



## CUSTOM SWIMMING POOL PROPOSAL FOR:

**Chris and Kathy Chang  
19 Verdant Valley Place  
The Woodlands, TX, 77382**

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Prepared By:

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We are pleased to provide our proposal for the construction of a custom pool for your Residence.

The following scope of work is listed below:

### General Specifications

|                    |                        |
|--------------------|------------------------|
| Pool Dimensions:   | <b>17' x 32'</b>       |
| Pool Perimeter:    | <b>98 ft</b>           |
| Pool Surface Area: | <b>544 sqft</b>        |
| Pool Depth:        | <b>3ft x 4ft x 5ft</b> |

|                   |            |
|-------------------|------------|
| Spa Dimensions:   | <b>N/A</b> |
| Spa Perimeter:    | <b>N/A</b> |
| Spa Surface Area: | <b>N/A</b> |
| Spa Raised:       | <b>N/A</b> |
| Spa Depth:        | <b>N/A</b> |

|                |  |
|----------------|--|
| Total Gallons: | <b>13,860</b> (adjusted for tan shelf) |
|----------------|--|





## Phase One - Approvals

|                    |  |
|--------------------|--|
| City Permit:       | <i>All fees and inspections included, as required by the city</i>                        |
| Home Owners Assoc: | <i>Assistance with required plans and forms, Fees by buyer</i>                           |
| Insurance:         | <b><i>\$2,000,000 General Liability and Workers Compensation Insurance provided.</i></b> |
| Standards:         | <i>Design meets current standards as detailed by ISPSC guidelines.</i>                   |
| Plans:             | <i>Final construction plans will be supplied for approval.</i>                           |
| Layout:            | <i>Design will be marked in yard for approval.</i>                                       |

## Phase Two - Excavation

|             |   |
|-------------|---|
| Fence:      | <i>Removal and Replacement of fence as required.<br/>Side Gates will be corrected to meet Code Compliance</i> |
| Access:     | <i>Standard clearances required.</i>  |
| Rock:       | <i>Hard rock excavation charged at \$250 per hour. 0 hours included.</i>                                      |
| Material:   | <i>All excavation material to be hauled away, unless specified</i>  |
| Additional: | <i>N/A</i>  |

## Phase Three - Steel & Gunite

|                 |  |
|-----------------|--|
| Pool Shell:     | <i>3/8 inch Steel Rebar on 10 inch Centers, both ways.</i>                                       |
| Pool Bond Beam: | <i>1/2 inch Steel Rebar X 4</i>  |
| Additional:     | <i>N/A</i>   |
| Concrete:       | <i>Dry Mix Gunite rated to exceed APSP Building Standards</i>                                    |
| Thickness:      | <i>12" Bond Beam, 6-8" Walls/Floor                      All elevated/exposed walls to be 12"</i> |





## Phase Four - Plumbing & Electrical

**Plumbing Note:** Your pool plumbing system is designed with safety as the primary consideration. All suction and pressure, (fixtures and fittings) which we install shall conform to the manufacturers flow rate specifications. In addition, all suction fixtures are connected to a secondary fixture to provide for suction RELIEF FLOW. Main drains are fitted with VGB approved safety drain covers, which are to remain in place at all times. The complete plumbing system shall be assembled and pressure tested throughout the construction process. Plumbing is assembled and configured to balance the suction and pressure side for flow efficient operation.

|                |   |   |
|----------------|---|---|
| Pool Pipes:    | <i>2 inch Schedule 40 PVC.</i>  |   |
| Returns:       | <i>(4) Directional flush mount inlets, placed for maximum efficiency.</i> |   |
| Skimmers:      | <i>(2) Aquastar, Independently plumbed for optimum control.</i>           |   |
| Drains:        | <i>(2) 10 inch SDX, VGB compliant.</i>                                    | - <b>Anti - vortex; and anti - entrapment</b> |
|                | -   |   |
| Spa Pipes:     | <i>N/A</i>  |   |
| Spa Jets:      | <i>N/A</i>  | -   |
| Spa Air:       | <i>N/A</i>  |   |
| Spa Drain:     | <i>N/A</i>  |   |
| Fill Line:     | <i>N/A</i>  |   |
| Overflow Line: | <i>included</i>   |   |
| Cleaner Line:  | <i>(1) Independently plumbed</i>  |   |
| Gas Line:      | <i>N/A</i>  |   |

