

## **RESOLUTION NO. 2026-2538**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING AND ESTABLISHING A SPECIAL PUBLIC IMPROVEMENT PROJECT AREA THAT INCLUDES PROPERTIES RECEIVING SPECIAL BENEFITS FROM IMPROVEMENTS TO WIDEN ESTRELLA PARKWAY AND AUTHORIZING THE CITY TO RECOVER AN ALLOCATED SHARE OF THE COSTS OF THE SPECIAL PUBLIC IMPROVEMENTS FROM THE OWNERS OF THE SPECIALLY BENEFITED PROPERTIES.

WHEREAS, to facilitate the development of property along Estrella Parkway within the city of Goodyear, the city wants to improve an approximate 1.7 miles of Estrella Parkway generally located between Vineyard Road and MC85, by adding additional lanes, which will result in this section of Estrella Parkway widening to six lanes. (CIP #42026 Estrella Parkway: Vineyard Rd to MC85);

WHEREAS, the project improvements will be constructed adjacent to eight (8) different properties;

WHEREAS, the maximum estimated cost for the project improvements is \$114,427,549;

WHEREAS, certain of the project improvements are for the general benefit of the public and the estimated costs of the project improvements that are for the general benefit of the public is \$93,583,018.33;

WHEREAS, certain of the project improvements being constructed will specifically benefit eight (8) properties located adjacent to where the project improvements will be constructed. The owners of the eight (8) properties have not contributed to the cost of the improvements and who are not subject to any other assessments or special charges for the improvements benefiting their properties. These off-site improvements constitute Special Public Improvements under Chapter 24, Article 24 of the Goodyear City Code;

WHEREAS, the Special Public Improvements include the construction of a additional travel lanes, turn lanes, drainage improvements, curbs, gutters, sidewalks, medians, street lighting, utilities, traffic signals, and median landscaping adjacent to the Benefited Properties, as more particularly reflected in the estimates of the maximum probable cost for each of the Benefited Properties, a copy of which is attached hereto as Exhibit 1;

WHEREAS, the eight (8) properties that will receive a specific benefit from the Special Public Improvements for which the properties have not contributed (the "Benefited Properties") are legally described and depicted in Exhibit 3 attached hereto and incorporated herein by this reference, which also exhibit also includes the identifies of the current owners of each of the Benefited Properties;

WHEREAS, a map of the Benefited Properties (the "Special Improvement Project Area") is depicted in Exhibit 2 attached hereto and incorporated herein by this reference;

WHEREAS, a detailed Opinion of Maximum Probable Costs was prepared for each of the Benefited Properties setting forth the costs of the Special Public Improvements that solely benefit the Benefited Property and the costs and allocation of Special Public Improvements that benefit more than just the Benefited Property are set forth in Exhibit 1 attached hereto and incorporated herein by this reference;

WHEREAS, the estimated total cost of the Special Public Improvements benefiting the eight (8) Benefited Properties is \$20,844,530.67;

WHEREAS, because a portion of these improvements will create specific benefits for properties that have not specifically contributed to the improvements, the City is seeking reimbursement from the owners of the Benefited Properties based on the benefit the Benefited Properties receive from the Special Public Improvements;

WHEREAS, the current owners of Benefited Properties received notice in writing of the public hearing to be held for consideration of the adoption of the Resolution of Intention not less than 30 days prior to the public hearing and the notice included a copy of supporting materials that explained the methodology used for determining which properties will benefit from the Special Public Improvements, the estimated costs of the Special Public Improvement that solely benefit the property, the cost of the Special Public Improvements that benefit multiple Benefitted Properties and the allocations of those costs among such Benefited Properties; and

WHEREAS, the contracts for the construction of the Special Public Improvements will be procured pursuant to the requirements of Title 34 of the Arizona Revised Statutes and the construction of the Special Public Improvements will adhere to Goodyear's standards and specifications as well as all other applicable laws, rules and/or regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The public health, safety and welfare of the citizens of the City of Goodyear require the construction of the Special Public Improvements generally described in the Recitals above and that are specifically described in estimates of the maximum probable cost for each of the Benefited Properties set forth Exhibit 1, and the construction of the Special Public Improvements is hereby ordered.

SECTION 2. The proposed Special Public Improvements generally described in the Recitals above and that are specifically described in Exhibit 1 are of more than local or ordinary public benefit and are of special benefit to the properties legally described in Exhibit 3 (the "Benefited Properties").

SECTION 3. The formation of the Special Public Improvement Project Area that includes the Benefited Properties legally described and depicted in Exhibit 3, and which is generally depicted in Exhibit 2, is hereby ordered.

SECTION 4. At the time of development, the then owner of each Benefited Property is required to reimburse the City for the actual costs of the Special Public Improvements benefiting the owner's property, in an amount not to exceed the estimated maximum probable cost of the Special Public Improvements allocated to the Benefited Property as set forth in Exhibit 1 and summarized in Exhibit 4 attached hereto and incorporated herein by this reference. The actual costs shall be allocated consistent with the methodology allocating the costs of the Special Public Improvements used in establishing the estimated

maximum probable cost of the Special Public Improvements for the Benefited Property.

SECTION 5. City staff shall endeavor to seek reimbursement of the actual cost of the Special Public Improvements from the then owner of the Benefited Property prior to the recordation of the first Final Plat subdividing all or part of the Benefited Property and/or as a condition of approval of a Site Plan for development within any portion of the Benefited Property. City staff shall be entitled to withhold the recordation of any final plat subdividing all or part of the Benefited Property until reimbursement required herein has been made, and City staff shall be entitled to withhold construction permits for work within the Benefited Property until the reimbursement required herein has been made.

SECTION 6. RECORDATION

A copy of this Resolution shall be recorded with the Maricopa County Recorder's Office.

SECTION 7. Resolution No. 2026-2538 shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a \_\_\_\_\_ vote, this 31st day of August, 2026.

\_\_\_\_\_  
Joe Pizzillo, Mayor

Date: \_\_\_\_\_

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Jasmine Pernicano, City Clerk

\_\_\_\_\_  
Roric Massey, City Attorney

EXHIBIT 1

ESTIMATE OF MAXIMUM PROBABLE COST  
FOR THE BENEFITED PROPERTIES  
(Estimate for Benefited Properties)

## ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 1

## Harvard Investments

Parcel 1 – KR TIC 1 LLC/KR TIC 2 LLC

### Description of Infrastructure Improvements

#### Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12” Aggregate Base Course, 6” Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New ITS Interconnect Improvements
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage improvements including Concrete Catch Basins, Spillways, and Riprap



|             |           |
|-------------|-----------|
| Date        | 6/24/2026 |
| Type        | Offsite   |
| Description | ROW       |

CIP CONSTRUCTION

SUMMARY

|               |                                              |         |      |          |         |
|---------------|----------------------------------------------|---------|------|----------|---------|
| PROJECT NAME: | 42026 - PARCEL 1 - KR TIC 1 LLC/KR TIC 2 LLC | 5083 SY | SF   | SF       | 5083 SY |
|               |                                              | Offsite | Site | Building |         |

| DIVISION | TRADE                        |                 |      |      |      | TOTAL        |
|----------|------------------------------|-----------------|------|------|------|--------------|
| 01       | General                      | \$ 83,900.00    | \$ - | \$ - | \$ - | 83,900.00    |
| 02       | Existing Conditions          | \$ 10,785.00    | \$ - | \$ - | \$ - | 10,785.00    |
| 03       | Concrete                     | \$ 72,527.00    | \$ - | \$ - | \$ - | 72,527.00    |
| 04       | Masonry                      | \$ -            | \$ - | \$ - | \$ - | -            |
| 05       | Metals                       |                 | \$ - | \$ - | \$ - | -            |
| 06       | Rough Carpentry              |                 |      | \$ - | \$ - | -            |
| 07       | Thermal & Moisture           | \$ -            | \$ - | \$ - | \$ - | -            |
| 08       | Openings                     |                 |      | \$ - | \$ - | -            |
| 09       | Finishes                     | \$ -            | \$ - | \$ - | \$ - | -            |
| 10       | Specialties                  | \$ 5,000.00     | \$ - | \$ - | \$ - | 5,000.00     |
| 11       | Equipment                    |                 | \$ - | \$ - | \$ - | -            |
| 14       | Conveying Systems            |                 |      | \$ - | \$ - | -            |
| 21       | Fire Supression              |                 |      | \$ - | \$ - | -            |
| 22       | Plumbing                     |                 |      | \$ - | \$ - | -            |
| 23       | Mechanical                   |                 |      | \$ - | \$ - | -            |
| 26       | Electrical                   | \$ 116,023.11   | \$ - | \$ - | \$ - | 116,023.11   |
| 27       | Communications               | \$ 26,807.85    |      | \$ - | \$ - | 26,807.85    |
| 28       | Electric Saftey & Security   |                 |      | \$ - | \$ - | -            |
| 31       | Earthwork                    | \$ 738,673.47   | \$ - |      | \$ - | 738,673.47   |
| 32       | Exterior Improvments         | \$ 428,225.00   | \$ - |      | \$ - | 428,225.00   |
| 33       | Utilities                    | \$ 40,248.00    | \$ - |      | \$ - | 40,248.00    |
| 99       | Miscellaneous Unlisted Items | \$ 2,337,748.19 | \$ - | \$ - | \$ - | 2,337,748.19 |

|               |      |
|---------------|------|
| YR Escalation | \$ - |
|---------------|------|

|           |                 |
|-----------|-----------------|
| SUBTOTAL: | \$ 3,859,937.63 |
|-----------|-----------------|

|                 |         |                 |
|-----------------|---------|-----------------|
| OH&P:           | 9%      | \$ 347,394.00   |
|                 |         | \$ 4,207,331.63 |
| Bond:           | 1%      | \$ 42,073.32    |
| General Liabili | 0.99%   | \$ 42,073.32    |
| Builders Risk:  |         | \$ 21,036.66    |
|                 |         | \$ 4,312,514.92 |
| Tax:            | (6.37%) | \$ 274,707.00   |

\$ 4,587,221.92

|                                                                    |    |               |
|--------------------------------------------------------------------|----|---------------|
| Contruction contingency -                                          | 5% | \$ 192,996.88 |
| Owners Allowance -                                                 |    | \$ -          |
| Escallation Allowance -                                            |    | \$ -          |
| Public Art Allowance -                                             | LS |               |
| Allowance #1 - CONTRACTOR QUALITY CONTROL (ALLOWANCE)              |    | \$ 15,000.00  |
| Allowance #2 - TEMPORARY PAVEMENT (ALLOWANCE)                      |    | \$ -          |
| Allowance #3 - REMOVE & RELOCATE EX ADVERTISEMENT SIGN (ALLOWANCE) |    | \$ 50,000.00  |
| Allowance #4 -                                                     |    |               |
| Allowance #5 -                                                     |    |               |
| Allowance #6 -                                                     |    |               |
| Allowance #7 -                                                     |    |               |
| Allowance #8 -                                                     |    |               |
|                                                                    |    | \$ 257,996.88 |

\$ 4,845,218.80

|    |           |
|----|-----------|
| SY | \$ 902.46 |
|----|-----------|

OFFSITE

Division 02

\$10,785.00

\$2.12

| Demo                                               |     |      |            | \$10,785.00 | \$2.12   |
|----------------------------------------------------|-----|------|------------|-------------|----------|
| Item Description                                   | QTY | Unit | Unit Cost  | Total       | Incl/Exc |
| Remove Curb and Gutter                             |     | LF   | \$0.00     | \$0.00      | Incl     |
| Saw Cutting                                        |     | LF   | \$0.00     | \$0.00      | Incl     |
| Asphalt Demo                                       | 957 | SY   | \$5.00     | \$4,785.00  | Incl     |
| Landscape removal                                  |     | LS   | \$0.00     | \$0.00      | Incl     |
| Demo                                               |     | LS   | \$0.00     | \$0.00      | Incl     |
| Demo concrete flatwork                             |     | SF   | \$0.00     | \$0.00      | Incl     |
| Milling                                            |     | SY   | \$0.00     | \$0.00      | Incl     |
| NESHAP                                             |     | EA   | \$0.00     | \$0.00      | Incl     |
| Relocate Water Meter                               |     | EA   | \$0.00     | \$0.00      | Incl     |
| Relocate FH Bypass Assembly                        |     | EA   | \$0.00     | \$0.00      | Incl     |
| Misc. Demo                                         |     | LS   | \$0.00     | \$0.00      | Incl     |
| Remove Concrete Sidewalk, Valley Gutter, Driveways |     | SF   | \$0.00     | \$0.00      | Incl     |
| Remove Existing Median Nose Transition             |     | EA   | \$0.00     | \$0.00      | Incl     |
| Remove Catch Basins                                |     | EA   | \$0.00     | \$0.00      | Incl     |
| Remove Existing Sign, Post and Foundation          |     | EA   | \$0.00     | \$0.00      | Incl     |
| Remove Pipe                                        | 1   | LS   | \$6,000.00 | \$6,000.00  | Incl     |
| Remove Valley Gutter                               |     | SF   | \$0.00     | \$0.00      | Incl     |

Division 03

\$72,527.00

\$14.27

| Offsite Concrete               |      |      |            | \$72,527.00 | \$14.27  |
|--------------------------------|------|------|------------|-------------|----------|
| Item Description               | QTY  | Unit | Unit Cost  | Total       | Incl/Exc |
| Bus Bay Pad                    |      | SF   | \$0.00     | \$0.00      | Incl     |
| Concrete Scupper - MAG 260     |      | EA   | \$0.00     | \$0.00      | Incl     |
| Concrete Sidewalk - Decorative |      | SF   | \$0.00     | \$0.00      | Incl     |
| Concrete Sidewalk Ramp         | 1    | EA   | \$1,500.00 | \$1,500.00  | Incl     |
| Concrete Valley Gutter         |      | SF   | \$0.00     | \$0.00      | Incl     |
| Curb & Gutter                  | 1609 | LF   | \$31.00    | \$49,879.00 | Incl     |
| Driveway Entrance              | 1    | LS   | \$2,080.00 | \$2,080.00  | Incl     |
| Curb and Gutter Termination    |      | EA   | \$0.00     | \$0.00      | Incl     |
| Median Nose Termination        | 6    | EA   | \$350.00   | \$2,100.00  | Incl     |
| Concrete Sidewalk              | 1414 | SF   | \$12.00    | \$16,968.00 | Incl     |
| Concrete Spillway              |      | SF   | \$0.00     | \$0.00      | Incl     |
| Storm Drain Inlet marker       |      | EA   | \$0.00     | \$0.00      | Incl     |
| Roll Curb and Gutter           |      | LF   | \$0.00     | \$0.00      | Incl     |

Division 04

\$0.00

\$0.00

| Offsite Masonry     |  |  |  | \$0.00 | \$0.00 |
|---------------------|--|--|--|--------|--------|
| Stone/Brick Veneers |  |  |  | \$0.00 | \$0.00 |

Division 07

\$0.00

\$0.00

| Waterproofing |  |  |  | \$0.00 | \$0.00 |
|---------------|--|--|--|--------|--------|
| Caulking      |  |  |  | \$0.00 | \$0.00 |

Division 09

\$0.00

\$0.00

| Paints & Coatings |  |  |  | \$0.00 | \$0.00 |
|-------------------|--|--|--|--------|--------|
|-------------------|--|--|--|--------|--------|

Division 10

\$5,000.00

\$0.98

| Specialties      |     |      |            | \$5,000.00 | \$0.98   |
|------------------|-----|------|------------|------------|----------|
| Item Description | QTY | Unit | Unit Cost  | Total      | Incl/Exc |
| Permits          |     | LS   | \$0.00     | \$0.00     | Incl     |
| Sweeping         | 1   | LS   | \$5,000.00 | \$5,000.00 | Incl     |

Division 26

\$116,023.11

\$22.83

| Offsite Electrical |     |      |             | \$116,023.11 | \$22.83  |
|--------------------|-----|------|-------------|--------------|----------|
| Item Description   | QTY | Unit | Unit Cost   | Total        | Incl/Exc |
| Offsite Electrical | 615 | LF   | \$104.30    | \$64,144.50  | Incl     |
| Lighting Package   | 4.1 | EA   | \$12,653.32 | \$51,878.61  | Incl     |

Division 27

\$26,807.85\$5.27

|                                                     |     |      |           |             |           |
|-----------------------------------------------------|-----|------|-----------|-------------|-----------|
| Low Voltage                                         |     |      |           | \$26,807.85 | \$5.27    |
| Item Description                                    | QTY | Unit | Unit Cost | Total       | Incl/Excl |
| Interconnect Conduit and Pull Boxes (2-2" and 1-3") | 615 | LF   | \$43.59   | \$26,807.85 | Incl      |

Division 31

\$738,673.47\$145.32

|                        |     |      |            |             |           |
|------------------------|-----|------|------------|-------------|-----------|
| Survey                 |     |      |            | \$10,000.00 | \$1.97    |
| Item Description       | QTY | Unit | Unit Cost  | Total       | Incl/Excl |
| Construction Surveying | 1   | LS   | \$7,500.00 | \$7,500.00  | Incl      |
| As-Builts              | 1   | LS   | \$2,500.00 | \$2,500.00  | Incl      |

|                                                 |       |      |             |              |           |
|-------------------------------------------------|-------|------|-------------|--------------|-----------|
| Earthwork                                       |       |      |             | \$728,673.47 | \$143.36  |
| Item Description                                | QTY   | Unit | Unit Cost   | Total        | Incl/Excl |
| SWPPP                                           | 1     | LS   | \$15,000.00 | \$15,000.00  | Incl      |
| Clear & Grub                                    |       | LS   | \$0.00      | \$0.00       | Incl      |
| Rough Grade/Roadway Excavation/Retention Basins | 24676 | CY   | \$15.00     | \$370,140.00 | Incl      |
| Subgrade Preparation                            |       | SY   | \$0.00      | \$0.00       | Incl      |
| Dust Control                                    | 1     | LS   | \$26,250.00 | \$26,250.00  | Incl      |
| Dust Control Permit                             | 1     | LS   | \$1,410.00  | \$1,410.00   | Incl      |
| Hard Dig Allowance                              |       | AL   | \$0.00      | \$0.00       | Incl      |
| Additional earthwork costs                      |       | LS   | \$0.00      | \$0.00       | Incl      |
| Import                                          | 17126 | CY   | \$14.00     | \$239,764.00 | Incl      |
| Export/Haul Off                                 |       | EA   | \$0.00      | \$0.00       | Incl      |
| Traffic Control                                 | 1     | LS   | \$76,109.47 | \$76,109.47  | Incl      |
| Traffic Control - Off Duty Officer              |       | HR   | \$0.00      | \$0.00       | Incl      |

Division 32

\$428,225.00\$84.25

|                                           |      |      |           |              |           |
|-------------------------------------------|------|------|-----------|--------------|-----------|
| Paving                                    |      |      |           | \$381,225.00 | \$75.00   |
| Item Description                          | QTY  | Unit | Unit Cost | Total        | Incl/Excl |
| ABC                                       | 5083 | SY   | \$15.00   | \$76,245.00  | Incl      |
| Asphalt Paving 6"                         | 5083 | SY   | \$60.00   | \$304,980.00 | Incl      |
| Bituminous Tack Coat (Emulsified Asphalt) |      | SY   | \$0.00    | \$0.00       | Incl      |
| Micro Sealing                             |      | SY   | \$0.00    | \$0.00       | Incl      |
| Utility Adjustment (Manhole)              |      | EA   | \$0.00    | \$0.00       | Incl      |
| Asphalt Thickened Edge                    |      | LF   | \$0.00    | \$0.00       | Incl      |
| Utility Adjustment (Valve Cans)           |      | EA   | \$0.00    | \$0.00       | Incl      |

|                                |      |      |           |             |           |
|--------------------------------|------|------|-----------|-------------|-----------|
| Landscape                      |      |      |           | \$32,000.00 | \$6.30    |
| Item Description               | QTY  | Unit | Unit Cost | Total       | Incl/Excl |
| Landscape                      | 6150 | SF   | \$5.00    | \$30,750.00 | Incl      |
| Landscape - Median             |      | SF   | \$0.00    | \$0.00      | Incl      |
| Landscape Restoration          |      | SF   | \$0.00    | \$0.00      | Incl      |
| Maintenance (90 Days)          |      | LS   | \$0.00    | \$0.00      | Incl      |
| Median Pavers                  |      | SF   | \$0.00    | \$0.00      | Incl      |
| Riprap (D50=1" To 3") 6" Depth | 5    | CY   | \$250.00  | \$1,250.00  | Incl      |

|                 |  |  |  |        |        |
|-----------------|--|--|--|--------|--------|
| Traffic Signals |  |  |  | \$0.00 | \$0.00 |
|-----------------|--|--|--|--------|--------|

|         |  |  |  |        |        |
|---------|--|--|--|--------|--------|
| Signage |  |  |  | \$0.00 | \$0.00 |
|---------|--|--|--|--------|--------|

|                                                     |     |       |             |             |           |
|-----------------------------------------------------|-----|-------|-------------|-------------|-----------|
| Striping                                            |     |       |             | \$15,000.00 | \$2.95    |
| Item Description                                    | QTY | Unit  | Unit Cost   | Total       | Incl/Excl |
| Striping Mobilization                               |     | LS    | \$0.00      | \$0.00      | Incl      |
| Striping, Signage, Obliteration, And Parking Blocks | 1   | LS    | \$15,000.00 | \$15,000.00 | Incl      |
| Construction Contingecy                             |     | Allow | \$0.00      | \$0.00      | Incl      |

|             |             |        |
|-------------|-------------|--------|
| Division 33 | \$40,248.00 | \$7.92 |
|-------------|-------------|--------|

| Utilities                |     |      | \$40,248.00 | \$7.92      |           |
|--------------------------|-----|------|-------------|-------------|-----------|
| Item Description         | QTY | Unit | Unit Cost   | Total       | Incl/Excl |
| Fireline                 |     | LF   | \$0.00      | \$0.00      | Incl      |
| Domestic water           |     | LF   | \$0.00      | \$0.00      | Incl      |
| Drywells                 |     | EA   | \$0.00      | \$0.00      | Incl      |
| Storm System             | 91  | LF   | \$321.41    | \$29,248.00 | Incl      |
| Utility Locate - Pothole |     | LS   | \$0.00      | \$0.00      | Incl      |
| Vertical Realignment     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Concrete Pipe Collar     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Storm Drain Manhole      |     | EA   | \$0.00      | \$0.00      | Incl      |
| Catch Basins, COG G-3535 | 1   | EA   | \$11,000.00 | \$11,000.00 | Incl      |
| Catch Basins, mag 535    |     | EA   | \$0.00      | \$0.00      | Incl      |
| Dry Utilities            |     |      | \$0.00      | \$0.00      |           |

|                              |                |          |
|------------------------------|----------------|----------|
| Miscellaneous Unlisted Items | \$2,337,748.19 | \$459.92 |
|------------------------------|----------------|----------|

| Misc                                         |        |      | \$2,337,748.19 | \$459.92       |           |
|----------------------------------------------|--------|------|----------------|----------------|-----------|
| Item Description                             | QTY    | Unit | Unit Cost      | Total          | Incl/Excl |
| Contractor Quality Control/Materials Testing | 1      | LS   | \$15,000.00    | \$15,000.00    | Incl      |
| Mob/Demob                                    | 0      | LS   | \$0.00         | \$0.00         | Incl      |
| Night / Weekend Work Allowance               |        | AL   | \$0.00         | \$0.00         | Incl      |
| Onsite safety manager                        | 0      |      | \$0.00         | \$0.00         | Incl      |
| Pothole Utilities                            | 1      | LS   | \$7,500.00     | \$7,500.00     | Incl      |
| Temp pavement                                |        |      | \$25.00        | \$0.00         | Incl      |
| Tree Removal                                 | 12     | EA   | \$1,000.00     | \$12,000.00    | Incl      |
| Remove guardrail                             | 641    | LF   | \$16.33        | \$10,467.53    | Incl      |
| Engineering (615' of frontage)               | 1      | LS   | \$116,373.88   | \$116,373.88   | Incl      |
| Permits                                      | 4.09%  | LS   | \$919,338.00   | \$37,600.92    | Incl      |
| Construction Administration Services         | 4.09%  | LS   | \$3,217,683.00 | \$131,603.23   | Incl      |
| COG Review Fee                               | 4.09%  | LS   | \$919,338.00   | \$37,600.92    | Incl      |
| Land Acquisition                             | 1      | LS   | \$1,934,084.00 | \$1,934,084.00 | Incl      |
| Real Estate Cost                             | 43.58% | LS   | \$81,500.00    | \$35,517.70    | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |

|            |                |
|------------|----------------|
| Total      | \$3,776,037.63 |
| Check      | \$3,776,037.63 |
| Difference | \$0.00         |

