

Infrastructure Estimate for City Strategic Economic Development Plan

| | | 2013 | 2014 | 2015 | 2016 | Cash Flow Estimate | | 2019 | 2020 | 2021 | 2022 |
|------------------------------------|--|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | | | | | | 2017 | 2018 | | | | |
| Summary of Costs | | | | | | | | | | | |
| Public Streets | \$ 128,100,000 | \$ 100,000 | \$ 600,000 | \$ 23,500,000 | \$ 23,500,000 | \$ 23,500,000 | \$ 11,380,000 | \$ 11,380,000 | \$ 11,380,000 | \$ 11,380,000 | \$ 11,380,000 |
| Public Streets (Citywide) | \$ 19,300,000 | \$ - | \$ 200,000 | \$ 3,200,000 | \$ 3,200,000 | \$ 3,200,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 | \$ 1,900,000 |
| Non-Vehicular Circulation (Trails) | \$ 4,500,000 | \$ - | \$ 80,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 320,000 |
| Theodore Interchange | \$ 50,200,000 | \$ 900,000 | \$ 900,000 | \$ 900,000 | \$ 900,000 | \$ 900,000 | \$ 22,850,000 | \$ 22,850,000 | \$ - | \$ - | \$ - |
| SR-60 (Within City Limits) | \$ 8,500,000 | \$ 200,000 | \$ 2,250,000 | \$ 2,250,000 | \$ 2,250,000 | \$ 2,250,000 | \$ (100,000) | \$ (100,000) | \$ (100,000) | \$ (100,000) | \$ (300,000) |
| Public Facilities (Fire/Police) | \$ 9,000,000 | \$ - | \$ 100,000 | \$ 3,000,000 | \$ 3,000,000 | \$ 2,900,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Sound Walls | \$ 3,000,000 | \$ - | \$ - | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 375,000 | \$ 375,000 | \$ 375,000 | \$ 375,000 | \$ - |
| Drainage | | | | | | | | | | | |
| | City \$ 15,900,000 | \$ 100,000 | \$ 250,000 | \$ 4,100,000 | \$ 4,100,000 | \$ 4,100,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 | \$ 450,000 |
| | RCFC \$ 66,000,000 | \$ 300,000 | \$ 500,000 | \$ 17,200,000 | \$ 17,200,000 | \$ 17,200,000 | \$ 2,700,000 | \$ 2,700,000 | \$ 2,700,000 | \$ 2,700,000 | \$ 2,800,000 |
| | \$ 81,900,000 | \$ 400,000 | \$ 750,000 | \$ 21,300,000 | \$ 21,300,000 | \$ 21,300,000 | \$ 3,400,000 | \$ 3,400,000 | \$ 3,400,000 | \$ 3,400,000 | \$ 3,250,000 |
| EMWD Facilities | | | | | | | | | | | |
| | Sewer \$ 14,700,000 | \$ 50,000 | \$ 150,000 | \$ 2,100,000 | \$ 2,100,000 | \$ 2,100,000 | \$ 1,600,000 | \$ 1,600,000 | \$ 1,600,000 | \$ 1,600,000 | \$ 1,800,000 |
| | Water \$ 40,600,000 | \$ 150,000 | \$ 300,000 | \$ 9,200,000 | \$ 9,200,000 | \$ 9,200,000 | \$ 2,500,000 | \$ 2,500,000 | \$ 2,500,000 | \$ 2,500,000 | \$ 2,450,000 |
| | Recycled Water \$ 9,600,000 | \$ 50,000 | \$ 150,000 | \$ 2,300,000 | \$ 2,300,000 | \$ 2,300,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 |
| | Upsizing Allowance (30%) \$ 19,440,000 | \$ - | \$ - | \$ 4,100,000 | \$ 4,100,000 | \$ 4,100,000 | \$ 1,400,000 | \$ 1,400,000 | \$ 1,400,000 | \$ 1,400,000 | \$ 1,540,000 |
| | \$ 84,000,000 | \$ 250,000 | \$ 600,000 | \$ 13,600,000 | \$ 13,600,000 | \$ 13,600,000 | \$ 4,600,000 | \$ 4,600,000 | \$ 4,600,000 | \$ 4,600,000 | \$ 4,750,000 |
| Electric Utilities | | | | | | | | | | | |
| | MVU Facilities \$ 51,100,000 | \$ 50,000 | \$ 250,000 | \$ 8,900,000 | \$ 8,900,000 | \$ 8,900,000 | \$ 4,800,000 | \$ 4,800,000 | \$ 4,800,000 | \$ 4,800,000 | \$ 4,900,000 |
| | SCE Undergrounding/Relocations \$ 10,600,000 | \$ - | \$ 50,000 | \$ 1,800,000 | \$ 1,800,000 | \$ 1,800,000 | \$ 1,100,000 | \$ 1,100,000 | \$ 1,100,000 | \$ 1,100,000 | \$ 750,000 |
| | \$ 61,700,000 | \$ 50,000 | \$ 300,000 | \$ 10,700,000 | \$ 10,700,000 | \$ 10,700,000 | \$ 5,900,000 | \$ 5,900,000 | \$ 5,900,000 | \$ 5,900,000 | \$ 5,650,000 |
| Other Utilities | | | | | | | | | | | |
| | SDG&E/SCG Relocations \$ 14,400,000 | \$ 100,000 | \$ 200,000 | \$ 4,200,000 | \$ 4,200,000 | \$ 4,200,000 | \$ 300,000 | \$ 300,000 | \$ 300,000 | \$ 300,000 | \$ 300,000 |
| | Questar (Gas) \$ 3,800,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 800,000 | \$ 800,000 | \$ 800,000 | \$ 800,000 | \$ 600,000 |
| | \$ 18,200,000 | \$ 100,000 | \$ 200,000 | \$ 4,200,000 | \$ 4,200,000 | \$ 4,200,000 | \$ 1,100,000 | \$ 1,100,000 | \$ 1,100,000 | \$ 1,100,000 | \$ 900,000 |
| Public Infrastructure Costs | \$ 488,840,000 | \$ 2,100,000 | \$ 6,180,000 | \$ 92,150,000 | \$ 92,150,000 | \$ 92,050,000 | \$ 54,405,000 | \$ 54,405,000 | \$ 31,555,000 | \$ 31,555,000 | \$ 30,290,000 |

Infrastructure Estimate for City Strategic Economic Development Plan

Summary of Costs

| | | |
|---|--|-------------------|
| Public Streets | \$ | 128,100,000 |
| Public Streets <i>(Citywide)</i> | \$ | 19,300,000 |
| Non-Vehicular Circulation <i>(Trails)</i> | \$ | 4,500,000 |
| Theodore Interchange | \$ | 50,200,000 |
| SR-60 <i>(Within City Limits)</i> | \$ | 8,500,000 |
| Public Facilities <i>(Fire/Police)</i> | \$ | 9,000,000 |
| Sound Walls | \$ | 3,000,000 |
| Drainage | | |
| | <i>City</i> \$ | <i>15,900,000</i> |
| | <i>RCFC</i> \$ | <i>66,000,000</i> |
| | \$ | <u>81,900,000</u> |
| EMWD Facilities | | |
| | <i>Sewer</i> \$ | <i>14,700,000</i> |
| | <i>Water</i> \$ | <i>40,500,000</i> |
| | <i>Recycled Water</i> \$ | <i>9,600,000</i> |
| | <i>Upsizing Allowance (30%)</i> \$ | <i>19,440,000</i> |
| | \$ | <u>64,800,000</u> |
| Electric Utilities | | |
| | <i>MVU Facilities</i> \$ | <i>51,100,000</i> |
| | <i>SCE Undergrounding/Relocations</i> \$ | <i>10,600,000</i> |
| | \$ | <u>61,700,000</u> |
| Other Utilities | | |
| | <i>SDG&E/SCG Relocations</i> \$ | <i>14,400,000</i> |
| | <i>Questar (Gas)</i> \$ | <i>3,800,000</i> |
| | \$ | <u>18,200,000</u> |
| Public Infrastructure Costs | \$ | 486,840,000 |

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|----------|--|------|-----------------|---------------|---------------|
| Streets | 1" AC Cap | SF | 4,787,500 | \$ 0.45 | \$ 2,154,375 |
| | 5" Asphalt Berm | LF | 3,300 | \$ 3.20 | \$ 10,560 |
| | 6"AC/12"AB | SF | 91,500 | \$ 4.15 | \$ 379,725 |
| | 6"AC/14"AB | SF | 652,900 | \$ 4.90 | \$ 3,199,210 |
| | 6"AC/20"AB | SF | 3,544,400 | \$ 5.60 | \$ 19,848,640 |
| | AC Removal | SF | 590,200 | \$ 1.45 | \$ 855,790 |
| | Street Finish | SF | 4,787,500 | \$ 0.10 | \$ 478,750 |
| | Final Striping | SF | 4,787,500 | \$ 0.05 | \$ 239,375 |
| | Fog Seal | SF | 4,787,500 | \$ 0.05 | \$ 239,375 |
| | Grinding | SF | 554,500 | \$ 1.45 | \$ 804,025 |
| | Import | CY | 205,000 | \$ 9.75 | \$ 1,998,750 |
| | Interim Striping | SF | 4,787,500 | \$ 0.05 | \$ 239,375 |
| | Mobilization | LS | 8 | \$ 92,625.00 | \$ 741,000 |
| | Redwood Header or thickened edge | LF | 46,100 | \$ 8.40 | \$ 387,240 |
| | Regulatory Signs | Ea | 245 | \$ 538.20 | \$ 131,859 |
| | Saw cut | LF | 31,000 | \$ 2.10 | \$ 65,100 |
| | Slurry Seal | SF | 3,073,700 | \$ 0.50 | \$ 1,536,850 |
| | Street Lights - Single Arm 22000 lumen (includes conduit, wire, poles, etc.) | Ea | 536 | \$ 7,020.00 | \$ 3,762,720 |
| | Street Name Signs | Ea | 44 | \$ 594.10 | \$ 26,140 |
| | Sub-Grade Prep | SF | 4,787,500 | \$ 0.25 | \$ 1,196,875 |
| | SWPPP Compliance | SF | 4,787,500 | \$ 0.70 | \$ 3,344,357 |
| | Traffic Control | SF | 2,466,900 | \$ 0.35 | \$ 858,885 |
| | Traffic Signal Full | Ea | 7 | \$ 379,600.00 | \$ 2,657,200 |
| | Traffic Warning Signs | Ea | 27 | \$ 349.70 | \$ 9,279 |
| | Extended Landscape Maintenance (90 days) | SF | 693,477 | \$ 0.10 | \$ 69,348 |
| | Median Landscaping | SF | 364,700 | \$ 4.85 | \$ 1,768,795 |
| | Parkway Landscaping | SF | 269,000 | \$ 6.45 | \$ 1,735,050 |
| | Roadway Excavation | CY | 328,777 | \$ 29.00 | \$ 9,534,521 |
| | | | | | \$ 58,273,189 |

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|----------|----------------------------------|------|-----------------|--------------|--------------|
| Concrete | 6" Sidewalk - Offset | SF | 688,000 | \$ 3.45 | \$ 2,373,500 |
| | 8" Curb/Gutter | LF | 35,700 | \$ 19.00 | \$ 678,300 |
| | Bus Bay w/Curb | LF | 9,700 | \$ 6.45 | \$ 62,565 |
| | Handicapped Ramp | Ea | 123 | \$ 1,690.00 | \$ 207,570 |
| | Local Depressions | Ea | 80 | \$ 1,560.00 | \$ 124,800 |
| | Mobilization | LS | 7 | \$ 16,000.00 | \$ 112,000 |
| | Roundabout truck apron | SF | 37,400 | \$ 22.35 | \$ 835,890 |
| | Special Curb -I (mow strip) | LF | 41,500 | \$ 6.50 | \$ 269,750 |
| | Special Curb -I (6" median curb) | LF | 41,500 | \$ 8.50 | \$ 352,750 |
| | Special Curb -II (0" Curb Face) | LF | 82,300 | \$ 8.50 | \$ 699,550 |
| | Special Paving -I (Roundabout) | SF | 158,400 | \$ 6.85 | \$ 1,071,340 |
| | Sub-grade prep. Concrete | SF | 1,381,100 | \$ 0.35 | \$ 483,385 |
| | Truck Turnout (6 Trucks) | Ea | 19 | \$ 69,000.00 | \$ 1,311,000 |
| | | | | | \$ 8,582,500 |

| | |
|---------------------------------------|----------------------------|
| Total | 66,856,969 |
| Soft Costs | |
| Design (6.25%) | \$ 4,178,498 |
| Field Support (6.25%) | \$ 4,178,498 |
| Plan Check and Inspection Fees (6%) | \$ 4,011,358 |
| Reprographics (10% of Design) | \$ 417,850 |
| | \$ 12,786,204 |
| Administration (4%) | \$ 3,185,687 |
| Soft Cost Total | \$ 15,971,891 |
| Means and Methods | |
| General Condition (1.5%) | \$ 1,002,840 |
| Fee (4%) | \$ 2,674,239 |
| Insurance (0.75%) | \$ 501,420 |
| Permits (1.5%) | \$ 1,002,840 |
| Bonds(1.5%) | \$ 1,002,840 |
| | \$ 6,184,177 |
| Sub-Total | \$ 89,012,037 |
| Value of Right of Way (\$5 per SF) | 4,253,391 SF \$ 21,266,955 |
| Contingency @20% | \$ 17,802,407 |
| Grand Total for Public Streets | \$ 128,081,400 |

Notes:
 Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc.

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Item Description | Unit | Quantity | Unit Price | Total Price |
|--------------------------|--|------|----------|--------------|----------------------|
| Streets | LOS Deficiencies - Roadways - Cactus Ave./Redlands Blvd/Street D | LS | 1 | \$ 810,000 | \$ 810,000 |
| | LOS Deficiencies - Roadways - Gilman Springs Road/Alessandro Blvd/Bridge Street | LS | 1 | \$ 1,755,000 | \$ 1,755,000 |
| | LOS Deficiencies - Roadways - Gilman Springs Road/SR-60/Alessandro Blvd | LS | 1 | \$ 5,760,000 | \$ 5,760,000 |
| | LOS Deficiencies - Roadways - Redlands Blvd/SR-60 EB Ramps/Eucalyptus | LS | 1 | \$ 825,000 | \$ 825,000 |
| | LOS Deficiencies - Roadways - Theodore Street/SR60 WB Ramps/Ironwood | LS | 1 | \$ 540,000 | \$ 540,000 |
| | Intersections - Kitching St/ Ins Ave./Add 2nd WBL, 3rd EB T, Widen NB, Reconfigure | LS | 1 | \$ 950,000 | \$ 950,000 |
| | Intersections - Kitching St/ Krameria Ave./Add 2nd EBR/ | LS | 1 | \$ 300,000 | \$ 300,000 |
| | Intersections - Martin Luther King Blvd/1-215 NB Ramps/Add 2nd NBR/ | LS | 1 | \$ 90,000 | \$ 90,000 |
| | Intersections - Morenc Beach Dr/John Kennedy Dr/Add 2nd WBL/ | LS | 1 | \$ 1,050,000 | \$ 1,050,000 |
| | | | | | |
| Total | | | | | \$ 12,090,000 |
| Soft Costs | | | | | |
| | Design (6.25%) | | | \$ | 755,625 |
| | Field Support (5.25%) | | | \$ | 755,625 |
| | Plan Check and Inspection Fees (3%) | | | \$ | 725,400 |
| | Reprographics (10% of Design) | | | \$ | 75,563 |
| | | | | \$ | 2,312,213 |
| | Administration (4%) | | | \$ | 576,089 |
| | Soft Cost Total | | | \$ | 2,888,301 |
| Means and Methods | | | | | |
| | General Condition (1.5%) | | | \$ | 181,350 |
| | Fee (4%) | | | \$ | 483,600 |
| | Insurance (0.75%) | | | \$ | 90,675 |
| | Permits (1.5%) | | | \$ | 181,350 |
| | Bonds (1.5%) | | | \$ | 181,350 |
| | | | | \$ | 1,118,325 |
| | Sub-Total | | | \$ | 16,096,626 |
| | Contingency @20% | | | \$ | 3,219,325 |
| | Grand Total for Public Streets (City Wide) | | | \$ | 19,315,951 |

Notes:
 Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Item Description | Units | Quantity | Total |
|----------------|---|-------|-----------|---------------------|
| Trails / Parks | 10' DG Trail 6" Thick | SF | 321,000 | \$ 925,500 |
| | 6"x6" Concrete Mow Curb along Trail Fencing | LF | 37,600 | \$ 404,200 |
| | DeAnza Trail Signage | LS | 5,000 | \$ 5,000 |
| | 5 Ac. Agricultural Heritage Park | LS | 1,000,000 | \$ 1,000,000 |
| | PVC Trail Fencing | LF | 37,600 | \$ 485,040 |
| | Trail Signage | Ea | 10 | \$ 2,690 |
| | | | | \$ 2,822,430 |

| | | |
|--|-----------|------------------|
| Soft Costs | | |
| Design (6.25%) | \$ | 176,402 |
| Field Support (6.25%) | \$ | 176,402 |
| Plan Check and Inspection Fees (6%) | \$ | 169,346 |
| Reprographics (10% of Design) | \$ | 17,640 |
| | \$ | 539,780 |
| Administration (4%) | \$ | 134,489 |
| Soft Cost Total | \$ | 674,279 |
| Means and Methods | | |
| General Condition (1.5%) | \$ | 42,336 |
| Fee (4%) | \$ | 112,897 |
| Insurance (0.75%) | \$ | 21,168 |
| Permits (1.5%) | \$ | 42,336 |
| Bonds(1.5%) | \$ | 42,336 |
| | \$ | 261,075 |
| Sub-Total | \$ | 3,757,783 |
| Contingency @20% | \$ | 751,557 |
| Grand Total for Non-Vehicular Circulation | \$ | 4,509,340 |

Notes:
 Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | All Description | Units | Sum of Quantity | Unit Price | Total Price |
|----------|---|-------|-----------------|------------|------------------|
| | Freeway Ramps - SR-60 - EBOff-Ramp to Moreno Beach/Increase decel 500ft | LS | 1 | \$ 509,000 | \$ 509,000 |
| | Freeway Ramps - SR-60 - EBOff-Ramp to Nason St/Increase decel 500ft | LS | 1 | \$ 635,000 | \$ 635,000 |
| | Freeway Ramps - SR-60 - EBOff-Ramp from Nason St/Increase accel 400ft | LS | 1 | \$ 509,000 | \$ 509,000 |
| | Freeway Ramps - SR-60 - EBOff-Ramp from Peris Blvd/Increase accel 500ft | LS | 1 | \$ 635,000 | \$ 635,000 |
| | Freeway Ramps - SR-60 - WB Direction on-ramp from Redlands/Add 1 mixed flow | LS | 1 | \$ 990,000 | \$ 990,000 |
| | Freeway Ramps - SR-60 - WBLcop on-ramp from Redlands/Add 1 mixed flow lan | LS | 1 | \$ 990,000 | \$ 990,000 |
| | Freeway Ramps - SR-60 - WBOff-Ramp to Redlands/increase decel 1200ft | LS | 1 | \$ 588,000 | \$ 588,000 |
| | Freeway Ramps - SR-60 - WBOff-Ramp from Theodore St/Increase accel 850ft | LS | 1 | \$ 441,000 | \$ 441,000 |
| | Total | | | \$ | 5,297,000 |

| | | |
|--|-----------|------------------|
| Soft Costs | | |
| Design (6.25%) | \$ | 331,063 |
| Field Support (6.25%) | \$ | 331,063 |
| Plan Check and Inspection Fees (6%) | \$ | 317,820 |
| Reprographics (10% of Design) | \$ | 33,105 |
| | \$ | 1,013,051 |
| Administration (4%) | \$ | 252,402 |
| Soft Cost Total | \$ | 1,265,453 |
| Means and Methods | | |
| General Condition (1.5%) | \$ | 79,455 |
| Fee (4%) | \$ | 211,880 |
| Insurance (0.75%) | \$ | 39,728 |
| Permits (1.5%) | \$ | 79,455 |
| Bonds(1.5%) | \$ | 79,455 |
| | \$ | 489,973 |
| | \$ | 7,052,426 |
| Sub-Total | \$ | 7,052,426 |
| Contingency @20% | \$ | 1,410,485 |
| Grand Total for SR-60 (Within City) | \$ | 8,462,911 |

Notes:
 Field Support includes staking, geotechnical, biologist, etc.
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt. Description | Units | Sum of Quantity | Unit Price | Total Price |
|----------------------|---|-------|-----------------|---------------|---------------|
| Freeway | Theodore Interchange | LS | 1 | \$ 35,134,430 | \$ 35,134,430 |
| Total | | | | | |
| \$ 35,134,430 | | | | | |
| Soft Costs | | | | | |
| | Design (6.25%) | | | \$ | 2,185,902 |
| | Field Support (6.25%) | | | \$ | 2,185,902 |
| | Plan Check and Inspection Fees (6%) | | | \$ | 2,108,066 |
| | Reprographics (10% of Design) | | | \$ | 219,590 |
| | | | | \$ | 6,719,460 |
| | Administration (4%) | | | \$ | - |
| | Soft Cost Total | | | \$ | 6,719,460 |
| | Sub-Total | | | \$ | 41,853,890 |
| | Contingency @2% | | | \$ | 8,370,778 |
| | Grand Total for Theodore Interchange | | | \$ | 50,224,668 |

Notes:

Field Support includes staking, geotechnical, biologist, etc.
 Permits included allowance for MSHCP, KRAT, etc.

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt | Description | Units | Sum of Quantity | Unit Price | Total |
|-----------------|-----|--|-------|-----------------|--------------|---------------------|
| Fire and Police | | Fire Station Equipment Allowance | LS | 1 | \$ 500,000 | \$ 500,000 |
| | | Fire Station Site | LS | 1 | \$ 5,000,000 | \$ 5,000,000 |
| | | Police Station | LS | 1 | \$ 2,000,000 | \$ 2,000,000 |
| | | Total | | | | \$ 7,500,000 |
| | | Sub-Total | | | | \$ 7,500,000 |
| | | Contingency @20% | | | | \$ 1,500,000 |
| | | Grand Total for Public Facilities | | | | \$ 9,000,000 |

Notes:

*Unit prices for Fire and Police Station Included soft costs, means and methods

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| Category | All Description | Unit | Sum of Quantity | Total |
|-----------------|--|------|-----------------|---------------|
| Drainage (City) | 8" PVC Perforated Subdrain | LF | 26,900 | \$ 586,420 |
| | Access/Maintenance Roads | SF | 2,500 | \$ 8,375 |
| | Adjust Manholes - Final | Ea | 141 | \$ 76,803 |
| | Adjust Manholes - Interim | Ea | 141 | \$ 76,803 |
| | CB - type II, w=14' | Ea | 23 | \$ 209,300 |
| | Concrete Spreading Spillway | LF | 9,100 | \$ 2,354,170 |
| | Concrete V-Ditch - 10' wide | LF | 2,500 | \$ 160,750 |
| | Construct Curb Inlet Catch Basin per RCFCD Std. Dwg. CB100. W = 7' | Ea | 128 | \$ 831,840 |
| | Construct Curb Inlet Catch Basin per RCFCD Std. Dwg. CB110. | Ea | 14 | \$ 60,060 |
| | Construct Junction Structure #2 per RCFCD Std. Dwg. JS227. (36"/24") | Ea | 3 | \$ 17,550 |
| | Construct Manhole #1 per RCFCD Std. Dwg. MH251. (36" max) | Ea | 37 | \$ 250,120 |
| | Construct PCC Collar per APWA Std. Dwg. 380-3. (24") | Ea | 1 | \$ 679 |
| | Construct PCC Collar per APWA Std. Dwg. 380-3. (36") | Ea | 1 | \$ 1,258 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (36" RCP)b | Ea | 1 | \$ 12,610 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b, (24" RCP)a | Ea | 2 | \$ 21,060 |
| | Construct wingwall per Cal Trans Std. Dwg. D89 | Ea | 1 | \$ 9,100 |
| | Downstream Channel Improvements | LS | 12 | \$ 2,340,000 |
| | Fencing | LF | 3,500 | \$ 73,500 |
| | Furnish and Install PCC Bulkhead per RCFCD Std. Dwg. M816. (24") | Ea | 1 | \$ 839 |
| | Furnish and Install PCC Bulkhead per RCFCD Std. Dwg. M816. (36") | Ea | 13 | \$ 10,901 |
| | Gates | Ea | 3 | \$ 42,900 |
| | Join Existing - 24" | Ea | 12 | \$ 84,240 |
| | Mobilization | LS | 6 | \$ 778,000 |
| | RCP - 18" | LF | 4,000 | \$ 377,200 |
| | RCP - 24" | LF | 16,000 | \$ 1,162,400 |
| | RCP - 36" | LF | 23,400 | \$ 2,354,040 |
| | Remove and Dispose Existing Line F Headwall | LS | 25,000 | \$ 25,000 |
| | SWPPP Compliance | LF | 99,000 | \$ 69,300 |
| | Traffic Control | LF | 79,300 | \$ 186,355 |
| | Trash Rack | Ea | 3 | \$ 21,060 |
| | Un-Grouted Rip-Rap | Ton | 10 | \$ 600 |
| | | | | \$ 10,339,232 |

| Category | All Description | Unit | Sum of Quantity | Total |
|------------------|---|------|-----------------|---------------|
| Drainage (RCFCD) | 10' x 5' Single RCB | LF | 300 | \$ 203,190 |
| | 10' x 7' Single RCB | LF | 700 | \$ 679,770 |
| | 10' x 8' Single RCB | LF | 100 | \$ 111,600 |
| | 12x8' Single RCB | LF | 10,300 | \$ 11,756,420 |
| | 4' x 3' Double RCB | LF | 2,000 | \$ 852,600 |
| | 4' x 3' Single RCB | LF | 300 | \$ 94,380 |
| | 7' x 3' Double RCB | LF | 400 | \$ 184,600 |
| | 7' x 3' Single RCB | LF | 300 | \$ 104,910 |
| | Access/Maintenance Roads | SF | 695,000 | \$ 1,772,250 |
| | Construct wingwall per Cal Trans Std. Dwg. D84 (10'x8' RCB) | Ea | 2 | \$ 62,400 |
| | Construct box culvert wingwall Type A per Cal Trans Std. Dwg. D84. (10'x7' RCB) | Ea | 4 | \$ 114,400 |
| | Construct box culvert wingwall Type A per Cal Trans Std. Dwg. D84. (12'x8' RCB) | Ea | 1 | \$ 35,100 |
| | Construct Curb Inlet Catch Basin per RCFCD Std. Dwg. CB110. | Ea | 22 | \$ 94,380 |
| | Construct Junction Structure #2 per RCFCD Std. Dwg. JS227. (108"/24") | Ea | 4 | \$ 23,400 |
| | Construct Junction Structure #2 per RCFCD Std. Dwg. JS227. (72"/24") | Ea | 6 | \$ 35,100 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. | Ea | 38 | \$ 121,680 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (12x8'/24") | Ea | 7 | \$ 23,660 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (12x8'/36") | Ea | 6 | \$ 20,280 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (12x8'/48") | Ea | 2 | \$ 6,760 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (12x8'/60") | Ea | 4 | \$ 13,520 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (12x8'/72") | Ea | 1 | \$ 3,380 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (84'724") | Ea | 1 | \$ 3,380 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (84'736") | Ea | 2 | \$ 6,760 |
| | Construct Manhole #2 per RCFCD Std. Dwg. MH252. (36" to 72") | Ea | 73 | \$ 540,930 |
| | Construct Manhole #3 per RCFCD Std. Dwg. MH252 (for RCB) | Ea | 15 | \$ 111,150 |
| | Construct Manhole #4 per RCFCD Std. Dwg. MH254 (12" to 144") | Ea | 1 | \$ 5,330 |
| | Construct Transition Structure #2 per RCFCD Std. Dwg. TS302 | Ea | 1 | \$ 52,000 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (42" RCP)c | Ea | 3 | \$ 42,900 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (48" RCP)d | Ea | 3 | \$ 50,700 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (72" RCP)e | Ea | 3 | \$ 66,300 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (84" RCP)f | Ea | 12 | \$ 296,400 |

