

Appendix N Infrastructure Estimate

Appendices

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January 22, 2020

EPD Solutions
2 Park Plaza Suite 1120
Irvine, CA 92614

Attn: Jeremy Krout
Ontario Ranch Business Park
RE: Infrastructure Estimate

Dear Mr. Krout

On behalf of Real Estate Development Associates (REDA) please see the attached estimate for infrastructure improvements supporting the Ontario Ranch Business Park. The total amount including hard and softs costs is \$61,628,683. An estimated infrastructure cost share has been provided between ORBP (REDA) & PLD (Prologis).

If you have any questions or comments please feel free to contact me.

RESPECTFULLY SUBMITTED,



Scott Porterfield, Executive Vice President
DIRTONU, INC. dba **Murow Development Consultants**

ORBP
Offsites ROM ESTIMATE 1.13.20

Hard Costs

Domestic Water

Segment	Length (ft)	Size	\$/ft	Total	ORBP Share %	PLD Share %	ORBP \$	PLD \$	Pipe	R&R	Testing	Traffic	Misc.
Euclid (Euclalyptus to Merrill)	2,700	16"	220	\$ 594,000	100%	0%	\$ 594,000	\$ -	115	0	10	15	80
Eucalyptus (Euclid to Grove)	6,900	16"	220	\$ 1,518,000	100%	0%	\$ 1,518,000	\$ -	115	0	10	15	80
Eucalyptus (Grove to Carpenter)	6,500	24"	295	\$ 1,917,500	0%	100%	\$ -	\$ 1,917,500	145	0	10	15	125
Merrill (Euclid to Grove)	6,900	16"	220	\$ 1,518,000	100%	0%	\$ 1,518,000	\$ -	115	0	10	15	80
Grove (Merrill to Eucalyptus)	2,700	16"	220	\$ 594,000	50%	50%	\$ 297,000	\$ 297,000	115	0	10	15	80
Grove (Eucalyptus to Chino)	8,000	30"	505	\$ 4,040,000	50%	50%	\$ 2,020,000	\$ 2,020,000	200	120	10	25	150
Chino (Grove to Channel conn.)	8,700	18"	335	\$ 2,914,500	50%	50%	\$ 1,457,250	\$ 1,457,250	140	80	10	25	80
Total				\$ 13,096,000			\$ 7,404,250	\$ 5,691,750					

Recycled Water

Segment	Length (ft)	Size	\$/ft	Total	ORBP Share %	PLD Share %	ORBP \$	PLD \$	Pipe	R&R	Testing	Traffic	Misc.
Euclid (Euclalyptus to Merrill)	2,700	8"	113	\$ 305,100	100%	0%	\$ 305,100	\$ -	45	0	8	10	50
Sultana (Euclalyptus to Merrill)	2,700	8"	113	\$ 305,100	100%	0%	\$ 305,100	\$ -	45	0	8	10	50
Merrill (Euclid to Sultana)	1,700	8"	113	\$ 192,100	100%	0%	\$ 192,100	\$ -	45	0	8	10	50
Total				\$ 802,300			\$ 802,300	\$ -					

Sewer

Segment	Length (ft)	Size	\$/ft	Total	ORBP Share %	PLD Share %	ORBP \$	PLD \$	Pipe	R&R	Testing	Traffic	Misc.
Euclid (Euclalyptus to Merrill)	2,750	18"	585	\$ 1,608,750	100%	0%	\$ 1,608,750	\$ -	515	0	10	10	50
Euclid (Merrill to Kimball)	5,400	36"	1100	\$ 5,940,000	50%	50%	\$ 2,970,000	\$ 2,970,000	1030	0	10	10	50
Merrill (Euclid to Sultana)	1,700	36"	1100	\$ 1,870,000	100%	0%	\$ 1,870,000	\$ -	1030	0	10	10	50
Total				\$ 9,418,750			\$ 6,448,750	\$ 2,970,000					

