ESTIMATE SUMMARY

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

1 of 18 8/6/2025 3:45 PM

ESTIMATE DATE: AUGUST 6, 2025

25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

BID DATE: FEBRURARY 2026 (ASSUMED)
PREPARED BY: J.R. CONKEY & ASSOCIATES
FOR: COAR DESIGN GROUP

ESTIMATE OF PROBABLE COST
SUMMARY

BUILDING AREA NUMBER COST				FIGURE	TOTAL
1 WATER LOADS ONLY - GENERATOR BACK-UP 2 WATER LOADS ONLY - PV & BESS BACK-UP 2 \$125,098 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 4 \$139,794 5 FULL FACILITY 5 \$72,193 MONDAVI FACILITY 1 WATER LOADS ONLY - GENERATOR BACK-UP 5 WATER / KITCHEN LOADS - GENERATOR BACK-UP 7 \$225,213 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 8 \$95,155 4 WATER LOADS ONLY - PV & BESS BACK-UP 9 \$425,259 5 FULL FACILITY - GENERATOR BACK-UP 10 \$224,111 6 FULL FACILITY - PV & BESS BACK-UP 11 \$892,126 C RIVER RANCH FACILITY 1 WATER LOADS ONLY - PV & BESS BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER LOADS ONLY - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$226,659			BUILDING AREA	NUMBER	COST
1 WATER LOADS ONLY - GENERATOR BACK-UP 2 WATER LOADS ONLY - PV & BESS BACK-UP 2 \$125,098 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 5 FULL FACILITY 5 WATER LOADS ONLY - GENERATOR BACK-UP 7 \$225,213 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 7 \$225,213 3 WATER LOADS ONLY - PV & BESS BACK-UP 7 \$225,213 4 WATER LOADS ONLY - PV & BESS BACK-UP 9 \$425,259 5 FULL FACILITY - GENERATOR BACK-UP 9 \$425,259 5 FULL FACILITY - PV & BESS BACK-UP 10 \$224,111 6 FULL FACILITY - PV & BESS BACK-UP 11 \$892,126 C RIVER RANCH FACILITY 1 WATER LOADS ONLY - PV & BESS BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$226,659					
2 WATER LOADS ONLY - PV & BESS BACK-UP 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 4 \$95,155 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 5 FULL FACILITY 5 \$72,193 MONDAVI FACILITY 1 WATER LOADS ONLY - GENERATOR BACK-UP 5 WATER / KITCHEN LOADS - GENERATOR BACK-UP 7 \$225,213 3 WATER / KITCHEN LOADS - PV & BESS BACK-UP 9 \$425,259 5 FULL FACILITY - GENERATOR BACK-UP 9 \$425,259 5 FULL FACILITY - PV & BESS BACK-UP 10 \$224,111 6 FULL FACILITY - PV & BESS BACK-UP 11 WATER LOADS ONLY - PV & BESS BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$226,659	Α		CALISTOGA FACILITY		
3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 5 FULL FACILITY 5 WATER LOADS ONLY - GENERATOR BACK-UP 6 WATER LOADS ONLY - PV & BESS BACK-UP 7 \$225,213 8 WATER / KITCHEN LOADS - GENERATOR BACK-UP 8 \$95,155 4 WATER / KITCHEN LOADS - GENERATOR BACK-UP 9 \$425,259 5 FULL FACILITY - GENERATOR BACK-UP 10 \$224,111 6 FULL FACILITY - PV & BESS BACK-UP 11 \$892,126 C RIVER RANCH FACILITY 1 WATER LOADS ONLY - PV & BESS BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		1	WATER LOADS ONLY - GENERATOR BACK-UP	1	\$66,131
4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 5 FULL FACILITY 6 WONDAVI FACILITY 1 WATER LOADS ONLY - GENERATOR BACK-UP 7 \$225,213 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 5 WATER / KITCHEN LOADS - PV & BESS BACK-UP 9 \$425,259 5 FULL FACILITY - GENERATOR BACK-UP 10 \$224,111 6 FULL FACILITY - PV & BESS BACK-UP 11 \$892,126 C RIVER RANCH FACILITY 1 WATER LOADS ONLY - PV & BESS BACK-UP 12 \$65,764 2 WATER / LOADS ONLY - GENERATOR BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		2	WATER LOADS ONLY - PV & BESS BACK-UP	2	\$125,098
5 FULL FACILITY 5 \$72,193 B MONDAVI FACILITY 6 \$64,845 1 WATER LOADS ONLY - GENERATOR BACK-UP 7 \$225,213 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 8 \$95,155 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 9 \$425,259 5 FULL FACILITY - GENERATOR BACK-UP 10 \$224,111 6 FULL FACILITY - PV & BESS BACK-UP 11 \$892,126 C RIVER RANCH FACILITY 1 \$65,764 2 WATER LOADS ONLY - GENERATOR BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		3	WATER / KITCHEN LOADS - GENERATOR BACK-UP	3	\$95,155
