

Yolo County Roads Building Renovations
284 West Beamer Street, Woodland CA



Comstock Johnson Architect Inc
 10850 Gold Center Drive Suite 200 Rancho Cordova CA
 Construction Documents Dated June 27 2025

Estimate Date
 11/14/2025

Executive Summary

CSI	Work Category	Qty	Units	Unit Price	Cost	Totals
11000	Project Requirements					
	Protect Vault Covers in Demo Area	3 ea.		\$ 500.00	\$ 1,500	
	Floor Protection (New Floor Only)	3,000	sqft	\$ 1.50	\$ 4,500	
	Trash Bins Recycle LEED	9 mo.		\$ 2,500.00	\$ 22,500	
	Daily Clean Up	200	mhr	\$ 80.00	\$ 16,000	
	Temp Toilet	18 ea.		\$ 125.00	\$ 2,250	
	Temp Electrical Consumption	9 mo.		\$ 300.00	\$ 2,700	
	Electrical Panel	Assumed from Existing Panel				
	Temp Power Distribution	3,300	sf	\$ 2.00	\$ 6,600	
	Temp Fencing	600	lnft	\$ 5.00	\$ 3,000	
	Protection of Existing Door & Windows	3 ea.		\$ 350.00	\$ 1,050	
11000	Project Requirements					\$ 60,100
21000	Demolition					
	Site					
	Black Out Pavement Markings- Note 1	4,650	sqft	\$ 0.20	\$ 930	
	Vert Saw Cut CMU Wall_ Note 4	20	lnft	\$ 200.00	\$ 4,000	
	Demo CMU Wall Opening - Note 4	35	ls	\$ 500.00	\$ 17,500	
	Remove Wheel Stops	6 ea.		\$ 20.00	\$ 120	
	Demo Exist Hardscape & Off Haul	4,622	sf	\$ 3.50	\$ 16,177	
	Building					
	Demo Exterior Doors & Windows Note 1	6	loc	\$ 850.00	\$ 5,100	
	Demo Overhead Doors Note 1	1	loc	\$ 2,500.00	\$ 2,500	
	Demo Walls Note 2	76	lnft	\$ 65.00	\$ 4,940	
	Demo Interior Doors Note 3	9	loc	\$ 350.00	\$ 3,150	
	Demo lockers Note 4	32	loc	\$ 150.00	\$ 4,800	
	Demo Furniture Toilet Partitions & Fencing Note 4	64	lnft	\$ 85.00	\$ 5,440	
	Demo Furniture & E Casework Note 5	19	lnft	\$ 125.00	\$ 2,375	
	Demo E Ceiling Space Heater Note 5	1	loc	\$ 3,500.00	\$ 3,500	
	Relocate Ice Machine & Water Softener Note 7	2	loc	\$ 1,860.00	\$ 3,720	
	Demo SOG Floor For Plumbing Reconfiguration	600	sqft	\$ 20.00	\$ 12,000	
	Saw Cut SOG for Plumbing	240	lnft	\$ 50.00	\$ 12,000	
	Prep For Epoxy Finish Note 10	396	sqft	\$ 6.00	\$ 2,376	
	Demo T Bar Ceiling Note 8	2,795	sqft	\$ 2.25	\$ 6,289	
	Demo E Flooring	None Indicated				
	Demo Trash Removal	4	week	\$ 2,500.00	\$ 10,000	
					\$ -	
21000	Demolition					\$ 115,987
21500	Asphalt & Base Paving & Stripping					
	Stripping Lines	1300	lnft	\$ 5.00	\$ 6,500	
	No Parking Lettering Note 11	1 ea.		\$ 450.00	\$ 450	
	HC Stall Marking Note 12	1 ea		\$ 850.00	\$ 850	
	Tractable Surface Note 15	25	sqft	\$ 60.00	\$ 1,500	
	Wheel Stops Note 13	7 ea		\$ 150.00	\$ 1,050	
	New Asphalt & Base	3400	sqft	\$ 7.50	\$ 25,500	
	Fine Grade	3400	sqft	\$ 0.65	\$ 2,210	
					\$ -	
21500	Asphalt & Base Paving & Stripping					\$ 38,060
33000	Concrete & Reinforcing Steel					
	Site					
	Install Bollards Note 14	7 ea.		\$ 850.00	\$ 5,950	