GC's

| Division 01                    |     |      |            | \$83,900.00 |           |  |
|--------------------------------|-----|------|------------|-------------|-----------|--|
| General                        |     |      |            | \$83,900.00 |           |  |
| Item Description               | QTY | Unit | Unit Cost  | Total       | Incl/Excl |  |
| Conex Rental                   |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Daily Clean                    |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Dumpster                       | 12  | WK   | \$750.00   | \$9,000.00  | Incl      |  |
| Dust Partitions                |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Manager                | 120 | HR   | \$85.00    | \$10,200.00 | Incl      |  |
| Project Superintendent         | 480 | HR   | \$85.00    | \$40,800.00 | Incl      |  |
| Project Engineer               | 192 | HR   | \$75.00    | \$14,400.00 |           |  |
| Asst. Project Manager          |     | HR   |            | \$0.00      |           |  |
| General Field Labor            |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Construction Coordinator       |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Materials and Equipment rental |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Sign                   | 1   | EA   | \$500.00   | \$500.00    | Incl      |  |
| Safety/Project Signage         | 1   | LS   | \$500.00   | \$500.00    | Incl      |  |
| Small Tools                    | 1   | LS   | \$2,500.00 | \$2,500.00  | Incl      |  |
| Temp Electric                  |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Temp Toilets                   | 3   | MO   | \$1,000.00 | \$3,000.00  | Incl      |  |
| Temp Utils                     |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Temporay Fencing               |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Water/Ice                      | 12  | WK   | \$250.00   | \$3,000.00  | Incl      |  |

|            |             |
|------------|-------------|
| Total      | \$83,900.00 |
| Check      | \$83,900.00 |
| Difference | \$0.00      |

## ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 2

Harvard Investments

Parcel 2 – KR TIC 1 LLC/KR TIC 2 LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12” Aggregate Base Course, 6” Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New ITS Interconnect Improvements
- New Landscaping and Irrigation
- New Street Lighting



|             |           |
|-------------|-----------|
| Date        | 6/24/2025 |
| Type        | Offsite   |
| Description | ROW       |

CIP CONSTRUCTION

SUMMARY

|               |                                              |         |      |          |       |
|---------------|----------------------------------------------|---------|------|----------|-------|
| PROJECT NAME: | 42026 - PARCEL 2 - KR TIC 1 LLC/KR TIC 2 LLC | 51 SY   | SF   | SF       | 51 SF |
|               |                                              | Offsite | Site | Building |       |

| DIVISION | TRADE                        |               |      |      |      | TOTAL      |
|----------|------------------------------|---------------|------|------|------|------------|
| 01       | General                      | \$ 43,700.00  | \$ - | \$ - | \$ - | 43,700.00  |
| 02       | Existing Conditions          | \$ -          | \$ - | \$ - | \$ - | -          |
| 03       | Concrete                     | \$ 5,492.00   | \$ - | \$ - | \$ - | 5,492.00   |
| 04       | Masonry                      | \$ -          | \$ - | \$ - | \$ - | -          |
| 05       | Metals                       |               | \$ - | \$ - | \$ - | -          |
| 06       | Rough Carpentry              |               |      | \$ - | \$ - | -          |
| 07       | Thermal & Moisture           | \$ -          | \$ - | \$ - | \$ - | -          |
| 08       | Openings                     |               |      | \$ - | \$ - | -          |
| 09       | Finishes                     | \$ -          | \$ - | \$ - | \$ - | -          |
| 10       | Specialties                  | \$ 5,000.00   | \$ - | \$ - | \$ - | 5,000.00   |
| 11       | Equipment                    |               | \$ - | \$ - | \$ - | -          |
| 14       | Conveying Systems            |               |      | \$ - | \$ - | -          |
| 21       | Fire Supression              |               |      | \$ - | \$ - | -          |
| 22       | Plumbing                     |               |      | \$ - | \$ - | -          |
| 23       | Mechanical                   |               |      | \$ - | \$ - | -          |
| 26       | Electrical                   | \$ -          | \$ - | \$ - | \$ - | -          |
| 27       | Communications               | \$ 22,361.67  |      | \$ - | \$ - | 22,361.67  |
| 28       | Electric Saftey & Security   |               |      | \$ - | \$ - | -          |
| 31       | Earthwork                    | \$ 75,142.82  | \$ - |      | \$ - | 75,142.82  |
| 32       | Exterior Improvments         | \$ 46,260.00  | \$ - |      | \$ - | 46,260.00  |
| 33       | Utilities                    | \$ -          | \$ - |      | \$ - | -          |
| 99       | Miscellaneous Unlisted Items | \$ 536,672.87 | \$ - | \$ - | \$ - | 536,672.87 |

|               |      |
|---------------|------|
| YR Escalation | \$ - |
|---------------|------|

|           |               |
|-----------|---------------|
| SUBTOTAL: | \$ 734,629.36 |
|-----------|---------------|

|                  |         |               |
|------------------|---------|---------------|
| OH&P:            | 9%      | \$ 66,117.00  |
|                  |         | \$ 800,746.36 |
| Bond:            | 1%      | \$ 8,007.46   |
| General Liabilit | 0.99%   | \$ 7,927.39   |
| Builders Risk:   |         | \$ 4,500.00   |
|                  |         | \$ 821,181.22 |
| Tax:             | (6.37%) | \$ 52,309.00  |

\$ 873,490.22

|                                               |    |              |
|-----------------------------------------------|----|--------------|
| Construction contingency -                    | 5% | \$ 36,731.47 |
| Owners Allowance -                            |    | \$ -         |
| Escallation Allowance -                       |    | \$ -         |
| Public Art Allowance -                        | LS |              |
| CONTRACTOR QUALITY CONTROL                    |    |              |
| Allowance #1 - (ALLOWANCE)                    |    | \$ 7,500.00  |
| Allowance #2 - TEMPORARY PAVEMENT (ALLOWANCE) |    | \$ -         |
| Allowance #3 -                                |    |              |
| Allowance #4 -                                |    |              |
| Allowance #5 -                                |    |              |
| Allowance #6 -                                |    |              |
| Allowance #7 -                                |    |              |
| Allowance #8 -                                |    |              |
|                                               |    | \$ 44,231.47 |

\$ 917,721.68

|    |              |
|----|--------------|
| SF | \$ 17,127.26 |
|----|--------------|

OFFSITE

|             |        |        |
|-------------|--------|--------|
| Division 02 | \$0.00 | \$0.00 |
| Demo        | \$0.00 | \$0.00 |

| Division 03                    |     |      |           | \$5,492.00 | \$107.69  |
|--------------------------------|-----|------|-----------|------------|-----------|
| Offsite Concrete               |     |      |           | \$5,492.00 | \$107.69  |
| Item Description               | QTY | Unit | Unit Cost | Total      | Incl/Excl |
| Bus Bay Pad                    |     | SF   | \$0.00    | \$0.00     | Incl      |
| Concrete Scupper - MAG 260     |     | EA   | \$0.00    | \$0.00     | Incl      |
| Concrete Sidewalk - Decorative |     | SF   | \$0.00    | \$0.00     | Incl      |
| Concrete Sidewalk Ramp         |     | EA   | \$0.00    | \$0.00     | Incl      |
| Concrete Valley Gutter         |     | SF   | \$0.00    | \$0.00     | Incl      |
| Curb & Gutter                  | 16  | LF   | \$65.00   | \$1,040.00 | Incl      |
| Driveway Entrance              |     | LS   | \$0.00    | \$0.00     | Incl      |
| Curb and Gutter Termination    |     | EA   | \$0.00    | \$0.00     | Incl      |
| Median Nose Termination        |     | EA   | \$0.00    | \$0.00     | Incl      |
| Concrete Sidewalk              | 371 | SF   | \$12.00   | \$4,452.00 | Incl      |
| Concrete Spillway              |     | SF   | \$0.00    | \$0.00     | Incl      |
| Strom Drain Inlet marker       |     | EA   | \$0.00    | \$0.00     | Incl      |
| Roll Curb and Gutter           |     | LF   | \$0.00    | \$0.00     | Incl      |

|                     |        |        |
|---------------------|--------|--------|
| Division 04         | \$0.00 | \$0.00 |
| Offsite Masonry     | \$0.00 | \$0.00 |
| Stone/Brick Veneers | \$0.00 | \$0.00 |

|               |        |        |
|---------------|--------|--------|
| Division 07   | \$0.00 | \$0.00 |
| Waterproofing | \$0.00 | \$0.00 |
| Caulking      | \$0.00 | \$0.00 |

|                   |        |        |
|-------------------|--------|--------|
| Division 09       | \$0.00 | \$0.00 |
| Paints & Coatings | \$0.00 | \$0.00 |

|                  |     |      |            |            |           |
|------------------|-----|------|------------|------------|-----------|
| Division 10      |     |      |            | \$5,000.00 | \$98.04   |
| Specialties      |     |      |            | \$5,000.00 | \$98.04   |
| Item Description | QTY | Unit | Unit Cost  | Total      | Incl/Excl |
| Permits          |     | LS   | \$0.00     | \$0.00     | Incl      |
| Sweeping         | 1   | LS   | \$5,000.00 | \$5,000.00 | Incl      |

|                    |        |        |
|--------------------|--------|--------|
| Division 26        | \$0.00 | \$0.00 |
| Offsite Electrical | \$0.00 | \$0.00 |

|                                                     |     |      |           |             |           |
|-----------------------------------------------------|-----|------|-----------|-------------|-----------|
| Division 27                                         |     |      |           | \$22,361.67 | \$438.46  |
| Low Voltage                                         |     |      |           | \$22,361.67 | \$438.46  |
| Item Description                                    | QTY | Unit | Unit Cost | Total       | Incl/Excl |
| Interconnect Conduit and Pull Boxes (2-2" and 1-3") | 513 | LF   | \$43.59   | \$22,361.67 | Incl      |

Division 31

\$75,142.82\$1,473.39

| Survey                 |     |      |            | \$7,000.00 | \$137.25  |  |
|------------------------|-----|------|------------|------------|-----------|--|
| Item Description       | QTY | Unit | Unit Cost  | Total      | Incl/Excl |  |
| Construction Surveying | 1   | LS   | \$5,000.00 | \$5,000.00 | Incl      |  |
| As-Builts              | 1   | LS   | \$2,000.00 | \$2,000.00 | Incl      |  |

| Earthwork                                       |     |      |             | \$68,142.82 | \$1,336.13 |   |
|-------------------------------------------------|-----|------|-------------|-------------|------------|---|
| Item Description                                | QTY | Unit | Unit Cost   | Total       | Incl/Excl  |   |
| SWPPP                                           | 1   | LS   | \$15,000.00 | \$15,000.00 | Incl       |   |
| Clear & Grub                                    |     | LS   | \$0.00      | \$0.00      | Incl       |   |
| Rough Grade/Roadway Excavation/Retention Basins | 990 | CY   | \$15.00     | \$14,850.00 | Incl       | f |
| Subgrade Preparation                            |     | SY   | \$0.00      | \$0.00      | Incl       |   |
| Dust Control                                    | 1   | LS   | \$13,125.00 | \$13,125.00 | Incl       | l |
| Dust Control Permit                             | 1   | LS   | \$1,410.00  | \$1,410.00  | Incl       |   |
| Hard Dig Allowance                              |     | AL   | \$0.00      | \$0.00      | Incl       |   |
| Additional earthwork costs                      |     | LS   | \$0.00      | \$0.00      | Incl       |   |
| Import                                          | 990 | CY   | \$14.00     | \$13,860.00 | Incl       |   |
| Export/Haul Off                                 |     | EA   | \$0.00      | \$0.00      | Incl       |   |
| Traffic Control                                 | 1   | LS   | \$9,897.82  | \$9,897.82  | Incl       | t |
| Traffic Control - Off Duty Officer              |     | HR   | \$0.00      | \$0.00      | Incl       |   |

Division 32

\$46,260.00\$907.06

| Paving                                    |     |      |           | \$5,610.00 | \$110.00  |   |
|-------------------------------------------|-----|------|-----------|------------|-----------|---|
| Item Description                          | QTY | Unit | Unit Cost | Total      | Incl/Excl |   |
| ABC                                       | 51  | SY   | \$30.00   | \$1,530.00 | Incl      | ( |
| Asphalt Paving 6"                         | 51  | SY   | \$80.00   | \$4,080.00 | Incl      | ( |
| Bituminous Tack Coat (Emulsified Asphalt) |     | SY   | \$0.00    | \$0.00     | Incl      |   |
| Micro Sealing                             |     | SY   | \$0.00    | \$0.00     | Incl      |   |
| Utility Adjustment (Manhole)              |     | EA   | \$0.00    | \$0.00     | Incl      |   |
| Asphalt Thickened Edge                    |     | LF   | \$0.00    | \$0.00     | Incl      |   |
| Utility Adjustment (Valve Cans)           |     | EA   | \$0.00    | \$0.00     | Incl      |   |

| Landscape                      |      |      |           | \$25,650.00 | \$502.94  |   |
|--------------------------------|------|------|-----------|-------------|-----------|---|
| Item Description               | QTY  | Unit | Unit Cost | Total       | Incl/Excl |   |
| Landscape                      | 5130 | SF   | \$5.00    | \$25,650.00 | Incl      | t |
| Landscape - Median             |      | SF   | \$0.00    | \$0.00      | Incl      |   |
| Landscape Restoration          |      | SF   | \$0.00    | \$0.00      | Incl      |   |
| Maintenance (90 Days)          |      | LS   | \$0.00    | \$0.00      | Incl      |   |
| Median Pavers                  |      | SF   | \$0.00    | \$0.00      | Incl      |   |
| Riprap (D50=1" To 3") 6" Depth |      | CY   | \$0.00    | \$0.00      | Incl      |   |

| Traffic Signals |  |  |  | \$0.00 | \$0.00 |  |
|-----------------|--|--|--|--------|--------|--|
|-----------------|--|--|--|--------|--------|--|

| Signage |  |  |  | \$0.00 | \$0.00 |  |
|---------|--|--|--|--------|--------|--|
|---------|--|--|--|--------|--------|--|

| Striping                                            |     |       |             | \$15,000.00 | \$294.12  |   |
|-----------------------------------------------------|-----|-------|-------------|-------------|-----------|---|
| Item Description                                    | QTY | Unit  | Unit Cost   | Total       | Incl/Excl |   |
| Striping Mobilization                               |     | LS    | \$0.00      | \$0.00      | Incl      |   |
| Striping, Signage, Obliteration, And Parking Blocks | 1   | LS    | \$15,000.00 | \$15,000.00 | Incl      | t |
| Construction Contingecy                             |     | Allow | \$0.00      | \$0.00      | Incl      |   |

|               |        |        |
|---------------|--------|--------|
| Division 33   | \$0.00 | \$0.00 |
| Utilities     | \$0.00 | \$0.00 |
| Dry Utilities | \$0.00 | \$0.00 |

| Miscellaneous Unlisted Items                 |       |      | \$536,672.87   | \$10,523.00  |           |
|----------------------------------------------|-------|------|----------------|--------------|-----------|
| Misc                                         |       |      | \$536,672.87   | \$10,523.00  |           |
| Item Description                             | QTY   | Unit | Unit Cost      | Total        | Incl/Excl |
| Contractor Quality Control/Materials Testing | 1     | LS   | \$7,500.00     | \$7,500.00   | Incl      |
| Mob/Demob                                    | 0     | LS   | \$0.00         | \$0.00       | Incl      |
| Night / Weekend Work Allowance               |       | AL   | \$0.00         | \$0.00       | Incl      |
| Onsite safety manager                        | 0     |      | \$0.00         | \$0.00       | Incl      |
| Pothole Utilities                            | 1     |      | \$4,500.00     | \$4,500.00   | Incl      |
| Temp pavement                                |       |      | \$25.00        | \$0.00       | Incl      |
| Tree Removal                                 |       |      | \$0.00         | \$0.00       | Incl      |
| Remove guardrail                             |       |      | \$0.00         | \$0.00       | Incl      |
| Engineering (513' of frontage)               | 1     | LS   | \$97,514.90    | \$97,514.90  | Incl      |
| Permits                                      | 3.42% | LS   | \$919,338.00   | \$31,441.36  | Incl      |
| Construction Administration Services         | 3.42% | LS   | \$3,217,683.00 | \$110,044.76 | Incl      |
| COG Review Fee                               | 3.42% | LS   | \$919,338.00   | \$31,441.36  | Incl      |
| Land Acquisition                             | 1     | LS   | \$242,570.00   | \$242,570.00 | Incl      |
| Real Estate Cost                             | 5.47% | LS   | \$81,500.00    | \$4,458.05   | Incl      |
| Relocate electrical pullbox                  | 1     | EA   | \$7,202.44     | \$7,202.44   | Incl      |
|                                              |       |      | \$0.00         | \$0.00       | Incl      |
|                                              |       |      | \$0.00         | \$0.00       | Incl      |
|                                              |       |      | \$0.00         | \$0.00       | Incl      |
|                                              |       |      | \$0.00         | \$0.00       | Incl      |
|                                              |       |      | \$0.00         | \$0.00       | Incl      |
|                                              |       |      | \$0.00         | \$0.00       | Incl      |
|                                              |       |      | \$0.00         | \$0.00       | Incl      |

|            |              |
|------------|--------------|
| Total      | \$690,929.36 |
| Check      | \$690,929.36 |
| Difference | \$0.00       |

GC's

| Division 01                    |     |      |            | \$43,700.00 |           |  |
|--------------------------------|-----|------|------------|-------------|-----------|--|
| General                        |     |      |            | \$43,700.00 |           |  |
| Item Description               | QTY | Unit | Unit Cost  | Total       | Incl/Excl |  |
| Conex Rental                   |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Daily Clean                    |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Dumpster                       | 6   | WK   | \$750.00   | \$4,500.00  | Incl      |  |
| Dust Partitions                |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Manager                | 60  | HR   | \$85.00    | \$5,100.00  | Incl      |  |
| Project Superintendent         | 240 | HR   | \$85.00    | \$20,400.00 | Incl      |  |
| Project Engineer               | 96  | HR   | \$75.00    | \$7,200.00  |           |  |
| Asst. Project Manager          |     | HR   | \$0.00     | \$0.00      |           |  |
| General Field Labor            |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Construction Coordinator       |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Materials and Equipment rental |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Sign                   | 1   | EA   | \$500.00   | \$500.00    | Incl      |  |
| Safety/Project Signage         | 1   | LS   | \$500.00   | \$500.00    | Incl      |  |
| Small Tools                    | 1   | LS   | \$2,500.00 | \$2,500.00  | Incl      |  |
| Temp Electric                  |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Temp Toilets                   | 1.5 | MO   | \$1,000.00 | \$1,500.00  | Incl      |  |
| Temp Utils                     |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Temporay Fencing               |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Water/Ice                      | 6   | WK   | \$250.00   | \$1,500.00  | Incl      |  |

|            |             |
|------------|-------------|
| Total      | \$43,700.00 |
| Check      | \$43,700.00 |
| Difference | \$0.00      |

## ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 3

## Parcel 3 - Pioneer Investments

### Description of Infrastructure Improvements

#### Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New ITS Interconnect Improvements
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage improvements including Concrete Catch Basins, Spillways, and Riprap



|             |           |
|-------------|-----------|
| Date        | 6/24/2025 |
| Type        | Offsite   |
| Description | ROW       |

