



**MASTER PLAN HORIZONTAL AND PUBLIC INVESTMENTS,
RESIDENTIAL AND COMMERCIAL DEVELOPMENT - COST STUDY
for**

**Jordan Downs Development
Los Angeles, California**

December 2010

MASTER PLAN COST STUDY

for

**Jordan Downs Development
Horizontal and Public Investments, Residential and Commercial Development
Los Angeles, California**

WRT / Solomon E.T.C.
1328 Mission Street
4th Floor
San Francisco, CA 94103

Tel: (415) 575-4722
Fax: (415) 436-9837

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301 Arizona Avenue
Suite 301
Santa Monica
California 90401
Tel: 310.393.9411
Fax: 310.393.7493
www.davislangdon.com

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BASIS OF COST STUDY

<u>Cost Study Prepared From</u>	Dated	Received
Line Drawings issued for		
1600 and 1800 Affordability Phasing and Matrix	03/29/10	03/29/10
Masterplan lay-out : 1600 and 1800 dwelling units respectively	03/01/10	03/01/10
Layout of existing site	08/22/09	08/22/09
Civil information	10/02/09	10/02/09

Discussions with the Project Urban Designer and Civil Engineer

Conditions of Construction

The pricing is based on the following general conditions of construction

 Estimate based on 2010 dollars

 The general contract will be competitively bid with qualified general and main subcontractors

 Assume that there will not be small business set aside requirements

 The contractor will be required to pay prevailing wages

 The project will be phased

 The general contractor will have full access to the site during normal business hours

 The level of quality is comparable to Playa Vista

INCLUSIONS

The project consists of the re-development of the 106.43 Acres Jordan Downs Mixed-Use , Mixed Income Development, Los Angeles, California.

Public Investment / Horizontal Investments

The report reflects the masterplan with 1600 - 1800 residential units. The report reflects the costs per phase. Phasing is consistent with the plan presented in the 11/07/2009 community meeting.

The cost report includes site work (site wide), all "horizontal elements" (e.g. civil and streetscape infrastructure works) as well as the potential schools and community buildings. The residential units (private or public/private partnership investments) have not been included on this section of the report.

The master plan includes the demolition of the entire area between Grape Street, 97th Street, South Alameda Street and 103rd Street, with the exception of the Community Garden and most the Jordan High School property.

Improvements include a new street network, public parks, possible new elementary/high schools, a community building, a gymnasium and site clearing and site grading of new residential areas.

Site work includes the demolition of existing buildings, site clearing and minimal grading. Site improvements include a new street network, parking, pedestrian hardscape, landscape and irrigation, metal fencing, site furnishings, playground equipment, traffic signalization, site lighting, site drainage and site utilities.

Residential and Retail

The report reflects 2 different detailed options: Option 1 - 1600 residential units and Option 2 - 1800 residential units. All residential units are assumed to be Type V construction. Finishes includes carpet flooring except for the kitchen and bathroom which is ceramic floor tiles, painted gypsum board for walls and ceiling.

We assumed all units to have 1.5 parking spaces. For the GFA (gross floor area) we assumed 220 SF in area per private parking garage for townhouse units. For stacked flat units, we assumed that a parking ratio of 1.5 stalls per unit would imply 1 basement parking level and 1 or more above grade parking structure levels for Type I shared parking.

Site improvements include hardscape and landscaping to residential units and commercial/retails areas.

Sustainability

Sustainability costs, for the purpose of this report, include embedded costs for renewable energy; energy efficient equipment and water reuse systems for Jordan Downs. Implementation of one or more of these systems is usually necessary for a project to have enough sustainable systems to attain a LEED Gold or Platinum certification. The LEED credits available with these systems may include: SSc6.1 and SSc6.2, Stormwater Management Systems; WEc1.1 and 1.2, Water Efficient Landscaping and Irrigation Systems; WEc2, Innovative Wastewater Technologies; EAc1, Energy Performance Systems; EAc2, Renewable Energy Systems. The unit rates include building to meet the requirements of CALGREEN and L.A.'s Green Building Standards. Davis Langdon feels that this projects can achieve a LEED Silver Certification without additional incurring addition capital costs provided that best sustainable design practices are integrated into the design and construction.

INCLUSIONS

For cost study purposes, the following allowances for sustainability are included:

1. Renewable Energy and Energy Efficient Systems:
 - a. Photovoltaic panels : allow 10% of total energy x 5W/SF @ \$ 8,750/KW; approx \$4.50/SF
 - b. Solar Thermal Panels : @ \$ 0.25 / SF
 - c. Heat Recovery and Evaporative Cooling: allow 0.35CFM/SF @ \$1.50/CFM: approx. \$ 1.50 (including evaporative cooling)
2. Recycled Water Systems:
 - a. Recycling for toilet flushing: @ \$ 0.75/SF
 - b. Storm water Containment and treatment for irrigation: @ \$0.50/SF

Phasing premium of 1.5% included in the General Conditions.

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon's best judgment as professional construction consultant familiar with the construction industry. However, Davis Langdon cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

EXCLUSIONS

Owner supplied and installed furniture, fixtures and equipment
Loose furniture and equipment except as specifically identified
Security equipment and devices
Audio visual equipment
Hazardous material handling, disposal and abatement
Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
Design, testing, inspection or construction management fees
Architectural and design fees
Scope change and post contract contingencies
Assessments, taxes, finance, legal and development charges
Environmental impact mitigation
Builder's risk, project wrap-up and other owner provided insurance program
Land and easement acquisition
Cost escalation (projected escalation: 2010 - 3%, 2011 onwards - 4%) - included in ERA Economic Model
Design Development contingency - included in ERA Economic Model
Development of residential land (only site clearance is included)
Upgrades to existing community park, sport fields and existing high school buildings
Utility connection charges and fees
Telephone/data 'active' equipment - including hubs, routers, LAN, servers, switches & the like.
Major utility relocation Works
Off-site utilities, Telephone cabling and equipment

JORDAN DOWNS RE-DEVELOPMENT
PUBLIC INFRASTRUCTURE INVESTMENTS
OVERALL SUMMARY

<i>Preferred Option</i>	<i>Phase 1</i>	<i>Phase 2</i>	<i>Phase 3</i>	<i>Phase 4</i>	<i>TOTAL</i>
I. Relocation	\$0	\$837,000	\$698,000	\$419,000	\$1,954,000
II. Backbone Infrastructure	\$20,168,000	\$14,106,000	\$7,027,000	\$12,130,000	\$53,431,000
III. Parks, Recreation and Open Space	\$3,222,000	\$12,241,000	\$1,628,000	\$1,136,000	\$18,227,000
IV. Onsite Building Pad Preparation	\$3,040,000	\$3,659,000	\$2,670,000	\$4,977,000	\$14,346,000
V. Public Benefit Facilities and Improvements	\$30,454,000	\$11,007,000	\$61,000	\$3,739,000	\$45,261,000
VI. Sustainability	\$316,000	\$316,000	\$304,000	\$466,000	\$1,402,000
Total	\$57,200,000	\$42,166,000	\$12,388,000	\$22,867,000	\$134,621,000

