



TEXAS
TINY POOLS

PROPOSAL

AUGUST 9, 2024

AMBER & JEFF HIGGINBOTHAM

**3306 WINDSOR RD.
AUSTIN, TEXAS 78703**

AWHIGGINBOTHAM@YAHOO.COM



TINY POOLS

Texas Tiny Pools is a locally-and-woman-owned company that is modernizing the traditional pool. Our pools are built smarter and safer.

Thank you for allowing us to bid on your project and for helping us to improve the way pools are built!

SERVICES

PRE-CONSTRUCTION

- Design meeting including material samples review
- 811 Call before you dig inspections
- City of Austin permit held by Texas Tiny Pools
- Accessibility: Left driveway
- HOA: HOA approval **is NOT** needed

COMPLETION & CLOSE-OUT

- Management and oversight of all City inspections and code compliance
- Pool School training and maintenance guide
- Pool start-up kit
- 2-4-week water balancing aid during plaster-curing period

CONSTRUCTION

- Excavation / spoils removal
- Pool construction including custom Shotcrete shell, plaster, tile and coping
- Plumbing and electrical, and all pool equipment installed by licensed and insured trades
- ENERGY STAR® certified Pentair pool equipment
- Yard and tree mitigation, as needed



SCOPE

SWIMMING POOL

- Pool Design: +/- 15' x 29.5' custom concrete pool with sun shelf, hang out benches, stairs
- Spa Design: 5 x 10 Custom spa built in pool to be flush
- Perimeter/coping: +/- 103 SQFT | Equipment Pad 28 SQFT | **Total Impervious Cover needed: +/- 131 SQFT**

SAFETY FEATURES

- TBD

EXCAVATION

- Excavation and haul off of spoils and removal of debris from site
- **Custom Shotcrete pool shell, minimum 9-12" thick on walls and sides with out of ground being 12" thick; with #4 60 strength rebar, 9" on center**
- 3.5' x 8' concrete equipment pad

EQUIPMENT

- Pentair Clean & Clear 320 HP Filter
- (2) Pentair Intelliflo Variable Speed Pumps
- Pentair Rainbow In-Line Chlorinator
- 1 Skimmer
- 6 Returns
- 1 Pool Light & 1 Spa Light
- Paramount UV lamp
- Pool chemical start up kit
- Pole, vacuum, net & brush

*Upgrade options to consider:

