

Moda Outdoor Living

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Anne Marie - Backyard Design - Chatsworth

Date
Feb 4, 2025

Bill To

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Estimate
ES-11047

#	Item	Qty	Unit	Cost	Total
1	3D Design Package 2D Design: 1. Site survey: Conducting a site survey to gather accurate measurements and data. 2. CAD drafting: Creating a precise 2D CAD drawing of the existing site conditions and proposed design. 3. Scale drawings: Creating up-to-scale 2D drawings of the design, including: - Site plan - Pool plan - Patio and hardscape plan - Landscape plan 4. Dimensioning: Including accurate dimensions and annotations. 5. Material specifications: Specifying materials, finishes, and colors. 3D Design: 1. 3D modeling: Creating a precise 3D model of the design, including: - Pool and water features - Hardscapes and patios - Landscape and vegetation - Buildings and structures (if applicable) 2. Texturing and materials: Applying realistic textures and materials to the 3D model. 3. Lighting and rendering: Creating photorealistic renderings with accurate lighting and shading.	1	Pieces	\$0.00	\$0.00

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	<p>4. Animations (optional): Creating animated walkthroughs or flyovers (if required).</p> <p>Deliverables:</p> <ul style="list-style-type: none"> • 2D CAD files (e.g., DWG, PDF) • 3D model files (e.g., SKP, Revit) • Photorealistic renderings and animations (if applicable) • Written design description and specifications 				
2	<p>Architectural/Engineering Plans</p> <p>1. Architectural Plans:</p> <ul style="list-style-type: none"> - Develop detailed architectural plans for the backyard project, including layout, dimensions, and design features of all structures (e.g., pool, jacuzzi, retaining walls, patios). - Ensure plans reflect the intended design aesthetics and functional requirements. <p>2. Structural Engineering Plans:</p> <ul style="list-style-type: none"> - Provide structural engineering plans that detail the required reinforcements, materials, and construction methods for all backyard structures. - Include specifications for retaining walls, foundations, and any load-bearing elements to ensure safety and compliance with building standards. <p>Exclusions:</p> <ul style="list-style-type: none"> • This scope does not include additional city requests such as soil reports, topographic surveys, permit fees, or any other external requirements that may arise during the permitting process. These will need to be addressed separately as needed. 	1		\$6,500.00	\$6,500.00
3	<p>New Pool Construction - with jacuzzi</p> <p>Swimming Pool 24'x12' Jacuzzi size 7'x7'</p> <p>POOL LAYOUT -Marking off the Swimming Pool Layout When the plans have been approved by you or your authorization.</p> <p>EXCAVATION -Swimming Pool Excavation, We generally use small, skid-steer front end loaders to precisely trim back the pool walls.</p> <p>STRUCTURAL STEEL -The pool shell is reinforced with Grade 60 #3 steel rebar, placed horizontally and vertically. The horizontal and vertical bars are placed 8" on center to a depth of five feet. If the depth of the pool exceeds five feet, the horizontal bars are placed at 6" on center. The beam has 4 bars of #4 rebar.</p> <p>POOL PLUMBING -Rough plumbing, or "stub out" is done immediately following steel installation. This entails the installation of main drains, skimmers, light niches, return line "stubs" and pre-plumbing of spa.</p> <p>POOL FLOOR AND SHOTCRETE APPLICATION -The pool floor consists of concrete with a compression strength of 3000 psi and is a minimum thickness of 8" - 12" inches. The walls of the pool consist of a mixture of gravels and cement that is applied through a hose with highly pressurized air to achieve a compression strength of 3000 psi.</p> <p>TILE -Choose a decorative tile for the pool</p> <p>COPING - standard coping 12" x 24" (customer select color and style)</p>	1	Lin. Feet	\$89,000.00	\$89,000.00