**Electrical Note:** Cody provides for the complete electrical connection of all lighting and equipment, which includes all linear footage of in-ground service w/all terminations, grounding, bonding, and mechanical installation. All electrical work shall meet local and national standards to include the installation of ground fault interrupters. All lighting and mechanical equipment is bonded and grounded for safety, and all testing and safety inspections are provided.





## Phase Five - Stone & Tile

|                   |  |                      |
|-------------------|--|----------------------|
| Pool/Spa Tile:    | <i>6" Band at waterline, Frost-proof -</i> | <i>Std Selection</i> |
| Pool Coping:      | <i>#N/A</i>                                |                      |
| Spa Coping:       | <i>N/A</i>                                 |                      |
| Spa Facing:       | <i>N/A</i>                                 |                      |
| Raised Beam:      | <i>N/A</i>                                 |                      |
| Boulders in Beam: | <i>N/A</i>                                 |                      |

## Phase Six - Water Features

|                     |            |
|---------------------|------------|
| Boulder Waterfall:  | <i>-</i>   |
| Magicfalls - Sheer: | <i>N/A</i> |
| Wok Pots:           | <i>N/A</i> |
| Stone Scuppers:     | <i>N/A</i> |
| Deck Jets:          | <i>N/A</i> |
| Laminar Jets:       | <i>N/A</i> |
| Wall Sconce:        | <i>N/A</i> |
| Bubbler - 1 Nozzle: | <i>N/A</i> |
| Parascope:          | <i>N/A</i> |
| Other:              | <i>N/A</i> |
| Spa Spillway:       | <i>N/A</i> |
| Negative Edge:      | <i>N/A</i> |

## Phase Seven - Decking & Walls

|                        |  |
|------------------------|--|
| Reinforcement:         | <i>3/8" Rebar 16" On Center, 4" Crushed Base, 3/8" Mastic Joint</i>  |
| Deck Material #1:      | <i>591 sqft of Brushed Concrete - no color</i>                       |
| Deck Material #2:      | <i>N/A</i>   |
| Topping:               | <i>N/A</i>   |
| Steps:                 | <i>N/A</i>   |
| Turndown:              | <i>15 sqft of 6 inch beam included</i>                               |
| Deck-O- Drain:         | <i>N/A</i>   |
| Drainage Pipe:         | <i>187 ft of total sleeves, to be used with immediate pool area.</i> |
| VB / Umbrella Sleeves: | <i>N/A</i>   |
| Retaining Walls:       | <i>N/A</i>   |





## Phase Eight - Interior

|                           |  |  |
|---------------------------|--|--|
| Pool/Spa Interior Finish: | <i>Pebble Sheen - Cody White</i>   | <b>Hardens to 15,000 psi; 15 year warranty</b> |
| Entry:                    | <i>93 sqft Custom Tanning Shelf</i>  |  |
| Benches:                  | <i>(5) If total</i>  |  |
| Start-Up:                 | <i>Complete start-up chemicals for balance and stabilization</i>                           |  |
| Maintenance:              | <i>16' Telescopic Pole, Vacuum Head &amp; Hose, Brush, Net, Test Kit &amp; Thermometer</i> |  |
| Clean Up:                 | <i>1 load of fill, spread.</i>   |  |

Cody Pools shall provide a complete poolside turnover demonstration, ("pool school") to instruct the owners upon the proper care, safe use, and maintenance of the installation. The finished project shall be cleaned and detailed with all construction debris removed from site.

