OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
JUSTIN HEAP
20260518476 09/02/2026 09:24
ELECTRONIC RECORDING

2026041-24-1-1--
GarciaC

When recorded mail to:

City of Goodyear
City Clerk's Office
1900 N. Civic Square
Goodyear AZ 85395

RESOLUTION NO. 2026-2538

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.

DO NOT REMOVE

This is part of the official document

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:

<u>SECTION 1.</u> 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.

<u>SECTION 2.</u> 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").

<u>SECTION 3.</u> 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.

<u>SECTION 4.</u> 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 7-0 vote, this 31st day of August, 2026.

Joe Pizzillo, Mayor

Date: 8/31/2026

ATTEST:

Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

Roric Massey, City Attorney

REPLACEMENT PAGE

Exhibit ‘1’
“ESTIMATE FOR BENEFITED PROPERTIES”

Exhibit ‘2’
“SPECIAL IMPROVEMENT PROJECT AREA MAP”

On File at the Goodyear City Clerk’s Office
1900 N. Civic Square
Goodyear, AZ 85395
623-882-7830

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

CIP CONSTRUCTION SUMMARY

Date	6/24/2026
Type	Offsite
Description	ROW

PROJECT NAME: 42026 - PARCEL 1 - KR TIC 1 LLC/KR TIC 2 LLC

Offsite	Site	Building	
5083 SY	SF	SF	5083 SY

DIVISION	TRADE	Offsite	Site	Building	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 Surpression			$ -	$ -
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 Liabilit	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

42026 - PARCEL 1 - KR TIC 1 LLC/KR TIC 2 LLC **6/24/2026**

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, Vallley Gutter, Driveways		SF	$0.00	$0.00	Incl
Remove Exisitng Median Nose Transition		EA	$0.00	$0.00	Incl
Remove Catch Basins		EA	$0.00	$0.00	Incl
Remove Exisitng 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
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 $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
Offiste 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
Striplng, 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 saftey 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

42026 - PARCEL 1 - KR TIC 1 LLC/KR TIC 2 LLC **6/24/2026**

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 Offsite — SF Site — SF Building — 51 SF

DIVISION	TRADE	Offsite	Site	Building	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 Surpression			$ -	$ -
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

Contruction contingency -	5%	$ 36,731.47
Owners Allowance -		$ -
Escallation Allowance -		$ -
Public Art Allowance -	LS	
Allowance #1 -	CONTRACTOR QUALITY CONTROL (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

42026 - PARCEL 2 - KR TIC 1 LLC/KR TIC 2 LLC — 6/24/2025

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
Subgrade Preparation		SY	$0.00	$0.00	Incl
Dust Control	1	LS	$13,125.00	$13,125.00	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	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
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
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
Striplng, Signage, Obliteration, And Parking Blocks	1	LS	$15,000.00	$15,000.00	Incl
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 saftey 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

42026 - PARCEL 2 - KR TIC 1 LLC/KR TIC 2 LLC **6/24/2025**

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

CIP CONSTRUCTION SUMMARY

Date	6/24/2025
Type	Offsite
Description	ROW

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

DIVISION	TRADE	Offsite	Site	Building	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 Surpression			$ -	$ -
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

Contruction 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

42026 - PARCEL 3 - PIONEER 2005 LLC	6/24/2025

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		LF	$0.00	$0.00	Incl
Saw Cutting		LF	$0.00	$0.00	Incl
Asphalt Demo	78	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		LS	$0.00	$0.00	Incl
Remove Concrete Sidewalk, Vallley Gutter, Driveways		SF	$0.00	$0.00	Incl
Remove Exisitng Median Nose Transition		EA	$0.00	$0.00	Incl
Remove Catch Basins		EA	$0.00	$0.00	Incl
Remove Exisitng Sign, Post and Foundation		EA	$0.00	$0.00	Incl
Remove Pipe	31	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		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	2028	LF	$31.00	$62,868.00	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		EA	$0.00	$0.00	Incl
Concrete Sidewalk	11029	SF	$12.00	$132,348.00	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 — $0.78

