Work Order Signature Document

EZIQC Contract No.: CA-R6-GB-101723-NCM

[X] **New Work Order**	[ ] **Modify an Existing Work Order**

Work Order Number.:	147101.00	Work Order Date:	03/16/2026
Work Order Title:	Monarch Bay Clubhouse Renovations		
Owner Name:	PACIFIC SOUTH - City of San Leandro	Contractor Name:	Newton Construction & Management
Contact:	David Sams	Contact:	Darin Terrazas
Phone:	5108952162	Phone:	805-544-5583

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of Sourcewell EZIQC Contract No CA-R6-GB-101723-NCM.

Brief Work Order Description:

Monarch Bay Clubhouse Renovations

Time of Performance Estimated Start Date:

Estimated Completion Date:

Liquidated Damages Will apply: [ ] Will not apply: [X]

Work Order Firm Fixed Price: $620,035.97

Owner Purchase Order Number:

Approvals

PACIFIC SOUTH - City of San Leandro	Date	Contractor	Date

Sourcewell GORDIAN®

Detailed Scope of Work

To: Darin Terrazas
Newton Construction & Management
2436 Broad St
San Luis Obispo, CA 93401
805-544-5583

From: David Sams
PACIFIC SOUTH - City of San Leandro
835 East 14th Street
San Leandro, CA 94577
5108952162

Date Printed: March 16, 2026

Work Order Number: 147101.00

Work Order Title: Monarch Bay Clubhouse Renovations

Brief Scope: Monarch Bay Clubhouse Renovations

☐ **Preliminary** ☐ **Revised** ☒ **Final**

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Phase 1 –Scope of Work

Project Name: Monarch Bay Clubhouse Improvements
Location: 13800 Monarch Bay Dr, San Leandro, CA 94577
Owner: City of San Leandro, Public Works
General Contractor: Newton Construction & Management, Inc.

Exterior Clubhouse Siding, Electrical, Pass-Through Window, and Awnings

Provide all labor, materials, and equipment to complete the following:

- **Exterior**
  - Demo and install new Hardie Artisan Square Channel fiber cement siding and trim around the building and back wall surrounding the Service Yard. Demolition of walls by others.
  - Install new moisture barrier wrap around the building.
  - Install siding accessories including flashing, blocks, vents, and related components.
  - Frame rough opening for new pass-through window.
  - Install one (1) new fully automatic West Coast ADA bi-parting pass-through window with fan for the kitchen.
  - Install three (3) new custom canvas awnings, two with logo.
  - Install new exterior sconce light fixtures (sides of building only; patio area excluded for this phase).
  - Remove and reinstall any electrical devices that may impede the removal and installation of new siding.
  - Remove and reinstall plumbing fixtures (hose bibs, etc.) as needed; cap and reconnect.
  - Caulk and paint entire building, back wall around Service Yard, fascia, trim, and concrete columns.
  - Rewire and install (3) three exterior flood lights in the receiving area.
  - Wire and install (2) two light fixtures on the light post at the main entrance.
  - Touch-up paint during punch walk.
  - Provide and installe electrical light fixture in ceiling and duplex receptacle in Tuff Shed.

Detailed Scope of Work Continues..

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- **Interior**
  - Demo drywall to install new pass-through window in kitchen.
  - Install two (2) new dedicated 20-amp, 120V electrical circuits for window and fan.
  - Install drywall around new window.
  - Install new FRP panels and trim at wall around window.
  - Prime, paint, and caulk wall as required.
- **General**
  - Include cleanup, hauling, and landfill fees.
  - Include all labor, materials, and equipment required for the scope of work.
  - Permit application and fees by owner.
  - Exclusions: Dry rot repair, hazardous materials, and abatement.
  - This project is prevailing wage and must comply with DIR requirements.
- **Install new Tuff Shed with:**
  - Interior shelving included.
  - Overhead door at one end included.
  - Double doors in the center included.
  - Exterior paint included.
  - Electrical light fixture and duplex receptacle (Work by NCM electrical subcontractor).
  - Install new shed in service yard.

Exclusions: Professional Services, 3rd Party Inspections. Abatement Testing and Remediation, CASp Services and ADA Compliance Upgrades. Any work in the Pro Shop, bathrooms or lighting in the kitchen areas. New ceiling grid. Exterior awning. Any audio/visual. Fire sprinklers and fire alarm. Permitting fees. Engineered drawings. Structural calculations. Carpentry at posts for new exterior light fixtures. Interior upgrades are not included. The owner is responsible for removing and reinstalling all kitchen appliances and equipment as needed to ensure workers have access to the interior side of the window. Dry rot repair, hazardous materials, and abatement. Additional drywall patch work not listed in the price proposal.

Subject to the terms and conditions of EZQC Contract **CA-R6-GB-101723-NCM**.

Contractor   Date

PACIFIC SOUTH - City of San Leandro   Date

Contractor's Price Proposal - Summary

Date: March 16, 2026

Re:

IQC Master Contract #:	CA-R6-GB-101723-NCM
Work Order #:	147101.00
Owner PO #:	
Title:	Monarch Bay Clubhouse Renovations
Contractor:	Newton Construction & Management
Proposal Value:	$620,035.97

Bond	**$13,351.53**
Design	**$4,575.00**
Drywall	**$456.38**
Electrical	**$77,735.97**
Framing	**$3,819.57**
FRP	**$1,507.65**
NPP Tuff Shed	**$23,599.18**
NPP Awning	**$15,437.50**
NPP Window	**$14,230.63**
Paint	**$72,792.84**
Painting/Electrical	**$1,957.19**
Plumbing	**$8,022.57**
Safety	**$2,491.95**
Siding	**$375,092.31**
Tuff Shed	**$1,989.72**
Window	**$2,975.98**
Proposal Total	**$620,035.97**

Thisl total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: **8.59%**

Contractor's Price Proposal - Detail

Date: March 16, 2026

Re:

IQC Master Contract #:	CA-R6-GB-101723-NCM
Work Order #:	147101.00
Owner PO #:	
Title:	Monarch Bay Clubhouse Renovations
Contractor:	Newton Construction & Management
Proposal Value:	$620,035.97

	Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)			

Bond

#	Sect.	Item	Mod.	UOM	Description	Line Total
1	01 22 16	00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	$13,351.53

	Quantity		Unit Price		Factor		Total
Installation	12,137.75	x	1.00	x	1.1000	=	13,351.53

Bond Fee 2%

Subtotal for Bond **$13,351.53**

Design

#	Sect.	Item	Mod.	UOM	Description	Line Total
2	01 22 20	00 0069		HR	Project Manager	$4,575.00

	Quantity		Unit Price		Factor		Total
Installation	24.00	x	156.25	x	1.2200	=	4,575.00

The project involved extensive collaboration with the owner’s team and multiple subcontractors to establish a clear and actionable phased approach for the overall scope of work. This process began with coordinating and conducting a series of joint job walks to evaluate existing site conditions, identify constraints, and validate the owner’s operational requirements for each phase.

Following the site assessments, the team performed a comprehensive review of the available as-built drawings to confirm current building configurations, verify utility infrastructure, and identify any discrepancies between documented and actual field conditions. This analysis was essential in defining realistic work boundaries and developing accurate preliminary assumptions.

Using the information gathered from field observations, subcontractor input, and document reviews, detailed scope-of-work documents were drafted for each phase of the project. These documents outlined specific tasks, material requirements, system impacts, sequencing considerations, and any dependencies between phases.

With the scopes established, Rough Order of Magnitude (ROM) estimates were prepared to support the owner in budgeting and long-term funding decisions. These ROMs provided a high-level cost framework that allowed the owner to evaluate different phasing strategies, prioritize work based on operational needs, and make informed decisions regarding project timing and financial planning.

Overall, this collaborative and iterative process ensured that the owner had a clear understanding of the anticipated work, associated costs, and key considerations for each project phase before proceeding to design or formal procurement activities. The owner requested the project manager to be on-site at scheduled times to help determine the scope of work for each phasing.

Subtotal for Design **$4,575.00**

Drywall

#	Sect.	Item	Mod.	UOM	Description	Line Total
3	06 05 23	00 0337		EA	1-1/2" Wide x 6" Long, 16 Gauge, Galvanized Nail Stops (Simpson Strong Tie® NS2)	$18.35

	Quantity		Unit Price		Factor		Total
Installation	4.00	x	3.76	x	1.2200	=	18.35

Structural reinforcement of new wall for the rough opening for the new window.

#	Sect.	Item	Mod.	UOM	Description	Line Total
4	06 83 16	00 0002		SF	Fiberglass Reinforced Polyester (FRP) PanelingIncluding Adhesive And Trim	$438.03

	Quantity		Unit Price		Factor		Total
Installation	96.00	x	3.74	x	1.2200	=	438.03

FRP – Install new FRP panels on the new kitchen/pass-through window wall.

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Subtotal for Drywall **$456.38**

Electrical

5 01 22 20 00 0010 HR Electrician, (Inside Wireman)For tasks not included in the Construction Task Catalog® and as directed by owner only. $8,686.40

	Quantity		Unit Price		Factor		Total
Installation	40.00	x	178.00	x	1.2200	=	8,686.40

Proposal Justification – Additional Labor Hours for Two (2) Electricians. Additional labor hours are required to perform the above ceiling investigative work necessary to determine feasible routing for new dedicated conduits serving the pass through window and the kitchen overhead fan. This effort includes the careful removal and reinstallation of T bar ceiling tiles, navigating restricted hard lid ceiling areas, and inspecting existing structural, mechanical, and electrical systems to identify obstructions and available pathways. The electrician must assess penetration options, verify code compliant routes, and coordinate findings with other trades to ensure that the final conduit layout is both constructible and minimally disruptive to existing conditions. Due to limited access, concealed utilities, and the need for detailed evaluation prior to installation, these tasks require additional time, caution, and coordination beyond standard installation expectations.

6 01 31 33 00 0005 EA Drywall Finisher Minimum ChargeThis task should not be used in conjunction with any other tasks utilizing this labor trade, unless approved by owner. Task quantity is 1, unless approved by owner. $1,364.95

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	1,118.81	x	1.2200	=	1,364.95

RESTAURANT AREA - DRYWALL FINISHING
This line item is for the restaurant
ceiling areas that are outside the
kitchen a this includes
routing new circuits above the ceilings
in the front Dining Area, the Plan
Event Room, and in the ceiling in the
Electrical Room above the subpanels.
Any additional work beyond one day will require a supplemental job order.

7 01 31 33 00 0006 EA Drywall Installer Minimum ChargeThis task should not be used in conjunction with any other tasks utilizing this labor trade, unless approved by owner. Task quantity is 1, unless approved by owner. $1,446.93

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	1,186.01	x	1.2200	=	1,446.93

KITCHEN AREA - DRYWALL INSTALLATION
Installation of drywall only in the kitchen
areas to patch walls that were opened
up to install new circuits.

