

PROJECT ID: One Ocean Golf Estate 09 & 13
 ADDRESS: 68-1061 Ke Kailani Drive, Kamuela, HI 96743

WEBSITE: www.msbestimating.com
 E-MAIL ADDRESS: estimate@msbestimating.com
 PHONE NUMBER:
 Date: 05/09/26



SCOPE: Swimming Pool

ITEM #	DWG REF./ CSI SEC.	DESCRIPTION	QUANTITY	WASTAGE	QTY W/WASTAGE	UNIT	MAT COST	TOTAL MAT OOST	NO. OF LABORS	TYPE OF LABOR	PER HOUR LABOR WAGE	LABOR FACTOR	TOTAL LABOR HOURS	TOTAL LABOR COST	UNIT COST	TOTAL COST	TRADE COST
DIV. 01 GENERAL REQUIREMENTS																	
1		Project Manager	1	0%	1	LS	\$0.00	\$0	1	CARP	\$35	0.000	0	\$0	\$0.00		
2		Field Superintendent	1	0%	1	LS	\$0.00	\$0	1	CARP	\$35	0.000	0	\$0	\$0.00		
3		Bonds	1	0%	1	LS	\$0.00	\$0	1	CARP	\$35	0.000	0	\$0	\$0.00		
4		Permitting	1	0%	1	LS	\$0.00	\$0	1	CARP	\$35	0.000	0	\$0	\$0.00		
5		Mobilization Cost	1	0%	1	LS	\$0.00	\$0	1	CARP	\$35	0.000	0	\$0	\$0.00		
6		Temp Fencing, Toilets, Utilities	1	0%	1	LS	\$0.00	\$0	1	CARP	\$35	0.000	0	\$0	\$0.00		
7		Jobsite Signage, Trailer, Security	1	0%	1	LS	\$0.00	\$0	1	CARP	\$35	0.000	0	\$0	\$0.00		
8		Dumpsters, Tools	1	0%	1	LS	\$0.00	\$0	1	CARP	\$35	0.000	0	\$0	\$0.00		
9		Clean-up	1	0%	1	LS	\$0.00	\$0	1	CARP	\$35	0.000	0	\$0	\$0.00		
10		Procure, Web Cameras	1	0%	1	LS	\$0.00	\$0	1	CARP	\$35	0.000	0	\$0	\$0.00		
Subtotal (General Requirements)								TOTAL MAT COST:					LABOR COST	\$0			\$0
Pool 09																	
Concrete																	
11		PS1: Pool Step Area = 9.14' W/ 5' Long W/ #4@ 12" O.C. Vert. And Horiz. And 2-#4 Cont. Vert. bar Length is 5.67'	1.7	10%	1.9	CY	\$440.00	\$819	1	Crew	\$130	6.000	11	\$1,452	\$1,220.00	\$2,271	
12		SPA Concrete Wall (Area=8 SF) W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont. AND #4@12" Vert. Bar Length Is 5.75'	2.4	10%	2.6	CY	\$440.00	\$1,147	1	Crew	\$130	6.000	16	\$2,034	\$1,220.00	\$3,181	
13		14" Wide X 4" H Concrete Copping W/ 6-6-10 W.W.M	0.1	10%	0.1	CY	\$440.00	\$55	1	Crew	\$130	6.000	1	\$87	\$1,220.00	\$152	
14		SPA Concrete Wall (Area=7.99 SF) W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont.	3.6	10%	3.9	CY	\$440.00	\$1,719	1	Crew	\$130	6.000	23	\$3,047	\$1,220.00	\$4,766	
15		8" Wide Concrete Wall @ Height 2'-8" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	3.6	10%	3.9	CY	\$440.00	\$1,732	1	Crew	\$130	6.000	24	\$3,070	\$1,220.00	\$4,801	
16		1" Wide Concrete Wall @ Height 6'-6" W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont.	10.6	10%	11.7	CY	\$440.00	\$5,127	1	Crew	\$130	6.000	70	\$9,088	\$1,220.00	\$14,215	
17		1" Wide Concrete Wall @ Height 1'-4" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	1.6	10%	1.7	CY	\$440.00	\$763	1	Crew	\$130	6.000	10	\$1,352	\$1,220.00	\$2,115	
18		1'-0" Wide Concrete Wall @ Height 1'-6" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	0.4	10%	0.4	CY	\$440.00	\$188	1	Crew	\$130	6.000	3	\$334	\$1,220.00	\$522	
19		14" Wide X 4" H Concrete Copping W/ 6-6-6-10 W.W.M	3.1	10%	3.4	CY	\$440.00	\$1,480	1	Crew	\$130	6.000	20	\$2,624	\$1,220.00	\$4,104	
20		1'-0" Wide Concrete Wall @ Height 4'-9" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4 AND	5.5	10%	6.0	CY	\$440.00	\$2,640	1	Crew	\$130	6.000	36	\$4,679	\$1,220.00	\$7,319	
21		14" Wide X 4" H Concrete Copping W/ 6-6-10-W.W.M	0.9	10%	1.0	CY	\$440.00	\$432	1	Crew	\$130	6.000	6	\$786	\$1,220.00	\$1,199	
Tiles																	
22		Floor Tile	133.0	10%	146.3	SF	\$35.56	\$5,202	1	Crew	\$130	0.125	18	\$2,377	\$51.81	\$7,580	
23		6" Ceramic Tile	103.0	10%	113.3	LF	\$24.95	\$2,827	1	Crew	\$130	0.105	12	\$1,547	\$38.60	\$4,373	
Tiles																	
24		Concrete Copping W/6-6-10 W.W.M	44.0	10%	48.4	LF	\$28.95	\$1,401	1	Crew	\$130	0.112	5	\$705	\$43.51	\$2,106	
25		Tile Copping Yellow Color	80.0	10%	88.0	LF	\$24.54	\$2,160	1	Crew	\$130	0.107	9	\$1,218	\$38.39	\$3,378	
Pool Plaster																	
26		Pool Plaster	958.0	10%	1053.8	SF	\$5.98	\$6,302	1	Crew	\$130	0.035	37	\$4,795	\$10.53	\$11,097	
Rebar																	
27		PS1: Pool Step Area = 9.14' W/ 5' Long W/ #4@ 12" O.C. Vert. And Horiz. And 2-#4 Cont. Vert. bar Length is 5.67'	0.0	10%	0.0	TON	\$3,154.00	\$74	1	Crew	\$130	33.000	1	\$100	\$7,444.00	\$174	
28		SPA Concrete Wall (Area=8 SF) W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont. AND #4@12" Vert. Bar Length Is 5.75'	0.1	10%	0.1	TON	\$3,154.00	\$263	1	Crew	\$130	33.000	3	\$357	\$7,444.00	\$620	
6" Ceramic Tile																	
29		14" Wide X 4" H Concrete Copping W/ 6-6-10 W.W.M	0.1	10%	0.1	TON	\$3,154.00	\$293	1	Crew	\$130	33.000	3	\$398	\$7,444.00	\$691	
6" Ceramic Tile																	