Specialties — $5,000.00 — $0.78

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 — $366,746.23 — $57.47

Offsite Electrical — $366,746.23 — $57.47

Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Offiste 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
Striplng, 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		LF	$0.00	$0.00	Incl
Domestic water		LF	$0.00	$0.00	Incl
Drywells		EA	$0.00	$0.00	Incl
Storm System	41	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		AL	$0.00	$0.00	Incl
Onsite saftey manager	0		$0.00	$0.00	Incl
Pothole Utilities	1		$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		LF	$0.00	$0.00	Incl
Engineering (615' of frontage)	1	LS	$370,208.00	$370,208.00	Incl
Permits	12.95%	LS	$919,338.00	$119,054.27	Incl
Construction Administration Services	12.95%	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

42026 - PARCEL 3 - PIONEER 2005 LLC **6/24/2025**

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 Offsite | SF Site | SF Building | 2511 SY

DIVISION	TRADE	Offsite	Site	Building	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 Surpression			$ -	$ -
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

Contruction 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

42026 - PARCEL 4 - CRE-WPL ESTRELLA OWNER LLC **6/24/2026**

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, Vallley Gutter, Driveways		SF	$0.00	$0.00	Incl
Remove Exisitng Median Nose Transition		EA	$0.00	$0.00	Incl
Remove Catch Basins		EA	$0.00	$0.00	Incl
Remove Exisitng 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
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 — $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
Offiste 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 I
Night / Weekend Work Allowance		AL	$0.00	$0.00	Incl
Onsite saftey 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

42026 - PARCEL 4 - CRE-WPL ESTRELLA OWNER LLC **6/24/2026**

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

DIVISION	TRADE	Offsite	Site	Building	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 Surpression			$ -	$ -
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

42026 - PARCEL 5 - CRE-WPL ESTRELLA OWNER LLC 6/24/2025

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, Vallley Gutter, Driveways		SF	$0.00	$0.00	Incl
Remove Exisitng Median Nose Transition		EA	$0.00	$0.00	Incl
Remove Catch Basins		EA	$0.00	$0.00	Incl
Remove Exisitng 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
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 $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
Offiste 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
Striplng, 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 saftey 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

42026 - PARCEL 5 - CRE-WPL ESTRELLA OWNER LLC **6/24/2025**

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

CITY OF Goodyear

CIP CONSTRUCTION SUMMARY

Date
Type
Description

PROJECT NAME: 42026 - PARCEL 6 - CRE-WPL ESTRELLA OWNER L 0 SF | SF | SF | 0 SF

Offsite | Site | Building

DIVISION	TRADE	Offsite	Site	Building	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 Surpression			$ -	$ -
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

	Contruction 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			$ -

42026 - PARCEL 6 - CRE-WPL ESTRELLA OWNER LLC **1/0/1900**

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, Vallley Gutter, Driveways		SF	$0.00	$0.00	Incl
Remove Exisitng Median Nose Transition		EA	$0.00	$0.00	Incl
Remove Catch Basins		EA	$0.00	$0.00	Incl
Remove Exisitng 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
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 — $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
Offiste 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	Incl
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		LS	$0.00	$0.00	Incl
Striplng, Signage, Obliteration,	1	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 saftey 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

42026 - PARCEL 6 - CRE-WPL ESTRELLA OWNER LLC **1/0/1900**

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 Offsite | SF Site | SF Building | 875 SY

DIVISION	TRADE	Offsite	Site	Building	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	
Allowance #1 -	CONTRACTOR QUALITY CONTROL (ALLOWANCE)	
Allowance #2 -	TEMPORARY PAVEMENT (ALLOWANCE)	$ 5,500.00
Allowance #3 -		
Allowance #4 -		
Allowance #5 -		
Allowance #6 -		
Allowance #7 -		
Allowance #8 -		
		$ 96,927.99
		$ 2,269,704.05
SY		$ 2,483.17