Assumptions:

1. Includes 20% design, construction and project contingency
2. Includes 15% in mark-ups (Security, General Conditions, Contractor's O&P)
3. Includes 7% in soft costs (Design, surveying, planning & project management)
4. Reflects the preferred master plan lay-out
5. Excludes costs associated with hazardous material abatement and disposal
6. Estimate is a fair market value determination of the construction at 2010 prices
7. Estimate does not include residential unit costs
8. Excludes any cost associated with Elementary School or expansion of Jordan High
9. Sustainability features include storm water containment and treatment for irrigation



**PUBLIC INFRASTRUCTURE INVESTMENTS
JORDAN DOWNS REDEVELOPMENT**

2010 Dollars

PHASE 1

I. Relocation

II. Backbone Infrastructure - Offsite: Century Blvd Extension and Street System

i. Site Preparation & Demolition	\$614,278
ii. Utilities	
Wet Infrastructure	2,737,451
Dry Utilities	1,320,994
iii. Street improvements	
Curb, gutter and sidewalk	623,225
Street section and paving	1,024,213
Storm Drainage	623,805
Street Lighting	124,800
Landscape and irrigation	840,582
Traffic Signalization	471,500

Century Boulevard Street Improvement

ii. Utilities	
Wet Infrastructure	538,030
Dry Utilities	836,752
iii. Street improvements	
Curb, gutter and sidewalk	532,865
Street section and paving	567,975
Site Structure	510,169
Storm Drainage	607,620
Street Lighting	202,800
Landscape and irrigation	551,521
Traffic Signalization	1,161,500
iv. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$1,944,611
v. Design, surveying, planning & project management	\$972,306
vi. Design & Construction Contingency	\$3,361,399

Sub-Total **\$20,168,395**

III. Parks, Recreation and Open Space: Central Park and Community Open Spaces

i. Site Preparation & Demolition	\$245,711
ii. Hardscape improvements	157,796
iii. Landscape and irrigation improvements	1,472,764
iv. Site lighting	157,796
v. Site furnishings and art in public places	\$184,727
vi. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$310,631
vii. Design, surveying, planning & project management	\$155,316
vi. Design & Construction Contingency	\$536,948

Sub-Total **\$3,221,689**

**PUBLIC INFRASTRUCTURE INVESTMENTS
JORDAN DOWNS REDEVELOPMENT**

2010 Dollars

IV. Onsite Building Pad Preparation: Buildable Parcels and Pads

i. Site Preparation & Demolition	\$1,597,122
ii. Protect existing in place	16,155
iii. Rough pad grading and SWPP	430,107
iv. Site Structures	50,456
v. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$293,138
vi. Design, surveying, planning & project management	\$146,569
vi Design & Construction Contingency	\$506,709

Sub-Total **\$3,040,257**

V. Public Benefit Facilities and Improvements: Public buildings and structures

i. Public buildings and facilities	20,125,000
ii. Hardscape improvements	74,563
iii. Rough grading	330,620
iii. Landscape and irrigation improvements	196,219
iv. Site lighting included in hardscape	
v. Site Structures	168,188
vi. Site furnishings and art in public places	\$79,169
vii. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$2,936,326
viii. Design, surveying, planning & project management	\$1,468,163
vi Design & Construction Contingency	\$5,075,650

Sub-Total **\$30,453,898**

VI. Sustainability

i. Photovoltaic panels	
ii. Solar Thermal Panels	
iii. Heat Recovery and Evaporative Pre-cooling	
iv. Recycling water for toilet flushing	
v Recycled water system for irrigation	246,019
viii. Design, surveying, planning & project management	\$17,221
vi Design & Construction Contingency	\$52,648

Sub-Total **\$315,889**

Phase 1 Total **\$57,200,128**

**PUBLIC INFRASTRUCTURE INVESTMENTS
JORDAN DOWNS REDEVELOPMENT**

2010 Dollars

PHASE 2

I. Relocation **\$837,403**

II. Backbone Infrastructure - Offsite: Street System

i. Site Preparation & Demolition 712,505

ii. Utilities

Wet Infrastructure 3,593,101

Dry Utilities 1,060,530

iii. Street improvements

Curb, gutter and sidewalk 563,641

Street section and paving \$573,768

Storm Drainage \$744,900

Street Lighting \$171,600

Landscape and irrigation \$661,670

Traffic Signalization \$1,633,000

iv. Mark-Ups (Security, General Conditions, Contractor's O&P) \$1,360,060

v. Design, surveying, planning & project management \$680,030

vi Design & Construction Contingency \$2,350,961

Sub-Total **\$14,105,766**

III. Parks, Recreation and Open Space: Central Park and Community Open Spaces

i. Site Preparation & Demolition 285,002

ii. Hardscape improvements 3,689,423

iii. Landscape and irrigation improvements 3,716,975

iv. Site lighting 398,247

v. Site furnishings and art in public places 340,451

vi. Mark-Ups (Security, General Conditions, Contractor's O&P) \$1,180,214

vii. Design, surveying, planning & project management \$590,107

vi Design & Construction Contingency \$2,040,084

Sub-Total **\$12,240,503**

IV. Onsite Building Pad Preparation: Buildable Parcels and Pads

i. Site Preparation & Demolition 1,852,512

ii. Protect existing in place 16,155

iii. Rough pad grading and SWPP 237,446

iv. Site Structures 414,000

v. Mark-Ups (Security, General Conditions, Contractor's O&P) \$352,816

vi. Design, surveying, planning & project management \$176,408

vi Design & Construction Contingency \$609,867

Sub-Total **\$3,659,205**

**PUBLIC INFRASTRUCTURE INVESTMENTS
JORDAN DOWNS REDEVELOPMENT**

2010 Dollars

V. Public Benefit Facilities and Improvements: Public buildings and structures

i. Public buildings and facilities	6,842,500
ii. Hardscape improvements	111,573
iii. Rough grading	312,587
iv. Landscape and irrigation improvements	
v. Site lighting included in hardscape	
vi. Site Structures	168,188
vii. Site furnishings and art in public places	145,908
viii. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$1,061,306
ix. Design, surveying, planning & project management	\$530,653
x. Design & Construction Contingency	\$1,834,543

