**
09	**Pool deck, marble or travertine** 2,200 sf of travertine or marble deck (6.00 dollars per sf material allowance) on leveled, compacted sand.	**$30,800**
03	**Equipment & automation**	**$28,600**
10	**Pump, filter and spa blower** Jandy 2.7HP variable-speed pump, 200 sf cartridge filter and 1.5HP spa air blower, on new pads with new valves.	**$6,200**
11	**Automation and control panel** Jandy IQ906-PS AquaLink RS with iAquaLink: pool, spa, lights and heater from your phone. Electrical permit and feed included.	**$7,800**
12	**Color LED lights** Five Jandy HydroCool color LED lights: three in the pool, one in the spa and one on the sunshelf.	**$6,000**
13	**Salt chlorinator** Jandy TruClear salt system for up to 35,000 gallons, first 300 lbs of salt included.	**$1,900**
14	**Heat / chill pump** Jandy VersaTemp 130K BTU heat pump that heats and chills, 5.8 COP.	**$6,700**
04	**Engineering & permits**	**$7,500**
15	**Engineering** Pool plans and engineering, about 10 days.	**$2,000**
16	**Permits and fees, all included** Fixed price with every city, county and private provider fee included. Private provider inspections keep the job at least 50% faster.	**$5,500**

Option 02 total · permits and fees included **$150,000**

How to approve

1. Open the estimate of the option you choose in JobTread (5262-1 or 5262-2, links on your project website).
2. Review it and sign.
3. Click the green **Approve** button.

This is a summary. The binding, signable documents are the estimates in JobTread; the full scope description and agreement there govern. Pool dimensions are approximate and final engineering follows the approved plans. Renders are artistic conceptions with a generic house. Estimated timeline: engineering about 10 days, permits up to 15 days, construction 60 to 90 days.

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