	Sidewalks	1,222 sqft	\$	16.00	\$	19,552
	Reinforcing for Sidewalks	2,444 lbs.	\$	2.00	\$	4,888
	Fine Grade	1,222 sqft	\$	1.00	\$	1,222
	Canopy Foundations					
	Excavation, Place, Neat Poured, Finish & Cure	41 cud	\$	650.00	\$	26,939
	Set AB For Columns & Grout Base Plates	14 set	\$	1,250.00	\$	17,500
	Reinforcing For Foundations	2,520 lbs.	\$	3.00	\$	7,560
	Building					
	Repour SOG	600 sqft	\$	30.00	\$	18,000
	Dowel for Patch	120 ea.	\$	50.00	\$	6,000
	Reinforcing	1,080 lbs.	\$	3.00	\$	3,240
	Exterior Wall Curb	18 lnft	\$	65.00	\$	1,170
	Float Floor for Locker rm	396 sqft	\$	10.00	\$	3,960
					\$	-
33000	Concrete & Reinforcing Steel				\$	115,981
55000	Metal Fabrications					
	New Man Gate with Frame & Metal Perforated Panel Not	35 sf	\$	225.00	\$	7,875
	Toilet Partition supports	4 ea.	\$	2,400.00	\$	9,600
	Counter Supports	4 ea.	\$	1,500.00	\$	6,000
	Bollards FOB	7 ea.	\$	500.00	\$	3,500
	Site Canopy Columns HSS 6X6	14 ea.	\$	3,500.00	\$	49,000
	Site Canopy Bean	6 tons	\$	8,500.00	\$	54,434
	Site Canopy Metal Deck 11/2" Verco B deck	3,536 sqft	\$	10.00	\$	35,360
	Additional Steel Framing Mech Roof Units	3 ea.	\$	2,500.00	\$	7,500
					\$	-
55000	Misc. Steel				\$	173,269
61000	Rough Carpentry					
	Restroom plywood counter top sub deck for counter top	22 sf	\$	12.00	\$	264
	Opening Fill in Plywd backing	220 sf	\$	10.00	\$	2,200
	Mechanical Unit Mounting Blocking 4x	3 ea.	\$	1,250.00	\$	3,750
					\$	-
64000	Rough Carpentry				\$	6,214
64116	Casework & Counter Tops					
	Break Room Base Cabinets	13 lnft	\$	500.00	\$	6,415
	Break Room Upper Cabinets	22 lnft	\$	325.00	\$	7,127
	Break Room PLAM Counter Top	14 lnft	\$	150.00	\$	2,025
	Restroom Counter Top	11 lnft	\$	650.00	\$	7,150
	Chair Railing at Break Room West Wall	13 lnft	\$	25.00	\$	325
					\$	-
64116	Casework & Counter Tops				\$	23,042
71100	Vapor Barrier					
	Exterior wall areas 2 layers behind Plaster	440 sf	\$	8.00	\$	3,520
					\$	-
71100	Vapor Barrier				\$	3,520
72100	Insulation					
	Over Acoustical Ceilings	1450 lnft	\$	1.75	\$	2,538
	Over Gypsum Ceilings framed Metal Joist	370 lnft	\$	1.75	\$	648
	Over Gypsum Applied to Roof Joist 6" batt	1296 sqft	\$	2.00	\$	2,592
	31/2 Fiber Insulation Batts in Wall	1330 sqft	\$	1.50	\$	1,995
	R-21 Unfaced Thermal Insulation Batts In Wall	1632 sqft	\$	2.50	\$	4,080
					\$	-
72100	Insulation				\$	11,852
75423	Roofing Patch					
	Relocation of Mech Equip	3 loc	\$	5,000.00	\$	15,000
	Allowance for Canopy Finished Roof (Non Shown)	3,600 sqft	\$	12.00	\$	43,200
					\$	-
75423	Roofing Patch				\$	58,200
76200	Sheet Metal Flashings & Trim					
	Gutter on Canopy	136 lnft	\$	50.00	\$	6,800
	Downspouts on Canopy	3 ea.	\$	2,250.00	\$	6,750
	Down Spout on Building	2 ea.	\$	1,650.00	\$	3,300
	Canopy Fascia & Edge Flashing	192 lnft	\$	45.00	\$	8,640
	Opening Fill in Flashings T & B	170 lnft	\$	5.00	\$	850