PROJECT ID: One Ocean Golf Estate 09 & 13
 ADDRESS: 68-1061 Ke Kailani Drive, Kamuela, HI 96743

WEBSITE: www.msbestimating.com
 E-MAIL ADDRESS: estimate@msbestimating.com
 PHONE NUMBER:
 Date: 05/09/26



SCOPE: Swimming Pool

ITEM #	DWG REF./ OSI SEC.	DESCRIPTION	QUANTITY	WASTAGE	QTY W/WASTAGE	UNIT	MAT COST	TOTAL MAT COST	NO. OF LABORS	TYPE OF LABOR	PER HOUR LABOR WAGE	LABOR FACTOR	TOTAL LABOR HOURS	TOTAL LABOR COST	UNIT COST	TOTAL COST	TRADE COST
DIV. 01 GENERAL REQUIREMENTS																	
30		8" Wide Concrete Wall @ Height 2'-8" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	0.1	10%	0.2	TON	\$3,154.00	\$513	1	Crew	\$130	33.000	5	\$697	\$7,444.00	\$1,210	
31		1" Wide Concrete Wall @ Height 6'-6" W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont.	0.4	10%	0.5	TON	\$3,154.00	\$1,534	1	Crew	\$130	33.000	16	\$2,087	\$7,444.00	\$3,621	
32		1" Wide Concrete Wall @ Height 1'-4" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	0.1	10%	0.1	TON	\$3,154.00	\$211	1	Crew	\$130	33.000	2	\$286	\$7,444.00	\$497	
		AND 14" Wide X 4" H Concrete Coping W/ 6-6-10 W.W.M.															
33		1'-0" Wide Concrete Wall @ Height 1'-6" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	0.0	10%	0.0	TON	\$3,154.00	\$47	1	Crew	\$130	33.000	0	\$85	\$7,444.00	\$112	
		14" Wide X 4" H Concrete Coping W/ 6-6-10 W.W.M															
34		1'-0" Wide Concrete Wall @ Height 5'-2" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	0.1	10%	0.1	TON	\$3,154.00	\$248	1	Crew	\$130	33.000	3	\$337	\$7,444.00	\$585	
35		1'-0" Wide Concrete Wall @ Height 4'-9" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4 AND	0.1	10%	0.1	TON	\$3,154.00	\$450	1	Crew	\$130	33.000	5	\$613	\$7,444.00	\$1,063	
		14" Wide X 4" H Concrete Coping W/ 6-6-10-W.W.M					\$0	\$0	2	Crew	\$130						
							\$0	\$0	3	Crew	\$130						
Pool Equipment																	
36		A: Pentair PSL4 Ez Touch Control Center	1.0	0%	1	EA	\$2,850.00	\$2,850	1	Installer	\$110	8.000	8	\$880	\$3,730.00	\$487	
37		B: Pentair Ez Touch In-Door Control Center	1.0	0%	1	EA	\$550.00	\$550	1	Installer	\$110	5.000	5	\$550	\$1,100.00	\$487	
38		C: Pentair Ccp 320 Cartridge Filter	1.0	0%	1	EA	\$2,200.00	\$2,200	1	Installer	\$110	8.000	8	\$880	\$3,080.00	\$3,080	
39		D: Pentair Master Temp 300Propane Heater	1.0	0%	1	EA	\$4,895.00	\$4,895	1	Installer	\$110	11.500	12	\$1,265	\$6,160.00	\$6,160	
40		E: Intellibrite 5G White Led Pool Light	2.0	0%	2	EA	\$958.00	\$1,916	1	Installer	\$110	4.000	8	\$880	\$1,398.00	\$2,796	
41		F: Intellibrite 5G White Led SPA Light	4.0	0%	4	EA	\$1,123.00	\$4,492	1	Installer	\$110	8.000	32	\$3,520	\$2,003.00	\$8,012	