Sub-Total **\$11,007,256**

VI. Sustainability

i. Photovoltaic panels	
ii. Solar Thermal Panels	
iii. Heat Recovery and Evaporative Pre-cooling	
iv. Recycling water for toilet flushing	
v. Recycled water system for irrigation	245,735
viii. Design, surveying, planning & project management	\$17,201
vi. Design & Construction Contingency	\$52,587

Sub-Total **\$315,524**

Phase 2 Total **\$42,165,656**

PHASE 3

I. Relocation **\$698,063**

II. Backbone Infrastructure - Offsite: Street System

i. Site Preparation & Demolition	382,485
ii. Utilities	
Wet Infrastructure	2,004,863
Dry Utilities	186,760
iii. Street improvements	
Curb, gutter and sidewalk	231,803
Street section and paving	98,904
Storm Drainage	216,580
Street Lighting	31,200
Landscape and irrigation	272,199
Traffic Signalization	1,414,500
iv. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$677,501
v. Design, surveying, planning & project management	\$338,751
vi. Design & Construction Contingency	\$1,171,109

Sub-Total **\$7,026,656**

**PUBLIC INFRASTRUCTURE INVESTMENTS
JORDAN DOWNS REDEVELOPMENT**

2010 Dollars

III. Parks, Recreation and Open Space: Central Park and Community Open Spaces

i. Site Preparation & Demolition	
ii. Hardscape improvements	82,655
iii. Landscape and irrigation improvements	771,448
iv. Site lighting	82,655
v. Site furnishings and art in public places	184,617
vi. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$156,992
vii. Design, surveying, planning & project management	\$78,496
vi Design & Construction Contingency	\$271,373

Sub-Total **\$1,628,236**

IV. Onsite Building Pad Preparation: Buildable Parcels and Pads

i. Site Preparation & Demolition	1,147,456
ii. Protect existing in place	16,155
iii. Rough pad grading and SWPP	282,530
iv. Site Structures	392,438
v. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$257,401
vi. Design, surveying, planning & project management	\$128,701
vi Design & Construction Contingency	\$444,936

Sub-Total **\$2,669,617**

V. Public Benefit Facilities and Improvements: Public buildings and structures

i. Public buildings and facilities	
ii. Hardscape improvements	
iii. Rough grading	42,079
iii. Landscape and irrigation improvements	
iv. Site lighting included in hardscape	
v. Site Structures	
vi. Site furnishings and art in public places	
vii. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$5,891
viii. Design, surveying, planning & project management	\$2,946
vi Design & Construction Contingency	\$10,183

Sub-Total **61,099**

**PUBLIC INFRASTRUCTURE INVESTMENTS
JORDAN DOWNS REDEVELOPMENT**

2010 Dollars

VI. Sustainability

i. Photovoltaic panels	
ii. Solar Thermal Panels	
iii. Heat Recovery and Evaporative Pre-cooling	
iv. Recycling water for toilet flushing	
v. Recycled water system for irrigation	236,776
viii. Design, surveying, planning & project management	\$16,574
vi. Design & Construction Contingency	\$50,670

Sub-Total **\$304,021**

Phase 3 Total **\$12,387,692**

PHASE 4

I. Relocation **\$418,799**

II. Backbone Infrastructure - Offsite: Street System

i. Site Preparation & Demolition	986,317
ii. Utilities	
Wet Infrastructure	4,872,386
Dry Utilities	253,460
iii. Street improvements	
Curb, gutter and sidewalk	171,353
Street section and paving	142,584
Storm Drainage	264,160
Street Lighting	46,800
Landscape and irrigation	202,394
Traffic Signalization	1,414,500
iv. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$1,169,554
v. Design, surveying, planning & project management	\$584,777
vi. Design & Construction Contingency	\$2,021,657

Sub-Total **\$12,129,942**

**PUBLIC INFRASTRUCTURE INVESTMENTS
JORDAN DOWNS REDEVELOPMENT**

2010 Dollars

III. Parks, Recreation and Open Space: Central Park and Community Open Spaces

i. Site Preparation & Demolition	394,527
ii. Hardscape improvements	30,056
iii. Landscape and irrigation improvements	280,526
iv. Site lighting	30,056
v. Site furnishings and art in public places	47,339
vi. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$109,551
vii. Design, surveying, planning & project management	\$54,775
vi Design & Construction Contingency	\$189,366

Sub-Total **\$1,136,197**

IV. Onsite Building Pad Preparation: Buildable Parcels and Pads

i. Site Preparation & Demolition	2,564,425
ii. Protect existing in place	16,155
iii. Rough pad grading and SWPP	372,699
iv. Site Structures	474,375
v. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$479,872
vi. Design, surveying, planning & project management	\$239,936
vi Design & Construction Contingency	\$829,493

Sub-Total **\$4,976,955**

V. Public Benefit Facilities and Improvements: Public buildings and structures

i. Public buildings and facilities	2,231,000
ii. Hardscape improvements	193,545
iii. Rough grading	150,282
iii. Landscape and irrigation improvements	
iv. Site lighting included in hardscape	
v. Site Structures	
vi. Site furnishings and art in public places	
vii. Mark-Ups (Security, General Conditions, Contractor's O&P)	\$360,476
viii. Design, surveying, planning & project management	\$180,238
vi Design & Construction Contingency	\$623,108

Sub-Total **\$3,738,649**

**PUBLIC INFRASTRUCTURE INVESTMENTS
JORDAN DOWNS REDEVELOPMENT**

2010 Dollars

VI. Sustainability

i. Photovoltaic panels	
ii. Solar Thermal Panels	
iii. Heat Recovery and Evaporative Pre-cooling	
iv. Recycling water for toilet flushing	
v. Recycled water system for irrigation	362,736
viii. Design, surveying, planning & project management	\$25,392
vi. Design & Construction Contingency	\$77,626

Sub-Total **\$465,753**

Phase 4 Total **\$22,866,296**

GRAND TOTAL **134,619,773**

PART I

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS OVERALL SUMMARY

	<i>Phase 1</i>	<i>Phase 2</i>	<i>Phase 3</i>	<i>Phase 4</i>	<i>TOTAL</i>	Total US\$
Masterplan Horizontal and Public Investments						3,550,140 SF 191,491,698
A. Site Preparation & Building Demolition	3,702,172	3,910,763	2,141,524	5,133,604	14,888,063	
B. Back-bone Infrastructure	15,729,641	11,253,219	5,822,316	9,392,532	42,197,708	
C. Public Benefit Improvements	23,387,928	8,105,612	78,989	2,775,541	34,348,069	
D. Open Space	2,309,857	9,346,461	1,204,725	444,145	13,305,188	
E. Schools	43,173,646	-	43,579,024	-	86,752,670	
Total Option	88,303,245	32,616,055	52,826,577	17,745,822	191,491,698	

