



**GARY GILLIG**  
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July 12, 2007

TO: Honorable Mayor and Members of the City Council

FROM: Alan Holmberg, Assistant City Attorney *AH*

SUBJECT: Preliminary Design and Cost Estimates of RJM Design Group, LLC.

Under cover of this memorandum is material which will accompany an agenda report for the presentation on College Park scheduled for the July 17, 2007 City Council meeting. Under one tab is the "Final Draft of the Design and Cost Estimate of RJM Design Group, LLC." Under a separate tab, arranged in reverse chronological order (the most recent on top) are all the preliminary estimates and designs prepared by RJM. These documents will also be made available to the public at the City Clerk's office, the Public Library and online. Not all these documents are dated, so it is important to keep the documents in order to follow the development of RJM's work from its beginnings to the "Final Draft."

Also, despite a number of references by a number of people to RJM's product as a "report", the Public Works Director has confirmed with me that there is no narrative report other than the narrative that is a part of the estimates and drawings.

AH:fg



Final  
Draft

CHANNEL ISLANDS



**Legend**

1. Existing Farm Heritage Site
2. Project Entry / Tor Lot Parking (214 spaces)
3. Accessible Tor Lot for age groups 5-12 with sand and resilient rubber surfacing, and themed play equipment
4. Existing wetland to be re-vegetated and enhanced with perimeter trails, interpretive signage, shade structures, and open play area
5. Pedestrian Bridge link between Tor Lot and Open Play Area
6. Existing Group Picnic Area and Restroom
7. City Maintenance Facility (5000 sq ft) with 600 sq ft covered area, enclosed service yard, and controlled access
8. Existing Skate Park
9. Existing parking lot to be renovated, re-striped to accommodate accessible parking, and landscaped (190 spaces approx.)
10. 1.4 ac. Dog Park with partitioned access and adjacent shade structure
11. Dog Park parking lot (53 spaces)
12. Expansion of existing parking lot (70 additional spaces)
13. Expanded Picnic Area
14. Existing eucalyptus hedgerows to remain, with in-filled / expanded planting to reinforce the regional and historical landscape character, and site scale
15. 240' x 330' Lighted Soccer Fields (5)
16. Grass volleyball courts with adjacent shade structure
17. Full Court (50 ft. x 85 ft.) Lighted Basketball Courts with adjacent shade structure
18. 26 ft. wide Perimeter Loop Road to provide circulation/access to park amenities
19. Parking (115 stalls)
20. Parking east of Soccer Field (92 stalls)
21. New parking lot north of Softball Fields (441 spaces)
22. Half-court Basketball Courts
23. 2400 sq. ft. Admin / Ticketing Building / Restroom
24. 28 ft. x 28 ft. Shade Structure with Picnic Table Seating.
25. ADA-compliant Tor Lot with resilient rubber surfacing and themed play equipment
26. Softball fields, lighted, and batting cages
27. Catering-Ready Concession / Restroom Building (2500 sq. ft.)
28. Maintenance Facility with 2000 sq. prefabricated building, enclosed service yard, and controlled access
29. Proposed emergency vehicle/pedestrian access at Olds Road
30. Restroom

MASTER PLAN ILLUSTRATIVE - A  
**COLLEGE PARK COMMUNITY PARK AND CITY SOFTBALL COMPLEX**  
 CITY OF OXNARD, CALIFORNIA

CHANNEL ISLANDS

**Legend**

1. Existing Form Heritage Site
2. Project Entry / Tor Lot Parking (214 spaces)
3. Accessible lot for age groups 5-12 with sand and resilient rubber surfacing, and themed play equipment
4. Existing wetland to be re-vegetated and enhanced with perimeter trails, interpretive signage, shade structures, and open play area
5. Pedestrian Bridge link between Tor Lot and Open Play Area
6. Existing Group Picnic Area and Restroom
7. City Maintenance Facility (500 sf) with 600 sf covered area, enclosed service yard, and controlled access
8. Existing Skate Park

