



Daniel Governale GC, LLC
Ocean Beach & Bay Club, Inc. - Schedule of Values - Summary Sheet
Ocean Beach III Clubhouse, Lavallette, NJ 08735

September 19, 2023

No.	ITEM	CONTRACTOR SUPPLIED MATERIAL	CONTRACTOR SUPPLIED LABOR	SUBCONTRACTED WORK	TOTAL
1	Local Municipality Permit Fees - N.I.C. - NOTE! Contractor to file necessary permits for project as a part of the contracted management price.				\$0.00
2	Posting of Bonds, Utility Disconnect/Reconnect Fees, Escrow Fees, Outside Agency Permit Fees, Traffic Control Fees, and Similar Project Specific Fees - N.I.C. Additionally, any specific outside agency permits required for the project shall be submitted and paid for by others (i.e.: O.C. Soils Conservation District Permits, DEP permits, or other similar permits typically not submitted by a general contractor). NOTE! Contractor to provide any necessary coordination and documents normally provided by the contractor as a part of the contracted management price.				\$0.00
3	Architectural Drawings/ Surveying/ Engineering/ Stake-outs - N.I.C. - It is expected during the course of the work that the surveyor will need to provide grade stakes, layout of any new work on the site, building corner markers and final as-built surveys as required by the municipality to close-out the project and other services will be required by other professionals to review submittals and shop drawings as well. The owner shall pay for required services with their chosen venders and the contractor shall request these services for the appropriate completion of the work alerting the owner when these services are required.				\$0.00
4	Special Inspections, Testing, Water Testing, Utility Testing (i.e.: CCTV Inspections on Underground Piping), Test Pits - N.I.C. - If required by the agencies having jurisdiction over the project, the owner shall pay for required services with their chosen venders for any special inspections and/or testing of building, site or support systems not identified in this estimate, and the contractor shall request these services for the appropriate completion of the work alerting the owner when these services are required.				\$0.00
5	Hazardous Material Testing and Abatement (i.e.: Asbestos, Lead, Hazardous Tanks, Wells, Contaminated Soils, etc.) - N.I.C. Owner shall provide these services with their chosen vender.				\$0.00
6	Dewatering for Underground Utilities and/or Foundations - N.I.C. If required, the owner shall pay for required services with a chosen vender and the contractor shall request these services for the appropriate completion of the work alerting the owner when these services are required.				\$0.00
7	Temporary Field Office/Construction Trailer with Setup - N.I.C. For this scope of work, and for the anticipated duration of the project, the contractor does not feel that this is required for the execution of the scope of work.				\$0.00
8	Temporary Job-Site Electrical Power - Pricing based on setting up a temporary 6x6 pole braced to grade connected to overhead utility, with a meter pan, 100A breaker box and (4) dedicated 120V/20A circuits to GFCI receptacles to utilize through construction. Upon new service being operational, this temporary mast will be removed and disconnected. Owner to pay utility bills associated with the power usage of the temporary service. Contractor to coordinate DR number with JCP&L.			\$1,100.00	\$1,100.00
9	Temporary Job-Site Water (Potable Storage)			\$1,000.00	\$1,000.00
10	Temporary Job-Site Toilet - Assumed Duration 8 Months	\$1,600.00			\$1,600.00



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11	Site Utility Disconnects - N.I.C. - Owner to properly cut and cap water and sewer to the existing building prior to demolition (by Owner). Arrange for disconnection of JCP&L power, Tel/Comm. connection and NJNG gas line (these utilities disconnect their own utility with their own services). Receive disconnect letters and provide to the building department. All associated utility fees would be paid by the owner.				\$0.00