CIP CONSTRUCTION

SUMMARY

|               |                                     |         |      |          |         |
|---------------|-------------------------------------|---------|------|----------|---------|
| PROJECT NAME: | 42026 - PARCEL 3 - PIONEER 2005 LLC | 6382 SY | SF   | SF       | 6382 SF |
|               |                                     | Offsite | Site | Building |         |

| DIVISION | TRADE                        |                 |      |      |      | TOTAL        |
|----------|------------------------------|-----------------|------|------|------|--------------|
| 01       | General                      | \$ 83,900.00    | \$ - | \$ - | \$ - | 83,900.00    |
| 02       | Existing Conditions          | \$ 8,920.00     | \$ - | \$ - | \$ - | 8,920.00     |
| 03       | Concrete                     | \$ 203,536.00   | \$ - | \$ - | \$ - | 203,536.00   |
| 04       | Masonry                      | \$ -            | \$ - | \$ - | \$ - | -            |
| 05       | Metals                       |                 | \$ - | \$ - | \$ - | -            |
| 06       | Rough Carpentry              |                 |      | \$ - | \$ - | -            |
| 07       | Thermal & Moisture           | \$ -            | \$ - | \$ - | \$ - | -            |
| 08       | Openings                     |                 |      | \$ - | \$ - | -            |
| 09       | Finishes                     | \$ -            | \$ - | \$ - | \$ - | -            |
| 10       | Specialties                  | \$ 5,000.00     | \$ - | \$ - | \$ - | 5,000.00     |
| 11       | Equipment                    |                 | \$ - | \$ - | \$ - | -            |
| 14       | Conveying Systems            |                 |      | \$ - | \$ - | -            |
| 21       | Fire Supression              |                 |      | \$ - | \$ - | -            |
| 22       | Plumbing                     |                 |      | \$ - | \$ - | -            |
| 23       | Mechanical                   |                 |      | \$ - | \$ - | -            |
| 26       | Electrical                   | \$ 366,746.23   | \$ - | \$ - | \$ - | 366,746.23   |
| 27       | Communications               | \$ 84,738.96    |      | \$ - | \$ - | 84,738.96    |
| 28       | Electric Saftey & Security   |                 |      | \$ - | \$ - | -            |
| 31       | Earthwork                    | \$ 1,023,588.54 | \$ - |      | \$ - | 1,023,588.54 |
| 32       | Exterior Improvments         | \$ 592,100.00   | \$ - |      | \$ - | 592,100.00   |
| 33       | Utilities                    | \$ 74,961.00    | \$ - |      | \$ - | 74,961.00    |
| 99       | Miscellaneous Unlisted Items | \$ 1,280,304.46 | \$ - | \$ - | \$ - | 1,280,304.46 |

|               |      |
|---------------|------|
| YR Escalation | \$ - |
|---------------|------|

|           |                 |
|-----------|-----------------|
| SUBTOTAL: | \$ 3,723,795.18 |
|-----------|-----------------|

|                  |         |                 |
|------------------|---------|-----------------|
| OH&P:            | 9%      | \$ 335,142.00   |
|                  |         | \$ 4,058,937.18 |
| Bond:            | 1%      | \$ 40,589.37    |
| General Liabilit | 0.99%   | \$ 40,183.48    |
| Builders Risk:   |         | \$ 20,091.74    |
|                  |         | \$ 4,159,801.77 |
| Tax:             | (6.37%) | \$ 264,979.00   |

\$ 4,424,780.77

|                                                                          |    |               |
|--------------------------------------------------------------------------|----|---------------|
| Construction contingency -                                               | 5% | \$ 186,189.76 |
| Owners Allowance -                                                       |    | \$ -          |
| Escallation Allowance -                                                  |    | \$ -          |
| Public Art Allowance -                                                   | LS |               |
| Allowance #1 - CONTRACTOR QUALITY CONTROL (ALLOWANCE)                    |    | \$ 15,000.00  |
| Allowance #2 - ARCHAEOLOGICAL MONITORING DURING CONSTRUCTION (ALLOWANCE) |    | \$ 77,350.00  |
| Allowance #3 -                                                           |    |               |
| Allowance #4 -                                                           |    |               |
| Allowance #5 -                                                           |    |               |
| Allowance #6 -                                                           |    |               |
| Allowance #7 -                                                           |    |               |
| Allowance #8 -                                                           |    |               |
|                                                                          |    | \$ 278,539.76 |

\$ 4,703,320.53

|    |           |
|----|-----------|
| SF | \$ 693.32 |
|----|-----------|

OFFSITE

Division 02

\$8,920.00\$1.40

| Demo                                               |     |      |           | \$8,920.00 | \$1.40    |
|----------------------------------------------------|-----|------|-----------|------------|-----------|
| Item Description                                   | QTY | Unit | Unit Cost | Total      | Incl/Excl |
| Remove Curb and Gutter                             | 78  | LF   | \$0.00    | \$0.00     | Incl      |
| Saw Cutting                                        |     | LF   | \$0.00    | \$0.00     | Incl      |
| Asphalt Demo                                       |     | SY   | \$15.00   | \$1,170.00 | Incl      |
| Landscape removal                                  |     | LS   | \$0.00    | \$0.00     | Incl      |
| Demo                                               |     | LS   | \$0.00    | \$0.00     | Incl      |
| Demo concrete flatwork                             |     | SF   | \$0.00    | \$0.00     | Incl      |
| Milling                                            |     | SY   | \$0.00    | \$0.00     | Incl      |
| NESHAP                                             |     | EA   | \$0.00    | \$0.00     | Incl      |
| Relocate Water Meter                               |     | EA   | \$0.00    | \$0.00     | Incl      |
| Relocate FH Bypass Assembly                        |     | EA   | \$0.00    | \$0.00     | Incl      |
| Misc. Demo                                         | 31  | LS   | \$0.00    | \$0.00     | Incl      |
| Remove Concrete Sidewalk, Valley Gutter, Driveways |     | SF   | \$0.00    | \$0.00     | Incl      |
| Remove Existing Median Nose Transition             |     | EA   | \$0.00    | \$0.00     | Incl      |
| Remove Catch Basins                                |     | EA   | \$0.00    | \$0.00     | Incl      |
| Remove Existing Sign, Post and Foundation          |     | EA   | \$0.00    | \$0.00     | Incl      |
| Remove Pipe                                        |     | LF   | \$250.00  | \$7,750.00 | Incl      |
| Remove Valley Gutter                               |     | SF   | \$0.00    | \$0.00     | Incl      |

Division 03

\$203,536.00\$31.89

| Offsite Concrete               |       |      |            | \$203,536.00 | \$31.89   |
|--------------------------------|-------|------|------------|--------------|-----------|
| Item Description               | QTY   | Unit | Unit Cost  | Total        | Incl/Excl |
| Bus Bay Pad                    | 2028  | SF   | \$0.00     | \$0.00       | Incl      |
| Concrete Scupper - MAG 260     |       | EA   | \$0.00     | \$0.00       | Incl      |
| Concrete Sidewalk - Decorative |       | SF   | \$0.00     | \$0.00       | Incl      |
| Concrete Sidewalk Ramp         |       | EA   | \$0.00     | \$0.00       | Incl      |
| Concrete Valley Gutter         |       | SF   | \$0.00     | \$0.00       | Incl      |
| Curb & Gutter                  |       | LF   | \$31.00    | \$62,868.00  | Incl      |
| Driveway Entrance              |       | LS   | \$8,320.00 | \$8,320.00   | Incl      |
| Curb and Gutter Termination    |       | EA   | \$0.00     | \$0.00       | Incl      |
| Median Nose Termination        |       | EA   | \$0.00     | \$0.00       | Incl      |
| Concrete Sidewalk              |       | SF   | \$12.00    | \$132,348.00 | Incl      |
| Concrete Spillway              | 11029 | SF   | \$0.00     | \$0.00       | Incl      |
| Storm Drain Inlet marker       |       | EA   | \$0.00     | \$0.00       | Incl      |
| Roll Curb and Gutter           |       | LF   | \$0.00     | \$0.00       | Incl      |

Division 04

\$0.00\$0.00

| Offsite Masonry     |  |  |  | \$0.00 | \$0.00 |
|---------------------|--|--|--|--------|--------|
| Stone/Brick Veneers |  |  |  | \$0.00 | \$0.00 |

Division 07

\$0.00\$0.00

| Waterproofing |  |  |  | \$0.00 | \$0.00 |
|---------------|--|--|--|--------|--------|
| Caulking      |  |  |  | \$0.00 | \$0.00 |

Division 09

\$0.00\$0.00

| Paints & Coatings |  |  |  | \$0.00 | \$0.00 |
|-------------------|--|--|--|--------|--------|
|-------------------|--|--|--|--------|--------|

Division 10

\$5,000.00\$0.78

| Specialties      |     |      |            | \$5,000.00 | \$0.78    |
|------------------|-----|------|------------|------------|-----------|
| Item Description | QTY | Unit | Unit Cost  | Total      | Incl/Excl |
| Permits          | 1   | LS   | \$0.00     | \$0.00     | Incl      |
| Sweeping         |     | LS   | \$5,000.00 | \$5,000.00 | Incl      |

Division 26

\$366,746.23\$57.47

| Offsite Electrical |       |      |             | \$366,746.23 | \$57.47   |
|--------------------|-------|------|-------------|--------------|-----------|
| Item Description   | QTY   | Unit | Unit Cost   | Total        | Incl/Excl |
| Offsite Electrical | 1944  | LF   | \$104.30    | \$202,759.20 | Incl      |
| Lighting Package   | 12.96 | EA   | \$12,653.32 | \$163,987.03 | Incl      |

| Division 27                                         |      |      |           | \$84,738.96 | \$13.28   |
|-----------------------------------------------------|------|------|-----------|-------------|-----------|
| Low Voltage                                         |      |      |           | \$84,738.96 | \$13.28   |
| Item Description                                    | QTY  | Unit | Unit Cost | Total       | Incl/Excl |
| Interconnect Conduit and Pull Boxes (2-2" and 1-3") | 1944 | LF   | \$43.59   | \$84,738.96 | Incl      |

| Division 31                                     |       |      |              | \$1,023,588.54 | \$160.39  |
|-------------------------------------------------|-------|------|--------------|----------------|-----------|
| Survey                                          |       |      |              | \$10,000.00    | \$1.57    |
| Item Description                                | QTY   | Unit | Unit Cost    | Total          | Incl/Excl |
| Construction Surveying                          | 1     | LS   | \$7,500.00   | \$7,500.00     | Incl      |
| As-Builts                                       | 1     | LS   | \$2,500.00   | \$2,500.00     | Incl      |
| Earthwork                                       |       |      |              | \$1,013,588.54 | \$158.82  |
| Item Description                                | QTY   | Unit | Unit Cost    | Total          | Incl/Excl |
| SWPPP                                           | 1     | LS   | \$15,000.00  | \$15,000.00    | Incl      |
| Clear & Grub                                    |       | LS   | \$0.00       | \$0.00         | Incl      |
| Rough Grade/Roadway Excavation/Retention Basins | 29292 | CY   | \$15.00      | \$439,380.00   | Incl      |
| Subgrade Preparation                            |       | SY   | \$0.00       | \$0.00         | Incl      |
| Dust Control                                    | 1     | LS   | \$26,250.00  | \$26,250.00    | Incl      |
| Dust Control Permit                             | 1     | LS   | \$1,410.00   | \$1,410.00     | Incl      |
| Hard Dig Allowance                              |       | AL   | \$0.00       | \$0.00         | Incl      |
| Additional earthwork costs                      |       | LS   | \$0.00       | \$0.00         | Incl      |
| Import                                          | 29241 | CY   | \$14.00      | \$409,374.00   | Incl      |
| Export/Haul Off                                 |       | EA   | \$0.00       | \$0.00         | Incl      |
| Traffic Control                                 | 1     | LS   | \$122,174.54 | \$122,174.54   | Incl      |
| Traffic Control - Off Duty Officer              |       | HR   | \$0.00       | \$0.00         | Incl      |

| Division 32                               |       |      |           | \$592,100.00 | \$92.78   |
|-------------------------------------------|-------|------|-----------|--------------|-----------|
| Paving                                    |       |      |           | \$478,650.00 | \$75.00   |
| Item Description                          | QTY   | Unit | Unit Cost | Total        | Incl/Excl |
| ABC                                       | 6382  | SY   | \$15.00   | \$95,730.00  | Incl      |
| Asphalt Paving 6"                         | 6382  | SY   | \$60.00   | \$382,920.00 | Incl      |
| Bituminous Tack Coat (Emulsified Asphalt) |       | SY   | \$0.00    | \$0.00       | Incl      |
| Micro Sealing                             |       | SY   | \$0.00    | \$0.00       | Incl      |
| Utility Adjustment (Manhole)              |       | EA   | \$0.00    | \$0.00       | Incl      |
| Asphalt Thickened Edge                    |       | LF   | \$0.00    | \$0.00       | Incl      |
| Utility Adjustment (Valve Cans)           |       | EA   | \$0.00    | \$0.00       | Incl      |
| Landscape                                 |       |      |           | \$98,450.00  | \$15.43   |
| Item Description                          | QTY   | Unit | Unit Cost | Total        | Incl/Excl |
| Landscape                                 | 19440 | SF   | \$5.00    | \$97,200.00  | Incl      |
| Landscape - Median                        |       | SF   | \$0.00    | \$0.00       | Incl      |
| Landscape Restoration                     |       | SF   | \$0.00    | \$0.00       | Incl      |
| Maintenance (90 Days)                     |       | LS   | \$0.00    | \$0.00       | Incl      |
| Median Pavers                             |       | SF   | \$0.00    | \$0.00       | Incl      |
| Riprap (D50=1" To 3") 6" Depth            | 5     | CY   | \$250.00  | \$1,250.00   | Incl      |

| Traffic Signals                  |     |       |             | \$0.00      | \$0.00    |
|----------------------------------|-----|-------|-------------|-------------|-----------|
| Signage                          |     |       |             | \$0.00      | \$0.00    |
| Striping                         |     |       |             | \$15,000.00 | \$2.35    |
| Item Description                 | QTY | Unit  | Unit Cost   | Total       | Incl/Excl |
| Striping Mobilization            |     | LS    | \$0.00      | \$0.00      | Incl      |
| Striping, Signage, Obliteration, | 1   | LS    | \$15,000.00 | \$15,000.00 | Incl      |
| Construction Contingecy          |     | Allow | \$0.00      | \$0.00      | Incl      |

Division 33

\$74,961.00

\$11.75

| Utilities                |     |      |             | \$74,961.00 | \$11.75   |
|--------------------------|-----|------|-------------|-------------|-----------|
| Item Description         | QTY | Unit | Unit Cost   | Total       | Incl/Excl |
| Fireline                 | 41  | LF   | \$0.00      | \$0.00      | Incl      |
| Domestic water           |     | LF   | \$0.00      | \$0.00      | Incl      |
| Drywells                 |     | EA   | \$0.00      | \$0.00      | Incl      |
| Storm System             |     | LF   | \$1,828.32  | \$74,961.00 | Incl      |
| Utility Locate - Pothole |     | LS   | \$0.00      | \$0.00      | Incl      |
| Vertical Realignment     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Concrete Pipe Collar     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Storm Drain Manhole      |     | EA   | \$0.00      | \$0.00      | Incl      |
| Catch Basins, COG G-3535 |     | EA   | \$11,000.00 | \$0.00      | Incl      |
| Catch Basins, mag 535    |     | EA   | \$0.00      | \$0.00      | Incl      |
| Dry Utilities            |     |      |             | \$0.00      | \$0.00    |

Miscellaneous Unlisted Items

\$1,280,304.46

\$200.61

| Misc                                         |        |      |                | \$1,280,304.46 | \$200.61  |
|----------------------------------------------|--------|------|----------------|----------------|-----------|
| Item Description                             | QTY    | Unit | Unit Cost      | Total          | Incl/Excl |
| Contractor Quality Control/Materials Testing | 1      | LS   | \$15,000.00    | \$15,000.00    | Incl      |
| Mob/Demob                                    | 0      | LS   | \$0.00         | \$0.00         | Incl      |
| Night / Weekend Work Allowance               | 0      | AL   | \$0.00         | \$0.00         | Incl      |
| Onsite safety manager                        |        |      | \$0.00         | \$0.00         | Incl      |
| Pothole Utilities                            |        |      | \$7,500.00     | \$7,500.00     | Incl      |
| Temp pavement                                |        |      | \$25.00        | \$0.00         | Incl      |
| Tree Removal                                 | 10     | EA   | \$0.00         | \$0.00         | Incl      |
| Remove guardrail                             | 1      | LF   | \$0.00         | \$0.00         | Incl      |
| Engineering (615' of frontage)               |        | LS   | \$370,208.00   | \$370,208.00   | Incl      |
| Permits                                      |        | LS   | \$919,338.00   | \$119,054.27   | Incl      |
| Construction Administration Services         |        | LS   | \$3,217,683.00 | \$416,689.95   | Incl      |
| COG Review Fee                               | 12.95% | LS   | \$919,338.00   | \$119,054.27   | Incl      |
| Land Acquisition                             | 1      | LS   | \$197,566.32   | \$197,566.32   | Incl      |
| Real Estate Cost                             | 4.45%  | LS   | \$81,500.00    | \$3,626.75     | Incl      |
| Pavement section No. 3                       | 290    | SY   | \$103.81       | \$30,104.90    | Incl      |
| BICYCLE EXIT/ENTRANCE RAMP, DWG DT04         | 1      | EA   | \$1,500.00     | \$1,500.00     | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |
|                                              |        |      | \$0.00         | \$0.00         | Incl      |

|            |                |
|------------|----------------|
| Total      | \$3,639,895.18 |
| Check      | \$3,639,895.18 |
| Difference | \$0.00         |

GC's

| Division 01                    |     |      |            | \$83,900.00 |           |  |
|--------------------------------|-----|------|------------|-------------|-----------|--|
| General                        |     |      |            | \$83,900.00 |           |  |
| Item Description               | QTY | Unit | Unit Cost  | Total       | Incl/Excl |  |
| Conex Rental                   |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Daily Clean                    |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Dumpster                       | 12  | WK   | \$750.00   | \$9,000.00  | Incl      |  |
| Dust Partitions                |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Manager                | 120 | HR   | \$85.00    | \$10,200.00 | Incl      |  |
| Project Superintendent         | 480 | HR   | \$85.00    | \$40,800.00 | Incl      |  |
| Project Engineer               | 192 | HR   | \$75.00    | \$14,400.00 |           |  |
| Asst. Project Manager          |     | HR   | \$0.00     | \$0.00      |           |  |
| General Field Labor            |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Construction Coordinator       |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Materials and Equipment rental |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Sign                   | 1   | EA   | \$500.00   | \$500.00    | Incl      |  |
| Safety/Project Signage         | 1   | LS   | \$500.00   | \$500.00    | Incl      |  |
| Small Tools                    | 1   | LS   | \$2,500.00 | \$2,500.00  | Incl      |  |
| Temp Electric                  |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Temp Toilets                   | 3   | MO   | \$1,000.00 | \$3,000.00  | Incl      |  |
| Temp Utils                     |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Temporay Fencing               |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Water/Ice                      | 12  | WK   | \$250.00   | \$3,000.00  | Incl      |  |

|            |             |
|------------|-------------|
| Total      | \$83,900.00 |
| Check      | \$83,900.00 |
| Difference | \$0.00      |

## ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 4

Parcel 4 - CRE-WPL ESTRELLA OWNER LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage Improvements including Concrete Scuppers, Spillways, and Riprap
- New Traffic Signal Improvements at Roeser Rd/Estrella Pkwy Intersection (1/4 Total Signal Improvement Cost)
- New Private Irrigation Improvements



|             |           |
|-------------|-----------|
| Date        | 6/24/2026 |
| Type        | Offsite   |
| Description | ROW       |

CIP CONSTRUCTION

SUMMARY

|               |                                             |         |      |          |         |
|---------------|---------------------------------------------|---------|------|----------|---------|
| PROJECT NAME: | 42026 - PARCEL 4 - CRE-WPL ESTRELLA OWNER L | 2511 SY | SF   | SF       | 2511 SY |
|               |                                             | Offsite | Site | Building |         |

| DIVISION | TRADE                        |               |      |      |      | TOTAL      |
|----------|------------------------------|---------------|------|------|------|------------|
| 01       | General                      | \$ 57,100.00  | \$ - | \$ - | \$ - | 57,100.00  |
| 02       | Existing Conditions          | \$ 35,820.00  | \$ - | \$ - | \$ - | 35,820.00  |
| 03       | Concrete                     | \$ 35,114.00  | \$ - | \$ - | \$ - | 35,114.00  |
| 04       | Masonry                      | \$ -          | \$ - | \$ - | \$ - | -          |
| 05       | Metals                       |               | \$ - | \$ - | \$ - | -          |
| 06       | Rough Carpentry              |               |      | \$ - | \$ - | -          |
| 07       | Thermal & Moisture           | \$ -          | \$ - | \$ - | \$ - | -          |
| 08       | Openings                     |               |      | \$ - | \$ - | -          |
| 09       | Finishes                     | \$ -          | \$ - | \$ - | \$ - | -          |
| 10       | Specialties                  | \$ 5,000.00   | \$ - | \$ - | \$ - | 5,000.00   |
| 11       | Equipment                    |               | \$ - | \$ - | \$ - | -          |
| 14       | Conveying Systems            |               |      | \$ - | \$ - | -          |
| 21       | Fire Supression              |               |      | \$ - | \$ - | -          |
| 22       | Plumbing                     |               |      | \$ - | \$ - | -          |
| 23       | Mechanical                   |               |      | \$ - | \$ - | -          |
| 26       | Electrical                   | \$ 54,719.24  | \$ - | \$ - | \$ - | 54,719.24  |
| 27       | Communications               | \$ -          |      | \$ - | \$ - | -          |
| 28       | Electric Saftey & Security   |               |      | \$ - | \$ - | -          |
| 31       | Earthwork                    | \$ 111,627.27 | \$ - |      | \$ - | 111,627.27 |
| 32       | Exterior Improvments         | \$ 421,824.89 | \$ - |      | \$ - | 421,824.89 |
| 33       | Utilities                    | \$ -          | \$ - |      | \$ - | -          |
| 99       | Miscellaneous Unlisted Items | \$ 609,663.75 | \$ - | \$ - | \$ - | 609,663.75 |

|               |      |
|---------------|------|
| YR Escalation | \$ - |
|---------------|------|

|           |                 |
|-----------|-----------------|
| SUBTOTAL: | \$ 1,330,869.15 |
|-----------|-----------------|

|                  |         |                 |
|------------------|---------|-----------------|
| OH&P:            | 9%      | \$ 119,778.00   |
|                  |         | \$ 1,450,647.15 |
| Bond:            | 1%      | \$ 14,506.47    |
| General Liabilit | 0.99%   | \$ 14,361.41    |
| Builders Risk:   |         | \$ 7,180.70     |
|                  |         | \$ 1,486,695.73 |
| Tax:             | (6.37%) | \$ 94,703.00    |

\$ 1,581,398.73

|                                                                          |    |              |
|--------------------------------------------------------------------------|----|--------------|
| Construction contingency -                                               | 5% | \$ 66,543.46 |
| Owners Allowance -                                                       |    | \$ -         |
| Escallation Allowance -                                                  |    | \$ -         |
| Public Art Allowance -                                                   | LS |              |
| Allowance #1 - CONTRACTOR QUALITY CONTROL (ALLOWANCE)                    |    |              |
| Allowance #2 - ARCHAEOLOGICAL MONITORING DURING CONSTRUCTION (ALLOWANCE) |    | \$ 11,213.00 |
| Allowance #3 - TEMPORARY PAVEMENT (ALLOWANCE)                            |    | \$ 2,503.00  |
| Allowance #4 -                                                           |    |              |
| Allowance #5 -                                                           |    |              |
| Allowance #6 -                                                           |    |              |
| Allowance #7 -                                                           |    |              |
| Allowance #8 -                                                           |    |              |
|                                                                          |    | \$ 80,259.46 |