TOTAL Building & Sitework Construction	December 2010
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Please refer to the Inclusions and Exclusions sections of this report

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS

Areas

	acres	SF
Masterplan Horizontal and Public Investments		
Phase 1	23.70	1,032,372
Phase 2	18.70	814,572
Phase 3	12.70	553,212
Phase 4	26.40	1,149,984
SUBTOTAL - new development	81.50	3,550,140
Existing sites:		
Jordan High School	17.26	751,846
WLCAC (Mudtown farms)	incl in Phase 4	
Existing industrial sites	7.67	334,105
SUBTOTAL - existing sites	24.93	1,085,951
TOTAL SITE AREA	106.43	4,636,091

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS COMPONENT SUMMARY

Developed site area 24 AC 19 AC 13 AC 26 AC 82 AC
 Developed site area 1,032,372 SF 814,572 SF 553,212 SF 1,149,984 SF 3,550,140 SF

	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL
	US\$	US\$	US\$	US\$	US\$

A. Site Preparation & Building Demolition

3,233,994 3,416,207 1,870,706 4,484,407 13,005,313

B. Back-bone Infrastructure

Utilities on Site	4,058,444	4,653,631	2,191,623	5,125,846	16,029,545
Site improvements	4,172,789	5,176,501	2,894,400	3,078,903	15,322,593
Utilities on Site (Century Boulevard)	1,374,782	0	0	0	1,374,782
Site improvements (Century Boulevard)	4,134,450	0	0	0	4,134,450
Total	13,740,465	9,830,133	5,086,024	8,204,749	36,861,370

C. Public Benefit Improvements

Buildings (Community Facilities)

Clinic	6,468,750				6,468,750
Library	4,312,500				4,312,500
Daycare	4,312,500				4,312,500
Computer lab / multi-use	5,031,250				5,031,250
Pool changing facilities				1,380,000	1,380,000
New Gym		6,842,500			6,842,500
Site improvements	305,282	238,073	69,000	1,044,545	1,656,900
Total	20,430,282	7,080,573	69,000	2,424,545	30,004,400

D. Open Space

Site improvements 2,017,752 8,164,504 1,052,375 387,978 11,622,609

E. Schools

Elementary School	36,800,000				36,800,000
High School					
New classrooms (50%)			18,400,000		18,400,000
New lab / science buildings (25%)			9,200,000		9,200,000
New food service (10%)			3,680,000		3,680,000
New multi-use / arts rooms (15%)			5,520,000		5,520,000
Site improvements	913,891	0	1,268,004	0	2,181,896
Total	37,713,891	0	38,068,004	0	75,781,896

TOTAL BUILDING & SITE	77,136,384	28,491,416	46,146,109	15,501,679	167,275,587
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Site security	1.50%	1,157,046	427,371	692,192	232,525	2,509,134
General Conditions	9.50%	7,437,876	2,747,285	4,449,639	1,494,749	16,129,549
Contractor's Overhead & Profit or Fee	3.00%	2,571,939	949,982	1,538,638	516,869	5,577,428

PLANNED CONSTRUCTION COST	88,303,245	32,616,055	52,826,577	17,745,822	191,491,698
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Design Development Contingency *	excluded	excluded	excluded	excluded	excluded
Escalation is excluded ^	excluded	excluded	excluded	excluded	excluded

RECOMMENDED BUDGET	88,303,245	32,616,055	52,826,577	17,745,822	191,491,698
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* - Design Development contingency and Escalation are included in ERA Economic Model

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS			Phase 1		Phase 2		Phase 3		Phase 4		TOTAL	
Item Description	Rate	Unit	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
A. Site Preparation & Building Demolition												
Demolition												
Hazardous material abatement												
Excluded												
Building demolition												
Demolish existing residential units	6.33	SF			299,500	1,894,338	131,050	828,891	273,600	1,730,520	704,150	4,453,749
Demolish existing single story buildings - annexation property area B)	7.48	SF	161,172.00	1,204,761							161,172	1,204,761
Demolish existing service buildings (area A)	7.48	SF							45,738	341,892	45,738	341,892
Demolish 30% of existing High School buildings (areas G - allow 30% of footprint x average 1.5 stories) - not applicable	7.48	SF										
Site demolition												
Remove existing roads / surface parking / landscape	1.44	SF	871,200	1,252,350	664,822	955,682	487,687	701,050	1,302,858	1,872,858	3,326,567	4,781,940
Protect existing in place												
Protect in place existing High School buildings (part of School Building costs)	0.23	SF	70,241	16,155	70,241	16,155	70,241	16,155	70,241	16,155	280,964	64,622
Site Preparation												
Site clearing												
General site clearing - residential and commercial areas	0.58	SF	623,344	358,423	344,124	197,871	409,464	235,442	540,144	310,583	1,917,076	1,102,318
General site clearing - public funded areas	0.58	SF	479,160	275,517	453,024	260,489	60,984	35,066	217,800	125,235	1,210,968	696,307
Rough grading												
Allowance for rough grading - residential and commercial areas	0.12	SF	623,344	71,685	344,124	39,574	409,464	47,088	540,144	62,117	1,917,076	220,464
Allowance for rough grading - public funded	0.12	SF	479,160	55,103	453,024	52,098	60,984	7,013	217,800	25,047	1,210,968	139,261
Sub-total : Site-preparation & Demolition				3,233,994		3,416,207		1,870,706		4,484,407		13,005,313