9. Existing parking lot to be renovated, re-striped to accommodate accessible parking, and landscaped (90 spaces approx.)
10. 1.4 ac. Dog Park with partitioned access and adjacent shade structure
11. Dog Park parking lot (53 spaces)
12. Expansion of existing parking lot (70 additional spaces)
13. Expanded Picnic Area
14. Existing eucalyptus hedgerows to remain, with in-filled / expanded planting to reinforce the regional and historical landscape character, and site scale
15. 240' x 330' Lighted Soccer Fields (5)
16. Grass volleyball courts with adjacent shade structure
17. Full Court (50 ft. x 85 ft.) Lighted Basketball Courts with adjacent shade structure
18. 26 ft. wide Perimeter Loop Road to provide circulation/access to park amenities
19. Parking (203 stalls)
20. Parking east of Soccer Field (97 stalls)
21. New parking lot north of Softball Fields (493 spaces)
22. Restaurant Facility / Concession / Restroom Facility
23. Administration Building
24. 25 ft. x 25 ft. Shade Structural with Picnic Table Seating
25. ADA-compliant Tor Lot with resilient rubber surfacing and themed play equipment
26. 3 - Lighted Themed Softball Fields and 2 - Lighted Standard Softball Fields
27. Lighted Soccer Arena Pavilion
28. Big League Dream Maintenance Facility with 2000 sf, prefabricated building, enclosed service yard, and controlled access
29. Proposed emergency vehicle/pedestrian access at Olds Road
30. Restroom
31. Corporate Patio with 40'x40' Shade Shelter
32. City Maintenance Facility with 2000 sf, prefabricated building, enclosed service yard, and controlled access
33. Barring Cages
34. Future Restroom / Concession Building



MASTER PLAN ILLUSTRATIVE - B  
**COLLEGE PARK COMMUNITY PARK AND BIG LEAGUE DREAM SOFTBALL COMPLEX**  
 CITY OF OXNARD, CALIFORNIA

**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**JANUARY 8, 2007**

**PHASE 1 – Soccer Fields, Basketball, Tot-Lot, Volleyball Improvements**

|   |  |
|---|--|
| A. Project Startup                          | \$ 378,000.00                                    |
| B. Civil / Utility Construction             | \$ 2,682,400.00                                  |
| C. Perimeter Road Construction              | \$ 986,000.00                                    |
| D. Parking Lot Construction                 | \$ 1,200,000.00                                  |
| E. Volleyball Courts Construction           | \$ 300,000.00                                    |
| F. Lighted Basketball Courts Construction   | \$ 400,000.00                                    |
| G. Lighted Soccer Field Construction        | \$ 3,086,200.00                                  |
| H. Maintenance Facility                     | \$ 296,125.00                                    |
| I. Flatwork / Structures                    | \$ 1,265,000.00                                  |
| J. Soft Landscape & Irrigation Construction | \$ 700,000.00                                    |
| K. Dog Park Construction                    | \$ 200,000.00                                    |
| L. Miscellaneous Appurtenances              | <u>\$ 420,000.00</u>                             |
|   | Sub-Total Phase 1 \$11,913,725.00                |
|   | 20% Contingency Allowance <u>\$ 2,382,745.00</u> |
|   | <b>Total Phase 1 = \$14,296,470.00</b>           |

THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.

THE ESTIMATED COSTS DO NOT INCLUDE ANY RECOMMENDATIONS FOR OVER-EXCAVATION, SOIL PREPARATION, FOOTING DEPTH, SIZE OR REINFORCING AS MAY BE REQUIRED DUE TO PROBLEMATIC SOIL CONDITIONS. UPON APPROVAL OF THE MASTER PLAN A GEOTECHNICAL SOILS STUDY WILL BE CONDUCTED TO CONFIRM THESE SPECIFIC SITE DEVELOPMENT RECOMMENDATIONS.

**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
July 3, 2007

**PHASE 2 – Option 1 – Big League Dreams Sports Complex**

|   |                          |
|---|--------------------------|
| A. Vertical Construction                          | \$14,164,500.00          |
| D. Infrastructure, roadway and other related work | <u>\$ 8,522,878.00</u>   |
| Sub-Total Phase 2, Option 1                       | \$22,678,378.00          |
| 20% Contingency Allowance                         | <u>\$ 4,537,475.00</u>   |
| <b>Total Phase 2, Option 1</b>                    | <b>= \$27,224,853.00</b> |

THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
JANUARY 9, 2007

**PHASE 2 – Option 1 – Big League Dreams Sports Complex**

|    |   |                          |
|----|---|--------------------------|
| A. | Project Startup                                   | \$ 631,350.00            |
| B. | Civil / Utility / Parking Lot Construction        | \$ 3,634,000.00          |
| C. | Big League Dreams Fields & Facilities             | \$14,658,000.00          |
| D. | Landscape Paving, Planting, Irrigation, Furniture | <u>\$ 3,764,028.00</u>   |
|    | Sub-Total Phase 2, Option 1                       | \$22,678,378.00          |
|    | 20% Contingency Allowance                         | <u>\$ 4,537,475.00</u>   |
|    | <b>Total Phase 2, Option 1</b>                    | <b>= \$27,224,853.00</b> |

THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.