B MONDAVI FACILITY 6 \$64,845 1 WATER LOADS ONLY - GENERATOR BACK-UP 6 \$64,845 2 WATER LOADS ONLY - PV & BESS BACK-UP 7 \$225,213 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 8 \$95,155 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 9 \$425,259 5 FULL FACILITY - GENERATOR BACK-UP 10 \$224,111 6 FULL FACILITY - PV & BESS BACK-UP 11 \$892,126 C RIVER RANCH FACILITY 2 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,669		4	WATER / KITCHEN LOADS - PV & BESS BACK-UP	4	\$139,794
1 WATER LOADS ONLY - GENERATOR BACK-UP 6 \$64,845 2 WATER LOADS ONLY - PV & BESS BACK-UP 7 \$225,213 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 8 \$95,155 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 9 \$425,259 5 FULL FACILITY - GENERATOR BACK-UP 10 \$224,111 6 FULL FACILITY - PV & BESS BACK-UP 11 \$892,126 C RIVER RANCH FACILITY 1 WATER LOADS ONLY - GENERATOR BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		5	FULL FACILITY	5	\$72,193
2 WATER LOADS ONLY - PV & BESS BACK-UP 7 \$225,213 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 8 \$95,155 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 9 \$425,259 5 FULL FACILITY - GENERATOR BACK-UP 10 \$224,111 6 FULL FACILITY - PV & BESS BACK-UP 11 \$8892,126 C RIVER RANCH FACILITY 1 WATER LOADS ONLY - GENERATOR BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659	В		MONDAVI FACILITY		
3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 5 FULL FACILITY - GENERATOR BACK-UP 6 FULL FACILITY - PV & BESS BACK-UP 11 \$892,126 C RIVER RANCH FACILITY 1 WATER LOADS ONLY - GENERATOR BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		1	WATER LOADS ONLY - GENERATOR BACK-UP	6	\$64,845
4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 5 FULL FACILITY - GENERATOR BACK-UP 6 FULL FACILITY - PV & BESS BACK-UP 11 \$892,126 C RIVER RANCH FACILITY 1 WATER LOADS ONLY - GENERATOR BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		2	WATER LOADS ONLY - PV & BESS BACK-UP	7	\$225,213
5 FULL FACILITY - GENERATOR BACK-UP 10 \$224,111 6 FULL FACILITY - PV & BESS BACK-UP 11 \$892,126 C RIVER RANCH FACILITY 1 WATER LOADS ONLY - GENERATOR BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		3	WATER / KITCHEN LOADS - GENERATOR BACK-UP	8	\$95,155
6 FULL FACILITY - PV & BESS BACK-UP 1 WATER LOADS ONLY - GENERATOR BACK-UP 1 WATER LOADS ONLY - PV & BESS BACK-UP 2 WATER LOADS ONLY - PV & BESS BACK-UP 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 5 FULL FACILITY - GENERATOR BACK-UP 16 \$2892,126 \$65,764 \$65,764 \$78,071 \$78,071		4	WATER / KITCHEN LOADS - PV & BESS BACK-UP	9	\$425,259
C RIVER RANCH FACILITY 1 \$65,764 1 WATER LOADS ONLY - GENERATOR BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		5	FULL FACILITY - GENERATOR BACK-UP	10	\$224,111
1 WATER LOADS ONLY - GENERATOR BACK-UP 12 \$65,764 2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		6	FULL FACILITY - PV & BESS BACK-UP	11	\$892,126
2 WATER LOADS ONLY - PV & BESS BACK-UP 13 \$223,394 3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659	С		RIVER RANCH FACILITY		
3 WATER / KITCHEN LOADS - GENERATOR BACK-UP 14 \$78,071 4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		1	WATER LOADS ONLY - GENERATOR BACK-UP	12	\$65,764
4 WATER / KITCHEN LOADS - PV & BESS BACK-UP 15 \$460,162 5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		2	WATER LOADS ONLY - PV & BESS BACK-UP	13	\$223,394
5 FULL FACILITY - GENERATOR BACK-UP 16 \$206,659		3	WATER / KITCHEN LOADS - GENERATOR BACK-UP	14	\$78,071
		4	WATER / KITCHEN LOADS - PV & BESS BACK-UP	15	\$460,162
6 FULL FACILITY - PV & BESS BACK-UP 17 \$906,821		5	FULL FACILITY - GENERATOR BACK-UP	16	\$206,659
		6	FULL FACILITY - PV & BESS BACK-UP	17	\$906,821