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS			Phase 1		Phase 2		Phase 3		Phase 4		TOTAL	
Item Description	Rate	Unit	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
B. Back-bone Infrastructure												
Utilities on Site												
Allowance for site utilities												
8" Sanitary sewer	75.00	LF	3,961	297,075	3,180	238,500	560	42,000	760	57,000	8,461	634,575
Manholes	5,200.00	EA	10	52,000	10	52,000	2	10,400	2	10,400	24	124,800
8" Water mains	75.40	LF	3,961	298,659	3,180	239,772	560	42,224	760	57,304	8,461	637,959
Water meters	3,640.00	EA	342	1,244,880	539	1,961,960	389	1,415,960	1,009	3,672,760	2,279	8,295,560
Fire Hydrants	4,550.00	EA	17	77,350	16	72,800	10	45,500	10	45,500	53	241,150
Miscellaneous water appurtenances	1.00	LS	10,084	10,084	220,173	220,173	145,818	145,818	373,006	373,006	749,082	749,082
Below ground water storage	1.50	gallon	504,935	757,403	538,597	807,896	201,974	302,961	437,610	656,416	1,683,117	2,524,676
Gas	74.75	LF	3,961	296,085	3,180	237,705	560	41,860	760	56,810	8,461	632,460
Wireless	172.50	LF	3,961	683,273	3,180	548,550	560	96,600	760	131,100	8,461	1,459,523
Telecommunication	86.25	LF	3,961	341,636	3,180	274,275	560	48,300	760	65,550	8,461	729,761
				4,058,444		4,653,631		2,191,623		5,125,846		16,029,545
Site Paving, Structures & Landscaping												
Paving and surfacing												
Pedestrian paving												
8" Concrete curb and gutter	15.60	LF	8,082	126,079	6,485	101,166	2,755	42,978	2,005	31,278	19,327	301,501
10' Concrete side walk	6.50	SF			64,850	421,525	27,550	179,075	20,050	130,325	112,450	730,925
12' Concrete side walk	6.50	SF	70,184	456,196							70,184	456,196
Handicap access ramp	1,950.00	EA	21	40,950	21	40,950	5	9,750	5	9,750	52	101,400
Vehicular paving												
AC paving incl. aggregate base and fog seal	4.68	SF	218,849	1,024,213	121,600	569,088	20,800	97,344	28,800	134,784	390,049	1,825,429
Concrete driveway	5.20	SF			900	4,680	300	1,560	1,500	7,800	2,700	14,040
Site Structures												
6' High metal fence (allow 30% of perimeter of each block)												
Public funded areas	287.50	LF	585	168,188	585	168,188	465	133,688			1,635	470,063
Private funded areas (to be reimbursed by private money)	287.50	LF	176	50,456	1,440	414,000	900	258,750	1,650	474,375	4,166	1,197,581

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS			Phase 1		Phase 2		Phase 3		Phase 4		TOTAL	
Item Description	Rate	Unit	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
Site Drainage												
Storm drain	130.00	LF	3,761	488,930	3,550	461,500	500	65,000	700	91,000	8,511	1,106,430
Catch basin with inlets	5,395.00	EA	25	134,875	20	107,900	4	21,580	8	43,160	57	307,515
Connect storm drain to existing box	6,500.00	EA			2	13,000					2	13,000
Erosion Control	162,500.00	LS			1	162,500					1	162,500
Erosion Control	130,000.00	LS					1	130,000	1	130,000	2	260,000
Recycled water system - storm water containment and treatment for irrigation (based from 50% of 1,800 Residential Units)	0.50	SF	492,039	246,019	491,470	245,735	473,553	236,776	725,473	362,736	2,182,535	1,091,267
Site Lighting												
Street lighting @150' o.c.	7,800.00	EA	16	124,800	22	171,600	4	31,200	6	46,800	48	374,400
Landscape and irrigation												
Trees to streets @ 30' o.c. both sides	862.50	EA	539	464,715	432	372,888	184	158,413	134	115,288	1,288	1,111,303
Irrigation system	2.88	SF	4,849	13,941	3,891	11,187	1,653	4,752	1,203	3,459	11,596	33,339
Site furniture - Street network												
Streets and sidewalks	0.29	SF	289,033	83,097	187,350	53,863	48,650	13,987	50,350	14,476	575,383	165,423
Tree grates to street trees	517.50	EA	539	278,829	432	223,733	184	95,048	134	69,173	1,288	666,782
Site specialties												
Traffic signalization												
Allowance for traffic signalization	345,000.00	EA	1	345,000	4	1,380,000	3	1,035,000	3	1,035,000	11	3,795,000
Traffic signalization - pedestrian crossings	126,500.00	EA	1	126,500	2	253,000	3	379,500	3	379,500	9	1,138,500
			4,172,789		5,176,501		2,894,400		3,078,903		15,322,593	

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS			Phase 1		Phase 2		Phase 3		Phase 4		TOTAL	
<i>Item Description</i>	<i>Rate</i>	<i>Unit</i>	<i>Quantity</i>	<i>Total</i>	<i>Quantity</i>	<i>Total</i>	<i>Quantity</i>	<i>Total</i>	<i>Quantity</i>	<i>Total</i>	<i>Quantity</i>	<i>Total</i>
<u>Century Boulevard Street Improvement</u>												
<u>Utilities on Site</u>												
Allowance for site utilities												
8" Sanitary sewer	75.00	LF	2,509	188,175							2,509	188,175
Manholes	5,200.00	EA	9	46,800							9	46,800
8" Water mains	75.40	LF	2,509	189,179							2,509	189,179
Water meters	3,640.00	EA	13	47,320							13	47,320
Fire Hydrants	4,550.00	EA	9	40,950							9	40,950
Miscellaneous water appurtenances	1.00	LS	25,607	25,607							25,607	25,607
Below ground water storage	1.50	gallon										
Gas	74.75	LF	2,509	187,548							2,509	187,548
Wireless	172.50	LF	2,509	432,803							2,509	432,803
Telecommunication	86.25	LF	2,509	216,401							2,509	216,401
				1,374,782		0		0		0		1,374,782
<u>Site Paving, Structures & Landscaping</u>												
Paving and surfacing												
Pedestrian paving												
8" Concrete curb and gutter	15.60	LF	5,318	82,961							5,318	82,961
10' Concrete side walk	6.50	SF	63,816	414,804							63,816	414,804
Handicap access ramp	1,950.00	EA	18	35,100							18	35,100
Vehicular paving												
AC paving incl. aggregate base and fog seal	4.68	SF	116,251	544,055							116,251	544,055
Concrete driveway	5.20	SF	4,600	23,920							4,600	23,920
Site Structures												
6' High metal fence (allow 30% of perimeter of each block)												
Public funded areas	287.50	LF	1,365	392,438							1,365	392,438
Private funded areas (to be reimbursed by private money)	287.50	LF	410	117,731							410	117,731

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS			Phase 1		Phase 2		Phase 3		Phase 4		TOTAL	
Item Description	Rate	Unit	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
Site Drainage												
Storm drain	130.00	LF	2,709	352,170							2,709	352,170
Catch basin with inlets	5,395.00	EA	10	53,950							10	53,950
Connect storm drain to existing box	6,500.00	EA	6	39,000							6	39,000
Erosion Control	162,500.00	LS	1	162,500							1	162,500
Erosion Control	130,000.00	LS										
Site Lighting												
Street lighting @ 150' o.c.	7,800.00	EA	26	202,800							26	202,800
Landscape and irrigation												
Trees to streets @ 30' o.c. both sides	862.50	EA	355	305,785							355	305,785
Irrigation system	2.88	SF	3,191	9,174							3,191	9,174
Site furniture - Street network												
Streets and sidewalks	0.29	SF	184,667	53,092							184,667	53,092
Tree grates to street trees	517.50	EA	355	183,471							355	183,471
Site specialties												
Traffic signalization												
Allowance for traffic signalization	345,000.00	EA	3	1,035,000							3	1,035,000
Traffic signalization - pedestrian crossings	126,500.00	EA	1	126,500							1	126,500
				4,134,450		0		0		0		4,134,450
Sub-total : Back-bone Infrastructure				13,740,465		9,830,133		5,086,024		8,204,749		36,861,370