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt | Description | Unit | Sum of Quantity | Sum of Total Cost |
|-----------------|-----|--|------|-----------------|-------------------|
| Drainage (RCFC) | | Earthen Open Channel | CY | 192,000 | \$ 249,600 |
| | | Energy Dissipator | Ea | 8 | \$ 59,160 |
| | | Fencing | LF | 28,500 | \$ 558,500 |
| | | Gates | Ea | 20 | \$ 285,000 |
| | | Join Existing - 12"x6" | Ea | 1 | \$ 14,300 |
| | | Join Existing - 36" | Ea | 3 | \$ 23,010 |
| | | Join Existing - 42" | Ea | 1 | \$ 8,450 |
| | | Join Existing - 48" | Ea | 1 | \$ 9,100 |
| | | Join Existing - 72" | Ea | 1 | \$ 9,750 |
| | | Join Existing - 84" | Ea | 2 | \$ 21,060 |
| | | Join Existing - 96" | Ea | 1 | \$ 11,830 |
| | | Outlet Structure with Low Flow Orifice | Ea | 10 | \$ 91,000 |
| | | RCP - 108" | LF | 1,500 | \$ 1,246,050 |
| | | RCP - 42" | LF | 2,400 | \$ 324,480 |
| | | RCP - 48" | LF | 8,400 | \$ 1,483,280 |
| | | RCP - 60" | LF | 300 | \$ 115,440 |
| | | RCP - 72" | LF | 7,400 | \$ 2,481,960 |
| | | RCP - 84" | LF | 13,400 | \$ 8,885,720 |
| | | RCP - 96" | LF | 2,500 | \$ 1,885,250 |
| | | Slope Anchor | Ea | 11 | \$ 17,600 |
| | | Concrete Open Channel (Line "F") | LF | 3,100 | \$ 2,099,830 |
| | | Storm Drain Costs (local depression) | LS | 39 | \$ 60,840 |
| | | Trash Rack | Ea | 23 | \$ 161,460 |
| | | | | \$ 43,057,670 | |
| | | | | \$ 53,396,902 | |

| | |
|-------------------------------------|----------------------|
| Soft Costs | |
| Design (6.25%) | \$ 3,337,305 |
| Field Support (6.25%) | \$ 3,337,306 |
| Plan Check and Inspection Fees (6%) | \$ 3,203,814 |
| Reprographics (10% of Design) | \$ 333,731 |
| | \$ 9,878,427 |
| Administration (4%) | \$ 2,531,013 |
| Soft Cost Total | \$ 12,409,440 |
| Means and Methods | |
| General Condition (1.5%) | \$ 800,954 |
| Fee (4%) | \$ 2,135,876 |
| Insurance (0.75%) | \$ 400,477 |
| Permits (1.5%) | \$ 800,954 |
| Bonds (1.5%) | \$ 800,954 |
| | \$ 4,939,213 |
| Sub-Total | \$ 68,214,542 |
| Contingency @20% | \$ 13,642,908 |
| Grand Total for Drainage | \$ 81,857,450 |
| City | \$ 15,850,042.20 |
| RCFC | \$ 66,007,408.11 |
| | \$ 81,857,450.31 |

Notes:
 Field Support Includes staking, geotechnical, biologist, etc.
 Permits included allowance for MSHCP, KRAT, etc.

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt. Description | Units | Sum of Quantity | Unit Price | Total |
|----------------|---------------------------------------|-------|-----------------|---------------|---------------|
| Domestic Water | 12" Gate Valve | Ea | 61 | \$ 2,500.00 | \$ 152,600 |
| | 12" PVC | LF | 11,800 | \$ 45.10 | \$ 523,160 |
| | 18" Gate Valve | Ea | 21 | \$ 5,800.00 | \$ 121,800 |
| | 18" PVC | LF | 35,500 | \$ 60.65 | \$ 2,153,075 |
| | 2" Water Service | Ea | 4 | \$ 3,200.00 | \$ 12,800 |
| | 24" Gate Valve | Ea | 29 | \$ 11,000.00 | \$ 319,000 |
| | 24" PVC | LF | 67,700 | \$ 75.25 | \$ 5,094,425 |
| | 4" Water Service | Ea | 73 | \$ 4,500.00 | \$ 328,500 |
| | 8" PVC | LF | 1,000 | \$ 33.40 | \$ 33,400 |
| | 90 Degree Bend | Ea | 12 | \$ 538.00 | \$ 6,456 |
| | Adjust Valves to Final | Ea | 138 | \$ 419.00 | \$ 57,822 |
| | Adjust Valves to Interim | Ea | 138 | \$ 419.00 | \$ 57,822 |
| | Air Vac | Ea | 19 | \$ 4,400.00 | \$ 83,600 |
| | Backflow Preventer | Ea | 4 | \$ 5,000.00 | \$ 20,000 |
| | Blow-off | Ea | 20 | \$ 5,100.00 | \$ 102,000 |
| | Chlorinate and Flush | LF | 102,900 | \$ 1.50 | \$ 154,350 |
| | Crosses | Ea | 3 | \$ 2,700.00 | \$ 8,100 |
| | Fire Hydrant Assembly - Super Hydrant | Ea | 104 | \$ 5,700.00 | \$ 592,800 |
| | Jack & Bore | LF | 300 | \$ 430.00 | \$ 129,000 |
| | Join Existing | Ea | 10 | \$ 1,100.00 | \$ 11,000 |
| | Joint Restraints | LF | 78,200 | \$ 11.80 | \$ 899,160 |
| | Mobilization | LS | 9 | \$ 89,444.44 | \$ 825,000 |
| | Other Fittings | Ea | 12 | \$ 968.00 | \$ 11,616 |
| | Overflow Containment Basin | Ea | 1 | \$ 43,000.00 | \$ 43,000 |
| | Pressure Reducing Station | LS | 4 | \$ 195,000.00 | \$ 780,000 |
| | Pump Station | Gal | 3,000,000 | \$ 0.20 | \$ 600,000 |
| | Reservoir Access Road | LF | 7,000 | \$ 422.00 | \$ 2,954,000 |
| | Special Grading | CY | 410,000 | \$ 1.60 | \$ 656,000 |
| | Steel Casing | LF | 1,900 | \$ 172.00 | \$ 326,800 |
| | SWPPP Compliance | LF | 96,300 | \$ 0.70 | \$ 67,410 |
| | Tees | Ea | 111 | \$ 2,000.00 | \$ 222,000 |
| | Temporary Blow-off | Ea | 10 | \$ 5,100.00 | \$ 51,000 |
| | Traffic Control | LF | 72,400 | \$ 2.35 | \$ 170,140 |
| | Zone 1750 2 MG Reservoir | Gal | 2,000,000 | \$ 1.15 | \$ 2,300,000 |
| | Zone 1860 3 MG Reservoir | Gal | 3,000,000 | \$ 1.15 | \$ 3,450,000 |
| | Zone 1967 Reservoir | Gal | 1,500,000 | \$ 1.50 | \$ 2,250,000 |
| | | | | | \$ 25,367,736 |

| Category | Alt. Description | Units | Sum of Quantity | Unit Price | Total |
|----------|-----------------------------------|-------|-----------------|--------------|--------------|
| Sewer | 10" VCP | LF | 6,200 | \$ 55.90 | \$ 346,580 |
| | 12" Force Man | LF | 5,200 | \$ 97.85 | \$ 508,820 |
| | 12" VCP | LF | 1,800 | \$ 69.90 | \$ 125,820 |
| | 18" VCP | LF | 3,100 | \$ 125.80 | \$ 389,980 |
| | 24" VCP | LF | 2,100 | \$ 167.70 | \$ 352,170 |
| | 24" VCP Extra Depth | LF | 2,000 | \$ 182.00 | \$ 364,000 |
| | 36" VCP | LF | 2,700 | \$ 260.00 | \$ 702,000 |
| | 48" Manhole | Ea | 149 | \$ 4,160.00 | \$ 619,840 |
| | 6" Clean cut | Ea | 14 | \$ 978.90 | \$ 13,705 |
| | 6" Force Main | LF | 400 | \$ 69.90 | \$ 27,960 |
| | 6" VCP | LF | 800 | \$ 34.95 | \$ 27,960 |
| | 60" Manhole (depths 15'-20') | Ea | 15 | \$ 6,240.00 | \$ 93,600 |
| | 8" VCP | LF | 43,300 | \$ 41.85 | \$ 1,816,435 |
| | Access/Maintenance Roads | SF | 208,400 | \$ 2.55 | \$ 526,320 |
| | Adjust Manholes to Final Grades | Ea | 164 | \$ 544.70 | \$ 89,331 |
| | Adjust Manholes to Interim Grades | Ea | 164 | \$ 544.70 | \$ 89,331 |
| | Brick plug at line terminus | Ea | 7 | \$ 838.50 | \$ 5,870 |
| | Core MH for 15" connection | Ea | 1 | \$ 2,080.00 | \$ 2,080 |
| | Fencing | LF | 800 | \$ 21.00 | \$ 16,800 |
| | Gates | Ea | 4 | \$ 14,300.00 | \$ 57,200 |
| | Join Existing | Ea | 729 | \$ 838.50 | \$ 611,267 |
| | Lift Station | Gal | 1,200,000 | \$ 0.75 | \$ 900,000 |
| | Mobilization | LS | 8 | \$ 28,000.00 | \$ 224,000 |
| | M/W/D Crossing | Ea | 2 | \$ 11,180.00 | \$ 22,360 |
| | Remove B&M Plug | Ea | 3 | \$ 838.50 | \$ 2,516 |
| | Steel Casing | LF | 1,200 | \$ 223.60 | \$ 268,320 |
| | SWPPP Sandbags, Visqueen | LF | 54,500 | \$ 0.70 | \$ 38,150 |
| | Temporary Lift Station | Gal | 1,200,000 | \$ 0.65 | \$ 780,000 |
| | Traffic Control | LF | 48,100 | \$ 2.35 | \$ 113,035 |
| | Video sewer inspection | LF | 74,300 | \$ 0.90 | \$ 66,870 |
| | | | | | \$ 9,185,338 |

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Item | Alt. Description | Unit | Sum of Quantity | Unit Price | Total |
|----------------|------|----------------------------|------|-----------------|--------------|-----------------|
| Recycled Water | | 18" Gate Valve | Ea | 18 | \$ 5,800.00 | \$ 104,400.00 |
| | | 18" PVC | LF | 21,100 | \$ 60.65 | \$ 1,279,715.00 |
| | | 12" Gate Valve | Ea | 12 | \$ 1,500.00 | \$ 18,000.00 |
| | | 12" PVC | LF | 22,300 | \$ 45.10 | \$ 1,005,730.00 |
| | | 2" Water Service | Ea | 75 | \$ 2,210.00 | \$ 165,750.00 |
| | | 8" Gate Valve | Ea | 13 | \$ 2,500.00 | \$ 32,500.00 |
| | | 8" PVC | LF | 22,300 | \$ 25.70 | \$ 573,110.00 |
| | | Air Vac | Ea | 3 | \$ 4,400.00 | \$ 13,200.00 |
| | | Blow-off | Ea | 3 | \$ 5,100.00 | \$ 15,300.00 |
| | | Join Existing | Ea | 8 | \$ 1,100.00 | \$ 8,800.00 |
| | | Mobilization | LS | 5 | \$ 24,800.00 | \$ 124,000.00 |
| | | New Pump Station | Gal | 1,600,000 | \$ 0.20 | \$ 320,000.00 |
| | | Other Fittings | Ea | 4 | \$ - | \$ - |
| | | Steel Casing | LF | 1,800 | \$ 223.60 | \$ 402,480.00 |
| | | SWPPP Compliance | LF | 65,700 | \$ 0.70 | \$ 45,990.00 |
| | | Traffic Control | LF | 65,700 | \$ 2.35 | \$ 154,395.00 |
| | | Zone 1850 1.5 MG Reservoir | Gal | 1,600,000 | \$ 1.10 | \$ 1,760,000.00 |
| | | | | | | \$ 6,011,770.00 |

Summary of EMWD Facilities \$ 40,567,844

Soft Costs

| | |
|-------------------------------------|--------------|
| Design (6.25%) | \$ 2,535,490 |
| Field Support (6.25%) | \$ 2,535,490 |
| Plan Check and Inspection Fees (6%) | \$ 2,434,071 |
| Reprographics (10% of Design) | \$ 253,549 |
| | \$ 7,758,600 |
| Administration (4%) | \$ 1,933,058 |
| Soft Cost Total | \$ 9,691,658 |

Means and Methods

| | |
|--------------------------|--------------|
| General Condition (1.5%) | \$ 608,518 |
| Fee (4%) | \$ 1,622,714 |
| Insurance (0.75%) | \$ 304,259 |
| Permits (1.5%) | \$ 608,518 |
| Bonds (1.5%) | \$ 608,518 |
| | \$ 3,752,526 |

Sub-Total

| | |
|---------------------------------|---------------|
| Sub-Total | \$ 54,012,027 |
| Contingency @20% | \$ 10,802,405 |
| Grand Total for EMWD Facilities | \$ 64,814,433 |

Notes:

Field Support includes staking, geotechnical, biologist, etc.
Permits included allowance for MSHCP, KRAT, etc.

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt. Description | Unit | Quantity | Unit Price | Total |
|----------|---------------------------------------|------|-----------|------------|------------|
| Electric | Contractor Installation Costs (mains) | LS | 5,641,130 | \$ | 5,641,130 |
| | Mobilization | LS | 8 | \$ | 745,750 |
| | MVU Sub-station New 128KW | LS | 2 | \$ | 18,240,000 |
| | MVU Sub-station Upgrade | LS | 1 | \$ | 7,500,000 |
| | Relocate High Voltage Power Lines | Ea | 1 | \$ | 50,000 |
| | SCE New US No. 268 | LS | 1 | \$ | 530,000 |
| | SCE Relocation US No. 124 | LS | 2 | \$ | 1,408,000 |
| | SCE Relocation US No. 127 | LS | 1 | \$ | 957,000 |
| | SCE Relocation US No. 129 | LS | 1 | \$ | 22,000 |
| | SCE Relocation US No. 227 | LS | 1 | \$ | 620,000 |
| | SCE Relocation US No. 630 | LS | 1 | \$ | 2,912,000 |
| | | | | | \$ |

| | |
|---|----------------------|
| Soft Costs | |
| Design (6.25%) | \$ 2,414,118 |
| Field Support (6.25%) | \$ 2,414,118 |
| Plan Check and Inspection Fees (6%) | \$ 2,317,553 |
| Reprographics (10% of Design) | \$ 241,412 |
| | \$ 7,387,200 |
| Administration (4%) | \$ 1,840,523 |
| Soft Cost Total | \$ 9,227,723 |
| Means and Methods | |
| General Condition (1.5%) | \$ 579,388 |
| Fee (4%) | \$ 1,545,035 |
| Insurance (0.75%) | \$ 289,694 |
| Permits (1.5%) | \$ 579,388 |
| Bonds(1.5%) | \$ 579,388 |
| | \$ 3,572,894 |
| Sub-Total | \$ 51,426,497 |
| Contingency @20% | \$ 10,285,299 |
| Grand Total for Electric Utilities | \$ 61,711,796 |

Notes:
 Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Item | Description | Unit | Quantity | Unit Price | Total Price |
|-----------------|-------------------------------|-------------|------|----------|--------------|---------------|
| Other Utilities | Questar Relocation US No. 235 | | LS | 1 | \$ 1,676,000 | |
| | Questar Relocation US No. 635 | | LS | 1 | \$ 688,000 | |
| | SCG Relocation US No. 233 | | LS | 1 | \$ 3,900,000 | |
| | SCG Relocation US No. 241 | | LS | 1 | \$ 698,000 | |
| | SCG Relocation US No. 633 | | LS | 1 | \$ 1,513,000 | |
| | SCG Relocation US No. 644 | | LS | 1 | \$ 2,520,000 | |
| | Verizon Relocation US No. 274 | | LS | 1 | \$ 76,000 | |
| | | | | | | \$ 11,371,000 |

| | |
|-------------------------------------|----------------------|
| Soft Costs | |
| Design (6.25%) | \$ 710,688 |
| Field Support (6.25%) | \$ 710,688 |
| Plan Check and Inspection Fees (8%) | \$ 682,260 |
| Reprographics (10% of Design) | \$ 71,069 |
| | \$ 2,174,704 |
| Administration (4%) | \$ 541,828 |
| Soft Cost Total | \$ 2,716,532 |
| Means and Methods | |
| General Condition (1.5%) | \$ 170,565 |
| Fee (4%) | \$ 454,840 |
| Insurance (0.75%) | \$ 85,283 |
| Permits (1.5%) | \$ 170,565 |
| Bonds(1.5%) | \$ 170,565 |
| | \$ 1,051,818 |
| Sub-Total | \$ 15,139,349 |
| Contingency @20% | \$ 3,027,870 |
| Grand Total Other Utilities | \$ 18,167,219 |

Notes:
 Field Support includes staking, geotechnical, biologist, etc.
 Permits Included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

Summary of Costs

| | | |
|---|--|--------------------|
| Public Streets | \$ | 128,100,000 |
| Public Streets <i>(Citywide)</i> | \$ | 19,300,000 |
| Non-Vehicular Circulation <i>(Trails)</i> | \$ | 4,500,000 |
| Theodore Interchange | \$ | 50,200,000 |
| SR-60 | \$ | 80,200,000 |
| Public Facilities <i>(Fire/Police)</i> | \$ | 9,000,000 |
| Sound Walls | \$ | 3,000,000 |
| Drainage | | |
| | <i>City</i> \$ | <i>15,900,000</i> |
| | <i>RCFC</i> \$ | <i>66,000,000</i> |
| | \$ | <u>81,900,000</u> |
| EMWD Facilities | | |
| | <i>Sewer</i> \$ | <i>14,700,000</i> |
| | <i>Water</i> \$ | <i>40,500,000</i> |
| | <i>Recycled Water</i> \$ | <i>9,600,000</i> |
| | <i>Upsizing Allowance (30%)</i> \$ | <i>19,440,000</i> |
| | \$ | <u>64,800,000</u> |
| Electric Utilities | | |
| | <i>MVU Facilities</i> \$ | <i>51,100,000</i> |
| | <i>SCE Undergrounding/Relocations</i> \$ | <i>10,600,000</i> |
| | \$ | <u>61,700,000</u> |
| Other Utilities | | |
| | <i>SDG&E/SCG Relocations</i> \$ | <i>14,400,000</i> |
| | <i>Questar (Gas)</i> \$ | <i>3,800,000</i> |
| | \$ | <u>18,200,000</u> |
| Public Infrastructure Costs | \$ | 558,540,000 |

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total | |
|----------|--|------|-----------------|---------------|---------------|---------------|
| Streets | 1" AC Cap | SF | 4,787,500 | \$ 0.45 | \$ 2,154,375 | |
| | 6" Asphalt Berm | LF | 3,300 | \$ 3.20 | \$ 10,560 | |
| | 6"AC/12"AB | SF | 91,500 | \$ 4.15 | \$ 379,725 | |
| | 6"AC/14"AB | SF | 652,900 | \$ 4.90 | \$ 3,199,210 | |
| | 6"AC/20"AB | SF | 3,544,400 | \$ 5.60 | \$ 19,848,640 | |
| | AC Removal | SF | 590,200 | \$ 1.45 | \$ 855,790 | |
| | Street Finish | SF | 4,787,500 | \$ 0.10 | \$ 478,750 | |
| | Final Striping | SF | 4,787,500 | \$ 0.05 | \$ 239,375 | |
| | Fog Seal | SF | 4,787,500 | \$ 0.05 | \$ 239,375 | |
| | Grinding | SF | 554,500 | \$ 1.45 | \$ 804,025 | |
| | Import | CY | 205,000 | \$ 9.75 | \$ 1,998,750 | |
| | Interim Striping | SF | 4,787,500 | \$ 0.05 | \$ 239,375 | |
| | Mobilization | LS | 8 | \$ 92,625.00 | \$ 741,000 | |
| | Redwood Header or thickened edge | LF | 46,100 | \$ 8.40 | \$ 387,240 | |
| | Regulatory Signs | Ea | 245 | \$ 538.20 | \$ 131,859 | |
| | Saw cut | LF | 31,000 | \$ 2.10 | \$ 65,100 | |
| | Slurry Seal | SF | 3,073,700 | \$ 0.50 | \$ 1,536,850 | |
| | Street Lights - Single Arm 22000 lumen (includes conduit, wire, poles, etc.) | Ea | 536 | \$ 7,020.00 | \$ 3,762,720 | |
| | Street Name Signs | Ea | 44 | \$ 594.10 | \$ 26,140 | |
| | Sub-Grade Prep | SF | 4,787,500 | \$ 0.25 | \$ 1,196,875 | |
| | SWPPP Compliance | SF | 4,787,500 | \$ 0.70 | \$ 3,344,357 | |
| | Traffic Control | SF | 2,466,900 | \$ 0.35 | \$ 858,885 | |
| | Traffic Signal Full | Ea | 7 | \$ 379,600.00 | \$ 2,657,200 | |
| | Traffic Warning Signs | Ea | 27 | \$ 349.70 | \$ 9,279 | |
| | Extended Landscape Maintenance (90 days) | SF | 693,477 | \$ 0.10 | \$ 69,348 | |
| | Median Landscaping | SF | 364,700 | \$ 4.85 | \$ 1,768,795 | |
| | Parkway Landscaping | SF | 269,000 | \$ 6.45 | \$ 1,735,050 | |
| | Roadway Excavation | CY | 328,777 | \$ 29.00 | \$ 9,534,521 | |
| | | | | | \$ | \$ 58,273,169 |

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|----------|-----------------------------------|------|-----------------|--------------|--------------|
| Concrete | 6' Sidewalk - Offset | SF | 688,000 | \$ 3.45 | \$ 2,373,600 |
| | 8" Curb/Gutter | LF | 35,700 | \$ 19.00 | \$ 678,300 |
| | Bus Bay w/Curb | LF | 9,700 | \$ 6.45 | \$ 62,565 |
| | Handicapped Ramp | Ea | 123 | \$ 1,690.00 | \$ 207,870 |
| | Local Depressions | Ea | 80 | \$ 1,560.00 | \$ 124,800 |
| | Mobilization | LS | 7 | \$ 16,000.00 | \$ 112,000 |
| | Roundabout truck apron | SF | 37,400 | \$ 22.35 | \$ 835,890 |
| | Special Curb - I (mow strip) | LF | 41,500 | \$ 6.50 | \$ 269,750 |
| | Special Curb - I (8" median curb) | LF | 41,500 | \$ 8.50 | \$ 352,750 |
| | Special Curb - II (0" Curb Face) | LF | 82,300 | \$ 8.50 | \$ 699,550 |
| | Special Paving - I (Roundabout) | SF | 156,400 | \$ 6.85 | \$ 1,071,340 |
| | Sub-grade prep. Concrete | SF | 1,381,100 | \$ 0.35 | \$ 483,385 |
| | Truck Turnout (6 Trucks) | Ea | 19 | \$ 69,000.00 | \$ 1,311,000 |
| | | | | | \$ |

Total 66,855,969

Soft Costs

| | |
|-------------------------------------|----------------------|
| Design (6.25%) | \$ 4,178,498 |
| Field Support (6.25%) | \$ 4,178,498 |
| Plan Check and Inspection Fees (6%) | \$ 4,011,358 |
| Reprographics (10% of Design) | \$ 417,850 |
| | \$ 12,786,204 |
| Administration (4%) | \$ 3,185,687 |
| Soft Cost Total | \$ 15,971,891 |

