

**THREE THOUSAND SOUTH ASSOCIATION
SEAWALL REPAIR AND POOL REPLACEMENT COST ESTIMATES**

	Option # 1	Option # 2	
	Replace Existing Pool	New Pool	
Description	As Is	Design	Explanation / Comments / Questions
SEAWALL:			
Repair seawall	\$ 40,000.00	\$ 40,000.00	
REPLACE POOL:			
Cost of variance for new pool design is tied in with our Beach Stairwell and Patio area.	This entire project necessitates;		legal drafts, submittals, meeting attendances, property surveys, and pool plan drawings, permits.
Demo Wall for Access, existing pool, existing deck, existing pool equipment room and disposal of debris	\$ 75,000.00	\$ 75,000.00	
Large machine dig and haul out	\$ 10,000.00	\$ 10,000.00	
Supply and install new pilings per plans	\$ 72,000.00	\$ 72,000.00	
Form the new pool with steel and gunite	\$ 195,255.00	\$ 165,880.00	
Rebuild new concrete block pump house with epoxy coated floor to code Rebuild planter above pool house with proper drains	\$ 50,000.00		
Plumbing of pool to equipment room	\$ 20,600.00	\$ 20,600.00	
Pool equipment / collection tank	\$ 25,000.00	\$ 95,000.00	salt water, geothermal only in new
Electric hookup of equipment budget	\$ 25,000.00	\$ 10,000.00	
Replace gas line to pool for gas Heater	\$ 20,000.00		Line runs from front of building under pavers across entire South parking lot.
Supply and install shower	\$ 2,000.00	\$ 4,000.00	
Dewatering allowance for pool over 6 feet deep	\$ 25,000.00		

Tile for back row of gutter 6" x 6" and waterline 2" x 6" non-skid per code	\$ 9,100.00	\$ 11,536.00	
Supply and install "no diving and depth markers"	\$ 2,250.00	\$ 3,300.00	
Supply and install 12" x 24" coping with \$10 sq. ft. material allowance	\$ 8,030.00	\$ 7,210.00	
Supply and install new paver decking with \$6 sq. ft. material allowance	\$ 32,100.00	\$ 42,000.00	
Fill and landscape void on north side of deck to restore original fill level and vegetation and irrigation	\$ 9,000.00		
Re-pour concrete and replace shuffleboard court	\$ 4,800.00		Shuffleboard court must be replaced
Pool prep for finish	\$ 1,500.00	\$ 1,500.00	
Wet edge standard color pool finish	\$ 25,636.00	\$ 25,636.00	
Wet edge standard color pool finish in gutter	\$ 5,110.00	\$ 7,210.00	
Pool fill tanks / misc. eyeballs	\$ 1,000.00	\$ 1,000.00	
Chemical balance and fire up	\$ 1,500.00	\$ 1,500.00	
Supply and install planter walls budget		\$ 25,000.00	
Pool furniture (estimate subject to vote)	\$ 10,000.00	\$ 10,000.00	
Lighting remove, rewire and reinstall	\$ 5,000.00	\$ 6,000.00	
Supply and install shade sails		\$ 20,000.00	
Supply and install glass rail matching north side		\$ 32,800.00	
Supply and install metal railing matching existing	\$ 12,760.00		
Supply and install gas grill	\$ 500.00	\$ 500.00	

	As Is	New
	\$ 648,141.00	\$ 647,672.00
Contingency of 30%	\$ 194,442.30	\$ 194,301.60
Total	\$ 842,583.30	\$ 841,973.60