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS			Phase 1		Phase 2		Phase 3		Phase 4		TOTAL	
Item Description	Rate	Unit	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
C. Public Benefit Improvements												
Buildings - Phase 1												
Community facilities buildings (50,000 SF, Two Stories)												
Clinic	517.50	SF	12,500	6,468,750							12,500	6,468,750
Library	345.00	SF	12,500	4,312,500							12,500	4,312,500
Daycare	345.00	SF	12,500	4,312,500							12,500	4,312,500
Computer lab / multi-use	402.50	SF	12,500	5,031,250							12,500	5,031,250
Buildings - Phase 2												
Community facilities buildings												
Pool changing facilities	460.00	SF							3,000	1,380,000	3,000	1,380,000
New Gym	402.50	SF			17,000	6,842,500					17,000	6,842,500
Site Paving, Structures & Landscaping												
Hardscape to Community buildings												
Pedestrian paving - allow 70% of hardscape	7.48	SF	6,825	51,017							6,825	51,017
Premium for feature paving - allow 30% of hardscaped areas)	8.05	SF	2,925	23,546							2,925	23,546
Hardscape to pool and gym areas												
Pedestrian paving - allow 80% of hardscape	7.48	SF			11,760	87,906			20,400	152,490	32,160	240,396
Premium for feature paving - allow 20% of hardscaped areas)	8.05	SF			2,940	23,667			5,100	41,055	8,040	64,722
Landscape and irrigation												
Landscape to Community buildings	17.25	SF	9,750	168,188							9,750	168,188
Irrigation system	2.88	SF	9,750	28,031							9,750	28,031
Site specialties												
Pool	212.75	SF							4,000	851,000	4,000	851,000
Playground equipment to Public parks	1.00	LS	34,500	34,500	126,500	126,500	69,000	69,000			230,000	230,000
Sub-total : Public Benefit Improvements				20,430,282		7,080,573		69,000		2,424,545		30,004,400

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS			Phase 1		Phase 2		Phase 3		Phase 4		TOTAL	
Item Description	Rate	Unit	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
D. Open Space												
Site Paving, Structures & Landscaping												
Hardscape to Public parks / open space -allow 20% of area												
Miscellaneous pedestrian paving	8.63	SF	18,295	157,796	46,174	398,247	9,583	82,655	3,485	30,056	77,537	668,755
Allowance for sports fields	10.35	SF			317,988	3,291,176					317,988	3,291,176
Site lighting												
Lighting for sports field and public parks	1.73	SF	91,476	157,796	230,868	398,247	47,916	82,655	17,424	30,056	387,684	668,755
Landscape and irrigation												
Landscape to public parks / open space - allow 80% of area	17.25	SF	73,181	1,262,369	184,694	3,185,978	38,333	661,241	13,939	240,451	310,147	5,350,039
Irrigation system	2.88	SF	73,181	210,395	184,694	530,996	38,333	110,207	13,939	40,075	310,147	891,673
Site furnishings												
Flagpoles, bicycle racks, bollards, trash receptacles, benches, etc to Public parks / open space	1.15	SF	182,103	209,418	242,628	279,022	91,476	105,197	37,824	43,498	554,031	637,136
Public Arts	1	LS	19,977.74	19,978	80,836.67	80,837	10,419.55	10,420	3,841	3,841		115,075
Sub-total : Open Space				2,017,752		8,164,504		1,052,375		387,978		11,622,609
E. Schools												
Buildings - Phase 1												
Elementary School (2-stories)												
Classrooms	460.00	SF	65,000	29,900,000							65,000	29,900,000
Food services	460.00	SF	5,000	2,300,000							5,000	2,300,000
Admin Building / Multi-purpose	460.00	SF	10,000	4,600,000							10,000	4,600,000

MASTERPLAN HORIZONTAL AND PUBLIC INVESTMENTS			Phase 1		Phase 2		Phase 3		Phase 4		TOTAL	
Item Description	Rate	Unit	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
Buildings - Phase 3												
High school (Larger New Wing)												
New classrooms (50%)	460.00	SF					40,000	18,400,000			40,000	18,400,000
New lab / science buildings (25%)	460.00	SF					20,000	9,200,000			20,000	9,200,000
New food service (10%)	460.00	SF					8,000	3,680,000			8,000	3,680,000
New multi-use / arts rooms (15%)	460.00	SF					12,000	5,520,000			12,000	5,520,000
Site Paving, Structures & Landscaping												
Hardscape to Elementary School												
Parking to elementary school parcel - allow 20% of hardscaped areas	9.78	SF	13,068	127,740							13,068	127,740
Playground surfacing to elementary school parcel - allow 80% of hardscaped area	8.63	SF	52,272	450,846							52,272	450,846
Hardscape to High School (allow 60% of net site area)												
Parking to high school parcel - allow 50% of hardscaped areas	9.78	SF					27,225	266,124			27,225	266,124
Pedestrian paving to high school parcel - allow 50% of hardscaped areas	7.48	SF					27,225	203,507			27,225	203,507
Premium for feature paving to high school (assume 20% of hardscaped areas)	8.05	SF					10,890	87,665			10,890	87,665
Landscape and irrigation												
Improve landscape to High School (allow 40% of net school site area)	11.50	SF					43,560	500,940			43,560	500,940
Lawns to Elementary School	1.15	SF	21,780	25,047							21,780	25,047
Irrigation system	2.88	SF	21,780	62,618			43,560	125,235			65,340	187,853
Site furnishings												
Schools	0.86	SF	87,120	75,141			98,010	84,534			185,130	159,675
Site miscellaneous												
Playground equipment to Elementary School	172,500.00	LS	1	172,500							1	172,500
Sub-total : Schools				37,713,891		0		38,068,004		0		75,781,896

PART II

RESIDENTIAL AND COMMERCIAL DEVELOPMENT

RESIDENTIAL AND COMMERCIAL DEVELOPMENT - OVERALL SUMMARY

	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL	GSF	Total US\$
Option 1: 1600 Residential Units	89,722,449	89,072,971	86,756,293	137,416,453	402,968,167	1,945,541 SF	
Commercial / Retail	48,012,132	5,240,976	-	43,997,622	97,250,730	420,000 SF	
Total: 1600 Dwelling Units	137,734,581	94,313,947	86,756,293	181,414,075	500,218,896	2,365,541 SF	500,218,896
Option 2: 1800 Residential Units	102,512,204	103,145,646	97,878,581	151,498,755	455,035,187	2,182,535 SF	
Commercial / Retail	48,012,132	5,240,976	-	43,997,622	97,250,730	420,000 SF	
Total: 1800 Dwelling Units	150,524,336	108,386,621	97,878,581	195,496,377	552,285,916	2,602,535 SF	552,285,916