Means and Methods

| | |
|--------------------------|--------------|
| General Condition (1.5%) | \$ 1,002,840 |
| Fee (4%) | \$ 2,674,239 |
| Insurance (0.75%) | \$ 501,420 |
| Permits (1.5%) | \$ 1,002,840 |
| Bonds(1.5%) | \$ 1,002,840 |
| | \$ 6,184,177 |

| | |
|------------------------------------|----------------------------|
| Sub-Total | \$ 89,012,037 |
| Value of Right of Way (\$5 per SF) | 4,253,391 SF \$ 21,266,955 |
| Contingency @20% | \$ 17,802,407 |
| Grand Total | \$ 128,081,400 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|---|--|------|-----------------|--------------|----------------------|
| Streets | LOS Deficiencies - Roadways - Cactus Ave.Redlands Blvd/Street D | LS | 1 | \$ 810,000 | \$ 810,000 |
| | LOS Deficiencies - Roadways - Gilman Springs RoadAlessandro Blvd/Bridge St | LS | 1 | \$ 1,755,000 | \$ 1,755,000 |
| | LOS Deficiencies - Roadways - Gilman Springs RoadSR-60/Alessandro Blvd | LS | 1 | \$ 5,760,000 | \$ 5,760,000 |
| | LOS Deficiencies - Roadways - Redlands BlvdSR-60 EB Ramps/Eucalyptus | LS | 1 | \$ 825,000 | \$ 825,000 |
| | LOS Deficiencies - Roadways - Theodore StreetSR60 WB Ramps/Ironwood | LS | 1 | \$ 540,000 | \$ 540,000 |
| | Intersections - Kitching St/ Iris Ave.Add 2nd WBL, 3rd EBT, Widen NB, Reconfig | LS | 1 | \$ 960,000 | \$ 960,000 |
| | Intersections - Kitching St/ Krameria Ave.Add 2nd EBR/ | LS | 1 | \$ 300,000 | \$ 300,000 |
| | Intersections - Martin Luther King Blvd/I-215 NB RampsAdd 2nd NBR/ | LS | 1 | \$ 90,000 | \$ 90,000 |
| Intersections - Moreno Beach Dr/John Kennedy DrAdd 2nd WBL/ | LS | 1 | \$ 1,050,000 | \$ 1,050,000 | |
| | | | | | \$ 12,090,000 |
| | | | Total | | \$ 12,090,000 |

| | | |
|-------------------------------------|-----------|-------------------|
| Soft Costs | | |
| Design (6.25%) | \$ | 755,625 |
| Field Support (6.25%) | \$ | 755,625 |
| Plan Check and Inspection Fees (6%) | \$ | 725,400 |
| Reprographics (10% of Design) | \$ | 75,563 |
| | \$ | 2,312,213 |
| Administration (4%) | \$ | 576,089 |
| Soft Cost Total | \$ | 2,888,301 |
| Means and Methods | | |
| General Condition (1.5%) | \$ | 181,350 |
| Fee (4%) | \$ | 483,600 |
| Insurance (0.75%) | \$ | 90,675 |
| Permits (1.5%) | \$ | 181,350 |
| Bonds(1.5%) | \$ | 181,350 |
| | \$ | 1,118,325 |
| Sub-Total | \$ | 16,096,626 |
| Contingency @20% | \$ | 3,219,325 |
| Grand Total | \$ | 19,315,951 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Quantity | Total |
|-----------|---|------|-----------|---------------------|
| Landscape | 10' DG Trail 6" Thick | SF | 321,000 | \$ 925,500 |
| | 6"x6" Concrete Mow Curb along Trail Fencing | LF | 37,600 | \$ 404,200 |
| | DeAnza Trail Signage | LS | 5,000 | \$ 5,000 |
| | 5 Ac. Agricultural Heritage Park | LS | 1,000,000 | \$ 1,000,000 |
| | PVC Trail Fencing | LF | 37,600 | \$ 485,040 |
| | Trail Signage | Ea | 10 | \$ 2,690 |
| | | | | \$ 2,822,430 |

Soft Costs

| | |
|-------------------------------------|-------------------|
| Design (6.25%) | \$ 176,402 |
| Field Support (6.25%) | \$ 176,402 |
| Plan Check and Inspection Fees (6%) | \$ 169,346 |
| Reprographics (10% of Design) | \$ 17,640 |
| | \$ 539,790 |
| Administration (4%) | \$ 134,489 |
| Soft Cost Total | \$ 674,279 |

Means and Methods

| | |
|--------------------------|------------|
| General Condition (1.5%) | \$ 42,336 |
| Fee (4%) | \$ 112,897 |
| Insurance (0.75%) | \$ 21,168 |
| Permits (1.5%) | \$ 42,336 |
| Bonds(1.5%) | \$ 42,336 |
| | \$ 261,075 |

| | |
|-------------------------|---------------------|
| Sub-Total | \$ 3,757,783 |
| Contingency @20% | \$ 751,557 |
| Grand Total | \$ 4,509,340 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|----------|---|------|-----------------|--------------|--------------|
| Freeway | Freeway Mainline - I-10 - NB/EB - Highland Springs/Sunset Ave | LS | 1 | \$ 2,120,000 | \$ 2,120,000 |
| | Freeway Mainline - I-10 - NB/EB - Main St (Cabazon)/Main St | LS | 1 | \$ 1,120,000 | \$ 1,120,000 |
| | Freeway Mainline - I-10 - NB/EB - Pennsylvania Ave/Highland Springs | LS | 1 | \$ 1,650,000 | \$ 1,650,000 |
| | Freeway Mainline - I-10 - NB/EB - S 8th St/S Hargrave St | LS | 1 | \$ 820,000 | \$ 820,000 |
| | Freeway Mainline - I-10 - NB/EB - S Hargrave St/Field Rd | LS | 1 | \$ 1,020,000 | \$ 1,020,000 |
| | Freeway Mainline - I-10 - NB/EB - SR-60/Beaumont Ave | LS | 1 | \$ 1,440,000 | \$ 1,440,000 |
| | Freeway Mainline - I-10 - SB/WB - Highland Springs/Sunset Ave | LS | 1 | \$ 1,720,000 | \$ 1,720,000 |
| | Freeway Mainline - I-10 - SB/WB - Pennsylvania Ave/Highland Springs | LS | 1 | \$ 1,325,000 | \$ 1,325,000 |
| | Freeway Mainline - I-10 - SB/WB - S 8th St/S Hargrave St | LS | 1 | \$ 820,000 | \$ 820,000 |
| | Freeway Mainline - I-10 - SB/WB - SR-60/Beaumont Ave | LS | 1 | \$ 1,220,000 | \$ 1,220,000 |
| | Freeway Mainline - I-215 - SB/WB - Ethanac Rd/SR 74 | LS | 1 | \$ 555,000 | \$ 555,000 |
| | Freeway Mainline - I-215 - SB/WB - SR74/Case Rd/Redlands Ave/Ellis | LS | 1 | \$ 715,000 | \$ 715,000 |
| | Freeway Mainline - SR-60 - NB/EB - Archibald Ave/Haven Ave | LS | 1 | \$ 2,340,000 | \$ 2,340,000 |
| | Freeway Mainline - SR-60 - NB/EB - Central Ave/Mountain Ave | LS | 1 | \$ 2,200,000 | \$ 2,200,000 |
| | Freeway Mainline - SR-60 - NB/EB - Euclid Ave/Grove Ave | LS | 1 | \$ 2,525,000 | \$ 2,525,000 |
| | Freeway Mainline - SR-60 - NB/EB - Grove Ave/Vineyard Ave | LS | 1 | \$ 2,020,000 | \$ 2,020,000 |
| | Freeway Mainline - SR-60 - NB/EB - Mountain Ave/Euclid Ave | LS | 1 | \$ 1,780,000 | \$ 1,780,000 |
| | Freeway Mainline - SR-60 - NB/EB - Ramona Ave/Central Ave | LS | 1 | \$ 1,720,000 | \$ 1,720,000 |
| | Freeway Mainline - SR-60 - NB/EB - S Reservoir Rd/Ramona Ave | LS | 1 | \$ 2,580,000 | \$ 2,580,000 |
| | Freeway Mainline - SR-60 - NB/EB - Vineyard Ave/Archibald Ave | LS | 1 | \$ 2,080,000 | \$ 2,080,000 |
| | Freeway Mainline - SR-60 - SB/WB - Central Ave/Mountain Ave | LS | 1 | \$ 2,650,000 | \$ 2,650,000 |
| | Freeway Mainline - SR-60 - SB/WB - Mountain Ave/Euclid Ave | LS | 1 | \$ 2,380,000 | \$ 2,380,000 |
| | Freeway Mainline - SR-60 - SB/WB - Ramona Ave/Central Ave | LS | 1 | \$ 1,920,000 | \$ 1,920,000 |
| | Freeway Mainline - SR-60 - SB/WB - S Reservoir Rd/Ramona Ave | LS | 1 | \$ 2,760,000 | \$ 2,760,000 |
| | Freeway Ramps - SR-60 - EBOff-Ramp to Moreno Beach/Increase decel 500ft | LS | 1 | \$ 509,000 | \$ 509,000 |
| | Freeway Ramps - SR-60 - EBOff-Ramp to Nason St/Increase decel 500ft | LS | 1 | \$ 635,000 | \$ 635,000 |
| | Freeway Ramps - SR-60 - EBOOn-Ramp from Nason St/Increase accel 400ft | LS | 1 | \$ 509,000 | \$ 509,000 |
| | Freeway Ramps - SR-60 - EBOOn-Ramp from Perris Blvd/Increase accel 500ft | LS | 1 | \$ 635,000 | \$ 635,000 |
| | Freeway Ramps - SR-60 - WB Direction on-ramp from Redlands/Add 1 mixed flow | LS | 1 | \$ 990,000 | \$ 990,000 |
| | Freeway Ramps - SR-60 - WBLoop on-ramp from Redlands/Add 1 mixed flow | LS | 1 | \$ 990,000 | \$ 990,000 |
| | Freeway Ramps - SR-60 - WBOff-Ramp to Redlands/Increase decel 1200ft | LS | 1 | \$ 588,000 | \$ 588,000 |
| | Freeway Ramps - SR-60 - WBOOn-Ramp from Theodore St/Increase accel 850ft | LS | 1 | \$ 441,000 | \$ 441,000 |
| | Freeway Weaving - I-10 - Haugen-Lehmann Way/SR 111 | LS | 1 | \$ 340,000 | \$ 340,000 |
| | Freeway Weaving - SR60 - Haven Ave/Archibald Ave | LS | 1 | \$ 1,080,000 | \$ 1,080,000 |
| | Freeway Weaving - SR60 - Main St/SR 91 | LS | 1 | \$ 1,375,000 | \$ 1,375,000 |
| | Freeway Weaving - SR60 - SR 71/ S Garey Ave/S Reservoir Rd | LS | 1 | \$ 607,500 | \$ 607,500 |

Total \$ **50,179,500**

Soft Costs

| | |
|-------------------------------------|----------------------|
| Design (6.25%) | \$ 3,136,219 |
| Field Support (6.25%) | \$ 3,136,219 |
| Plan Check and Inspection Fees (6%) | \$ 3,010,770 |
| Reprographics (10% of Design) | \$ 313,622 |
| | \$ 9,596,829 |
| Administration (4%) | \$ 2,391,053 |
| Soft Cost Total | \$ 11,987,883 |

Means and Methods

| | |
|--------------------------|--------------|
| General Condition (1.5%) | \$ 752,693 |
| Fee (4%) | \$ 2,007,180 |
| Insurance (0.75%) | \$ 376,346 |
| Permits (1.5%) | \$ 752,693 |
| Bonds(1.5%) | \$ 752,693 |
| | \$ 4,641,604 |

| | |
|-------------------------|----------------------|
| Sub-Total | \$ 66,808,986 |
| Contingency @20% | \$ 13,361,797 |
| Grand Total | \$ 80,170,784 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|--------------|----------------------|------|-----------------|---------------|----------------------|
| Freeway | Theodore Interchange | LS | 1 | \$ 35,134,430 | \$ 35,134,430 |
| Total | | | | | \$ 35,134,430 |

| <u>Soft Costs</u> | | | |
|-------------------------------------|--|----|------------|
| Design (6.25%) | | \$ | 2,195,902 |
| Field Support (6.25%) | | \$ | 2,195,902 |
| Plan Check and Inspection Fees (6%) | | \$ | 2,108,066 |
| Reprographics (10% of Design) | | \$ | 219,590 |
| | | \$ | 6,719,460 |
| Administration (4%) | | \$ | - |
| Soft Cost Total | | \$ | 6,719,460 |
| | | \$ | 41,853,890 |
| Sub-Total | | \$ | 41,853,890 |
| Contingency @20% | | \$ | 8,370,778 |
| | | \$ | 50,224,668 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|-----------------|----------------------------------|------|-------------------------|--------------|---------------------|
| Fire and Police | Fire Station Equipment Allowance | LS | 1 | \$ 500,000 | \$ 500,000 |
| | Fire Station Site | LS | 1 | \$ 5,000,000 | \$ 5,000,000 |
| | Police Station | LS | 1 | \$ 2,000,000 | \$ 2,000,000 |
| | Total | | | | \$ 7,500,000 |
| | | | Sub-Total | | \$ 7,500,000 |
| | | | Contingency @20% | | \$ 1,500,000 |
| | | | Grand Total | | \$ 9,000,000 |

Notes:

*Unit prices for Fire and Police Station included soft costs, means and methods

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt. Description | Unit | Sum of Quantity | Total |
|------------------|--|------|-----------------|--------------|
| Drainage (Other) | 8" PVC Perforated Subdrain | LF | 26,900 | \$ 586,420 |
| | Access/Maintenance Roads | SF | 2,500 | \$ 6,375 |
| | Adjust Manholes - Final | Ea | 141 | \$ 76,803 |
| | Adjust Manholes - Interim | Ea | 141 | \$ 76,803 |
| | CB - type II, w=14' | Ea | 23 | \$ 209,300 |
| | Concrete Spreading Spillway | LF | 9,100 | \$ 2,354,170 |
| | Concrete V-Ditch - 10' wide | LF | 2,500 | \$ 160,750 |
| | Construct Curb Inlet Catch Basin per RCFCO Std. Dwg. CB100. W = 7' | Ea | 128 | \$ 931,840 |
| | Construct Curb Inlet Catch Basin per RCFCO Std. Dwg. CB110. | Ea | 14 | \$ 60,060 |
| | Construct Junction Structure #2 per RCFCO Std. Dwg. JS227. (36"/24") | Ea | 3 | \$ 17,550 |
| | Construct Manhole #1 per RCFCO Std. Dwg. MH251. (36" max) | Ea | 37 | \$ 250,120 |
| | Construct PCC Collar per APWA Std. Dwg. 380-3. (24") | Ea | 1 | \$ 979 |
| | Construct PCC Collar per APWA Std. Dwg. 380-3. (36") | Ea | 1 | \$ 1,258 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (36" RCP)[b] | Ea | 1 | \$ 12,610 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b. (24" RCP)[a] | Ea | 2 | \$ 21,060 |
| | Construct wingwall per Cal Trans Std. Dwg. D89 | Ea | 1 | \$ 9,100 |
| | Downstream Channel Improvements | LS | 12 | \$ 2,340,000 |
| | Fencing | LF | 3,500 | \$ 73,500 |
| | Furnish and Install PCC Bulkhead per RCFCO Std. Dwg. M816. (24") | Ea | 1 | \$ 839 |
| | Furnish and Install PCC Bulkhead per RCFCO Std. Dwg. M816. (36") | Ea | 13 | \$ 10,901 |
| | Gates | Ea | 3 | \$ 42,900 |
| | Join Existing - 24" | Ea | 12 | \$ 84,240 |
| | Mobilization | LS | 8 | \$ 778,000 |
| | RCP - 18" | LF | 4,000 | \$ 377,200 |
| | RCP - 24" | LF | 16,000 | \$ 1,162,400 |
| | RCP - 36" | LF | 23,400 | \$ 2,354,040 |
| | Remove and Dispose Existing Line F Headwall | LS | 25,000 | \$ 25,000 |
| | SWPPP Compliance | LF | 99,000 | \$ 69,300 |
| | Traffic Control | LF | 79,300 | \$ 186,355 |
| | Trash Rack | Ea | 3 | \$ 21,060 |
| | Un-Grouted Rip-Rap | Ton | 10 | \$ 600 |
| | | | | |

| Category | Alt. Description | Unit | Sum of Quantity | Total |
|------------------|---|------|-----------------|---------------|
| Drainage (RCFCO) | 10' x 5' Single RCB | LF | 300 | \$ 203,190 |
| | 10' x 7' Single RCB | LF | 700 | \$ 679,770 |
| | 10' x 8' Single RCB | LF | 100 | \$ 111,800 |
| | 12'x8' Single RCB | LF | 10,300 | \$ 11,756,420 |
| | 4' x 3' Double RCB | LF | 2,000 | \$ 852,800 |
| | 4' x 3' Single RCB | LF | 300 | \$ 94,380 |
| | 7' x 3' Double RCB | LF | 400 | \$ 184,600 |
| | 7' x 3' Single RCB | LF | 300 | \$ 104,910 |
| | Access/Maintenance Roads | SF | 695,000 | \$ 1,772,250 |
| | Construct wingwall per Cal Trans Std. Dwg. D84 (10'x8' RCB) | Ea | 2 | \$ 62,400 |
| | Construct box culvert wingwall Type A per Cal Trans Std. Dwg. D84. (10'x7' RCB) | Ea | 4 | \$ 114,400 |
| | Construct box culvert wingwall Type A per Cal Trans Std. Dwg. D84. (12'x8' RCB) | Ea | 1 | \$ 35,100 |
| | Construct Curb Inlet Catch Basin per RCFCO Std. Dwg. CB110. | Ea | 22 | \$ 94,380 |
| | Construct Junction Structure #2 per RCFCO Std. Dwg. JS227. (108"/24") | Ea | 4 | \$ 23,400 |
| | Construct Junction Structure #2 per RCFCO Std. Dwg. JS227. (72"/24") | Ea | 6 | \$ 35,100 |
| | Construct Junction Structure #3 per RCFCO Std. Dwg. JS228. | Ea | 36 | \$ 121,680 |
| | Construct Junction Structure #3 per RCFCO Std. Dwg. JS228. (12'x8'/24") | Ea | 7 | \$ 23,660 |
| | Construct Junction Structure #3 per RCFCO Std. Dwg. JS228. (12'x8'/36") | Ea | 6 | \$ 20,280 |
| | Construct Junction Structure #3 per RCFCO Std. Dwg. JS228. (12'x8'/48") | Ea | 2 | \$ 6,760 |
| | Construct Junction Structure #3 per RCFCO Std. Dwg. JS228. (12'x8'/60") | Ea | 4 | \$ 13,520 |
| | Construct Junction Structure #3 per RCFCO Std. Dwg. JS228. (12'x8'/72") | Ea | 1 | \$ 3,380 |
| | Construct Junction Structure #3 per RCFCO Std. Dwg. JS228. (84"/24") | Ea | 1 | \$ 3,380 |
| | Construct Junction Structure #3 per RCFCO Std. Dwg. JS228. (84"/36") | Ea | 2 | \$ 6,760 |
| | Construct Manhole #2 per RCFCO Std. Dwg. MH252. (36" to 72") | Ea | 73 | \$ 540,930 |
| | Construct Manhole #3 per RCFCO Std. Dwg. MH253 (for RCB) | Ea | 15 | \$ 111,150 |
| | Construct Manhole #4 per RCFCO Std. Dwg. MH254 (12" to 144") | Ea | 1 | \$ 5,330 |
| | Construct Transition Structure #2 per RCFCO Std. Dwg. TS302 | Ea | 1 | \$ 52,000 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (42" RCP)[c] | Ea | 3 | \$ 42,900 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (48" RCP)[h] | Ea | 3 | \$ 50,700 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (72" RCP)[d] | Ea | 3 | \$ 66,300 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (84" RCP)[e] | Ea | 12 | \$ 296,400 |
| | Earthen Open Channel | CY | 192,000 | \$ 249,600 |
| | Energy Dissipator | Ea | 8 | \$ 56,160 |
| | Fencing | LF | 26,500 | \$ 556,500 |
| | Gates | Ea | 20 | \$ 286,000 |
| | Join Existing - 12'x8' | Ea | 1 | \$ 14,300 |
| | Join Existing - 36" | Ea | 3 | \$ 23,010 |
| | Join Existing - 42" | Ea | 1 | \$ 8,450 |
| | Join Existing - 48" | Ea | 1 | \$ 9,100 |

Infrastructure Estimate for City Strategic Economic Development Plan

| | | | | |
|--|----|--------|----|-------------------|
| Join Existing - 72" | Ea | 1 | \$ | 9,750 |
| Join Existing - 84" | Ea | 2 | \$ | 21,060 |
| Join Existing - 96" | Ea | 1 | \$ | 11,830 |
| Outlet Structure with Low Flow Orifice | Ea | 10 | \$ | 91,000 |
| RCP - 108" | LF | 1,500 | \$ | 1,246,050 |
| RCP - 42" | LF | 2,400 | \$ | 324,480 |
| RCP - 48" | LF | 8,400 | \$ | 1,463,280 |
| RCP - 60" | LF | 300 | \$ | 115,440 |
| RCP - 72" | LF | 7,400 | \$ | 2,481,960 |
| RCP - 84" | LF | 13,400 | \$ | 8,988,720 |
| RCP - 96" | LF | 2,500 | \$ | 1,888,250 |
| Slope Anchor | Ea | 11 | \$ | 17,600 |
| Concrete Open Channel (Line "F") | LF | 3,100 | \$ | 2,099,630 |
| Storm Drain Costs (local depression) | LS | 39 | \$ | 60,840 |
| Trash Rack | Ea | 23 | \$ | 161,460 |
| | | | \$ | 43,057,670 |
| | | | \$ | 53,396,902 |

Soft Costs

| | | |
|-------------------------------------|----|-------------------|
| Design (6.25%) | \$ | 3,337,306 |
| Field Support (6.25%) | \$ | 3,337,306 |
| Plan Check and Inspection Fees (6%) | \$ | 3,203,814 |
| Reprographics (10% of Design) | \$ | 333,731 |
| | \$ | 9,878,427 |
| Administration (4%) | \$ | 2,531,013 |
| Soft Cost Total | \$ | 12,409,440 |

Means and Methods

| | | |
|--------------------------|----|-----------|
| General Condition (1.5%) | \$ | 800,954 |
| Fee (4%) | \$ | 2,135,876 |
| Insurance (0.75%) | \$ | 400,477 |
| Permits (1.5%) | \$ | 800,954 |
| Bonds(1.5%) | \$ | 800,954 |
| | \$ | 4,939,213 |

| | | |
|--------------------|----|-------------------|
| Sub-Total | \$ | 68,214,542 |
| Contingency @20% | \$ | 13,642,908 |
| Grand Total | \$ | 81,857,450 |

| | | |
|------|----|---------------|
| City | \$ | 15,850,042.20 |
| RCFC | \$ | 66,007,408.11 |
| | \$ | 81,857,450.31 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total | |
|----------------|---------------------------------------|------|-----------------|---------------|--------------|---------------|
| Domestic Water | 12" Gate Valve | Ea | 61 | \$ 2,500.00 | \$ 152,500 | |
| | 12" PVC | LF | 11,600 | \$ 45.10 | \$ 523,160 | |
| | 18" Gate Valve | Ea | 21 | \$ 5,800.00 | \$ 121,800 | |
| | 18" PVC | LF | 35,500 | \$ 60.65 | \$ 2,153,075 | |
| | 2" Water Service | Ea | 4 | \$ 3,200.00 | \$ 12,800 | |
| | 24" Gate Valve | Ea | 29 | \$ 11,000.00 | \$ 319,000 | |
| | 24" PVC | LF | 67,700 | \$ 75.25 | \$ 5,094,425 | |
| | 4" Water Service | Ea | 73 | \$ 4,500.00 | \$ 328,500 | |
| | 8" PVC | LF | 1,000 | \$ 33.40 | \$ 33,400 | |
| | 90 Degree Bend | Ea | 12 | \$ 538.00 | \$ 6,456 | |
| | Adjust Valves to Final | Ea | 138 | \$ 419.00 | \$ 57,822 | |
| | Adjust Valves to Interim | Ea | 138 | \$ 419.00 | \$ 57,822 | |
| | Air Vac | Ea | 19 | \$ 4,400.00 | \$ 83,600 | |
| | Backflow Preventer | Ea | 4 | \$ 5,000.00 | \$ 20,000 | |
| | Blow-off | Ea | 20 | \$ 5,100.00 | \$ 102,000 | |
| | Chlorinate and Flush | LF | 102,900 | \$ 1.50 | \$ 154,350 | |
| | Crosses | Ea | 3 | \$ 2,700.00 | \$ 8,100 | |
| | Fire Hydrant Assembly - Super Hydrant | Ea | 104 | \$ 5,700.00 | \$ 592,800 | |
| | Jack & Bore | LF | 300 | \$ 430.00 | \$ 129,000 | |
| | Join Existing | Ea | 10 | \$ 1,100.00 | \$ 11,000 | |
| | Joint Restraints | LF | 76,200 | \$ 11.80 | \$ 899,160 | |
| | Mobilization | LS | 9 | \$ 69,444.44 | \$ 625,000 | |
| | Other Fittings | Ea | 12 | \$ 968.00 | \$ 11,616 | |
| | Overflow Containment Basin | Ea | 1 | \$ 43,000.00 | \$ 43,000 | |
| | Pressure Reducing Station | LS | 4 | \$ 195,000.00 | \$ 780,000 | |
| | Pump Station | Gal | 3,000,000 | \$ 0.20 | \$ 600,000 | |
| | Reservoir Access Road | LF | 7,000 | \$ 422.00 | \$ 2,954,000 | |
| | Special Grading | CY | 410,000 | \$ 1.60 | \$ 656,000 | |
| | Steel Casing | LF | 1,900 | \$ 172.00 | \$ 326,800 | |
| | SWPPP Compliance | LF | 96,300 | \$ 0.70 | \$ 67,410 | |
| | Tees | Ea | 111 | \$ 2,000.00 | \$ 222,000 | |
| | Temporary Blow-off | Ea | 10 | \$ 5,100.00 | \$ 51,000 | |
| | Traffic Control | LF | 72,400 | \$ 2.35 | \$ 170,140 | |
| | Zone 1750 2 MG Reservoir | Gal | 2,000,000 | \$ 1.15 | \$ 2,300,000 | |
| | Zone 1860 3 MG Reservoir | Gal | 3,000,000 | \$ 1.15 | \$ 3,450,000 | |
| | Zone 1967 Reservoir | Gal | 1,500,000 | \$ 1.50 | \$ 2,250,000 | |
| | | | | | \$ | \$ 25,367,736 |