12	Existing Septic Abandonment, Well Abandonment or Any Other Underground Tanks - N.I.C.				\$0.00
13	Site Containment Safety/Security Fencing with (1) Gate for Clubhouse Area Only - Price based off of 580 L.F. to surround the work area. Includes sandbags, fencing and gates.			\$5,800.00	\$5,800.00
14	Silt Fencing as Shown on Soil Erosion Plan for Clubhouse Area Only - Price based off of 380 L.F. - No inlet protection is included in this price as none is shown on the civil engineer's drawings.			\$1,650.00	\$1,650.00
15	Site Construction Entrance / Tracking Pad - Price based on providing (1) construction entrance as outlined in the civil engineer's drawings.			\$3,200.00	\$3,200.00
16	Clearing of Trees or Vegetation - N.I.C.				\$0.00
17	Removal of Any Man-Made Items or Debris Buried Underground - N.I.C.				\$0.00
18	Bidding Note - Equipment and Lifts - All equipment and lifts are allocated within specific line-items which require specific equipment to complete tasks.				\$0.00
19	Allowance - Roll-off Container/Dumpsters and/or GC Debris Carting to Appropriate DEP Approved Location Associated with the Construction of the New Building Only. Assumed allowance based on anticipated amount of refuse to be accumulated.	\$8,000.00			\$8,000.00
20	Allowance - Regular Job-Site Cleanup and Tidiness Throughout the Construction. Material Movement and Staging. Maintain a Safe Job-Site. Allowance based on 4 hours per week average (128 Staff-Hours of labor x \$65/hour to maintain the job site).		\$8,320.00		\$8,320.00
21	Allowance - Final Professional Cleaning of Building Subsequent to Construction Activity - Price includes an entire building cleaning, all glass (inside and out) at the time of commissioning.			\$4,800.00	\$4,800.00
22	Allowance - Project Manager - Managing the construction project, communicating with the construction team, owner, architect, building department, attendance at all inspections, correspondences with construction team, ordering and receiving materials, etc. The project manager shall be allocated to this project and will be the primary contact for the duration of the work, and office staff support providing information for the project will be provided. The allowance has been established considering that all of the identified scope of work would be carried out in one single-phase of work and the applicable hours have been determined based on this total scope of work. (Basis of Allowance is 1,500 hours of management x \$75/hour). Changes in scope, additional detail to the project incorporated at a later date will require additional project management to include elements upon request.		\$112,500.00		\$112,500.00
23	Provide Demolition of the Existing Structure - N.I.C.				\$0.00



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24	Provide Site Demolition - N.I.C.				\$0.00
25	Provide Earthwork - Provide finish grading around site/building. All grading and excavation to be within +/- 1" of proposed grades shown on civil engineer's drawings.			\$6,000.00	\$6,000.00
26	Allowance - Provide Wet Tap Water Connection & Sewer Reconnection - Provide connection as shown on civil engineer's drawings including excavation, wet tap, water main w/ valves, fire hydrant, meter pit, backfill.			\$38,500.00	\$38,500.00
27	Provide Site Concrete Work - Install concrete curbing as shown, install new concrete sidewalk as shown, install new handicapped parking concrete pad as shown, install concrete apron at garage door and around gas meter platform as shown. All pricing is based on current cement and fuel price index issued by the State of New Jersey Department of Transportation and may change accordingly. Pricing is NOT for winter concrete rates.			\$21,600.00	\$21,600.00
28	Provide Asphalt/Gravel Driveways and Beach Sand Replenishment - N.I.C.				\$0.00
29	Provide Site ID Signage, Fire Lane Signs, Public Parking Signs, Beach Access Sign, and other HOA provided Signage - N.I.C. Owner to provide signage with their chosen vender.				\$0.00