QUALIFICATIONS:

- 1.) ESTIMATE ASSUMES DESIGN/BID/BUILD DELIVERY METHOD
- 2.) PRICING WITHIN THE ESTIMATE EXPECTS A MINIMUM OF 5 RESPONSIVE GENERAL CONTRACTOR BIDS ASSUMES FULL AND OPEN COMPETITION. IN OTHER WORDS, NO REQUIREMENTS FOR SMALL BUSINESS, ETC.
- 3.) THE VARIANCE OF BIDS RECEIVED CAN AFFECT THE BID RESULTS, EXPECTATIONS ARE AS FOLLOWS:

1 bid +15% to +60%
2-3 bids +8% to +12%
4-5 bids -4% to +4%
6-7 bids -7% to -5%
8 or more b -12% to -8%

4.) ESTIMATE EXCLUDES:

NON-CONSTRUCTION COSTS

FF&E (FURNITURE, FIXTURES & EQUIPMENT)
MODULAR FURNITURE OR FURNITURE OF ANY TYPE
CONSTRUCTION CONTINGENCY (CHANGE ORDER COST)

HAZARDOUS MATERIAL ABATEMENT

DESIGN COSTS, CONSTRUCTION / PROGRAM MANAGER COSTS

- 5.) THIS IS AN ESTIMATE OF PROBABLE COST, NOT A GUARANTEE.
- 6.) PRICES ON MATERIALS AND LABOR HAVE FLUCTUATED AND INCREASED TREMENDOUSLY SINCE COVID. WE HAVE INCLUDED A HIGHER THAN NORMAL ESCALATION PERCENTAGE BASED ON THE CURRENT ECONOMIC CONDITIONS. WE HAVE ALSO ADDED A MARK-UP FOR MARKET CONDITIONS, SUPPLY CHAIN, ETC.
- 7.) ESTIMATE BASED ON 29 PAGE ASSESSMENT REPORT DATED JULY 25, 2025 BY O'MAHONY & MYER

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

ESTIMATE DATE: AUGUST 6, 2025

ITEM: CALISTOGA 1

2 of 18 8/6/2025 3:45 PM

BID DATE: FEBRURARY 2026 (ASSUMED)

M	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
	ELECTRICAL WATER LOADS ONLY SENERATOR RACK UP					
	ELECTRICAL - WATER LOADS ONLY GENERATOR BACK-UP		Ε.Δ	#0.000	#0.000	
	ADD NEW 200A / 2P ATS	1	EA	\$2,000	\$2,000	
	ADD NEW 22 KW GENERATOR 120/240. 1PH	1	EA	\$23,000	\$23,000	
	INTERCEPT (E) FEEDER ALLOWANCE	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	EA	\$1,000	\$1,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
	TOTAL					\$36,00
						400,00
	SUBTOTAL HARD COSTS					\$36,000
	CONTINCENCY					
	ESTIMATING CONTINGENCY	15.00%				\$5,40
	PHASING	10.00%				\$3,60
	SUBTOTAL CONSTRUCTION COSTS					\$45,000
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$8,10
	OVERHEAD & PROFIT	16.00%				\$8,49
	INSURANCE & BONDS	2.25%				\$1,386
	SUBTOTAL MARK-UPS					\$17,982
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$62,982
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$3,149
	TOTAL ESTIMATE:					\$66,13°

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT ITEM: CALISTOGA 2

ESTIMATE DATE: AUGUST 6, 2025

3 of 18 8/6/2025 3:45 PM 25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

BID DATE: FEBRURARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

EM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	TOTAL
	ELECTRICAL - WATER LOADS ONLY PV & BESS BACK-UP					
	PV & BESS BACK-UP 15 KW	1	LS	\$57,100	\$57,100	
	INTERCEPT (E) FEEDER ALLOWANCE	1	EA	\$1,000	\$1,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
	TOTAL					\$68,1
	SUBTOTAL HARD COSTS					\$68,1
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$10,2°
	PHASING	10.00%				\$6,8
	SUBTOTAL CONSTRUCTION COSTS					\$85,12
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$15,3
	OVERHEAD & PROFIT	16.00%				\$16,0
	INSURANCE & BONDS	2.25%				\$2,6
	SUBTOTAL MARK-UPS					\$34,01
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$119,14
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$5,9
	TOTAL ESTIMATE:					\$125,09

