CONSTRUCTION COSTS - OFFSITE
I-10 Valley Logistics Center
September 3, 2019

DESCRIPTION OF COSTS	SPRUCE AVENUE	VALLEY BOULEVARD	CACTUS AVENUE	TOTAL OFFSITES	Circulation DIF Credit (Valley Blvd.) Eligible?	Applicable Line Item	%	$	Storm Drain DIF Credit (Valley Blvd.) Eligible?	Applicable Line Item	%	$
(00850) Plans and Specification	-	-	-	-								
(10525) Knox Boxes	-	-	-	-								
(01050) Civil Engineering - Staking	6,833	31,885	6,833	45,550	Yes	31,885	70%	$22,320	Yes	31,885	30%	$9,566
(01170) Cleaning Contractors	-	-	-	-	No	-	-	-	No	-	-	-
(01350) LEED Documentation	-	-	-	-	No	-	-	-	No	-	-	-
(01400) Testing & Inspections	-	-	-	-	No	-	-	-	No	-	-	-
(01430) Safety Inspections	1,200	5,600	1,200	8,000	Yes	5,600	100%	$5,600	No	5,600	-	-
(01570) Traffic Control	15,000	70,000	15,000	100,000	Yes	70,000	100%	$70,000	No	70,000	-	-
(02010) Soils Testing	-	-	-	-	No	-	-	-	No	-	-	-
(02050) Demolition	-	-	-	-	No	-	-	-	No	-	-	-
(02200) Excavation/Grading	28,868	59,156	26,975	115,000	Yes	59,156	100%	$59,156	No	59,156	-	-
(02350) Foundation Piles	-	-	-	-	No	-	-	-	No	-	-	-
(02450) Railroad	-	-	-	-	No	-	-	-	No	-	-	-
(02500) Asphalt Paving	52,674	245,810	52,674	351,157	Yes	245,810	100%	$245,810	No	245,810	-	-
(02501) Asphalt Inspection	-	-	-	-	No	-	-	-	No	-	-	-
(02525) Site Concrete Curb & Gutter	37,125	76,075	34,690	147,890	Yes	76,075	100%	$76,075	No	76,075	-	-
(02550) Site Concrete Paving	-	-	-	-	No	-	-	-	No	-	-	-
(02580) Pavement Markings	5,081	23,713	5,081	33,875	Yes	23,713	100%	$23,713	No	23,713	-	-
(02600) Storm Drain	-	240,930	38,020	278,950	No	240,930	-	-	Yes	240,930	100%	$240,930
(02700) Sewer	-	-	-	-	No	-	-	-	No	-	-	-
(02800) Water Lines	-	329,106	-	329,106	No	329,106	-	-	No	329,106	-	-
(02800) Water Features	-	-	-	-	No	-	-	-	No	-	-	-
(02830) Fencing	-	-	-	-	No	-	-	-	No	-	-	-
(02840) Traffic Signals	306,018	-	42,095	348,113	Yes	348,113	78%	$271,609	No	-	-	-
(02870) Site Furnishings	-	-	-	-	No	-	-	-	No	-	-	-
(02900) Landscaping	-	-	-	-	No	-	-	-	No	-	-	-
(03210) Rebar Reinforcing	-	-	-	-	No	-	-	-	No	-	-	-
(03072) Lift Iron	-	-	-	-	No	-	-	-	No	-	-	-
(03300) Structural Concrete	-	-	-	-	No	-	-	-	No	-	-	-
(03350) Sandblasting	-	-	-	-	No	-	-	-	No	-	-	-
(03510) Lightweight Topping	-	-	-	-	No	-	-	-	No	-	-	-
(03720) Sacking	-	-	-	-	No	-	-	-	No	-	-	-
(04200) Masonry	-	-	-	-	No	-	-	-	No	-	-	-
(05050) Welding	-	-	-	-	No	-	-	-	No	-	-	-
(05500) Structural Steel	-	-	-	-	No	-	-	-	No	-	-	-
(05700) Misc. Metals	-	-	-	-	No	-	-	-	No	-	-	-
(06100) Rough Carpentry	-	-	-	-	No	-	-	-	No	-	-	-
(06170) Roof Structure	-	-	-	-	No	-	-	-	No	-	-	-
(06220) Millwork	-	-	-	-	No	-	-	-	No	-	-	-
(06240) Granite and Marble	-	-	-	-	No	-	-	-	No	-	-	-
(07100) Caulking/Waterproofing	-	-	-	-	No	-	-	-	No	-	-	-
(07120) Floor Sealer	-	-	-	-	No	-	-	-	No	-	-	-
(07200) Insulation	-	-	-	-	No	-	-	-	No	-	-	-
(07250) Fire Proofing	-	-	-	-	No	-	-	-	No	-	-	-
(07410) Insulated Metal Panels	-	-	-	-	No	-	-	-	No	-	-	-
(07500) Roofing	-	-	-	-	No	-	-	-	No	-	-	-
(07501) Roofing Inspection	-	-	-	-	No	-	-	-	No	-	-	-
(07600) Sheet Metal	-	-	-	-	No	-	-	-	No	-	-	-
(07800) Skylights	-	-	-	-	No	-	-	-	No	-	-	-
(08100) Doors and Frames	-	-	-	-	No	-	-	-	No	-	-	-
(08360) Overhead Doors	-	-	-	-	No	-	-	-	No	-	-	-
(08800) Glass & Glazing	-	-	-	-	No	-	-	-	No	-	-	-
(09200) Lath and Plaster	-	-	-	-	No	-	-	-	No	-	-	-
(09250) Drywall/Metal Stud	-	-	-	-	No	-	-	-	No	-	-	-