76200	Sheet Metal Flashings & Trim			\$ -	\$ 26,340
79000	Sealants				
	General application	3,116 gsf	\$ 2.65	\$ 8,257	
	Door Frames	13 ea.	\$ 125.00	\$ 1,625	
	Exterior T&B at exterior plaster	170 lnft	\$ 5.00	\$ 850	
				\$ -	
79000	Sealants				\$ 10,732
81200	Doors Frames & Hardware				
	Timely Interior Frames	8 sgl	\$ 650.00	\$ 5,200	
	HM Exter Frames	4 sgl	\$ 900.00	\$ 3,600	
	HM Exter Frames	1 dbl	\$ 1,250.00	\$ 1,250	
	HM Door	6 lvs	\$ 750.00	\$ 4,500	
	Wood Solid Core Paint Grade	8 lvs	\$ 800.00	\$ 6,400	
	Door Hardware Group 1	2 set	\$ 1,560.00	\$ 3,120	
	Door Hardware Group 2	1 set	\$ 1,850.00	\$ 1,850	
	Door Hardware Group 3	4 set	\$ 1,150.00	\$ 4,600	
	Door Hardware Group 4	1 set	\$ 1,350.00	\$ 1,350	
	Door Hardware Group 5	3 set	\$ 1,050.00	\$ 3,150	
	Door Hardware Group 6	1 ea.	\$ 1,050.00	\$ 1,050	
	Door Hardware Group 7	1 ea.	\$ 1,050.00	\$ 1,050	
	Electric Key Operators	8 ea.	\$ 3,000.00	\$ 24,000	
	New Man Gate Hardware Closure & Panic Hardware	1 ea.	\$ 3,500.00	\$ 3,500	
				\$ -	
81200	Doors Frames & Hardware				\$ 64,620
82500	Attic Access Hatches				\$ 2,550
88000	Windows & Glazing				
	Transom Lite	14 sqft	\$ 150.00	\$ 2,100	
				\$ -	
88000	Windows & Glazing				\$ 2,100
92000	Metal Stud Framing , Plaster & Gypsum				
	Plaster Openings	220 sqft	\$ 45.00	\$ 9,900	
	Metal stud frame in openings with out ext. sheathing	220 sqft	\$ 15.00	\$ 3,300	
	Typical Partition & Full Ht. Wall 35/8 x 20ga w/ gypbd	1,330 sqft	\$ 25.00	\$ 33,250	
	Typical Plumbing Wall 6x20ga w/gypbd	440 sqft	\$ 30.00	\$ 13,200	
	Typical Furring Wall 6x20ga at 24"oc	1,496 sqft	\$ 22.00	\$ 32,912	
	Hard lid Metal frame ceiling joist w/gypbd	370 sqft	\$ 16.00	\$ 5,920	
	Gypsum Layer Ceiling hung below Roof Joist	1,296 sqft	\$ 8.00	\$ 10,368	
	Mics Patch & Repair Exist Areas	1 allow	\$ 20,000.00	\$ 20,000	
				\$ -	
92000	Metal Stud Framing , Plaster & Gypsum				\$ 128,850
93000	Acoustical Ceilings				
	Acoustic Ceilings	1,450 sqft	\$ 20.00	\$ 29,000	
	Acoustic Ceilings Additional Tied wires on existing Me	3,116 gsf	\$ 1.50	\$ 4,674	
				\$ -	
93000	Acoustical Ceilings				\$ 33,674
94500	Epoxy Floor				
	Prep & Clean	3,116 sqft	\$ 3.50	\$ 10,906	
	Epoxy Flooring	3,116 sqft	\$ 14.00	\$ 43,624	
	6" Covered Base	780 lnft	\$ 24.00	\$ 18,720	
				\$ -	
94500	Epoxy Floor				\$ 73,250
99000	Painting				
	Paint Door Lvs	14 lvs	\$ 350.00	\$ 4,900	
	Paint Walls	7,800 sqft	\$ 2.00	\$ 15,600	
	Paint Hard lid Ceilings	1,666 sf	\$ 4.00	\$ 6,664	
	Paint Canopy Steel	3,536 sqft	\$ 8.00	\$ 28,288	
	Paint Exterior	1,390 sqft	\$ 4.00	\$ 5,560	
	Paint Bollards	7 ea	\$ 60.00	\$ 420	
				\$ -	
99000	Painting				\$ 61,432
101650	Toilet Partitions				
	Standard Stall	3 stall	\$ 1,650	\$ 4,950	

