

EXHIBIT D



RIALTO SOUTH LOT - PHASE 2 DEVELOPMENT
 CITY OF RIALTO POLICE STATION
 Date: June 2, 2026

	COMPONENT	Jun 26 PHASE 2 DESIGN AND CONSTRUCTION	COMMENTS
1	A/E SERVICES		
	AE Basic Fee	\$ 183,456	LPA base fee includes CD's, permit processing, CA, and closeout
	Reimbursables		
2	MISC CONSULTANTS		
	Commissioning, Enhanced Commissioning, and MEP peer review		Excluded - assume not required
	Survey, ALTA and mapping	\$ 9,000	In construction - final line and grade
	Lead and asbestos testing and final report		All requirements in Testing and Inspection section
	Dry utility coordination (telco, cable, ISP)		Morrow - Included in CO 6 to PD/City
	Traffic Engineer		Allowance for CD's on any required offsite work
	Phase I ESA		Citadel - Included in CO 6 to PD/City
	Soil subsurface investigation-Vapor testing		Citadel - Included in CO 6 to PD/City
	Abatement monitoring and final report	\$ 24,241	Allowance
3	GEOTECHNICAL SERVICES		
	Preliminary soil investigation		Not part of development phase scope of work
3	CONSTRUCTION SERVICES		
	Preconstruction services		
	Base Project Construction Costs	\$ 4,913,573	Swinerton
	Builder's Risk Insurance		Excluded
4	TESTING AND INSPECTION		
	Geotechnical testing	\$ 49,262	Allowance
	Materials testing and inspection	\$ 29,572	Allowance
6	FIXTURES, FURNISHINGS, AND EQUIPMENT ALLOWANCE		
	Site furnishings	\$ -	None required
7	UTILITY COMPANY CONNECTION SERVICES AND FEES		
	Electrical		Excluded
	ISP, Cable TV		Excluded
5	COUNTY, CITY, AND ALL AGENCY HAVING JURISDICITON FEES		All permits and fees are excluded
	Development Impact Fees		
	Open Space		
	Regional Traffic Fees		
	Storm Drain Facilities Fees		
	Street Medians		
	General Facilities		
	School Facilities Fees		
	Planning Dept processing fees		
	Building Dept plan check and permit		
	Public works fees		
	Police and fire fees		
6	MISC OWNER COSTS		
	Insurance - City Liability		Excluded
	Builders Risk insurance		Excluded
4	DEVELOPMENT AND CONSTRUCTION MANAGEMENT		
	Developer's Overhead	\$ 208,364	4% Fixed
	Developer's Fixed Fee	\$ 216,699	4% Fixed
	Developer Contingency	\$ 390,683	
	Insurance	\$ 60,248	\$10/\$1,000
5	CITY CONTINGENCY	\$ 260,455	Per City direction
	TOTAL DEVELOPMENT PHASE GMP	\$ 6,345,553	