(09300) Tile	-	-	-	-	No	-	-	-	No	-	-	-
(09500) T-Bar Ceiling	-	-	-	-	No	-	-	-	No	-	-	-
(09600) Epoxy Coatings	-	-	-	-	No	-	-	-	No	-	-	-
(09650) Flooring	-	-	-	-	No	-	-	-	No	-	-	-
(09900) Painting	-	-	-	-	No	-	-	-	No	-	-	-
(09985) Marlite/FRP	-	-	-	-	No	-	-	-	No	-	-	-
(10000) Accessories	-	-	-	-	No	-	-	-	No	-	-	-
(10350) Flag Pole	-	-	-	-	No	-	-	-	No	-	-	-
(11400) Food Services	-	-	-	-	No	-	-	-	No	-	-	-
(10430) Signs	-	-	-	-	No	-	-	-	No	-	-	-
(10500) Lockers and Benches	-	-	-	-	No	-	-	-	No	-	-	-
(10522) Fire Extinguishers	-	-	-	-	No	-	-	-	No	-	-	-
(10600) Restroom Access / Partitions	-	-	-	-	No	-	-	-	No	-	-	-
(10650) Folding Partitions	-	-	-	-	No	-	-	-	No	-	-	-
(11452) Appliances	-	-	-	-	No	-	-	-	No	-	-	-
(11160) Dock Equipment	-	-	-	-	No	-	-	-	No	-	-	-
(11172) Trash Compactor	-	-	-	-	No	-	-	-	No	-	-	-
(12510) Window Coverings	-	-	-	-	No	-	-	-	No	-	-	-
(13000) Building Specialties	-	-	-	-	No	-	-	-	No	-	-	-
(14200) Elevator	-	-	-	-	No	-	-	-	No	-	-	-
(15300) Fire Sprinklers	-	-	-	-	No	-	-	-	No	-	-	-
(15400) Plumbing	-	-	-	-	No	-	-	-	No	-	-	-
(15500) HVAC	-	-	-	-	No	-	-	-	No	-	-	-
(15650) Refrigeration	-	-	-	-	No	-	-	-	No	-	-	-
(16050) Electrical	132,490	103,678	193,023	429,191	Yes	236,168	40%	$94,178	No	103,678	-	-
(16015) Solar Technologies	-	-	-	-	No	-	-	-	No	-	-	-
(16720) Central Station/Alarm	-	-	-	-	No	-	-	-	No	-	-	-
Security - Allowance	-	-	-	-	No	-	-	-	No	-	-	-
SWPPP - Allowance	5,396	11,057	5,042	21,495	Yes	11,057	100%	$11,057	No	11,057	-	-
Rock Removal - Allowance	-	-	-	-	No	-	-	-	No	-	-	-
West PL Landscape - Allowance	-	-	-	-	No	-	-	-	No	-	-	-
General Conditions	-	-	-	-	No	-	-	-	No	-	-	-
Subtotal	**590,684**	**1,197,010**	**420,633**	**2,208,327**				**$879,517**				**$250,496**
Contingency (10.000%)	59,068	119,701	42,063	220,833				$87,952				$25,050
Liability Insurance (0.680%)	4,418	8,954	3,146	16,518				$6,579				$1,874
Contractor Fee (3.500%)	22,896	46,398	16,305	85,599				$34,092				$9,710
Total	**677,066**	**1,372,063**	**482,147**	**2,531,277**	**Total Circulation DIF Credit (Valley)**			**$1,008,139**	**Total SD DIF Credit (Valley)**			**$287,128**

NOTES (ROWS HIGHLIGHTED IN ORANGE):

• **(02840) Traffic Signals: - $271,609 Subtotal** The signalization of the Spruce Ave./Valley Blvd. intersection is estimated to cost $306,018 (75% fee credit eligible) and the signal modification at the intersection of Cactus Ave./Valley Blvd. intersection is estimated to cost $42,095 (100% fee credit eligible). The DIF credit subtotal amount of $271,609 is calculated as follows:

o **($306,018 x 75%) + ($42,095 x 100%) = $271,609**

• **(16050) Electrical - $94,178 Subtotal** The electrical scope included a single lump sum for all fourteen (14) planned street lights. Since only the street lights along Valley Blvd. (9 total) are fee-credit eligible, the cost included reimbursement for only the allocated amount along Valley. The total amount eligible for DIF credit, $94,178, is comprised of the following components:

o $85,178 ($132,499 Lump Sum for all 14 street lights) x 64.28% (9 Valley Blvd. St. Lights div. 14 total street lights)
o $1,500 (Removal of an existing street light along Valley Blvd. currently out of corrected alignment within ROW)
o $7,500 (Allowance for SCE Feeder Conduit to traffic signal controller at SEC Valley & Spruce)
o **$94,178 (TOTAL)**