Storm Drain

Segment	Length (ft)	Size	\$/ft	Total	ORBP Share %	PLD Share %	ORBP \$	PLD \$	Pipe	R&R	Approvals	Traffic	Misc.
Euclid (Euclalyptus to Merrill)	2,800	108"	1235	\$ 3,458,000	100%	0%	\$ 3,458,000	\$ -	1150	0	10	25	50
Euclid (Merrill transition)	200	10' x 10' DBL	3500	\$ 700,000	100%	0%	\$ 700,000	\$ -	1800	0	10	25	50
Euclid (Merrill to Kimball)	5,200	24"	160	\$ 832,000	100%	0%	\$ 832,000	\$ -	100	0	10	25	25
Merrill (Sultana to Euclid transition)	1,700	9.5' x 9.5'	1670	\$ 2,839,000	100%	0%	\$ 2,839,000	\$ -	1600	0	10	10	50
Eucalyptus (Euclid partial to Sultana)	850	90"	520	\$ 442,000	100%	0%	\$ 442,000	\$ -	450	0	10	10	50
Eucalyptus (Euclid partial to Sultana)	850	66"	400	\$ 340,000	100%	0%	\$ 340,000	\$ -	330	0	10	10	50
Sultana (Euclalyptus to Merrill)	2,600	30"	195	\$ 507,000	100%	0%	\$ 507,000	\$ -	125	0	10	10	50
Total				\$ 9,118,000			\$ 9,118,000	\$ -					

Streets

Segment	Length (ft)	Size (width)	\$/ft	Total	ORBP Share %	PLD Share %	ORBP \$	PLD \$	Pave width	AC/AB	C&G	SW	Drives	traffic	Landscape/t rail	Misc.	Landscape/trail Width
Euclid (Euclalyptus to Merrill)	2,700	103'	699	\$ 1,887,300	100%	0%	\$ 1,887,300	\$ -	50	250	23	36	70	10	210	100	42 Includes neighborhood edge landscaping
Eucalyptus (Euclid to Sultana)	1,700	103'	714	\$ 1,213,800	100%	0%	\$ 1,213,800	\$ -	66	330	23	36	70	10	145	100	29 Includes neighborhood edge landscaping
Merrill (Euclid to Sultana)	1,700	103'	714	\$ 1,213,800	100%	0%	\$ 1,213,800	\$ -	66	330	23	36	70	10	145	100	29 Includes neighborhood edge landscaping
Sultana (Euclalyptus to Merrill)	2,700	52'	434	\$ 1,171,800	100%	0%	\$ 1,171,800	\$ -	39	195	23	36	70	10	0	100	13 No neighborhood edge
Total				\$ 5,486,700			\$ 5,486,700	\$ -									

Dry Utilities (SCE, Comm, Fiber, Street Lights)

Segment	Length (ft)	Size	\$/ft	Total	ORBP Share %	PLD Share %	ORBP \$	PLD \$	JT Trench	Fiber	St Lgts	Traffic	Misc.
Euclid (Euclalyptus to Merrill)	2,700		240	\$ 648,000	100%	0%	\$ 648,000	\$ -	125	45	35	10	25
Eucalyptus (Euclid to Carpenter)	13,400		240	\$ 3,216,000	50%	50%	\$ 1,608,000	\$ 1,608,000	125	45	35	10	25
Merrill (Euclid to Sultana)	1,700		240	\$ 408,000	100%	0%	\$ 408,000	\$ -	125	45	35	10	25
Remove SCE Poles / Wires													
Euclid (Euclalyptus to Merrill)	2,700		250	\$ 675,000	100%	0%	\$ 675,000	\$ -					
Eucalyptus (Euclid to Carpenter)	13,400		200	\$ 2,680,000	50%	50%	\$ 1,340,000	\$ 1,340,000					
Merrill (Euclid to Sultana)	-		200	\$ -	100%	0%	\$ -	\$ -					
Total				\$ 7,627,000			\$ 4,679,000	\$ 2,948,000					

