LIQUID LUXE
A JMC Pools Company

ESTIMATE 5253-2
NOVEMBER 19, 2026

Your pool renovation project

Prepared for Bianca Belmonte Giancoli · 216 Barbados Dr, Jupiter, FL 33458 · Summary of scope

01	**Engineering & permits**	**$6,100**
01	**Engineering** Engineered plans for the renovation, about 10 days lead time.	**$2,100**
02	**Permits and fees, all included** Fixed price, no surprises: every county or city fee and every private provider fee is already in this number. Private provider inspections keep the project moving at least 50% faster.	**$4,000**
02	**Demolition & structure**	**$46,100**
03	**Demolition** Demolition and hauling of the existing partial concrete pavers, coping and pool tile, about 600 sf.	**$3,600**
04	**Raised champagne spa** New 6' x 8' raised champagne spa, 6" above the deck, with channel drain, six returns, air blower and a light, wrapped in tile with a spillway into the pool.	**$16,800**
05	**Sunshelf** 15' x 5' sunshelf on the shallow end, doweled into the existing shell, with four stepping stones on the spa side and an umbrella fitting.	**$9,900**
06	**Raised wall with waterfalls** Rebuild the existing 8' raised wall, tile on the front face and three 18" sheer descent waterfalls.	**$3,600**
07	**New skimmer at deck level** New skimmer set to the new deck level.	**$1,400**
08	**Pool beam elevation** Raise the pool beam up to 2", rebar reinforced, formed and poured, about 120 lf.	**$2,400**
09	**Retaining concrete footers** 140 lf of concrete footers, dug 12" down, to hold the deck at the right elevation on the yard's natural slope.	**$8,400**
03	**Coping, tile & finish**	**$23,200**
10	**Infinity coping** Polished, non-bullnose infinity coping, mud set on the pool beam, about 100 lf.	**$3,000**
11	**Mitered coping, wood-look side** Mitered coping with a 7" facing drop on the wood-look side, about 15 lf.	**$1,500**
12	**Waterline tile** 6" waterline tile with step and bench trim, on a reinforced, waterproofed beam.	**$9,600**
13	**Pool finish** New Florida Stucco Gem interior in your choice of color, with a new main drain grate and new pool and spa return fittings.	**$9,100**
04	**Deck & landscape**	**$28,440**
14	**Pool deck, marble or travertine** About 1,100 sf of travertine or marble deck on leveled, compacted sand, with thin-set outer borders.	**$16,500**
15	**Wood-look porcelain deck** About 350 sf of wood-look porcelain pavers on a new reinforced concrete slab with crack membrane.	**$10,500**

16	**Artificial grass strips** 120 lf of artificial grass strips between the pavers, per the design.	**$1,440**
05	**Equipment & automation**	**$25,100**
17	**Automation and control panel** Jandy IQ906-PS AquaLink control system with iAquaLink: pool, spa, lights, garden lights and heater from your phone. Electrical permit and the feed from the house panel included.	**$7,500**
18	**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 plumbing and valves.	**$6,200**
19	**Color LED lights** Five Jandy color LED lights: two in the pool, two on the sunshelf and one in the spa.	**$5,500**
20	**Electric heat pump** Gulfstream 142,000 BTU electric heat pump, installed, 10-year parts warranty.	**$5,900**

Total	**$128,940**

Optional, not included in the total

+	**Pergola / covered patio (optional)** Bronze aluminum pergola 17x22, insulated ceiling, recessed LED lights, fan hook-up, electrical and footers included. Shown in the renders.	**$26,250**
+	**Durabull outdoor kitchen (optional)** 12 items: DuraCabinet bases, Bull Angus grill, double side burner, sink kit, countertop fabrication (stone slab by homeowner) and kitchen permits. Shown in the renders.	**$25,900**

How to approve

1. Open your estimate in JobTread (link in your e-mail).
2. Review it and sign.
3. Click the green **Approve** button.

This is a summary. The binding, signable document is the estimate in JobTread; the full scope description and agreement there govern. Pool dimensions are approximate and final engineering follows the approved plans. Permits and all county, city and private provider fees are included. Estimated timeline: engineering 2 to 3 weeks, permits 4 to 8 weeks, construction 8 to 16 weeks. Interior color, deck stone, porcelain and tile are selected within the allowances in the estimate.