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT ITEM: CALISTOGA 3

ESTIMATE DATE: AUGUST 6, 2025

8/6/2025 3:45 PM

BID DATE: FEBRURARY 2026 (ASSUMED)

M	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
	ELECTRICAL - WATER / KITCHEN LOADS GENERATOR BACK-UP					
	ADD NEW 400A / 2P ATS	1	EA	\$4,300	\$4,300	
	ADD NEW 48 KW GENERATOR 120/240. 1PH	1	EA	\$23,000	\$23,000	
	INTERCEPT (E) FEEDER ALLOWANCE	2	EA	\$1,000	\$2,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
	NEW 400A/2 POLE BREAKER IN (E) PANEL	1	EA	\$2,500	\$2,500	
	NEW 400A PANEL	1	EA	\$10,000	\$10,000	
	TOTAL					\$51
	TOTAL					φ51
	SUBTOTAL HARD COSTS					\$51,
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$7,
	PHASING	10.00%				\$5,
	SUBTOTAL CONSTRUCTION COSTS					\$64,
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$11
	OVERHEAD & PROFIT	16.00%				\$12
	INSURANCE & BONDS	2.25%				\$1
	SUBTOTAL MARK-UPS					\$25,
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$90,
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$4
	ESCALATION UNIONTITS AT 10/0 ANNOAL					

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

5 of 18 8/6/2025 3:45 PM PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT ITEM: CALISTOGA 4

ESTIMATE DATE: AUGUST 6, 2025

25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

EM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
ELE	ECTRICAL - WATER / KITCHEN LOADS GENERATOR BACK-UP					
	INTERCEPT (E) FEEDER ALLOWANCE	2	EA	\$1,000	\$2,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
	NEW 200A/2 POLE BREAKER IN (E) PANEL	1	EA	\$1,500	\$1,500	
	NEW 200A PANEL	1	EA	\$5,500	\$5,500	
	PV & BESS BACK-UP 15 KW	1	LS	\$57,100	\$57,100	
	TOTAL					\$76,10
SU	BTOTAL HARD COSTS					\$76,100
со	NTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$11,41
	PHASING	10.00%				\$7,610
SU	BTOTAL CONSTRUCTION COSTS					\$95,12
MA	RK-UPS					
	GENERAL CONDITIONS	18.00%				\$17,12
	OVERHEAD & PROFIT	16.00%				\$17,960
	INSURANCE & BONDS	2.25%				\$2,93
SU	BTOTAL MARK-UPS					\$38,012
SU	BTOTAL CONSTRUCTION COSTS & MARK-UPS					\$133,13
ES	CALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$6,65
TO	DTAL ESTIMATE:					\$139,79

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

6 of 18 8/6/2025 3:45 PM PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT ITEM: MONDAVI 1

ESTIMATE DATE: AUGUST 6, 2025

25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

				UNIT	TOTAL	ITEM
DESCRIPTIO	N	QTY	UNIT	PRICE	COST	TOTAL
ELECTRICAL - WATER / KITCHEN LOADS	GENERATOR BACK-UP					
ADD NEW 400A / 2P ATS		1	EA	\$4,300	\$4,300	
ADD NEW 48 KW GENERATOR 120/2	240. 1PH	1	EA	\$23,000	\$23,000	
INTERCEPT (E) BUS SECTION ALLO	WANCE	2	EA	\$1,000	\$2,000	
ADD FEEDER ALLOWANCE (TRENC	H, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
NEW 400A/2 POLE BREAKER IN (E)	PANEL	0	EA	\$2,500	\$0	
NEW 400A PANEL		0	EA	\$10,000	\$0	
-	TOTAL					£20.2
	TOTAL					\$39,3
SUBTOTAL HARD COSTS						\$39,30
CONTINGENCY						
CONTINGENCY						^-
ESTIMATING CONTIN	IGENCY	15.00%				\$5,89
PHASING		10.00%				\$3,9
SUBTOTAL CONSTRUCTION COSTS						\$49,12
MARK-UPS						
GENERAL CONDITIO	NS	18.00%				\$8,8
OVERHEAD & PROFI	Т	16.00%				\$9,2
INSURANCE & BOND	S	2.25%				\$1,5
SUBTOTAL MARK-UPS						\$19,6
SUBTOTAL CONSTRUCTION COSTS	& MARK-UPS					\$68,7
ESCALATION						
ESCALATION 6 M	ONTHS AT 10% ANNUAL	5.00%				\$3,43
TOTAL ESTIMATE:						\$72,1

