



P.O. 3681
 Ketchum, ID 83340
 208-928-4280
david@mwcon.biz

Pool Estimate

		Name:	Fairway 9 Pool House						8/13/25		Bid Amount
		Address:	4300 Fairway Nine Drive - SV								
Install pool and misc. grounds around pool											
										Quantity	Item Price
01 General Requirements											
01 10	Plans & specs			HOA pays direct							\$0.00
01 11	Printing costs										\$350.00
01 12	Permits			Will reduce total price for submittal							\$7,462.61
01 13	Radon testing			Plans call for radon system							\$550.00
01 14	Structural engineering			HOA pays direct							\$0.00
01 15	Civil engineering			HOA pays direct							\$0.00
01 16	Landscape architecture			HOA pays direct							\$0.00
01 17	Onsite oversite/project management										\$32,000.00
01 19	Signage			City/HOA Required							\$350.00
01 General Requirements Subtotal											\$40,712.61
02 Misc site work/prep - need more info and material call outs on all this											
02 10	Remove existing pool, spa, pavers, fencing, tree										\$28,500.00
02 11	Dig and backfill as needed for pool and spa area										\$22,500.00
02 11	Install new pavers					2368.28 sq ft					\$37,892.48
02 12	Paver edging					435 Linear ft					\$3,915.00

02 12	Dust Control - safety/debris fence - add silt fence		\$1,850.00
02 13	Install new fencing	Jerith Fence - black vertical metal	\$22,500.00
	Gate allowance	Custom made to match jerith fencing	\$2,250.00
	Parking area expansion	400 sq ft	\$10,000.00
	Drywells	2-10"	\$3,500.00
	Landscape clean up and repair allowance		\$25,000.00
02 14	Heated walkway up to pool house	206 sq ft	\$27,500.00
	Added boiler for snow melt - on a sensor - remove water heater for structure bid		
02 16	Add imbedded umbrella stands	3 locations	\$3,500.00
02 17	Tool/equipment rental/scaffolding/crane/pumps		\$2,500.00
		02 Site Prep Subtotal	\$191,407.48
03 Pool/Spa Cost			
03 10	Install new pool and spa per plan	waiting on infinity pool numbers - this matches chuck Williamson	\$484,387.44
	Reduce heater would save 10k - swim from May-August (2 heaters currently April - September)		\$0.00
	Reducing to 10 jets in the spa could save 5k		\$0.00
03 13	Misc labor needed		\$18,000.00
		03 On-site Water/Sewer Subtotal	\$502,387.44
	Subtotal		\$734,507.53
	Misc./contingency	(includes weather issues/punch list items)	\$0.00
	Contractors Profit and Overhead		\$110,176.13
	Project Total		\$844,683.66