TOTAL Building & Sitework Construction	December 2010	see options above
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Please refer to the Inclusions and Exclusions sections of this report

OPTION 1: 1600 RESIDENTIAL UNITS AND COMMERCIAL DEV'T. SUMMARY

		Phase 1	Phase 2	Phase 3	Phase 4	TOTAL
		US\$	US\$	US\$	US\$	US\$
A) Option 1: 1600 Residential Units						
Buildings		77,422,606	76,465,057	73,814,347	117,938,106	345,640,115
Site Paving, Structures & Landscaping		953,509	1,343,714	1,970,714	2,100,612	6,368,548
Sub-Total		78,376,115	77,808,771	75,785,060	120,038,717	352,008,664
B) Commercial / Retail						
Buildings (shell and core only)		39,900,000	3,800,000	0	36,100,000	79,800,000
Site Paving, Structures & Landscaping		2,040,500	778,200	0	2,333,667	5,152,366
Sub-Total		41,940,500	4,578,200	0	38,433,667	84,952,366
TOTAL BUILDING & SITE		120,316,615	82,386,971	75,785,060	158,472,384	436,961,030
Site security	1.50%	1,804,749	1,235,805	1,136,776	2,377,086	6,554,416
General Conditions	9.50%	11,601,530	7,944,164	7,307,574	15,280,700	42,133,968
Contractor's Overhead & Profit or Fee	3.00%	4,011,687	2,747,008	2,526,882	5,283,905	14,569,482
PLANNED CONSTRUCTION COST		137,734,581	94,313,948	86,756,292	181,414,075	500,218,896
Design Development Contingency *		excluded	excluded	excluded	excluded	excluded
Escalation is excluded **		excluded	excluded	excluded	excluded	excluded
RECOMMENDED BUDGET		137,734,581	94,313,948	86,756,292	181,414,075	500,218,896

* - Design Development contingency and Escalation are included in ERA Economic Model

Item Description	Rate	Unit	Phase 1			Phase 2			Phase 3			Phase 4			TOTAL		
			Qty Units	Area	Total	Qty Units	Area	Total	Qty Units	Area	Total	Qty Units	Area	Total	Qty Units	Area	Total
A) Option 1: 1600 Residential Units																	
Buildings																	
Type A Townhouse (1,371 SF)	148.00	SF	37	50,727	7,507,596	68	93,228	13,797,744	102	139,842	20,696,616	113	154,923	22,928,604	320	438,720	64,930,560
Type B Townhouse over flat (1,294 SF)	148.00	SF	50	64,700	9,575,600	28	36,232	5,362,336	108	139,752	20,683,296	100	129,400	19,151,200	286	370,084	54,772,432
Type C Flat under Townhouse (820 SF)	148.00	SF	37	30,340	4,490,320	22	18,040	2,669,920	47	38,540	5,703,920	61	50,020	7,402,960	167	136,940	20,267,120
Type D Townhouse beneath stacked flat (1200 SF + 22% for common spaces)	148.00	SF	86	125,904	18,633,792	38	55,632	8,233,536	17	24,888	3,683,424	55	80,520	11,916,960	196	286,944	42,467,712
Type E stacked flats (926 SF + 22% for common spaces)	148.00	SF	140	158,161	23,407,798	194	219,166	32,436,521	76	85,859	12,707,091	221	249,668	36,950,882	631	712,853	105,502,291
Tucked under parking (Type A, B and C)	15,000.00	EA	186		2,790,000	177		2,655,000	386		5,790,000	411		6,165,000	1,160		17,400,000
Type I parking (Type D & E)	32,500.00	EA	339		11,017,500	348		11,310,000	140		4,550,000	413		13,422,500	1,240		40,300,000
			350	429,832	77,422,606	350	422,298	76,465,057	350	428,881	73,814,347	550	664,531	117,938,106	1,600	1,945,541	345,640,115
Site Paving, Structures & Landscaping																	
Note:																	
Hardscape to residential areas, assume 60% of net residential area	6.50	SF		56,616	368,004		79,785	518,603		117,014	760,592		124,727	810,726		378,142	2,457,926
Premium for feature paving to residential areas, assume 30% of hardscape areas	7.00	SF		16,985	118,894		23,936	167,549		35,104	245,730		37,418	261,927		113,443	794,099
Landscape and irrigation																	
Landscape to residential areas, assume 40% of net site area	11.50	SF		37,744	434,056		53,190	611,686		78,009	897,109		83,151	956,241		252,095	2,899,092
Residential blocks	0.58	SF		56,616	32,554		79,785	45,876		117,014	67,283		124,727	71,718		378,142	217,432
					953,509			1,343,714			1,970,714			2,100,612			6,368,548
Sub-total: Residential					78,376,115			77,808,771			75,785,060			120,038,717			352,008,664

Item Description	Rate	Unit	Phase 1		Phase 2		Phase 3		Phase 4		TOTAL	
			Qty Units	Area	Total	Qty Units	Area	Total	Qty Units	Area	Total	Qty Units
B) Commercial / Retail												
Buildings (shell and core only)												
Commercial (Retail/Employment (Block 1)	190.00	SF	150,000	28,500,000							150,000	28,500,000
Commercial (Retail/Employment (Block 2)	190.00	SF	60,000	11,400,000							60,000	11,400,000
Commercial (Retail/Employment (Block 16)	190.00	SF			10,000	1,900,000					10,000	1,900,000
Commercial (Retail/Employment (Block 17)	190.00	SF			10,000	1,900,000					10,000	1,900,000
Industrial/Commercial/Retail (Block 31)	190.00	SF							80,000	15,200,000	80,000	15,200,000
Industrial/Commercial/Retail (Block 32)	190.00	SF							110,000	20,900,000	110,000	20,900,000
			210,000	39,900,000	20,000	3,800,000	0	0	190,000	36,100,000	420,000	79,800,000
Site Paving, Structures & Landscaping												
Note:												
Hardscape to commercial areas, assume 60% of net site area	6.50	SF	125,441	815,364	47,840	310,961			143,463	932,510	125,441	2,058,835
Premium for feature paving to commercial areas, assume 30% of hardscape areas	7.00	SF	37,632	263,425	14,352	100,464			43,039	301,273	37,632	665,162
Landscape and irrigation												
Landscape to residential areas, assume 40% of net site area	11.50	SF	83,627	961,711	31,893	366,775			95,642	1,099,884	83,627	2,428,369
			2,040,500		778,200		0		2,333,667		5,152,366	
Sub-total : Retail			41,940,500		4,578,200		0		38,433,667		84,952,366	