Traffic Signals

Segment	Intersection	Qty	\$/EA	Total					
Euclid (Eucalyptus; Merrill) MOD.		2	200000	\$ 400,000	100%	0%	\$ 400,000	\$ -	
Eucalyptus/Sultana		1	300000	\$ 300,000	100%	0%	\$ 300,000	\$ -	
Merrill/ Sultana		1	300000	\$ 300,000	100%	0%	\$ 300,000	\$ -	
		Total		\$ 1,000,000			\$ 1,000,000	\$ -	
Hard Costs ROM				\$ 46,548,750			\$ 34,939,000	\$ 11,609,750	
Contingency			10%	\$ 4,654,875			\$ 3,493,900	\$ 1,160,975	
Total Hard Costs ROM				\$ 51,203,625			\$ 38,432,900	\$ 12,770,725	

Soft Costs

	Rate/Hard Cost	Total		
Plan Check Fees	3.62%	\$ 1,685,065	\$ 1,264,792	\$ 420,273
Permit Fees	4.24%	\$ 1,973,667	\$ 1,481,414	\$ 492,253
Civil Design	4.50%	\$ 2,094,694	\$ 1,572,255	\$ 522,439
Survey/Staking	0.75%	\$ 349,116	\$ 262,043	\$ 87,073
Geotech	1.25%	\$ 581,859	\$ 436,738	\$ 145,122
Const. Management	5%	\$ 2,327,438	\$ 1,746,950	\$ 580,488
Bonding	1%	\$ 465,488	\$ 349,390	\$ 116,098
Soft Costs ROM		\$ 9,477,326	\$ 7,113,580	\$ 2,363,745
Contingency		\$ 947,733	\$ 711,358	\$ 236,375
Total Soft Costs ROM		\$ 10,425,058	\$ 7,824,938	\$ 2,600,120

Total Hard and Soft Costs ROM	\$ 61,628,683	\$ 46,257,838	\$ 15,370,845
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SCOTT PORTERFIELD

SENIOR PROJECT MANAGER



Tel: 949.988.7159 Cell: 714.423.2362 Email: sporterfield@murowdc.com

Mr. Porterfield brings over 30 years of experience in the general engineering construction industry. Mr. Porterfield began his career in 1987, where he worked as an estimator for Clayton Engineering, he was responsible for bidding private and public works projects for the company. Mr. Porterfield also administered the project's purchase orders, contract with sub-contractors, change orders, project schedules, the preparation of monthly invoicing and coordination efforts with the superintendent. In September 2000, Mr. Porterfield became VP for Contracting Engineers, Inc. (another Contractor) where his duties ranged from authoring contracts and change orders to supporting the financial, accounting and bonding processes for the company. In August 2005, Mr. Porterfield became the Director of Construction Management ("CM") at The Moote Group, a full-service land management company. In 2013, Mr. Porterfield joined **Murow Development Consultants** as an Executive VP and Director of Project Management. Mr. Porterfield duties include pre-construction services providing budgets, scheduling, coordinating pre-development consultants, managing the permitting process, supporting the Bid Admin Division with constructability and bid package review, overseeing the project development with contractual support and enforcement. Mr. Porterfield Oversees the Labor Compliance Division working with his team and a variety of governmental agencies being responsible for setting up the DIR number, coordinating pre, during and post construction meetings, enforcing all applicable forms and certifications are executed per the project's specific requirements and funding conditions.

Technical Skills | Certifications | Licenses:

- Qualified SWPPP Practitioner (QSP) | Since 2011
- Certified Erosion Sediment and Storm Water Inspector (CESSWI) | Since 2011
- Leadership in Energy and Environmental Design (LEED) | Green Associate Since 2010

Infrastructure Improvement Experience:

- Mass Grading | Fine Grading | Landslide Repair | Bridge
- Sewer | Water | Storm Drain Improvements | Reservoir/Tanks
- Street Improvements | Traffic Signalization | Parks

Projects Worked On:

- Foremost Communities – "Terramor" | County of Riverside, CA (\$65,000,000)
- City of Laguna Beach – Slope Repair | City of Laguna Beach, CA (\$5,000,000)
- City of Malibu – Puerco Canyon Road | City of Malibu, CA (\$10,000,000)
- Real Estate Development Associates - ORLC | City of Ontario, CA (\$40,000,000)