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total | |
|----------|-----------------------------------|------|-----------------|--------------|--------------|--------------|
| Sewer | 10" VCP | LF | 6,200 | \$ 55.90 | \$ 346,580 | |
| | 12" Force Man | LF | 5,200 | \$ 97.85 | \$ 508,820 | |
| | 12" VCP | LF | 1,600 | \$ 69.90 | \$ 111,840 | |
| | 18" VCP | LF | 3,100 | \$ 125.80 | \$ 389,980 | |
| | 24" VCP | LF | 2,100 | \$ 167.70 | \$ 352,170 | |
| | 24" VCP Extra Depth | LF | 2,000 | \$ 182.00 | \$ 364,000 | |
| | 36" VCP | LF | 2,700 | \$ 260.00 | \$ 702,000 | |
| | 48" Manhole | Ea | 149 | \$ 4,160.00 | \$ 619,840 | |
| | 6" Clean out | Ea | 14 | \$ 978.90 | \$ 13,705 | |
| | 6" Force Main | LF | 400 | \$ 69.90 | \$ 27,960 | |
| | 6" VCP | LF | 800 | \$ 34.95 | \$ 27,960 | |
| | 60" Manhole (depths 15'-20') | Ea | 15 | \$ 6,240.00 | \$ 93,600 | |
| | 8" VCP | LF | 43,300 | \$ 41.95 | \$ 1,816,435 | |
| | Access/Maintenance Roads | SF | 206,400 | \$ 2.55 | \$ 526,320 | |
| | Adjust Manholes to Final Grades | Ea | 164 | \$ 544.70 | \$ 89,331 | |
| | Adjust Manholes to Interim Grades | Ea | 164 | \$ 544.70 | \$ 89,331 | |
| | Brick plug at line terminus | Ea | 7 | \$ 838.50 | \$ 5,870 | |
| | Core MH for 15" connection | Ea | 1 | \$ 2,080.00 | \$ 2,080 | |
| | Fencing | LF | 800 | \$ 21.00 | \$ 16,800 | |
| | Gates | Ea | 4 | \$ 14,300.00 | \$ 57,200 | |
| | Join Existing | Ea | 729 | \$ 838.50 | \$ 611,267 | |
| | Lift Station | Gal | 1,200,000 | \$ 0.75 | \$ 900,000 | |
| | Mobilization | LS | 8 | \$ 28,000.00 | \$ 224,000 | |
| | MWD Crossing | Ea | 2 | \$ 11,180.00 | \$ 22,360 | |
| | Remove B&M Plug | Ea | 3 | \$ 838.50 | \$ 2,516 | |
| | Steel Casing | LF | 1,200 | \$ 223.60 | \$ 268,320 | |
| | SWPPP Sandbags, Visqueen | LF | 54,500 | \$ 0.70 | \$ 38,150 | |
| | Temporary Lift Station | Gal | 1,200,000 | \$ 0.65 | \$ 780,000 | |
| | Traffic Control | LF | 48,100 | \$ 2.35 | \$ 113,035 | |
| | Video sewer Inspection | LF | 74,300 | \$ 0.90 | \$ 66,870 | |
| | | | | | \$ | \$ 9,188,338 |

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|----------|-----------------|------|-----------------|------------|-------|
|----------|-----------------|------|-----------------|------------|-------|

Infrastructure Estimate for City Strategic Economic Development Plan

| | | | | | |
|----------------|---------------------------|-----|-----------|--------------|--------------|
| Recycled Water | 18" Gate Valve | Ea | 16 | \$ 5,800.00 | \$ 92,800 |
| | 18" PVC | LF | 21,100 | \$ 60.65 | \$ 1,279,715 |
| | 12" Gate Valve | Ea | 12 | \$ 1,500.00 | \$ 18,000 |
| | 12" PVC | LF | 22,300 | \$ 45.10 | \$ 1,005,730 |
| | 2" Water Service | Ea | 75 | \$ 2,210.00 | \$ 165,750 |
| | 8" Gate Valve | Ea | 13 | \$ 2,500.00 | \$ 32,500 |
| | 8" PVC | LF | 22,300 | \$ 25.70 | \$ 573,110 |
| | Air Vac | Ea | 3 | \$ 4,400.00 | \$ 13,200 |
| | Blow-off | Ea | 3 | \$ 5,100.00 | \$ 15,300 |
| | Join Existing | Ea | 8 | \$ 1,100.00 | \$ 8,800 |
| | Mobilization | LS | 5 | \$ 24,800.00 | \$ 124,000 |
| | New Pump Station | Gal | 1,600,000 | \$ 0.20 | \$ 320,000 |
| | Other Fittings | Ea | 4 | \$ - | \$ - |
| | Steel Casing | LF | 1,800 | \$ 223.60 | \$ 402,480 |
| | SWPPP Compliance | LF | 65,700 | \$ 0.70 | \$ 45,990 |
| | Traffic Control | LF | 65,700 | \$ 2.35 | \$ 154,395 |
| | Zone1850 1.5 MG Reservoir | Gal | 1,600,000 | \$ 1.10 | \$ 1,760,000 |
| | | | | \$ 6,011,770 | |

Summary of Other Utilities \$ 40,567,844

Soft Costs

| | |
|-------------------------------------|--------------|
| Design (6.25%) | \$ 2,535,490 |
| Field Support (6.25%) | \$ 2,535,490 |
| Plan Check and Inspection Fees (6%) | \$ 2,434,071 |
| Reprographics (10% of Design) | \$ 253,549 |
| | <hr/> |
| | \$ 7,758,600 |
| Administration (4%) | \$ 1,933,058 |
| Soft Cost Total | <hr/> |
| | \$ 9,691,658 |

Means and Methods

| | |
|--------------------------|--------------|
| General Condition (1.5%) | \$ 608,518 |
| Fee (4%) | \$ 1,622,714 |
| Insurance (0.75%) | \$ 304,259 |
| Permits (1.5%) | \$ 608,518 |
| Bonds(1.5%) | \$ 608,518 |
| | <hr/> |
| | \$ 3,752,526 |

| | |
|--------------------|---------------|
| Sub-Total | \$ 54,012,027 |
| Contingency @20% | \$ 10,802,405 |
| Grand Total | <hr/> |
| | \$ 64,814,433 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Quantity | Total |
|---------------|---------------------------------------|------|-----------|---------------|
| Dry Utilities | Contractor Installation Costs (mains) | LS | 5,641,130 | \$ 5,641,130 |
| | Mobilization | LS | 8 | \$ 745,750 |
| | MVU Sub-station New 128KW | LS | 2 | \$ 18,240,000 |
| | MVU Sub-station Upgrade | LS | 1 | \$ 7,500,000 |
| | Relocate High Voltage Power Lines | Ea | 1 | \$ 50,000 |
| | SCE New US No. 268 | LS | 1 | \$ 530,000 |
| | SCE Relocation US No. 124 | LS | 2 | \$ 1,408,000 |
| | SCE Relocation US No. 127 | LS | 1 | \$ 957,000 |
| | SCE Relocation US No. 129 | LS | 1 | \$ 22,000 |
| | SCE Relocation US No. 227 | LS | 1 | \$ 620,000 |
| | SCE Relocation US No. 630 | LS | 1 | \$ 2,912,000 |
| | | | | \$ 38,625,880 |

Soft Costs

| | | |
|-------------------------------------|-----------|------------------|
| Design (6.25%) | \$ | 2,414,118 |
| Field Support (6.25%) | \$ | 2,414,118 |
| Plan Check and Inspection Fees (6%) | \$ | 2,317,553 |
| Reprographics (10% of Design) | \$ | 241,412 |
| | \$ | 7,387,200 |
| Administration (4%) | \$ | 1,840,523 |
| Soft Cost Total | \$ | 9,227,723 |

Means and Methods

| | | |
|--------------------------|----|-----------|
| General Condition (1.5%) | \$ | 579,388 |
| Fee (4%) | \$ | 1,545,035 |
| Insurance (0.75%) | \$ | 289,694 |
| Permits (1.5%) | \$ | 579,388 |
| Bonds(1.5%) | \$ | 579,388 |
| | \$ | 3,572,894 |

| | | |
|-------------------------|-----------|-------------------|
| Sub-Total | \$ | 51,426,497 |
| Contingency @20% | \$ | 10,285,299 |
| Grand Total | \$ | 61,711,796 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Quantity | Total |
|---------------|-------------------------------|------|----------|---------------|
| Dry Utilities | Qwestar Relocation US No. 235 | LS | 1 | \$ 1,676,000 |
| | Qwestar Relocation US No. 635 | LS | 1 | \$ 688,000 |
| | SCG Relocation US No. 233 | LS | 1 | \$ 3,900,000 |
| | SCG Relocation US No. 241 | LS | 1 | \$ 698,000 |
| | SCG Relocation US No. 633 | LS | 1 | \$ 1,513,000 |
| | SCG Relocation US No. 644 | LS | 1 | \$ 2,820,000 |
| | Verizon Relocation US No. 274 | LS | 1 | \$ 76,000 |
| | | | | \$ 11,371,000 |

Soft Costs

| | | |
|-------------------------------------|-----------|------------------|
| Design (6.25%) | \$ | 710,688 |
| Field Support (6.25%) | \$ | 710,688 |
| Plan Check and Inspection Fees (6%) | \$ | 682,260 |
| Reprographics (10% of Design) | \$ | 71,069 |
| | \$ | 2,174,704 |
| Administration (4%) | \$ | 541,828 |
| Soft Cost Total | \$ | 2,716,532 |

Means and Methods

| | | |
|--------------------------|----|-----------|
| General Condition (1.5%) | \$ | 170,565 |
| Fee (4%) | \$ | 454,840 |
| Insurance (0.75%) | \$ | 85,283 |
| Permits (1.5%) | \$ | 170,565 |
| Bonds(1.5%) | \$ | 170,565 |
| | \$ | 1,051,818 |

| | | |
|--------------------|-----------|-------------------|
| Sub-Total | \$ | 15,139,349 |
| Contingency @20% | \$ | 3,027,870 |
| Grand Total | \$ | 18,167,219 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Cindy Miller

From: Cindy Miller
Sent: Tuesday, May 14, 2013 9:04 AM
To: 'towings123@gmail.com'; Tom Owings
Cc: Jane Halstead; Juliene Clay; Ewa Lopez; Kathy Gross
Subject: FW: Document Request - FPPC Files: Donors - Whitney, James
Attachments: Form 461 - 01 14 13.pdf; Form 461 - 6/30-12.pdf; Form 461 - 10 25 2012 2 pages.pdf; Form 461 - 10-4-12.pdf; Jernigan James Form 461.pdf

Hard copies printed and placed on your desk

From: Ewa Lopez
Sent: Tuesday, May 14, 2013 8:01 AM
To: Thomas Owings
Cc: Jane Halstead; Kathy Gross; Cindy Miller; Juliene Clay
Subject: Document Request - FPPC Files: Donors - Whitney, James

Are enclosed.

I will email the remaining files soon.

Thank you,
Ewa Lopez, CMC
Deputy City Clerk
City Clerk's Office
City of Moreno Valley
P.O. Box 88005
14177 Frederick Street
Moreno Valley, CA 92552

e: ewal@moval.org
w: www.moreno-valley.ca.us



From: Cindy Miller
Sent: Monday, May 13, 2013 2:58 PM
To: Jane Halstead
Cc: Juliene Clay; Ewa Lopez; Kathy Gross
Subject: Mayor - Document Request

Mayor Owings requested the following:

- 2012 Economic Development Plan
- World Logistics Center
 - when WLC has been presented to City Council (may have been under a different name)
 - rezoning of the property
- FPPC donors for 2007, 2008, 2012 (including Jerry Stephens and Iddo Benzeevi)

Cindy Miller

From: Cindy Miller
Sent: Tuesday, May 14, 2013 9:03 AM
To: Tom Owings; towings123@gmail.com
Cc: Jane Halstead; Juliene Clay; Ewa Lopez; Kathy Gross
Subject: FW: Campaign Contributions: Donors - Fairview, Stephens, Palm Desert
Attachments: 12 31 10.pdf; 12 31 11.pdf; Form 461 01-14-13.pdf; Form 461 6-30-12.pdf; Form 461 10 25 2012 Stephens.pdf; Form 461 10-4-12 Stephens Jerome.pdf; Form 461 12-31-08.pdf; Form 461 12-31-10.pdf; Form 497 10-16-10.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

3
3

Hard copies printed and placed on your desk

4
2

From: Ewa Lopez
Sent: Tuesday, May 14, 2013 8:17 AM
To: Tom Owings
Cc: Cindy Miller; Juliene Clay; Jane Halstead; Kathy Gross
Subject: Campaign Contributions: Donors - Fairview, Stephens, Palm Desert

1
3
7

The remaining files are enclosed.

3
2

Thank you,
Ewa Lopez, CMC
Deputy City Clerk
City Clerk's Office
City of Moreno Valley
P.O. Box 88005
14177 Frederick Street
Moreno Valley, CA 92552

28

e: ewal@moval.org
w: www.moreno-valley.ca.us



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Cc: Juliene Clay; Ewa Lopez; Kathy Gross
Subject: Mayor - Document Request

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 - when WLC has been presented to City Council (may have been under a different name)

- rezoning of the property
- FPPC donors for 2007, 2008, 2012 (including Jerry Stephens and Iddo Benzeevi)

Thanks,

Cindy

Cindy A. Miller
Executive Assistant to Mayor / City Council
City Council Office
City of Moreno Valley
14177 Frederick St.
P.O. Box 88005
Moreno Valley, CA 92552-0805


E: cindym@moval.org
w: www.moval.org



CITY COUNCIL
MORENO VALLEY
RECEIVED

13 FEB 12 PM 2: 55

City Manager's Office

MEMORANDUM

To: Mayor, Mayor Pro Tem, and Members of the City Council
From: Michelle Dawson, Assistant City Manager
Date: February 12, 2013
Subject: Staff Follow Up on Consensus Items Identified at Council Workshop

Staff is following up on your items from the February 2 Council Workshop per the following timeframes:

Council item on future agenda to take action on Charter Subcommittee, with a Citizens Review Committee, 2014 election:

- **The City Manager's Office and City Attorney are preparing a staff report for the Feb. 26th regular Council meeting**

Directly-elected Mayor:

- **To be discussed as part of the Charter drafting process**

Efforts of city to focus on medical corridor:

- **This area is included in the 3-Year Economic Development Action Plan**

Highest/best use study for 60 acres on Nason owned by the City:

- **Initiating the RFP process in April to retain a planning consultant (note that we are already doing this for the SR 60 East overlay)**

Seek innovative measures to enhance Economic Development efforts:

- **Included in overall Economic Development effort**

Business incubators – higher priority:

- **Program idea will be presented at the April 11 Economic Development Subcommittee meeting**

Emphasize incentives for ecommerce fulfillment centers:

- **To be discussed at the June 13 Economic Development Subcommittee meeting**

Continue to emphasize residential development:

- **This is included in the 3-year Economic Development Action Plan**

Performing arts overlay:

- **To be discussed at the June 13 Economic Development Subcommittee meeting**

Mayor's council on education a priority:

- **The City Manager's Office is preparing a staff report for the Feb. 26th regular Council meeting**

Augment street maintenance budget in 1-2 yrs.:

- **Will be discussed as part of the budget development process**

More aggressive flood control enforcement:

- **First notifications to owners of privately-owned dirt channels were sent out in October; second notices pending.**

Develop neighborhood program:

- **To be discussed at the May 7 Economic Development Subcommittee meeting**

Balance General Fund budget in FY 13/14 (but also present a 2-yr option):

- **Options will be discussed with Council Members initially at their 1 on 1 meetings with the budget team April 22-29**

Discuss unfunded liabilities w/3 yr budget:

- **Scheduled for April 16 Study Session**

Study session: surplus properties:

- **Scheduled for March 19 Study Session**

Conduct Neighborhood budget meetings:

- **To be held in each Council District between May 6-30**

Include Sunnymead Blvd on Economic Development list:

- **This is included in the 3-year Economic Development Action Plan**

ECONOMIC DEVELOPMENT ACTION PLAN 2013-2016

An updated Economic Development Action Plan has been formulated to capitalize on near-term opportunities in eight geographic areas during a 3-year time frame. The focus of the updated Economic Development Action Plan includes the following goals and objectives in the nine recommended geographic areas:

Edgemont

Pursue the revitalization of the Edgemont area through the adoption of a multi-faceted redevelopment strategy.

- Work towards the upgrading the water system to ensure sufficient water pressure to allow for new development projects in this area.
- Use Neighborhood Stabilization program funding to acquire and land bank foreclosed properties- both single-family and multi-family residential.
- Conduct quarterly Neighborhood Clean-up programs.
- Retain a planning consultant to evaluate land uses to establish the highest and best land use designations for redevelopment efforts.
- Pursue a master developer to assist with the planning for redevelopment in the Edgemont area.

TownGate

Collaborate with the Fritz Duda Company and CW Capital towards stabilizing, upgrading and expanding retail and restaurant development opportunities in the TownGate area including the Moreno Valley Mall and the five shopping centers surrounding the regional mall including TownGate Center, TownGate Plaza, TownGate Crossing, TownGate Promenade and TownGate Square

- Continue to work with CW Capital-the owner of the Moreno Valley Mall in upgrading and attracting new users to the regional mall.
- Facilitate the planning and marketing for a 30,000 S.F. expansion project at the Moreno Valley Mall to include a new restaurant, retail and plaza area next to Harkins Theatres.
- Work with the Fritz Duda Company in the re-occupancy of vacant retail spaces and the overall stabilization of TownGate Center including new uses such as ULTA Beauty, BevMo and Planet Fitness.
- Assist in the processing of development plans for new projects in TownGate shopping centers including 24 Hour Fitness Sport, Miguel's Jr. Mexican Restaurant and Richie's Real American Diner.
- Cooperate with the Fritz Duda Company in pursuing the continued development of a 'Restaurant Row' area in TownGate Promenade.

Festival

Cooperate with the Kodash Company and Miller Family Trust-the ownership of the Festival Center, to explore ways to redevelop or enhance the viability of the Festival Center including rehabilitation efforts and incorporating new appropriate land uses.

- Help facilitate attracting new users and the upgrade of the Festival Center.
- Explore developing a new residential component at the Festival Center.
- Explore possibilities with Moreno Valley Unified School District of developing new education facilities at Festival.
- Pursue an overlay study to consider other uses at Festival including possibly cultural & performing arts facilities, along with developing sports or recreation facilities for use by the community to create a mixed-use development concept.

Sunnymead Boulevard

Work towards the further redevelopment of Sunnymead Boulevard, between Frederick Street to Perris Boulevard.

- Conduct a code compliance effort aimed at enhancing the image of Sunnymead Boulevard.
- Pursue new users and development projects for Sunnymead Boulevard.
- Market mixed-use development opportunities for Sunnymead Boulevard that combine new residential projects with retail and office uses.

Centerpointe Business Park

Work with Ridge Property Trust and USAA Real Estate to expand development and business opportunities aimed at completing the Centerpointe Business Park.

- Assist Ridge Property Trust and Harbor Freight Tools (HFT) in the 507,720 S.F. expansion of HFT's Distribution Center at the NW corner of Cactus and Graham.
- Facilitate efforts for a user to occupy USAA's new 522,774 S.F. Centerpointe Logistics Center at the NW corner of Cactus and Frederick.
- Help advance the development of Ridge Property Trust's approved 607,960 S.F. industrial building at the NW corner of Brodiaea and Graham.
- Facilitate expansion plans for the Serta Mattress facility.
- Work with the owner of the Plaza Del Sol Center in stabilizing the center to provide needed shopping and restaurant opportunities in the Centerpointe Business Park area.

South Moreno Valley Industrial Area

Work with seven developers (Alere Property Group, First Industrial Realty Trust, IDS Real Estate Group, Panattoni Development Co., Sares-REGIS Group, Trammell Crow Company & Western RealCo) on new business attraction and development projects in the South Moreno Valley Industrial Area.

- Work with IDS Real Estate Group in securing a business user for the new 769,320 S.F. Nandina Distribution Center.
- Facilitate the completion of Trammell Crow Company's 1,250,000 S.F. I-215 Logistics Center project, including securing a user.

- Cooperate with First Industrial Realty Trust and Panattoni Development Co. in pursuing the speculative development of two industrial buildings with a total of nearly 2 million S.F.
- Assist Sares-REGIS Group and Western RealCo in build-to-suit opportunities for two approved industrial building projects with a total of more than 3.6 million S.F.
- Work with Alere Property Group, First Industrial Realty Trust and Trammell Crow Co. in the planning and entitlements for several new industrial projects with a proposed 4 million S.F.

City Center Medical/Healthcare Corridor

Cooperate with Riverside County Regional Medical Center (RCRMC), Kaiser Permanente, Moreno Valley College and Highland Fairview to help facilitate the further expansion of the City of Moreno Valley's Medical/Healthcare Corridor on Nason Street & Iris Avenue.

- Assist Riverside County with the implementation of the Master Plan for expanding the Riverside County Regional Medical Center including a new Trauma & Urgent Care, relocated & upgraded Operations Support building and facilities for the new UCR School of Medicine.
- Facilitate plans by Kaiser Permanente to expand the Moreno Valley Community Hospital with an expansion and upgrade of the Emergency Room facilities and development of a planned second tower.
- Cooperate with Moreno Valley College and Riverside Community College District in the development of a proposed 30,000 S.F. allied health sciences facility in the medical-healthcare corridor.
- Support the planning and marketing efforts of Highland Fairview to pursue the creation of a master planned 200-acre healthcare campus to be situated within the medical corridor and between the two existing hospitals-RCRMC and Kaiser's Community Hospital.
- Continue the planning and funding of capital improvement projects that will widen and construct the ultimate improvements on Nason Street from SR 60 to Iris Avenue to provide critical access to the two hospitals and the medical/healthcare corridor.
- The continued development of Medical/Healthcare corridor on Nason Street and Iris Avenue shall be the City's top priority for new medical and healthcare development.
- Undertake a study to determine highest and best land uses for the City-owned 60-acre property at the NW corner of Nason and Alessandro.

World Logistics Center at Rancho Belago

Collaborate with Highland Fairview in the development of the World Logistics Center—a 41.6 million S.F. master planned corporate park proposed to be developed on 2,700 acres in the Rancho Belago area of eastern Moreno Valley.

- Process an Environmental Impact Report and preliminary development plans for the World Logistics Center in eastern Moreno Valley—south of SR 60 and east of Redlands Boulevard to Gilman Springs Road.
- Assist in the drafting of a Specific Plan that will guide the orderly development for of World Logistics Center.
- Cooperate with Highland Fairview in the formulation of a Development Agreement to create a public-private partnership to help facilitate the development of new public infrastructure in eastern

Moreno Valley associated with the World Logistics Center including roads, trails, utilities, storm water protection and fire protection facilities.

- Work with Highland Fairview in branding the World Logistics Center as one of the largest e-commerce focused development projects in the U.S.

SR 60 East Corridor

Pursue new development opportunities along the SR 60 East corridor—from Nason Street to the easterly City limits.

- Prepare an Overlay Study to determine the 'highest and best' land uses along the SR 60 East Corridor.
- Assist property owners and developers in marketing development opportunities along the SR 60 East Corridor.
- Work on opportunities to expand the Moreno Valley Auto Mall.
- Facilitate the stabilization and further development of Stoneridge Towne Centre and Moreno Beach Plaza.

In addition to activities in the eight geographic areas, a series of objectives are being recommended to assist with overall economic development efforts to assist with Business Attraction, Business Retention and Business Expansion including the following:

- Continue to coordinate the Capital Program (CIP) with economic development efforts
- Expand the Development Ombudsman Program to provide a comprehensive range of business support services for developers and businesses
- Restart the Business Visitation Program, including the participation of the Mayor in 1 on 1 visits annually with the Top 50 with the major employers in the community
- Implement new software that will enable business owners, developers, contractors and residents to electronically submit and manage their plans with the City of Moreno Valley
- Utilize the Chambers of Commerce to expand participation in the Small Business Counseling Services provided by the Small Business Development Center (SBDC)
- Work with the Community Investment Corporation in a the development of a business incubator and micro-business loan program
- Pursue the reuse of vacant anchor retail spaces, including the use of the new ED-Retail Anchor Reuse Incentive Program
- Explore revising the scopes of work with the Agreements the Chamber of Commerce to better focus on business retention and expansion activities, including expansion of Shop MoVal, as well as establishing a program to promote more business to business transactions in Moreno Valley
- Utilize the Chambers of Commerce to undertake a survey of the small business community on ways to improve the business climate in Moreno Valley
- Use the Chambers of Commerce to assist with increasing high school graduation rates in the community through the development of mentor programs to link students with business leaders
- Pursue the creation of a Business Support Advisory Council comprised of major employers in Moreno Valley

- Seek ways to promote opportunities for more ties between cultural & performing arts in the community with economic development
- Explore creating an incentive program aimed at attracting development projects with e-commerce or fulfillment center users
- Continue to work with residential developers and the Building Industry Association (BIA) on ways to help facilitate new quality residential development in Moreno Valley

Council/Staff Workshop

Council Chamber February 2, 2013

Topic: 3-Year Economic Development Action Plan

Background:

- In April 20011, Moreno Valley approved a 2-Year Economic Development (ED) Action Plan to capitalize on economic development opportunities in the short-term.
- The 2-Year ED Action Plan identified goal and objectives to advance economic development efforts in five geographic areas of the City including 1) TownGate, 2) Centerpointe Business Park, 3) South Moreno Valley Industrial Area, 4) City Center and 5) Eastern Moreno Valley-Rancho Belago.
- The 2-Year ED Action Plan also embraced the idea of strategically focusing the funding of projects within the Capital Improvement Program (CIP) to areas that can leverage economic development efforts.
- The advancement of a number of projects identified in the ED Action has been accomplished during the initial 15 months of the 2-Year ED Action Plan.