\$ 1,661,658.19

|    |           |
|----|-----------|
| SY | \$ 629.79 |
|----|-----------|

OFFSITE

Division 02

\$35,820.00\$14.27

| Demo                                               |      |      |             | \$35,820.00 | \$14.27   |
|----------------------------------------------------|------|------|-------------|-------------|-----------|
| Item Description                                   | QTY  | Unit | Unit Cost   | Total       | Incl/Excl |
| Remove Curb and Gutter                             |      | LF   | \$0.00      | \$0.00      | Incl      |
| Saw Cutting                                        |      | LF   | \$0.00      | \$0.00      | Incl      |
| Asphalt Demo                                       | 1414 | SY   | \$5.00      | \$7,070.00  | Incl      |
| Landscape removal                                  |      | LS   | \$0.00      | \$0.00      | Incl      |
| Demo                                               |      | LS   | \$0.00      | \$0.00      | Incl      |
| Demo concrete flatwork                             |      | SF   | \$0.00      | \$0.00      | Incl      |
| Milling                                            |      | SY   | \$0.00      | \$0.00      | Incl      |
| NESHAP                                             |      | EA   | \$0.00      | \$0.00      | Incl      |
| Relocate Water Meter                               |      | EA   | \$0.00      | \$0.00      | Incl      |
| Relocate FH Bypass Assembly                        |      | EA   | \$0.00      | \$0.00      | Incl      |
| Misc. Demo                                         |      | LS   | \$0.00      | \$0.00      | Incl      |
| Remove Concrete Sidewalk, Valley Gutter, Driveways |      | SF   | \$0.00      | \$0.00      | Incl      |
| Remove Existing Median Nose Transition             |      | EA   | \$0.00      | \$0.00      | Incl      |
| Remove Catch Basins                                |      | EA   | \$0.00      | \$0.00      | Incl      |
| Remove Existing Sign, Post and Foundation          |      | EA   | \$0.00      | \$0.00      | Incl      |
| Remove Pipe                                        | 1    | LS   | \$28,750.00 | \$28,750.00 | Incl      |
| Remove Valley Gutter                               |      | SF   | \$0.00      | \$0.00      | Incl      |

Division 03

\$35,114.00\$13.98

| Offsite Concrete               |      |      |            | \$35,114.00 | \$13.98   |
|--------------------------------|------|------|------------|-------------|-----------|
| Item Description               | QTY  | Unit | Unit Cost  | Total       | Incl/Excl |
| Bus Bay Pad                    |      | SF   | \$0.00     | \$0.00      | Incl      |
| Concrete Scupper - MAG 260     |      | EA   | \$0.00     | \$0.00      | Incl      |
| Concrete Sidewalk - Decorative |      | SF   | \$0.00     | \$0.00      | Incl      |
| Concrete Sidewalk Ramp         | 2    | EA   | \$1,500.00 | \$3,000.00  | Incl      |
| Concrete Valley Gutter         | 97   | SF   | \$16.00    | \$1,552.00  | Incl      |
| Curb & Gutter                  | 298  | LF   | \$31.00    | \$9,238.00  | Incl      |
| Driveway Entrance              |      | LS   | \$0.00     | \$0.00      | Incl      |
| Curb and Gutter Termination    |      | EA   | \$0.00     | \$0.00      | Incl      |
| Median Nose Termination        |      | EA   | \$0.00     | \$0.00      | Incl      |
| Concrete Sidewalk              | 1777 | SF   | \$12.00    | \$21,324.00 | Incl      |
| Concrete Spillway              |      | SF   | \$0.00     | \$0.00      | Incl      |
| Storm Drain Inlet marker       |      | EA   | \$0.00     | \$0.00      | Incl      |
| Roll Curb and Gutter           |      | LF   | \$0.00     | \$0.00      | Incl      |

Division 04

\$0.00\$0.00

| Offsite Masonry     |  |  |  | \$0.00 | \$0.00 |
|---------------------|--|--|--|--------|--------|
| Stone/Brick Veneers |  |  |  | \$0.00 | \$0.00 |

Division 07

\$0.00\$0.00

| Waterproofing |  |  |  | \$0.00 | \$0.00 |
|---------------|--|--|--|--------|--------|
| Caulking      |  |  |  | \$0.00 | \$0.00 |

Division 09

\$0.00\$0.00

| Paints & Coatings |  |  |  | \$0.00 | \$0.00 |
|-------------------|--|--|--|--------|--------|
|-------------------|--|--|--|--------|--------|

Division 10

\$5,000.00\$1.99

| Specialties      |     |      |            | \$5,000.00 | \$1.99    |
|------------------|-----|------|------------|------------|-----------|
| Item Description | QTY | Unit | Unit Cost  | Total      | Incl/Excl |
| Permits          |     | LS   | \$0.00     | \$0.00     | Incl      |
| Sweeping         | 1   | LS   | \$5,000.00 | \$5,000.00 | Incl      |

Division 26

\$54,719.24\$21.79

| Offsite Electrical |     |      |             | \$54,719.24 | \$21.79   |
|--------------------|-----|------|-------------|-------------|-----------|
| Item Description   | QTY | Unit | Unit Cost   | Total       | Incl/Excl |
| Offsite Electrical | 282 | LF   | \$104.30    | \$29,412.60 | Incl      |
| Lighting Package   | 2   | EA   | \$12,653.32 | \$25,306.64 | Incl      |

|                                                     |     |      |           |        |           |
|-----------------------------------------------------|-----|------|-----------|--------|-----------|
| Division 27                                         |     |      |           | \$0.00 | \$0.00    |
| Low Voltage                                         |     |      |           | \$0.00 | \$0.00    |
| Item Description                                    | QTY | Unit | Unit Cost | Total  | Incl/Excl |
| Interconnect Conduit and Pull Boxes (2-2" and 1-3") |     | LF   | \$0.00    | \$0.00 | Incl      |

|                        |     |      |            |              |           |
|------------------------|-----|------|------------|--------------|-----------|
| Division 31            |     |      |            | \$111,627.27 | \$44.46   |
| Survey                 |     |      |            | \$7,000.00   | \$2.79    |
| Item Description       | QTY | Unit | Unit Cost  | Total        | Incl/Excl |
| Construction Surveying | 1   | LS   | \$5,000.00 | \$5,000.00   | Incl      |
| As-Builts              | 1   | LS   | \$2,000.00 | \$2,000.00   | Incl      |

|                                                 |      |      |             |              |           |
|-------------------------------------------------|------|------|-------------|--------------|-----------|
| Earthwork                                       |      |      |             | \$104,627.27 | \$41.67   |
| Item Description                                | QTY  | Unit | Unit Cost   | Total        | Incl/Excl |
| SWPPP                                           | 1    | LS   | \$15,000.00 | \$15,000.00  | Incl      |
| Clear & Grub                                    |      | LS   | \$0.00      | \$0.00       | Incl      |
| Rough Grade/Roadway Excavation/Retention Basins | 1407 | CY   | \$15.00     | \$21,105.00  | Incl      |
| Subgrade Preparation                            |      | SY   | \$0.00      | \$0.00       | Incl      |
| Dust Control                                    | 1    | LS   | \$17,500.00 | \$17,500.00  | Incl      |
| Dust Control Permit                             | 1    | LS   | \$1,410.00  | \$1,410.00   | Incl      |
| Hard Dig Allowance                              |      | AL   | \$0.00      | \$0.00       | Incl      |
| Additional earthwork costs                      |      | LS   | \$0.00      | \$0.00       | Incl      |
| Import                                          | 968  | CY   | \$14.00     | \$13,552.00  | Incl      |
| Export/Haul Off                                 |      | EA   | \$0.00      | \$0.00       | Incl      |
| Traffic Control                                 | 1    | LS   | \$36,060.27 | \$36,060.27  | Incl      |
| Traffic Control - Off Duty Officer              |      | HR   | \$0.00      | \$0.00       | Incl      |

|                                           |      |      |           |              |           |
|-------------------------------------------|------|------|-----------|--------------|-----------|
| Division 32                               |      |      |           | \$421,824.89 | \$167.99  |
| Paving                                    |      |      |           | \$188,325.00 | \$75.00   |
| Item Description                          | QTY  | Unit | Unit Cost | Total        | Incl/Excl |
| ABC                                       | 2511 | SY   | \$15.00   | \$37,665.00  | Incl      |
| Asphalt Paving 6"                         | 2511 | SY   | \$60.00   | \$150,660.00 | Incl      |
| Bituminous Tack Coat (Emulsified Asphalt) |      | SY   | \$0.00    | \$0.00       | Incl      |
| Micro Sealing                             |      | SY   | \$0.00    | \$0.00       | Incl      |
| Utility Adjustment (Manhole)              |      | EA   | \$0.00    | \$0.00       | Incl      |
| Asphalt Thickened Edge                    |      | LF   | \$0.00    | \$0.00       | Incl      |
| Utility Adjustment (Valve Cans)           |      | EA   | \$0.00    | \$0.00       | Incl      |

|                                |      |      |           |             |           |
|--------------------------------|------|------|-----------|-------------|-----------|
| Landscape                      |      |      |           | \$14,100.00 | \$5.62    |
| Item Description               | QTY  | Unit | Unit Cost | Total       | Incl/Excl |
| Landscape                      | 2820 | SF   | \$5.00    | \$14,100.00 | Incl      |
| Landscape - Median             |      | SF   | \$0.00    | \$0.00      | Incl      |
| Landscape Restoration          |      | SF   | \$0.00    | \$0.00      | Incl      |
| Maintenance (90 Days)          |      | LS   | \$0.00    | \$0.00      | Incl      |
| Median Pavers                  |      | SF   | \$0.00    | \$0.00      | Incl      |
| Riprap (D50=1" To 3") 6" Depth |      | CY   | \$0.00    | \$0.00      | Incl      |

|                          |     |      |              |              |           |
|--------------------------|-----|------|--------------|--------------|-----------|
| Traffic Signals          |     |      |              | \$209,399.89 | \$83.39   |
| Item Description         | QTY | Unit | Unit Cost    | Total        | Incl/Excl |
| Intersection Signals     | 1   | LS   | \$209,399.89 | \$209,399.89 | Incl      |
| Installation and Startup |     | LS   | \$0.00       | \$0.00       | Incl      |

|         |  |  |  |        |        |
|---------|--|--|--|--------|--------|
| Signage |  |  |  | \$0.00 | \$0.00 |
|---------|--|--|--|--------|--------|

|                                  |     |       |             |             |           |
|----------------------------------|-----|-------|-------------|-------------|-----------|
| Striping                         |     |       |             | \$10,000.00 | \$3.98    |
| Item Description                 | QTY | Unit  | Unit Cost   | Total       | Incl/Excl |
| Striping Mobilization            |     | LS    | \$0.00      | \$0.00      | Incl      |
| Striping, Signage, Obliteration, | 1   | LS    | \$10,000.00 | \$10,000.00 | Incl      |
| Construction Contingecy          |     | Allow | \$0.00      | \$0.00      | Incl      |

|             |        |        |
|-------------|--------|--------|
| Division 33 | \$0.00 | \$0.00 |
|-------------|--------|--------|

| Utilities                |     |      |           | \$0.00 | \$0.00    |
|--------------------------|-----|------|-----------|--------|-----------|
| Item Description         | QTY | Unit | Unit Cost | Total  | Incl/Excl |
| Fireline                 |     | LF   | \$0.00    | \$0.00 | Incl      |
| Domestic water           |     | LF   | \$0.00    | \$0.00 | Incl      |
| Drywells                 |     | EA   | \$0.00    | \$0.00 | Incl      |
| Storm System             |     | LF   | \$0.00    | \$0.00 | Incl      |
| Utility Locate - Pothole |     | LS   | \$0.00    | \$0.00 | Incl      |
| Vertical Realignment     |     | EA   | \$0.00    | \$0.00 | Incl      |
| Concrete Pipe Collar     |     | EA   | \$0.00    | \$0.00 | Incl      |
| Storm Drain Manhole      |     | EA   | \$0.00    | \$0.00 | Incl      |
| Catch Basins, COG G-3535 | 1   | EA   | \$0.00    | \$0.00 | Incl      |
| Catch Basins, mag 535    |     | EA   | \$0.00    | \$0.00 | Incl      |
| Dry Utilities            |     |      |           | \$0.00 | \$0.00    |

|                              |              |          |
|------------------------------|--------------|----------|
| Miscellaneous Unlisted Items | \$609,663.75 | \$242.80 |
|------------------------------|--------------|----------|

| Misc                                                 |       |      |                | \$609,663.75 | \$242.80  |
|------------------------------------------------------|-------|------|----------------|--------------|-----------|
| Item Description                                     | QTY   | Unit | Unit Cost      | Total        | Incl/Excl |
| Contractor Quality Control/Materials Testing         | 1     | LS   | \$15,000.00    | \$15,000.00  | Incl      |
| Mob/Demob                                            | 0     | LS   | \$0.00         | \$0.00       | Incl      |
| Night / Weekend Work Allowance                       |       | AL   | \$0.00         | \$0.00       | Incl      |
| Onsite safety manager                                | 0     |      | \$0.00         | \$0.00       | Incl      |
| Pothole Utilities                                    | 1     |      | \$7,500.00     | \$7,500.00   | Incl      |
|                                                      |       |      | \$0.00         | \$0.00       | Incl      |
| Tree Removal                                         |       | EA   | \$0.00         | \$0.00       | Incl      |
| Remove guardrail                                     |       | LF   | \$0.00         | \$0.00       | Incl      |
| Engineering (282' of frontage)                       | 1     | LS   | \$59,286.00    | \$59,286.00  | Incl      |
| Permits                                              | 1.88% | LS   | \$919,338.00   | \$17,283.55  | Incl      |
| Construction Administration Services                 | 1.88% | LS   | \$3,217,683.00 | \$60,492.44  | Incl      |
| COG Review Fee                                       | 1.88% | LS   | \$919,338.00   | \$17,283.55  | Incl      |
| Land Acquisition                                     | 1     | LS   | \$242,974.00   | \$242,974.00 | Incl      |
| Real Estate Cost                                     | 5.47% | LS   | \$81,500.00    | \$4,458.05   | Incl      |
| Pavement section No. 3                               | 747   | SY   | \$105.00       | \$78,435.00  | Incl      |
| REMOVE CONCRETE HEADWALL                             | 4     | EA   | \$2,500.00     | \$10,000.00  | Incl      |
| REMOVE CONCRETE IRRIGATION DITCH, BACKFILL & COMPACT | 274   | LF   | \$30.00        | \$8,220.00   | Incl      |
| PRIVATE IRRIGATION ITEMS LUMP SUM                    | 1     | LS   | \$88,731.15    | \$88,731.15  | Incl      |
|                                                      |       |      | \$0.00         | \$0.00       | Incl      |
|                                                      |       |      | \$0.00         | \$0.00       | Incl      |
|                                                      |       |      | \$0.00         | \$0.00       | Incl      |
|                                                      |       |      | \$0.00         | \$0.00       | Incl      |

|            |                |
|------------|----------------|
| Total      | \$1,273,769.15 |
| Check      | \$1,273,769.15 |
| Difference | \$0.00         |

GC's

| Division 01                    |     |      |            | \$57,100.00 |           |  |
|--------------------------------|-----|------|------------|-------------|-----------|--|
| General                        |     |      |            | \$57,100.00 |           |  |
| Item Description               | QTY | Unit | Unit Cost  | Total       | Incl/Excl |  |
| Conex Rental                   |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Daily Clean                    |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Dumpster                       | 8   | WK   | \$750.00   | \$6,000.00  | Incl      |  |
| Dust Partitions                |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Manager                | 80  | HR   | \$85.00    | \$6,800.00  | Incl      |  |
| Project Superintendent         | 320 | HR   | \$85.00    | \$27,200.00 | Incl      |  |
| Project Engineer               | 128 | HR   | \$75.00    | \$9,600.00  |           |  |
| Asst. Project Manager          |     | HR   | \$0.00     | \$0.00      |           |  |
| General Field Labor            |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Construction Coordinator       |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Materials and Equipment rental |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Sign                   | 1   | EA   | \$500.00   | \$500.00    | Incl      |  |
| Safety/Project Signage         | 1   | LS   | \$500.00   | \$500.00    | Incl      |  |
| Small Tools                    | 1   | LS   | \$2,500.00 | \$2,500.00  | Incl      |  |
| Temp Electric                  |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Temp Toilets                   | 2   | MO   | \$1,000.00 | \$2,000.00  | Incl      |  |
| Temp Utils                     |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Temporay Fencing               |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Water/Ice                      | 8   | WK   | \$250.00   | \$2,000.00  | Incl      |  |

|            |             |
|------------|-------------|
| Total      | \$57,100.00 |
| Check      | \$57,100.00 |
| Difference | \$0.00      |

## ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 5

Parcel 5 - CRE-WPL ESTRELLA OWNER LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage Improvements including Concrete Scuppers, Spillways, and Riprap
- New Traffic Signal Improvements at Roeser Rd/Estrella Pkwy Intersection (1/4 Total Signal Improvement Cost)
- New Private Irrigation Improvements



|             |           |
|-------------|-----------|
| Date        | 6/24/2025 |
| Type        | Offsite   |
| Description | ROW       |

CIP CONSTRUCTION

SUMMARY

|               |                                             |         |      |          |         |
|---------------|---------------------------------------------|---------|------|----------|---------|
| PROJECT NAME: | 42026 - PARCEL 5 - CRE-WPL ESTRELLA OWNER L | 2852 SY | SF   | SF       | 2852 SY |
|               |                                             | Offsite | Site | Building |         |

| DIVISION | TRADE                        |                 |      |      |      | TOTAL        |
|----------|------------------------------|-----------------|------|------|------|--------------|
| 01       | General                      | \$ 70,500.00    | \$ - | \$ - | \$ - | 70,500.00    |
| 02       | Existing Conditions          | \$ 41,420.14    | \$ - | \$ - | \$ - | 41,420.14    |
| 03       | Concrete                     | \$ 166,082.40   | \$ - | \$ - | \$ - | 166,082.40   |
| 04       | Masonry                      | \$ -            | \$ - | \$ - | \$ - | -            |
| 05       | Metals                       |                 | \$ - | \$ - | \$ - | -            |
| 06       | Rough Carpentry              |                 |      | \$ - | \$ - | -            |
| 07       | Thermal & Moisture           | \$ -            | \$ - | \$ - | \$ - | -            |
| 08       | Openings                     |                 |      | \$ - | \$ - | -            |
| 09       | Finishes                     | \$ -            | \$ - | \$ - | \$ - | -            |
| 10       | Specialties                  | \$ 5,000.00     | \$ - | \$ - | \$ - | 5,000.00     |
| 11       | Equipment                    |                 | \$ - | \$ - | \$ - | -            |
| 14       | Conveying Systems            |                 |      | \$ - | \$ - | -            |
| 21       | Fire Supression              |                 |      | \$ - | \$ - | -            |
| 22       | Plumbing                     |                 |      | \$ - | \$ - | -            |
| 23       | Mechanical                   |                 |      | \$ - | \$ - | -            |
| 26       | Electrical                   | \$ 171,667.32   | \$ - | \$ - | \$ - | 171,667.32   |
| 27       | Communications               | \$ -            |      | \$ - | \$ - | -            |
| 28       | Electric Saftey & Security   |                 |      | \$ - | \$ - | -            |
| 31       | Earthwork                    | \$ 201,253.41   | \$ - |      | \$ - | 201,253.41   |
| 32       | Exterior Improvments         | \$ 487,164.89   | \$ - |      | \$ - | 487,164.89   |
| 33       | Utilities                    | \$ 27,500.00    | \$ - |      | \$ - | 27,500.00    |
| 99       | Miscellaneous Unlisted Items | \$ 1,595,871.25 | \$ - | \$ - | \$ - | 1,595,871.25 |

|               |      |
|---------------|------|
| YR Escalation | \$ - |
|---------------|------|

|           |                 |
|-----------|-----------------|
| SUBTOTAL: | \$ 2,766,459.41 |
|-----------|-----------------|

|                  |         |                 |
|------------------|---------|-----------------|
| OH&P:            | 9%      | \$ 248,981.00   |
|                  |         | \$ 3,015,440.41 |
| Bond:            | 1%      | \$ 30,154.40    |
| General Liabilit | 0.99%   | \$ 29,852.86    |
| Builders Risk:   |         | \$ 14,926.43    |
|                  |         | \$ 3,090,374.10 |
| Tax:             | (6.37%) | \$ 196,857.00   |

\$ 3,287,231.10

|                                                                          |    |               |
|--------------------------------------------------------------------------|----|---------------|
| Contruction contingency -                                                | 5% | \$ 138,322.97 |
| Owners Allowance -                                                       |    | \$ -          |
| Escallation Allowance -                                                  |    | \$ -          |
| Public Art Allowance -                                                   | LS |               |
| Allowance #1 - CONTRACTOR QUALITY CONTROL (ALLOWANCE)                    |    |               |
| Allowance #2 - ARCHAEOLOGICAL MONITORING DURING CONSTRUCTION (ALLOWANCE) |    | \$ 36,525.00  |
| Allowance #3 - TEMPORARY PAVEMENT (ALLOWANCE)                            |    | \$ 8,154.00   |
| Allowance #4 -                                                           |    |               |
| Allowance #5 -                                                           |    |               |
| Allowance #6 -                                                           |    |               |
| Allowance #7 -                                                           |    |               |
| Allowance #8 -                                                           |    |               |
|                                                                          |    | \$ 183,001.97 |

\$ 3,470,233.07

|    |             |
|----|-------------|
| SY | \$ 1,152.61 |
|----|-------------|

OFFSITE

Division 02

\$41,420.14

\$14.52

| Demo                                               |      |      | \$41,420.14 | \$14.52     |           |
|----------------------------------------------------|------|------|-------------|-------------|-----------|
| Item Description                                   | QTY  | Unit | Unit Cost   | Total       | Incl/Excl |
| Remove Curb and Gutter                             | 69   | LF   | \$34.06     | \$2,350.14  | Incl      |
| Saw Cutting                                        |      | LF   | \$0.00      | \$0.00      | Incl      |
| Asphalt Demo                                       | 3914 | SY   | \$5.00      | \$19,570.00 | Incl      |
| Landscape removal                                  |      | LS   | \$0.00      | \$0.00      | Incl      |
| Demo                                               |      | LS   | \$0.00      | \$0.00      | Incl      |
| Demo concrete flatwork                             |      | SF   | \$0.00      | \$0.00      | Incl      |
| Milling                                            |      | SY   | \$0.00      | \$0.00      | Incl      |
| NESHAP                                             |      | EA   | \$0.00      | \$0.00      | Incl      |
| Relocate Water Meter                               |      | EA   | \$0.00      | \$0.00      | Incl      |
| Relocate FH Bypass Assembly                        |      | EA   | \$0.00      | \$0.00      | Incl      |
| Misc. Demo                                         |      | LS   | \$0.00      | \$0.00      | Incl      |
| Remove Concrete Sidewalk, Valley Gutter, Driveways |      | SF   | \$0.00      | \$0.00      | Incl      |
| Remove Existing Median Nose Transition             |      | EA   | \$0.00      | \$0.00      | Incl      |
| Remove Catch Basins                                |      | EA   | \$0.00      | \$0.00      | Incl      |
| Remove Existing Sign, Post and Foundation          |      | EA   | \$0.00      | \$0.00      | Incl      |
| Remove Pipe                                        | 1    | LS   | \$19,500.00 | \$19,500.00 | Incl      |
| Remove Valley Gutter                               |      | SF   | \$0.00      | \$0.00      | Incl      |