THE ESTIMATED COSTS DO NOT INCLUDE ANY RECOMMENDATIONS FOR OVER-EXCAVATION, SOIL PREPARATION, FOOTING DEPTH, SIZE OR REINFORCING AS MAY BE REQUIRED DUE TO PROBLEMATIC SOIL CONDITIONS. UPON APPROVAL OF THE MASTER PLAN A GEOTECHNICAL SOILS STUDY WILL BE CONDUCTED TO CONFIRM THESE SPECIFIC SITE DEVELOPMENT RECOMMENDATIONS.

**COLLEGE PARK - BIG LEAGUE DREAMS FACILITY**  
**OXNARD, CALIFORNIA**  
**Preliminary Opinion of Probable Construction Cost**  
**SCHEMATIC DESIGN**  
**Updated 01/19/2007**

| ITEM  | DESCRIPTION  | QTY    | UNIT | UNIT COST   | TOTAL           |
|---|--|--------|------|-------------|-----------------|
| <b>A. PROJECT START UP</b>                              |  |        |      |             |                 |
| 1.  | Mobilization (2% of base bid amount)                           | 1      | LS   | Allow       | \$ 443,420.00   |
| 2.  | Construction Chainlink Fence (approx)                          | 4,000  | LF   | \$ 10.00    | \$ 40,000.00    |
| 3.  | Survey   | 1      | LS   | Allow       | \$ 200,000.00   |
| <b>B. CIVIL</b>   |  |        |      |             |                 |
| 1.  | Sewer Improvements* (1,300 s.f.)                               | 1      | LS   | Allow       | \$ 110,000.00   |
| 2.  | Storm Water Improvements* (1,300 s.f.)                         | 1      | LS   | Allow       | \$ 505,000.00   |
| 3.  | Tree Removal & Disposal  | 1      | LS   | Allow       | \$ 150,000.00   |
| 4.  | Domestic Water Improvements* (1,300 s.f.)                      | 1      | LS   | Allow       | \$ 75,000.00    |
| 5.  | Telephone Service to Site*                                     | 1      | LS   | Allow       | \$ 15,000.00    |
| 6.  | Electrical Service to Site*                                    | 1      | LS   | Allow       | \$ 50,000.00    |
| 7.  | Earthwork/Rough Grading (918,000 s.f.)                         | 1      | LS   | Allow       | \$ 505,000.00   |
| 8.  | Ball Complex Parking Lot Construction (incl striping)          | 1      | LS   | Allow       | \$ 1,560,000.00 |
| <b>C. HARDSCAPE / FLATWORK</b>                          |  |        |      |             |                 |
| 1.  | Disabled Access Ramp per APWA Stds, and ADA                    | 1      | EA   | \$ 2,500.00 | \$ 2,500.00     |
| 2.  | Maintenance/Fire Access Ramp                                   | 1      | EA   | \$ 5,000.00 | \$ 5,000.00     |
| 3.  | Vehicular Conc. Paving (Colored & Stamped)                     | 11,000 | SF   | \$ 12.00    | \$ 132,000.00   |
| 4.  | Concrete Paving (Colored w/ Sawcut Grid)                       | 65,000 | SF   | \$ 12.00    | \$ 780,000.00   |
| 5.  | Bats & Balls Feature Paving                                    |        |      |             |                 |
|   | a. Pedestrian Conc. Paving (Colored, Exposed Agg.)             | 8,460  | SF   | \$ 16.00    | \$ 135,360.00   |
|   | b. Brick 'Stitching' bands                                     | 144    | LF   | \$ 100.00   | \$ 14,400.00    |
| 6.  | General Access Conc. Paving (Nat'l Grey, Broom Finish)         | 9,540  | SF   | \$ 8.00     | \$ 76,320.00    |
| 7.  | Vehicular A.C. Paving at Maintenance Access                    | 40,000 | SF   | \$ 6.00     | \$ 240,000.00   |
| 8.  | 18" Vehicular Natural Color Conc. Banding (at crosswalk)       | 104    | LF   | \$ 36.00    | \$ 3,744.00     |
| 9.  | 18" Pedestrian Natural Color Concrete Banding                  | 5,000  | LF   | \$ 24.00    | \$ 120,000.00   |
| 10.   | Concrete Mow Curb (at planting areas - approx.)                | 1,200  |      | \$ 20.00    | \$ 24,000.00    |