8 01 31 33 00 0013 EA Painter, Ordinary Minimum ChargeThis task should not be used in conjunction with any other tasks utilizing this labor trade, unless approved by owner. Task quantity is 1, unless approved by owner. $1,171.97

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	960.63	x	1.2200	=	1,171.97

PAINTER - One (1) site visit to complete priming and painting of the newly installed drywall at the new window wall. Work shall include all labor, materials, tools, and equipment necessary to deliver a clean, uniform, paint□ready finish consistent with adjacent interior surfaces.

This line item covers limited interior painting work required to repair penetration areas created by the electrical subcontractor while accessing walls and ceilings to install new dedicated circuits for the passthrough window and the storage shed. Because no electrical drawings are available, the exact locations and quantities of penetrations are currently unknown, and the work must be performed reactively as conditions are discovered.

This interior painting scope is separate from the exterior painting work and will need to be scheduled around both the electricians' interior work sequence and the painting subcontractor's exterior schedule . Since this work must be completed independently inside the building—and may require short notice mobilization—timeliness is critical, which we believe fully justifies the need for this dedicated line item.

9 05 05 23 00 0171 EA 1/2" Diameter x 3" Length, Zinc Plated Steel, Low Carbon/Grade 2, Hex Head Bolt $1,142.90

	Quantity		Unit Price		Factor		Total
Installation	80.00	x	11.71	x	1.2200	=	1,142.90

Trapeze Unistrut. Used with the lock washers.

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Work Order Title: Monarch Bay Clubhouse Renovations

Electrical

10 05 05 23 00 1226 — LF — 3/8" Diameter, Hot Dipped Galvanized Steel, Low Carbon Threaded Rod — $1,629.92

	Quantity		Unit Price		Factor		Total
Installation	160.00	x	8.35	x	1.2200	=	1,629.92

Trapeze rack for installation of electrical conduit , 18" x 2 = 32" per rack. Approx. 600 LF @ 1 trapeze per 10 Ft. = 0. 60 x 32" = 160 LF

11 05 43 00 00 0025 — EA — 3/8-16, Steel Lock Nut With Spring For Unistrut Channel — $1,455.95

	Quantity		Unit Price		Factor		Total
Installation	130.00	x	9.18	x	1.2200	=	1,455.95

Trapeze rack for installation of electrical conduit . One lock nut with spring to connect all thread to Unistrut channel, 2 per trapeze, total 130 qty.

12 05 43 00 00 0049 — EA — Up To 3/8" Rod, Beam Clamp Clevis Hanger (Unistrut P2674) — $4,513.76

	Quantity		Unit Price		Factor		Total
Installation	130.00	x	28.46	x	1.2200	=	4,513.76

Trapeze rack for installation of electrical conduit.

13 07 84 13 19 0096 — EA — 1-1/2" Diameter Hole With 3/4" Pipe, Sealed With Intumescent Firestop Sealant (STI SpecSeal SSS Series) — $417.61

	Quantity		Unit Price		Factor		Total
Installation	10.00	x	34.23	x	1.2200	=	417.61

Fire stopping for electrical devices.

14 07 84 16 00 0004 — EA — 2 Gang Outlet Box, Intumescent Firestop Putty Exterior Wrap (3M MPP+) — $145.30

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	59.55	x	1.2200	=	145.30

Fire stopping for electrical devices.

15 07 84 43 00 0076 — CLF — 1/4" x 3/8" Joint, Intumescent Firestop Sealant (STI SpecSeal SSS Series) — $622.02

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	509.85	x	1.2200	=	622.02

Fire stopping for electrical devices.

16 07 84 43 00 0076 0095 — For Up To 4 CLF, Add — $70.22

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	28.78	x	1.2200	=	70.22

17 26 01 20 91 0004 — EA — Lock Out Padlock DeviceIncludes the installation and removal of pad lock when required — $43.68

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	17.90	x	1.2200	=	43.68

18 26 01 20 91 0005 — EA — Lock Out TagsIncludes filling out tag information , installation and removal of identifying tags. — $15.10

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	6.19	x	1.2200	=	15.10

19 26 01 20 91 0008 — EA — Lighting, Existing Circuit Tracing Per Circuit — $1,817.80

	Quantity		Unit Price		Factor		Total
Installation	40.00	x	37.25	x	1.2200	=	1,817.80

20 26 01 50 53 0010 — EA — Removal And Replacement Of Screw Mount Lampholder — $120.23

	Quantity		Unit Price		Factor		Total
Installation	5.00	x	19.71	x	1.2200	=	120.23

21 26 05 29 00 0006 — EA — >1' To 2' Length x 1-5/8" Wide x 1-5/8" High, 14 Gauge, Steel Unistrut Channel — $2,631.97

	Quantity		Unit Price		Factor		Total
Installation	65.00	x	33.19	x	1.2200	=	2,631.97

STEEL UNISTRUT CHANNEL
Trapeze Unistrut supports for four (4) new dedicated circuits, total 650 LF. Code requires support for every 10 LF of conduit.

- 650 LF ÷ 10' = Total Supports, 65 qty.

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Electrical

22 | 26 05 29 00 0041 | EA | Steel End Cap, Unistrut Channel Fittings | $1,105.44

	Quantity		Unit Price		Factor		Total
Installation	130.00	x	6.97	x	1.2200	=	1,105.44

End Cap Fittings, 2 per trapeze. Trapeze Unistrut supports for four (4) new dedicated circuits, total 650 LF. Code requires support for every 10 LF of conduit.
- 650 LF ÷ 10’ = Total Supports, 65 qty.
- 65 supports, two end caps per support, Total End Caps, 130 qty

23 | 26 05 29 00 0070 | EA | 2-Hole, 1-7/8" x 3-3/8", 60 Degree Angle, Steel, Unistrut Channel Fitting | $2,537.60

	Quantity		Unit Price		Factor		Total
Installation	130.00	x	16.00	x	1.2200	=	2,537.60

60 DEGREE ANGLE FITTING FOR DIAGONAL BRACING.
Trapeze Unistrut supports for four (4) new dedicated circuits, total 650 LF. Code requires support for every 10 LF of conduit.
- 650 LF ÷ 10’ = Total Supports, 65 qty.
- 65 supports, two end caps per support, Total End Caps, 130 qty.
- 60 Degree Angle, Steel, Unistrut Channel Fitting for diagonal bracing, 1 at each end, total 2 per brace.

Total 130 qty.

Two (2) 60-degree fittings per diagonal brace.

24 | 26 05 29 00 0125 | EA | 1/2" Bolt Size, Steel, Square Washer For Unistrut Channel | $1,909.54

	Quantity		Unit Price		Factor		Total
Installation	260.00	x	6.02	x	1.2200	=	1,909.54

SQUARE WASHER FOR UNISTRUT.
CHANNEL. Four (4) per trapeze support, one on top and one on bottom on both sides, 2+2=4.

25 | 26 05 29 00 0130 | EA | 16" Diagonal Steel Bar Brace For Unistrut Channel | $3,463.82

	Quantity		Unit Price		Factor		Total
Installation	65.00	x	43.68	x	1.2200	=	3,463.82

UNISTRUT 60-DEGREE DIAGONAL BRACING.
Trapeze Unistrut supports for four (4) new dedicated circuits, total 650 LF. Code requires support for every 10 LF of conduit.
- 650 LF ÷ 10’ = Total Supports, 65 qty.60 Degree Angle, Steel, Unistrut Channel Fitting for diagonal

bracing, 1 at each end, total 2 per brace. Total 130 qty.

26 | 26 05 29 00 0442 | EA | 1/2" Pipe Size, Zinc Plated Steel, U-Bolt | $1,715.26

	Quantity		Unit Price		Factor		Total
Installation	65.00	x	21.63	x	1.2200	=	1,715.26

U-Connector Fitting to connect conduit to Unistrut channel, one per trapeze support.

27 | 26 05 33 13 0010 | CLF | 3/4" Electrical Metallic Tubing (EMT) Conduit Assembly With 2 #12 Copper THHN And 1 #12 Copper Insulated Grounding ConductorIncludes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available. | $3,558.89

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	1,458.56	x	1.2200	=	3,558.89

Remove and reinstall outlet circuits mounted to exterior of building for Demo and installation of new siding.

28 | 26 05 33 13 0010 0020 | | For Work In Restricted Working Space, Add | $900.16

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	368.92	x	1.2200	=	900.16

29 | 26 05 33 13 0011 | CLF | 3/4" Electrical Metallic Tubing (EMT) Conduit Assembly With 3 #12 Copper THHN And 1 #12 Copper Insulated Grounding ConductorIncludes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available. | $3,845.39

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	1,575.98	x	1.2200	=	3,845.39

Switched lighting circuits. Remove and reinstall switched circuits mounted to exterior of building for Demo and installation of new siding.

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Electrical

30 | 26 05 33 13 0011 | 0020 | For Work In Restricted Working Space, Add | $971.90

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	398.32	x	1.2200	=	971.90

31 | 26 05 33 13 0012 | CLF | 3/4" Electrical Metallic Tubing (EMT) Conduit Assembly With 4 #12 Copper THHN And 1 #12 Copper Insulated Grounding ConductorIncludes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available. | $5,164.84

	Quantity		Unit Price		Factor		Total
Installation	2.50	x	1,693.39	x	1.2200	=	5,164.84

INSTALLATION OF (4) NEW DEDICATED CIRCUITS.
Provide and install four (4) new dedicated electrical circuits to support new equipment and structures, including the pass through window operator, exhaust/ventilation fan, and a new Tuff Shed.
1. Install (2) New Dedicated Circuits for Pass Through Window & Fan
Tasks Included
- Circuit #1 – Fan:
  - o Install a new dedicated 120V circuit from the main electrical panel to the fan location.
  - o Size circuit and breaker per manufacturer specifications and NEC requirements.
  - o Provide new wiring, junction boxes, switches, and connections as needed.
- Circuit #2 – Pass Through Window Operator:
  - o Install a new dedicated 120V circuit to power the automated open/close mechanism of the new pass through window.
  - o Route wiring to control location per manufacturer guidance.
  - o Provide surge protection or isolated circuit components if required by equipment specs.

Additional Work
- Label new breakers and circuit conductors.
- Verify proper grounding and bonding.
- Test both circuits and confirm correct operation of equipment.

2. Install (2) New Dedicated Circuits to New Tuff Shed
Tasks Included
- Provide and install two (2) new dedicated 120V circuits from the main electrical panel to the Tuff Shed.
- Excavate and install exterior rated conduit (underground or above ground per site conditions and code).
- Pull conductors sized appropriately for load, distance, and voltage drop requirements.
- Install exterior rated junction boxes, weatherproof fittings, and transitions into the shed.
- Provide interior distribution points or receptacles inside the shed depending on required usage.

Additional Work
- Install GFCI protected circuits required by NEC standards for outbuildings.
- Bond and ground the shed per electrical code.
- Test circuits for correct voltage, polarity, and load handling.