- NG 400 BTU heater
- Heater/Chiller
- Autofill
- Pool cleaner

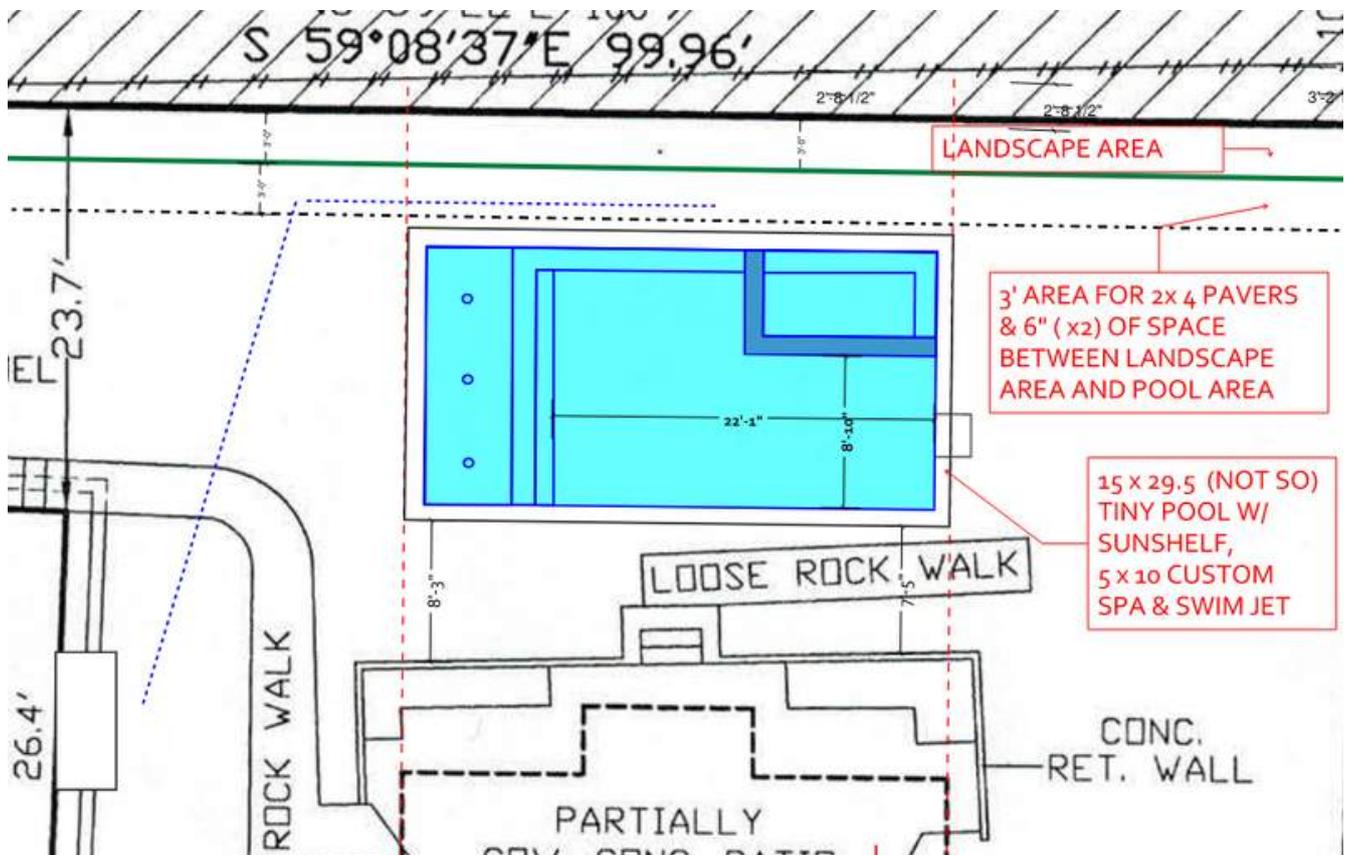
* denotes an upgraded feature or equipment



LAYOUT

TINY POOL DETAILS

- Pool Design: +/- 15' x 29.5' custom concrete pool with sun shelf, hang out benches, stairs
- Spa Design: 5 x 10 Custom spa built in pool to be flush
- Pool depth is 3'6" to 5'0"





TIMELINE

This cost estimate assumes we will begin construction on your pool **within 3-5 months** from contract signing, assuming all other steps toward City permitting are completed in a reasonable timeframe (3-4 weeks design process, permitting 2-3 months). Estimated time to complete your project is approximately 14-17 weeks from the beginning of excavation to swim time! (This does **NOT** include the design phase, city/county permitting and any HOA approvals.) This also does **NOT** include inclement weather delays or other delays caused by unforeseen conditions. Texas Tiny Pools will make every effort to complete your project on or before the projected time, as we understand time is of the essence. Added scope items or a delay of payment can cause the project to be delayed.

COST

We estimate the cost of your pool to be as close to this proposal based on the level of selections you have made up to this point. Changes after contract will have a \$500 change order fee, plus the cost of the change.

We love a challenge! That's why we created Tiny Pools after all. Our design process for your pool involves a site visit, materials samples delivered to your home and an in-person design meeting, plus 1 additional hour of coordination via email and phone. For projects with additional coordination needed including working with your landscape designer, architectural coordination, electrical / plumbing verification, etc., Texas Tiny Pools will charge a fee of \$125/hour beyond our basic design process services. By signing this proposal you agree to pay Texas Tiny Pools for any additional time spent planning your project.

PLEASE NOTE: Price on the following page does not include damage to sprinkler system, landscaping, or grass unless specifically noted, OR the cost to upgrade electrical panel (if needed), and/or **extending gas, water or electrical lines past 20 linear feet above ground** unless noted. We are not responsible for discovery of underground water or replacing rotten fence posts. In addition, our contract states that we will re-bid every project three weeks prior to construction start and price can be adjusted by up to 10%, and owner is responsible for this payment as a change order to the contract.