Discussion:

- A new 3-Year ED Action Plan has been drafted that would expand the focus of the ED Action Plan to eight geographic areas including 1) Edgemont, 2) TownGate, 3) Festival, 4) Centerpointe Business Park, 5) South Moreno Valley Industrial Area, 6) City Center & Medical/Healthcare Corridor, 7) World Logistics Center at Rancho Belago and 8) SR 60 East Corridor.
- The ED Action Plan is also recommended to include ten objectives aimed at increasing overall economic development efforts with 1) Business Attraction, 2) Business Retention and 3) Business Expansion.
- The preliminary schedule for the consideration and approval of the 3-Year ED Action Plan includes:
 1. Economic Development Subcommittee will review and evaluate the ED Action Plan on March 14
 2. ED Action Plan will be discussed at the April 2 City Council Study Session
 3. ED Action Plan will be considered for approval by the City Council on April 23

ECONOMIC DEVELOPMENT ACTION PLAN

2011-2013

SUMMARY OF INITIAL 15 MONTHS

JOBS CREATED IN 5 EDAP AREAS

- Distribution/Manufacturing 1,522
 - Office/Healthcare 395
 - Automobile Dealerships 77
 - Retail/Restaurant 567
- Total 2,560

CONSTRUCTION JOBS CREATED

- 5,736

Harbor Freight Tools

- Opened new 779,016 S.F. Distribution Center
- Opened 2nd DC-691,960 S.F
- Employ 430
- 507,720 S.F. expansion approved

Ceterpointe & South MV Industrial & Logistics Development

- 3.23 million S.F. of Industrial Buildings started construction
- 3 million S.F. planned to start construction
- 10 million S.F. in planning process

Eastern Moreno Valley Development

- Skechers USA Opens
- WestRidge approved/Negotiations Underway for 850,000 S.F. User
- World Logistics Center Planning Underway (EIR & SP)

City Center Development

- \$75 million in CIP Projects
- Planning and Marketing for expansion of Medical/Healthcare Corridor
- RCRMC & Kaiser expansions
- Moreno Valley College Expansion
- Moreno Valley Auto Mall Expansion & Upgrade
- LA Fitness Coming to Moreno Beach Plaza

TownGate

- Opening of New Retail Stores—TJ Maxx, HomeGoods, Rue 21
- Opening of New Restaurants—Buffalo Wild Wings, Five Guys Burgers, Chipotle
- Opening of Round 1



ECONOMIC DEVELOPMENT

COMMERCIAL/RETAIL PROJECTS

Moreno Valley Mall: New retailers now open at the 1.1 million sq. ft. Moreno Valley Mall include:

- ✓ **Round 1 Bowling & Amusement** – 46,000 sq. ft. family oriented entertainment center featuring 18-bowling lanes, darts, billiards, arcade games, karaoke and food & beverage service – NOW OPEN
- ✓ **Lucy's Apparel** – 1,200 sq. ft. children's formal clothing store – NOW OPEN
- ✓ **Ballet Theatre Company** – 4,795 sq. ft. dance studio – NOW OPEN
- ✓ **Body Basics** – 7,400 sq. ft. apparel store specializing in comfort wear, situated on the 1st floor – NOW OPEN
- ✓ **Rue 21** – Popular and affordable fashions for guys and girls in a 7,500 sq. ft. retail store – NOW OPEN
- ✓ **Shellshock** – 851 sq. ft. apparel and accessories store near the food court – NOW OPEN
- ✓ **Triple O Lazer Tag** – 4,416 sq. ft. team or individual sport and recreational facility on the 2nd floor – NOW OPEN
- ✓ **Vanguard Art Gallery** – 1,385 sq. ft. art gallery on 2nd floor – NOW OPEN
- ✓ **Mente Maestra 247** – 4,377 sq. ft. retail store selling books, videos, vitamins and herbs on 2nd floor –

TENANT

IMPROVEMENTS UNDERWAY

- ✓ **Boba Express** – 250 sq. ft. casual eatery serving sandwiches and wraps – NOW OPEN

TownGate Center and Plaza: Community shopping centers at the SWC of Frederick St. and SR 60.

Tenants include **Burlington Coat Factory, Ross Dress For Less, Catherine's, Regency Theatres, Chase Bank, Wells Fargo, Bank of America, California Bank & Trust, BJ's, Chili's, Acapulco, Olive Garden, Dollar Tree** and **Starbucks**.

- ✓ **TJ Maxx and HomeGoods** – 51,000 sq. ft. super store – NOW OPEN
- ✓ **Don Patron Mexican Grill** – Occupies the former El Gran Burrito, next to Regency Theatres – NOW OPEN
- ✓ **Boost Mobile** – Cellular phone and accessories store next to Clearpath Credit Union and UPS Store – NOW OPEN
- ✓ **Chipotle Mexican Grill** – 2,040 sq. ft. quick-service restaurant featuring gourmet burritos and bowls

TownGate Crossing: 250,000 sq. ft. shopping center expanding at the SEC of Day St. and SR 60. Anchors include **Lowe's, Sports Authority & 99¢ Only Store**.

- ✓ **Anna's Linens** – NOW OPEN
- ✓ **Big Bowl** – NOW OPEN
- ✓ **Super Cuts** – Men's and women's hair salon to be situated next to Panera Bread – NOW OPEN

TownGate Promenade: 353,000 sq. ft. shopping center at the SEC of Day St. and Campus Pkwy. Tenants include **Applebee's, Mimi's Cafe, Panda Express, Bakers**, anchored by **Costco, Ayres Hotel & Spa** and **Hampton Inn**.

- ✓ **Carino's Italian Grill** – PROJECT CONSTRUCTION SUSPENDED

TownGate Square: A mixed-use development project anchored by **WinCo Foods** with 136,000 sq. ft. of retail/restaurant including **Portillo's**, plus 170,000 sq. ft. of approved office at the SEC of Gateway Dr. and Day St.

- ✓ **Robertson's Ready Mix** – CONSTRUCTION UNDERWAY FOR RELOCATION TO NEW SITE
- ✓ **Miguel's Jr. Restaurant** - 2,800 sq. ft. fast-casual restaurant, with drive-thru – PURCHASE

Canyon Springs Plaza: 417,000 sq. ft. community commercial center at the SWC of Day St. and Ironwood Ave.

- ✓ **Go Natural Gas - CNG Fueling Station** – NOW OPEN
- ✓ **Lumber Liquidators** – National hardwood flooring retail store – TENANT IMPROVEMENTS

UNDERWAY

- ✓ **Supporting Possibilities, Inc.** – 15,400 sq. ft. adult daycare facility – APPROVED
- ✓ **IE Banquets** – 9,447 sq. ft. banquet facility – APPROVED

Moreno Valley Plaza: Multi-phase renovation of 341,000 sq. ft. commercial shopping center anchored by **Office Depot, Superior Warehouse, Big Lots, Fallas, Harbor Freight Tools** and **CitiTrends** at the SWC of Sunnymead Blvd. and Heacock St.

- ✓ **McDonald's** – 3,838 sq. ft. fast food restaurant with drive-thru – NOW OPEN
- ✓ **Family Dollar** – 8,023 sq. ft. retail store – NOW OPEN
- ✓ **Harbor Freight Tools** – 15,280 sq. ft. retail store, occupying former Factory 2 U space – NOW OPEN
- ✓ **Sunnymead Florist** – 811 sq. ft. floral shop – NOW OPEN
- ✓ **Moreno Valley Plumbing Supplies** – 1,400 sq. ft. retail store – NOW OPEN

Moreno Valley Village: 3rd location for **Fitness 19** who will occupy the 10,420 sq. ft former Discount Mart near Perris Blvd. and Elder Ave. – TENANT IMPROVEMENTS UNDERWAY

Stoneridge Towne Centre: 579,295 sq. ft. commercial center at the SEC of SR60 and Nason St., anchored by **Super Target, Dress Barn, Kohl's, Office Max** and includes **U.S. Bank, Wachovia Bank, Visterra Credit Union, Chili's** and **Bob's Big Boy Restaurant**.

- ✓ **Audeo Charter Training Center** – 2,674 sq. ft. facility – NOW OPEN
- ✓ **China One** – 1,600 sq. ft. Chinese restaurant – NOW OPEN

Sunnymead and Indian: Planned two building commercial development totaling 16,350 sq. ft. on 2.2 acres, located on Sunnymead Blvd., west of Indian Ave. at Back Way – APPROVED

Moreno Beach Plaza: 368,000 sq. ft. shopping center anchored by **Walmart Super Center** including **Payless Shoes, Schools First Credit Union**.

- ✓ **Sprint** – 3,300 sq. ft. retail store specializing in cellular equipment and accessories – NOW OPEN
- ✓ **U.S. Bank** – 1,000 sq. ft. branch inside Walmart Super Center, 3rd location in Moreno Valley – NOW OPEN
- ✓ **LA Fitness** – 40,770 sq. ft. sports club to occupy former Circuit City and Staples building –

Moreno Valley Auto Mall: Moss Bros. expansion of dealerships to include **Volkswagen** – NOW OPEN

Moreno Marketplace: 93,788 sq. ft. neighborhood shopping center at the NWC of Cactus Ave. and Moreno Beach Dr., anchored by **Stater Bros.**, and includes **Wells Fargo, Jack in the Box, Subway** and **Fantastic Sam's**.

- ✓ **Little Bambinos Pizza** – 1,560 sq. ft. take-out pizza restaurant – TENANT IMPROVEMENTS UNDERWAY.

- ✓ **Rancho Belago Dance Company** – NOW OPEN

Alessandro Plaza: An existing neighborhood center, anchored by **24hr Fitness Center** east of Heacock on Alessandro Blvd.

- ✓ **Universal Strike** – Renovation of existing 40,000 sq. ft. bowling alley to include arcade – NOW OPEN

Alessandro and Heacock: Relocation of existing restaurant and addition of mini-mart. 2,213 total sq. ft., Philippine restaurant, **P.I. Grill** to occupy 1,213 sq. ft., plus 1,000 sq. ft mini-mart, **Phillipine Island Palangke**, to be located to the SEC – TENANT IMPROVEMENTS UNDERWAY

Alessandro and Graham:

✓ Proposed 5,044 sq. ft. retail center at the NEC, including a planned **7-Eleven** store, UPS Store, Flame Broiler restaurant and carwash – UNDER CONSTRUCTION

Alessandro and Lasselle: Proposed 140,000 sq. ft. retail center at NEC, anchored by 95,000 sq. ft. **WinCo Foods**, plus additional retail/restaurant space. – APPROVED/PROJECT SCHEDULE ON HOLD

Alessandro and Moreno Beach: Proposed mixed-use project at the SEC anchored by a 15,150 sq. ft. **Rite-Aid** – APPROVED/PROJECT SCHEDULE ON HOLD

Alessandro and Moreno Beach: Proposed 4,000 sq. ft. development at SWC, including convenience store/gas station/car wash – APPROVED

Butterfield Valley Village:

✓ **Boost Mobile** – 2,508 sq. ft. cellular phone and accessories store – NOW OPEN

Cactus and Elsworth: Renovation of existing 3,000 sq. ft. restaurant to Gus Jr. Burgers – NOW OPEN

Cactus and Goldencrest: Value Windows & Doors – 126,418 sq. ft. manufacturing facility – IN PLAN

Cactus and Veterans Way: 14,208 sq. ft. recycling facility **California Recycling Inc.** – IN PLANNING

Elsworth Plaza: A mixed-use retail/office/restaurant project with three new buildings totaling 30,000 sq. ft. near the SWC of Alessandro Blvd. and Elsworth St. – New tenants include:

✓ **Airy Body Care, Estates Furniture, Cabinets & Flooring, Gin Tay Hair Salon, Marinaj Banquet & Events Hall, and Graphix Lab, LLC** – NOW OPEN

Family Dollar: 8,320 sq. ft. store just south of CVS at the SWC of JFK and Perris Blvd. – IN PLAN CHECK

Hometown Square: 14,900 sq. ft. building being renovated for new **Dollar General** near the NWC of Perris Blvd. and Cottonwood Ave. – NOW OPEN

Iris Plaza: 2,926 sq. ft. dance studio **Tutu Barre** – NOW OPEN

Lakeside Plaza: Neighborhood shopping center at the NWC of Lasselle and Iris Ave.

✓ **Starbucks Coffee** – 1,500 sq. ft. store – NOW OPEN

✓ **Better Be Donuts** – 1,239 sq. ft. donut stop – NOW OPEN

Lakeside Terrace: Neighborhood shopping center at the NEC of Lasselle St. and Iris Ave.

✓ **Café Gossip** – Korean BBQ/Teriyaki restaurant. A second location for this local favorite – NOW OPEN

Lakeshore Village Marketplace: 140,000 sq. ft. neighborhood shopping center anchored by **Ralph's**.

✓ **Subway** – 1,040 sq. ft. restaurant – NOW OPEN

✓ **S Bar & Grill** – 3,200 sq. ft. dine-in restaurant – NOW OPEN

Menlo Recycling: 9,089 sq. ft. recycling center near the SWC of Goldencrest Dr. and Elsworth St. – NOW

O'Reilly Automotive: 7,453 sq. ft. retail store at the SWC of JFK and Perris Blvd. – IN PLANNING

Perris and Elder: Major renovations to existing **McDonald's** restaurant – NOW OPEN

Perris and Eucalyptus: Bestteks 550 sq. ft. computer repair, maintenance and web design business – NOW

Rancho Belago Plaza: Retail/commercial center with two new buildings and a total of 14,000 sq. ft., located at the SWC of JFK and Moreno Beach Drives – APPROVED/PROJECT SCHEDULE ON HOLD

Tesco – "Fresh & Easy Neighborhood Market" with two locations open and two under development:

✓ **Frederick St. and Cottonwood Ave.** – STORE OPENING ON HOLD

✓ **Ironwood Ave. and Heacock St.** – STORE OPENING ON HOLD

HOTEL/HOSPITALITY

Cactus and Elsworth: Proposed four-story **Hawthorn Inn & Suites** with 79-guest rooms – APPROVED

Komar Cactus Plaza: Proposed four-story **Marriott TownePlace Suites** with 110-guest rooms – IN

Olivewood Plaza Drive: Proposed three-story **Sleep Inn Suites** with 66-guest rooms – APPROVED

MEDICAL/OFFICE

Corporate Plaza: 2,493 sq. ft. **Riverside Physician Services** medical office located at 13800 Heacock St. –

Integrated Care Communities: 99-bed skilled care nursing facility in 44,252 sq. ft. Brodiaea Ave., west side of Nason St. – APPROVED/IN PLAN CHECK

Jacobs Development: 8-acre mixed-use project with 24,000 sq. ft. medical office, 3 buildings totaling 13,000 sq. ft. for Business Park/R and D, plus 80,000 sq. ft., (398 units w/caretakers quarters) self-storage at the SWC of Graham St. and Alessandro Blvd. – APPROVED/PROJECT ON HOLD

Kaiser - Moreno Valley Medical Campus: 75,000 sq. ft. medical office complex for **Kaiser Permanente** on Iris Ave., west of Moreno Valley Community Hospital – UNDER CONSTRUCTION

Moreno Corporate Center: 4,344 sq. ft. **Southern Illinois University** satellite campus at NEC of Elsworth St. and Goldencrest Dr. – TENANT IMPROVEMENTS UNDERWAY

Moreno Valley Professional Village: 130,000 sq. ft. medical/office at the SWC of Alessandro Blvd. and Veterans' Way. Tenants include: **Moreno Valley Family Health Center, Moreno Valley Dental Clinic, DaVita Canyon Springs Dialysis** and **Westech College**.

✓ **Taco Bell** – Fast food, drive-thru restaurant. Taco Bell's first GREEN facility – NOW OPEN

✓ **Westech College** – Addition of 12,560 sq. ft. to expand educational facility to 25,160 sq. ft. – NOW

Olivewood Plaza: 22,758 sq. ft. three-story office building on 1.10 acres located north of Sunnymead Blvd. and west of Graham St. – APPROVED/PROJECT ON HOLD

Real Living Premier Realty: 12,520 sq. ft. two-story office building located at 23180 Hemlock Ave. – NOW OPEN

Red Tower Center: 10,798 sq. ft. shopping center located at Red Maple and Perris Blvd. New tenant:

✓ **Pacific Dental Clinic** - 1,200 sq. ft. dental office at 25025 Red Maple – NOW OPEN

Renaissance Village of Moreno Valley: A proposed 140-bed senior assisted living facility on the SWC of Moreno Beach Dr. and Brodiaea Ave. for a total of 98,400 sq. ft. on 7.33 acres – APPROVED

Riverside Pediatric Medical Group/Mommy and Me: 3,000 sq. ft. outpatient medical offices located at 24226 Sunnymead Blvd. – NOW OPEN

Social Security Administration: 19,679 sq. ft. office/hearing facility on the 3rd floor of building at NWC of Cactus and Veterans Way – NOW OPEN

TownGate Square: 170,000 sq. ft. of office space at the SEC of Gateway Dr., and Day St. – APPROVED

INDUSTRIAL

Alere Property Group:

✓ 756,340 sq. ft. distribution center on the east side of Heacock St., north of Cardinal Way. **Lowe's Home**

Improvement expanded into entire building – LEASE TERMS EXPANDED/NOW OPEN

Apache Colonel Rogers Trust: 569,200 sq. ft. industrial complex with office and warehouse facilities. –

Cemex Materials: Proposed concrete plant on Nandina Ave. west of Indian St. – APPROVED

Centerpointe Business Park: Ridge Property Trust is developing more than 2.66 million sq. ft. in 12 buildings (includes **Minka Lighting, ResMed, Serta Mattress, Frazee Paint** and **U.S. Postal Service Distribution Center**) – between Alessandro Blvd., Frederick St., Cactus Ave. and Heacock St. – SIX BUILDINGS OCCUPIED; THREE ADDITIONAL BUILDINGS APPROVED

✓ **Harbor Freight Tools** – Occupies a 779,016 sq. ft. distribution center at NWC of Cactus Ave. and Graham St.

Expansion plans of 507,720 sq. ft., totaling 1.28 million sq. ft. – IN PLANNING/EIR UNDERWAY

✓ 607,430 sq. ft. distribution/warehouse facility at the NWC of Brodiaea Ave. and Graham St. –

First Industrial Realty Trust:

✓ **First Inland Logistics Center** – an 865,960 sq. ft. industrial/distribution facility in two buildings.
North side of
Nandina Ave., west of Perris Blvd.

– 691,960 sq. ft. leased and occupied by **Harbor Freight Tools** – TENANT IMPROVEMENT

Gateway Business Park: 34 Industrial condos between 5,000 and 10,000 sq. ft., (184,036 total sq. ft.) south of Alessandro Blvd., west of Day St. – APPROVED/PROJECT ON HOLD

Highland Fairview

✓ 1.82 million sq. ft. distribution center for **Skechers USA**, along SR60 between Redlands Blvd. and Theodore St. – NOW OPEN

✓ Proposed specific plan for **World Logistic Center** – master planned 41 million sq. ft. corporate park on 2,800

IDS/Real Estate Group: Nandina Distribution Center – Two building complex with total of 1.82 million sq. ft., situated at NWC of Nandina Ave. and Indian St.

✓ **Building A**, 413,598 sq. ft. – APPROVED AND IN PLAN CHECK

✓ **Building B**, 769,320 sq. ft. – UNDER CONSTRUCTION

Komar: 283,100 sq. ft. industrial/distribution building on 13.75 acres at the SEC of Heacock Ave., and San Michele Rd. – APPROVED

Panattoni Development Company: Inland Empire Global Logistics Center – 1.56 million sq. ft. building at the SWC of Indian St. and Iris Ave. – APPROVED/ IN PLAN CHECK

Overton Moore Properties- Centerpointe Logistics Center:

✓ 522,774 sq. ft. logistics-distribution building on 25.9 acres at the NWC of Cactus Ave. and Frederick St. – UNDER

Prologis: 2,224,419 sq. ft. proposed in six buildings on the south side of SR60 between Pettit St. and Quincy St. – IN PLANNING/EIR UNDERWAY

Rados: Proposed seven building project at NEC of Heacock St. and Iris Ave. with total of 619,127 sq. ft.

✓ 6 buildings ranging from 23,700 sq. ft. to 49,160 sq. ft. – APPROVED

✓ Proposed 409,598 sq. ft. warehouse distribution center – APPROVED

Ridge Property Trust - Westridge Commerce Center:

✓ 943,800 sq. ft. building along the south side of SR60 between Quincy St. and Redlands Blvd. – APPROVED/IN

Robertson's Ready-Mix: Relocation of concrete plant for Old 215 Frontage Rd., south of Alessandro Blvd. – UNDER CONSTRUCTION

Ross Stores Moreno Valley Distribution Center:

✓ 2nd Phase added 612,000 sq. ft., plus additional 285,000 sq. ft. mezzanine to the existing 686,000 sq. ft. building for a total of 1.58 million sq. ft. – EXPANSION COMPLETED/NOW OPEN

Trammell Crow Company: I-215 Logistics Center – Industrial warehouse in two buildings at the NWC totaling 1,705,000 sq. ft. industrial/distribution center development at the NEC of Heacock St. and San Michele Rd. – UNDER CONSTRUCTION

United Natural Foods Inc.: 613,174 sq. ft. warehouse distribution facility on Goldencrest Drive – EXPANSION COMPLETE/NOW OPEN

Vogel Engineers Inc/Sares-Regis: 1,616,133 sq. ft. warehouse distribution building on 71.15 acres along north side of Oleander Storm Drain between Indian St. and Perris Blvd. – APPROVED/IN PLAN CHECK

Western Realco: March Business Center - 1,484,407 sq. ft. in four buildings at SEC of Iris Ave. and Heacock St. – IN PLANNING/EIR UNDERWAY

AGENDA

Economic Development Subcommittee
Thursday, March 14, 2013 - 2:00 p.m.
Moreno Valley City Hall, 2nd Floor Training Room
14177 Frederick Street, Moreno Valley

1. Call to Order
2. Roll Call/Introductions
3. Public Comments

Those wishing to speak should complete and submit a BLUE speaker slip to the Secretary. There is a three-minute time limit per person. All remarks and questions shall be addressed to the presiding officer or to the Economic Development Subcommittee of the City and not to any individual subcommittee member, staff member or other person.

4. Approval of Minutes of February 14, 2012, Developer's Workshop
5. Renewal of Business Visitation Program, including having the Mayor participate.
6. Include both ED Subcommittee members in the Business Roundtable Program

Denise (7) Discussion of the City's Ombudsman Program.

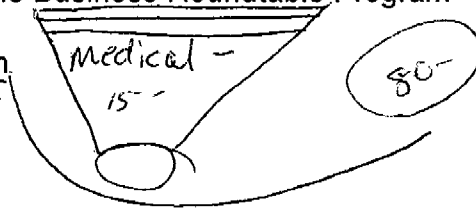
8. 3-Year Economic Development Action Plan

5. <Comments/Questions>

6. Next Regular Economic Development Subcommittee Meeting – April 11, 2013

7. Next Developer Workshop – May 9, 2013

8. Adjournment



Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Mel Alonzo, ADA Coordinator, at 951.413.3027 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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AGENDA

Economic Development Subcommittee
Thursday, April 11, 2013 - 2:00 p.m.
Moreno Valley City Hall Council Chamber
14177 Frederick Street, Moreno Valley

1. Call to Order
2. Roll Call/Introductions
3. Public Comments

Those wishing to speak should complete and submit a BLUE speaker slip to the Secretary. There is a three-minute time limit per person. All remarks and questions shall be addressed to the presiding officer or to the Economic Development Subcommittee of the City and not to any individual subcommittee member, staff member or other person.

4. Approval of Minutes of March 14, Economic Development Subcommittee Meeting.
5. Edgemont Area Revitalization Strategy
6. ✓ East End Infrastructure
5. Comments/Questions
6. Next Regular Economic Development Subcommittee Meeting – June 13, 2013
7. Next Developer Workshop – May 9, 2013
8. Adjournment

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Infrastructure Estimate for City Strategic Economic Development Plan

② RDA Porter + Rec.

① Total amount of DIFF as a result of Proj 99d - \$4,000,000 less DIFF credits

Summary of Costs

| | | |
|------------------------------------|---------|-------------|
| Public Streets | \$ | 128,100,000 |
| Public Streets (Citywide) | \$ | 19,300,000 |
| Non-Vehicular Circulation (Trails) | DIFF \$ | 4,500,000 |
| Theodore Interchange | \$ | 50,200,000 |
| SR-60 (Within City Limits) | \$ | 8,500,000 |
| Public Facilities (Fire/Police) | \$ | 9,000,000 |
| Sound Walls | \$ | 3,000,000 |
| Drainage | | |
| | City \$ | 15,900,000 |
| | RCFC \$ | 66,000,000 |
| | \$ | 81,900,000 |

✓ H.F. DIFF.
 ✓ HF give land we pay for trails.
 ✓ combination of Jump + DIFF Federal -

EMWD Facilities

| | | |
|--------------------------|----|-------------|
| Sewer | \$ | 14,700,000 |
| Water | \$ | 40,500,000 |
| Recycled Water | \$ | 9,600,000 |
| Upsizing Allowance (30%) | \$ | 19,440,000* |
| | \$ | 64,800,000 |

Build out

Electric Utilities

| | | |
|--------------------------------|----|------------|
| MVU Facilities | \$ | 51,100,000 |
| SCE Undergrounding/Relocations | \$ | 10,600,000 |
| | \$ | 61,700,000 |

Other Utilities

| | | |
|-----------------------|----|------------|
| SDG&E/SCG Relocations | \$ | 14,400,000 |
| Questar (Gas) | \$ | 3,800,000 |
| | \$ | 18,200,000 |

Sales tax
 Point of Sales
 Borrow.

Public Infrastructure Costs \$ 486,840,000

Grand sub station

100
 impact
 C

- ① Properties tax increment
- ② DIFF
- ③ Jump.
- ④ Prop A. & gas - Prop & Borrowing.
5. Elect. future.