32 | 26 05 33 13 0012 | 0020 | For Work In Restricted Working Space, Add | $1,304.55

	Quantity		Unit Price		Factor		Total
Installation	2.50	x	427.72	x	1.2200	=	1,304.55

33 | 26 27 26 00 0068 | EA | 20 Amperes, Ground Fault Circuit Interrupter (GFCI), Duplex Receptacle | $178.07

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	72.98	x	1.2200	=	178.07

Add one (1) in the Tuff Shed and one (1) in the kitchen next to the new window., total 2.

34 | 26 51 19 00 0280 | EA | 4' Length, 4,000 Lumens, Surface Mount, Wraparound LED Fixture (Lithonia LBL4) | $479.96

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	393.41	x	1.2200	=	479.96

Add ceiling fixture in new Tuff Shed.

35 | 26 51 19 00 0673 | EA | 5,183 Lumens, 45 Watt, Yoke Mount, Wet Location, NEMA 4X, 7 x 6 Optic, Glass Lens, LED Floodlight (Cooper Champ® Pro PFM5L) | $9,217.31

	Quantity		Unit Price		Factor		Total
Installation	3.00	x	2,518.39	x	1.2200	=	9,217.31

Rewire and install (3) exterior floodlight fixtures in the receiving area.

Contractor's Price Proposal - Detail Continues..

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Electrical

36	26 56 19 00 0191		EA	40 LEDs, 89 Watt, Pole Mount, LED Architectural Area Fixture (Lithonia DSXO LED)				$6,795.57
				Quantity	Unit Price	Factor	Total	
			Installation	2.00 x	2,785.07 x	1.2200 =	6,795.57	
			Wire and install (2) new light fixtures on the Light Post at the main entrance.					
37	26 56 19 00 0230		EA	20 LEDs, 47 Watt, 4000K CCT, Wall Mount, LED Architectural Area Fixture (Lithonia DSXW2 LED)				$7,290.96
				Quantity	Unit Price	Factor	Total	
			Installation	5.00 x	1,195.24 x	1.2200 =	7,290.96	
			Wire and install (5) sconce light fixtures on the front of the building.					

Subtotal for Electrical **$77,735.97**

Framing

38	05 41 00 00 0009		SF	3-5/8" Width, 16" On Center, 16 Gauge, Load Bearing, Structural Metal Stud Framing With Tracks And Runners				$1,283.64
				Quantity	Unit Price	Factor	Total	
			Installation	96.00 x	9.77 x	1.2200 =	1,144.26	
			Demolition	96.00 x	1.19 x	1.2200 =	139.37	
			EXTERIOR WALL REPLACEMENT (PASS-THROUGH WINDOW WALL). • Exterior Wall Dimensions: 12'x8' = 96 SF.					
39	05 41 00 00 0009	0215		For Up To 200, Add				$299.83
				Quantity	Unit Price	Factor	Total	
			Installation	96.00 x	2.56 x	1.2200 =	299.83	
40	06 05 23 00 0324		EA	1-3/8" Wide x 22-5/16" Long, 16 Gauge, Galvanized Retrofit Plate Strap (Simpson Strong Tie® RPS22)				$19.79
				Quantity	Unit Price	Factor	Total	
			Installation	2.00 x	8.11 x	1.2200 =	19.79	
			Structural reinforcement hardware for new wall.					
41	06 16 33 00 0013		SF	5/8" Interior BC Plywood Wall SheathingApplied to wall studs.				$572.72
				Quantity	Unit Price	Factor	Total	
			Installation	96.00 x	3.62 x	1.2200 =	423.97	
			Demolition	96.00 x	1.27 x	1.2200 =	148.74	
			EXTERIOR WALL REPLACEMENT (PASS-THROUGH WINDOW WALL). • Exterior Wall Sheathing Dimensions: 12'x8' = 96 SF.					
42	06 16 33 00 0013	0005		For Shear Wall Construction, Add				$56.22
				Quantity	Unit Price	Factor	Total	
			Installation	96.00 x	0.48 x	1.2200 =	56.22	
43	06 16 33 00 0013	0006		For Exterior CC Grade Plywood, Add				$21.08
				Quantity	Unit Price	Factor	Total	
			Installation	96.00 x	0.18 x	1.2200 =	21.08	
44	06 16 33 00 0013	0007		For Application To Metal Studs, Joists, Or Rafters, Add				$56.22
				Quantity	Unit Price	Factor	Total	
			Installation	96.00 x	0.48 x	1.2200 =	56.22	
45	06 16 33 00 0013	0011		For Selective Replacement <400 (Includes Removal Of Damaged Plywood And Fitting New Plywood To Size), Add				$423.97
				Quantity	Unit Price	Factor	Total	
			Installation	96.00 x	3.62 x	1.2200 =	423.97	
46	06 16 33 00 0014		SF	3/4" Interior BC Plywood Wall SheathingApplied to wall studs.				$310.76
				Quantity	Unit Price	Factor	Total	
			Installation	64.00 x	3.98 x	1.2200 =	310.76	
			Exterior wall protection cover the opending at night.					

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Framing

47 | 06 16 33 00 0014 | 0005 | For Shear Wall Construction, Add | $60.90

	Quantity		Unit Price		Factor		Total
Installation	96.00	x	0.52	x	1.2200	=	60.90

48 | 06 16 33 00 0014 | 0006 | For Exterior CC Grade Plywood, Add | $24.60

	Quantity		Unit Price		Factor		Total
Installation	96.00	x	0.21	x	1.2200	=	24.60

49 | 06 16 33 00 0014 | 0011 | For Selective Replacement <400 (Includes Removal Of Damaged Plywood And Fitting New Plywood To Size), Add | $456.77

	Quantity		Unit Price		Factor		Total
Installation	96.00	x	3.90	x	1.2200	=	456.77

50 | 07 21 16 00 0038 | SF | 3-1/2" Unfaced, R-11 Mineral Wool Flexible Insulation | $233.07

	Quantity		Unit Price		Factor		Total
Installation	96.00	x	1.99	x	1.2200	=	233.07

Exterior wall insulation at new kitchen window wall.

Subtotal for Framing **$3,819.57**

FRP

51 | 01 31 33 00 0002 | EA | Carpenter Minimum ChargeThis task should not be used in conjunction with any other tasks utilizing this labor trade, unless approved by owner. Task quantity is 1, unless approved by owner. | $1,507.65

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	1,235.78	x	1.2200	=	1,507.65

CARPENTER
One (1) site visit to install new Fiberglass Reinforced Panels (FRP) on the surface of the new wall in the kitchen around the new pass-through window. 1

1. Surface Preparation - Inspect the substrate to ensure it is clean, dry, level, and properly prepared for FRP installation. Verify that all drywall or backing material around the passthrough window is secure and free of defects.
2. FRP Panel Installation - Cut FRP panels to fit the wall layout around the new passthrough opening, ensuring precise alignment and clean edges.
Apply FRP adhesive per manufacturer specifications. Install FRP panels onto the wall surface, ensuring full adhesion, uniform pressure, and proper bonding.
Seal panel joints using manufacturer□approved trim pieces and sealant (inside corners, outside corners, edge trim, H□molding as required).
3. Finishing & Detailing - Ensure all seams, edges, and cuts are clean and properly aligned. Confirm that panels sit flush with window trim and adjacent surfaces.
Remove excess adhesive and ensure a professional, sanitary, and durable installation.
4. Cleanup - Remove debris, adhesive residue, and all installation□related waste.
Leave the work area clean and free of hazards.

Subtotal for FRP **$1,507.65**

NPP

52 | 06 00 00 00 0002 | LS | Tuff Shed - Sundance Ranch Garage 12'x20' | $23,599.18

		Quantity		Unit Price		Factor		Total
NPP	Installation	1.00	x	18,879.34	x	1.2500	=	23,599.18

NON-PRE-PRICED QUOTEThe Home DepotSundance Ranch Garage - 12'x20'. 8'x7' roll up garage door, 4' x 6'7" single shed man door, house wrap, horizontal cement lap siding, ridge vent, 24” shelving. Includes engineering and permitting fees, and delivery to jobsite. All labor and materials are included for complete installation. • Estimated Vendor Cost, $18,879.35. • General Contractor NPP Adjustment Factor, 1.25. • $18,879.35 x 1.25 = $23,599.19. • Total Tuff Shed NPP Cost, $23,599.19.The Home Depot Online Web Quote Number #: 3823636

Subtotal for NPP **$23,599.18**

NPP Awning

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

NPP Awning

53	08 00 00 00 0002		LS	Custom Canvas Awnings with Custom Logos				$15,437.50
		NPP	Installation	Quantity 1.00	x Unit Price 12,350.00	x Factor 1.2500	= Total 15,437.50	

CANVAS AWNINGS (NPP)
Wen Han Awning
Provide and install three new custom sized canvas awnings with custom logos imprinted on the two larger awnings, the smaller awning does not have a logo. Framed with 1" galvanized square tubing using Sunbella Forest Green #6037 colored fabric with white trim approved by owner.
Estimated Awning Subcontractor Cost, $12,350.00.

- General Contractor NPP Adjustment Factor, 1.25.
- $12,350.00 x 1.25 = $15,437.50.
- General Contractor Total Cost, $15,437.50.

CONTACT INFORMATION:
Wen Han Awning
14583 E. 14th Street Unit
San Leandro CA 94578
(510) 368-2585
wenhanawning@yahoo.com
CSLB # 556289

Subtotal for NPP Awning **$15,437.50**

NPP Window

54	08 00 00 00 0001		LS	Bi-Parting Window CA Retail Food Compliant				$14,230.63
		NPP	Installation	Quantity 1.00	x Unit Price 11,384.50	x Factor 1.2500	= Total 14,230.63	

KITCHEN PASSTHROUGH WINDOW (NPP)
East County Glass & Window, Inc.
Kitchen Passthrough Window

- Product Quoted: 131 Bi-Parting Window with inside mount unheated air curtain to provide a barrier against insects and dust.
- Operation: Fully Automatic Electric
- Frame Size: 53.5"w x 35.75"h
- Service Opening: 14"W x 29.5"H - West Coast Restricted
- Glass: 1/4" Low E Tempered Hard Coat.
- Prevailing wage rates.
- Complies with California Retail Food Code.
- Excludes electrical, drywall, FRP.

Estimated Window Subcontractor Cost, $11,384.50.
General Contractor Non-Pre-Priced Adjustment Factor, 1.25.
$11,384.50 x 1.25 = $14,230.63
General Contractor Total Cost, $14,230.63

Subtotal for NPP Window **$14,230.63**

Paint

55	01 22 23 00 0898	DAY	2,000 PSI Pressure Washer With Full-Time Operator				$4,129.75
		Installation	Quantity 4.00	x Unit Price 846.26	x Factor 1.2200	= Total 4,129.75	

PRESSURE WASHING
Provide all labor, equipment, and materials necessary to pressure wash the entire exterior building surface prior to the application of any primer or finish coatings. Work includes washing of all siding surfaces, soffits, fascia, exterior trim, and all exposed concrete columns. Pressure washing shall be performed in accordance with best industry practices to ensure a clean, sound, and contaminant free substrate suitable for painting. All cleaning operations shall be completed using controlled pressure levels appropriate for fiber cement siding, wood trim, concrete, and adjacent materials to avoid damage. The contractor shall take all necessary precautions to protect landscaping, windows, doors, electrical components, and any other surfaces not intended to be washed.