Division 03

\$166,082.40

\$58.23

| Offsite Concrete               |      |      | \$166,082.40 | \$58.23     |           |
|--------------------------------|------|------|--------------|-------------|-----------|
| Item Description               | QTY  | Unit | Unit Cost    | Total       | Incl/Excl |
| Bus Bay Pad                    |      | SF   | \$0.00       | \$0.00      | Incl      |
| Concrete Scupper - MAG 260     | 1.5  | EA   | \$6,000.00   | \$9,000.00  | Incl      |
| Concrete Sidewalk - Decorative |      | SF   | \$0.00       | \$0.00      | Incl      |
| Concrete Sidewalk Ramp         | 1    | EA   | \$1,500.00   | \$1,500.00  | Incl      |
| Concrete Valley Gutter         | 107  | SF   | \$16.00      | \$1,712.00  | Incl      |
| Curb & Gutter                  | 2004 | LF   | \$31.00      | \$62,124.00 | Incl      |
| Driveway Entrance              | 1    | LS   | \$8,320.00   | \$8,320.00  | Incl      |
| Curb and Gutter Termination    |      | EA   | \$0.00       | \$0.00      | Incl      |
| Median Nose Termination        | 1.5  | EA   | \$250.00     | \$375.00    | Incl      |
| Concrete Sidewalk              | 5536 | SF   | \$12.00      | \$66,432.00 | Incl      |
| Concrete Spillway              | 420  | SF   | \$39.57      | \$16,619.40 | Incl      |
| Storm Drain Inlet marker       |      | EA   | \$0.00       | \$0.00      | Incl      |
| Roll Curb and Gutter           |      | LF   | \$0.00       | \$0.00      | Incl      |

Division 04

\$0.00

\$0.00

| Offsite Masonry     | \$0.00 | \$0.00 |
|---------------------|--------|--------|
| Stone/Brick Veneers | \$0.00 | \$0.00 |

Division 07

\$0.00

\$0.00

| Waterproofing | \$0.00 | \$0.00 |
|---------------|--------|--------|
| Caulking      | \$0.00 | \$0.00 |

Division 09

\$0.00

\$0.00

| Paints & Coatings | \$0.00 | \$0.00 |
|-------------------|--------|--------|
|-------------------|--------|--------|

Division 10

\$5,000.00

\$1.75

| Specialties      |     |      | \$5,000.00 | \$1.75     |           |
|------------------|-----|------|------------|------------|-----------|
| Item Description | QTY | Unit | Unit Cost  | Total      | Incl/Excl |
| Permits          |     | LS   | \$0.00     | \$0.00     | Incl      |
| Sweeping         | 1   | LS   | \$5,000.00 | \$5,000.00 | Incl      |

Division 26

\$171,667.32

\$60.19

| Offsite Electrical |     |      | \$171,667.32 | \$60.19     |           |
|--------------------|-----|------|--------------|-------------|-----------|
| Item Description   | QTY | Unit | Unit Cost    | Total       | Incl/Excl |
| Offsite Electrical | 918 | LF   | \$104.30     | \$95,747.40 | Incl      |
| Lighting Package   | 6   | EA   | \$12,653.32  | \$75,919.92 | Incl      |

|                                                     |     |      |           |        |           |
|-----------------------------------------------------|-----|------|-----------|--------|-----------|
| Division 27                                         |     |      |           | \$0.00 | \$0.00    |
| Low Voltage                                         |     |      |           | \$0.00 | \$0.00    |
| Item Description                                    | QTY | Unit | Unit Cost | Total  | Incl/Excl |
| Interconnect Conduit and Pull Boxes (2-2" and 1-3") |     | LF   | \$0.00    | \$0.00 | Incl      |

|                                                 |      |      |             |              |           |
|-------------------------------------------------|------|------|-------------|--------------|-----------|
| Division 31                                     |      |      |             | \$201,253.41 | \$70.57   |
| Survey                                          |      |      |             | \$7,500.00   | \$2.63    |
| Item Description                                | QTY  | Unit | Unit Cost   | Total        | Incl/Excl |
| Construction Surveying                          | 1    | LS   | \$5,500.00  | \$5,500.00   | Incl      |
| As-Builts                                       | 1    | LS   | \$2,000.00  | \$2,000.00   | Incl      |
| Earthwork                                       |      |      |             | \$193,753.41 | \$67.94   |
| Item Description                                | QTY  | Unit | Unit Cost   | Total        | Incl/Excl |
| SWPPP                                           | 1    | LS   | \$12,500.00 | \$12,500.00  | Incl      |
| Clear & Grub                                    |      | LS   | \$0.00      | \$0.00       | Incl      |
| Rough Grade/Roadway Excavation/Retention Basins | 6318 | CY   | \$15.00     | \$94,770.00  | Incl      |
| Subgrade Preparation                            |      | SY   | \$0.00      | \$0.00       | Incl      |
| Dust Control                                    | 1    | LS   | \$17,500.00 | \$17,500.00  | Incl      |
| Dust Control Permit                             | 1    | LS   | \$1,410.00  | \$1,410.00   | Incl      |
| Hard Dig Allowance                              |      | AL   | \$0.00      | \$0.00       | Incl      |
| Additional earthwork costs                      |      | LS   | \$0.00      | \$0.00       | Incl      |
| Import                                          | 646  | CY   | \$14.00     | \$9,044.00   | Incl      |
| Export/Haul Off                                 |      | EA   | \$0.00      | \$0.00       | Incl      |
| Traffic Control                                 | 1    | LS   | \$58,529.41 | \$58,529.41  | Incl      |
| Traffic Control - Off Duty Officer              |      | HR   | \$0.00      | \$0.00       | Incl      |

|                                           |      |      |              |              |           |
|-------------------------------------------|------|------|--------------|--------------|-----------|
| Division 32                               |      |      |              | \$487,164.89 | \$170.82  |
| Paving                                    |      |      |              | \$217,700.00 | \$76.33   |
| Item Description                          | QTY  | Unit | Unit Cost    | Total        | Incl/Excl |
| ABC                                       | 2852 | SY   | \$15.00      | \$42,780.00  | Incl      |
| Asphalt Paving 6"                         | 2852 | SY   | \$60.00      | \$171,120.00 | Incl      |
| Bituminous Tack Coat (Emulsified Asphalt) |      | SY   | \$0.00       | \$0.00       | Incl      |
| Micro Sealing                             |      | SY   | \$0.00       | \$0.00       | Incl      |
| Utility Adjustment (Manhole)              |      | EA   | \$0.00       | \$0.00       | Incl      |
| Asphalt Thickened Edge                    |      | LF   | \$0.00       | \$0.00       | Incl      |
| Utility Adjustment (Valve Cans)           | 4    | EA   | \$950.00     | \$3,800.00   | Incl      |
| Landscape                                 |      |      |              | \$47,565.00  | \$16.68   |
| Item Description                          | QTY  | Unit | Unit Cost    | Total        | Incl/Excl |
| Landscape                                 | 9180 | SF   | \$5.00       | \$45,900.00  | Incl      |
| Landscape - Median                        |      | SF   | \$0.00       | \$0.00       | Incl      |
| Landscape Restoration                     |      | SF   | \$0.00       | \$0.00       | Incl      |
| Maintenance (90 Days)                     |      | LS   | \$0.00       | \$0.00       | Incl      |
| Median Pavers                             |      | SF   | \$0.00       | \$0.00       | Incl      |
| Riprap (D50=1" To 3") 6" Depth            | 6.66 | CY   | \$250.00     | \$1,665.00   | Incl      |
| Traffic Signals                           |      |      |              | \$209,399.89 | \$73.42   |
| Item Description                          | QTY  | Unit | Unit Cost    | Total        | Incl/Excl |
| Intersection Signals                      | 1    | LS   | \$209,399.89 | \$209,399.89 | Incl      |
| Installation and Startup                  | 1    | LS   | \$0.00       | \$0.00       | Incl      |
| Signage                                   |      |      |              | \$0.00       | \$0.00    |

|                                  |     |       |             |             |           |
|----------------------------------|-----|-------|-------------|-------------|-----------|
| Striping                         |     |       |             | \$12,500.00 | \$4.38    |
| Item Description                 | QTY | Unit  | Unit Cost   | Total       | Incl/Excl |
| Striping Mobilization            |     | LS    | \$0.00      | \$0.00      | Incl      |
| Striping, Signage, Obliteration, | 1   | LS    | \$12,500.00 | \$12,500.00 | Incl      |
| Construction Contingecy          |     | Allow | \$0.00      | \$0.00      | Incl      |

|             |             |        |
|-------------|-------------|--------|
| Division 33 | \$27,500.00 | \$9.64 |
|-------------|-------------|--------|

| Utilities                |     |      |             | \$27,500.00 | \$9.64    |
|--------------------------|-----|------|-------------|-------------|-----------|
| Item Description         | QTY | Unit | Unit Cost   | Total       | Incl/Excl |
| Fireline                 |     | LF   | \$0.00      | \$0.00      | Incl      |
| Domestic water           |     | LF   | \$0.00      | \$0.00      | Incl      |
| Drywells                 | 1   | EA   | \$27,500.00 | \$27,500.00 | Incl      |
| Storm System             |     | LF   | \$0.00      | \$0.00      | Incl      |
| Utility Locate - Pothole |     | LS   | \$0.00      | \$0.00      | Incl      |
| Vertical Realignment     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Concrete Pipe Collar     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Storm Drain Manhole      |     | EA   | \$0.00      | \$0.00      | Incl      |
| Catch Basins, COG G-3535 | 1   | EA   | \$0.00      | \$0.00      | Incl      |
| Catch Basins, mag 535    |     | EA   | \$0.00      | \$0.00      | Incl      |
| Dry Utilities            |     |      |             | \$0.00      | \$0.00    |

|                              |                |          |
|------------------------------|----------------|----------|
| Miscellaneous Unlisted Items | \$1,595,871.25 | \$559.56 |
|------------------------------|----------------|----------|

| Misc                                                 |        |      |                | \$1,595,871.25 | \$559.56  |
|------------------------------------------------------|--------|------|----------------|----------------|-----------|
| Item Description                                     | QTY    | Unit | Unit Cost      | Total          | Incl/Excl |
| Contractor Quality Control/Materials Testing         | 1      | LS   | \$12,500.00    | \$12,500.00    | Incl      |
| Mob/Demob                                            | 0      | LS   | \$0.00         | \$0.00         | Incl      |
| Night / Weekend Work Allowance                       |        | AL   | \$0.00         | \$0.00         | Incl      |
| Onsite safety manager                                | 0      |      | \$0.00         | \$0.00         | Incl      |
| Pothole Utilities                                    | 1      |      | \$7,500.00     | \$7,500.00     | Incl      |
| Temp pavement                                        |        |      | \$0.00         | \$0.00         | Incl      |
| Tree Removal                                         |        | EA   | \$0.00         | \$0.00         | Incl      |
| Remove guardrail                                     |        | LF   | \$0.00         | \$0.00         | Incl      |
| Engineering (918' of frontage)                       | 1      | LS   | \$183,695.00   | \$183,695.00   | Incl      |
| Permits                                              | 6.28%  | LS   | \$919,338.00   | \$57,734.43    | Incl      |
| Construction Administration Services                 | 6.28%  | LS   | \$3,217,683.00 | \$202,070.49   | Incl      |
| COG Review Fee                                       | 6.28%  | LS   | \$919,338.00   | \$57,734.43    | Incl      |
| Land Acquisition                                     | 1      | LS   | \$721,107.00   | \$721,107.00   | Incl      |
| Real Estate Cost                                     | 16.25% | LS   | \$81,500.00    | \$13,243.75    | Incl      |
| Pavement section No. 3                               |        |      | \$0.00         | \$0.00         | Incl      |
| REMOVE CONCRETE HEADWALL                             | 4      | EA   | \$2,500.00     | \$10,000.00    | Incl      |
| REMOVE CONCRETE IRRIGATION DITCH, BACKFILL & COMPACT | 888    | LF   | \$30.00        | \$26,640.00    | Incl      |
| PRIVATE IRRIGATION ITEMS LUMP SUM                    | 1      |      | \$289,876.15   | \$289,876.15   | Incl      |
| MEDIAN STAMPED CONCRETE                              | 496    | SF   | \$20.00        | \$9,920.00     | Incl      |
| RELOCATE FIRE HYDRANT, MAG DET 360                   | 1      | EA   | \$3,850.00     | \$3,850.00     | Incl      |
| SAFETY RAIL (HEIGHT = 3'-6") MAG DET 145             | 30     | LF   | \$0.00         | \$0.00         | Incl      |
|                                                      |        |      | \$0.00         | \$0.00         | Incl      |

|            |                |
|------------|----------------|
| Total      | \$2,695,959.41 |
| Check      | \$2,695,959.41 |
| Difference | \$0.00         |

GC's

| Division 01                    |     |      |            | \$70,500.00 |           |  |
|--------------------------------|-----|------|------------|-------------|-----------|--|
| General                        |     |      |            | \$70,500.00 |           |  |
| Item Description               | QTY | Unit | Unit Cost  | Total       | Incl/Excl |  |
| Conex Rental                   |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Daily Clean                    |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Dumpster                       | 10  | WK   | \$750.00   | \$7,500.00  | Incl      |  |
| Dust Partitions                |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Manager                | 100 | HR   | \$85.00    | \$8,500.00  | Incl      |  |
| Project Superintendent         | 400 | HR   | \$85.00    | \$34,000.00 | Incl      |  |
| Project Engineer               | 160 | HR   | \$75.00    | \$12,000.00 |           |  |
| Asst. Project Manager          |     | HR   | \$0.00     | \$0.00      |           |  |
| General Field Labor            |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Construction Coordinator       |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Materials and Equipment rental |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Sign                   | 1   | EA   | \$500.00   | \$500.00    | Incl      |  |
| Safety/Project Signage         | 1   | LS   | \$500.00   | \$500.00    | Incl      |  |
| Small Tools                    | 1   | LS   | \$2,500.00 | \$2,500.00  | Incl      |  |
| Temp Electric                  |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Temp Toilets                   | 2.5 | MO   | \$1,000.00 | \$2,500.00  | Incl      |  |
| Temp Utils                     |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Temporay Fencing               |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Water/Ice                      | 10  | WK   | \$250.00   | \$2,500.00  | Incl      |  |

|            |             |
|------------|-------------|
| Total      | \$70,500.00 |
| Check      | \$70,500.00 |
| Difference | \$0.00      |

## ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 6

Parcel 6 - CRE-WPL ESTRELLA OWNER LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage Improvements including Concrete Scuppers, Spillways, and Riprap
- New Traffic Signal Improvements at Roeser Rd/Estrella Pkwy Intersection (1/4 Total Signal Improvement Cost)
- New Private Irrigation Improvements



Date  
Type  
Description

**CIP CONSTRUCTION**

**SUMMARY**

**PROJECT NAME:** 42026 - PARCEL 6 - CRE-WPL ESTRELLA OWNER L 0 SF 0 SF 0 SF 0 SF  
Offsite Site Building

| DIVISION | TRADE                        |               |      |      |      | TOTAL      |
|----------|------------------------------|---------------|------|------|------|------------|
| 01       | General                      | \$ 57,100.00  | \$ - | \$ - | \$ - | 57,100.00  |
| 02       | Existing Conditions          | \$ 14,566.00  | \$ - | \$ - | \$ - | 14,566.00  |
| 03       | Concrete                     | \$ 68,821.00  | \$ - | \$ - | \$ - | 68,821.00  |
| 04       | Masonry                      | \$ -          | \$ - | \$ - | \$ - | -          |
| 05       | Metals                       |               | \$ - | \$ - | \$ - | -          |
| 06       | Rough Carpentry              |               |      | \$ - | \$ - | -          |
| 07       | Thermal & Moisture           | \$ -          | \$ - | \$ - | \$ - | -          |
| 08       | Openings                     |               |      | \$ - | \$ - | -          |
| 09       | Finishes                     | \$ -          | \$ - | \$ - | \$ - | -          |
| 10       | Specialties                  | \$ 5,000.00   | \$ - | \$ - | \$ - | 5,000.00   |
| 11       | Equipment                    |               | \$ - | \$ - | \$ - | -          |
| 14       | Conveying Systems            |               |      | \$ - | \$ - | -          |
| 21       | Fire Supression              |               |      | \$ - | \$ - | -          |
| 22       | Plumbing                     |               |      | \$ - | \$ - | -          |
| 23       | Mechanical                   |               |      | \$ - | \$ - | -          |
| 26       | Electrical                   | \$ 60,935.72  | \$ - | \$ - | \$ - | 60,935.72  |
| 27       | Communications               | \$ -          |      | \$ - | \$ - | -          |
| 28       | Electric Saftey & Security   |               |      | \$ - | \$ - | -          |
| 31       | Earthwork                    | \$ 96,577.25  | \$ - |      | \$ - | 96,577.25  |
| 32       | Exterior Improvments         | \$ 102,985.00 | \$ - |      | \$ - | 102,985.00 |
| 33       | Utilities                    | \$ 27,500.00  | \$ - |      | \$ - | 27,500.00  |
| 99       | Miscellaneous Unlisted Items | \$ 569,415.65 | \$ - | \$ - | \$ - | 569,415.65 |

YR Escalation \$ -

**SUBTOTAL:** \$ 1,002,900.61

|                  |         |                 |
|------------------|---------|-----------------|
| OH&P:            | 9%      | \$ 90,261.00    |
|                  |         | \$ 1,093,161.61 |
| Bond:            | 1%      | \$ 10,931.62    |
| General Liabilit | 0.99%   | \$ 10,822.30    |
| Builders Risk:   |         | \$ 5,411.15     |
|                  |         | \$ 1,120,326.68 |
| Tax:             | (6.37%) | \$ 71,365.00    |

**\$ 1,191,691.68**

|                                                                          |    |              |
|--------------------------------------------------------------------------|----|--------------|
| Construction contingency -                                               | 5% | \$ 50,145.03 |
| Owners Allowance -                                                       |    | \$ -         |
| Escallation Allowance -                                                  |    | \$ -         |
| Public Art Allowance -                                                   | LS |              |
| Allowance #1 - CONTRACTOR QUALITY CONTROL (ALLOWANCE)                    |    |              |
| Allowance #2 - ARCHAEOLOGICAL MONITORING DURING CONSTRUCTION (ALLOWANCE) |    | \$ 12,844.00 |
| Allowance #3 - TEMPORARY PAVEMENT (ALLOWANCE)                            |    | \$ 2,867.00  |
| Allowance #4 -                                                           |    |              |
| Allowance #5 -                                                           |    |              |
| Allowance #6 -                                                           |    |              |
| Allowance #7 -                                                           |    |              |
| Allowance #8 -                                                           |    |              |
|                                                                          |    | \$ 65,856.03 |

**\$ 1,257,547.71**

SF \$ -

OFFSITE

Division 02

\$14,566.00

\$0.00

| Demo                                               |      |      |            | \$14,566.00 | \$0.00    |
|----------------------------------------------------|------|------|------------|-------------|-----------|
| Item Description                                   | QTY  | Unit | Unit Cost  | Total       | Incl/Excl |
| Remove Curb and Gutter                             | 24   | LF   | \$39.00    | \$936.00    | Incl      |
| Saw Cutting                                        |      | LF   | \$0.00     | \$0.00      | Incl      |
| Asphalt Demo                                       | 1376 | SY   | \$5.00     | \$6,880.00  | Incl      |
| Landscape removal                                  |      | LS   | \$0.00     | \$0.00      | Incl      |
| Demo                                               |      | LS   | \$0.00     | \$0.00      | Incl      |
| Demo concrete flatwork                             |      | SF   | \$0.00     | \$0.00      | Incl      |
| Milling                                            |      | SY   | \$0.00     | \$0.00      | Incl      |
| NESHAP                                             |      | EA   | \$0.00     | \$0.00      | Incl      |
| Relocate Water Meter                               |      | EA   | \$0.00     | \$0.00      | Incl      |
| Relocate FH Bypass Assembly                        |      | EA   | \$0.00     | \$0.00      | Incl      |
| Misc. Demo                                         |      | LS   | \$0.00     | \$0.00      | Incl      |
| Remove Concrete Sidewalk, Valley Gutter, Driveways |      | SF   | \$0.00     | \$0.00      | Incl      |
| Remove Existing Median Nose Transition             |      | EA   | \$0.00     | \$0.00      | Incl      |
| Remove Catch Basins                                |      | EA   | \$0.00     | \$0.00      | Incl      |
| Remove Existing Sign, Post and Foundation          |      | EA   | \$0.00     | \$0.00      | Incl      |
| Remove Pipe                                        | 1    | LS   | \$6,750.00 | \$6,750.00  | Incl      |
| Remove Valley Gutter                               |      | SF   | \$0.00     | \$0.00      | Incl      |

Division 03

\$68,821.00

\$0.00

| Offsite Concrete               |       |      |            | \$68,821.00 | \$0.00    |
|--------------------------------|-------|------|------------|-------------|-----------|
| Item Description               | QTY   | Unit | Unit Cost  | Total       | Incl/Excl |
| Bus Bay Pad                    |       | SF   | \$0.00     | \$0.00      | Incl      |
| Concrete Scupper - MAG 260     | 1.5   | EA   | \$6,000.00 | \$9,000.00  | Incl      |
| Concrete Sidewalk - Decorative |       | SF   | \$0.00     | \$0.00      | Incl      |
| Concrete Sidewalk Ramp         |       | EA   | \$0.00     | \$0.00      | Incl      |
| Concrete Valley Gutter         |       | SF   | \$0.00     | \$0.00      | Incl      |
| Curb & Gutter                  | 763   | LF   | \$31.00    | \$23,653.00 | Incl      |
| Driveway Entrance              |       | LS   | \$0.00     | \$0.00      | Incl      |
| Curb and Gutter Termination    |       | EA   | \$0.00     | \$0.00      | Incl      |
| Median Nose Termination        |       | EA   | \$0.00     | \$0.00      | Incl      |
| Concrete Sidewalk              | 2419  | SF   | \$12.00    | \$29,028.00 | Incl      |
| Concrete Spillway              | 178.5 | SF   | \$40.00    | \$7,140.00  | Incl      |
| Storm Drain Inlet marker       |       | EA   | \$0.00     | \$0.00      | Incl      |
| Roll Curb and Gutter           |       | LF   | \$0.00     | \$0.00      | Incl      |