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|----------|--|------|-----------------|---------------|---------------|
| Streets | 1" AC Cap | SF | 4,787,500 | \$ 0.45 | \$ 2,154,375 |
| | 6" Asphalt Berm | LF | 3,300 | \$ 3.20 | \$ 10,560 |
| | 6"AC/12"AB | SF | 91,500 | \$ 4.15 | \$ 379,725 |
| | 6"AC/14"AB | SF | 652,900 | \$ 4.90 | \$ 3,199,210 |
| | 6"AC/20"AB | SF | 3,544,400 | \$ 5.60 | \$ 19,848,640 |
| | AC Removal | SF | 590,200 | \$ 1.45 | \$ 855,790 |
| | Street Finish | SF | 4,787,500 | \$ 0.10 | \$ 478,750 |
| | Final Striping | SF | 4,787,500 | \$ 0.05 | \$ 239,375 |
| | Fog Seal | SF | 4,787,500 | \$ 0.05 | \$ 239,375 |
| | Grinding | SF | 554,500 | \$ 1.45 | \$ 804,025 |
| | Import | CY | 205,000 | \$ 9.75 | \$ 1,998,750 |
| | Interim Striping | SF | 4,787,500 | \$ 0.05 | \$ 239,375 |
| | Mobilization | LS | 8 | \$ 92,625.00 | \$ 741,000 |
| | Redwood Header or thickened edge | LF | 46,100 | \$ 8.40 | \$ 387,240 |
| | Regulatory Signs | Ea | 245 | \$ 538.20 | \$ 131,859 |
| | Saw cut | LF | 31,000 | \$ 2.10 | \$ 65,100 |
| | Slurry Seal | SF | 3,073,700 | \$ 0.50 | \$ 1,536,850 |
| | Street Lights - Single Arm 22000 lumen (Includes conduit, wire, poles, etc.) | Ea | 536 | \$ 7,020.00 | \$ 3,762,720 |
| | Street Name Signs | Ea | 44 | \$ 594.10 | \$ 26,140 |
| | Sub-Grade Prep | SF | 4,787,500 | \$ 0.25 | \$ 1,196,875 |
| | SWPPP Compliance | SF | 4,787,500 | \$ 0.70 | \$ 3,344,357 |
| | Traffic Control | SF | 2,466,900 | \$ 0.35 | \$ 858,885 |
| | Traffic Signal Full | Ea | 7 | \$ 379,600.00 | \$ 2,657,200 |
| | Traffic Warning Signs | Ea | 27 | \$ 349.70 | \$ 9,279 |
| | Extended Landscape Maintenance (90 days) | SF | 693,477 | \$ 0.10 | \$ 69,348 |
| | Median Landscaping | SF | 364,700 | \$ 4.85 | \$ 1,768,795 |
| | Parkway Landscaping | SF | 269,000 | \$ 6.45 | \$ 1,735,050 |
| | Roadway Excavation | CY | 328,777 | \$ 29.00 | \$ 9,534,521 |
| | | | | | \$ 68,273,169 |

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|----------|-----------------------------------|------|-----------------|--------------|--------------|
| Concrete | 6" Sidewalk - Offset | SF | 688,000 | \$ 3.45 | \$ 2,373,600 |
| | 8" Curb/Gutter | LF | 35,700 | \$ 19.00 | \$ 678,300 |
| | Bus Bay w/Curb | LF | 9,700 | \$ 6.45 | \$ 62,565 |
| | Handicapped Ramp | Ea | 123 | \$ 1,690.00 | \$ 207,870 |
| | Local Depressions | Ea | 80 | \$ 1,560.00 | \$ 124,800 |
| | Mobilization | LS | 7 | \$ 16,000.00 | \$ 112,000 |
| | Roundabout truck apron | SF | 37,400 | \$ 22.35 | \$ 835,890 |
| | Special Curb - I (mow strip) | LF | 41,500 | \$ 6.50 | \$ 269,750 |
| | Special Curb - I (8" median curb) | LF | 41,500 | \$ 8.50 | \$ 352,750 |
| | Special Curb - II (0" Curb Face) | LF | 82,300 | \$ 8.50 | \$ 699,550 |
| | Special Paving - I (Roundabout) | SF | 156,400 | \$ 6.85 | \$ 1,071,340 |
| | Sub-grade prep. Concrete | SF | 1,381,100 | \$ 0.35 | \$ 483,385 |
| | Truck Turnout (6 Trucks) | Ea | 19 | \$ 69,000.00 | \$ 1,311,000 |
| | | | | | \$ 8,582,800 |

Total 66,855,969

Soft Costs

| | |
|-------------------------------------|----------------------|
| Design (6.25%) | \$ 4,178,498 |
| Field Support (6.25%) | \$ 4,178,498 |
| Plan Check and Inspection Fees (6%) | \$ 4,011,358 |
| Reprographics (10% of Design) | \$ 417,850 |
| | \$ 12,786,204 |
| Administration (4%) | \$ 3,185,687 |
| Soft Cost Total | \$ 15,971,891 |

Means and Methods

| | |
|--------------------------|--------------|
| General Condition (1.5%) | \$ 1,002,840 |
| Fee (4%) | \$ 2,674,239 |
| Insurance (0.75%) | \$ 501,420 |
| Permits (1.5%) | \$ 1,002,840 |
| Bonds(1.5%) | \$ 1,002,840 |
| | \$ 6,184,177 |

| | |
|---------------------------------------|----------------------------|
| Sub-Total | \$ 89,012,037 |
| Value of Right of Way (\$5 per SF) | 4,253,391 SF \$ 21,266,955 |
| Contingency @20% | \$ 17,802,407 |
| Grand Total for Public Streets | \$ 128,081,400 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|---|---|------|-----------------|--------------|----------------------|
| Streets | LOS Deficiencies - Roadways - Cactus Ave.Redlands Blvd/Street D | LS | 1 | \$ 810,000 | \$ 810,000 |
| | LOS Deficiencies - Roadways - Gilman Springs RoadAlessandro Blvd/Bridge Street | LS | 1 | \$ 1,755,000 | \$ 1,755,000 |
| | LOS Deficiencies - Roadways - Gilman Springs RoadSR-60/Alessandro Blvd | LS | 1 | \$ 5,760,000 | \$ 5,760,000 |
| | LOS Deficiencies - Roadways - Redlands BlvdSR-60 EB Ramps/Eucalyptus | LS | 1 | \$ 825,000 | \$ 825,000 |
| | LOS Deficiencies - Roadways - Theodore StreetSR60 WB Ramps/Ironwood | LS | 1 | \$ 540,000 | \$ 540,000 |
| | Intersections - Kitching St/ Inis Ave.Add 2nd WBL, 3rd EBT, Widen NB, Reconfigure | LS | 1 | \$ 960,000 | \$ 960,000 |
| | Intersections - Kitching St/ Krameria Ave.Add 2nd EBR/ | LS | 1 | \$ 300,000 | \$ 300,000 |
| | Intersections - Martin Luther King Blvd/I-215 NB RampsAdd 2nd NBR/ | LS | 1 | \$ 90,000 | \$ 90,000 |
| Intersections - Moreno Beach Dr/John Kennedy DrAdd 2nd WBL/ | LS | 1 | \$ 1,050,000 | \$ 1,050,000 | |
| | | | | | \$ 12,090,000 |
| | Total | | | | \$ 12,090,000 |

Soft Costs

| | | |
|-------------------------------------|-----------|------------------|
| Design (6.25%) | \$ | 755,625 |
| Field Support (6.25%) | \$ | 755,625 |
| Plan Check and Inspection Fees (6%) | \$ | 725,400 |
| Reprographics (10% of Design) | \$ | 75,563 |
| | \$ | 2,312,213 |
| Administration (4%) | \$ | 576,089 |
| Soft Cost Total | \$ | 2,888,301 |

Means and Methods

| | | |
|--------------------------|----|-----------|
| General Condition (1.5%) | \$ | 181,350 |
| Fee (4%) | \$ | 483,600 |
| Insurance (0.75%) | \$ | 90,675 |
| Permits (1.5%) | \$ | 181,350 |
| Bonds(1.5%) | \$ | 181,350 |
| | \$ | 1,118,325 |

Sub-Total

\$ 16,096,626

Contingency @20%

\$ 3,219,325

Grand Total for Public Streets (City Wide)

\$ 19,315,951

Notes:

Field Support includes staking, geotechnical, biologist, etc..
Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | All Description | Unit | Quantity | Total |
|----------------|---|------|-----------|---------------------|
| Trails / Parks | 10' DG Trail 6" Thick | SF | 321,000 | \$ 925,500 |
| | 6"x6" Concrete Mow Curb along Trail Fencing | LF | 37,600 | \$ 404,200 |
| | DeAnza Trail Signage | LS | 5,000 | \$ 5,000 |
| | 5 Ac. Agricultural Heritage Park | LS | 1,000,000 | \$ 1,000,000 |
| | PVC Trail Fencing | LF | 37,600 | \$ 485,040 |
| | Trail Signage | Ea | 10 | \$ 2,690 |
| | | | | \$ 2,822,430 |

Soft Costs

| | | |
|-------------------------------------|-----------|----------------|
| Design (6.25%) | \$ | 176,402 |
| Field Support (6.25%) | \$ | 176,402 |
| Plan Check and Inspection Fees (6%) | \$ | 169,346 |
| Reprographics (10% of Design) | \$ | 17,640 |
| | \$ | 539,790 |
| Administration (4%) | \$ | 134,489 |
| Soft Cost Total | \$ | 674,279 |

Means and Methods

| | | |
|--------------------------|-----------|----------------|
| General Condition (1.5%) | \$ | 42,336 |
| Fee (4%) | \$ | 112,897 |
| Insurance (0.75%) | \$ | 21,168 |
| Permits (1.5%) | \$ | 42,336 |
| Bonds(1.5%) | \$ | 42,336 |
| | \$ | 261,075 |

Sub-Total

\$ 3,757,783

Contingency @20%

\$ 751,557

Grand Total for Non-Vehicular Circulation

\$ 4,509,340

Notes:

Field Support includes staking, geotechnical, biologist, etc..

Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|----------|---|------|-----------------|------------|---------------------|
| | Freeway Ramps - SR-60 - EBOff-Ramp to Moreno Beach/Increase decel 500ft | LS | 1 | \$ 509,000 | \$ 509,000 |
| | Freeway Ramps - SR-60 - EBOff-Ramp to Nason St/Increase decel 500ft | LS | 1 | \$ 635,000 | \$ 635,000 |
| | Freeway Ramps - SR-60 - EBOOn-Ramp from Nason St/Increase accel 400ft | LS | 1 | \$ 509,000 | \$ 509,000 |
| | Freeway Ramps - SR-60 - EBOOn-Ramp from Perris Blvd/Increase accel 500ft | LS | 1 | \$ 635,000 | \$ 635,000 |
| | Freeway Ramps - SR-60 - WB Direction on-ramp from Redlands/Add 1 mixed flow | LS | 1 | \$ 990,000 | \$ 990,000 |
| | Freeway Ramps - SR-60 - WBLoop on-ramp from Redlands/Add 1 mixed flow lane | LS | 1 | \$ 990,000 | \$ 990,000 |
| | Freeway Ramps - SR-60 - WBOff-Ramp to Redlands/Increase decel 1200ft | LS | 1 | \$ 588,000 | \$ 588,000 |
| | Freeway Ramps - SR-60 - WBOOn-Ramp from Theodore St/Increase accel 850ft | LS | 1 | \$ 441,000 | \$ 441,000 |
| | Total | | | | \$ 5,297,000 |

Soft Costs

| | |
|-------------------------------------|---------------------------|
| Design (6.25%) | \$ 331,063 |
| Field Support (6.25%) | \$ 331,063 |
| Plan Check and Inspection Fees (6%) | \$ 317,820 |
| Reprographics (10% of Design) | \$ 33,106 |
| | <hr/> |
| Administration (4%) | \$ 252,402 |
| Soft Cost Total | <hr/> \$ 1,265,453 |

Means and Methods

| | |
|--------------------------|-------------------|
| General Condition (1.5%) | \$ 79,455 |
| Fee (4%) | \$ 211,880 |
| Insurance (0.75%) | \$ 39,728 |
| Permits (1.5%) | \$ 79,455 |
| Bonds(1.5%) | \$ 79,455 |
| | <hr/> |
| | \$ 489,973 |

Sub-Total

| | |
|-----------|--------------|
| Sub-Total | \$ 7,052,426 |
|-----------|--------------|

| | |
|------------------|--------------|
| Contingency @20% | \$ 1,410,485 |
|------------------|--------------|

| | |
|--|---------------------------|
| Grand Total for SR-60 (Within City) | <hr/> \$ 8,462,911 |
|--|---------------------------|

Notes:

Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|--------------|----------------------|------|-----------------|---------------|----------------------|
| Freeway | Theodore Interchange | LS | 1 | \$ 35,134,430 | \$ 35,134,430 |
| Total | | | | | \$ 35,134,430 |

| | | |
|---|-----------|----------------------|
| Soft Costs | | |
| Design (6.25%) | \$ | 2,195,902 |
| Field Support (6.25%) | \$ | 2,195,902 |
| Plan Check and Inspection Fees (6%) | \$ | 2,108,066 |
| Reprographics (10% of Design) | \$ | 219,590 |
| | \$ | 6,719,460 |
| Administration (4%) | \$ | - |
| Soft Cost Total | \$ | 6,719,460 |
| Sub-Total | | \$ 41,853,890 |
| Contingency @20% | \$ | 8,370,778 |
| Grand Total for Theodore Interchange | \$ | 50,224,668 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|-----------------|--|------|------------------|--------------|---------------------|
| Fire and Police | Fire Station Equipment Allowance | LS | 1 | \$ 500,000 | \$ 500,000 |
| | Fire Station Site | LS | 1 | \$ 5,000,000 | \$ 5,000,000 |
| | Police Station | LS | 1 | \$ 2,000,000 | \$ 2,000,000 |
| | Total | | | | \$ 7,500,000 |
| | | | Sub-Total | | \$ 7,500,000 |
| | | | Contingency @20% | | \$ 1,500,000 |
| | Grand Total for Public Facilities | | | | \$ 9,000,000 |

Notes:

*Unit prices for Fire and Police Station included soft costs, means and methods

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Total |
|-----------------|--|------|-----------------|--------------|
| Drainage (City) | 8" PVC Perforated Subdrain | LF | 26,900 | \$ 586,420 |
| | Access/Maintenance Roads | SF | 2,500 | \$ 6,375 |
| | Adjust Manholes - Final | Ea | 141 | \$ 76,803 |
| | Adjust Manholes - Interim | Ea | 141 | \$ 76,803 |
| | CB - type II, w=14' | Ea | 23 | \$ 209,300 |
| | Concrete Spreading Spillway | LF | 9,100 | \$ 2,354,170 |
| | Concrete V-Ditch - 10' wide | LF | 2,500 | \$ 160,750 |
| | Construct Curb Inlet Catch Basin per RCFCD Std. Dwg. CB100. W = 7' | Ea | 128 | \$ 931,840 |
| | Construct Curb Inlet Catch Basin per RCFCD Std. Dwg. CB110. | Ea | 14 | \$ 60,060 |
| | Construct Junction Structure #2 per RCFCD Std. Dwg. JS227. (36"/24") | Ea | 3 | \$ 17,550 |
| | Construct Manhole #1 per RCFCD Std. Dwg. MH251. (36" max) | Ea | 37 | \$ 250,120 |
| | Construct PCC Collar per APWA Std. Dwg. 380-3. (24") | Ea | 1 | \$ 979 |
| | Construct PCC Collar per APWA Std. Dwg. 380-3. (36") | Ea | 1 | \$ 1,258 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (36" RCP)[b] | Ea | 1 | \$ 12,610 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b. (24" RCP)[a] | Ea | 2 | \$ 21,060 |
| | Construct wingwall per Cal Trans Std. Dwg. D89 | Ea | 1 | \$ 9,100 |
| | Downstream Channel Improvements | LS | 12 | \$ 2,340,000 |
| | Fencing | LF | 3,500 | \$ 73,500 |
| | Furnish and Install PCC Bulkhead per RCFCD Std. Dwg. M816. (24") | Ea | 1 | \$ 839 |
| | Furnish and Install PCC Bulkhead per RCFCD Std. Dwg. M816. (36") | Ea | 13 | \$ 10,901 |
| | Gates | Ea | 3 | \$ 42,900 |
| | Join Existing - 24" | Ea | 12 | \$ 84,240 |
| | Mobilization | LS | 8 | \$ 778,000 |
| | RCP - 18" | LF | 4,000 | \$ 377,200 |
| | RCP - 24" | LF | 16,000 | \$ 1,162,400 |
| | RCP - 36" | LF | 23,400 | \$ 2,354,040 |
| | Remove and Dispose Existing Line F Headwall | LS | 25,000 | \$ 25,000 |
| | SWPPP Compliance | LF | 99,000 | \$ 69,300 |
| | Traffic Control | LF | 79,300 | \$ 186,355 |
| | Trash Rack | Ea | 3 | \$ 21,060 |
| | Un-Grouted Rip-Rap | ton | 10 | \$ 600 |
| | | | | |

| Category | Alt Description | Unit | Sum of Quantity | Total |
|-----------------|---|------|-----------------|---------------|
| Drainage (RCFC) | 10' x 5' Single RCB | LF | 300 | \$ 203,190 |
| | 10' x 7' Single RCB | LF | 700 | \$ 679,770 |
| | 10' x 8' Single RCB | LF | 100 | \$ 111,800 |
| | 12'x8' Single RCB | LF | 10,300 | \$ 11,756,420 |
| | 4' x 3' Double RCB | LF | 2,000 | \$ 852,800 |
| | 4' x 3' Single RCB | LF | 300 | \$ 94,380 |
| | 7' x 3' Double RCB | LF | 400 | \$ 184,600 |
| | 7' x 3' Single RCB | LF | 300 | \$ 104,910 |
| | Access/Maintenance Roads | SF | 695,000 | \$ 1,772,250 |
| | Construct wingwall per Cal Trans Std. Dwg. D84 (10'x8' RCB) | Ea | 2 | \$ 62,400 |
| | Construct box culvert wingwall Type A per Cal Trans Std. Dwg. D84. (10'x7' RCB) | Ea | 4 | \$ 114,400 |
| | Construct box culvert wingwall Type A per Cal Trans Std. Dwg. D84. (12'x8' RCB) | Ea | 1 | \$ 35,100 |
| | Construct Curb Inlet Catch Basin per RCFCD Std. Dwg. CB110. | Ea | 22 | \$ 94,380 |
| | Construct Junction Structure #2 per RCFCD Std. Dwg. JS227. (108"/24") | Ea | 4 | \$ 23,400 |
| | Construct Junction Structure #2 per RCFCD Std. Dwg. JS227. (72"/24") | Ea | 6 | \$ 35,100 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. | Ea | 36 | \$ 121,680 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (12'x8'/24") | Ea | 7 | \$ 23,660 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (12'x8'/36") | Ea | 6 | \$ 20,280 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (12'x8'/48") | Ea | 2 | \$ 6,760 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (12'x8'/60") | Ea | 4 | \$ 13,520 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (12'x8'/72") | Ea | 1 | \$ 3,380 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (84"/24") | Ea | 1 | \$ 3,380 |
| | Construct Junction Structure #3 per RCFCD Std. Dwg. JS228. (84"/36") | Ea | 2 | \$ 6,760 |
| | Construct Manhole #2 per RCFCD Std. Dwg. MH252. (36" to 72") | Ea | 73 | \$ 540,930 |
| | Construct Manhole #3 per RCFCD Std. Dwg. MH253 (for RCB) | Ea | 15 | \$ 111,150 |
| | Construct Manhole #4 per RCFCD Std. Dwg. MH254 (12" to 144") | Ea | 1 | \$ 5,330 |
| | Construct Transition Structure #2 per RCFCD Std. Dwg. TS302 | Ea | 1 | \$ 52,000 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (42" RCP)[c] | Ea | 3 | \$ 42,900 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (48" RCP)[h] | Ea | 3 | \$ 50,700 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (72" RCP)[d] | Ea | 3 | \$ 66,300 |
| | Construct wingwall per Cal Trans Std. Dwg. D86b (84" RCP)[e] | Ea | 12 | \$ 296,400 |

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Total |
|-----------------|--|------|----------------------|--------------|
| Drainage (RCFC) | Earthen Open Channel | CY | 192,000 | \$ 249,600 |
| | Energy Dissipator | Ea | 8 | \$ 56,160 |
| | Fencing | LF | 26,500 | \$ 556,500 |
| | Gates | Ea | 20 | \$ 286,000 |
| | Join Existing - 12'x8' | Ea | 1 | \$ 14,300 |
| | Join Existing - 36" | Ea | 3 | \$ 23,010 |
| | Join Existing - 42" | Ea | 1 | \$ 8,450 |
| | Join Existing - 48" | Ea | 1 | \$ 9,100 |
| | Join Existing - 72" | Ea | 1 | \$ 9,750 |
| | Join Existing - 84" | Ea | 2 | \$ 21,060 |
| | Join Existing - 96" | Ea | 1 | \$ 11,830 |
| | Outlet Structure with Low Flow Orifice | Ea | 10 | \$ 91,000 |
| | RCP - 108" | LF | 1,500 | \$ 1,246,050 |
| | RCP - 42" | LF | 2,400 | \$ 324,480 |
| | RCP - 48" | LF | 8,400 | \$ 1,463,280 |
| | RCP - 60" | LF | 300 | \$ 115,440 |
| | RCP - 72" | LF | 7,400 | \$ 2,481,960 |
| | RCP - 84" | LF | 13,400 | \$ 8,988,720 |
| | RCP - 96" | LF | 2,500 | \$ 1,888,250 |
| | Slope Anchor | Ea | 11 | \$ 17,600 |
| | Concrete Open Channel (Line "F") | LF | 3,100 | \$ 2,099,630 |
| | Storm Drain Costs (local depression) | LS | 39 | \$ 60,840 |
| | Trash Rack | Ea | 23 | \$ 161,460 |
| | | | \$ 43,057,670 | |
| | | | \$ 53,396,902 | |

Soft Costs

| | | |
|-------------------------------------|-----------|-------------------|
| Design (6.25%) | \$ | 3,337,306 |
| Field Support (6.25%) | \$ | 3,337,306 |
| Plan Check and Inspection Fees (6%) | \$ | 3,203,814 |
| Reprographics (10% of Design) | \$ | 333,731 |
| | \$ | 9,878,427 |
| Administration (4%) | \$ | 2,531,013 |
| Soft Cost Total | \$ | 12,409,440 |

Means and Methods

| | | |
|--------------------------|----|-----------|
| General Condition (1.5%) | \$ | 800,954 |
| Fee (4%) | \$ | 2,135,876 |
| Insurance (0.75%) | \$ | 400,477 |
| Permits (1.5%) | \$ | 800,954 |
| Bonds(1.5%) | \$ | 800,954 |
| | \$ | 4,939,213 |

| | | |
|---------------------------------|-----------|-------------------|
| Sub-Total | \$ | 68,214,542 |
| Contingency @20% | \$ | 13,642,908 |
| Grand Total for Drainage | \$ | 81,857,450 |

| | | |
|------|----|---------------|
| City | \$ | 15,850,042.20 |
| RCFC | \$ | 66,007,408.11 |
| | \$ | 81,857,450.31 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|--------------------------|---------------------------------------|-----------|-----------------|---------------|--------------|
| Domestic Water | 12" Gate Valve | Ea | 61 | \$ 2,500.00 | \$ 152,500 |
| | 12" PVC | LF | 11,600 | \$ 45.10 | \$ 523,160 |
| | 18" Gate Valve | Ea | 21 | \$ 5,800.00 | \$ 121,800 |
| | 18" PVC | LF | 35,500 | \$ 60.65 | \$ 2,153,075 |
| | 2" Water Service | Ea | 4 | \$ 3,200.00 | \$ 12,800 |
| | 24" Gate Valve | Ea | 29 | \$ 11,000.00 | \$ 319,000 |
| | 24" PVC | LF | 67,700 | \$ 75.25 | \$ 5,094,425 |
| | 4" Water Service | Ea | 73 | \$ 4,500.00 | \$ 328,500 |
| | 8" PVC | LF | 1,000 | \$ 33.40 | \$ 33,400 |
| | 90 Degree Bend | Ea | 12 | \$ 538.00 | \$ 6,456 |
| | Adjust Valves to Final | Ea | 138 | \$ 419.00 | \$ 57,822 |
| | Adjust Valves to Interim | Ea | 138 | \$ 419.00 | \$ 57,822 |
| | Air Vac | Ea | 19 | \$ 4,400.00 | \$ 83,600 |
| | Backflow Preventer | Ea | 4 | \$ 5,000.00 | \$ 20,000 |
| | Blow-off | Ea | 20 | \$ 5,100.00 | \$ 102,000 |
| | Chlorinate and Flush | LF | 102,900 | \$ 1.50 | \$ 154,350 |
| | Crosses | Ea | 3 | \$ 2,700.00 | \$ 8,100 |
| | Fire Hydrant Assembly - Super Hydrant | Ea | 104 | \$ 5,700.00 | \$ 592,800 |
| | Jack & Bore | LF | 300 | \$ 430.00 | \$ 129,000 |
| | Join Existing | Ea | 10 | \$ 1,100.00 | \$ 11,000 |
| | Joint Restraints | LF | 76,200 | \$ 11.80 | \$ 899,160 |
| | Mobilization | LS | 9 | \$ 69,444.44 | \$ 625,000 |
| | Other Fittings | Ea | 12 | \$ 968.00 | \$ 11,616 |
| | Overflow Containment Basin | Ea | 1 | \$ 43,000.00 | \$ 43,000 |
| | Pressure Reducing Station | LS | 4 | \$ 195,000.00 | \$ 780,000 |
| | Pump Station | Gal | 3,000,000 | \$ 0.20 | \$ 600,000 |
| | Reservoir Access Road | LF | 7,000 | \$ 422.00 | \$ 2,954,000 |
| | Special Grading | CY | 410,000 | \$ 1.60 | \$ 656,000 |
| | Steel Casing | LF | 1,900 | \$ 172.00 | \$ 326,800 |
| | SWPPP Compliance | LF | 96,300 | \$ 0.70 | \$ 67,410 |
| | Tees | Ea | 111 | \$ 2,000.00 | \$ 222,000 |
| | Temporary Blow-off | Ea | 10 | \$ 5,100.00 | \$ 51,000 |
| | Traffic Control | LF | 72,400 | \$ 2.35 | \$ 170,140 |
| Zone 1750 2 MG Reservoir | Gal | 2,000,000 | \$ 1.15 | \$ 2,300,000 | |
| Zone 1860 3 MG Reservoir | Gal | 3,000,000 | \$ 1.15 | \$ 3,450,000 | |
| Zone 1967 Reservoir | Gal | 1,500,000 | \$ 1.50 | \$ 2,250,000 | |
| | | | | \$ 25,367,736 | |