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Paint

#	Code	Unit	Description		Quantity		Unit Price		Factor		Total	Amount
56	09 91 13 00 0016	SF	1 Coat Filler, Brush Work, Paint Exterior Concrete Walls	Installation	1,260.00	x	1.20	x	1.2200	=	1,844.64	$1,844.64
			PAINT CONCRETE COLUMNS									
57	09 91 13 00 0017	SF	2 Coats Paint, Brush Work, Paint Exterior Concrete Walls	Installation	1,260.00	x	2.29	x	1.2200	=	3,520.19	$3,520.19
			PAINT CONCRETE COLUMNS									
58	09 91 13 00 0103	LF	1 Coat Paint, Cut-in Brush Work, Paint Exterior Wood Smooth Siding	Installation	1,021.00	x	0.28	x	1.2200	=	348.77	$348.77
			1 COAT PAINT, CUT-IN WALL SURFACES									
59	09 91 13 00 0114	SF	1 Coat Primer, Brush Work, Paint Exterior Wood Rough (Shingles, Shakes Or Rough Sawn) Siding	Installation	6,450.00	x	2.17	x	1.2200	=	17,075.73	$17,075.73
			PAINT EXTERIOR SIDING.									
60	09 91 13 00 0116	SF	2 Coats Paint, Brush Work, Paint Exterior Wood Rough (Shingles, Shakes Or Rough Sawn) Siding	Installation	6,450.00	x	3.97	x	1.2200	=	31,239.93	$31,239.93
			PAINT EXTERIOR SIDING.									
61	09 91 13 00 0234	LF	1 Coat Primer, Brush/Roller Work, Paint Exterior Wood Door Frame And Trim	Installation	17.00	x	1.58	x	1.2200	=	32.77	$32.77
			EXTERIOR SIDE ONLY									
62	09 91 13 00 0235	LF	1 Coat Paint, Brush/Roller Work, Paint Exterior Wood Door Frame And Trim	Installation	17.00	x	2.04	x	1.2200	=	42.31	$42.31
			EXTERIOR SIDE ONLY									
63	09 91 13 00 0236	LF	2 Coats Paint, Brush/Roller Work, Paint Exterior Wood Door Frame And Trim	Installation	17.00	x	3.43	x	1.2200	=	71.14	$71.14
			EXTERIOR SIDE ONLY									
64	09 91 13 00 0341	LF	1 Coat Primer, 1/2" To 1-1/2" Diameter, Paint Conduit Or Steel Pipe	Installation	500.00	x	2.21	x	1.2200	=	1,348.10	$1,348.10
65	09 91 13 00 0346	LF	1 Coat Paint, 1/2"To 1-1/2" Diameter, Paint Conduit Or Steel Pipe	Installation	500.00	x	2.21	x	1.2200	=	1,348.10	$1,348.10
66	09 91 13 00 0351	LF	2 Coats Paint, 1/2" To 1-1/2" Diameter, Paint Conduit Or Steel Pipe	Installation	500.00	x	4.52	x	1.2200	=	2,757.20	$2,757.20
67	09 91 13 00 0356	EA	1 Coat Paint, Paint Exposed Single Or Double Gang Outlet Box	Installation	6.00	x	10.81	x	1.2200	=	79.13	$79.13
68	09 91 13 00 0483	SF	1 Coat Primer, Brush Work, Paint Exterior Wood Trim	Installation	505.00	x	2.20	x	1.2200	=	1,355.42	$1,355.42

Contractor's Price Proposal - Detail Continues..

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Paint

69	09 91 13 00 0485	SF	2 Coats Paint, Brush Work, Paint Exterior Wood Trim						$2,680.04
			Installation	Quantity 505.00	x	Unit Price 4.35	x	Factor 1.2200 = Total 2,680.04	
70	09 91 13 00 0486	SF	1 Coat Primer, Brush/Roller Work, Paint Exterior Wood Trim						$2,327.56
			Installation	Quantity 1,084.00	x	Unit Price 1.76	x	Factor 1.2200 = Total 2,327.56	
			Primer building fascia.						
71	09 91 13 00 0487	SF	1 Coat Paint, Brush/Roller Work, Paint Exterior Wood Trim						$2,592.06
			Installation	Quantity 1,084.00	x	Unit Price 1.96	x	Factor 1.2200 = Total 2,592.06	
			Paint building fascia.						

Subtotal for Paint **$72,792.84**

Painting/Electrical

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Painting/Electrical

72 01 66 19 00 0047 CY Transfer Delivered Materials Distances Greater Than 125', Per CY Of Material Per 125' $1,957.19

	Quantity		Unit Price		Factor		Total
Installation	225.00	x	7.13	x	1.2200	=	1,957.19

Cost Justification: Material Transfer Beyond Included 125’ Distance
The additional cost associated with transferring materials more than 125 feet from the delivery point is justified based on the increased labor hours, equipment needs, and productivity impacts required to perform this work safely and in compliance with project requirements.

1. Increased Labor Time
Standard delivery includes only the first 125 feet of material movement. Transporting materials beyond this limit significantly increases handling time for each load.
- Additional walking distance, repeated trips, and staging effort result in measurable added labor hours.
- Larger or heavier materials (paint buckets, conduit bundles, fixtures, siding) require team lifts, further increasing labor requirements.
- Labor must be performed by trained personnel to maintain project safety standards.

Justification: More distance = more time per load, multiplying overall labor effort.

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2. Need for Material Handling Equipment
Extended distance transport requires additional equipment not included in standard delivery services, such as:
- Heavy duty carts and dollies
- Material lifts or platform carts
- Protective equipment for weather sensitive items (tarps, containers)

This equipment must be mobilized, operated, and maintained specifically for the transfer operation.
Justification: Additional equipment represents a direct project cost to enable safe and efficient movement of materials over extended distances.

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3. Productivity Impacts
Material movement across long distances reduces available work time for painting and electrical crews. To maintain production schedules:
- Material handling tasks must be performed separately from skilled trade labor.
- Additional personnel or extended hours are required to avoid slowing down the primary scope of work.

Justification: Without dedicated material handling labor, overall project productivity and schedule performance would be negatively impacted.

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4. Site Access & Safety Requirements
The site will have occupied areas that require:
- Slower movement of loads
- Extra planning for safe travel paths
- Compliance with site specific safety protocols (PPE, spotters, controlled paths)

These requirements increase the time and effort needed for each transport cycle.
Justification: Long distance movement under constrained site conditions increases complexity, risk, and labor demand.

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5. Protection and Staging of Materials
To support ongoing operations, materials must be staged properly:
- Weather protection for paint and coatings
- Secure storage locations for electrical components and fixtures
- Organization to prevent loss, damage, and contamination

This staging process requires additional labor and time beyond simple transport.
Justification: Proper staging preserves material integrity, prevents waste, and ensures operational readiness for field crews.

Summary
The added cost reflects the legitimate increase in labor, equipment, logistics, and safety measures required to move and stage materials over distances exceeding the 125’ included delivery range. These activities are necessary to maintain schedule, ensure worker safety, and support continuous project progress.

Subtotal for Painting/Electrical **$1,957.19**

Plumbing

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Plumbing

73 01 31 33 00 0015 EA Plumber Minimum ChargeThis task should not be used in conjunction with any other tasks utilizing this labor trade, unless approved by owner. Task quantity is 1, unless approved by owner. $8,022.57

	Quantity		Unit Price		Factor		Total
Installation	4.00	x	1,643.97	x	1.2200	=	8,022.57

PLUMBER MINIMUM CHARGE
Multiple site visits by the plumber to remove exterior plumbing fixtures and boxes to allow the siding crew to remove and install new Hardie plank siding on each side to the building at separate times.

- West Elevation
- North Elevation
- East Elevation
- South Elevation.

Subtotal for Plumbing **$8,022.57**

Safety

74 01 56 26 00 0182 LF 48" High With Posts At 8' On Center, Plastic Mesh Temporary Safety Fence $2,491.95

	Quantity		Unit Price		Factor		Total
Installation	577.00	x	3.54	x	1.2200	=	2,491.95

Temporary fencing around the perimeter of the building during siding and painting.

Subtotal for Safety **$2,491.95**

Siding

75 01 22 20 00 0023 HR LaborerFor tasks not included in the Construction Task Catalog® and as directed by owner only. $8,413.41

	Quantity		Unit Price		Factor		Total
Installation	76.00	x	90.74	x	1.2200	=	8,413.41

1. Interior Protection and Temporary Enclosures
 • The laborer to remove and reinstall plastic sheeting for dust control each day on the interior side of the stud wall during demolition of the kitchen wall and installation of the new window. All temporary barriers shall be maintained to ensure the kitchen area remains protected from dust, debris, and contamination throughout the duration of the work.
2. Material Handling and Hardie Board Transport
 • Following saw cutting of Hardie board in the Service Yard , the laborer shall hand carry the cut panels to designated installation locations within the building.
 • The laborer will ensure that all material movement is conducted safely and without damage to building finishes or construction materials.
3. Site Cleanliness and Containment Area Maintenance
 • The laborer shall maintain a clean and orderly containment area in the Service Yard at all times .
 • Responsibilities include collecting, organizing, and properly disposing of cut pieces, debris, and unused cement fiber planks.
 • The work area will be kept clear of slip/trip hazards and cleaned at regular intervals and at the end of each workday.
4. Interior Cleanup and Daily Restoration
 • The laborer may be tasked with cleaning interior areas affected by drywall , electrical, or related construction activities.
 • Cleanup responsibilities may include sweeping, vacuuming, debris removal, and wiping down surfaces as needed to maintain safe and clean work conditions.
 • At the conclusion of each day's electrical work , the laborer shall reinstall any removed ceiling tiles to restore areas impacted by overhead work.

76 01 22 23 00 1213 WK 5,000 Lb. Capacity, Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator $7,741.29

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	6,345.32	x	1.2200	=	7,741.29

FORKLIFT.
Provide a forklift and operator to off□load Hardie Plank siding and fiber□cement trim materials from delivery trucks as required for the project. Forklift operations shall include safe handling, unloading, and placement of materials in the designated staging areas identified by the owner. Vertical hoisting or placement of materials above ground level. All work shall be performed in accordance with applicable safety regulations, manufacturer handling requirements, and site□specific logistics constraints.

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Siding

77 01 54 23 00 0013 — CCF — Heavy-Duty Masonry Scaffolding With Bracing Accessories - Area Based On 4' Wide Sections (CCF / Month) — $49,227.22

	Quantity		Unit Price		Factor		Total
Installation	578.00	x	69.81	x	1.2200	=	49,227.22

ESTIMATED SCAFFOLDING FOR TWO MONTHS.
- Estimated Scaffolding West Elevation, 89 CCF.
- Estimated Scaffolding North Elevation, 80 CCF.
- Estimated Scaffolding South Elevation, 73 CCF.
- Estimated Scaffolding East Elevation, 47 CCF.
- 89+80+73+47 = 289 CCF.
- 289 CCF per month x 2 months = 578 CCF.
- Estimated Total Scaffolding, 578 CCF.