COUNTY OF NAPA, CALIFORNIA

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ESTIMATE DATE: AUGUST 6, 2025

7 of 18 8/6/2025 3:45 PM 25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

					UNIT	TOTAL	ITEM
M	DESCRIPTION		QTY	UNIT	PRICE	COST	TOTAL
	ELECTRICAL WATER LOADS ON VICENERATOR RACK UP						
	ELECTRICAL - WATER LOADS ONLY GENERATOR BACK-UP			ΓΛ	£4.200	¢4 200	
	ADD NEW 100A / 3P ATS		1	EA	\$1,300	\$1,300	
	ADD NEW 22 KW GENERATOR 120/240. 3PH INTERCEPT (E) FEEDER ALLOWANCE		1 1	EA EA	\$23,000 \$1,000	\$23,000 \$1,000	
		:11.1.	100		\$1,000	\$10,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKF	TLL)	100	LF	\$100	\$10,000	
		TOTAL					\$35,30
	SUBTOTAL HARD COSTS						\$35,300
	CONTINGENCY						
	ESTIMATING CONTINGENCY		15.00%				\$5,29
	PHASING		10.00%				\$3,530
	SUBTOTAL CONSTRUCTION COSTS						\$44,12
	MARK-UPS						
	GENERAL CONDITIONS		18.00%				\$7,94
	OVERHEAD & PROFIT		16.00%				\$8,33
	INSURANCE & BONDS		2.25%				\$1,35
	SUBTOTAL MARK-UPS						\$17,632
	AUDTOTAL CONCEDUCTION COSTS & MARK UPS						004.75
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS						\$61,75
	ESCALATION						
	ESCALATION 6 MONTHS AT 10% ANN	IUAL	5.00%				\$3,08
	TOTAL ESTIMATE:						* 04.04
	TOTAL ESTIMATE.						\$64,84

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT ITEM: MONDAVI 2 8/6/2025 3:45 PM

ESTIMATE DATE: AUGUST 6, 2025

25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

					UNIT	TOTAL	ITEM
М	DESCRIPTION		QTY	UNIT	PRICE	COST	TOTAL
	ELECTRICAL - WATER LOADS ONLY PV & BESS BACK-UP						
	PV & BESS BACK-UP 30 KW		1	LS	\$110,600	\$110,600	
	INTERCEPT (E) FEEDER ALLOWANCE		2	EA	\$1,000	\$2,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFIL	.L)	100	LF	\$100	\$10,000	
		TOTAL					\$122,600
	SUBTOTAL HARD COSTS						\$122,600
	CONTINGENCY						
	ESTIMATING CONTINGENCY		15.00%				\$18,390
	PHASING		10.00%				\$12,260
	SUBTOTAL CONSTRUCTION COSTS		10.0070				\$153,250
	MARK-UPS						
	GENERAL CONDITIONS		18.00%				\$27,585
	OVERHEAD & PROFIT		16.00%				\$28,934
	INSURANCE & BONDS		2.25%				\$4,720
	SUBTOTAL MARK-UPS						\$61,238
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS						\$214,488
	ESCALATION						
	ESCALATION 6 MONTHS AT 10% ANNU	JAL	5.00%				\$10,724
	TOTAL ESTIMATE:						¢205.040
	TOTAL ESTIMATE.						\$225,213

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT ITEM: MONDAVI 3 8/6/2025 3:45 PM