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|----------|-----------------------------------|------|-----------------|--------------|--------------|
| Sewer | 10" VCP | LF | 6,200 | \$ 55.90 | \$ 346,580 |
| | 12" Force Man | LF | 5,200 | \$ 97.85 | \$ 508,820 |
| | 12" VCP | LF | 1,600 | \$ 69.90 | \$ 111,840 |
| | 18" VCP | LF | 3,100 | \$ 125.80 | \$ 389,980 |
| | 24" VCP | LF | 2,100 | \$ 167.70 | \$ 352,170 |
| | 24" VCP Extra Depth | LF | 2,000 | \$ 182.00 | \$ 364,000 |
| | 36" VCP | LF | 2,700 | \$ 260.00 | \$ 702,000 |
| | 48" Manhole | Ea | 149 | \$ 4,160.00 | \$ 619,840 |
| | 6" Clean out | Ea | 14 | \$ 978.90 | \$ 13,705 |
| | 6" Force Main | LF | 400 | \$ 69.90 | \$ 27,960 |
| | 6" VCP | LF | 800 | \$ 34.95 | \$ 27,960 |
| | 60" Manhole (depths 15'-20') | Ea | 15 | \$ 6,240.00 | \$ 93,600 |
| | 8" VCP | LF | 43,300 | \$ 41.95 | \$ 1,816,435 |
| | Access/Maintenance Roads | SF | 206,400 | \$ 2.55 | \$ 526,320 |
| | Adjust Manholes to Final Grades | Ea | 164 | \$ 544.70 | \$ 89,331 |
| | Adjust Manholes to Interim Grades | Ea | 164 | \$ 544.70 | \$ 89,331 |
| | Brick plug at line terminus | Ea | 7 | \$ 838.50 | \$ 5,870 |
| | Core MH for 15" connection | Ea | 1 | \$ 2,080.00 | \$ 2,080 |
| | Fencing | LF | 800 | \$ 21.00 | \$ 16,800 |
| | Gates | Ea | 4 | \$ 14,300.00 | \$ 57,200 |
| | Join Existing | Ea | 729 | \$ 838.50 | \$ 611,267 |
| | Lift Station | Gal | 1,200,000 | \$ 0.75 | \$ 900,000 |
| | Mobilization | LS | 8 | \$ 28,000.00 | \$ 224,000 |
| | MWD Crossing | Ea | 2 | \$ 11,180.00 | \$ 22,360 |
| | Remove B&M Plug | Ea | 3 | \$ 838.50 | \$ 2,516 |
| | Steel Casing | LF | 1,200 | \$ 223.60 | \$ 268,320 |
| | SWPPP Sandbags/Visqueen | LF | 54,500 | \$ 0.70 | \$ 38,150 |
| | Temporary Lift Station | Gal | 1,200,000 | \$ 0.65 | \$ 780,000 |
| | Traffic Control | LF | 48,100 | \$ 2.35 | \$ 113,035 |
| | Video sewer Inspection | LF | 74,300 | \$ 0.90 | \$ 66,870 |
| | | | | | \$ 9,188,338 |

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Sum of Quantity | Unit Price | Total |
|----------------|---------------------------|------|-----------------|--------------|--------------|
| Recycled Water | 18" Gate Valve | Ea | 16 | \$ 5,800.00 | \$ 92,800 |
| | 18" PVC | LF | 21,100 | \$ 60.65 | \$ 1,279,715 |
| | 12" Gate Valve | Ea | 12 | \$ 1,500.00 | \$ 18,000 |
| | 12" PVC | LF | 22,300 | \$ 45.10 | \$ 1,005,730 |
| | 2" Water Service | Ea | 75 | \$ 2,210.00 | \$ 165,750 |
| | 8" Gate Valve | Ea | 13 | \$ 2,500.00 | \$ 32,500 |
| | 8" PVC | LF | 22,300 | \$ 25.70 | \$ 573,110 |
| | Air Vac | Ea | 3 | \$ 4,400.00 | \$ 13,200 |
| | Blow-off | Ea | 3 | \$ 5,100.00 | \$ 15,300 |
| | Join Existing | Ea | 8 | \$ 1,100.00 | \$ 8,800 |
| | Mobilization | LS | 5 | \$ 24,800.00 | \$ 124,000 |
| | New Pump Station | Gal | 1,600,000 | \$ 0.20 | \$ 320,000 |
| | Other Fittings | Ea | 4 | \$ - | \$ - |
| | Steel Casing | LF | 1,800 | \$ 223.60 | \$ 402,480 |
| | SWPPP Compliance | LF | 65,700 | \$ 0.70 | \$ 45,990 |
| | Traffic Control | LF | 65,700 | \$ 2.35 | \$ 154,395 |
| | Zone1850 1.5 MG Reservoir | Gal | 1,600,000 | \$ 1.10 | \$ 1,760,000 |
| | | | | | \$ 6,011,770 |

Summary of EMWD Facilities \$ 40,567,844

Soft Costs

| | |
|-------------------------------------|---------------------|
| Design (6.25%) | \$ 2,535,490 |
| Field Support (6.25%) | \$ 2,535,490 |
| Plan Check and Inspection Fees (6%) | \$ 2,434,071 |
| Reprographics (10% of Design) | \$ 253,549 |
| | \$ 7,758,600 |
| Administration (4%) | \$ 1,933,058 |
| Soft Cost Total | \$ 9,691,658 |

Means and Methods

| | |
|--------------------------|--------------|
| General Condition (1.5%) | \$ 608,518 |
| Fee (4%) | \$ 1,622,714 |
| Insurance (0.75%) | \$ 304,259 |
| Permits (1.5%) | \$ 608,518 |
| Bonds(1.5%) | \$ 608,518 |
| | \$ 3,752,526 |

Sub-Total

Sub-Total \$ 54,012,027

Contingency @20% \$ 10,802,405

Grand Total for EMWD Facilities **\$ 64,814,433**

Notes:

Field Support includes staking, geotechnical, biologist, etc..
Permits included allowance for MSHCP, KRAT, etc..

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Quantity | Total |
|----------|---------------------------------------|------|-----------|---------------|
| Electric | Contractor Installation Costs (mains) | LS | 5,641,130 | \$ 5,641,130 |
| | Mobilization | LS | 8 | \$ 745,750 |
| | MVU Sub-station New 128KW | LS | 2 | \$ 18,240,000 |
| | MVU Sub-station Upgrade | LS | 1 | \$ 7,500,000 |
| | Relocate High Voltage Power Lines | Ea | 1 | \$ 50,000 |
| | SCE New US No. 268 | LS | 1 | \$ 530,000 |
| | SCE Relocation US No. 124 | LS | 2 | \$ 1,408,000 |
| | SCE Relocation US No. 127 | LS | 1 | \$ 957,000 |
| | SCE Relocation US No. 129 | LS | 1 | \$ 22,000 |
| | SCE Relocation US No. 227 | LS | 1 | \$ 620,000 |
| | SCE Relocation US No. 630 | LS | 1 | \$ 2,912,000 |
| | | | | |

Soft Costs

| | | |
|-------------------------------------|-----------|------------------|
| Design (6.25%) | \$ | 2,414,118 |
| Field Support (6.25%) | \$ | 2,414,118 |
| Plan Check and Inspection Fees (6%) | \$ | 2,317,553 |
| Reprographics (10% of Design) | \$ | 241,412 |
| | \$ | 7,387,200 |
| Administration (4%) | \$ | 1,840,523 |
| Soft Cost Total | \$ | 9,227,723 |

Means and Methods

| | | |
|--------------------------|-----------|------------------|
| General Condition (1.5%) | \$ | 579,388 |
| Fee (4%) | \$ | 1,545,035 |
| Insurance (0.75%) | \$ | 289,694 |
| Permits (1.5%) | \$ | 579,388 |
| Bonds(1.5%) | \$ | 579,388 |
| | \$ | 3,572,894 |

| | | |
|---|-----------|-------------------|
| Sub-Total | \$ | 51,426,497 |
| Contingency @20% | \$ | 10,285,299 |
| Grand Total for Electric Utilities | \$ | 61,711,796 |

Notes:

Field Support includes staking, geotechnical, biologist, etc.,
Permits included allowance for MSHCP, KRAT, etc.,

Infrastructure Estimate for City Strategic Economic Development Plan

| Category | Alt Description | Unit | Quantity | Total |
|-----------------|-------------------------------|------|----------|---------------|
| Other Utilities | Questar Relocation US No. 235 | LS | 1 | \$ 1,676,000 |
| | Questar Relocation US No. 635 | LS | 1 | \$ 688,000 |
| | SCG Relocation US No. 233 | LS | 1 | \$ 3,900,000 |
| | SCG Relocation US No. 241 | LS | 1 | \$ 698,000 |
| | SCG Relocation US No. 633 | LS | 1 | \$ 1,513,000 |
| | SCG Relocation US No. 644 | LS | 1 | \$ 2,820,000 |
| | Verizon Relocation US No. 274 | LS | 1 | \$ 76,000 |
| | | | | \$ 11,371,000 |

Soft Costs

| | | |
|-------------------------------------|-----------|------------------|
| Design (6.25%) | \$ | 710,688 |
| Field Support (6.25%) | \$ | 710,688 |
| Plan Check and Inspection Fees (6%) | \$ | 682,260 |
| Reprographics (10% of Design) | \$ | 71,069 |
| | \$ | 2,174,704 |
| Administration (4%) | \$ | 541,828 |
| Soft Cost Total | \$ | 2,716,532 |

Means and Methods

| | | |
|--------------------------|----|-----------|
| General Condition (1.5%) | \$ | 170,565 |
| Fee (4%) | \$ | 454,840 |
| Insurance (0.75%) | \$ | 85,283 |
| Permits (1.5%) | \$ | 170,565 |
| Bonds(1.5%) | \$ | 170,565 |
| | \$ | 1,051,818 |

| | | |
|------------------------------------|-----------|-------------------|
| Sub-Total | \$ | 15,139,349 |
| Contingency @20% | \$ | 3,027,870 |
| Grand Total Other Utilities | \$ | 18,167,219 |

Notes:

Field Support includes staking, geotechnical, biologist, etc..
 Permits included allowance for MSHCP, KRAT, etc..

AGENDA

Economic Development Subcommittee
Thursday, March 14, 2013 - 2:00 p.m.
Moreno Valley City Hall, 2nd Floor Training Room
14177 Frederick Street, Moreno Valley

1. Call to Order
2. Roll Call/Introductions
3. Public Comments

Those wishing to speak should complete and submit a BLUE speaker slip to the Secretary. There is a three-minute time limit per person. All remarks and questions shall be addressed to the presiding officer or to the Economic Development Subcommittee of the City and not to any individual subcommittee member, staff member or other person.

4. Approval of Minutes of February 14, 2012, Developer's Workshop
5. Renewal of Business Visitation Program, including having the Mayor participate.
6. Include both ED Subcommittee members in the Business Roundtable Program
7. Discussion of the City's Ombudsman Program
8. 3-Year Economic Development Action Plan
5. Comments/Questions
6. Next Regular Economic Development Subcommittee Meeting – April 11, 2013
7. Next Developer Workshop – May 9, 2013
8. Adjournment

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Mel Alonzo, ADA Coordinator, at 951.413.3027 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

ECONOMIC DEVELOPMENT ACTION PLAN 2013-2016

An updated Economic Development Action Plan has been formulated to capitalize on near-term opportunities in eight geographic areas during a 3-year time frame. The focus of the updated Economic Development Action Plan includes the following goals and objectives in the nine recommended geographic areas:

Edgemont

Pursue the revitalization of the Edgemont area through the adoption of a multi-faceted redevelopment strategy.

- Work towards the upgrading the water system to ensure sufficient water pressure to allow for new development projects in this area.
- Use Neighborhood Stabilization program funding to acquire and land bank foreclosed properties- both single-family and multi-family residential.
- Conduct quarterly Neighborhood Clean-up programs.
- Retain a planning consultant to evaluate land uses to establish the highest and best land use designations for redevelopment efforts.
- Pursue a master developer to assist with the planning for redevelopment in the Edgemont area.

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Collaborate with the Fritz Duda Company and CW Capital towards stabilizing, upgrading and expanding retail and restaurant development opportunities in the TownGate area including the Moreno Valley Mall and the five shopping centers surrounding the regional mall including TownGate Center, TownGate Plaza, TownGate Crossing, TownGate Promenade and TownGate Square

- Continue to work with CW Capital-the owner of the Moreno Valley Mall in upgrading and attracting new users to the regional mall.
- Facilitate the planning and marketing for a 30,000 S.F. expansion project at the Moreno Valley Mall to include a new restaurant, retail and plaza area next to Harkins Theatres.
- Work with the Fritz Duda Company in the re-occupancy of vacant retail spaces and the overall stabilization of TownGate Center including new uses such as ULTA Beauty, BevMo and Planet Fitness.
- Assist in the processing of development plans for new projects in TownGate shopping centers including 24 Hour Fitness Sport, Miguel's Jr. Mexican Restaurant and Richie's Real American Diner.
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- Help facilitate attracting new users and the upgrade of the Festival Center.
- Explore developing a new residential component at the Festival Center.
- Explore possibilities with Moreno Valley Unified School District of developing new education facilities at Festival.
- Pursue an overlay study to consider other uses at Festival including possibly cultural & performing arts facilities, along with developing sports or recreation facilities for use by the community to create a mixed-use development concept.

Sunnymead Boulevard

Work towards the further redevelopment of Sunnymead Boulevard, between Frederick Street to Perris Boulevard.

- Conduct a code compliance effort aimed at enhancing the image of Sunnymead Boulevard.
- Pursue new users and development projects for Sunnymead Boulevard.
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Centerpointe Business Park

Work with Ridge Property Trust and USAA Real Estate to expand development and business opportunities aimed at completing the Centerpointe Business Park.

- Assist Ridge Property Trust and Harbor Freight Tools (HFT) in the 507,720 S.F. expansion of HFT's Distribution Center at the NW corner of Cactus and Graham.
- Facilitate efforts for a user to occupy USAA's new 522,774 S.F. Centerpointe Logistics Center at the NW corner of Cactus and Frederick.
- Help advance the development of Ridge Property Trust's approved 607,960 S.F. industrial building at the NW corner of Brodiaea and Graham.
- Facilitate expansion plans for the Serta Mattress facility.
- Work with the owner of the Plaza Del Sol Center in stabilizing the center to provide needed shopping and restaurant opportunities in the Centerpointe Business Park area.

South Moreno Valley Industrial Area

Work with seven developers (Alere Property Group, First Industrial Realty Trust, IDS Real Estate Group, Panattoni Development Co., Sares-REGIS Group, Trammell Crow Company & Western RealCo) on new business attraction and development projects in the South Moreno Valley Industrial Area.

- Work with IDS Real Estate Group in securing a business user for the new 769,320 S.F. Nandina Distribution Center.
- Facilitate the completion of Trammell Crow Company's 1,250,000 S.F. I-215 Logistics Center project, including securing a user.

- Cooperate with First Industrial Realty Trust and Panattoni Development Co. in pursuing the speculative development of two industrial buildings with a total of nearly 2 million S.F.
- Assist Sares-REGIS Group and Western RealCo in build-to-suit opportunities for two approved industrial building projects with a total of more than 3.6 million S.F.
- Work with Alere Property Group, First Industrial Realty Trust and Trammell Crow Co. in the planning and entitlements for several new industrial projects with a proposed 4 million S.F.

City Center Medical/Healthcare Corridor

Cooperate with Riverside County Regional Medical Center (RCRMC), Kaiser Permanente, Moreno Valley College and Highland Fairview to help facilitate the further expansion of the City of Moreno Valley's Medical/Healthcare Corridor on Nason Street & Iris Avenue.

- Assist Riverside County with the implementation of the Master Plan for expanding the Riverside County Regional Medical Center including a new Trauma & Urgent Care, relocated & upgraded Operations Support building and facilities for the new UCR School of Medicine.
- Facilitate plans by Kaiser Permanente to expand the Moreno Valley Community Hospital with an expansion and upgrade of the Emergency Room facilities and development of a planned second tower.
- Cooperate with Moreno Valley College and Riverside Community College District in the development of a proposed 30,000 S.F. allied health sciences facility in the medical-healthcare corridor.
- Support the planning and marketing efforts of Highland Fairview to pursue the creation of a master planned 200-acre healthcare campus to be situated within the medical corridor and between the two existing hospitals-RCRMC and Kaiser's Community Hospital.
- Continue the planning and funding of capital improvement projects that will widen and construct the ultimate improvements on Nason Street from SR 60 to Iris Avenue to provide critical access to the two hospitals and the medical/healthcare corridor.
- The continued development of Medical/Healthcare corridor on Nason Street and Iris Avenue shall be the City's top priority for new medical and healthcare development.
- Undertake a study to determine highest and best land uses for the City-owned 60-acre property at the NW corner of Nason and Alessandro.

World Logistics Center at Rancho Belago

Collaborate with Highland Fairview in the development of the World Logistics Center—a 41.6 million S.F. master planned corporate park proposed to be developed on 2,700 acres in the Rancho Belago area of eastern Moreno Valley.

- Process an Environmental Impact Report and preliminary development plans for the World Logistics Center in eastern Moreno Valley—south of SR 60 and east of Redlands Boulevard to Gilman Springs Road.
- Assist in the drafting of a Specific Plan that will guide the orderly development for of World Logistics Center.
- Cooperate with Highland Fairview in the formulation of a Development Agreement to create a public-private partnership to help facilitate the development of new public infrastructure in eastern

Moreno Valley associated with the World Logistics Center including roads, trails, utilities, storm water protection and fire protection facilities.

- Work with Highland Fairview in branding the World Logistics Center as one of the largest e-commerce focused development projects in the U.S.

SR 60 East Corridor

Pursue new development opportunities along the SR 60 East corridor—from Nason Street to the easterly City limits.

- Prepare an Overlay Study to determine the 'highest and best' land uses along the SR 60 East Corridor.
- Assist property owners and developers in marketing development opportunities along the SR 60 East Corridor.
- Work on opportunities to expand the Moreno Valley Auto Mall.
- Facilitate the stabilization and further development of Stoneridge Towne Centre and Moreno Beach Plaza.

In addition to activities in the eight geographic areas, a series of objectives are being recommended to assist with overall economic development efforts to assist with Business Attraction, Business Retention and Business Expansion including the following:

- Continue to coordinate the Capital Program (CIP) with economic development efforts
- Expand the Development Ombudsman Program to provide a comprehensive range of business support services for developers and businesses
- Restart the Business Visitation Program, including the participation of the Mayor in 1 on 1 visits annually with the Top 50 with the major employers in the community
- Implement new software that will enable business owners, developers, contractors and residents to electronically submit and manage their plans with the City of Moreno Valley
- Utilize the Chambers of Commerce to expand participation in the Small Business Counseling Services provided by the Small Business Development Center (SBDC)
- Work with the Community Investment Corporation in a the development of a business incubator and micro-business loan program
- Pursue the reuse of vacant anchor retail spaces, including the use of the new ED-Retail Anchor Reuse Incentive Program
- Explore revising the scopes of work with the Agreements the Chamber of Commerce to better focus on business retention and expansion activities, including expansion of Shop MoVal, as well as establishing a program to promote more business to business transactions in Moreno Valley
- Utilize the Chambers of Commerce to undertake a survey of the small business community on ways to improve the business climate in Moreno Valley
- Use the Chambers of Commerce to assist with increasing high school graduation rates in the community through the development of mentor programs to link students with business leaders
- Pursue the creation of a Business Support Advisory Council comprised of major employers in Moreno Valley

- Seek ways to promote opportunities for more ties between cultural & performing arts in the community with economic development
- Explore creating an incentive program aimed at attracting development projects with e-commerce or fulfillment center users
- Continue to work with residential developers and the Building Industry Association (BIA) on ways to help facilitate new quality residential development in Moreno Valley

**MEETING MINUTES
CITY OF MORENO VALLEY
ECONOMIC DEVELOPMENT SUBCOMMITTEE
DEVELOPER WORKSHOP
February 14, 2013 - 2:00 P.M.**

CALL TO ORDER

Meeting of the Economic Development Subcommittee- Developer Workshop called to order at 2:15 p.m. in the Council Chambers at Moreno Valley City Hall. Copies of the Agenda and Minutes from December 10, 2012 were made available to the public.

ROLL CALL

Council Subcommittee:

- Mayor Tom Owings
- Council Member Victoria Baca

Public:

Attendance Sheet attached

Staff:

- Barry Foster, Community & Economic Development Director
- John Terell, Planning Official
- Randy Metz, Fire Marshal
- Anne Schneider, Building Official
- Mark Sambito, Land Development Division Manager
- Dante Hall, Business Support & Neighborhood Programs Division Manager
- Denise Bagley, Management Analyst
- Karyn Kiefer, Executive Assistant
- Kathi Pierce, Sr. Administrative Assistant

PUBLIC COMMENTS

No speaker slips submitted.

APPROVAL OF MINUTES

Minutes of December 10, 2012 were approved. Owings/Baca.

Introduction of New Council Member and Subcommittee Members

Foster introduced Mayor Owings and Victoria Baca to the attendees. Both took a few minutes to address the group; the Subcommittee members followed by introducing themselves and stating their title and Division to the group.

NAIOP – Public Partner of the Year for 2012

Foster announced receiving the Public Partner of the Year Award for 2012 and acknowledged the award was possible by working, not only with the staff, but with the Developers to reduce DIF's and by bringing in contractors.

New DIF Rates Effective January 2013

Foster reviewed DIF rates (Handouts made available to the public) – The City did not just pick and choose where to reduce but took a comprehensive look at what could be reduced, resulting in cutting the DIF's in half. DIF rates are in place and going in the right direction.

Comments/Questions

- Mayor Owings: Asked the group if they were all aware that fees could be deferred.
- Foster: Stated that DIF and TRUMP Fees can be deferred and that DIF Credits can also transfer to other projects.
- Tommy Thompson, BIA: Stated that he was aware and feels the “The word is spreading” that this can be done.
- Mayor Owings: Asked whether the group felt the city was doing enough to get the word out.
- Tom Breitreuz: Stated that he feels the city is doing a very good job in letting the developers know that the fees can be deferred.
- John Abel: Stated that he has a great working relationship with Barry Foster and the City and he feels the DIF Reduction makes a huge impact on their projects.

Economic Development Action Plan

Barry Foster reviewed the New Economic Development Action Plan (handouts were made available to the public), each area was reviewed. The new 3-Year Plan was brought to the Council Workshop on February 2, and will be brought to the next Economic Development Meeting on March 14, then to the City Council Study Session in March, and to City Council for approval.

Comments/Questions

- Foster: Edgemont area and the water issue -- Solutions are being looked into. Foster has already spoken to Council Member Baca about some options.
- Mayor Owings: Working with staff regarding Sunnymead Blvd.; Code on the illegal sign issues, and the Police Department on the crime issues and lowering traffic speed. Mayor Owings and staff will speak to every business on Sunnymead Blvd. He stated that it will take a collaborative effort but in the next 2-3 years drastic change will be seen – the area will be cleaned up.
- Foster: South Moreno Valley has a lot of approved entitlements and is in a good spot for more short-term development.
- City Center/ Healthcare - Temporary Occupancy has been approved and Kaiser will be moving people in the new expansion on Monday, February 18.

Mayor Owings: The focus of the council to support the City's own Medical Corridor was unanimous at the last Study Session.

Foster: World Logistics Center EIR / Technical Studies - A 40,000 page document was produced as a result of the study. The document was broken into 17 components and is available on the website. Foster is excited to bring it to Planning Commission and see it evolve.

Foster: Overall Objectives -- Dante Hall and Denise Bagley will bring the Ombudsman Program to a new level.

CEQA Litigation

Barry Foster discussed ongoing lawsuits brought against the city which causes delays or halts development.

Comments/Questions

Mayor Owings: Asked who present was a member of the Chamber of Commerce and if there would be any interest in discussing the possible formation of an Industrial Development Advisory Committee? This committee would better represent the Developer Community and more specifically work at their pace and direction.

Barry Foster: Asked if anyone present would be interested and/or willing to participate in a committee?

Response

Larry Cochran FR: He is interested and would bring it to his board.

Tom Breitreuz,
IDS Real Estate: Interesting, but before he could comment or commit, due to time constraints, the committee would have to be organized with a plan, but he would like to hear the proposal if Mayor Owings had it.

Mayor Owings: Would like to discuss this option further with the group.

Foster: If there is some interest Foster would follow-up and schedule the meeting to discuss it further.

Comments/Questions

Larry Cochran: Asked if Barry Foster would be interested in talking to the NAIOP on this proposal.

Response

Foster: Both he and Mayor Owings would be available to speak to NAIOP.

DEVELOPER QUESTIONS/COMMENTS

Comments/Questions

Tom Breitzkreuz,
IDS Real Estate:

Commented that Time and Materials program is working fine, but if a procedure could be put in place that would enhance the current fee payment process by allowing companies to deposit enough monies in one place to cover all fees for a project that could then be distributed to the separate divisions as needed. He explained that when larger companies have to cut an individual check for each division for the same project, the time it takes to have the check issued can take weeks- causing long delays.

Response

Randy Metz: States that as a group, they are working towards his concept, as it has come up.

Mayor Owings: Asked Randy Metz if there was a time frame to a solution for this.

Randy Metz: Discussions with the finance department are in process. Discussions with the Finance Department and the divisions would have to continue in order to coordinate how the procedure could be set up.

Mayor Owings: Would like to postpone the answer/solution to this until June 2013.

Foster: Looking into electronic planning reviews that would enable reviews of the project until the very end when a wet signature is needed. Building & Safety and Land Divisions are currently using this for Plan Check.

Also, looking into software upgrades for the system that would enable payments to be made online as well as tract the process of the project – this would require budgeting funds prior to implementation.

FUTURE MEETINGS

The next Economic Development Subcommittee meeting is March 14, 2013.

The next Economic Development Subcommittee/Developer Workshop is May 9, 2013.

ADJOURNMENT

The City Council Economic Development Subcommittee/Developer Workshop adjourned at 3:50 p.m.

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**MEETING MINUTES
CITY OF MORENO VALLEY
ECONOMIC DEVELOPMENT SUBCOMMITTEE
December 10, 2012, 2:00 P.M.**

CALL TO ORDER

Meeting of the Economic Development Subcommittee was called to order at 2:02p.m. in the Training Room at Moreno Valley City Hall. Copies of the Agenda and Minutes from October 11, 2012 were made available to the public.

ROLL CALL

Council Subcommittee:

- Council Member Jesse L. Molina
- Council Member Marcelo Co

Staff:

- Barry Foster, Community & Economic Development Director
- Denise Bagley, Management Analyst
- Karyn Kiefer, CEDD

PUBLIC COMMENTS

No speaker slips submitted.

APPROVAL OF MINUTES

Minutes of October 11, 2012 were approved. Molina/Co.