78 01 54 23 00 0019 — CCF — Up To 20' Height Heavy-Duty Masonry Scaffolding Initial Erection And Final Dismantling, Per CCF Of Scaffolding And Accessories. — $35,042.93

	Quantity		Unit Price		Factor		Total
Installation	289.00	x	99.39	x	1.2200	=	35,042.93

ERECTION AND FINAL DISMANTLING.
- Estimated Scaffolding West Elevation, 89 CCF.
- Estimated Scaffolding North Elevation, 80 CCF.
- Estimated Scaffolding South Elevation, 73 CCF.
- Estimated Scaffolding East Elevation, 47 CCF.
- 89+80+73+47 = 289 CCF.

79 01 54 23 00 0025 — CSF — Netting for Exterior Building ScaffoldingIncludes removal after use. — $4,638.19

	Quantity		Unit Price		Factor		Total
Installation	86.70	x	43.85	x	1.2200	=	4,638.19

NETTING - Estimated netting for scaffolding, 1,084 LF x 8" = 8,672 SF converts to 86.7 CSF.

80 01 55 26 00 0021 — CLF — 3", 4 Mil Polyethylene Printed Barricade Tape, Non-Fluorescent — $131.76

	Quantity		Unit Price		Factor		Total
Installation	10.00	x	10.80	x	1.2200	=	131.76

Pedestrian Safety

81 01 55 26 00 0025 — CLF — 3" Exterior Vinyl Tape (Warning Tape) — $249.12

	Quantity		Unit Price		Factor		Total
Installation	10.00	x	20.42	x	1.2200	=	249.12

Pedestrian Safety

82 01 55 26 00 0029 — LF — 6" Linear Delineation System — $382.59

	Quantity		Unit Price		Factor		Total
Installation	20.00	x	15.68	x	1.2200	=	382.59

Pedestrian Safety

83 01 55 26 00 0034 — MO — 28" Cone With Reflective Collar — $289.87

	Quantity		Unit Price		Factor		Total
Installation	30.00	x	7.92	x	1.2200	=	289.87

Pedestrian Safety

84 01 71 13 00 0004 — EA — First 25 Miles, Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy-duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc. — $3,693.06

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	1,513.55	x	1.2200	=	3,693.06

DELIVERY OF FORKLIFT.
- Delivery of forklift to unload Hardi plank material from truck and store onsite.

Contractor's Price Proposal - Detail Continues..

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Siding

85 01 71 13 00 0004 EA First 25 Miles, Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy-duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc. $1,846.53

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	1,513.55	x	1.2200	=	1,846.53

DELIVERY OF SCAFFOLDING.

- Mobilization and demobilization of scaffolding to and from the jobsite .

86 01 74 19 00 0016 EA 40 CY Dumpster (6 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material. $24,766.00

	Quantity		Unit Price		Factor		Total
Installation	20.00	x	1,015.00	x	1.2200	=	24,766.00

DISPOSAL OF EXISTING SIDING

- Each Hardie plank is 12 feet in length and weights 125 lbs.
- Based on the take off calculations there are a quantity of 1,848 planks.
- 1,848 planks x 125 lbs. = 231,000 lbs.
- 2,000 lbs. converts to 1 ton.
- 231,000 lbs. ÷ 2,000 = 115.5 tons.
- ESTIMATED TOTAL TONNAGE, 116 TONS.

40 CY Dumpster (6 Ton) “Construction Debris”

- 116 tons ÷ 6 tons = 19.33 dumpsters.
- Estimated 20 Disposal Containers.

87 06 05 23 00 0003 EA 1/2" Diameter x 7-1/2" Long, Threaded Anchor Bolt $117.80

	Quantity		Unit Price		Factor		Total
Installation	4.00	x	24.14	x	1.2200	=	117.80

Structural reinforcement of new wall for the rough opening for the new window.

88 06 05 23 00 0007 EA 1-7/16" x 2-1/2", 18 Gauge, Galvanized Framing Angle Anchor (Simpson Strong Tie® A34) $106.14

	Quantity		Unit Price		Factor		Total
Installation	10.00	x	8.70	x	1.2200	=	106.14

Structural reinforcement of new wall for the rough opening for the new window.

89 06 05 23 00 0029 EA 14" High x 2-1/2" Wide x 2-1/2" Deep, 7 Gauge, Galvanized Hold Downs (Simpson Strong Tie® HD9B) $310.22

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	127.14	x	1.2200	=	310.22

Structural reinforcement of new wall for the rough opening for the new window.

90 06 05 23 00 0057 EA Adjustable And Standoff 4" x 4" Post Base, With Bolts (Simpson Strong Tie® ABA44) $86.55

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	35.47	x	1.2200	=	86.55

Structural reinforcement of new wall for the rough opening for the new window.

Contractor's Price Proposal - Detail Continues..

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Siding

91 06 05 23 00 0240 EA #10 x 1-1/2" Galvanized Steel Screw $29,676.45

	Quantity		Unit Price		Factor		Total
Installation	9,214.00	x	2.64	x	1.2200	=	29,676.45

SIDING FASTENERS
Provide and install mechanical fasteners for Hardie Plank siding and starter strip in accordance with industry standards. Fastener quantities are based on a stud spacing of 16 inches on center (1.4 feet O.C.).
Siding and Starter Strip Lengths

- Starter Strip: 1,084 LF.
  - 1,084 LF ÷ 1.4' O.C. = 774 fasteners.
  - 774 x 2 =1,549 fasteners.
- Plank Siding Coverage: 6,450 SF.
  - 6,450 SF ÷ 1.4' O.C. = 4,607 fasteners.
  - 4,607 x 2 = 9,214 fasteners.

Calculated Fastener Quantities
Based on stud spacing at 1.4 feet O.C.:, 2 fasteners per stud.
Summary

- Total estimated fasteners for starter strip:
  - 774 (1 fastener per stud)
  - 1,549 (2 fasteners per stud)
- Total estimated fasteners for plank siding:
  - 4,607 (1 fastener per stud)
  - 9,214 (2 fasteners per stud)

These quantities represent estimated fastener counts required to complete the work and are based on the siding area and linear footage performed during takeoffs.

92 07 26 13 00 0009 CLF 9" Wide Self Adhesive Butyl Sealing Tape $751.47

	Quantity		Unit Price		Factor		Total
Installation	2.00	x	307.98	x	1.2200	=	751.47

SEALING TAPE. Install for sealing at pipe penetrations, wall interfaces, windows, and doors to create a watertight barrier behind exterior trims, preventing air and moisture infiltration. Apply a continuous strip of butyl tape behind trim components such as J□channels, corner boards, Z□flashing, and at transitions between different siding materials to ensure a durable, weather□resistant seal. Estimated total length is 200 LF.

93 07 26 13 00 0010 CSF Building Wrap (Tyvek) $7,616.77

	Quantity		Unit Price		Factor		Total
Installation	65.00	x	96.05	x	1.2200	=	7,616.77

BUILDING WRAP

- Estimated Total Siding at West Elevation, 1,816 SF.
- Estimated Total Siding at North Elevation, 1,971 SF.
- Estimated Total Siding at South Elevation, 1,064 SF.
- Estimated Total Siding at West Elevation, 1,590 SF.
- ESTIMATED TOTAL SIDING QUANITY, 6,450 SF.

94 07 46 46 00 0008 LF Starter Strip, Fiber Cement Lap Siding $3,187.18

	Quantity		Unit Price		Factor		Total
Installation	1,084.00	x	1.70	x	1.2200	=	2,248.22
Demolition	1,084.00	x	0.71	x	1.2200	=	938.96

LENGTHS OF WALLS
WEST ELEVATION
23+13+39++39+21+21+34+28+62+28= 311 LF.
NORTH ELEVATION
86+32+72+14+20+32+31= 287 LF.
SOUTH ELEVATION
85+85+24=193 LF.
EAST ELEVATION
129+94+70=292 LF

311+287+193+292= 1,084 LF
ESTIMATED TOTAL = 1,084 LF.

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Siding

95 07 46 46 00 0010 SF Fiber Cement Shingle Siding $107,097.09

	Quantity		Unit Price		Factor		Total
Installation	6,450.00	x	11.01	x	1.2200	=	86,637.69
Demolition	6,450.00	x	2.60	x	1.2200	=	20,459.40

ARTISAN® SIDING WITH SQUARE CHANNEL LOCK JOINT SYSTEM.
- Estimated Total Siding at West Elevation, 1,816 SF.
- Estimated Total Siding at North Elevation, 1,971 SF.
- Estimated Total Siding at South Elevation, 1,064 SF.
- Estimated Total Siding at West Elevation, 1,590 SF.
- ESTIMATED TOTAL SIDING QUANITY, 6,450 SF.

96 07 46 46 00 0015 LF 4" Wide, 7/16" Thick, Fiber Cement Trim Board $4,161.27

	Quantity		Unit Price		Factor		Total
Installation	912.00	x	3.74	x	1.2200	=	4,161.27

Fiber Cement Trim Board
Total Building Exterior Corners (vertical), 57 qty.
Total Trim, 2 per Corner, 114 qty.
Total Length of 8' Trim.
114 x 8 = 912 LF.
ESTIMATED TOTAL CORNER TRIM, 912 LF.
The subontractor shall furnish and install all fiber cement trim boards required to complete the exterior corner trim scope as shown on the project drawings and specified in the contract documents. The building contains fifty□seven (57) vertical exterior corners, each requiring two (2) trim boards, for a total of one hundred fourteen (114) boards. Based on an 8□foot board length, the total quantity of trim necessary for this Work is calculated as:
114 boards × 8 linear feet per board = 912 linear feet (LF) of fiber cement corner trim.
This quantity represents the estimated total corner trim requirement for the project.

97 07 62 13 00 0021 SF 0.013" Thick, Mill Finish, Aluminum Flashing And Trim $25,369.83

	Quantity		Unit Price		Factor		Total
Installation	994.00	x	16.51	x	1.2200	=	20,021.35
Demolition	800.00	x	5.48	x	1.2200	=	5,348.48

JOINT FLASHING
Hardie Planks are 12 LF.
Total Wall Area of Building, 6,450 SF.
6,450 SF ÷ 12 = Total Number of Joints 538.
Number of Vertical Corners, 57 qty.
Total Height of Corners, 456 LF.
Plank Joints, 538.
Corners, 456.
538+456= 994.
ESTIMATED TOTAL JOINT FLASHING, 994 SF.