Division 04

\$0.00

\$0.00

| Offsite Masonry     |  |  |  | \$0.00 | \$0.00 |
|---------------------|--|--|--|--------|--------|
| Stone/Brick Veneers |  |  |  | \$0.00 | \$0.00 |

Division 07

\$0.00

\$0.00

| Waterproofing |  |  |  | \$0.00 | \$0.00 |
|---------------|--|--|--|--------|--------|
| Caulking      |  |  |  | \$0.00 | \$0.00 |

Division 09

\$0.00

\$0.00

| Paints & Coatings |  |  |  | \$0.00 | \$0.00 |
|-------------------|--|--|--|--------|--------|
|-------------------|--|--|--|--------|--------|

Division 10

\$5,000.00

\$0.00

| Specialties      |     |      |            | \$5,000.00 | \$0.00    |
|------------------|-----|------|------------|------------|-----------|
| Item Description | QTY | Unit | Unit Cost  | Total      | Incl/Excl |
| Permits          |     | LS   | \$0.00     | \$0.00     | Incl      |
| Sweeping         | 1   | LS   | \$5,000.00 | \$5,000.00 | Incl      |

Division 26

\$60,935.72

\$0.00

| Offsite Electrical |           |      |             | \$60,935.72 | \$0.00    |
|--------------------|-----------|------|-------------|-------------|-----------|
| Item Description   | QTY       | Unit | Unit Cost   | Total       | Incl/Excl |
| Offsite Electrical | 323       | LF   | \$104.30    | \$33,688.90 | Incl      |
| Lighting Package   | 2.1533333 | EA   | \$12,653.32 | \$27,246.82 | Incl      |

|             |        |        |
|-------------|--------|--------|
| Division 27 | \$0.00 | \$0.00 |
|-------------|--------|--------|

| Low Voltage                                         |     |      |           | \$0.00 | \$0.00    |
|-----------------------------------------------------|-----|------|-----------|--------|-----------|
| Item Description                                    | QTY | Unit | Unit Cost | Total  | Incl/Excl |
| Interconnect Conduit and Pull Boxes (2-2" and 1-3") |     | LF   | \$0.00    | \$0.00 | Incl      |

|             |             |        |
|-------------|-------------|--------|
| Division 31 | \$96,577.25 | \$0.00 |
|-------------|-------------|--------|

| Survey                 |     |      |            | \$7,000.00 | \$0.00    |
|------------------------|-----|------|------------|------------|-----------|
| Item Description       | QTY | Unit | Unit Cost  | Total      | Incl/Excl |
| Construction Surveying | 1   | LS   | \$5,000.00 | \$5,000.00 | Incl      |
| As-Builts              | 1   | LS   | \$2,000.00 | \$2,000.00 | Incl      |

| Earthwork                                       |      |      |             | \$89,577.25 | \$0.00    |
|-------------------------------------------------|------|------|-------------|-------------|-----------|
| Item Description                                | QTY  | Unit | Unit Cost   | Total       | Incl/Excl |
| SWPPP                                           | 1    | LS   | \$12,500.00 | \$12,500.00 | Incl      |
| Clear & Grub                                    |      | LS   | \$0.00      | \$0.00      | Incl      |
| Rough Grade/Roadway Excavation/Retention Basins | 2221 | CY   | \$15.00     | \$33,315.00 | Incl      |
| Subgrade Preparation                            |      | SY   | \$0.00      | \$0.00      | Incl      |
| Dust Control                                    | 1    | LS   | \$17,500.00 | \$17,500.00 | Incl      |
| Dust Control Permit                             | 1    | LS   | \$1,410.00  | \$1,410.00  | Incl      |
| Hard Dig Allowance                              |      | AL   | \$0.00      | \$0.00      | Incl      |
| Additional earthwork costs                      |      | LS   | \$0.00      | \$0.00      | Incl      |
| Import                                          | 227  | CY   | \$14.00     | \$3,178.00  | Incl      |
| Export/Haul Off                                 |      | EA   | \$0.00      | \$0.00      | Incl      |
| Traffic Control                                 | 1    | LS   | \$21,674.25 | \$21,674.25 | Incl      |
| Traffic Control - Off Duty Officer              |      | HR   | \$0.00      | \$0.00      | Incl      |

|             |              |        |
|-------------|--------------|--------|
| Division 32 | \$102,985.00 | \$0.00 |
|-------------|--------------|--------|

|                                           |      |      |           |             |           |
|-------------------------------------------|------|------|-----------|-------------|-----------|
| Paving                                    |      |      |           | \$76,250.00 | \$0.00    |
| Item Description                          | QTY  | Unit | Unit Cost | Total       | Incl/Excl |
| ABC                                       | 1004 | SY   | \$15.00   | \$15,060.00 |           |
| Asphalt Paving 6"                         | 1004 | SY   | \$60.00   | \$60,240.00 | Incl      |
| Bituminous Tack Coat (Emulsified Asphalt) |      | SY   | \$0.00    | \$0.00      | Incl      |
| Micro Sealing                             |      | SY   | \$0.00    | \$0.00      | Incl      |
| Utility Adjustment (Manhole)              |      | EA   | \$0.00    | \$0.00      | Incl      |
| Asphalt Thickened Edge                    |      | LF   | \$0.00    | \$0.00      | Incl      |
| Utility Adjustment (Valve Cans)           | 1    | EA   | \$950.00  | \$950.00    | Incl      |

| Landscape                      |      |      |           | \$16,735.00 | \$0.00    |
|--------------------------------|------|------|-----------|-------------|-----------|
| Item Description               | QTY  | Unit | Unit Cost | Total       | Incl/Excl |
| Landscape                      | 3230 | SF   | \$5.00    | \$16,150.00 | Incl      |
| Landscape - Median             |      | SF   | \$0.00    | \$0.00      | Incl      |
| Landscape Restoration          |      | SF   | \$0.00    | \$0.00      | Incl      |
| Maintenance (90 Days)          |      | LS   | \$0.00    | \$0.00      | Incl      |
| Median Pavers                  |      | SF   | \$0.00    | \$0.00      | Incl      |
| Riprap (D50=1" To 3") 6" Depth | 2.34 | CY   | \$250.00  | \$585.00    | Incl      |

| Traffic Signals          |     |      |           | \$0.00 | \$0.00    |
|--------------------------|-----|------|-----------|--------|-----------|
| Item Description         | QTY | Unit | Unit Cost | Total  | Incl/Excl |
| Intersection Signals     |     | LS   | \$0.00    | \$0.00 | Incl      |
| Installation and Startup |     | LS   | \$0.00    | \$0.00 | Incl      |

|         |        |        |
|---------|--------|--------|
| Signage | \$0.00 | \$0.00 |
|---------|--------|--------|

| Striping                         |     |       |             | \$10,000.00 | \$0.00    |
|----------------------------------|-----|-------|-------------|-------------|-----------|
| Item Description                 | QTY | Unit  | Unit Cost   | Total       | Incl/Excl |
| Striping Mobilization            | 1   | LS    | \$0.00      | \$0.00      | Incl      |
| Striping, Signage, Obliteration, |     | LS    | \$10,000.00 | \$10,000.00 | Incl      |
| Construction Contingecy          |     | Allow | \$0.00      | \$0.00      | Incl      |

|             |             |        |
|-------------|-------------|--------|
| Division 33 | \$27,500.00 | \$0.00 |
|-------------|-------------|--------|

| Utilities                |     |      |             | \$27,500.00 | \$0.00    |
|--------------------------|-----|------|-------------|-------------|-----------|
| Item Description         | QTY | Unit | Unit Cost   | Total       | Incl/Excl |
| Fireline                 |     | LF   | \$0.00      | \$0.00      | Incl      |
| Domestic water           |     | LF   | \$0.00      | \$0.00      | Incl      |
| Drywells                 | 1   | EA   | \$27,500.00 | \$27,500.00 | Incl      |
| Storm System             |     | LF   | \$0.00      | \$0.00      | Incl      |
| Utility Locate - Pothole |     | LS   | \$0.00      | \$0.00      | Incl      |
| Vertical Realignment     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Concrete Pipe Collar     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Storm Drain Manhole      |     | EA   | \$0.00      | \$0.00      | Incl      |
| Catch Basins, COG G-3535 | 1   | EA   | \$0.00      | \$0.00      | Incl      |
| Catch Basins, mag 535    |     | EA   | \$0.00      | \$0.00      | Incl      |
| Dry Utilities            |     |      |             | \$0.00      | \$0.00    |

|                              |              |        |
|------------------------------|--------------|--------|
| Miscellaneous Unlisted Items | \$569,415.65 | \$0.00 |
|------------------------------|--------------|--------|

| Misc                                                 |       |      |                | \$569,415.65 | \$0.00    |
|------------------------------------------------------|-------|------|----------------|--------------|-----------|
| Item Description                                     | QTY   | Unit | Unit Cost      | Total        | Incl/Excl |
| Contractor Quality Control/Materials Testing         | 1     | LS   | \$10,000.00    | \$10,000.00  | Incl      |
| Mob/Demob                                            | 0     | LS   | \$0.00         | \$0.00       | Inc       |
| Night / Weekend Work Allowance                       |       | AL   | \$0.00         | \$0.00       | Incl      |
| Onsite safty manager                                 | 0     |      | \$0.00         | \$0.00       | Incl      |
| Pothole Utilities                                    | 1     | LS   | \$7,500.00     | \$7,500.00   | Incl      |
| Temp pavement                                        |       |      | \$0.00         | \$0.00       | Incl      |
| Tree Removal                                         |       | EA   | \$0.00         | \$0.00       | Incl      |
| Remove guardrail                                     |       | LF   | \$0.00         | \$0.00       | Incl      |
| Engineering (323' of frontage)                       | 1     | LS   | \$64,598.00    | \$64,598.00  | Incl      |
| Permits                                              | 2.21% | LS   | \$919,338.00   | \$20,317.37  | Incl      |
| Construction Administration Services                 | 2.21% | LS   | \$3,217,683.00 | \$71,110.79  | Incl      |
| COG Review Fee                                       | 2.21% | LS   | \$919,338.00   | \$20,317.37  | Incl      |
| Land Acquisition                                     | 1     | LS   | \$253,585.00   | \$253,585.00 | Incl      |
| Real Estate Cost                                     | 5.71% | LS   | \$81,500.00    | \$4,653.65   | Incl      |
| Pavement section No. 3                               |       |      | \$0.00         | \$0.00       | Incl      |
| REMOVE CONCRETE HEADWALL                             | 1     | EA   | \$2,500.00     | \$2,500.00   | Incl      |
| REMOVE CONCRETE IRRIGATION DITCH, BACKFILL & COMPACT | 312   | LF   | \$30.00        | \$9,360.00   | Incl      |
| PRIVATE IRRIGATION ITEMS LUMP SUM                    | 1     | LS   | \$101,993.46   | \$101,993.46 | Incl      |
| MEDIAN STAMPED CONCRETE                              | 174   | SF   | \$20.00        | \$3,480.00   | Incl      |
| RELOCATE FIRE HYDRANT, MAG DET 360                   |       | EA   | \$0.00         | \$0.00       | Incl      |
| SAFETY RAIL (HEIGHT = 3'-6") MAG DET 145             | 10    | LF   | \$0.00         | \$0.00       | Incl      |
|                                                      |       |      | \$0.00         | \$0.00       | Incl      |

|            |              |
|------------|--------------|
| Total      | \$945,800.61 |
| Check      | \$945,800.61 |
| Difference | \$0.00       |

GC's

| Division 01                    |     |      |            | \$57,100.00 |           |  |
|--------------------------------|-----|------|------------|-------------|-----------|--|
| General                        |     |      |            | \$57,100.00 |           |  |
| Item Description               | QTY | Unit | Unit Cost  | Total       | Incl/Excl |  |
| Conex Rental                   |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Daily Clean                    |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Dumpster                       | 8   | WK   | \$750.00   | \$6,000.00  | Incl      |  |
| Dust Partitions                |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Manager                | 80  | HR   | \$85.00    | \$6,800.00  | Incl      |  |
| Project Superintendent         | 320 | HR   | \$85.00    | \$27,200.00 | Incl      |  |
| Project Engineer               | 128 | HR   | \$75.00    | \$9,600.00  |           |  |
| Asst. Project Manager          |     | HR   | \$0.00     | \$0.00      |           |  |
| General Field Labor            |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Construction Coordinator       |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Materials and Equipment rental |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Sign                   | 1   | EA   | \$500.00   | \$500.00    | Incl      |  |
| Safety/Project Signage         | 1   | LS   | \$500.00   | \$500.00    | Incl      |  |
| Small Tools                    | 1   | LS   | \$2,500.00 | \$2,500.00  | Incl      |  |
| Temp Electric                  |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Temp Toilets                   | 2   | MO   | \$1,000.00 | \$2,000.00  | Incl      |  |
| Temp Utils                     |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Temporay Fencing               |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Water/Ice                      | 8   | WK   | \$250.00   | \$2,000.00  | Incl      |  |

|            |             |
|------------|-------------|
| Total      | \$57,100.00 |
| Check      | \$57,100.00 |
| Difference | \$0.00      |

## ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 7

Parcel 7 - CRE-WPL ESTRELLA OWNER LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage improvements including Concrete Scuppers, Spillways, and Riprap
- New Private Irrigation Improvements



|             |           |
|-------------|-----------|
| Date        | 6/24/2026 |
| Type        | Offsite   |
| Description | ROW       |

CIP CONSTRUCTION

SUMMARY

|               |                                             |         |      |          |        |
|---------------|---------------------------------------------|---------|------|----------|--------|
| PROJECT NAME: | 42026 - PARCEL 7 - CRE-WPL ESTRELLA OWNER L | 875 SY  | SF   | SF       | 875 SY |
|               |                                             | Offsite | Site | Building |        |

| DIVISION | TRADE                        |                 |      |      |                 | TOTAL |
|----------|------------------------------|-----------------|------|------|-----------------|-------|
| 01       | General                      | \$ 70,500.00    | \$ - | \$ - | \$ 70,500.00    |       |
| 02       | Existing Conditions          | \$ 36,067.00    | \$ - | \$ - | \$ 36,067.00    |       |
| 03       | Concrete                     | \$ 114,305.00   | \$ - | \$ - | \$ 114,305.00   |       |
| 04       | Masonry                      | \$ -            | \$ - | \$ - | \$ -            |       |
| 05       | Metals                       |                 | \$ - | \$ - | \$ -            |       |
| 06       | Rough Carpentry              |                 |      | \$ - | \$ -            |       |
| 07       | Thermal & Moisture           | \$ -            | \$ - | \$ - | \$ -            |       |
| 08       | Openings                     |                 |      | \$ - | \$ -            |       |
| 09       | Finishes                     | \$ -            | \$ - | \$ - | \$ -            |       |
| 10       | Specialties                  | \$ 5,000.00     | \$ - | \$ - | \$ 5,000.00     |       |
| 11       | Equipment                    |                 | \$ - | \$ - | \$ -            |       |
| 14       | Conveying Systems            |                 |      | \$ - | \$ -            |       |
| 21       | Fire Surpression             |                 |      | \$ - | \$ -            |       |
| 22       | Plumbing                     |                 |      | \$ - | \$ -            |       |
| 23       | Mechanical                   |                 |      | \$ - | \$ -            |       |
| 26       | Electrical                   | \$ 116,966.39   | \$ - | \$ - | \$ 116,966.39   |       |
| 27       | Communications               | \$ -            |      | \$ - | \$ -            |       |
| 28       | Electric Saftey & Security   |                 |      | \$ - | \$ -            |       |
| 31       | Earthwork                    | \$ 129,621.76   | \$ - |      | \$ 129,621.76   |       |
| 32       | Exterior Improvments         | \$ 93,975.00    | \$ - |      | \$ 93,975.00    |       |
| 33       | Utilities                    | \$ 27,500.00    | \$ - |      | \$ 27,500.00    |       |
| 99       | Miscellaneous Unlisted Items | \$ 1,234,624.64 | \$ - | \$ - | \$ 1,234,624.64 |       |

|               |      |
|---------------|------|
| YR Escalation | \$ - |
|---------------|------|

|           |                 |
|-----------|-----------------|
| SUBTOTAL: | \$ 1,828,559.79 |
|-----------|-----------------|

|                  |         |                 |
|------------------|---------|-----------------|
| OH&P:            | 9%      | \$ 164,570.00   |
|                  |         | \$ 1,993,129.79 |
| Bond:            | 1%      | \$ 19,931.30    |
| General Liabilit | 0.99%   | \$ 19,731.98    |
| Builders Risk:   |         | \$ 9,865.99     |
|                  |         | \$ 2,042,659.06 |
| Tax:             | (6.37%) | \$ 130,117.00   |

\$ 2,172,776.06

|                                        |    |              |
|----------------------------------------|----|--------------|
| Contruction contingency -              | 5% | \$ 91,427.99 |
| Owners Allowance -                     |    | \$ -         |
| Escallation Allowance -                |    | \$ -         |
| Public Art Allowance -                 | LS |              |
| CONTRACTOR QUALITY CONTROL (ALLOWANCE) |    |              |
| Allowance #1 -                         |    |              |
| Allowance #2 -                         |    |              |
| Allowance #3 -                         |    |              |
| Allowance #4 -                         |    |              |
| Allowance #5 -                         |    |              |
| Allowance #6 -                         |    |              |
| Allowance #7 -                         |    |              |
| Allowance #8 -                         |    |              |
| TEMPORARY PAVEMENT (ALLOWANCE)         |    | \$ 5,500.00  |
|                                        |    | \$ 96,927.99 |

\$ 2,269,704.05

|    |             |
|----|-------------|
| SY | \$ 2,483.17 |
|----|-------------|

OFFSITE

Division 02

\$36,067.00\$41.22

| Demo                                               |      |      |             | \$36,067.00 | \$41.22   |
|----------------------------------------------------|------|------|-------------|-------------|-----------|
| Item Description                                   | QTY  | Unit | Unit Cost   | Total       | Incl/Excl |
| Remove Curb and Gutter                             | 670  | LF   | \$21.10     | \$14,137.00 | Incl      |
| Saw Cutting                                        |      | LF   | \$0.00      | \$0.00      | Incl      |
| Asphalt Demo                                       | 2290 | SY   | \$5.00      | \$11,450.00 | Incl      |
| Landscape removal                                  |      | LS   | \$0.00      | \$0.00      | Incl      |
| Demo                                               |      | LS   | \$0.00      | \$0.00      | Incl      |
| Demo concrete flatwork                             | 48   | SF   | \$10.00     | \$480.00    | Incl      |
| Milling                                            |      | SY   | \$0.00      | \$0.00      | Incl      |
| NESHAP                                             |      | EA   | \$0.00      | \$0.00      | Incl      |
| Relocate Water Meter                               |      | EA   | \$0.00      | \$0.00      | Incl      |
| Relocate FH Bypass Assembly                        |      | EA   | \$0.00      | \$0.00      | Incl      |
| Misc. Demo                                         |      | LS   | \$0.00      | \$0.00      | Incl      |
| Remove Concrete Sidewalk, Valley Gutter, Driveways |      | SF   | \$0.00      | \$0.00      | Incl      |
| Remove Existing Median Nose Transition             |      | EA   | \$0.00      | \$0.00      | Incl      |
| Remove Catch Basins                                |      | EA   | \$0.00      | \$0.00      | Incl      |
| Remove Existing Sign, Post and Foundation          |      | EA   | \$0.00      | \$0.00      | Incl      |
| Remove Pipe                                        | 1    | LS   | \$10,000.00 | \$10,000.00 | Incl      |
| Remove Valley Gutter                               |      | SF   | \$0.00      | \$0.00      | Incl      |

Division 03

\$114,305.00\$130.63

| Offsite Concrete               |      |      |            | \$114,305.00 | \$130.63  |
|--------------------------------|------|------|------------|--------------|-----------|
| Item Description               | QTY  | Unit | Unit Cost  | Total        | Incl/Excl |
| Bus Bay Pad                    |      | SF   | \$0.00     | \$0.00       | Incl      |
| Concrete Scupper - MAG 260     | 1    | EA   | \$6,000.00 | \$6,000.00   | Incl      |
| Concrete Sidewalk - Decorative |      | SF   | \$0.00     | \$0.00       | Incl      |
| Concrete Sidewalk Ramp         |      | EA   | \$0.00     | \$0.00       | Incl      |
| Concrete Valley Gutter         |      | SF   | \$0.00     | \$0.00       | Incl      |
| Curb & Gutter                  | 1315 | LF   | \$31.00    | \$40,765.00  | Incl      |
| Driveway Entrance              |      | LS   | \$0.00     | \$0.00       | Incl      |
| Curb and Gutter Termination    |      | EA   | \$0.00     | \$0.00       | Incl      |
| Median Nose Termination        | 1    | EA   | \$500.00   | \$500.00     | Incl      |
| Concrete Sidewalk              | 4770 | SF   | \$12.00    | \$57,240.00  | Incl      |
| Concrete Spillway              | 245  | SF   | \$40.00    | \$9,800.00   | Incl      |
| Storm Drain Inlet marker       |      | EA   | \$0.00     | \$0.00       | Incl      |
| Roll Curb and Gutter           |      | LF   | \$0.00     | \$0.00       | Incl      |

Division 04

\$0.00\$0.00

| Offsite Masonry     |  |  |  | \$0.00 | \$0.00 |
|---------------------|--|--|--|--------|--------|
| Stone/Brick Veneers |  |  |  | \$0.00 | \$0.00 |

Division 07

\$0.00\$0.00

| Waterproofing |  |  |  | \$0.00 | \$0.00 |
|---------------|--|--|--|--------|--------|
| Caulking      |  |  |  | \$0.00 | \$0.00 |

Division 09

\$0.00\$0.00

| Paints & Coatings |  |  |  | \$0.00 | \$0.00 |
|-------------------|--|--|--|--------|--------|
|-------------------|--|--|--|--------|--------|

Division 10

\$5,000.00\$5.71

| Specialties      |     |      |            | \$5,000.00 | \$5.71    |
|------------------|-----|------|------------|------------|-----------|
| Item Description | QTY | Unit | Unit Cost  | Total      | Incl/Excl |
| Permits          |     | LS   | \$0.00     | \$0.00     | Incl      |
| Sweeping         | 1   | LS   | \$5,000.00 | \$5,000.00 | Incl      |