ED- RETAIL ANCHOR REUSE INCENTIVE PROGRAM

1. Budget \$50,000.00/year. The program would provide incentives to developers when utilizing vacant properties 20,000 sq. ft. or larger. The city will subsidize one half of the cost for planning fees, building permits and costs (approximately \$7,500.00 to \$10,000.00)
2. Foster met with shopping center use and reports getting close to agreeing on a lease or purchase of existing building (former Albertsons). Plans are to fast-track the project with a projected opening in March or April 2013. 3.8 million dollar budget established by the user to remodel the store, strongly believing that store presentation is important and have found this to increase sales.

NEW 3-YEAR PLAN ECONOMIC DEVELOPMENT PLAN

New Economic Development Action Plan

Foster outlined the new Proposed 3-year ED Action Plan. The New Proposed 3-year ED Action Plan will expand the areas of focus from five to eight with the following areas proposed to be included:

- **Edgemont**-Pursuing the redevelopment of the Edgemont area through a multi-faceted revitalization strategy of 1) upgrading the water system, 2) using Neighborhood Stabilization Program (NSP) funding to acquire and land bank foreclosed properties, 3) conduct frequent neighborhood clean-ups and code compliance efforts, and 4) evaluating appropriate land uses in conjunction with the possible use of an Overlay Zone.
- **Towngate**-Continue to work with CW Capital and the Fritz Duda Company with efforts to stabilize, upgrade and expand the Moreno Valley Mall and the five shopping centers in

Towngate that surround the MV Mall including Towngate Center, Towngate Plaza, Towngate Crossing, Towngate Promenade and Towngate Square.

- **Festival Center**-Work with the owner of the Festival Center to explore ways to cooperate on efforts to redevelop Festival including rehabilitation projects, along with incorporating new land use possibilities such as education facilities and sport/recreation facilities for community use.
- **Centerpointe Business Park**-Cooperate with USAA Real Estate and Ridge Property Trust to expand development and business opportunities at the Centerpointe Business Park including 1) the expansion of the Harbor Freight Tools DC campus and 2) the opening of the Centerpointe Logistics Center.
- **South Moreno Valley Industrial Area**-Facilitate new business attraction and more development activity in the South MV Industrial Area including 1) the leasing of the new 770,000 S.F. Nandina Distribution Center, 2) beginning construction of two approved/entitled projects with 2 million S.F. and 3) assist in the planning approval process for three projects that at proposing another 2.7 million S.F. of industrial buildings.
- **City Center Medical/Healthcare Corridor**-Work with Highland Fairview, Riverside County Regional Medical Center (RCRMC), Kaiser Permanente and Moreno Valley College to help facilitate the further expansion of the City's medical/Healthcare Corridor on Nason/Iris including 1) the processing of Highland Fairview's development plans for the creation of a world class healthcare campus at Aquabella, 2) expansion of the RCRMC medical campus including facilities for the new UCR Medical School, 3) further development of Kaiser's Moreno Valley healthcare campus and 4) assist in the development of Moreno Valley College's planned 25,000 S.F. building on Oliver that will be used for the Allied Health Science program.
- **World Logistics Center-Rancho Belago**-Collaborate with Highland Fairview on a Specific Plan and Development Agreement to assist in the development of the World Logistics Center-a master planned 41 million S.F. business park that will be branded as 'one of the largest e-commerce focused business locations in the U.S. Included with the Specific Plan and Development Agreement will be forging a public-private partnership to help facilitate the development of new public infrastructure facilities in the Rancho Belago area including roads, trails, utilities, water & sewer lines, storm water protection and fire facilities.
- **SR 60 East Corridor**-Plan for new development opportunities along the SR 60-East corridor from Nason Street easterly to the City limits, with a goal of achieving the 'highest and best' land uses.

The Goal is to have the draft of the new 3-year Action Plan to Council in January, to bring back in February.

Comments/Questions

Council Member Molina

Commented that the highest sales tax produced in the area was collected in Moreno Valley – will mention this at the next City Council Meeting.

Council Member Co

Commented that he would like to see the Edgemont area adjacent to the 215 freeway developed because of the proximity to Riverside.

Response:

Foster indicated that he agrees but would have to consider MAFB flight pattern and population density in the area.

FUTURE MEETINGS

Developer Workshop is February 14, 2013, as part of the next Economic Development Subcommittee Meeting.

The following Economic Development meeting is March 14, 2013

ADJOURNMENT

The City Council Economic Development Subcommittee adjourned at 3:12 p.m.

/kk

Cindy Miller

From: Cindy Miller
Sent: Tuesday, April 26, 2011 4:08 PM
To: William Batey; Jesse Molina; Marcelo Co; 'marcelocoforcycouncil@gmail.com'; 'molinavision@verizon.net'; Richard Stewart; 'richstew27@gmail.com'; Robin Hastings
Cc: Jane Halstead; Juliene Clay; Ewa Lopez
Subject: FW: Economic Development Plan

Forwarded on behalf of the City Manager


From: Meli Van Natta [mailto:ask.meli@verizon.net]
Sent: Tuesday, April 26, 2011 3:51 PM
To: City Manager's Office
Subject: Economic Development Plan

Dear Mr. Garcia,

I have to say I am very impressed with the staff's work on this document. It's very thorough and forward-looking, focusing on Moreno Valley's future instead of its past. There are a few items that may need "tweaking", but overall I support the plan and the vision.

Sincerely,

Meli Van Natta, CRS
Rancho Belago Realty
23205 Sunnymead Blvd.
Moreno Valley, CA 92553


Email: ask.meli@verizon.net
Website: www.RanchoBelagoRealty.com
DRE License: 00660064

4/26/2011

MV00231156

Cindy Miller

From: Cindy Miller
Sent: Tuesday, April 26, 2011 4:15 PM
To: William Batey; Jesse Molina; Marcelo Co; 'marcelocoforcycouncil@gmail.com'; 'molinavision@verizon.net'; Richard Stewart; 'richstew27@gmail.com'; Robin Hastings
Cc: Jane Halstead; Juliene Clay; Ewa Lopez
Subject: FW: I am in suport of the economic dev. action plan being presented tuesday night it is item g2 on the council agenda

Forwarded on behalf of the City Manager

From: DSW Corp [mailto:dswcorp@yahoo.com]
Sent: Tuesday, April 26, 2011 4:13 PM
To: City Manager's Office
Subject: I am in suport of the economic dev. action plan being presented tuesday night it is item g2 on the council agenda

4/26/2011

MV00231157

Cindy Miller

From: Cindy Miller
Sent: Tuesday, April 26, 2011 5:02 PM
To: William Batey; Jesse Molina; Marcelo Co; 'marcelocoforcitycouncil@gmail.com'; 'molinavision@verizon.net'; Richard Stewart; 'richstew27@gmail.com'; Robin Hastings
Cc: Jane Halstead; Juliene Clay; Ewa Lopez
Subject: FW: Economic Development Action Plan
Forwarded on behalf of the City Manager

From: United Democrats of Moreno Valley [mailto:united.democrats@gmail.com]
Sent: Tuesday, April 26, 2011 4:57 PM
To: City Manager's Office
Subject: Economic Development Action Plan

Dear Mr. Garcia,

As a longtime resident of Moreno Valley and community activist, I would like for you to know that I support the Economic Development Action Plan that it is being presented tonight.

I beleive this plan will be key to Moreno Valley's economic recovery because of it's central focus on job creation. The Plan will fulfill that essential goal, put residents back to work, and get our city moving again.

D. Raul Wilson

**23595 Judge Ward Court
Moreno Valley, CA 92557**

United Democrats of Moreno Valley

"Once social change begins, it cannot be reversed. You cannot uneducate the person who has learned to read. You cannot humiliate the person who feels pride. You cannot oppress the people who are not afraid anymore. We have seen the future, and the future is ours."

— Cesar Chavez



CITY COUNCIL
MORENO VALLEY
RECEIVED

13 FEB 12 PM 2: 55

City Manager's Office

MEMORANDUM

To: Mayor, Mayor Pro Tem, and Members of the City Council
From: Michelle Dawson, Assistant City Manager
Date: February 12, 2013
Subject: Staff Follow Up on Consensus Items Identified at Council Workshop

Staff is following up on your items from the February 2 Council Workshop per the following timeframes:

Council item on future agenda to take action on Charter Subcommittee, with a Citizens Review Committee, 2014 election:

- **The City Manager's Office and City Attorney are preparing a staff report for the Feb. 26th regular Council meeting**

Directly-elected Mayor:

- **To be discussed as part of the Charter drafting process**

Efforts of city to focus on medical corridor:

- **This area is included in the 3-Year Economic Development Action Plan**

Highest/best use study for 60 acres on Nason owned by the City:

- **Initiating the RFP process in April to retain a planning consultant (note that we are already doing this for the SR 60 East overlay)**

Seek innovative measures to enhance Economic Development efforts:

- **Included in overall Economic Development effort**

Business incubators – higher priority:

- **Program idea will be presented at the April 11 Economic Development Subcommittee meeting**

Emphasize incentives for ecommerce fulfillment centers:

- **To be discussed at the June 13 Economic Development Subcommittee meeting**

Continue to emphasize residential development:

- **This is included in the 3-year Economic Development Action Plan**

Performing arts overlay:

- **To be discussed at the June 13 Economic Development Subcommittee meeting**

Mayor's council on education a priority:

- **The City Manager's Office is preparing a staff report for the Feb. 26th regular Council meeting**

Augment street maintenance budget in 1-2 yrs.:

- **Will be discussed as part of the budget development process**

More aggressive flood control enforcement:

- **First notifications to owners of privately-owned dirt channels were sent out in October; second notices pending.**

Develop neighborhood program:

- **To be discussed at the May 7 Economic Development Subcommittee meeting**

Balance General Fund budget in FY 13/14 (but also present a 2-yr option):

- **Options will be discussed with Council Members initially at their 1 on 1 meetings with the budget team April 22-29**

Discuss unfunded liabilities w/3 yr budget:

- **Scheduled for April 16 Study Session**

Study session: surplus properties:

- **Scheduled for March 19 Study Session**

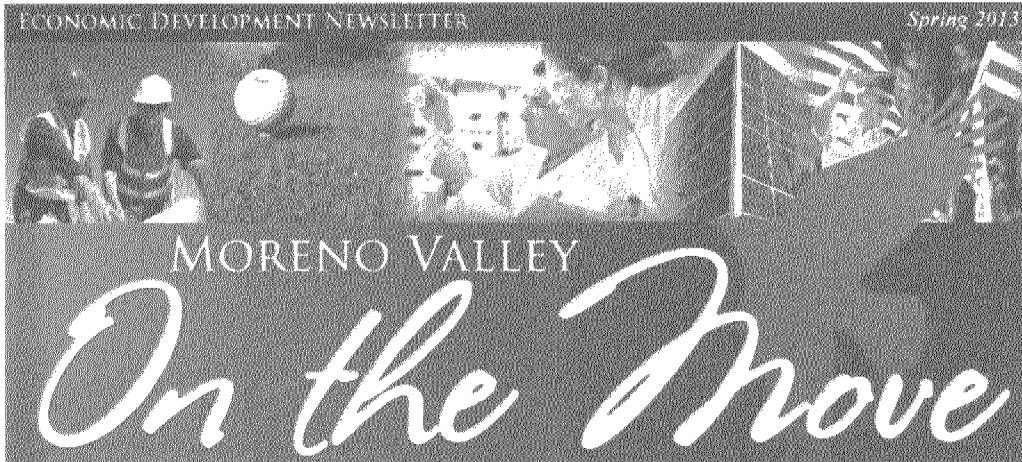
Conduct Neighborhood budget meetings:

- **To be held in each Council District between May 6-30**

Include Sunnymead Blvd on Economic Development list:

- **This is included in the 3-year Economic Development Action Plan**

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Quarterly Economic Development News

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Supervisor Marion Ashley, Council Member Richard A. Stew: Benzeevi, Council Member Jesse L. Molina, Mayor Pro Tem Tom Owings and Council Member Victoria Baca at the present Certification at the Skechers USA developme

Moreno Valley Skechers Building is LEED Gold Certifi

Highland Fairview's Skechers USA development project has been certified LEE Building Council (USGBC). On Friday February 22, 2013, a ceremony was held celebrate the project having been certified LEED Gold.

The LEED designation in new building construction is prestigious and an achiev aspire to achieve. LEED stands for Leadership in Energy and Environment certification process is managed by USGBC in seeking to design and build mor and sustainable development projects. The LEED rating system scores points ir



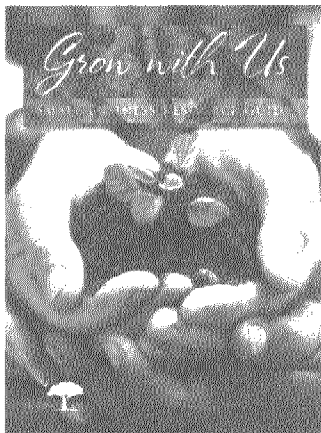
**WHEN YOU HAVE
THE RIGHT TOOL,
FINDING
THE BEST LOCATION IS
EASY**

SEARCH IT NOW

To gain final LEED certification from the USGBC, a development project demonstrate its operating efficiencies, along with its environmental and attributes.


Click here to view the press release in its entirety.

Grow with Us



*Invest in your
Community*

**SHOW
MOVAL**



**City Of Moreno Valley
Road Work**

Cactus Avenue / Nason Street Improvement Project
Cactus Avenue - Lasselle Street to Nason Street
Nason Street - Cactus Avenue to Iris Avenue

April 2012 - June 2013

City Council:
Tom Owings, Mayor
Marcelo Co, Mayor Pro-Tem
Victoria Baca
Jesse L. Molina
Richard A. Stewart

**Moreno Valley Public Work
951.413.3131
www.moval.org**

Work continues on the Cactus Ave. / Nason St. Improvement

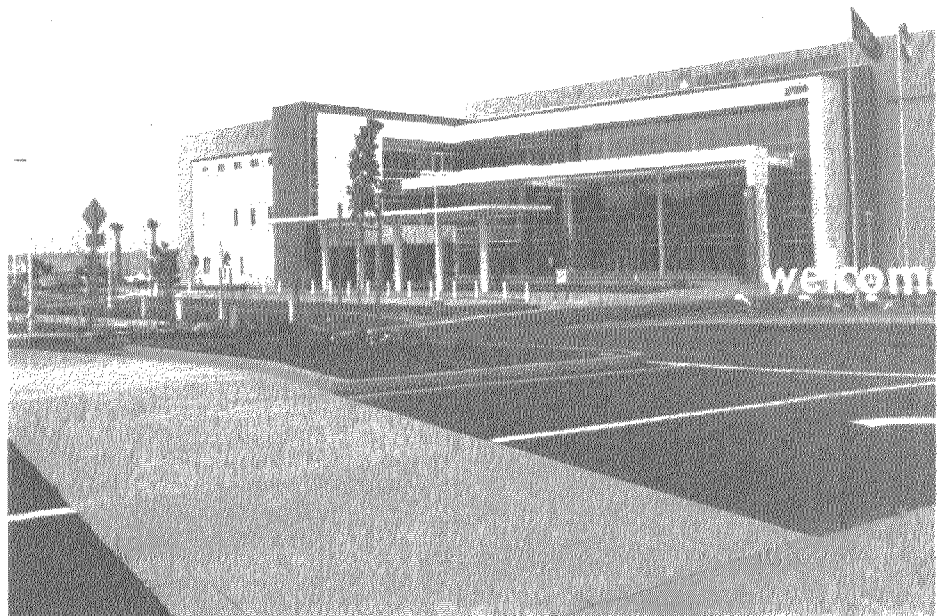
ED Action Plan Update: New 3-year Economic Dev Plan to be Released

As the City's successful 2-year Economic Development Action Plan sunsets, a new 3-year Economic Development Action Plan is underway. The new plan will expand areas from five to nine to capitalize on near-term opportunities in more areas of the city.

for the expanded plan was unveiled to the City Council at a recent Council meeting. Future discussion and consideration for approval is as follows:

- Economic Development Subcommittee March 14, 2013.
- City Council Study Session April 2, 2013.
- Consider for approval by the City Council April 23, 2013.

All meetings are open to the public. Meeting agendas can be found [online](#).



Kaiser Permanente recently completed a new 75,000 square foot medical office complex.

Development Interest Unwavering

Moreno Valley is clearly becoming a "best place to do business" as developers complete projects in the City. Most development projects in Moreno Valley are speculative, reflecting the significant level of confidence that business in Moreno Valley will succeed.

In this last year alone, one developer completed, and subsequently leased, a 60,000 square foot medical office complex in the South Moreno Valley Industrial Area. Additionally, Kaiser Permanente recently completed a new 75,000 square foot medical office complex, complementing the existing community.

Current projects include:

- More than 2.5 million square feet under construction
- More than 7 million square feet of approved projects, many of which are in progress

For project details, view the Economic Development Summary by visiting the City of Moreno Valley Economic Development Department [online](#).

Window + Door Manufacturer Coming

Value Windows & Doors Corporation purchased the former 9.7 acre MVP RV facility. Tenant improvement plans are under development for the reuse of the three buildings. Value Windows & Doors expects to employ approximately 125 people.

R&D Company Chooses Moreno Valley

InTouch BioSolutions, LLC, is a research & development (R&D) company that has moved to Moreno Valley. Development Services staff worked hard to help facilitate the relocation from the San Francisco Bay area. InTouch BioSolutions operates the following:

- InTouch Bio-provides enabling services in drug R&D and preclinical research and the scientific community-including oncology, neurology & immunotoxicology testing.
- Cell Specific-provides cell-based assay and drug biomarker development services.

Events/Awards/Trends:



The City of Moreno Valley was honored with a REXIE

City named 2012 NAIOP Public Partner of the Year

The City of Moreno Valley was awarded the Public Partner of the Year for Estate Excellence in the Inland Empire (REXIE) awards program for the National Association of Office Properties (NAIOP). Five major industrial developers nominated Mor

and Moreno Valley beat out four other finalists including the cities of Rivers and Riverside County. Information about NAIOP can be found at www.naiopie.org.

CEQA Process Forum hosted by City



[Click Here to Watch the Video](#)

When a development project is proposed, the City of Moreno Valley follows the Quality Act (CEQA) to evaluate and evaluate the impact on the environment. V in the planning process, the City hosted a public forum to provide an unders process projects undergo. The event and all related presentations can be found here to watch the video.

Auto Mall Improvements Land Public Works Award

The American Public Works Association (APWA) presented the City of More award in December 2012 for the completed Moreno Valley Auto Mall improve was bestowed upon the City for the Auto Mall upgrade project funded by th Agency. The project encompassed both the freeway pylon sign and th improvements. The completed project is an important element of the "Shop Mo' residents and businesses to spend retail dollars in Moreno Valley.

Get to Know Us: Randy Metz



Randy Metz is the Fire Marshal for the Moreno Randy manages the Fire Prevention Bureau which i construction inspections, hazard reduction/weed residential housing inspections, and the annual fir inspection programs. The Fire Prevention Bure Department and responsible for enforcing all codes

fire & life safety, as well as educating the public as to the importance of commu emphasizes the importance of working with our development community to en the needs of our developers while at the same time, achieve the level of sa Code.

With an undergraduate degree in Management from Azusa Pacific University California State Fire Marshal's Office as a Fire Marshal, and international accre through the Center for Public Safety Excellence, Randy's 21 years in the Califc broad level of experience to Moreno Valley. Randy is currently in his final Academy's Executive Fire Officer Program and is preparing to begin Graduat Public Administration program. Randy serves as a member of the Executive California Fire Prevention Officers. Randy also spends his spare time serv Pasadena Tournament of Roses where he has been a volunteer leader for over

About Developer Workshops

The City of Moreno Valley's quarterly Developer Workshop provides a unique o the development community to join City Council members, City execut development services staff to discuss ways to enhance the development s Valley. This meeting is designed to promote communication and exchange ide development in Moreno Valley. The next Developer's Workshop will be on Th more information about this opportunity, please contact Karyn Kiefer at karynk@

We Want to Hear from You!

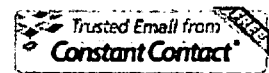
The City of Moreno Valley Economic Development Team is here to assist you. Please send your comments, qu to: edteam@moval.org

Follow us:



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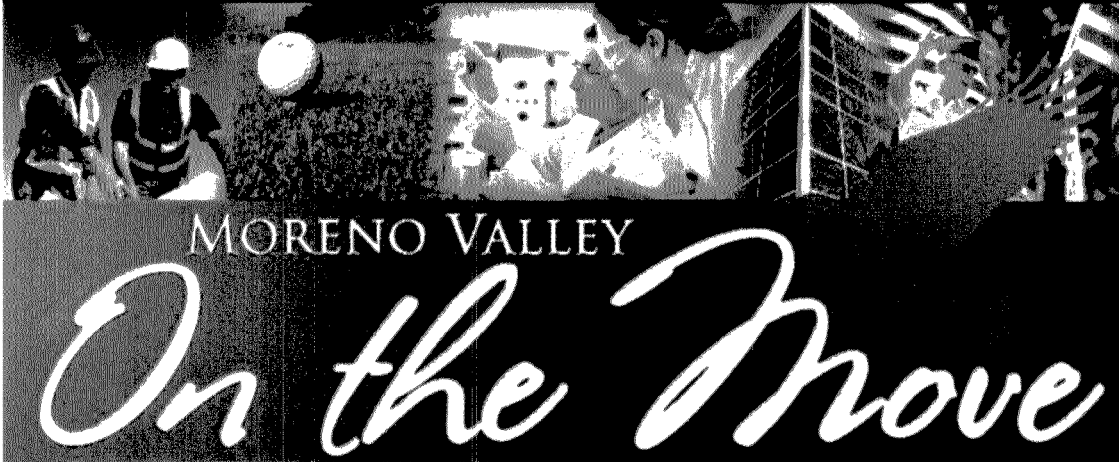
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Quarterly Economic Development News

Developers Support City's New DIF Schedule

Many members of the development community attended the October 9, 2012 Moreno Valley City Council meeting to lend support for the proposed Development Impact Fee (DIF) rate revisions. The Council-approved new DIF rate schedule had not been updated since 2005. Approved by the City, the new DIF update provides a balance that continues to encourage quality development while providing for the infrastructure needs of a growing City.

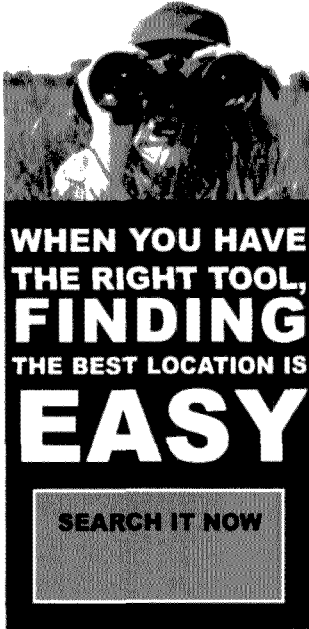
The revised rate schedule will be made available on the City's Website at www.moval.org by January 15, 2013. For more information, please contact the Land Development Division of the Community & Economic Development Department by calling 951.413.3120.

Moreno Valley's Economic Development Action Plan a Success

After just 18 months of implementation of the Economic Development Action Plan, the City can boast of successes in job growth and project advancement. The Plan outlined a series of steps in April 2011 with the goal of Business Development and Job Creation.

Resource Guide

Shop MoVal



New Development Project Status Round-up:

Industrial Development

- ✦ Four projects with a total of more than 3.23 million square feet have started construction in the past 15 months.
- ✦ Another 3 million square feet planned to start construction within the next six months;
- ✦ Nearly 10 million square feet of industrial space is in the planning process in the Centerpoint Business Park and South Moreno Valley Industrial area.
- ✦ A Specific Plan and Environmental Impact Report is underway for the World Logistics Center — a proposed 41 million square foot master planned corporate park.

Job Creation

Within the Economic Development Action Plan Areas, 2,530 more jobs created in the following business sections:

| | |
|---|------------------------------------|
| 1487 Distribution/Manufacturing | 77 Automobile Dealership |
| 399 Office/Healthcare | 567 Retail/Restaurant |

Capital Projects

The City is investing in a variety of major capital improvement projects that are currently between the design-phase or under construction. All the projects will improve traffic flow in the community and advance economic development efforts. Together the capital improvement projects will be supporting 3,916 jobs in FY 2012/13.

More information can be found on the Community & Economic Development Department webpage at www.moval.org/CEDD.

Speculative Development is Heating Up in Moreno Valley

Interest in the Moreno Valley industrial market continues to heat up. Several major industrial development firms are pursuing speculative development projects to take advantage of the significant interest by business users. The following are just two examples of the development activity in Moreno Valley:

- The I-215 Logistics Center under development by



Trammell Crow Company (TCC) has pulled permits for its speculative 1.25 million square foot industrial building in the South Moreno Valley Industrial Area. The TCC project also includes a future 457,000 square foot building.

- USAA Real Estate Company is nearing completion of a 522,374 square foot building project in the Centerpointe Business Park.

New Business Highlight



The S Bar & Grill has opened as the second restaurant concept in Moreno Valley for the Lim family. Located in Sunnymead Ranch, S Bar & Grill provides an upscale sports bar environment with a casual menu.

The opening of S Bar & Grill is one of several new dining options becoming available to Moreno Valley- with Miguels Jr. and Chipotle coming soon.



Spotlight on Moreno Valley Business

"Spotlight on Moreno Valley Business" recognizes both large and small, corporate and independent businesses in the community. Most recently, the two businesses below were publicly recognized for their generous commitment to the Moreno Valley community:

Waste Management

Waste Management is one of North America's leading providers of comprehensive waste management services. Waste Management is also a major developer, operator and owner of waste-to-energy and landfill gas-to-energy facilities in the United States.

With a transfer station right in Moreno Valley, Waste

Management is a leading supplier of compressed natural gas (CNG) for energy efficient vehicles. Company representatives are very active in a number of community organizations and events.

Moreno Valley Mall

Moreno Valley Mall delivers the ultimate shopping experience for Moreno Valley and surrounding communities.



Under new management the Moreno Valley Mall is working on plans to expand the 1.25 million sq. ft. regional mall to the north of Harkins Theatres, featuring new retail and restaurant opportunities.

The Mall features favorite shops for locals along with the national brands sought after by consumers, as well as a popular 16-screen, state-of-the-art theatre. Check out new additions including Round 1 Bowling & Amusement, Rue 21, Shellshock, Boba Express, and the Vanguard Art Gallery.