| 11.   | Resilient Rubber Surfacing with Concrete Sub-base              | 7,500  | SF   | \$ 25.00    | \$ 187,500.00   |
| <b>D. WALLS / STAIRS / PEDESTALS</b>                    |  |        |      |             |                 |
| 1.  | 18" Concrete Seat Wall at Play Area                            | 220    | LF   | \$ 400.00   | \$ 88,000.00    |
| 2.  | Stairs at Central Plaza Area                                   | 638    | LF   | \$ 400.00   | \$ 255,200.00   |
| 3.  | Wall-end Pedestals   | 4      | EA   | \$ 2,500.00 | \$ 10,000.00    |
| <b>E. SITE LIGHTING / ELECTRICAL (excl. ballfields)</b> |  |        |      |             |                 |
| 1.  | Electrical Service, Pull Boxes, Conduit, Branch Circuit Wiring | 1      | LS   | Allow       | \$ 200,000.00   |
| 2.  | Ball Complex Parking Lot Pole Lighting                         | 1      | LS   | Allow       | \$ 420,000.00   |
| 3.  | Pole Mounted Pedestrian Fixtures                               | 1      | LS   | Allow       | \$ 300,000.00   |
| <b>F. SITE FURNISHINGS</b>                              |  |        |      |             |                 |
| 1.  | Benches  | 12     | EA   | \$ 1,600.00 | \$ 19,200.00    |
| 2.  | Flagpoles (incl. Base & footing)                               | 12     | EA   | \$ 5,000.00 | \$ 60,000.00    |
| 3.  | Waste Receptacles  | 12     | EA   | \$ 800.00   | \$ 9,600.00     |
| 4.  | Drinking Fountain  | 3      | EA   | \$ 5,500.00 | \$ 16,500.00    |
| 5.  | Tree Grates & Guards at Tot Lot Plaza - 6 ft. Diam.            | 3      | EA   | \$ 5,000.00 | \$ 15,000.00    |
| 6.  | Tot Lot Equipment, including overhead protection netting       | 1      | LS   | Allow       | \$ 110,000.00   |
| 7.  | Accessibility Signage  | 1      | LS   | Allow       | \$ 2,500.00     |
| 8.  | Entry Gate Structure **  | 1      | LS   | Allow       | \$ 50,000.00    |
| 9.  | Security Fencing (9 ga. Chainlink)                             | 1      | LS   | Allow       | \$ 50,000.00    |
| <b>G. ARCHITECTURAL COMPONENTS **</b>                   |  |        |      |             |                 |
| 1.  | Restaurant/Concession/Restroom Building (Bldg 1)               | 1      | LS   | Allow       | \$ 2,000,000.00 |
| 2.  | Administration Building (Bldg 3 - 2500 s.f.)                   | 1      | LS   | Allow       | \$ 1,000,000.00 |
| 3.  | Batting Cage Facility  | 1      | LS   | Allow       | \$ 500,000.00   |
| 4.  | Soccer Pavilion Facility with Synthetic Turf                   | 1      | LS   | Allow       | \$ 1,400,000.00 |
| 5.  | Corporate Plaza Shade Structure (40'x40')                      | 1      | LS   | Allow       | \$ 100,000.00   |
| 6.  | Bldg Furniture, Fixtures & Equipment                           | 1      | LS   | Allow       | \$ 450,000.00   |
| <b>H. MAINTENANCE FACILITY</b>                          |  |        |      |             |                 |
| 1.  | Maintenance Building (Bldg 4 - 1,500 s.f.)                     | 1      | LS   | Allow       | \$ 350,000.00   |
| 2.  | Perimeter Walls (7 ft. high block)                             | 435    | LF   | \$ 300.00   | \$ 130,500.00   |
| 3.  | Materials Bay Walls (7 ft. high block)                         | 100    | LF   | \$ 300.00   | \$ 30,000.00    |
| 4.  | Concrete Apron   | 3,550  | SF   | \$ 9.00     | \$ 31,950.00    |
| 5.  | AC Paving  | 10,980 | SF   | \$ 8.00     | \$ 87,840.00    |
| 6.  | 2 Pair of Gates  | 1      | LS   | Allow       | \$ 40,000.00    |