30	Provide Bicycle Rack - N.I.C.				\$0.00
31	Provide Site Landscaping - N.I.C.				\$0.00
32	Provide Irrigation System - N.I.C.				\$0.00
33	Provide Protection Bollards along Parking Areas As Shown on Site Plan - (4) Bollards with Vinyl Decorative Cover (Color: White)			\$5,600.00	\$5,600.00
34	Handicapped Parking Sign in Bollard (Van Accessible) set in Concrete			\$900.00	\$900.00
35	Striping at Handicapped Parking Space and Striped Aisle (Color: Blue)			\$600.00	\$600.00
36	Supply/Install Timber Pilings - 70 10" butt x 8" tip x 16' timber pilings with equipment mobilization and engineers piling certification.			\$20,010.00	\$20,010.00
37	Supply/Install Concrete Construction - Provide excavation for new foundations. Form and pour new reinforced concrete grade beams as shown on the structural drawings. Construct reinforced CMU & ICF walls as shown, anchor bolts to receive wood plates and rigid foam insulation as shown below grade as shown on structural drawings. Fully dampproof all foundations below grade as shown on plans. Construct new 4" and 6" thick reinforced concrete slabs with compacted backfill, vapor barrier, 6" crushed stone, control joints and expansion joint at all perimeter to CMU/ICF as shown on the structural drawings. Finished slab to receive high-grade power-troweled Euclid diamond clear curing and sealing compound. Provide rough backfill of foundations (site contractor to provide finished grading).			\$152,000.00	\$152,000.00
38	Supply/Install Dry FloodProofing and Wet Flood Proofing Components - 2 FRA Flood Panels and 15 Flood Vents with Installation.			\$24,337.91	\$24,337.91
39	Supply/Install Wood Framing - Provide all wall framing, provide all floor and roof trusses, provide wood sub fascia, provide all roof and wall sheathing, provide all blocking as required by plumbing fixtures and accessories, provide all metal accessories, fasteners and hardware required for a complete installation of all wood framing components. Equipment provided in quote for installation of trusses.	\$105,000.00		\$43,200.00	\$148,200.00



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40	Supply/Install Interior Stairs - Provide new wood stairs (below DFE to be red grandis, above DFE to be pine/poplar). Stair to be constructed with square-cut treads to receive LVP tread covers.	\$7,800.00		\$2,500.00	\$10,300.00
41	Supply/Install Interior Railings - Provide 1 1/2" O.D. anodized aluminum handrails and brackets at all areas containing walls/guardrails with extensions. Provide guardrails consisting of 1 1/2" O.D. anodized aluminum posts, bottom rail and top with 5/32" stainless steel cable infill where guardrails are specified. All rails to be welded, ground smooth of and marks.			\$12,600.00	\$12,600.00
42	Supply/Install Exterior Roof - Provide Timberline HDZ asphalt roof shingles, shingle caps, synthetic paper, ice and water shield on all edges, new pipe covers and new vents (penetrations).			\$9,800.00	\$9,800.00
43	Supply/Install Exterior Flat Roof, Mechanical Deck, Sliding Door Sills - Provide site constructed fiberglass over A/C plywood surface with gel coat - Color: white, Mechanical roof deck to receive site constructed fiberglass over A/C plywood surface with gel coat - Color: white, (3) sliding doors on 2nd floor to receive fiberglass pans with 6" wide ledges to receive railings by railing contractor.			\$36,575.00	\$36,575.00
44	Supply/Install Exterior Finishing and Trim -Provide D-7 CertainTeed or Royal Cedar Impressions over CertainTeed Underlayment, 6" peel and stick flashings at all windows and doors, 5/4x4 PVC cornerboards, 5/4x4 PVC window and door trims, 1x8 PVC fascias, 5/4 PVC garage door jambs, vinyl T2 beadboard looking vinyl soffits			\$71,500.00	\$71,500.00
45	Supply/Install Exterior Cultured Stone - Provide cultured stone materials and sills for a complete job including setup, protection, wire lath, mortar scratch coat, application of cultured stones and sills.			\$26,940.00	\$26,940.00