Furnish and install all joint flashing required for the exterior fiber cement siding system in accordance with manufacturer recommendations and project specifications. Based on the total building wall area of 6,450 square feet (SF) and standard Hardie plank lengths of 12 linear feet (LF) per plank, the total number of horizontal plank joints is calculated as follows:
- 6,450 SF ÷ 12 LF per plank = 538 horizontal joints

In addition, the structure includes fifty seven (57) vertical exterior corners with a combined height of four hundred fifty six (456) linear feet, all of which require vertical joint flashing.
The total joint flashing required for the project is therefore summarized as:
- Horizontal plank joints: 538
- Vertical corner flashing: 456 LF
- Combined total: 994 SF (estimated) of joint flashing material

This total of nine hundred ninety four (994) square feet represents the estimated flashing requirement for completion of the Work. Final quantities shall be verified in the field

98 07 62 13 00 0030 SF 28 Gauge, 0.019" Thick, Galvanized Steel Flashing $2,591.28

	Quantity		Unit Price		Factor		Total
Installation	100.00	x	15.94	x	1.2200	=	1,944.68
Demolition	100.00	x	5.30	x	1.2200	=	646.60

WINDOW FLASHIN AROUND NEW PASS-THROUGH WINDOW (Materials Only) – Install galvanized steel flashing around new pass-through window.

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Siding

99 07 62 13 00 0030 0080 For Wrap Around Window Panning, Add $137.49

	Quantity		Unit Price		Factor		Total
Installation	10.00	x	11.27	x	1.2200	=	137.49

Pass-Through Window

100 07 65 19 00 0004 LF 6" Wide Strip, 60 Mil, Neoprene Flashing $17,636.32

	Quantity		Unit Price		Factor		Total
Installation	1,300.00	x	11.12	x	1.2200	=	17,636.32

Proposal Justification – Neoprene Flashing Quantities
Additional material quantities are required to provide and install 6-inch wide, 60mil neoprene flashing at all horizontal and vertical sheathing joints across the building exterior. Based on a detailed takeoff of the lower, middle, and upper building levels, the total calculated requirement is 1,300 linear feet (LF). This includes flashing at 1,084 LF of horizontal joints at the lower level, along with proportional vertical joints on all elevations derived from building height and joint spacing. Similar measurements were performed for the middle and upper levels, resulting in an additional 57 LF and 23 LF of vertical seams, respectively. These flashing components are essential to maintaining a continuous weatherresistive barrier, protecting the building envelope from moisture intrusion, and meeting project specifications. The cumulative quantity of 1,300 LF reflects the total necessary material to complete the work in accordance with the contract documents and fieldverified building conditions.

101 07 92 13 00 0031 CLF 3/4" x 1" Joint, Acrylic/Latex Sealant And Caulking $19,847.78

	Quantity		Unit Price		Factor		Total
Installation	21.68	x	750.40	x	1.2200	=	19,847.78

CAULKING (SIDING)
The Framing and Siding Subcontractor shall provide all labor, materials, and equipment necessary to apply caulking at all required siding transitions in accordance with project specifications and manufacturer requirements. Caulking shall be installed during the siding replacement work, including at horizontal terminations, starter strips, top courses, and other designated siding interfaces.
Wall Length Calculations
Caulking quantities are based on total linear footage of building perimeter siding surfaces, as follows:
West Elevation:
23 + 13 + 39 + 39 + 21 + 21 + 34 + 28 + 62 + 28 = 311 LF
North Elevation:
86 + 32 + 72 + 14 + 20 + 32 + 31 = 287 LF
South Elevation:
85 + 85 + 24 = 193 LF
East Elevation:
129 + 94 + 70 = 292 LF
Total Wall Length:
311 + 287 + 193 + 292 = 1,084 LF
Caulking Requirements
Caulking is required at the following siding locations:
- Bottom of Starter Strip: 1,084 LF
- Top Row of Hardie Plank: 1,084 LF

Total caulking requirement:
1,084 LF × 2 = 2,168 LF
Estimated Total Caulking
2,168 Linear Feet (LF) of siding caulking
Contract Conditions
- Quantities listed above represent the estimated caulking required for the work listed and excludes caulking at windows, doors, penetrations, or trim unless specifically identified elsewhere in the contract documents.
- All caulking materials shall meet industry standards for exterior siding applications.

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Siding

102 09 22 13 13 0016 SF 2-1/2", 25 Gauge, 16" On Center, Installed On Walls, Z Furring Channel **$18,107.24**

	Quantity		Unit Price		Factor		Total
Installation	2,600.00	x	4.73	x	1.2200	=	15,003.56
Demolition	1,200.00	x	2.12	x	1.2200	=	3,103.68

Proposal Justification – Z□Metal Flashing (With Calculations Included)
Additional Z□metal flashing is required to ensure proper moisture management and drainage at the top and bottom transitions of the fiber cement siding on all building elevations. A detailed takeoff of the exterior sheathing joints shows that the lower level contains 1,084 LF of horizontal joints, which—when divided by the average wall height of 8 feet—produces 135.5 LF (≈136 LF) of vertical joint coverage. This results in a total lower□level joint length of 1,084 LF + 136 LF = 1,220 LF, and because Z□metal must be installed at both the top and bottom of the siding run, the required footage doubles to 1,220 LF × 2 = 2,440 LF (rounded to 2,400 LF for estimating). Similar calculations were performed for the middle level, where 452 LF of horizontal joints yields 452 ÷ 8 = 56.5 LF (≈57 LF) of vertical seams, resulting in 57 LF × 2 = 114 LF of required flashing. The upper level contains 183 LF of horizontal joints, generating 183 ÷ 8 = 23 LF of vertical seams and producing 23 LF × 2 = 46 LF of required flashing. When combined, these quantities result in a cumulative Z□metal requirement of 2,400 LF + 114 LF + 46 LF = 2,560 LF, rounded to 2,600 LF total. These calculations represent the full extent of Z□metal flashing needed to meet manufacturer installation requirements, provide continuous drainage protection, and maintain compliance with project specifications—thereby justifying the additional material scope.Lower Level:

- 1,084 ÷ 8 = 135.5 LF of vertical joints for lower level.
- 1,084 LF of horizontal joints for lower level.
- 1,084 + 136 = total of 1,220 LF for lower level.
- Lower-Level Total Length 1,220 LF.
- 1,200 LF bottom run + 1,200 LF for top run = 2,400 LF.
- Lower-Level Total = 2,400 LF.

Middle Level:
West Elevation 259 LF + North Elevation 14 LF + South Elevation 85 LF + East 94 LF = Total of 452 LF.

- 452 LF ÷ 8 = 56.5 LF of vertical seams.
- 57 LF bottom run + 57 LF for top run = 114 LF.
- Middle Level Total = 114 LF.

Upper Level:
West Elevation 69 LF + North Elevation 20 LF + South Elevation 24 LF + East Elevation 70 LF = Total 183 LF.
183 LF ÷ 8 = 23 LF of vertical seams.

- 23 LF bottom run + 23 LF for top run = 46 LF.
- Upper-Level Total, 46 LF.

Total Vertical Seams: 2,400+114+46=2,600 LF.
Cumulative Total Vertical Seams: 2,600 LF.

103 09 22 13 13 0016 0412 For Walls >10' High, Add **$124.93**

	Quantity		Unit Price		Factor		Total
Installation	160.00	x	0.64	x	1.2200	=	124.93

104 34 05 43 00 0501 EA Minimum Charge For Plastic Barrier Enclosure for Paint RemovalUp to an 8' x 8' area, 7' high. Includes 10 mil plastic on walls and floor. 2"x4" construction. Excludes scaffolding. **$1,744.53**

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	1,429.94	x	1.2200	=	1,744.53

PLASTIC BARRIER ENCLOSURE FOR SERVICE YARD
Provide a temporary barrier enclosure in the Service Yard to contain the silica dust generated during cutting of the cement fiber board.

Subtotal for Siding **$375,092.31**

Tuff Shed

105 01 22 23 00 1212 DAY 5,000 Lb. Capacity, Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator **$1,989.72**

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	1,630.92	x	1.2200	=	1,989.72

FORK LIFT. Off load Tuff Shed delivery truck/trailer and place on asphalt surface in the Service Yard.

Contractor's Price Proposal - Detail Continues..

Work Order Number: 147101.00
Work Order Title: Monarch Bay Clubhouse Renovations

Subtotal for Tuff Shed **$1,989.72**

Window

106 01 31 33 00 0005 EA Drywall Finisher Minimum ChargeThis task should not be used in conjunction with any other tasks utilizing this labor trade, unless approved by owner. Task quantity is 1, unless approved by owner. $1,364.95

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	1,118.81	x	1.2200	=	1,364.95

KITCHEN ONLY - DRYWALL FINISHING
Kitchen area only. The drywall
finisher will be working only on the wall and ceiling areas that have been opened up to install the new dedicated circuits. This area
must be completed in 1 day for
sanitary reasons due to food
preparation and cleanliness and to minimize down time for the kitchen staff .

107 01 31 33 00 0006 EA Drywall Installer Minimum ChargeThis task should not be used in conjunction with any other tasks utilizing this labor trade, unless approved by owner. Task quantity is 1, unless approved by owner. $1,446.93

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	1,186.01	x	1.2200	=	1,446.93

RESTAURANT AREA - DRYWALL INSTALLATION
This line item is for the patch back and installation of drywall in the front dining area, Plan Event Room, and the Electrical Room only. Any additional work beyond one day will require a supplemental job order.

108 08 51 13 00 0011 EA Up To 6 SF, 3-1/4" Frame Depth, HC 40, Side Loading Sash, Single Hung Aluminum Window (Traco TR-9100) $164.10

	Quantity		Unit Price		Factor		Total
Installation	0.00	x	1,696.67	x	1.2200	=	0.00
Demolition	1.00	x	134.51	x	1.2200	=	164.10

Demo existing window

Subtotal for Window **$2,975.98**

Proposal Total $620,035.97

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: **8.59%**

Subcontractor Listing

Date: March 16, 2026

Re:
IQC Master Contract #: CA-R6-GB-101723-NCM
Work Order #: 147101.00
Owner PO #:
Title: Monarch Bay Clubhouse Renovations
Contractor: Newton Construction & Management
Proposal Value: $620,035.97

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		$0.00	0.00

Phase 1 –Scope of Work

Project Name: Monarch Bay Clubhouse Improvements

Location: 13800 Monarch Bay Dr, San Leandro, CA 94577

Owner: City of San Leandro, Public Works

General Contractor: Newton Construction & Management, Inc.