42		G: Pentair Intelliflo VSF Pump	1.0	0%	1	EA	\$4,465.00	\$4,465	1	Installer	\$110	7.500	8	\$825	\$5,290.00	\$5,290	
43		Pentair Intelliflo VSF Pump	2.0	0%	2	EA	\$3,145.00	\$6,290	1	Installer	\$110	8.000	16	\$1,760	\$4,025.00	\$8,050	
44		J: Pentair CCP 100 Pentagram Cartridge Filler	1.0	0%	1	EA	\$1,950.00	\$1,950	1	Installer	\$110	8.000	8	\$880	\$2,830.00	\$2,830	
Subtotal (POOL 09)								TOTAL MAT COST:	\$67,233			LABOR COST	\$55,566				\$118,942
Concrete																	
45		PS1: Pool Step Area = 9.14' W/ 5' Long W/ #4@ 12" O.C. Vert. And Horiz. And 2-#4 Cont. Verti bar Length is 5.67'	1.7	10%	1.9	CY	\$440.00	\$819	1	Crew	\$130	6.000	11	\$1,452	\$1,220.00	\$2,271	
46		SPA Concrete Wall (Area=8 SF) W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont. AND #4@12" Vert. Bar Length is 5.75'	2.4	10%	2.6	CY	\$440.00	\$1,147	1	Crew	\$130	6.000	16	\$2,034	\$1,220.00	\$3,181	
47		14" Wide X 4" H Concrete Coping W/ 6-6-10 W.W.M	0.1	10%	0.1	CY	\$440.00	\$55	1	Crew	\$130	6.000	1	\$97	\$1,220.00	\$152	
48		SPA Concrete Wall (Area=7.99 SF) W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont.	3.6	10%	3.9	CY	\$440.00	\$1,719	1	Crew	\$130	6.000	23	\$3,047	\$1,220.00	\$4,766	
49		8" Wide Concrete Wall @ Height 2'-8" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	3.6	10%	3.9	CY	\$440.00	\$1,732	1	Crew	\$130	6.000	24	\$3,070	\$1,220.00	\$4,801	
50		1" Wide Concrete Wall @ Height 6'-6" W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont.	10.6	10%	11.7	CY	\$440.00	\$5,127	1	Crew	\$130	6.000	70	\$9,088	\$1,220.00	\$14,215	
51		1" Wide Concrete Wall @ Height 1'-4" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	1.6	10%	1.7	CY	\$440.00	\$763	1	Crew	\$130	6.000	10	\$1,352	\$1,220.00	\$2,115	
52		1'-0" Wide Concrete Wall @ Height 1'-6" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	0.4	10%	0.4	CY	\$440.00	\$188	1	Crew	\$130	6.000	3	\$334	\$1,220.00	\$522	
		14" Wide X 4" H Concrete Coping W/ 6-6-10 W.W.M															
53		1'-0" Wide Concrete Wall @ Height 5'-2" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	3.1	10%	3.4	CY	\$440.00	\$1,480	1	Crew	\$130	6.000	20	\$2,824	\$1,220.00	\$4,104	
54		1'-0" Wide Concrete Wall @ Height 4'-9" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4 AND	5.5	10%	6.0	CY	\$440.00	\$2,640	1	Crew	\$130	6.000	36	\$4,679	\$1,220.00	\$7,319	
55		14" Wide X 4" H Concrete Coping W/ 6-6-10-W.W.M	0.9	10%	1.0	CY	\$440.00	\$432	1	Crew	\$130	6.000	6	\$786	\$1,220.00	\$1,199	
Tiles																	
56		Floor Tile	133.0	10%	146.3	SF	\$35.56	\$5,202	1	Crew	\$130	0.125	18	\$2,377	\$51.81	\$7,580	
57		6" Ceramic Tile	103.0	10%	113.3	LF	\$24.95	\$2,827	1	Crew	\$130	0.105	12	\$1,547	\$38.60	\$4,373	