PRICING

Pool Construction	Price
Pool	\$118,415.00
Design: Custom concrete 15' X 29.5' pool, 3x6 Fireclay tile, pebble plaster, & lueder coping	
Equipment: Pentair Labor: Electrical, plumbing trades, and labor/ excavation for pool. +/-	
Equipment Upgrades	\$13,423.00
Pentair 400 BTU NG Heater (starting FROM \$	\$8,778.00
Crosswind Electric Heater/Chiller (starting FROM \$5,225	\$0.00
Autofill (constant water filler) (starting FROM \$	\$2,995.00
Paramount O3 Ozone Generator, \$895	\$0.00
Polaris Alpha IQ+ Pool Robot	\$1,650.00
Automation	INCL
Paramount UV Lamp (reduces chlorine by up to 50%)	INCL
Design Upgrades	\$35,350.00
10 x 5 Custom Spa, flush with pool	\$19,455.00
Badu Turbo Swim jet, from	\$15,895.00
Deck Jets in coping, from \$3,845	\$0.00
Infloor cleaning system, from \$8545	\$0.00
Permitting / Engineering / Surveying	\$5,850.00
Impervious Cover (starting FROM \$850)	\$850.00
Form Survey (starting FROM \$850)	TBD
Structural Engineering (starting FROM \$3000)	\$5,000.00
Aesthetic Upgrades	\$4,725.00
Upgrade to 2' coping stones	\$3,875.00
Deep end bench, from	\$850.00
Upgrade to darker plaster, from \$1255	\$0.00
Construction / Discoveries / TBD Items	\$2,000.00
Irrigation Allowance (\$250 non refundable / starting at)	\$2,000.00
Tree Protection (required by COA)	TBD
Stabilization (required by COA)	TBD
Add fence to right side of backyard	TBD
Utilities (cost + 20%)	\$0.00
Gas Run 20+ LF and/or underground (starting FROM)	TBD
Water Run 20+ LF and/or underground (starting FROM)	TBD
Electric Run 20+ LF and/or underground (starting FROM)	TBD
TOTAL	\$179,763.00



TERMS & PAYMENT

TERMS

The price quoted above is good for 10 days. There is a limited structural warranty of workmanship and pool shell for **5 years** from date of installation. Texas Tiny Pools (TXTP) shall not be held responsible for structural damage if the Owner does not provide a geotechnical/soils report prior to the design phase. The pool equipment is warranted by manufacturer; it is the new **owner's responsibility** to read those warranties and register them with the manufacturer as required to have the full warranty activated and recognized. (This is a Pentair **three-year** parts and labor warranty, beginning on the day of plaster installation.) The warranty is effective when the project is paid in full at final inspection. TXTP is not responsible for meeting the yard enclosure requirements for pools. TXTP will supply (for inspection purposes only) the window/door alarms and 2 self-closing hinges for gates with pool access. TXTP will not supply a new fence or gate, if needed.

PAYMENT

Payment is in 5 draws, not including 5% earnest money due at time of signed contract. This proposal will be added to and become part of the contract. **Earnest money is non-refundable.** You may mail a check or pay with ACH payment.

DRAW SCHEDULE

Example schedule for your project without *any* scope changes:

5%	Earnest money due at contract signing	\$8,988.15
5%	Due upon approval of City permit	\$8,988.15
40%	Due at start of Excavation	\$71,905.20
30%	Due at start of Tile/Coping	\$53,928.90
10%	Due at start of Plaster	\$17,976.30
10%	At Final inspection	\$17,976.30
100%	Total Due Per Contract	<u>\$179,763.00</u>

AMY HAGEMAN, TXTP OWNER

PROPERTY OWNER

DATE

DATE



GIVING BACK

We created Texas Tiny Pools to build safer and smarter pools. We continue working to further this mission by supporting organizations focused on water safety and awareness.