OPTION 2: 1800 RESIDENTIAL UNITS AND COMMERCIAL DEV'T. SUMMARY

		Phase 1	Phase 2	Phase 3	Phase 4	TOTAL
		US\$	US\$	US\$	US\$	US\$
A) Option 1: 1800 Residential Units						
Buildings		88,909,266	89,107,590	83,755,811	130,547,463	392,320,130
Site Paving, Structures & Landscaping		639,207	994,220	1,745,008	1,792,704	5,171,139
Sub-Total		89,548,473	90,101,809	85,500,820	132,340,167	397,491,269
B) Commercial / Retail						
Buildings (shell and core only)		39,900,000	3,800,000	0	36,100,000	79,800,000
Site Paving, Structures & Landscaping		2,040,500	778,200	0	2,333,667	5,152,366
Sub-Total		41,940,500	4,578,200	0	38,433,667	84,952,366
TOTAL BUILDING & SITE		131,488,973	94,680,009	85,500,820	170,773,834	482,443,636
Site security	1.50%	1,972,335	1,420,200	1,282,512	2,561,608	7,236,655
General Conditions	9.50%	12,678,824	9,129,520	8,244,417	16,466,867	46,519,628
Contractor's Overhead & Profit or Fee	3.00%	4,384,204	3,156,892	2,850,832	5,694,069	16,085,997
PLANNED CONSTRUCTION COST		150,524,336	108,386,621	97,878,581	195,496,378	552,285,916
Design Development Contingency *		excluded	excluded	excluded	excluded	excluded
Escalation is excluded **		excluded	excluded	excluded	excluded	excluded
RECOMMENDED BUDGET		150,524,336	108,386,621	97,878,581	195,496,378	552,285,916

* - Design Development contingency and Escalation are included in ERA Economic Model

Item Description	Rate	Unit	Phase 1			Phase 2			Phase 3			Phase 4			TOTAL		
			Qty	Total		Qty	Total		Qty	Total		Qty	Total		Qty	Total	
			Units	Area		Units	Area		Units	Area		Units	Area		Units	Area	
A) Option 2: 1800 Residential Units																	
Buildings																	
Type A Townhouse (1,365 SF)	148.00	SF	41	55,965	8,282,820	70	95,550	14,141,400	93	126,945	18,787,860	113	154,245	22,828,260	317	432,705	64,040,340
Type B Townhouse over flat (1,298 SF)	148.00	SF	45	58,410	8,644,680	27	35,046	5,186,808	64	83,072	12,294,656	65	84,370	12,486,760	201	260,898	38,612,904
Type C Flat under Townhouse (772 SF)	148.00	SF	44	33,968	5,027,264	21	16,212	2,399,376	66	50,952	7,540,896	53	40,916	6,055,568	184	142,048	21,023,104
Type D Townhouse beneath stacked flat (1200 SF + 22% for common spaces)	148.00	SF	96	140,544	20,800,512	52	76,128	11,266,944	20	29,280	4,333,440	51	74,664	11,050,272	219	320,616	47,451,168
Type E stacked flats (957 SF + 22% for common spaces)	148.00	SF	174	203,152	30,066,490	230	268,534	39,743,062	157	183,304	27,128,959	318	371,278	54,949,103	879	1,026,268	151,887,614
Tucked under parking (Type A, B and C)	15,000.00	EA	195		2,925,000	177		2,655,000	335		5,025,000	347		5,205,000	1,054		15,810,000
Type I parking (Type D & E)	32,500.00	EA	405		13,162,500	422		13,715,000	266		8,645,000	553		17,972,500	1,646		53,495,000
			400	492,039	88,909,266	400	491,470	89,107,590	400	473,553	83,755,811	600	725,473	130,547,463	1,800	2,182,535	392,320,130
Site Paving, Structures & Landscaping																	
Note:																	
Hardscape to residential areas, assume 60% of net site area	6.50	SF		37,954	246,700		59,033	383,717		103,613	673,482		106,445	691,890		307,044	1,995,789
Premium for feature paving to residential areas, assume 30% of hardscape areas	7.00	SF		11,386	79,703		17,710	123,970		31,084	217,586		31,933	223,534		92,113	644,793
Landscape and irrigation																	
Landscape to residential areas, assume 40% of net site area	11.50	SF		25,303	290,980		39,356	452,589		69,075	794,363		70,963	816,075		204,696	2,354,007
Residential blocks	0.58	SF		37,954	21,823		59,033	33,944		103,613	59,577		106,445	61,206		307,044	176,551
				639,207			994,220			1,745,008			1,792,704			5,171,139	
Sub-total: Residential				89,548,473			90,101,809			85,500,820			132,340,167			397,491,269	

Item Description	Rate	Unit	Phase 1		Phase 2		Phase 3		Phase 4		TOTAL	
			Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total
			Units	Area	Units	Area	Units	Area	Units	Area	Units	Area
B) Commercial / Retail												
Buildings (shell and core only)												
Commercial (Retail/Employment (Block 1))	190.00	SF	150,000	28,500,000							150,000	28,500,000
Commercial (Retail/Employment (Block 2))	190.00	SF	60,000	11,400,000							60,000	11,400,000
Commercial (Retail/Employment (Block 16))	190.00	SF			10,000	1,900,000					10,000	1,900,000
Commercial (Retail/Employment (Block 17))	190.00	SF			10,000	1,900,000					10,000	1,900,000
Industrial/Commercial/Retail (Block 31)	190.00	SF							80,000	15,200,000	80,000	15,200,000
Industrial/Commercial/Retail (Block 32)	190.00	SF							110,000	20,900,000	110,000	20,900,000
			210,000	39,900,000	20,000	3,800,000	0	0	190,000	36,100,000	420,000	79,800,000
Site Paving, Structures & Landscaping												
Note:												
Hardscape to commercial areas, assume 60% of net site area	6.50	SF	125,441	815,364	47,840	310,961			143,463	932,510	316,744	2,058,835
Premium for feature paving to commercial areas, assume 30% of hardscape areas	7.00	SF	37,632	263,425	14,352	100,464			43,039	301,273	95,023	665,162
Landscape and irrigation												
Landscape to residential areas, assume 40% of net site area	11.50	SF	83,627	961,711	31,893	366,775			95,642	1,099,884	211,163	2,428,369
			2,040,500		778,200		0		2,333,667		5,152,366	
Sub-total : Retail			41,940,500		4,578,200		0		38,433,667		84,952,366	