PROJECT ID: One Ocean Golf Estate 09 & 13
 ADDRESS: 68-1061 Ke Kailani Drive, Kamuela, HI 96743

WEBSITE: www.msbestimating.com
 E-MAIL ADDRESS: estimate@msbestimating.com
 PHONE NUMBER:
 Date: 05/09/26



SCOPE: Swimming Pool

ITEM #	DWG REF./ OSI SEC.	DESCRIPTION	QUANTITY	WASTAGE	QTY W/WASTAGE	UNIT	MAT COST	TOTAL MAT COST	NO. OF LABORS	TYPE OF LABOR	PER HOUR LABOR WAGE	LABOR FACTOR	TOTAL LABOR HOURS	TOTAL LABOR COST	UNIT COST	TOTAL COST	TRADE COST
DIV. 01 GENERAL REQUIREMENTS																	
Tiles																	
58		Concrete Coping W/6-6-10 W.W.M	44.0	10%	48.4	LF	\$28.95	\$1,401	1	Crew	\$130	0.112	5	\$705	\$43.51	\$2,106	
59		Tile Coping Yellow Color	80.0	10%	88.0	LF	\$24.54	\$2,160	1	Crew	\$130	0.107	9	\$1,218	\$38.39	\$3,378	
Pool Plaster																	
60		Pool Plaster	958.0	10%	1053.8	SF	\$5.98	\$6,302	1	Crew	\$130	0.035	37	\$4,795	\$10.53	\$11,097	
Rebar																	
61		PS1: Pool Step Area = 9.14' W/ 5' Long W/ #4@ 12" O.C. Vert. And Horiz. And 2-#4 Cont. Vert. bar Length is 5.67'	0.0	10%	0.0	TON	\$3,154.00	\$74	1	Crew	\$130	33.000	1	\$100	\$7,444.00	\$174	
62		SPA Concrete Wall (Area=8 SF) W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont. AND #4@12" Vert. Bar Length is 5.75'	0.1	10%	0.1	TON	\$3,154.00	\$263	1	Crew	\$130	33.000	3	\$357	\$7,444.00	\$620	
6" Ceramic Tile																	
14" Wide X 4" H Concrete Coping W/ 6-6-10 W.W.M																	
63		SPA Concrete Wall (Area=7.99 SF) W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont.	0.1	10%	0.1	TON	\$3,154.00	\$293	1	Crew	\$130	33.000	3	\$398	\$7,444.00	\$691	
6" Ceramic Tile																	
8" Wide Concrete Wall @ Height 2'-8" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4																	
64		8" Wide Concrete Wall @ Height 2'-8" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	0.1	10%	0.2	TON	\$3,154.00	\$513	1	Crew	\$130	33.000	5	\$697	\$7,444.00	\$1,210	
1" Wide Concrete Wall @ Height 6'-6" W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont.																	
65		1" Wide Concrete Wall @ Height 6'-6" W/ #4@ 12" O.C. Vert. And Horiz. E.F.And 2-#4 Cont.	0.4	10%	0.5	TON	\$3,154.00	\$1,534	1	Crew	\$130	33.000	16	\$2,087	\$7,444.00	\$3,621	
1" Wide Concrete Wall @ Height 1'-4" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4																	
66		1" Wide Concrete Wall @ Height 1'-4" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	0.1	10%	0.1	TON	\$3,154.00	\$211	1	Crew	\$130	33.000	2	\$286	\$7,444.00	\$497	
AND 14" Wide X 4" H Concrete Coping W/ 6-6-10 W.W.M.																	
1'-0" Wide Concrete Wall @ Height 1'-6" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4																	
