

ESTIMATE SUMMARY

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

BID DATE: FEBRUARY 2026 (ASSUMED)

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

PREPARED BY: J.R. CONKEY & ASSOCIATES

FOR: COAR DESIGN GROUP

1 of 18

8/6/2025

3:45 PM

ESTIMATE OF PROBABLE COST

S U M M A R Y

BUILDING AREA		FIGURE NUMBER			TOTAL COST
A	CALISTOGA FACILITY				
1	WATER LOADS ONLY - GENERATOR BACK-UP	1			\$66,131
2	WATER LOADS ONLY - PV & BESS BACK-UP	2			\$125,098
3	WATER / KITCHEN LOADS - GENERATOR BACK-UP	3			\$95,155
4	WATER / KITCHEN LOADS - PV & BESS BACK-UP	4			\$139,794
5	FULL FACILITY	5			\$72,193
B	MONDAVI FACILITY				
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
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

ESTIMATE WORKSHEET

COUNTY OF NAPA, CALIFORNIA

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

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

ITEM: CALISTOGA 1

ESTIMATE DATE: AUGUST 6, 2025

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

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

BID DATE: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
	ELECTRICAL - WATER LOADS ONLY GENERATOR BACK-UP					
	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	EA	\$1,000	\$1,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$10,000	
	TOTAL					\$36,000
SUBTOTAL HARD COSTS						\$36,000
CONTINGENCY						
	ESTIMATING CONTINGENCY	15.00%				\$5,400
	PHASING	10.00%				\$3,600
SUBTOTAL CONSTRUCTION COSTS						\$45,000
MARK-UPS						
	GENERAL CONDITIONS	18.00%				\$8,100
	OVERHEAD & PROFIT	16.00%				\$8,496
	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:						\$66,131

ESTIMATE WORKSHEET

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

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

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

BID DATE: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM 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					\$68,100
SUBTOTAL HARD COSTS						\$68,100
CONTINGENCY						
	ESTIMATING CONTINGENCY	15.00%				\$10,215
	PHASING	10.00%				\$6,810
SUBTOTAL CONSTRUCTION COSTS						\$85,125
MARK-UPS						
	GENERAL CONDITIONS	18.00%				\$15,323
	OVERHEAD & PROFIT	16.00%				\$16,072
	INSURANCE & BONDS	2.25%				\$2,622
SUBTOTAL MARK-UPS						\$34,016
SUBTOTAL CONSTRUCTION COSTS & MARK-UPS						\$119,141
ESCALATION						
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$5,957
TOTAL ESTIMATE:						\$125,098

ESTIMATE WORKSHEET

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

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

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

BID DATE: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	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					\$51,800
	SUBTOTAL HARD COSTS					\$51,800
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$7,770
	PHASING	10.00%				\$5,180
	SUBTOTAL CONSTRUCTION COSTS					\$64,750
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$11,655
	OVERHEAD & PROFIT	16.00%				\$12,225
	INSURANCE & BONDS	2.25%				\$1,994
	SUBTOTAL MARK-UPS					\$25,874
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$90,624
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$4,531
	TOTAL ESTIMATE:					\$95,155

ESTIMATE WORKSHEET

COUNTY OF NAPA, CALIFORNIA

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

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

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

BID DATE: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM 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 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					\$76,100
	SUBTOTAL HARD COSTS					\$76,100
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$11,415
	PHASING	10.00%				\$7,610
	SUBTOTAL CONSTRUCTION COSTS					\$95,125
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$17,123
	OVERHEAD & PROFIT	16.00%				\$17,960
	INSURANCE & BONDS	2.25%				\$2,930
	SUBTOTAL MARK-UPS					\$38,012
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$133,137
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$6,657
	TOTAL ESTIMATE:					\$139,794

ESTIMATE WORKSHEET

COUNTY OF NAPA, CALIFORNIA

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

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

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

BID DATE: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	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) BUS SECTION 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	0	EA	\$2,500	\$0	
	NEW 400A PANEL	0	EA	\$10,000	\$0	
	TOTAL					\$39,300
	SUBTOTAL HARD COSTS					\$39,300
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$5,895
	PHASING	10.00%				\$3,930
	SUBTOTAL CONSTRUCTION COSTS					\$49,125
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$8,843
	OVERHEAD & PROFIT	16.00%				\$9,275
	INSURANCE & BONDS	2.25%				\$1,513
	SUBTOTAL MARK-UPS					\$19,630
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$68,755
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$3,438
	TOTAL ESTIMATE:					\$72,193

ESTIMATE WORKSHEET

COUNTY OF NAPA, CALIFORNIA

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

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

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

BID DATE: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
	ELECTRICAL - WATER LOADS ONLY GENERATOR BACK-UP					
	ADD NEW 100A / 3P ATS	1	EA	\$1,300	\$1,300	
	ADD NEW 22 KW GENERATOR 120/240. 3PH	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					\$35,300
	SUBTOTAL HARD COSTS					\$35,300
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$5,295
	PHASING	10.00%				\$3,530
	SUBTOTAL CONSTRUCTION COSTS					\$44,125
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$7,943
	OVERHEAD & PROFIT	16.00%				\$8,331
	INSURANCE & BONDS	2.25%				\$1,359
	SUBTOTAL MARK-UPS					\$17,632
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$61,757
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$3,088
	TOTAL ESTIMATE:					\$64,845