| ITEM   | DESCRIPTION  | QTY    | UNIT  | UNIT COST     | TOTAL                   |
|--|--|--------|---|---------------|-------------------------|
| <b>I. Thematic Fields (Quantities for 5 Fields) **</b>   |  |        |   |               |                         |
| 1.   | Concrete / Block work  | 5      | EA  | \$ 325,000.00 | \$ 1,625,000.00         |
| 2.   | Fencing  | 5      | EA  | \$ 230,000.00 | \$ 1,150,000.00         |
| 3.   | Netting - 70 ft high (quantity for all fields)               | 3,000  | LF  | \$ 216.00     | \$ 648,000.00           |
| 4.   | Benches / Seats / Dugout Drinking Fountains                  | 5      | EA  | \$ 40,000.00  | \$ 200,000.00           |
| 5.   | Infield Bases  | 5      | EA  | \$ 10,200.00  | \$ 51,000.00            |
| 6.   | Hand Rails & Guardrails                                      | 5      | EA  | \$ 15,000.00  | \$ 75,000.00            |
| 7.   | Scoreboards  | 5      | EA  | \$ 15,000.00  | \$ 75,000.00            |
| 8.   | Structural / Construction Elements                           | 3      | EA  | \$ 716,000.00 | \$ 2,148,000.00         |
| 9.   | Brick Dust Areas (26,800 s.f. each field)                    | 5      | EA  | \$ 53,600.00  | \$ 268,000.00           |
| 10.  | Sand Base, Drainage, Irrigation, Seed (51,000 s.f./field)    | 5      | EA  | \$ 220,000.00 | \$ 1,100,000.00         |
| 11.  | Painting   | 5      | EA  | \$ 38,000.00  | \$ 190,000.00           |
| 12.  | Electrical / Lighting  | 5      | EA  | \$ 265,000.00 | \$ 1,325,000.00         |
| <b>J. LANDSCAPE</b>  |  |        |   |               |                         |
| 1.   | Soil Preparation / Fine Grading                              | 80,580 | SF  | \$ 0.45       | \$ 36,261.00            |
| 2.   | Feature Palm   | 20     | EA  | \$ 5,000.00   | \$ 100,000.00           |
| 3.   | 36" box Tree   | 100    | EA  | \$ 750.00     | \$ 75,000.00            |
| 4.   | 24" Box Tree   | 200    | EA  | \$ 275.00     | \$ 55,000.00            |
| 5.   | 15 gal. Tree   | 300    | EA  | \$ 95.00      | \$ 28,500.00            |
| 6.   | 5 gal. Container Planting (25% of 25,000s.f. at 36" spacing) | 688    | EA  | \$ 20.00      | \$ 13,760.00            |
| 7.   | 1 gal. Container Planting (25% of 25,000s.f. at 18" spacing) | 2,750  | EA  | \$ 10.00      | \$ 27,500.00            |
| 8.   | Ground Cover from Flats (50% of 25,000s.f. at 12" spacing)   | 12,500 | SF  | \$ 1.00       | \$ 12,500.00            |
| 9.   | Turf (Hydroseed)   | 55,580 | SF  | \$ 0.20       | \$ 11,116.00            |
| 10.  | Irrigation to non-ballfield areas                            | 80,580 | SF  | \$ 1.50       | \$ 120,870.00           |
| 11.  | 3" Mulch (70,000 s.f.)                                       | 650    | CY  | \$ 45.00      | \$ 29,250.00            |
| 12.  | Ball Complex Parking Lot Planting & Irrigation               | 1      | LS  | Allow         | \$ 210,000.00           |
| 13.  | 90 - Day Maintenance   | 80,580 | SF  | \$ 0.15       | \$ 12,087.00            |
| <b>SUBTOTAL</b>  |  |        |   |               | <b>\$ 22,687,378.00</b> |
| <b>20% CONTINGENCY</b>   |  |        |   |               | <b>\$ 4,537,475.60</b>  |
| <b>TOTAL</b>   |  |        |   |               | <b>\$ 27,224,853.60</b> |
| * The estimated costs do not include any recommendations for over-excavation, soil preparation, footing depth, size or reinforcing as may be required due to problematic soil conditions. Upon approval of the Master Plan a Geotechnical soils study will be conducted to confirm these specific site development recommendations.  |  |        | ** Allowance for these works are provided as an estimate for these improvements, based on recent bid prices for similar BLD complex work. |               |                         |
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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
July 3, 2007