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	POOL FINISH -The pool interior is coated with standard white finish. When the coating is finished, we begin filling the pool with water. This should be the final stage of construction.(includes fitting drains covers & umbrella sleeve)				
4	Outdoor BBQ Utilities Installation <ul style="list-style-type: none"> • Electrical: <ul style="list-style-type: none"> ◦ Run electrical wiring for outlets, lighting, and appliances. ◦ Install weatherproof electrical boxes and ensure all electrical work meets local codes. • Gas: <ul style="list-style-type: none"> ◦ Install gas lines for grills and other gas appliances, ensuring proper connections and ventilation. ◦ Perform pressure tests to ensure there are no leaks. Build bbq structure with stucco finish and concrete countertops Install finish material and appliances - client to provide	12		\$900.00	\$10,800.00
5	14' x 20' Cabana <ol style="list-style-type: none"> 1. Design and Planning: <ul style="list-style-type: none"> • Select materials and colors to match your home. 2. Site Preparation: <ul style="list-style-type: none"> • Clear the area and ensure a level, stable surface. 3. Pool Cabana Installation: <ul style="list-style-type: none"> • Frame and foundation per plan. 4. Kitchen & Bathroom Installation: <ul style="list-style-type: none"> • Install standard kitchen and bathroom per plan. 5. Flooring: Client to provide flooring material. Moda to install. 6. Finishing Work: <ul style="list-style-type: none"> • Install electrical outlets, lighting, and ceiling fans. 7. Final Inspections: <ul style="list-style-type: none"> • Ensure safety and make necessary adjustments or repairs. 	280		\$400.00	\$112,000.00
6	Concrete/Pavers <ul style="list-style-type: none"> • 1. Site Prep: <ul style="list-style-type: none"> • Clear area, prepare subgrade, set forms, and install rebar. • 2. Materials & Equipment: <ul style="list-style-type: none"> • Gather materials and ensure all tools and equipment are ready. • 3. Concrete Pouring: <ul style="list-style-type: none"> • Mix, pour, screed, and vibrate concrete to eliminate air pockets. • 4. Retarder Application: <ul style="list-style-type: none"> • Apply Top Cast 5 retarder for sand finish after initial set. • 5. Curing & Finishing: 	2000	Sq. Feet	\$17.95	\$35,900.00

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	<ul style="list-style-type: none"> • Cure as instructed, reveal sand finish with pressure washing. • 6. Final Touches: • Detail edges, fix imperfections, and seal surface. • 7. Clean-Up & Inspection: • Remove forms, clean site, inspect, and address any issues. 				
7	Landscape and Planters Install softscape i.e. DG, flagstone, plants, raised planter beds, per plan. Install hedging along block wall.	1		\$3,500.00	\$3,500.00
8	Low Voltage Lighting System <ol style="list-style-type: none"> 1. Installation of Low-Voltage Lights: <ul style="list-style-type: none"> • Install low-voltage lights along the backyard as per the design layout, ensuring proper placement for optimal lighting effect. 2. Cable and Transformer Installation: <ul style="list-style-type: none"> • Run low-voltage cables to connect all lighting fixtures, securing cables neatly and safely along the planned pathways. • Install transformers to power the lighting system, ensuring proper connections and functionality. <p>Note: All materials, including lights, cables, and transformers, will be provided by the client. Installation includes labor and setup only.</p>	1	Pieces	\$1,500.00	\$1,500.00
9	Irrigation System Piping Installation : Lay down the irrigation pipes according to the planned design, ensuring proper spacing and coverage. Connection to Control System (if applicable): If using an automated system, connect the irrigation system to a control panel or timer for scheduled watering.	1		\$1,550.00	\$1,550.00
10	Pool Start up <ol style="list-style-type: none"> 1. Inspection: Check the pool's finish, plumbing, equipment, and features. Remove debris and check for leaks. 2. Equipment Setup: Install and test pumps, filters, heaters, and automation. 3. Filling: Fill the pool and monitor for leaks. 4. System Activation: Test circulation, jets, and features; run equipment for 24 hours. 5. Water Chemistry: Balance pH, alkalinity, calcium, and chlorine levels. Adjust for 3-5 days. 6. Filter Cleaning: Backwash and clean filters as needed. 7. Final Walkthrough: Inspect the pool, demonstrate operations, and provide maintenance guidance to the client. 8. Documentation: Provide manuals, warranties, and support contacts. 	1		\$0.00	\$0.00