ESTIMATE DATE: AUGUST 6, 2025

25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

ЕМ	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
	ELECTRICAL - WATER / KITCHEN LOADS GENERATOR BACK-UP					
	ADD NEW 400A / 3P ATS	1	EA	\$4,300	\$4,300	
	ADD NEW 48 KW GENERATOR 120/240. 3PH	1	EA	\$23,000	\$23,000	
	INTERCEPT (E) FEEDER ALLOWANCE	2	EA	\$1,000	\$2,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
	NEW 400A/3 POLE BREAKER IN (E) PANEL	1	EA	\$2,500	\$2,500	
	NEW 400A PANEL	1	EA	\$10,000	\$10,000	
	TOTAL					\$51,8
	SUBTOTAL HARD COSTS					\$51,8
	CONTINGENCY ESTIMATING CONTINGENCY	15.00%				\$7,7
	PHASING	10.00%				\$5,1
	SUBTOTAL CONSTRUCTION COSTS					\$64,7
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$11,6
	OVERHEAD & PROFIT	16.00%				\$12,2
	INSURANCE & BONDS	2.25%				\$1,9
	SUBTOTAL MARK-UPS					\$25,8
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$90,6
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$4,5
	TOTAL ESTIMATE:					\$95,1

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT ITEM: MONDAVI 4 8/6/2025 3:45 PM

ESTIMATE DATE: AUGUST 6, 2025

25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	COST	TOTAL
	ELECTRICAL - WATER / KITCHEN LOADS GENERATOR BACK-UP					
	INTERCEPT (E) FEEDER ALLOWANCE	2	EA	\$1,000	\$2,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
	NEW 400A/3 POLE BREAKER IN (E) PANEL	1	EA	\$1,500	\$1,500	
	NEW 400A PANEL	1	EA	\$10,000	\$10,000	
	PV & BESS BACK-UP 60 KW	1	LS	\$208,000	\$208,000	
	тот	AL				\$231,5
	SUBTOTAL HARD COSTS					\$231,50
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$34,7
	PHASING	10.00%				\$23,1
	SUBTOTAL CONSTRUCTION COSTS					\$289,3
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$52,0
	OVERHEAD & PROFIT	16.00%				\$54,6
	INSURANCE & BONDS	2.25%				\$8,9
	SUBTOTAL MARK-UPS					\$115,6
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$405,0
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$20,2
	TOTAL ESTIMATE:					\$425,2

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT ITEM: MONDAVI 5

ESTIMATE DATE: AUGUST 6, 2025

11 of 18 8/6/2025 3:45 PM 25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

EM	DESCRIPTION		QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
	GENERATOR BACK-UP						
	ADD NEW 600A / 3P ATS		1	EA	\$10,000	\$10,000	
	ADD NEW 100 KW GENERATOR 120/240. 1PH		1	EA	\$100,000	\$100,000	
	INTERCEPT (E) BUS SECTION ALLOWANCE		2	EA	\$1,000	\$2,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILI	L)	100	LF	\$100	\$10,000	
	1	TOTAL					\$122,00
	SUBTOTAL HARD COSTS						\$122,00
	CONTINGENCY						
	ESTIMATING CONTINGENCY		15.00%				\$18,30
	PHASING		10.00%				\$12,20
	SUBTOTAL CONSTRUCTION COSTS						\$152,50
ı	MARK-UPS						
	GENERAL CONDITIONS		18.00%				\$27,45
	OVERHEAD & PROFIT		16.00%				\$28,79
	INSURANCE & BONDS		2.25%				\$4,69
	SUBTOTAL MARK-UPS						\$60,93
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS						\$213,43
ı	ESCALATION						
	ESCALATION 6 MONTHS AT 10% ANNUA	AL	5.00%				\$10,67
-	TOTAL ESTIMATE:						\$224,11

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

12 of 18 8/6/2025 3:45 PM PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT ITEM: MONDAVI 6

ESTIMATE DATE: AUGUST 6, 2025

25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

EM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	TOTAL
ELECTRICAL P	V & BESS BACK-UP - FULL FACILITY					
BREAKER						
450A		2	EA	\$5,500	\$11,000	
100A		1	EA	\$750	\$750	
ADD NEW	/ 22 KW GENERATOR 120/240. 3PH	1	EA	\$23,000	\$23,000	
	DER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	300	LF	\$100	\$30,000	
	S - 125 KW	1	LS	\$420,900	\$420,900	
	TOTAL					\$485,65
	10171					ψ+00,00
SUBTOTAL H	ARD COSTS					\$485,65
CONTINGENC	Y					
	ESTIMATING CONTINGENCY	15.00%				\$72,84
	PHASING	10.00%				\$48,56
SUBTOTAL C	ONSTRUCTION COSTS					\$607,06
MARK-UPS						
	GENERAL CONDITIONS	18.00%				\$109,27
	OVERHEAD & PROFIT	16.00%				\$114,61
	INSURANCE & BONDS	2.25%				\$18,69
SUBTOTAL M	ARK-UPS					\$242,58
SUBTOTAL C	ONSTRUCTION COSTS & MARK-UPS					\$849,64
ESCALATION						
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$42,48
TOTAL ES	STIMATF:					\$892,12