Exterior Clubhouse Siding, Electrical, Pass-Through Window, and Awnings

Provide all labor, materials, and equipment to complete the following:

- **Exterior**
    - Demo and install new Hardie Artisan Square Channel fiber cement siding and trim around the building and back wall surrounding the Service Yard. Demolition of walls by others.
    - Install new moisture barrier wrap around the building.
    - Install siding accessories including flashing, blocks, vents, and related components.
    - Frame rough opening for new pass-through window.
    - Install one (1) new fully automatic West Coast ADA bi-parting pass-through window with fan for the kitchen.
    - Install three (3) new custom canvas awnings, two with logo.
    - Install new exterior sconce light fixtures (sides of building only; patio area excluded for this phase).
    - Remove and reinstall any electrical devices that may impede the removal and installation of new siding.
    - Remove and reinstall plumbing fixtures (hose bibs, etc.) as needed; cap and reconnect.
    - Caulk and paint entire building, back wall around Service Yard, fascia, trim, and concrete columns.
    - Touch-up paint during punch walk.
    - Provide and installe electrical light fixture in ceiling and duplex receptacle in Tuff Shed.
- **Interior**
    - Demo drywall to install new pass-through window in kitchen.
    - Install two (2) new dedicated 20-amp, 120V electrical circuits for window and fan.
    - Install drywall around new window.
    - Install new FRP panels and trim at wall around window.
    - Prime, paint, and caulk wall as required.

- **General**
    - Include cleanup, hauling, and landfill fees.
    - Include all labor, materials, and equipment required for the scope of work.
    - Permit application and fees by owner.
    - Exclusions: Dry rot repair, hazardous materials, and abatement.
    - This project is prevailing wage and must comply with DIR requirements.

- **Install new Tuff Shed with:**
    - Interior shelving included.
    - Overhead door at one end included.
    - Double doors in the center included.
    - Exterior paint included.
    - Electrical light fixture and duplex receptacle (Work by NCM electrical subcontractor).
    - Install new shed in service yard.

Exclusions: Professional Services, 3rd Party Inspections. Abatement Testing and Remediation, CASp Services and ADA Compliance Upgrades. Any work in the Pro Shop, bathrooms or lighting in the kitchen areas. New ceiling grid. Exterior awning. Any audio/visual. Fire sprinklers and fire alarm. Permitting fees. Engineered drawings. Structural calculations. Carpentry at posts for new exterior light fixtures. Interior upgrades are not included. The owner is responsible for removing and reinstalling all kitchen appliances and equipment as needed to ensure workers have access to the interior side of the window. Dry rot repair, hazardous materials, and abatement. Additional drywall patch work not listed in the price proposal.

Contractor's Non-Prepriced Worksheet

Date: 2/9/2026

Re: **Job Order** 147101.00

Title Monarch Bay Clubhouse Renovations

SECTION	ITEM	UOM	DESCRIPTION
08 00 00	00 0001	LS	Bi-Parting Window CA Retail Food Compliant

Install Price: $11,384.50 **X** **Install Quantity:** 1.25 **=** **Install Total:** $11,384.50

X **Factor:** 1.25

= **Line Item Total:** $14,230.64

For Work Performed with the Contractor's Own Forces:

A. ________ Direct Labor Costs through Foreman Level (Current Prevailing Wage Rate + Published Fringe Benefits)

B. ________ Direct Material Costs (Supported by 3 Quotes)*

C. ________ Direct Equipment Costs (For Equipment **NOT** in the CTC)

________ Total Cost for Self-perform NPP Work Task = (A+B+C) x Non-Prepriced Work Task Adjustment Factor

*Material Cost Quotes

(Attach quotes from listed suppliers/subcontractors. A Justification Letter must be attached if 3 quotes are not furnished.)

1. ________ **$** ________

2. ________ **$** ________

3. ________ **$** ________

For Work Performed By Subcontractors:

G. $11,384.50 Subcontractor Costs**
(Supported by Quotes) *(This Should be the Price Entered into PROGEN)*

H. **1.25** Contractor's Non Pre-Priced Adjustment Factor

I. $14,230.63 Total Price for NPP Items being Performed by Subcontractors = G x H

**Subcontractor Cost Quotes

(Attach quotes from listed suppliers/subcontractors. A Justification Letter must be attached if 3 quotes are not furnished.)

1. East County Glass & Window, Inc. **$** $11,384.50

2. ________ **$** ________

3. ________ **$** ________

Convert to Unit Price

CSLB Lic. # 494305
East County Glass & Window, Inc.

QUOTE	DATE	EXPIRATION DATE	TOTAL
#74266-3	9/15/2025	10/15/2025	$11,384.50

CUSTOMER

Newton Construction & Management, Inc
(408) 591-5874
mike@newtonconstruction.com

2436 Broad St
San Luis Obispo, CA 93401

JOB INFO

Kitchen Passthrough Window
13800 Monarch Bay Dr
San Leandro, CA 94577

EAST COUNTY GLASS & WINDOW, INC.

441 E 10th St
Pittsburg, CA 94565
+1 (925) 432-1433
kpoulter@ecglass.com

Kitchen Passthrough Window

Subtotal: $11,384.50

Product Quoted: 131 Bi-Parting Window
+ inside mount unheated RAC

• Operation: Fully Automatic Electric
• Frame Size: 53.5”w x 35.75”h
• Service Opening: 14”w x 29.5”h -West Coast Restricted
• Glass: 1/4" Low E Tempered Hard Coat

ITEMS	QTY
Ready Access 131 Bi-Parting Slider	1
Jobsite Measure/Inspectio	-
(Prevailing Wage)	4
Subtotal:	**$11,384.50**

Inclusions

All work to be performed during normal working hours, M - F 7am - 6pm. ECG provides a one (1) year standard labor warranty. Manufacturer to provide their standard warranty on materials. Customer/GC to provide temporary power service to work areas. Customer/GC to provide sanitary facilities to work area.

Exclusions

Low Voltage / High Voltage Wiring and Connections, Structural Review, Brake Metal unless specifically included in a line item above, Water spray tests and reports, Final cleaning and protection of installed materials, Replacement of breakage or damage by others, Bonds, Permits, Regulatory Fees, Abatement, handling, and/or disposal of hazardous materials, Mock-ups and Field Testing, Site maintenance and/or clean-up, and any associated costs thereof, Materials and/or labor not specifically included above, Signage, Alarms, Film, Blinds.

CSLB Lic. # 494305

East County Glass & Window, Inc.

QUOTE	DATE	EXPIRATION DATE	TOTAL
#74266-3	9/15/2025	10/15/2025	$11,384.50

Subtotal:	$11,384.50
Total:	$11,384.50
Deposit Due (50%):	**$5,692.25**
Balance Due:	**$11,384.50**

FIRM QUOTE PRICING

Pricing is valid for 30 days. ECG reserves the right to honor a price after that time period. ECG has taken measurements and therefore quote is considered to be a FIRM QUOTE.

To proceed, approval on this FIRM QUOTE will be required to order materials.

Thank you for allowing East County Glass to provide this estimate for you!

CSLB LIC# 494305

Contractor's Non-Prepriced Worksheet

Date: 2/9/2026

Re: **Job Order** 147101.00

Title Monarch Bay Clubhouse Renovations

SECTION	ITEM	UOM	DESCRIPTION
06 00 00	00 0002	LS	Tuff Shed - Sundance Ranch Garage 12'x20'

Install Price: $18,879.35 **X** **Install Quantity:** 1.25 **=** **Install Total:** $18,879.35

X **Factor:** 1.25

= **Line Item Total:** $23,599.19

For Work Performed with the Contractor's Own Forces:

A. ______ Direct Labor Costs through Foreman Level (Current Prevailing Wage Rate + Published Fringe Benefits)

B. ______ Direct Material Costs (Supported by 3 Quotes)*

C. ______ Direct Equipment Costs (For Equipment **NOT** in the CTC)

______ Total Cost for Self-perform NPP Work Task = (A+B+C) x Non-Prepriced Work Task Adjustment Factor

*Material Cost Quotes

(Attach quotes from listed suppliers/subcontractors. A Justification Letter must be attached if 3 quotes are not furnished.)

1. ______ **$** ______

2. ______ **$** ______

3. ______ **$** ______

For Work Performed By Subcontractors:

G. $18,879.35 Subcontractor Costs**

(Supported by Quotes) *(This Should be the Price Entered into PROGEN)*

H. **1.25** Contractor's Non Pre-Priced Adjustment Factor

I. $23,599.19 Total Price for NPP Items being Performed by Subcontractors = G x H

**Subcontractor Cost Quotes

(Attach quotes from listed suppliers/subcontractors. A Justification Letter must be attached if 3 quotes are not furnished.)

1. The Home Depot / Tuff Shed **$** $18,879.35

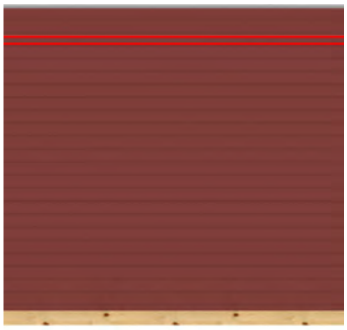
2. ______ **$** ______

3. ______ **$** ______

Convert to Unit Price

TUFF SHED

Web Quote Number #: 3823636 **Created: Dec 29, 2025 7:54:31 PM**



Customer Information

mike kitko
PO Box 3260
San Luis Obispo, CA 94577
mike@newtonconstruction.com

Shipping Information

mike kitko
Monarch Bay Golf Club 13800 Monarch Bay Dr.
San Leandro, CA 94577

Description	Qty	List Price	Discount	Ext Net Price
TR-800 12 x 22	1/Ea	$8570.00	$0.00	$8570.00
Upgrade - 8' x 7' Roll-Up Canister	1/Ea	$965.00	$0.00	$965.00
Pair of Heavy Duty Ramps	2/Ea	$349.00	50.00%	$349.00
Upgrade - 4' x 6'7" Double Shed Door (8')	1/Ea	$564.00	50.00%	$282.00
Credit for Removal of Default Door	1/Ea	$-324.00	$0.00	$-324.00
House Wrap	535/Sq Ft	$0.40	50.00%	$107.00
Horizontal Cement Lap Siding	535/Sq Ft	$8.75	$0.00	$4681.25
Paint - Brick Dust	535/Sq Ft	$0.00	$0.00	$0.00
Paint - Delicate White	1/Sq Ft	$0.00	$0.00	$0.00
Full Service Paint Application	1/Ea	$1072.00	$0.00	$1072.00
Golden Cedar 3 Tab	290/Sq Ft	$0.00	$0.00	$0.00
Radiant Barrier Roof Decking	290/Sq Ft	$1.45	50.00%	$210.25
Roof - 2/12 Roof Pitch Upgrade	290/Sq Ft	$1.00	$0.00	$290.00
Ridge Vent	22/Lin Ft	$11.00	50.00%	$121.00
PT Floor Frame in lieu of Steel	264/Sq Ft	$0.00	$0.00	$0.00
Shelving - 24" deep	102/Lin Ft	$6.25	50.00%	$318.75
Leveling 0"-4"	1/Ea	$0.00	$0.00	$0.00

Description	Qty	List Price	Discount	Ext Net Price
Engineering Fees	264/Sq Ft	$2.00	$0.00	$528.00
Permit Processing Fees	264/Sq Ft	$5.50	$0.00	$1452.00
Delivery Fee	1/Ea	$0.00	$0.00	$0.00
Market Adjustment	1/Ea	$257.10	$0.00	$257.10
List Price				**$20267.35 USD**
Discount				**$1388.00 USD**
Subtotal				**$18879.35 USD**

Pricing for this quote is based on the delivery zip: 94577

Prices shown in the online Design and Price process are subject to change without notice, do not reflect custom quote selections or any local taxes, and will be verified at time of order. Online customers selecting the Buy Now option will have appropriate local taxes added to their order. In the case of a pricing discrepancy, the market-specific prices shown in the Home Depot point-of-sale system take precedent. While Tuff Shed makes every effort to ensure correct information is included in the online Design and Price process, Tuff Shed is not responsible for technical malfunction of any telephone network, telephone or data lines, computer online systems, servers, internet providers, computer equipment, or software that may result in a pricing error or other discrepancy with the online Design and Price process.