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	<ul style="list-style-type: none"> • Completion: The pool is ready for use when systems are operational and water is balanced. 				
11	Smart Pool Equipment All pool equipment, including but not limited to pumps, filters, heaters, lights, and automation systems, must be supplied by the client. Moda Outdoor Living will not be responsible for the procurement, delivery, installation, or warranty of any equipment provided by the client. Please ensure all equipment meets the required specifications and is available on-site at the appropriate stage of construction.	1		\$15,000.00	\$15,000.00
12	4K Aluminum Pergola Install 4k Aluminum cantilevered pergola. Lattice roof, powder coated black. Install recessed lights.	200	Sq. Feet	\$90.00	\$18,000.00
13	Nature of Construction Due to the nature of construction, all work is subject to standard industry tolerances and allowances. Variations in dimensions, alignment, and finishes may occur and are considered acceptable within these tolerances. Additionally, all concrete, plaster, and other construction products are susceptible to natural variations and discoloration due to factors beyond our control, including but not limited to weather conditions, exposure to sunlight, chemical reactions, use of sealers, and normal aging processes. Such variations, including cracking, efflorescence, and changes in color or texture, are inherent to these materials and are not considered defects. Moda Outdoor Living is not responsible for these occurrences, as they are natural characteristics of the materials used. Clients should also be aware that while every effort is made to match colors and finishes as closely as possible, exact matches cannot be guaranteed due to these natural variations. It is the client's responsibility to understand these potential changes and set their expectations accordingly. By proceeding with this project, the client acknowledges and accepts these conditions and understands that such variations are part of the construction process.	1		\$0.00	\$0.00

Subtotal	\$293,750.00
Tax	\$0.00
Total	\$293,750.00
Amount Paid	\$0.00
Balance Due	\$293,750.00

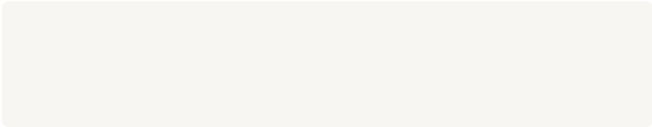
Terms and Conditions

- 1.The above prices, specifications and conditions are satisfactory and are hereby accepted.
- 2. You're authorizing us to do the work specified.
- 3. Any given discounts cannot be combined with any other offers, coupons or promos.
- 4. The owner is responsible for supplying water, gas, sewer, electrical and all equipment access to the property.
- 5. MODA agrees to start and work through to completion on time, but will be not responsible for delay of building permits, extra work, utilities, loan funding, weather or any causes beyond contractors’ reasonable control.
- 6. Owner shall pay all city fees and permits or any inspectors requests.
- 7. Owner agrees to sign a notice of completion within five days after the project is completed.
- 8. MODA shall have the right to stop work if any payment shall not be made on time under the payment scheduled.
- 9. MODA will remove from the owner property debris and surplus material created during the project and leave it in a broom clean condition.
- 10. MODA shall use and install "standard grade" or "builders’ grade" materials on the project unless otherwise stated in the Scope of Work.
- 11. Overdue payments will bear interest at the rate of 1.5% per month.
- 12. In case of a "Change of Order", the contract price shall be adjusted accordingly. 13. Contract Change of Order may also increase the time which the contract is to be completed.
- 14. MODA is not responsible for existing structural defects, defective soil or existing code violations.
- 15. A 3% Credit card Fee will be added if a credit card is used.
- 16. A 25% Cancellation fee will apply if materials were purchased.
- 17. Warranty does not apply to emergency services only Mon-Fri 9am-5pm.
- 18. Warranty is limited to work performed & parts installed.
- 19. 1-year warranty on new installations.

Signature

[Click here to sign](#)

Moda Outdoor Living



Company Signature

Client Signature