	HC Stall	1 stall	\$	1,250	\$	1,250	
101650	Toilet Partitions						\$ 6,200
103500	Fire Ext & Cabinets						
	FE	2 ea.	\$	500	\$	1,000	
	FEC cabinets	2 ea.	\$	650	\$	1,300	
103500	Fire Ext & Cabinets						\$ 2,300
104500	Locker						
	Standard 18" x 36" By Sentinel	35 ea.	\$	850	\$	29,750	
	HC Ass Locker	5 ea.	\$	950	\$	4,750	
104500	Lockers						\$ 34,500
105000	Signage						
	Mount Accessible Parking Sign	1 ea.	\$	450.00	\$	450	
	Door ID	13 ea.	\$	125.00	\$	1,625	
	Room Capacity	6 ea.	\$	650.00	\$	3,900	
	Exiting Signage	6 ea.	\$	850.00	\$	5,100	
	Restroom	1 ea.	\$	1,650.00	\$	1,650	
105000	Signage						\$ 12,725
108000	Toilet Accessories						
	Grab Bar 48"	1 ea.	\$	650	\$	650	
	Grab Bar 36'	1 ea.	\$	450	\$	450	
	Surface Mounted Sanitary Napkin Disposal	4 ea.	\$	425	\$	1,700	
	Surface Mounted Dual Roll Paper Towel Dispenser	4 ea.	\$	500	\$	2,000	
	Surface Mounted Seat Cover Dispenser	4 ea.	\$	525	\$	2,100	
	Soap Dispenser	3 ea.	\$	425	\$	1,275	
	Clothing Hooks	10 ea.	\$	65	\$	650	
	SS Framed Mirrors 3x2	4 ea.	\$	450	\$	1,800	
	Semi-recessed Paper towel dispenser w. waste recpt	2 ea.	\$	1,850	\$	3,700	
108000	Toilet Accessories						\$ 14,325
109500	FRP Paneling						
	Restroom	368 sqft	\$	20	\$	7,360	
	Janitor Rm	88 sqft	\$	20	\$	1,760	
109500	FRP Paneling						\$ 9,120
114500	Food Equipment						
	Range	1 ea.	\$	1,500	\$	1,500	
	Range Hood	1 ea.	\$	650	\$	650	
	Mirco Wave	1 ea.	\$	400	\$	400	
	Disposal	1 ea.	\$	175	\$	175	
	Dishwasher	1 ea.	\$	850	\$	850	
	Refrigerator	1 ea.	\$	2,860	\$	2,860	
114500	Food Equipment						\$ 6,435
124500	Window Coverings						
	2" Horizontal Blind By Hunter Douglas	54 sf	\$	26	\$	1,404	
124500	Window Coverings						\$ 1,404
240000	Plumbing						
	Hot Water Tank	1 ea.	\$	6,800	\$	6,800	
	Water Closet	4 ea.	\$	4,200	\$	16,800	
	Lavatory	4 ea.	\$	2,350	\$	9,400	
	Sink Break Room	1 ea.	\$	3,500	\$	3,500	
	Service Sink Janitor	1 ea.	\$	6,500	\$	6,500	
	Floor Drain & Trap Primer	3 ea.	\$	1,850	\$	5,550	
	Floor Sink	1 ea.	\$	2,650	\$	2,650	
	Under Slab 2" Waste Lines	100 lnft	\$	225	\$	22,500	
	Vent Piping	168 lnft	\$	95	\$	15,960	
	HW & CW Water Piping	292 lnft	\$	75	\$	21,900	
	Hook up for Dishwasher	1 ea.	\$	850	\$	850	