This is why, for every pool we complete, we make a donation to Colin's Hope in thanks to YOU for choosing us to build a safer and smarter pool for your home. Colin's Hope is an Austin, Texas-based non-profit whose mission is "to provide water safety awareness, education and resources to prevent children from drowning." Drowning is the #1 cause of accidental death for children under 5 and a leading cause for ages 1-14. According to the Centers for Disease Control and Prevention, for each fatal drowning incident, five more children receive emergency care for submersion injuries. While no-one is drown-proof, drowning IS preventable.

Our support of Colin's Hope allows the organization to continue their life-saving initiatives, like sponsoring swim lessons for Texas kids, donating life jackets to Central Texas swimming & recreation areas, providing water safety training to educators and caregivers, and lots more.

Whether your kids are two-legged or four-legged fur-children, **we take water safety seriously** and are proud to be able to support organizations like Colin's Hope!



MATERIALS

COPING

12" BORDER AROUND EDGE OF POOL • OUT OF WATER



BUFF



CHARCOAL



**PRECAST
CONCRETE**
SALTWATER POOLS ONLY

DECKING



**AZEK PVC
BROWNSTONE**



**AZEK PVC
KONA**



**AZEK PVC
SLATE GRAY**



**SCAN OR CLICK
FOR MORE INFO**

**ADDITIONAL AZEK COLORS AND FINISHES ARE AVAILABLE
FOR AN UPGRADE COST.**

MATERIALS

PLASTER

INTERIOR MATERIAL OF POOL • INFLUENCES WATER COLOR

STONESCAPES MINI PEBBLE

WE INSTALL STONESCAPES MINI PEBBLE AS OUR STANDARD POOL FINISH. THIS RESULTS IN A MORE DURABLE SURFACE THAN THE STANDARD PLASTER THAT YOU MAY BE ACCUSTOMED TO.



WHITE



SALT + PEPPER

**THESE ARE THE TWO
STANDARD OPTIONS WITH
NO ADDITIONAL COST.**

**THERE ARE ADDITIONAL
COLORS AND OPTIONS
AVAILABLE FOR AN
UPGRADE COST. ACCESS
THE QR CODE TO REVIEW:**



**SCAN OR CLICK
FOR MORE INFO**

MATERIALS

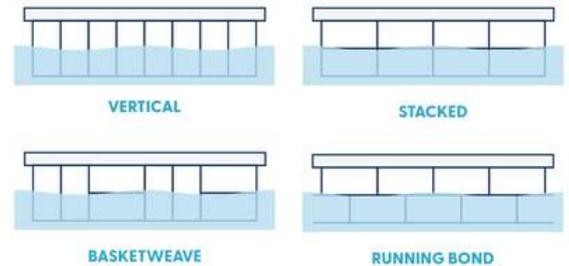
TILE

STANDARD - FIRECLAY ESSENTIALS 3"X6"

We are proud to offer Fireclay Tile's Essentials line as our standard waterline tile. This ceramic tile is made from a recycled clay sourced in the USA and is handcrafted in the Pacific Northwest.



This tile is offered in 8 colors and 2 sheens (gloss or satin). As with all handmade tile, some degree of color variation is expected. Be creative -- you can choose one color, or you can mix and match colors and play with different installation patterns!



OTHER TILE OPTIONS AND UPGRADES

The possibilities are endless. Different colors, shapes, and sizes await. Send us some inspiration photos and we can help you choose the perfect tile for your vibe (and your budget)!

[LEARN MORE ABOUT TILE ON OUR WEBSITE: CLICK HERE!](#)





LET'S JUMP IN!

THANK YOU FOR CONSIDERING A TEXAS TINY POOL!
WE HOPE YOU WILL JOIN US IN OUR MISSION TO
BUILD SMARTER AND SAFER POOLS.

TEXAS
TINY POOLS

AMY HAGEMAN • OWNER & FOUNDER

AMY@TINYPOOLS.COM

DEMO CONCRET FLUME AROUND DETACHED GARAGE & REPLACE WITH FRENCH-DRAIN SYSTEM

AMBER HIGGINBOTHAM
3306 WINDSOR RD.
CONCEPTUAL SKETCH
NOT-TO-SCALE