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

ITEM: RIVER RANCH 1 13 of 1

ESTIMATE DATE: AUGUST 6, 2025

13 of 18 8/6/2025 3:45 PM

BID DATE: FEBRURARY 2026 (ASSUMED)

				`			
PREPARED BY:	J.R. CONKEY 8	<u> </u>	٩S	S)(ATE	ES

	S.N. GONNET WAGGOOMIEG			UNIT	TOTAL	ITEM
ITEM	DESCRIPTION	QTY	UNIT	PRICE	COST	TOTAL
	ELECTRICAL - WATER LOADS ONLY GENERATOR BACK-UP					
	ADD NEW 100A / 3P ATS	1	EA	\$1,800	\$1,800	
	ADD NEW 22 KW GENERATOR 120/240. 1PH	1	EA	\$23,000	\$23,000	
	INTERCEPT (E) FEEDER ALLOWANCE	1	EA	\$1,000	\$1,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
	TOTAL					\$35,800
	CURTOTAL MARR COOTS					405.000
	SUBTOTAL HARD COSTS					\$35,800
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$5,370
	PHASING	10.00%				\$3,580
	SUBTOTAL CONSTRUCTION COSTS					\$44,750
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$8,055
	OVERHEAD & PROFIT	16.00%				\$8,449
	INSURANCE & BONDS	2.25%				\$1,378
	SUBTOTAL MARK-UPS					\$17,882
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$62,632
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$3,132
	TOTAL ESTIMATE:					\$65,764

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

ITEM: RIVER RANCH 2

14 of 18 8/6/2025 3:45 PM

ESTIMATE DATE: AUGUST 6, 2025

25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

TEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
	ELECTRICAL WATER LOADS ONLY BY & RECORDACY UP					
	ELECTRICAL - WATER LOADS ONLY PV & BESS BACK-UP	1	1.0	#440.040	£440.C40	
	PV & BESS BACK-UP 30 KW INTERCEPT (E) FEEDER ALLOWANCE	1	LS EA	\$110,610 \$1,000	\$110,610 \$1,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$1,000	\$10,000	
	ADD T ELDER ALEOWANGE (THENOTI, CONDOTT, BACKTEE)	100	LI	Ψ100	\$10,000	
	TOTAL					\$121,610
	SUBTOTAL HARD COSTS					\$121,610
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$18,242
	PHASING	10.00%				\$12,161
	SUBTOTAL CONSTRUCTION COSTS					\$152,013
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$27,362
	OVERHEAD & PROFIT	16.00%				\$28,700
	INSURANCE & BONDS	2.25%				\$4,682
	SUBTOTAL MARK-UPS					\$60,744
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$212,756
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$10,638
	TOTAL ESTIMATE:					\$223,394

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

15 of 18 8/6/2025 3:45 PM ITEM: RIVER RANCH 3

ESTIMATE DATE: AUGUST 6, 2025

BID DATE: FEBRURARY 2026 (ASSUMED) 25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

PREPARED BY: J.R. CONKEY & ASSOCIATES

TEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
	ELECTRICAL - WATER / KITCHEN LOADS GENERATOR BACK-UP					
	ADD NEW 225A / 3P ATS	1	EA	\$2,500	\$2,500	
	ADD NEW 48 KW GENERATOR 120/240. 3PH	1	EA	\$23,000	\$23,000	
	INTERCEPT (E) FEEDER ALLOWANCE	2	EA	\$1,000	\$2,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
	NEW 60A/3 POLE BREAKER IN (E) PANEL	0	EA	\$800	\$0	
	NEW 225A PANEL	1	EA	\$5,000	\$5,000	
	TOTAL					\$42,5
	SUBTOTAL HARD COSTS					\$42,50
	CONTINGENCY ESTIMATING CONTINGENCY	15.00%				\$6,37
	PHASING	10.00%				\$4,2
	SUBTOTAL CONSTRUCTION COSTS					\$53,12
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$9,5
	OVERHEAD & PROFIT	16.00%				\$10,0
	INSURANCE & BONDS	2.25%				\$1,6
	SUBTOTAL MARK-UPS					\$21,2
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$74,3
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$3,7
	TOTAL ESTIMATE:					\$78,0