**PHASE 2 – Option 2 – City Operated Baseball/Softball Complex**

|   |                          |
|---|--------------------------|
| A. Vertical Construction                          | \$ 9,325,800.00          |
| B. Infrastructure, roadway and other related work | <u>\$ 9,168,269.00</u>   |
| Sub-Total Phase 2, Option 2                       | \$18,494,069.00          |
| 20% Contingency Allowance                         | <u>\$ 3,698,814.00</u>   |
| <b>Total Phase 2, Option 2</b>                    | <b>= \$22,192,883.00</b> |

THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
JANUARY 9, 2007

**PHASE 2 – Option 2 – City Operated Baseball/Softball Complex**

|  |                          |
|--|--------------------------|
| A. Project Startup                                   | \$ 584,000.00            |
| B. Civil / Utility / Parking Lot Construction        | \$ 3,634,000.00          |
| C. Ball Fields & Facilities                          | \$ 9,559,500.00          |
| D. Landscape Paving, Planting, Irrigation, Furniture | <u>\$ 4,716,569.00</u>   |
| Sub-Total Phase 2, Option 2                          | \$18,494,069.00          |
| 20% Contingency Allowance                            | <u>\$ 3,698,814.00</u>   |
| <b>Total Phase 2, Option 2</b>                       | <b>= \$22,192,883.00</b> |

THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.

THE ESTIMATED COSTS DO NOT INCLUDE ANY RECOMMENDATIONS FOR OVER-EXCAVATION, SOIL PREPARATION, FOOTING DEPTH, SIZE OR REINFORCING AS MAY BE REQUIRED DUE TO PROBLEMATIC SOIL CONDITIONS. UPON APPROVAL OF THE MASTER PLAN A GEOTECHNICAL SOILS STUDY WILL BE CONDUCTED TO CONFIRM THESE SPECIFIC SITE DEVELOPMENT RECOMMENDATIONS.

**COLLEGE PARK SPORTS COMPLEX AREA**  
**OXNARD, CALIFORNIA**  
**Preliminary Opinion of Probable Construction Cost**  
**SCHEMATIC DESIGN**  
**12/21/2006**