42026 - PARCEL 7 - CRE-WPL ESTRELLA OWNER LLC 6/24/2026

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, Vallley Gutter, Driveways		SF	$0.00	$0.00	Incl
Remove Exisitng Median Nose Transition		EA	$0.00	$0.00	Incl
Remove Catch Basins		EA	$0.00	$0.00	Incl
Remove Exisitng 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
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 — $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
Offiste 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
Striplng, 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 saftey manager	0		$0.00	$0.00	Incl
Pothole Utilities	1	LS	$7,500.00	$7,500.00	Incl
Offiste 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

42026 - PARCEL 7 - CRE-WPL ESTRELLA OWNER LLC **6/24/2026**

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 Offsite | SF Site | SF Building | 1008 SY

DIVISION	TRADE	Offsite	Site	Building	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 Surpression			$ -	$ -
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

42026 - PARCEL 7 - CRE-WPL ESTRELLA OWNER LLC **6/24/2025**

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, Vallley Gutter, Driveways		SF	$0.00	$0.00	Incl
Remove Exisitng Median Nose Transition		EA	$0.00	$0.00	Incl
Remove Catch Basins		EA	$0.00	$0.00	Incl
Remove Exisitng 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
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 — $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
Offiste 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
Striplng, 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 saftey manager	0		$0.00	$0.00	Incl
Pothole Utilities	1		$7,500.00	$7,500.00	Incl
Offiste 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