Division 26

\$116,966.39\$133.68

| Offsite Electrical |           |      |             | \$116,966.39 | \$133.68  |
|--------------------|-----------|------|-------------|--------------|-----------|
| Item Description   | QTY       | Unit | Unit Cost   | Total        | Incl/Excl |
| Offsite Electrical | 620       | LS   | \$104.30    | \$64,666.00  | Incl      |
| Lighting Package   | 4.1333333 | EA   | \$12,653.32 | \$52,300.39  | Incl      |

|                                                     |     |      |           |        |           |
|-----------------------------------------------------|-----|------|-----------|--------|-----------|
| Division 27                                         |     |      |           | \$0.00 | \$0.00    |
| Low Voltage                                         |     |      |           | \$0.00 | \$0.00    |
| Item Description                                    | QTY | Unit | Unit Cost | Total  | Incl/Excl |
| Interconnect Conduit and Pull Boxes (2-2" and 1-3") |     | LF   | \$0.00    | \$0.00 | Incl      |

|                                                 |      |      |             |              |           |
|-------------------------------------------------|------|------|-------------|--------------|-----------|
| Division 31                                     |      |      |             | \$129,621.76 | \$148.14  |
| Survey                                          |      |      |             | \$10,000.00  | \$11.43   |
| Item Description                                | QTY  | Unit | Unit Cost   | Total        | Incl/Excl |
| Construction Surveying                          | 1    | LS   | \$7,500.00  | \$7,500.00   | Incl      |
| As-Builts                                       | 1    | LS   | \$2,500.00  | \$2,500.00   | Incl      |
| Earthwork                                       |      |      |             | \$119,621.76 | \$136.71  |
| Item Description                                | QTY  | Unit | Unit Cost   | Total        | Incl/Excl |
| SWPPP                                           | 1    | LS   | \$15,000.00 | \$15,000.00  | Incl      |
| Clear & Grub                                    |      | LS   | \$0.00      | \$0.00       | Incl      |
| Rough Grade/Roadway Excavation/Retention Basins | 3102 | CY   | \$15.00     | \$46,530.00  | Incl      |
| Subgrade Preparation                            |      | SY   | \$0.00      | \$0.00       | Incl      |
| Dust Control                                    | 1    | LS   | \$21,875.00 | \$21,875.00  | Incl      |
| Dust Control Permit                             | 1    | LS   | \$1,410.00  | \$1,410.00   | Incl      |
| Hard Dig Allowance                              |      | AL   | \$0.00      | \$0.00       | Incl      |
| Additional earthwork costs                      |      | LS   | \$0.00      | \$0.00       | Incl      |
| Import                                          | 365  | CY   | \$14.00     | \$5,110.00   | Incl      |
| Export/Haul Off                                 |      | EA   | \$0.00      | \$0.00       | Incl      |
| Traffic Control                                 | 1    | LS   | \$29,696.76 | \$29,696.76  | Incl      |
| Traffic Control - Off Duty Officer              |      | HR   | \$0.00      | \$0.00       | Incl      |

|                                           |      |      |           |             |           |
|-------------------------------------------|------|------|-----------|-------------|-----------|
| Division 32                               |      |      |           | \$93,975.00 | \$107.40  |
| Paving                                    |      |      |           | \$66,575.00 | \$76.09   |
| Item Description                          | QTY  | Unit | Unit Cost | Total       | Incl/Excl |
| ABC                                       | 875  | SY   | \$15.00   | \$13,125.00 | Incl      |
| Asphalt Paving 6"                         | 875  | SY   | \$60.00   | \$52,500.00 | Incl      |
| Bituminous Tack Coat (Emulsified Asphalt) |      | SY   | \$0.00    | \$0.00      | Incl      |
| Micro Sealing                             |      | SY   | \$0.00    | \$0.00      | Incl      |
| Utility Adjustment (Manhole)              |      | EA   | \$0.00    | \$0.00      | Incl      |
| Asphalt Thickened Edge                    |      | LF   | \$0.00    | \$0.00      | Incl      |
| Utility Adjustment (Valve Cans)           | 1    | EA   | \$950.00  | \$950.00    | Incl      |
| Landscape                                 |      |      |           | \$17,400.00 | \$19.89   |
| Item Description                          | QTY  | Unit | Unit Cost | Total       | Incl/Excl |
| Landscape                                 | 3230 | SF   | \$5.00    | \$16,150.00 | Incl      |
| Landscape - Median                        |      | SF   | \$0.00    | \$0.00      | Incl      |
| Landscape Restoration                     |      | SF   | \$0.00    | \$0.00      | Incl      |
| Maintenance (90 Days)                     |      | LS   | \$0.00    | \$0.00      | Incl      |
| Median Pavers                             |      | SF   | \$0.00    | \$0.00      | Incl      |
| Riprap (D50=1" To 3") 6" Depth            | 5    | CY   | \$250.00  | \$1,250.00  | Incl      |

|                          |     |      |           |        |           |
|--------------------------|-----|------|-----------|--------|-----------|
| Traffic Signals          |     |      |           | \$0.00 | \$0.00    |
| Item Description         | QTY | Unit | Unit Cost | Total  | Incl/Excl |
| Intersection Signals     |     | LS   | \$0.00    | \$0.00 | Incl      |
| Installation and Startup |     | LS   | \$0.00    | \$0.00 | Incl      |

|                                  |     |       |             |             |           |
|----------------------------------|-----|-------|-------------|-------------|-----------|
| Signage                          |     |       |             | \$0.00      | \$0.00    |
| Striping                         |     |       |             | \$10,000.00 | \$11.43   |
| Item Description                 | QTY | Unit  | Unit Cost   | Total       | Incl/Excl |
| Striping Mobilization            |     | LS    | \$0.00      | \$0.00      | Incl      |
| Striping, Signage, Obliteration, | 1   | LS    | \$10,000.00 | \$10,000.00 | Incl      |
| Construction Contingecy          |     | Allow | \$0.00      | \$0.00      | Incl      |

|             |             |         |
|-------------|-------------|---------|
| Division 33 | \$27,500.00 | \$31.43 |
|-------------|-------------|---------|

| Utilities                |     |      | \$27,500.00 | \$31.43     |           |
|--------------------------|-----|------|-------------|-------------|-----------|
| Item Description         | QTY | Unit | Unit Cost   | Total       | Incl/Excl |
| Fireline                 |     | LF   | \$0.00      | \$0.00      | Incl      |
| Domestic water           |     | LF   | \$0.00      | \$0.00      | Incl      |
| Drywells                 | 1   | EA   | \$27,500.00 | \$27,500.00 | Incl      |
| Storm System             |     | LF   | \$0.00      | \$0.00      | Incl      |
| Utility Locate - Pothole |     | LS   | \$0.00      | \$0.00      | Incl      |
| Vertical Realignment     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Concrete Pipe Collar     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Storm Drain Manhole      |     | EA   | \$0.00      | \$0.00      | Incl      |
| Catch Basins, COG G-3535 | 1   | EA   | \$0.00      | \$0.00      | Incl      |
| Catch Basins, mag 535    |     | EA   | \$0.00      | \$0.00      | Incl      |
| Dry Utilities            |     |      | \$0.00      | \$0.00      |           |

|                              |                |            |
|------------------------------|----------------|------------|
| Miscellaneous Unlisted Items | \$1,234,624.64 | \$1,411.00 |
|------------------------------|----------------|------------|

| Misc                                                 |       |      | \$1,234,624.64 | \$1,411.00   |           |
|------------------------------------------------------|-------|------|----------------|--------------|-----------|
| Item Description                                     | QTY   | Unit | Unit Cost      | Total        | Incl/Excl |
| Contractor Quality Control/Materials Testing         | 1     | LS   | \$10,000.00    | \$10,000.00  | Incl      |
| Mob/Demob                                            | 0     | LS   | \$0.00         | \$0.00       | Incl      |
| Night / Weekend Work Allowance                       |       | AL   | \$0.00         | \$0.00       | Incl      |
| Onsite safety manager                                | 0     |      | \$0.00         | \$0.00       | Incl      |
| Pothole Utilities                                    | 1     | LS   | \$7,500.00     | \$7,500.00   | Incl      |
| Offsite Electrical                                   | 1     | LS   | \$141,402.00   | \$141,402.00 | Incl      |
| Tree Removal                                         |       | EA   | \$0.00         | \$0.00       | Incl      |
| Remove guardrail                                     |       | LF   | \$0.00         | \$0.00       | Incl      |
| Engineering (620' of frontage)                       | 1     | LS   | \$124,275.00   | \$124,275.00 | Incl      |
| Permits                                              | 4.35% | LS   | \$919,338.00   | \$39,991.20  | Incl      |
| Construction Administration Services                 | 4.35% | LS   | \$3,217,683.00 | \$139,969.21 | Incl      |
| COG Review Fee                                       | 4.35% | LS   | \$919,338.00   | \$39,991.20  | Incl      |
| Land Acquisition                                     | 1     | LS   | \$441,118.00   | \$441,118.00 | Incl      |
| Real Estate Cost                                     | 9.94% | LS   | \$81,500.00    | \$8,101.10   | Incl      |
| Pavement section No. 3                               |       |      | \$0.00         | \$0.00       | Incl      |
| REMOVE CONCRETE HEADWALL                             | 2     | EA   | \$2,500.00     | \$5,000.00   | Incl      |
| REMOVE CONCRETE IRRIGATION DITCH, BACKFILL & COMPACT | 452   | LF   | \$30.00        | \$13,560.00  | Incl      |
| PRIVATE IRRIGATION ITEMS LUMP SUM                    | 1     | LS   | \$195,776.92   | \$195,776.92 | Incl      |
| MEDIAN STAMPED CONCRETE                              | 897   | SF   | \$20.00        | \$17,940.00  | Incl      |
| RELOCATE FIRE HYDRANT, MAG DET 360                   |       | EA   | \$0.00         | \$0.00       | Incl      |
| SAFETY RAIL (HEIGHT = 3'-6") MAG DET 145             | 20    | LF   | \$0.00         | \$0.00       | Incl      |
| REMOVE & SALAVGE EX MONUMENT SIGN                    | 1     | EA   | \$50,000.00    | \$50,000.00  | Incl      |

|            |                |
|------------|----------------|
| Total      | \$1,758,059.79 |
| Check      | \$1,758,059.79 |
| Difference | \$0.00         |

GC's

| Division 01                    |     |      |            | \$70,500.00 |           |  |
|--------------------------------|-----|------|------------|-------------|-----------|--|
| General                        |     |      |            | \$70,500.00 |           |  |
| Item Description               | QTY | Unit | Unit Cost  | Total       | Incl/Excl |  |
| Conex Rental                   |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Daily Clean                    |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Dumpster                       | 10  | WK   | \$750.00   | \$7,500.00  | Incl      |  |
| Dust Partitions                |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Manager                | 100 | HR   | \$85.00    | \$8,500.00  | Incl      |  |
| Project Superintendent         | 400 | HR   | \$85.00    | \$34,000.00 | Incl      |  |
| Project Engineer               | 160 | HR   | \$75.00    | \$12,000.00 |           |  |
| Asst. Project Manager          |     | HR   | \$0.00     | \$0.00      |           |  |
| General Field Labor            |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Construction Coordinator       |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Materials and Equipment rental |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Sign                   | 1   | EA   | \$500.00   | \$500.00    | Incl      |  |
| Safety/Project Signage         | 1   | LS   | \$500.00   | \$500.00    | Incl      |  |
| Small Tools                    | 1   | LS   | \$2,500.00 | \$2,500.00  | Incl      |  |
| Temp Electric                  |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Temp Toilets                   | 2.5 | MO   | \$1,000.00 | \$2,500.00  | Incl      |  |
| Temp Utils                     |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Temporay Fencing               |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Water/Ice                      | 10  | WK   | \$250.00   | \$2,500.00  | Incl      |  |

|            |             |
|------------|-------------|
| Total      | \$70,500.00 |
| Check      | \$70,500.00 |
| Difference | \$0.00      |

## ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 8

Parcel 8 - CRE-WPL ESTRELLA OWNER LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New ITS Interconnect Improvements
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage improvements including Concrete Scuppers, Spillways, and Riprap
- New Private Irrigation Improvements



|             |           |
|-------------|-----------|
| Date        | 6/24/2025 |
| Type        | Offsite   |
| Description | ROW       |

CIP CONSTRUCTION

SUMMARY

|               |                                             |         |      |          |         |
|---------------|---------------------------------------------|---------|------|----------|---------|
| PROJECT NAME: | 42026 - PARCEL 8 - CRE-WPL ESTRELLA OWNER L | 1008 SY | SF   | SF       | 1008 SY |
|               |                                             | Offsite | Site | Building |         |

| DIVISION | TRADE                        |               |      |      |      | TOTAL      |
|----------|------------------------------|---------------|------|------|------|------------|
| 01       | General                      | \$ 83,900.00  | \$ - | \$ - | \$ - | 83,900.00  |
| 02       | Existing Conditions          | \$ 24,541.00  | \$ - | \$ - | \$ - | 24,541.00  |
| 03       | Concrete                     | \$ 72,374.00  | \$ - | \$ - | \$ - | 72,374.00  |
| 04       | Masonry                      | \$ -          | \$ - | \$ - | \$ - | -          |
| 05       | Metals                       |               | \$ - | \$ - | \$ - | -          |
| 06       | Rough Carpentry              |               |      | \$ - | \$ - | -          |
| 07       | Thermal & Moisture           | \$ -          | \$ - | \$ - | \$ - | -          |
| 08       | Openings                     |               |      | \$ - | \$ - | -          |
| 09       | Finishes                     | \$ -          | \$ - | \$ - | \$ - | -          |
| 10       | Specialties                  | \$ 5,000.00   | \$ - | \$ - | \$ - | 5,000.00   |
| 11       | Equipment                    |               | \$ - | \$ - | \$ - | -          |
| 14       | Conveying Systems            |               |      | \$ - | \$ - | -          |
| 21       | Fire Supression              |               |      | \$ - | \$ - | -          |
| 22       | Plumbing                     |               |      | \$ - | \$ - | -          |
| 23       | Mechanical                   |               |      | \$ - | \$ - | -          |
| 26       | Electrical                   | \$ 61,124.37  | \$ - | \$ - | \$ - | 61,124.37  |
| 27       | Communications               | \$ 14,123.16  |      | \$ - | \$ - | 14,123.16  |
| 28       | Electric Saftey & Security   |               |      | \$ - | \$ - | -          |
| 31       | Earthwork                    | \$ 115,913.82 | \$ - |      | \$ - | 115,913.82 |
| 32       | Exterior Improvments         | \$ 104,000.00 | \$ - |      | \$ - | 104,000.00 |
| 33       | Utilities                    | \$ 27,500.00  | \$ - |      | \$ - | 27,500.00  |
| 99       | Miscellaneous Unlisted Items | \$ 877,554.05 | \$ - | \$ - | \$ - | 877,554.05 |

|               |      |
|---------------|------|
| YR Escalation | \$ - |
|---------------|------|

|           |                 |
|-----------|-----------------|
| SUBTOTAL: | \$ 1,386,030.40 |
|-----------|-----------------|

|                  |         |                 |
|------------------|---------|-----------------|
| OH&P:            | 9%      | \$ 124,743.00   |
|                  |         | \$ 1,510,773.40 |
| Bond:            | 1%      | \$ 15,107.73    |
| General Liabilit | 0.99%   | \$ 14,956.66    |
| Builders Risk:   |         | \$ 7,478.33     |
|                  |         | \$ 1,548,316.12 |
| Tax:             | (6.37%) | \$ 98,628.00    |

\$ 1,646,944.12

|                           |                                        |              |
|---------------------------|----------------------------------------|--------------|
| Contruction contingency - | 5%                                     | \$ 69,301.52 |
| Owners Allowance -        |                                        | \$ -         |
| Escallation Allowance -   |                                        | \$ -         |
| Public Art Allowance -    | LS                                     |              |
| Allowance #1 -            | CONTRACTOR QUALITY CONTROL (ALLOWANCE) |              |
| Allowance #2 -            | TEMPORARY PAVEMENT (ALLOWANCE)         | \$ 2,881.00  |
| Allowance #3 -            |                                        |              |
| Allowance #4 -            |                                        |              |
| Allowance #5 -            |                                        |              |
| Allowance #6 -            |                                        |              |
| Allowance #7 -            |                                        |              |
| Allowance #8 -            |                                        |              |
|                           |                                        | \$ 72,182.52 |

\$ 1,719,126.64

|    |             |
|----|-------------|
| SY | \$ 1,633.87 |
|----|-------------|

OFFSITE

Division 02

\$24,541.00\$24.35

| Demo                                               |      |      | \$24,541.00 | \$24.35     |          |
|----------------------------------------------------|------|------|-------------|-------------|----------|
| Item Description                                   | QTY  | Unit | Unit Cost   | Total       | Incl/Exc |
| Remove Curb and Gutter                             | 511  | LF   | \$21.00     | \$10,731.00 | Incl     |
| Saw Cutting                                        |      | LF   | \$0.00      | \$0.00      | Incl     |
| Asphalt Demo                                       | 1106 | SY   | \$5.00      | \$5,530.00  | Incl     |
| Landscape removal                                  |      | LS   | \$0.00      | \$0.00      | Incl     |
| Demo                                               |      | LS   | \$0.00      | \$0.00      | Incl     |
| Demo concrete flatwork                             | 28   | SF   | \$10.00     | \$280.00    | Incl     |
| Milling                                            |      | SY   | \$0.00      | \$0.00      | Incl     |
| NESHAP                                             |      | EA   | \$0.00      | \$0.00      | Incl     |
| Relocate Water Meter                               |      | EA   | \$0.00      | \$0.00      | Incl     |
| Relocate FH Bypass Assembly                        |      | EA   | \$0.00      | \$0.00      | Incl     |
| Misc. Demo                                         |      | LS   | \$0.00      | \$0.00      | Incl     |
| Remove Concrete Sidewalk, Valley Gutter, Driveways |      | SF   | \$0.00      | \$0.00      | Incl     |
| Remove Existing Median Nose Transition             |      | EA   | \$0.00      | \$0.00      | Incl     |
| Remove Catch Basins                                |      | EA   | \$0.00      | \$0.00      | Incl     |
| Remove Existing Sign, Post and Foundation          |      | EA   | \$0.00      | \$0.00      | Incl     |
| Remove Pipe                                        | 1    | LS   | \$8,000.00  | \$8,000.00  | Incl     |
| Remove Valley Gutter                               |      | SF   | \$0.00      | \$0.00      | Incl     |

Division 03

\$72,374.00\$71.80

| Offsite Concrete               |      |      | \$72,374.00 | \$71.80     |          |
|--------------------------------|------|------|-------------|-------------|----------|
| Item Description               | QTY  | Unit | Unit Cost   | Total       | Incl/Exc |
| Bus Bay Pad                    |      | SF   | \$0.00      | \$0.00      | Incl     |
| Concrete Scupper - MAG 260     | 1    | EA   | \$6,000.00  | \$6,000.00  | Incl     |
| Concrete Sidewalk - Decorative |      | SF   | \$0.00      | \$0.00      | Incl     |
| Concrete Sidewalk Ramp         |      | EA   | \$0.00      | \$0.00      | Incl     |
| Concrete Valley Gutter         |      | SF   | \$0.00      | \$0.00      | Incl     |
| Curb & Gutter                  | 898  | LF   | \$31.00     | \$27,838.00 | Incl     |
| Driveway Entrance              | 1    | LS   | \$912.00    | \$912.00    | Incl     |
| Curb and Gutter Termination    |      | EA   | \$0.00      | \$0.00      | Incl     |
| Median Nose Termination        | 1    | EA   | \$500.00    | \$500.00    | Incl     |
| Concrete Sidewalk              | 2347 | SF   | \$12.00     | \$28,164.00 | Incl     |
| Concrete Spillway              | 224  | SF   | \$40.00     | \$8,960.00  | Incl     |
| Storm Drain Inlet marker       |      | EA   | \$0.00      | \$0.00      | Incl     |
| Roll Curb and Gutter           |      | LF   | \$0.00      | \$0.00      | Incl     |

Division 04

\$0.00\$0.00

| Offsite Masonry     | \$0.00 | \$0.00 |
|---------------------|--------|--------|
| Stone/Brick Veneers | \$0.00 | \$0.00 |

Division 07

\$0.00\$0.00

| Waterproofing | \$0.00 | \$0.00 |
|---------------|--------|--------|
| Caulking      | \$0.00 | \$0.00 |

Division 09

\$0.00\$0.00

| Paints & Coatings | \$0.00 | \$0.00 |
|-------------------|--------|--------|
|-------------------|--------|--------|

Division 10

\$5,000.00\$4.96

| Specialties      |     |      | \$5,000.00 | \$4.96     |          |
|------------------|-----|------|------------|------------|----------|
| Item Description | QTY | Unit | Unit Cost  | Total      | Incl/Exc |
| Permits          |     | LS   | \$0.00     | \$0.00     | Incl     |
| Sweeping         | 1   | LS   | \$5,000.00 | \$5,000.00 | Incl     |