46	Supply/Install Gutters & Leaders - Install new 6" aluminum ogee style white gutters and 3"x4" leaders discharging at grade (no underground piping included).			\$3,800.00	\$3,800.00
47	Supply/Install Exterior Railings - Provide white vinyl railings with 5/32" SS cable infill with surface mounted structural posts and graspable handrails where necessary. NOTE: Alternate Price of \$11,588.83 also received for a standard white vinyl rail with white vinyl balusters.			\$18,907.35	\$18,907.35
48	Supply/Install Andersen Windows and Doors - 400 Series Andersen products, white exterior frames, pre-finished white interior frames, Dual pane Low-E4 SmartSun standard argon fill stainless glass, standard insect screens, factory applied extension jambs.	\$47,273.93			\$47,273.93
49	Supply/Install Overhead Doors - Provide (3) 10'x8' full-view Northwest doors with insulated clear glass in insulated aluminum frames & (1) 9'x8' Wayne-Dalton #8700 vinyl door with white insulated solid short panel. Doors to have 8500W LM DC BBU wall mount MYQ w/ 4 remotes, smart control panel, lock LED light and 4 LM 877 keypads.			\$34,970.00	\$34,970.00
50	Material Allowance - Supply/Install Lower Level Doors and Exterior Doors with Hardware as Scheduled - Masonite fiberglass, panic hardware where required, lever hardware elsewhere, self-closing devices, stainless steel hardware, weatherstripping, ADA threshold, factory-finished white.	\$19,626.50	\$5,200.00		\$24,826.50



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51	Supply/Install Interior Doors in 2nd floor as Scheduled - Reeb molded 2-panel solid core, Model: Montgomery, Sticking: Craftsman, primed doors with nickel hardware (hinges and panic bars/levers). Fire doors = 1 3/4" - Standard doors = 1 3/8".	\$6,702.00	\$3,120.00		\$9,822.00
52	Supply/Install Interior Roll-up Door - Metal Panel Roll up - Amaar Series 4400 Steel Rolling Countertop Door, Factory Finished White.			\$4,850.00	\$4,850.00
53	Supply/Install Insulation - Provide R-49 kraft-faced fiberglass batt insulation in ceilings, insulation baffles at eaves, R-21 unfaced fiberglass batt insulation, R-15 sound attenuation, fire caulking and fire foaming (where concealed) per code requirements, window and door foam/insulation & closed cell spray foam insulation below the DFE.			\$23,840.00	\$23,840.00
54	Supply/Install Gypsum Board - Provide 5/8" gypsum board on all ceilings throughout the building and on interior walls (Aqua-Tough below DFE) containing 3-coats of spackle, sanded, ready for paint/primer.			\$36,744.00	\$36,744.00
55	Supply/Install Attic Access Ladder - Provide pull-down ladder by Marwin - Titan - 375# weight rating, aluminum sections.	\$680.00	\$260.00		\$940.00
56	Supply/Install FRP Wall Panels at Service Sink Areas per Plumbing Code	\$220.00	\$520.00		\$740.00
57	Supply/Install Interior Finish Carpentry - Provide primed LWM412 Garden State Millwork casing on interior wood door frames (2nd floor), provide primed SAN525 Garden State Millwork base molding and WM126 shoe molding (2nd floor), 1x4 PVC casing and base throughout 1st floor and PVC garage door trims on interior on 1st floor. 1 Closet to receive a plywood painted shelf with iron-on edge, 1x4 wall cleats and pre-finished white clothes pole.	\$6,496.00	\$10,400.00		\$16,896.00
58	Supply/Install Kitchen Cabinetry - Provide Fabuwood Discovery Frost shaker style cabinets to the layout indicated in the drawings.	\$8,371.00	\$5,200.00		\$13,571.00
59	Supply/Install Kitchen Countertops - Provide "Valiant Surfaces", color: Macbeth, 3CM countertop to the layout indicated in the drawings.			\$6,429.03	\$6,429.03
60	Supply/Install Appliances - N.I.C.				\$0.00
61	Supply/Install Bobrick Lav. Accessories - 4 B-4369 paper towel disp./waste recep., 4 B-165-1836 18"x36" mirror, 4 B-2111 soap disp. vert. tank, 4 B-6806x36 36" grab bar, 4 B-6806x42 42" grab bar, 4 B-6806x18 18" grab bar, B-221 toilet seat disp., 2 B-270 sanitary napkin disposal, 4 B-2888 multi-roll toilet paper disp.			\$3,952.00	\$3,952.00