67		1'-0" Wide Concrete Wall @ Height 1'-6" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	0.0	10%	0.0	TON	\$3,154.00	\$47	1	Crew	\$130	33.000	0	\$65	\$7,444.00	\$112	
14" Wide X 4" H Concrete Coping W/ 6-6-10 W.W.M																	
1'-0" Wide Concrete Wall @ Height 5'-2" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4																	
68		1'-0" Wide Concrete Wall @ Height 5'-2" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4	0.1	10%	0.1	TON	\$3,154.00	\$248	1	Crew	\$130	33.000	3	\$337	\$7,444.00	\$585	
1'-0" Wide Concrete Wall @ Height 4'-9" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4 AND																	
69		1'-0" Wide Concrete Wall @ Height 4'-9" W/ #4@12" O.C.Vert. And Horiz. And 2 Cont. 2-#4 AND	0.1	10%	0.1	TON	\$3,154.00	\$450	1	Crew	\$130	33.000	5	\$613	\$7,444.00	\$1,063	
14" Wide X 4" H Concrete Coping W/ 6-6-10-W.W.M																	
Pool Equipment																	
70		A: Pentair PSL4 Ez Touch Control Center	1.0	0%	1	EA	\$2,850.00	\$2,850	1	Installer	\$110	8.000	8	\$880	\$3,730.00	\$3,730	
71		B: Pentair Ez Touch In-Door Control Center	1.0	0%	1	EA	\$550.00	\$550	1	Installer	\$110	5.000	5	\$550	\$1,100.00	\$1,100	
72		C: Pentair CCp 320 Cartridge Filter	1.0	0%	1	EA	\$2,200.00	\$2,200	1	Installer	\$110	8.000	8	\$880	\$3,080.00	\$3,080	
73		D: Pentair Master Temp 300Propane Heater	1.0	0%	1	EA	\$4,895.00	\$4,895	1	Installer	\$110	11.500	12	\$1,285	\$6,160.00	\$6,160	
74		E: Intellibrite 5G White Led Pool Light	2.0	0%	2	EA	\$958.00	\$1,916	1	Installer	\$110	4.000	8	\$880	\$1,398.00	\$2,796	
75		F: Intellibrite 5G White Led SPA Light	4.0	0%	4	EA	\$1,123.00	\$4,492	1	Installer	\$110	8.000	32	\$3,520	\$2,003.00	\$8,012	
76		G: Pentair Intelliflo VSF Pump	1.0	0%	1	EA	\$4,465.00	\$4,465	1	Installer	\$110	7.500	8	\$825	\$5,290.00	\$5,290	
77		Pentair Intelliflo VSF Pump	2.0	0%	2	EA	\$3,145.00	\$6,290	1	Installer	\$110	8.000	16	\$1,780	\$4,025.00	\$8,050	
78		J: Pentair CCP 100 Pentagram Cartridge Filler	1.0	0%	1	EA	\$1,950.00	\$1,950	1	Installer	\$110	8.000	8	\$880	\$2,830.00	\$2,830	
Subtotal (POOL 13)							TOTAL MAT COST:						LABOR COST				
							\$67,233						\$55,566				
																\$122,799	

SUBTOTAL																	\$241,741.56
OVERHEADS & PROFITS		20%															\$48,348.31
INSURANCES		3%															\$7,252.25
CONTINGENCY		7%															\$16,921.91
TOTAL BASE BID																\$314,264.03	

Note:
 1. This estimate is based on real market prices that are regularly updated by our team persons through market surveys and online resources, we still encourage our clients to put their own.
 2. This sheet is your property and we encourage you to fine tune the wastage and pricing values to your preference.
 3. Feel free to contact us for any queries or suggestions.