Division 26

\$61,124.37\$60.64

| Offsite Electrical |      |      | \$61,124.37 | \$60.64     |          |
|--------------------|------|------|-------------|-------------|----------|
| Item Description   | QTY  | Unit | Unit Cost   | Total       | Incl/Exc |
| Offsite Electrical | 324  | LS   | \$104.30    | \$33,793.20 | Incl     |
| Lighting Package   | 2.16 | EA   | \$12,653.32 | \$27,331.17 | Incl     |

| Division 27                                         |     |      |           | \$14,123.16 | \$14.01   |
|-----------------------------------------------------|-----|------|-----------|-------------|-----------|
| Low Voltage                                         |     |      |           | \$14,123.16 | \$14.01   |
| Item Description                                    | QTY | Unit | Unit Cost | Total       | Incl/Excl |
| Interconnect Conduit and Pull Boxes (2-2" and 1-3") | 324 | LF   | \$43.59   | \$14,123.16 | Incl      |

| Division 31            |     |      |            | \$115,913.82 | \$114.99  |
|------------------------|-----|------|------------|--------------|-----------|
| Survey                 |     |      |            | \$10,000.00  | \$9.92    |
| Item Description       | QTY | Unit | Unit Cost  | Total        | Incl/Excl |
| Construction Surveying | 1   | LS   | \$7,500.00 | \$7,500.00   | Incl      |
| As-Builts              | 1   | LS   | \$2,500.00 | \$2,500.00   | Incl      |

| Earthwork                                       |      |      |             | \$105,913.82 | \$105.07  |
|-------------------------------------------------|------|------|-------------|--------------|-----------|
| Item Description                                | QTY  | Unit | Unit Cost   | Total        | Incl/Excl |
| SWPPP                                           | 1    | LS   | \$15,000.00 | \$15,000.00  | Incl      |
| Clear & Grub                                    |      | LS   | \$0.00      | \$0.00       | Incl      |
| Rough Grade/Roadway Excavation/Retention Basins | 2522 | CY   | \$15.00     | \$37,830.00  | Incl      |
| Subgrade Preparation                            |      | SY   | \$0.00      | \$0.00       | Incl      |
| Dust Control                                    | 1    | LS   | \$26,250.00 | \$26,250.00  | Incl      |
| Dust Control Permit                             | 1    | LS   | \$1,410.00  | \$1,410.00   | Incl      |
| Hard Dig Allowance                              |      | AL   | \$0.00      | \$0.00       | Incl      |
| Additional earthwork costs                      |      | LS   | \$0.00      | \$0.00       | Incl      |
| Import                                          |      | CY   | \$0.00      | \$0.00       | Incl      |
| Export/Haul Off                                 |      | EA   | \$0.00      | \$0.00       | Incl      |
| Traffic Control                                 | 1    | LS   | \$25,423.82 | \$25,423.82  | Incl      |
| Traffic Control - Off Duty Officer              |      | HR   | \$0.00      | \$0.00       | Incl      |

| Division 32                               |      |      |           | \$104,000.00 | \$103.17  |
|-------------------------------------------|------|------|-----------|--------------|-----------|
| Paving                                    |      |      |           | \$76,550.00  | \$75.94   |
| Item Description                          | QTY  | Unit | Unit Cost | Total        | Incl/Excl |
| ABC                                       | 1008 | SY   | \$15.00   | \$15,120.00  | Incl      |
| Asphalt Paving 6"                         | 1008 | SY   | \$60.00   | \$60,480.00  | Incl      |
| Bituminous Tack Coat (Emulsified Asphalt) |      | SY   | \$0.00    | \$0.00       | Incl      |
| Micro Sealing                             |      | SY   | \$0.00    | \$0.00       | Incl      |
| Utility Adjustment (Manhole)              |      | EA   | \$0.00    | \$0.00       | Incl      |
| Asphalt Thickened Edge                    |      | LF   | \$0.00    | \$0.00       | Incl      |
| Utility Adjustment (Valve Cans)           | 1    | EA   | \$950.00  | \$950.00     | Incl      |

| Landscape                      |      |      |           | \$17,450.00 | \$17.31   |
|--------------------------------|------|------|-----------|-------------|-----------|
| Item Description               | QTY  | Unit | Unit Cost | Total       | Incl/Excl |
| Landscape                      | 3240 | SF   | \$5.00    | \$16,200.00 | Incl      |
| Landscape - Median             |      | SF   | \$0.00    | \$0.00      | Incl      |
| Landscape Restoration          |      | SF   | \$0.00    | \$0.00      | Incl      |
| Maintenance (90 Days)          |      | LS   | \$0.00    | \$0.00      | Incl      |
| Median Pavers                  |      | SF   | \$0.00    | \$0.00      | Incl      |
| Riprap (D50=1" To 3") 6" Depth | 5    | CY   | \$250.00  | \$1,250.00  | Incl      |

| Traffic Signals          |     |      |           | \$0.00 | \$0.00    |
|--------------------------|-----|------|-----------|--------|-----------|
| Item Description         | QTY | Unit | Unit Cost | Total  | Incl/Excl |
| Intersection Signals     |     | LS   | \$0.00    | \$0.00 | Incl      |
| Installation and Startup |     | LS   | \$0.00    | \$0.00 | Incl      |

| Signage |  |  |  | \$0.00 | \$0.00 |
|---------|--|--|--|--------|--------|
|---------|--|--|--|--------|--------|

| Striping                         |     |       |             | \$10,000.00 | \$9.92    |
|----------------------------------|-----|-------|-------------|-------------|-----------|
| Item Description                 | QTY | Unit  | Unit Cost   | Total       | Incl/Excl |
| Striping Mobilization            |     | LS    | \$0.00      | \$0.00      | Incl      |
| Striping, Signage, Obliteration, | 1   | LS    | \$10,000.00 | \$10,000.00 | Incl      |
| Construction Contingecy          |     | Allow | \$0.00      | \$0.00      | Incl      |

|             |             |         |
|-------------|-------------|---------|
| Division 33 | \$27,500.00 | \$27.28 |
|-------------|-------------|---------|

| Utilities                |     |      |             | \$27,500.00 | \$27.28   |
|--------------------------|-----|------|-------------|-------------|-----------|
| Item Description         | QTY | Unit | Unit Cost   | Total       | Incl/Excl |
| Fireline                 |     | LF   | \$0.00      | \$0.00      | Incl      |
| Domestic water           |     | LF   | \$0.00      | \$0.00      | Incl      |
| Drywells                 | 1   | EA   | \$27,500.00 | \$27,500.00 | Incl      |
| Storm System             |     | LF   | \$0.00      | \$0.00      | Incl      |
| Utility Locate - Pothole |     | LS   | \$0.00      | \$0.00      | Incl      |
| Vertical Realignment     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Concrete Pipe Collar     |     | EA   | \$0.00      | \$0.00      | Incl      |
| Storm Drain Manhole      |     | EA   | \$0.00      | \$0.00      | Incl      |
| Catch Basins, COG G-3535 | 1   | EA   | \$0.00      | \$0.00      | Incl      |
| Catch Basins, mag 535    |     | EA   | \$0.00      | \$0.00      | Incl      |
| Dry Utilities            |     |      |             | \$0.00      | \$0.00    |

|                              |              |          |
|------------------------------|--------------|----------|
| Miscellaneous Unlisted Items | \$877,554.05 | \$870.59 |
|------------------------------|--------------|----------|

| Misc                                                 |       |      |                | \$877,554.05 | \$870.59  |
|------------------------------------------------------|-------|------|----------------|--------------|-----------|
| Item Description                                     | QTY   | Unit | Unit Cost      | Total        | Incl/Excl |
| Contractor Quality Control/Materials Testing         | 1     | LS   | \$7,500.00     | \$7,500.00   | Incl      |
| Mob/Demob                                            | 0     | LS   | \$0.00         | \$0.00       | Incl      |
| Night / Weekend Work Allowance                       |       | AL   | \$0.00         | \$0.00       | Incl      |
| Onsite safety manager                                | 0     |      | \$0.00         | \$0.00       | Incl      |
| Pothole Utilities                                    | 1     |      | \$7,500.00     | \$7,500.00   | Incl      |
| Offsite Electrical                                   | 1     | LS   | \$141,402.00   | \$141,402.00 | Incl      |
| RELOCATE COMMUNICATION PULLBOX                       | 1     | EA   | \$7,202.44     | \$7,202.44   | Incl      |
| Remove guardrail                                     |       | LF   | \$0.00         | \$0.00       | Incl      |
| Engineering (324' of frontage)                       | 1     | LS   | \$61,781.00    | \$61,781.00  | Incl      |
| Permits                                              | 2.16% | LS   | \$919,338.00   | \$19,857.70  | Incl      |
| Construction Administration Services                 | 2.16% | LS   | \$3,217,683.00 | \$69,501.95  | Incl      |
| COG Review Fee                                       | 2.16% | LS   | \$919,338.00   | \$19,857.70  | Incl      |
| Land Acquisition                                     | 1     | LS   | \$405,486.00   | \$405,486.00 | Incl      |
| Real Estate Cost                                     | 9.14% | LS   | \$81,500.00    | \$7,449.10   | Incl      |
| Pavement section No. 3                               |       |      | \$0.00         | \$0.00       | Incl      |
| REMOVE CONCRETE HEADWALL                             | 2     | EA   | \$2,500.00     | \$5,000.00   | Incl      |
| REMOVE CONCRETE IRRIGATION DITCH, BACKFILL & COMPACT | 50    | LF   | \$30.00        | \$1,500.00   | Incl      |
| PRIVATE IRRIGATION ITEMS LUMP SUM                    | 1     | LS   | \$101,046.15   | \$101,046.15 | Incl      |
| MEDIAN STAMPED CONCRETE                              | 931   | SF   | \$20.00        | \$18,620.00  | Incl      |
| RELOCATE FIRE HYDRANT, MAG DET 360                   | 1     | EA   | \$3,850.00     | \$3,850.00   | Incl      |
| SAFETY RAIL (HEIGHT = 3'-6") MAG DET 145             | 20    | LF   | \$0.00         | \$0.00       | Incl      |
| REMOVE & SALAVGE EX MONUMENT SIGN                    |       | EA   | \$0.00         | \$0.00       | Incl      |

|            |                |
|------------|----------------|
| Total      | \$1,302,130.40 |
| Check      | \$1,302,130.40 |
| Difference | \$0.00         |

GC's

| Division 01                    |     |      |            | \$83,900.00 |           |  |
|--------------------------------|-----|------|------------|-------------|-----------|--|
| General                        |     |      |            | \$83,900.00 |           |  |
| Item Description               | QTY | Unit | Unit Cost  | Total       | Incl/Excl |  |
| Conex Rental                   |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Daily Clean                    |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Dumpster                       | 12  | WK   | \$750.00   | \$9,000.00  | Incl      |  |
| Dust Partitions                |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Manager                | 120 | HR   | \$85.00    | \$10,200.00 | Incl      |  |
| Project Superintendent         | 480 | HR   | \$85.00    | \$40,800.00 | Incl      |  |
| Project Engineer               | 192 | HR   | \$75.00    | \$14,400.00 |           |  |
| Asst. Project Manager          |     | HR   | \$0.00     | \$0.00      |           |  |
| General Field Labor            |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Construction Coordinator       |     | HR   | \$0.00     | \$0.00      | Incl      |  |
| Materials and Equipment rental |     | LS   | \$0.00     | \$0.00      | Incl      |  |
| Project Sign                   | 1   | EA   | \$500.00   | \$500.00    | Incl      |  |
| Safety/Project Signage         | 1   | LS   | \$500.00   | \$500.00    | Incl      |  |
| Small Tools                    | 1   | LS   | \$2,500.00 | \$2,500.00  | Incl      |  |
| Temp Electric                  |     | WK   | \$0.00     | \$0.00      | Incl      |  |
| Temp Toilets                   | 3   | MO   | \$1,000.00 | \$3,000.00  | Incl      |  |
| Temp Utils                     |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Temporay Fencing               |     | MO   | \$0.00     | \$0.00      | Incl      |  |
| Water/Ice                      | 12  | WK   | \$250.00   | \$3,000.00  | Incl      |  |

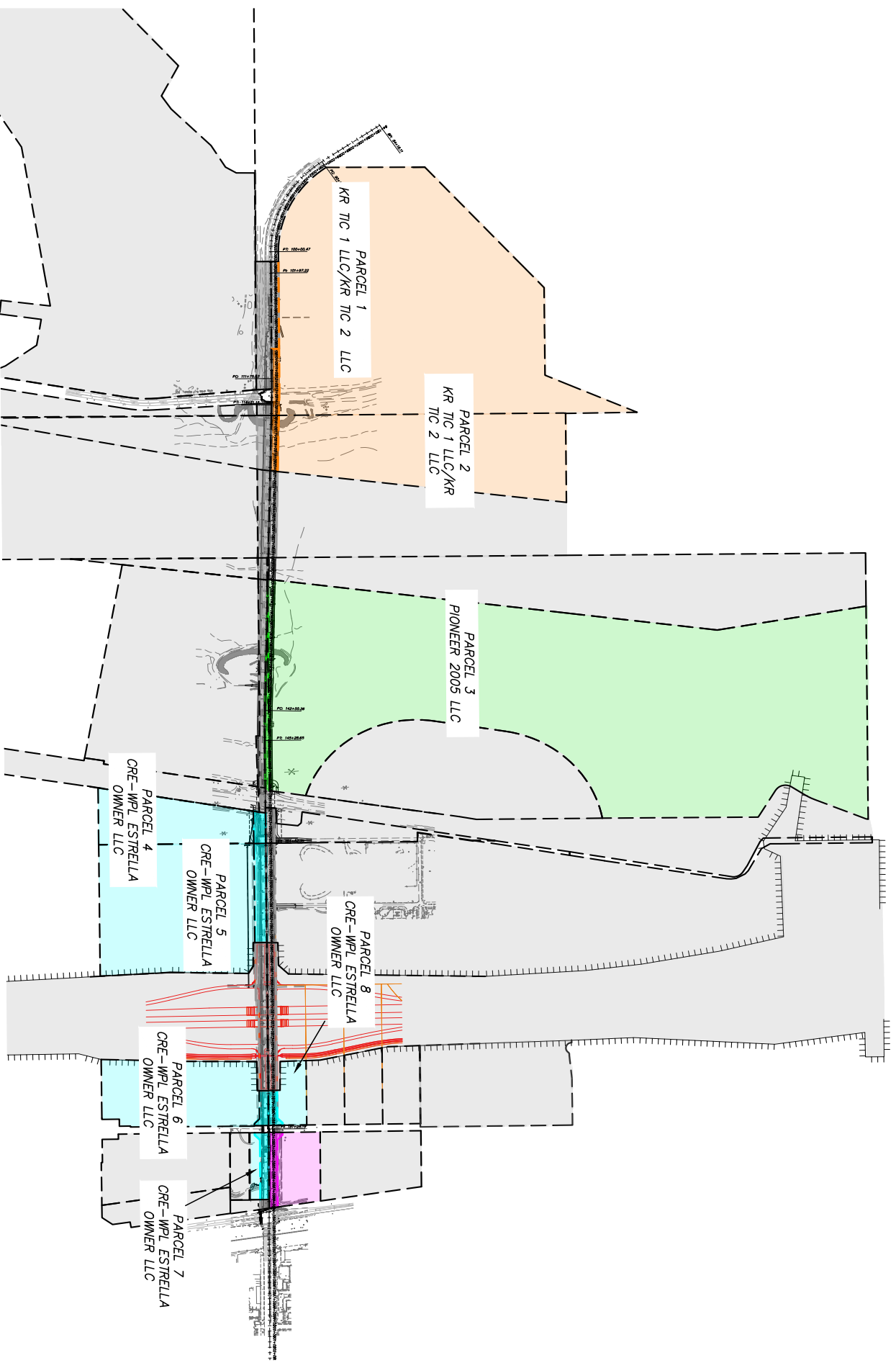
|            |             |
|------------|-------------|
| Total      | \$83,900.00 |
| Check      | \$83,900.00 |
| Difference | \$0.00      |

## Summary

## EXHIBIT 2

### SPECIAL IMPROVEMENT PROJECT AREA MAP

# Estrella Parkway: Vineyard Avenue to MC85 Improvement



## EXHIBIT 3

### LEGAL DESCRIPTIONS AND CURRENT OWNERS OF BENEFITED PROPERTIES

## OWNERS OF BENEFITED PROPERTIES

### Parcel Owners:

Parcel 1: KR TIC 1 LLC/KR TIC 2 LLC Parcel

2: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 3: PIONEER 2005 LLC Parcel 4: CRE-

WPL ESTRELLA OWNER LLC

Parcel 5: CRE-WPL ESTRELLA OWNER LLC

Parcel 6: CRE-WPL ESTRELLA OWNER LLC

Parcel 7: CRE-WPL ESTRELLA OWNER LLC

Parcel 8: CRE-WPL ESTRELLA OWNER LLC

## LEGAL DESCRIPTION OF PARCEL 1

## LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30;

THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH 00°14'17" WEST, A DISTANCE OF 100.48 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°45'43" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°14'17" WEST, A DISTANCE OF 257.18 FEET;

THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 25.71 FEET;

THENCE SOUTH 00°56'39" WEST, A DISTANCE OF 267.19 FEET;

THENCE SOUTH 88°46'54" WEST, A DISTANCE OF 222.58 FEET;

THENCE NORTH 00°13'34" EAST, A DISTANCE OF 596.49 FEET;

THENCE SOUTH 89°59'35" EAST, A DISTANCE OF 206.64 FEET;

THENCE SOUTH 00°14'17" WEST, A DISTANCE OF 22.00 FEET;

THENCE SOUTH 44°45'43" EAST, A DISTANCE OF 63.64 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION OF PARCEL 2

## LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF SAID SECTION 20, NORTH  $00^{\circ}29'30''$  EAST, A DISTANCE OF 100.24 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH  $89^{\circ}30'30''$  EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH  $00^{\circ}29'30''$  EAST, A DISTANCE OF 553.39 FEET;

THENCE SOUTH  $89^{\circ}57'33''$  EAST, A DISTANCE OF 88.00 FEET;

THENCE SOUTH  $00^{\circ}29'30''$  WEST, A DISTANCE OF 620.07 FEET;

THENCE NORTH  $89^{\circ}57'33''$  WEST, A DISTANCE OF 43.00 FEET;

THENCE NORTH  $00^{\circ}29'30''$  EAST, A DISTANCE OF 22.00 FEET;

THENCE NORTH  $44^{\circ}57'33''$  WEST, A DISTANCE OF 63.14 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION OF PARCEL 3

## LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTH LINE OF SAID SECTION 29, SOUTH 89°57'33" EAST, A DISTANCE OF 119.89 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°02'27" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°57'33" EAST, A DISTANCE OF 1066.25 FEET;

THENCE SOUTH 00°02'27" WEST, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 89°57'33" EAST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 00°02'27" WEST, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 89°57'33" EAST, A DISTANCE OF 142.74 FEET;

THENCE SOUTH 00°01'52" WEST, A DISTANCE OF 556.33 FEET;

THENCE NORTH 87°53'39" WEST, A DISTANCE OF 721.71 FEET;

THENCE NORTH 89°03'12" WEST, A DISTANCE OF 607.38 FEET;

THENCE NORTH 00°30'58" WEST, A DISTANCE OF 269.82 FEET;

THENCE SOUTH 89°32'14" WEST, A DISTANCE OF 19.03 FEET;

THENCE NORTH 00°14'17" EAST, A DISTANCE OF 255.93 FEET;

THENCE NORTH 45°02'27" EAST, A DISTANCE OF 63.86 FEET;

THENCE NORTH 00°14'17" EAST, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION OF PARCEL 4

## LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, NORTH 89°57'15" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°14'17" EAST, A DISTANCE OF 918.08 FEET;

THENCE SOUTH 88°15'03" EAST, A DISTANCE OF 17.22 FEET;

THENCE NORTH 00°43'47" EAST, A DISTANCE OF 217.67 FEET;

THENCE NORTH 32°04'51" EAST, A DISTANCE OF 79.33 FEET;

THENCE SOUTH 88°28'52" EAST, A DISTANCE OF 675.37 FEET;

THENCE NORTH 87°23'22" EAST, A DISTANCE OF 593.63 FEET;

THENCE SOUTH 00°01'52" WEST, A DISTANCE OF 1209.99 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'15" WEST, A DISTANCE OF 1333.42 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION OF PARCEL 5

## LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, NORTH 89°57'15" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°57'15" EAST, A DISTANCE OF 1333.42 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°02'44" EAST, A DISTANCE OF 534.15 FEET;

THENCE NORTH 79°59'27" WEST, A DISTANCE OF 1355.31 FEET;

THENCE NORTH 00°09'41" EAST, A DISTANCE OF 297.16 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION OF PARCEL 6

## LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30;

THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH  $00^{\circ}09'41''$  WEST, A DISTANCE OF 495.54 FEET;

THENCE LEAVING SAID EAST LINE, NORTH  $80^{\circ}44'56''$  WEST, A DISTANCE OF 40.51 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH  $00^{\circ}09'41''$  WEST, A DISTANCE OF 1950.71 FEET;

THENCE NORTH  $82^{\circ}32'06''$  WEST, A DISTANCE OF 3915.59 FEET;

THENCE SOUTH  $81^{\circ}17'41''$  WEST, A DISTANCE OF 1311.09 FEET TO THE WEST LINE OF SAID SECTION 30;

THENCE ALONG SAID WEST LINE, NORTH  $00^{\circ}12'59''$  EAST, A DISTANCE OF 1983.74 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH  $78^{\circ}20'45''$  EAST, A DISTANCE OF 52.61 FEET;

THENCE SOUTH  $67^{\circ}00'59''$  EAST, A DISTANCE OF 475.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 510.00 FEET AND A CHORD THAT BEARS SOUTH  $61^{\circ}25'52''$  EAST, A DISTANCE OF 93.30 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, AN ARC LENGTH OF 93.43 FEET;

THENCE SOUTH  $56^{\circ}11'00''$  EAST, A DISTANCE OF 133.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD THAT BEARS NORTH  $77^{\circ}43'56''$  EAST, A DISTANCE OF 143.26 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 159.69 FEET;

THENCE NORTH  $31^{\circ}59'03''$  EAST, A DISTANCE OF 266.66 FEET;

THENCE NORTH  $32^{\circ}47'58''$  EAST, A DISTANCE OF 16.65 FEET;

THENCE  $89^{\circ}54'54''$  EAST, A DISTANCE OF 1346.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1000.00 FEET AND A CHORD THAT BEARS SOUTH  $44^{\circ}56'13''$  EAST, A DISTANCE OF 1159.59 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 1236.96 FEET;

THENCE SOUTH  $80^{\circ}22'24''$  EAST, A DISTANCE OF 618.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1000.00 FEET AND A CHORD THAT BEARS NORTH  $58^{\circ}45'12''$  EAST, A DISTANCE OF 1307.36 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 1424.88 FEET;

THENCE SOUTH  $80^{\circ}44'56''$  EAST, A DISTANCE OF 315.87 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION OF PARCEL 7

## LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31;

THENCE ALONG THE EAST LINE OF SAID SECTION 31, SOUTH 00°22'12" WEST, A DISTANCE OF 798.53 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°37'48" WEST, A DISTANCE OF 135.31 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°56'01" WEST, A DISTANCE OF 520.75 FEET;

THENCE NORTH 89°44'25" WEST, A DISTANCE OF 2460.19 FEET;

THENCE NORTH 00°02'43" EAST, A DISTANCE OF 827.05 FEET;

THENCE SOUTH 82°41'22" EAST, A DISTANCE OF 2497.01 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION OF PARCEL 8

## LEGAL DESCRIPTION

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31;

THENCE ALONG THE EAST LINE OF SAID SECTION 31, NORTH  $00^{\circ}22'34''$  EAST, A DISTANCE OF 1319.53 FEET;

THENCE LEAVING SAID EAST LINE, NORTH  $89^{\circ}37'48''$  WEST, A DISTANCE OF 149.15 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH  $01^{\circ}56'01''$  WEST, A DISTANCE OF 218.04 FEET;

THENCE SOUTH  $00^{\circ}22'12''$  WEST, A DISTANCE OF 1299.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 935.00 FEET AND A CHORD THAT BEARS SOUTH  $28^{\circ}22'48''$  WEST, A DISTANCE OF 877.35 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, AN ARC LENGTH OF 913.22 FEET;

THENCE NORTH  $89^{\circ}36'11''$  WEST, A DISTANCE OF 862.94 FEET;

THENCE NORTH  $40^{\circ}00'22''$  WEST, A DISTANCE OF 1569.39 FEET;

THENCE NORTH  $00^{\circ}02'43''$  EAST, A DISTANCE OF 778.72 FEET;

THENCE NORTH  $72^{\circ}10'38''$  WEST, A DISTANCE OF 948.34 FEET;

THENCE NORTH  $20^{\circ}44'47''$  EAST, A DISTANCE OF 28.17 FEET;

THENCE SOUTH  $89^{\circ}44'25''$  EAST, A DISTANCE OF 3196.78 FEET TO THE POINT OF BEGINNING.