62	Supply/Install Fire Extinguishers - 1 FK15C class K fire extinguisher, 4 FE10C Cosmic 10 lb. ABC fire extinguisher with inspection tags.			\$1,245.00	\$1,245.00
63	Supply/Install Painting - Provide all required painting including priming and applying 2-coats of flat finished paint on all gypsum board ceilings, priming and applying 2-coats of eggshell finished paint on all gypsum board walls, caulk, putty and prime with 2-coats of semi-gloss finish on all wood trims, provide 2-coats of semi-gloss finish on interior and exterior doors and frames (that are primed).			\$32,800.00	\$32,800.00
64	Material Allowance - Supply/Install LVP Flooring - Provide CoreTec LVP flooring (\$5.00/SF Allowance) in 2nd floor - Approx. 3,000 SF and Provide Johnsonite, Heavy Duty Rubber Stair Treads with Integral Risers, Solid Color & Texture T.B.D.	\$18,600.00		\$6,450.00	\$25,050.00



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65	Material Allowance - Supply/Install Ceramic Tile Wainscot in Lav's and Kitchen Backsplash - Provide \$5.00/SF ceramic tile & grout 3/8" high in each lavatory with cove base bottom (370 SF) and tile backsplash between counter and bottom of upper cabinets OR to a height 90" A.F.F. where no upper cabinets exist above counter (96 SF). Kitchen floor and ground floor Lav.'s to be polished concrete, 2nd floor Lav's to be LVP.	\$2,330.00		\$8,460.00	\$10,790.00
66	Supply/Install Finish Accessories - Barrier-Free toilet signs, Building knob box, F/R Truss placard, Access covers, Scribes/finishing components, and the like.	\$1,000.00	\$1,040.00		\$2,040.00
67	Supply/Install Furniture - N.I.C.				\$0.00
68	Supply/Install Built-In Casework - N.I.C.				\$0.00
69	Supply/Install Storage Area Shelving - N.I.C.				\$0.00
70	Supply/Install Window Shades/Blinds - N.I.C.				\$0.00
71	Supply/Install Plumbing Systems - Provide (4) WC, (4) wall-hung sinks and faucets, (2) service sinks and faucets, (1) 3 compartment sink with faucet and 35 GPM grease trap, (1) hand sink and faucet, connections to (1) Owner provided DW, (1) floor drain in kitchen, (1) sump pup with battery backup kit and (3) wall hydrants. Provide (2) Navien NPE240A water heaters with recirculation with all necessary connections. Gas to include all piping and connections to (2) water heaters. Fixtures to be supplied are (4) Kohler Wellworth in White (ADA), (4) Kohler 19" wall hung lavatory sinks (ADA), (4) Moen 4" center set lavatory faucets in Chrome (ADA), (2) Mustee 24"x24" Floor Mop Sink, (3) Elkay LZSTL8LC water coolers, (1) Elkay EMS-14X kitchen hand sink, (1) Elkay 3C10X14-2-12X 3 compartment sink. All water piping to be Pex with copper stub-outs, all DWV to be PVC, all gas piping to be galvanized schedule 80.			\$58,850.00	\$58,850.00
72	Supply/Install HVAC Systems - Provide new equipment for heat pumps, ACCU units, ERV and EDH, (3) exhaust fans. Provide ducting with insulation, balancing dampers, supply air diffusers, return air grilles and exhaust grilles. Provide all refrigerant piping, condensate piping, air balance, rigging, start-up of supplied units, low voltage wiring, thermostats and the like.			\$125,950.00	\$125,950.00
73	Install Owner-Supplied Electrical Components - Provide for all labor for switches, occupancy sensors, outlets, dedicated power components for kitchen, interior and exterior lighting fixtures, emergency/exit lighting/signage, exhaust fan hookups, water heater hookups, HVAC system hookups, elevator electrical hookups, wiring FACP with lock-out breaker, 400A overhead service with 150A subpanel. Provide dedicated phone line required for elevator and provide basic WiFi setup within the building. No Cable TV ports/wiring is included in this proposal. No CAT6 data cabling is included in this proposal outside of feeding WiFi throughout the building.			\$102,360.00	\$102,360.00
74	Provide Backup Generator, Servicing, Testing and Future Maintenance Contract - N.I.C.				\$0.00