	Gas Piping	65 lnft	\$	150	\$	9,750	
240000	Plumbing						\$ 122,160
243000	Sprinklers						
	(Excluded none indicated on Drawings)						
243000	Sprinklers						Excluded
245000	Mechanical						
	HP-2 Trane 3 ton	1 ea	\$	18,000.00	\$	18,000	
	HP-3 Trane 5 ton	1 ea	\$	30,000.00	\$	30,000	
	EF-1 Roof Exhaust GB080 200 CFM	1 ea	\$	6,500.00	\$	6,500	
	CEF 1&2	2 ea	\$	1,500.00	\$	3,000	
	RH-1 Hood Discharge	1 ea	\$	5,000.00	\$	5,000	
	Smoke detectors	2 ea	\$	1,250.00	\$	2,500	
	4"Flue to water heater VTR	1 ea	\$	3,000.00	\$	3,000	
	6" VTR for CEF	2 ea	\$	2,750.00	\$	5,500	
	7" Hood Exhaust VTR	1 ea	\$	4,200.00	\$	4,200	
	8" Exhaust Tan VTR	1 ea	\$	4,500.00	\$	4,500	
	S & R Register & Grills 6x6	3 ea	\$	850.00	\$	2,550	
	S & R Register & Grills 8x8	16 ea	\$	1,050.00	\$	16,800	
	S & R Register & Grills 10X10	2 ea	\$	1,250.00	\$	2,500	
	S & R Register & Grills 12x12	3 ea	\$	1,400.00	\$	4,200	
	S & R Register & Grills 14X14	1 ea	\$	1,650.00	\$	1,650	
	S & R Register & Grills 20X20	1 ea	\$	2,400.00	\$	2,400	
	Duct work 10" and smaller	186 lnft	\$	125.00	\$	23,250	
	Ductwork 12 - 16"	65 lnft	\$	165.00	\$	10,725	
	Ductwork 18 - 20"	26 lnft	\$	250.00	\$	6,500	
	Insulation	1 lsum	\$	12,500.00	\$	12,500	
	Relo Refrig piping and cond unit for Split Fan Coil IT Ro	1 lsum	\$	6,500.00	\$	6,500	
	Filter	2 ea.	\$	350.00	\$	700	
	Test & Balance	1 lsum	\$	6,500.00	\$	6,500	
	Controls	1 lsum	\$	12,000.00	\$	12,000	
245000	Mechanical						\$ 190,975
260500	Electrical						
	Safe Off For Demo	1 lsum	\$	8,500.00	\$	8,500	
	Lighting Fixtures & Controls						
	B46 Ceiling Hung	8 ea.	\$	4,500.00	\$	36,000	
	A43 & A43E In T bar Ceiling	16 ea.	\$	3,200.00	\$	51,200	
	A45 & 45E in T Bar Ceiling	2 ea.	\$	2,800.00	\$	5,600	
	A44 in T Bar Ceiling	4 ea.	\$	2,600.00	\$	10,400	
	B43 Restroom & Dressing RM	3 ea.	\$	2,700.00	\$	8,100	
	D15 In Gypbd Ceiling over WCs	5 ea.	\$	1,250.00	\$	6,250	
	Z 2 & Z3 in Storage & Janitor	2 ea.	\$	1,000.00	\$	2,000	
	Switches	13 ea.	\$	1,600.00	\$	20,800	
	Outlets	21 ea.	\$	1,300.00	\$	27,300	
	Low Voltage wiring	1 lsum	\$	6,500.00	\$	6,500	
	Exit Signs	2 ea.	\$	2,000.00	\$	4,000	
	Emergency Exterior Lighting	2 ea.	\$	2,500.00	\$	5,000	
	Electrical Panel F & DPD	2 ea.	\$	8,500.00	\$	17,000	
	Door Lock set	8 ea.	\$	2,200.00	\$	17,600	
	Hook up Mech Units and Exhaust Fans	5 ea.	\$	4,500.00	\$	22,500	
	Fire Alarm	Excluded			\$	-	
260500	Electrical						\$ 248,750
Subtotal - Direct Cost of Work							\$ 1,658,668
General Conditions		\$ 58,000	9 mo.				\$ 522,000
Subtotal Direct Cost and General Conditions							\$ 2,180,668
Contingency		3.50%					\$ 76,323
Subtotal Direct Cost with GC's & Contingency							\$ 2,256,991
General Contractors Fee		15.0%					\$ 338,549

General Contractors Bond & Liability Insurance	2.00%	\$ 51,911
Projected Total Construction Cost		\$ 2,647,450
<i>Other Cost Considerations</i>		
10% Market Factor (Bidding)	10%	\$218,067
Escalation Based on 4% per year (Directs/GC)	2.5% (Assumed construction start Q2 of 2026)	\$54,517
Owners Contingency		Excluded
Owner Soft Cost : Design Cost, OFOI budget, Testing & Inspection		Excluded
Total Construction Budget		\$ 2,920,034