42026 - PARCEL 7 - CRE-WPL ESTRELLA OWNER LLC **6/24/2025**

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

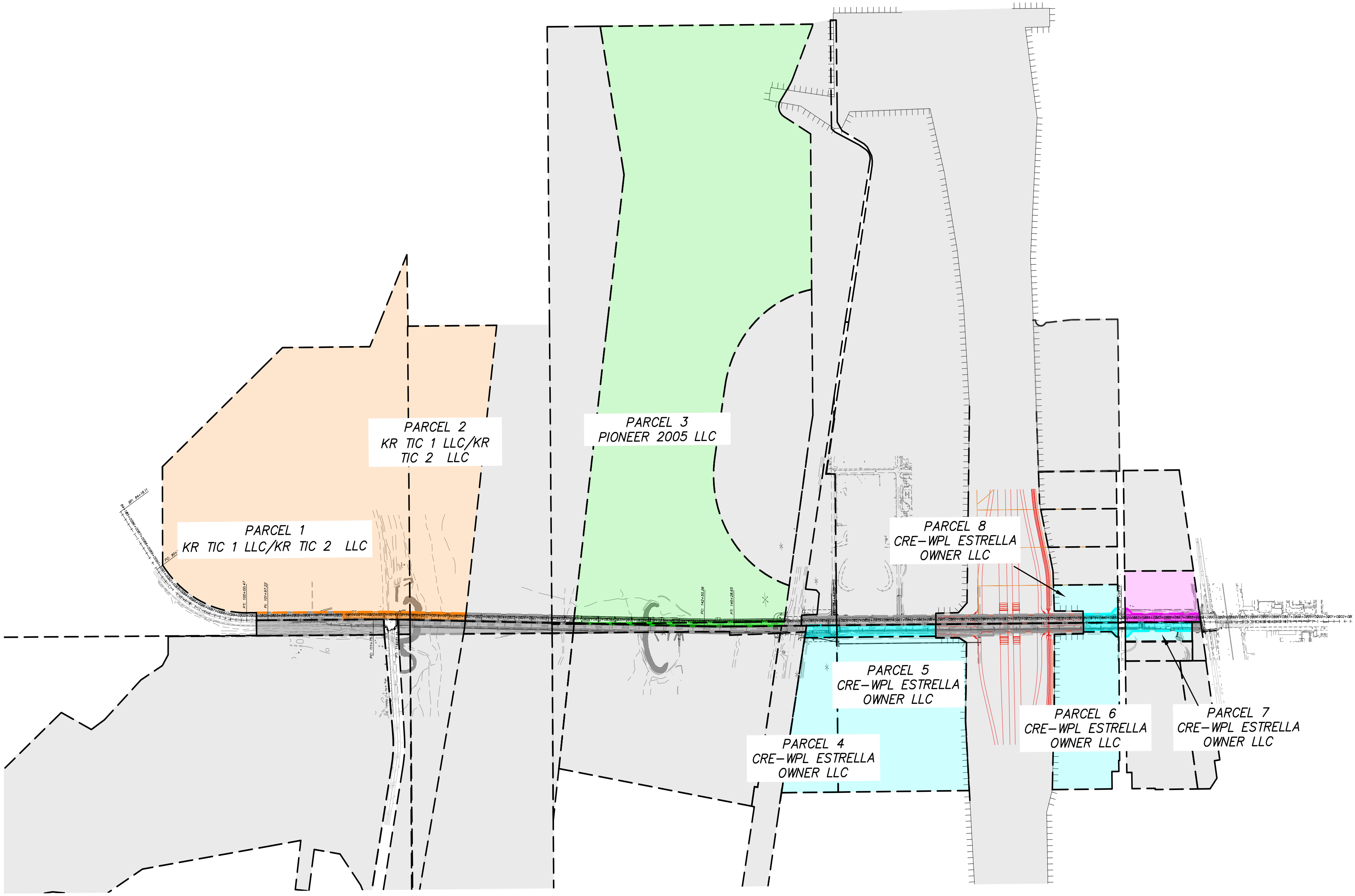

EXHIBIT 3

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%%D46'54" 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°29’30” EAST, A DISTANCE OF 100.24 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°30’30” EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°29’30” EAST, A DISTANCE OF 553.39 FEET;

THENCE SOUTH 89°57’33” EAST, A DISTANCE OF 88.00 FEET;

THENCE SOUTH 00°29’30” WEST, A DISTANCE OF 620.07 FEET;

THENCE NORTH 89°57’33” WEST, A DISTANCE OF 43.00 FEET;

THENCE NORTH 00°29’30” EAST, A DISTANCE OF 22.00 FEET;

THENCE NORTH 44°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;

THENCEE 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°09’41” WEST, A DISTANCE OF 495.54 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 80°44’56” WEST, A DISTANCE OF 40.51 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°09’41” WEST, A DISTANCE OF 1950.71 FEET;

THENCE NORTH 82°32’06” WEST, A DISTANCE OF 3915.59 FEET;

THENCE SOUTH 81°17’41” WEST, A DISTANCE OF 1311.09 FEET TO THE WEST LINE OF SAID SECTION 30;

THENCE ALONG SAID WEST LINE, NORTH 00°12’59” EAST, A DISTANCE OF 1983.74 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 78°20’45” EAST, A DISTANCE OF 52.61 FEET;

THENCE SOUTH 67°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°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°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°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°59’03” EAST, A DISTANCE OF 266.66 FEET;

THENCE NORTH 32°47’58” EAST, A DISTANCE OF 16.65 FEET;

THENCE 89°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°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°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°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°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°22’34” EAST, A DISTANCE OF 1319.53 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°37’48” WEST, A DISTANCE OF 149.15 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°56’01” WEST, A DISTANCE OF 218.04 FEET;

THENCE SOUTH 00°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°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°36’11” WEST, A DISTANCE OF 862.94 FEET;

THENCE NORTH 40°00’22” WEST, A DISTANCE OF 1569.39 FEET;

THENCE NORTH 00°02’43” EAST, A DISTANCE OF 778.72 FEET;

THENCE NORTH 72°10’38” WEST, A DISTANCE OF 948.34 FEET;

THENCE NORTH 20°44’47” EAST, A DISTANCE OF 28.17 FEET;

THENCE SOUTH 89°44’25” EAST, A DISTANCE OF 3196.78 FEET TO THE POINT OF BEGINNING.