COUNTY OF NAPA, CALIFORNIA

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

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

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM		DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM 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, BACKFILL)		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							\$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% ANNUAL			5.00%				\$10,724
TOTAL ESTIMATE:							\$225,213

ESTIMATE WORKSHEET

COUNTY OF NAPA, CALIFORNIA

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

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

ITEM: MONDAVI 3

ESTIMATE DATE: AUGUST 6, 2025

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

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

BID DATE: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	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					\$51,800
	SUBTOTAL HARD COSTS					\$51,800
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$7,770
	PHASING	10.00%				\$5,180
	SUBTOTAL CONSTRUCTION COSTS					\$64,750
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$11,655
	OVERHEAD & PROFIT	16.00%				\$12,225
	INSURANCE & BONDS	2.25%				\$1,994
	SUBTOTAL MARK-UPS					\$25,874
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$90,624
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$4,531
	TOTAL ESTIMATE:					\$95,155

ESTIMATE WORKSHEET

COUNTY OF NAPA, CALIFORNIA

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

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

ITEM: MONDAVI 4

ESTIMATE DATE: AUGUST 6, 2025

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

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

BID DATE: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM 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	
	TOTAL					\$231,500
	SUBTOTAL HARD COSTS					\$231,500
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$34,725
	PHASING	10.00%				\$23,150
	SUBTOTAL CONSTRUCTION COSTS					\$289,375
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$52,088
	OVERHEAD & PROFIT	16.00%				\$54,634
	INSURANCE & BONDS	2.25%				\$8,912
	SUBTOTAL MARK-UPS					\$115,634
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$405,009
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$20,250
	TOTAL ESTIMATE:					\$425,259

COUNTY OF NAPA, CALIFORNIA

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

PREPARED BY: J.R. CONKEY & ASSOCIATES

ESTIMATE WORKSHEET

COUNTY OF NAPA, CALIFORNIA

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

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

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

BID DATE: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM 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	
	TOTAL					\$485,650
	SUBTOTAL HARD COSTS					\$485,650
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$72,848
	PHASING	10.00%				\$48,565
	SUBTOTAL CONSTRUCTION COSTS					\$607,063
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$109,271
	OVERHEAD & PROFIT	16.00%				\$114,613
	INSURANCE & BONDS	2.25%				\$18,696
	SUBTOTAL MARK-UPS					\$242,581
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$849,643
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$42,482
	TOTAL ESTIMATE:					\$892,126

ESTIMATE WORKSHEET

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 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: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM 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
	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

ESTIMATE WORKSHEET

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

BID DATE: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM TOTAL
	ELECTRICAL - WATER LOADS ONLY PV & BESS BACK-UP					
	PV & BESS BACK-UP 30 KW	1	LS	\$110,610	\$110,610	
	INTERCEPT (E) FEEDER ALLOWANCE	1	EA	\$1,000	\$1,000	
	ADD FEEDER ALLOWANCE (TRENCH, CONDUIT, BACKFILL)	100	LF	\$100	\$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

ESTIMATE WORKSHEET

COUNTY OF NAPA, CALIFORNIA

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

PHASE: CONCEPTUAL ESTIMATE FROM ASSESSMENT REPORT

ITEM: RIVER RANCH 3

15 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: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	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					\$42,500
	SUBTOTAL HARD COSTS					\$42,500
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$6,375
	PHASING	10.00%				\$4,250
	SUBTOTAL CONSTRUCTION COSTS					\$53,125
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$9,563
	OVERHEAD & PROFIT	16.00%				\$10,030
	INSURANCE & BONDS	2.25%				\$1,636
	SUBTOTAL MARK-UPS					\$21,229
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$74,354
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$3,718
	TOTAL ESTIMATE:					\$78,071

ESTIMATE WORKSHEET

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

ESTIMATE DATE: AUGUST 6, 2025

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

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

BID DATE: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	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					\$250,500
	SUBTOTAL HARD COSTS					\$250,500
	CONTINGENCY					
	ESTIMATING CONTINGENCY	15.00%				\$37,575
	PHASING	10.00%				\$25,050
	SUBTOTAL CONSTRUCTION COSTS					\$313,125
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$56,363
	OVERHEAD & PROFIT	16.00%				\$59,118
	INSURANCE & BONDS	2.25%				\$9,644
	SUBTOTAL MARK-UPS					\$125,124
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$438,249
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$21,912
	TOTAL ESTIMATE:					\$460,162

COUNTY OF NAPA, CALIFORNIA

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

PREPARED BY: J.R. CONKEY & ASSOCIATES

ESTIMATE WORKSHEET

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

18 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: FEBRUARY 2026 (ASSUMED)

PREPARED BY: J.R. CONKEY & ASSOCIATES

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	ITEM 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					\$493,650
	SUBTOTAL HARD COSTS					\$493,650
	CONTINGENCY					
	River R	15.00%				\$74,048
	PHASING	10.00%				\$49,365
	SUBTOTAL CONSTRUCTION COSTS					\$617,063
	MARK-UPS					
	GENERAL CONDITIONS	18.00%				\$111,071
	OVERHEAD & PROFIT	16.00%				\$116,501
	INSURANCE & BONDS	2.25%				\$19,004
	SUBTOTAL MARK-UPS					\$246,577
	SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$863,639
	ESCALATION					
	ESCALATION 6 MONTHS AT 10% ANNUAL	5.00%				\$43,182
	TOTAL ESTIMATE:					\$906,821