| ITEM                                 | DESCRIPTION  | QTY    | UNIT | UNIT COST     | TOTAL           |
|--------------------------------------|--|--------|------|---------------|-----------------|
| <b>A. PROJECT START UP</b>           |  |        |      |               |                 |
| 1.                                   | Mobilization (2% of base bid amount)                           | 1      | LS   | Allow         | \$ 362,600.00   |
| 2.                                   | Construction Chainlink Fence (approx.)                         | 1      | LS   | Allow         | \$ 40,000.00    |
| 3.                                   | Survey   | 1      | LS   | Allow         | \$ 200,000.00   |
| <b>B. CIVIL</b>                      |  |        |      |               |                 |
| 1.                                   | Sewer Improvements* (6" pipe)                                  | 1      | LS   | Allow         | \$ 110,000.00   |
| 2.                                   | Storm Water Improvements*                                      | 1      | LS   | Allow         | \$ 505,000.00   |
| 3.                                   | Tree Removal & Disposal  | 1      | LS   | Allow         | \$ 150,000.00   |
| 4.                                   | Domestic Water Improvements*                                   | 1      | LS   | Allow         | \$ 75,000.00    |
| 5.                                   | Telephone Service to Site*                                     | 1      | LS   | Allow         | \$ 15,000.00    |
| 6.                                   | Electrical Service to Site*                                    | 1      | LS   | Allow         | \$ 50,000.00    |
| 7.                                   | Earthwork/Rough Grading (918,000 sf)                           | 1      | LS   | Allow         | \$ 505,000.00   |
| 8.                                   | Ball Complex Parking Lot Construction (incl striping)          | 1      | LS   | Allow         | \$ 1,560,000.00 |
| <b>C. HARDSCAPE / FLATWORK</b>       |  |        |      |               |                 |
| 1.                                   | Construct Vehicular Maint Access A.C. Paving                   | 44,000 | SF   | \$ 6.00       | \$ 264,000.00   |
| 2.                                   | Disabled Access Ramp per APWA Stds, and ADA                    | 2      | EA   | \$ 2,500.00   | \$ 5,000.00     |
| 3.                                   | Maintenance/Fire Access Ramp                                   | 1      | EA   | \$ 5,000.00   | \$ 5,000.00     |
| 4.                                   | Vehicular Conc. Paving (Colored & Stamped)                     | 5,000  | SF   | \$ 12.00      | \$ 60,000.00    |
| 5.                                   | Concrete Paving (Colored w/ Sawcut Grid)                       | 78,260 | SF   | \$ 16.00      | \$ 1,252,160.00 |
| 6.                                   | Basketball Courts (2 ea, incl line paint & equipment)          | 5,000  | SF   | \$ 15.00      | \$ 75,000.00    |
| 7.                                   | Brick 'stitching' bands  | 504    | LF   | \$ 50.00      | \$ 25,200.00    |
| 8.                                   | 18" Vehicular Natural Color Conc. Banding (at crosswalk)       | 104    | LF   | \$ 36.00      | \$ 3,744.00     |
| 9.                                   | 18" Pedestrian Natural Color Concrete Banding                  | 2,100  | LF   | \$ 24.00      | \$ 50,400.00    |
| 10.                                  | Concrete Mow Curb (at planting areas - approx.)                | 1,200  | LF   | \$ 20.00      | \$ 24,000.00    |
| 11.                                  | Resilient Rubber Surfacing with Concrete Sub-base              | 18,000 | SF   | \$ 25.00      | \$ 450,000.00   |
| 12.                                  | Grasspave at Emergency Access w/ Conc. Mowcurb                 | 4800   | SF   | \$ 10.00      | \$ 48,000.00    |
| 13.                                  | Tot-Lot Bulkhead Wall  | 1      | LS   | Allow         | \$ 50,000.00    |
| <b>D. WALLS / ENTRY SIGNAGE</b>      |  |        |      |               |                 |
| 1.                                   | 18" Concrete Seat Wall   | 743    | LF   | \$ 400.00     | \$ 297,200.00   |
| 2.                                   | Entry Monument Wall/Signage                                    | 1      | LS   | Allow         | \$ 60,000.00    |
| <b>E. SITE LIGHTING / ELECTRICAL</b> |  |        |      |               |                 |
| 1.                                   | Electrical Service, Pull Boxes, Conduit, Branch Circuit Wiring | 1      | LS   | Allow         | \$ 200,000.00   |
| 2.                                   | Ball Complex Parking Lot Pole Lighting                         | 1      | LS   | Allow         | \$ 420,000.00   |
| 3.                                   | Pole Mounted Pedestrian Fixtures                               | 1      | LS   | Allow         | \$ 300,000.00   |
| <b>F. SITE FURNISHINGS</b>           |  |        |      |               |                 |
| 1.                                   | Pedestrian Bridge w/ Headwall at Play Area                     | 1      | LS   | Allow         | \$ 100,000.00   |
| 2.                                   | Benches  | 16     | EA   | \$ 1,600.00   | \$ 25,600.00    |
| 3.                                   | Waste Receptacles  | 14     | EA   | \$ 800.00     | \$ 11,200.00    |
| 4.                                   | Drinking Fountain  | 5      | EA   | \$ 5,500.00   | \$ 27,500.00    |
| 5.                                   | Tree Grates & Guards at Tot Lot Plaza - 6 ft. Diam.            | 16     | EA   | \$ 5,000.00   | \$ 80,000.00    |
| 6.                                   | Tot Lot Equipment  | 1      | LS   | Allow         | \$ 150,000.00   |
| 7.                                   | Accessibility Signage  | 1      | LS   | Allow         | \$ 2,500.00     |
| 8.                                   | Security Fencing (9 ga. Chainlink)                             | 1      | LS   | Allow         | \$ 60,000.00    |
| 9.                                   | Entry Gate Structure   | 1      | LS   | Allow         | \$ 100,000.00   |
| <b>G. ARCHITECTURAL ELEMENTS</b>     |  |        |      |               |                 |
| 1.                                   | Concession/Restroom Building (2200 s.f.)                       | 1      | LS   | Allow         | \$ 1,100,000.00 |
| 2.                                   | Admin/Ticket Building (2500 s.f.)                              | 1      | LS   | Allow         | \$ 1,250,000.00 |
| 3.                                   | 30ft Square Shade Structure                                    | 4      | EA   | \$ 100,000.00 | \$ 400,000.00   |
| 4.                                   | Bldg Furniture, Fixtures & Equipment                           | 1      | LS   | Allow         | \$ 450,000.00   |
| <b>H. MAINTENANCE FACILITY</b>       |  |        |      |               |                 |
| 1.                                   | Maintenance Building (Pre-Fab Metal, 1,500 s.f.) *             | 1      | LS   | Allow         | \$ 350,000.00   |
| 2.                                   | Perimeter Walls (7 ft. high block)                             | 240    | LF   | \$ 300.00     | \$ 72,000.00    |
| 3.                                   | Materials Bay Walls (7 ft. high block)                         | 102    | LF   | \$ 300.00     | \$ 30,600.00    |
| 4.                                   | Concrete Apron   | 3,900  | SF   | \$ 9.00       | \$ 35,100.00    |
| 5.                                   | AC Paving  | 3,880  | SF   | \$ 8.00       | \$ 31,040.00    |
| 6.                                   | Two Pairs of Gates   | 1      | LS   | Allow         | \$ 40,000.00    |