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

ITEM: RIVER RANCH 4 16 of 18

ESTIMATE DATE: AUGUST 6, 2025

8/6/2025 3:45 PM

BID DATE: FEBRURARY 2026 (ASSUMED)

M	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
			-			
	ELECTRICAL - WATER / KITCHEN LOADS PV & BESS BACKUP					
	ADD NEW 225A / 3P ATS	1	EA	\$2,500	\$2,500	
	ADD NEW 48 KW GENERATOR 120/240. 3PH	1	EA	\$23,000	\$23,000	
	INTERCEPT (E) FEEDER ALLOWANCE	2	EA	\$1,000	\$2,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
	NEW 225A PANEL	1	EA	\$5,000	\$5,000	
	PV & BESS 60 KW	1	EA	\$208,000	\$208,000	
	TOTAL					\$250,
	QUIDTOTAL HADD COOTS					¢050.
	SUBTOTAL HARD COSTS					\$250,5
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$37,5
	PHASING	10.00%				\$25,0
	SUBTOTAL CONSTRUCTION COSTS					\$313,1
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$56,
	OVERHEAD & PROFIT	16.00%				\$59,
	INSURANCE & BONDS	2.25%				\$9,
	SUBTOTAL MARK-UPS					\$125, ²
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$438,
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$21,9
	TOTAL ESTIMATE:					

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

17 of 18 8/6/2025 3:45 PM ITEM: RIVER RANCH 5

ESTIMATE DATE: AUGUST 6, 2025

BID DATE: FEBRURARY 2026 (ASSUMED)

EM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
	ELECTRICAL - FULL FACILITY GENERATOR BACKUP					
	ADD NEW 600A / 3P ATS	1	EA	\$2,500	\$2,500	
	ADD NEW 100 KW GENERATOR 120/240. 3PH	1	EA	\$98,000	\$98,000	
	INTERCEPT (E) FEEDER ALLOWANCE	2	EA	\$1,000	\$2,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
	7 ID 1 ELDEN ILEO WINGE (ITENOTI, GONDOTT, BROWLES)	100		φ100	\$10,000	
	TOTAL					\$112,5
	SUBTOTAL HARD COSTS					\$112,5
	CONTINGENCY	45.000/				¢4C 0
	ESTIMATING CONTINGENCY PHASING	15.00% 10.00%				\$16,8 \$44.2
	SUBTOTAL CONSTRUCTION COSTS	10.00%				\$11,2 \$140,6
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$25,3
	OVERHEAD & PROFIT	16.00%				\$26,5
	INSURANCE & BONDS	2.25%				\$4,3
	SUBTOTAL MARK-UPS					\$56,1
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$196,8
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$9,8
	TOTAL ESTIMATE:					\$206,6

COUNTY OF NAPA, CALIFORNIA

PROJECT: NAPA COUNTY FARMWORKER HOUSING CENTER STUDIES - POWER BACK-UP SYSTEMS

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

ITEM: RIVER RANCH 6

ESTIMATE DATE: AUGUST 6, 2025

18 of 18 8/6/2025 3:45 PM 25-08-06 COAR - Napa Co Farmworker Housing Center Studies Power Backup System Assessment Estimate

BID DATE: FEBRURARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

				UNIT	TOTAL	ITEM
ITEM	DESCRIPTION	QTY	UNIT	PRICE	COST	TOTAL
	ELECTRICAL PV & BESS BACK-UP - FULL FACILITY					
	BREAKERS					
	450A	2	EA	\$5,500	\$11,000	
	100A	1	EA	\$750	\$750	
	ADD NEW 22 KW GENERATOR 120/240. 3PH	1	EA	\$23,000	\$23,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	300	LF	\$100	\$30,000	
	PV & BESS - 125 KW	1	LS	\$420,900	\$420,900	
	MOTORIZED BREAKER 600A	1	EA	\$8,000	\$8,000	
	TOTAL					\$493,65
	SUBTOTAL HARD COSTS					\$493,65
						, 100,00
	CONTINGENCY					
	River R	15.00%				\$74,04
	PHASING	10.00%				\$49,36
	SUBTOTAL CONSTRUCTION COSTS					\$617,06
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$111,07
	OVERHEAD & PROFIT	16.00%				\$116,50
	INSURANCE & BONDS	2.25%				\$19,00
	SUBTOTAL MARK-UPS					\$246,57
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$863,63
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$43,18
	TOTAL ESTIMATE:					\$906,82