Delivery of Tuff Shed buildings purchased at The Home Depot is free within 30 miles of A) the Home Depot store where product is purchased or B the nearest Home Depot store that offers Tuff Shed buildings in the case of an online purchase. For installation sites beyond the 30 mile radius a delivery charge of $2 per mile for any one - way miles will apply. Additional delivery charges and / or sales taxes may apply for out of state customers.

Building price is based on level lot and does not include any engineering fees or building permits unless otherwise indicated on order. Customer is responsible for site preparation.Engineered plans may be required for permit application, and are not included in above prices. Engineering charges are relative to style and size of building.Cancelled orders are subject to a restocking fee.

This saved quote includes any applicable promotional discounts, which have limitations and expiration dates.

The price quoted is valid through the expiration date of the promotion. Once an order has been placed, pricing is guaranteed for up to 12 months. If the installation is not completed within 12 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.

NEWTON
CONSTRUCTION & MANAGEMENT

Monarch Bay Clubhouse Improvements
13800 Monarch Bay Dr, San Leandro, CA 94577
City of San Leandro, Public Works
Newton Construction Management, Inc.

2/13/2026

REVISED

STORE	PRODUCT	MODEL	ROOF STYLE	ROOF PITCH	WIDTH (FT)	LENGTH (FT)	AREA (SF)	PAINTED	SHELVES	OVERHEAD DOOR	DOUBLE DOORS	DOOR LOCATION	SINGLE DOOR	WINDOWS	RAMPS	ENGINEERING	PERMIT	DELIVERY/INSTALL	RETAIL COST	NPP ADJ. FACTOR	ESTIMATED COST
The Home Depot	Handy Home Products	Astoria	Gable	5/12	12	20	240	No	No	No	Yes	Side	No	No	No	No	No	Yes	$6,749.00	1.25	$8,436.25
The Home Depot	Tuff Shed	Sundance TR-800	Gable	2/12	12	20	240	Yes	Yes	Yes	Yes	Side	No	No	Yes	Yes	Yes	Yes	$18,879.35	1.25	$23,599.19
Lowe's	Hanover	Hanover	Gable	5/12	12	20	240	Yes	No	No	Yes	End	No	Yes	Yes	No	No	Yes	$9,032.79	1.25	$11,290.99
Lowe's	Shed Armor	Landcaster	Gable	5/12	12	20	240	Yes	No	No	Yes	End	No	Yes	Yes	No	No	Yes	$9,369.46	1.25	$11,711.83

MK

Justification for Higher-Cost Storage Building Selection

From: Newton Construction
To:
Gordian Group
Garrett Rempher
Account Manager – Operations PacWest: Statewide Programs CA + HI
30 Patewood Drive
Building 2, Suite 350
Greenville, SC 29615

Project Address:
Monarch Bay Golf Clubhouse
13800 Monarch Bay Dr.
San Leandro, CA 94577

Subject: Justification for Higher-Cost Storage Building Selection

Dear Mr. Rempher,

As the general contractor overseeing this project on behalf of the owner, I am providing this justification to explain the selection of a higher-priced storage building model. After thoroughly reviewing the owner's operational needs and site conditions it was determined that lower-cost structures offered by other vendors would not meet the performance, access, or compliance standards required for this installation. Additionally, the larger structure requested by the owner further limits the available models that can meet these needs.

Below is a summary of the primary factors that justify the higher cost of the selected structure.

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1. Overhead Door Requirement

Because the structure will be used for the storage of dry goods for the bar and restaurant, the owner requires safe and efficient movement of supplies in and out of the building. An overhead door provides the necessary width, height clearance, and durability for frequent access. This specific brand, available through Home Depot, meets the operational needs and ensures the long-term functionality desired by the owner.

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2. Painted Exterior for Weather Protection

A factory-painted exterior provides substantial long-term value. It offers consistent and durable weather protection, reduces future maintenance requirements, and prevents early deterioration from moisture, sun exposure, and coastal conditions. Unpainted structures from lower-cost suppliers would require additional finishing and materials to achieve the same level of durability, which would increase the total cost regardless.

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3. Required Ramps for Equipment Access

The owner routinely moves wheeled carts and other transport equipment into the structure. A properly engineered ramp is necessary for safe loading and unloading operations. The selected model includes a ramp with appropriate grading, load capacity, and slip resistance. Other vendors evaluated do not offer this option, making those structures unsuitable for the owner’s operational workflow.

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4. Engineering Requirements

The structure must comply with local engineering standards, including wind load and general structural requirements. The selected model includes stamped engineering documents that meet these criteria. Lower-cost alternatives lack this documentation, which would lead to delays in permit review or require additional engineering services—raising the cost and complicating the installation.

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5. Permit Compliance

This project requires a City of San Leandro building permit. The selected unit includes detailed, permit-ready plans and manufacturer specifications, which support a smooth approval process. Lower-cost models do not offer the required documentation for submission and therefore cannot be used for a permitted installation within the City.

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6. Professional Delivery and Installation

Due to the structure's size and required adherence to engineering specifications, professional installation is essential. The selected model includes installation by manufacturer-certified crews, ensuring compliance with all structural, safety, and warranty requirements. This level of installation support is not consistently available from lower-cost vendors.

Conclusion

In professional judgment, the selected model is the only option that satisfies all functional, safety, and compliance requirements for this project. Although the upfront cost is higher than other prefabricated alternatives, the long-term reliability, structural integrity, and full permit compliance fully justify the invest

Please contact me if additional information, documentation, or clarification is required.

Respectfully,

Mike Kitko

Mike Kitko
JOC Estimator
Newton Construction

Contractor's Non-Prepriced Worksheet

Date: 2/9/2026

Re: **Job Order** 147101.00

Title Monarch Bay Clubhouse Renovations

SECTION	ITEM	UOM	DESCRIPTION
08 00 00	00 0002	LS	Custom Canvas Awnings with Custom Logos

Install Price: $12,350.00 **X** **Install Quantity:** 1.25 **=** **Install Total:** $12,350.00

X **Factor:** 1.25

= **Line Item Total:** $15,437.51

For Work Performed with the Contractor's Own Forces:

A. ______________ Direct Labor Costs through Foreman Level
(Current Prevailing Wage Rate + Published Fringe Benefits)

B. ______________ Direct Material Costs (Supported by 3 Quotes)*

C. ______________ Direct Equipment Costs (For Equipment **NOT** in the CTC)

______________ Total Cost for Self-perform NPP Work Task =
(A+B+C) x Non-Prepriced Work Task Adjustment Factor

*Material Cost Quotes

(Attach quotes from listed suppliers/subcontractors. A Justification Letter must be attached if 3 quotes are not furnished.)

1. ______________ **$** ______________

2. ______________ **$** ______________

3. ______________ **$** ______________

For Work Performed By Subcontractors:

G. $12,350.00 Subcontractor Costs**
(Supported by Quotes) *(This Should be the Price Entered into PROGEN)*

H. **1.25** Contractor's Non Pre-Priced Adjustment Factor

I. $15,437.50 Total Price for NPP Items being Performed by Subcontractors = G x H

**Subcontractor Cost Quotes

(Attach quotes from listed suppliers/subcontractors. A Justification Letter must be attached if 3 quotes are not furnished.)

1. Wen Han Awning **$** $12,350.00

2. ______________ **$** ______________

3. ______________ **$** ______________

Convert to Unit Price

Proposal

Page No. of. Pages

WEN HAN AWNING Lic # 556289
Tel (510) 368-2585 • wenhanawning@yahoo.com
14583 E. 14th Street Unit D, San Leandro, CA 94578

Address of Owners Place of Business (if any)

PROPOSAL SUBMITTED TO: NEWTON	NAME: Mike Kitko	DATE: 12-18-2025	
STREET: 2436 Broad St	JOB LOCATION: 13800 Monarch Bay Dr		
CITY, STATE AND ZIP CODE: San Luis Opispo, CA 93401	San Leandro , CA 94577		
EMAIL: Mike@newtonconstruction.com	PHONE: 408-591-5874	JOB FAX	

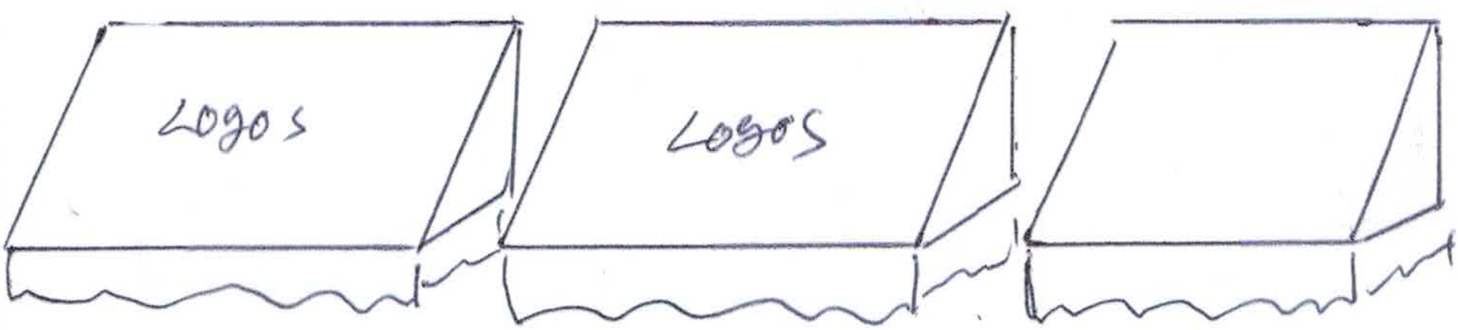
We hereby submit specifications and estimates for:

Three New Awnings And Names Lodo Propject For Monarch Bay Clubhouse Improvements

Two Bigger awnings have a logos The small one no logos

Frame : We use 1" Galvanized Square Tubing

Fabric : We use Sunbella Forest Green #6037



Sumbrella: Forest Green # 6037

City permits not included; will be added to deferred balance

Limited Warranty: 5 years

We Propose hereby to furnish material and labor --- complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

Total $ 12,350.00
(tax included)
Deposit $ 1500.00
Balance $ 10,850.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our controls including material shortages. All work commenced more than 30 days from this date subject to manufactures price increases. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within ______ days.

Prevailing wages apply to this project and must comply with DIR requirements. mk 12/29/2025

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance:

Signature X