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75	Fire Sprinkler Systems - Provide new wet and dry pipe system including all engineering for a new NFPA13 system, including main riser which shall be built in storage area #2 which will consist of a 4" double check BFP with (2) control valves with tamper switches, (1) 4" riser check valve, (1) 4" water flow switch, (1) 2" main drain, (1) FDC, (1) emergency sprinkler cabinet and all necessary signs and stands. Install a network of schedule 10 black steel pipe and cast iron fittings to provide (120) new sprinklers as follows: (60) brass upright type at the roof line and within the interstitial space of the open web wood joists, (48) concealed pendant type at the ceiling line, (4) sidewall type in the elevator pit and under the garage doors, (8) "dry" pendant type in the entry and covered sidewalk. Provide (1) dry riser which shall consist of (1) 4" control valve with tamper switch, (1) 4" dry pipe valve, (1) 1/8 HP riser mounted air compressor with air maintenance devise, (1) alarm pressure switch and (1) low air pressure switch with (28) dry pendant type sprinklers within the attic space.			\$33,800.00	\$33,800.00
76	Supply/Install Fire Alarm System - Provide all new commercial fire addressable system installation with (1) area of refuge system installation. All installation labor included. Wiring & installing all fire devices listed, programming and testing. Internet cable needed for fire radio communicator. Price includes all filing of permits, engineering fire alarm plan, attending inspections. Parts include Silent Knight fire control panel, fire panel battery 12V, fire panel A/C surge unit, remote fire keypad, fire horn strobe power supply, IP & LTE fire radio communicator, fire document box, (9) SK addressable Smoke/CO combo detectors, (15) SK addressable smoke detectors, (3) SK addressable heat detectors, (8) SK addressable pull stations with covers, (21) SK wall fire horn strobes, (2) SK CO white horn strobe with blue lens, (4) SK wall fire strobes, (1) SK wall outdoor horn strobe, (3) SK addressable elevator recall relay, (2) SK addressable flow relays, (2) SK addressable tampers, (1) area of refuge for 2nd floor stair complete with parts and labor (1-master, 1-sub, 2-signs, cable - phone line needed). All fire cabling for the project.			\$35,339.46	\$35,339.46
77	Supply/Install Commercial Video Surveillance System - Install new video system which shall include (8) outdoor cameras and (4) indoor cameras, 16 Ch. NVR. Includes all cabling, 12 IP cameras, 16 channel NVR system unit, programming, testing and QR mobile App.			\$4,914.28	\$4,914.28
78	Supply/Install Commercial Burglary System - Install new burglar system which shall include all wiring for 6 entry doors, 4 overhead doors, 4 motion detectors, 2 keypads and 2 sirens. Provide all programming and testing.			\$2,274.08	\$2,274.08
79	Supply/Install Lu/La Elevator - Provide Symmetry Elevation Lu/La Elevator with hydraulic drive, 2 stops, 1400LB capacity, 42"x54" car size, (2) front openings, car walls (Ivory steel panels), 1 2-speed sliding car door (Ivory), 2 2-speed sliding hallway doors (primed for paint), stainless steel fixtures and handrail, hoistway access, phoneline monitoring, buffer springs, audio/visual emergency communication package, fire service phase 1, shipping, installation and permits. 3 year warranty on parts and 1 year labor guarantee.			\$63,409.00	\$63,409.00
80	Supply/Install TV's, Projector Screens, Microphone Systems, Amplified Sound Systems, "Smart System" Technology Wiring, Servers, Desktops/Computers, or Similar Technology Devices Not Otherwise Listed in this Estimate-N.I.C.				\$0.00
	Construction Sub-Total	\$233,699.43	\$146,560.00	\$1,099,557.11	\$1,479,816.54



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	Overhead & Profit @ 10%	\$23,369.94	\$14,656.00	\$109,955.71	\$147,981.65
	Total Project Price				\$1,627,798.19
	Pricing is Subject to Change and Escalation as the Market Changes				
	Black - Bid Prices				
	Red - Items Excluded From Bid or Scope of Work (NIC)				
	Blue - Bidding Notes and Comments				
	Allowance Items Highlighted In Orange				