## Equipment







|                       |  |  |
|-----------------------|--|--|
| Primary Pump:         | <i>Pentair WhisperFlo 1 HP</i>                 | <b>Saves money!</b>                        |
| Feature Pump #1:      | <i>N/A</i>                                     |  |
| Feature Pump #2:      | <i>N/A</i>                                     |  |
| Filter:               | <i>Pentair Clean &amp; Clear 420 Cartridge</i> |  |
| Heater/Chiller:       | <i>N/A</i>                                     |  |
| Air:                  | <i>N/A</i>                                     |  |
| Cleaner:              | <i>Pentair Racer LS w/ booster</i>             | <b>Easy to clean!</b>                      |
| Control Box:          | <i>Pentair EasyTouch P-4</i>                   |  |
| Remotes:              | <i>N/A</i>                                     | <b>Easy to operate!</b>                    |
| Sanitizers:           | <i>In-Line Chlor</i>                           | <b>Easy to maintain!</b>                   |
| Additional Actuators: | <i>0 additional</i>                            |  |
| Pool Lights:          | <i>(1) Pentair GloBrite LED 12v - Pool</i>     | <b>Rated to last 10 yrs or 100k hours!</b> |
| Spa Lights:           | <i>(1) Pentair GloBrite LED 12v - Spa</i>      | <b>85% more energy efficient!</b>          |
| Step/Deck Lights:     | <i>N/A</i>                                     |  |
| Other:                | <i>N/A</i>                                     |  |
| Poured/Precast Pad:   | <i>Gunite Equipment Pad</i>                    |  |



## Warranties

|                    |                                   |
|--------------------|-----------------------------------|
| Gunite Shell:      | <b>Lifetime</b>                   |
| Equipment:         | <i>3 Year (parts &amp; labor)</i> |
| Plumbing:          | <i>2 Years</i>                    |
| Decks:             | <b>2 Years</b>                    |
| Tile/Coping:       | <i>2 Years</i>                    |
| Light:             | <i>3 Years</i>                    |
| PV3 Infloor Heads: | <b>Lifetime</b>                   |
| Pebble Plaster:    | <b>15 Years</b>                   |
| Controls:          | <i>3 Years</i>                    |

## By Owner/Others

-  Reroute sprinkler and utility lines if required
-  Landscaping, Grass or Mulch
-  Modification or Upgrade to existing electrical and/or gas meter/service panel
-  Gutters and Gutter Drain Pipes
-  Supply accurate survey to property
-  Water supply for filling of pool and gunite process





## Total Investment

|                                  |                 |                      |
|----------------------------------|-----------------|----------------------|
| List Price:                      | <b>\$58,110</b> | -5,229               |
| Cody's 2019 winter savings:      | <b>-\$5,811</b> |                      |
|                                  |                 | Total: <b>47,070</b> |
| <b>Proposed Contract Amount:</b> | <b>\$52,299</b> |                      |

Payment Schedule:

- 40% upon completion of Excavation
- 30% upon completion of Gunite
- 20% upon completion of Decks
- 10% prior to Plaster

Timeline: *After completion of excavation, construction time is estimated at 60 working days or less, barring time delays out of contractors control.*

## Recommended Options

### Paramount PV3 In-Floor Cleaning and Circulation System \$6,111

*The ultimate in pool cleaning. Pop-up nozzles built into the pool during construction will clean debris from steps, benches, fountain walls and spa. Virtually undetectable when not in use, each nozzle pushes debris from the corners of the pool in a series toward a MDX debris removal drain. Large debris is then trapped in a canister before passing through the filter system.*

### Paramount ULTRA UV System \$896

*Adding a ULTRA UV sanitizer to your pool or spa will provide 99.99% contaminant-free water while reducing the use of chemicals. Trident UV units deactivate bacteria, germs, viruses, and algae, thus reducing maintenance costs dramatically and prolonging the life of your pool and equipment*

### Pebble Sheen Interior Finish (Level 1) \$1,086

*Pool finish provides the exquisite appearance of fine polished stone, creating a stunning, visual effect. Pebble Sheen is developed by combining smaller vibrant, naturally colored stones of many stunning color combinations. Every Pebble Sheen finish is lightly buffed to ensure a smooth and beautiful appearance.*

### Custom Option \$0

*Type Description Here*