| ITEM DESCRIPTION   | QTY     | UNIT | UNIT COST     | TOTAL                   |
|--|---------|------|---------------|-------------------------|
| <b>I. BALLFIELDS (Quantities for 5 Fields)</b>   |         |      |               |                         |
| 1. Terraced Concrete Sealing   | 5       | EA   | \$ 35,000.00  | \$ 175,000.00           |
| 2. Concrete Stairs   | 5       | EA   | \$ 18,000.00  | \$ 90,000.00            |
| 3. Cheekwalls  | 5       | EA   | \$ 13,000.00  | \$ 65,000.00            |
| 4. Retaining Wall at Dugouts   | 5       | EA   | \$ 15,000.00  | \$ 75,000.00            |
| 5. Aluminum Seats  | 5       | EA   | \$ 5,500.00   | \$ 27,500.00            |
| 6. Infield Bases   | 5       | EA   | \$ 10,200.00  | \$ 51,000.00            |
| 7. Hand Rails & Guardrails   | 5       | EA   | \$ 10,000.00  | \$ 50,000.00            |
| 8. Scoreboards   | 5       | EA   | \$ 15,000.00  | \$ 75,000.00            |
| 9. Foul Poles  | 5       | EA   | \$ 6,000.00   | \$ 30,000.00            |
| 10. Brick Dust Area (28,795 s f each field)  | 5       | EA   | \$ 57,500.00  | \$ 287,500.00           |
| 11. Fencing / Netting  | 5       | EA   | \$ 260,000.00 | \$ 1,300,000.00         |
| 12. Sand Base, Drainage, Irrigation, Seed (55,000 s f /field)  | 5       | EA   | \$ 247,500.00 | \$ 1,237,500.00         |
| 13. Electrical / Lighting  | 5       | EA   | \$ 275,000.00 | \$ 1,375,000.00         |
| 14. Backstop Netting   | 5       | EA   | \$ 25,000.00  | \$ 125,000.00           |
| 15. Outfield Netting (70 ft high)  | 3,000   | LF   | \$ 225.00     | \$ 675,000.00           |
| 16. 8' high Chainlink Fencing  | 5300    | LF   | \$ 70.00      | \$ 371,000.00           |
| <b>J. LANDSCAPE</b>  |         |      |               |                         |
| 1. Soil Preparation / Fine Grading   | 174,000 | SF   | \$ 0.45       | \$ 78,300.00            |
| 2. Feature Palm  | 30      | EA   | \$ 5,000.00   | \$ 150,000.00           |
| 3. 36" box Tree  | 100     | EA   | \$ 750.00     | \$ 75,000.00            |
| 4. 24" Box Tree  | 200     | EA   | \$ 250.00     | \$ 50,000.00            |
| 5. 15 gal. Tree  | 300     | EA   | \$ 95.00      | \$ 28,500.00            |
| 6. 5 gal. Container Planting (25% of 52,200 s f at 36" spacing)  | 1,450   | EA   | \$ 20.00      | \$ 29,000.00            |
| 7. 1 gal. Container Planting (25% of 52,200 s f at 18" spacing)  | 5,800   | EA   | \$ 10.00      | \$ 58,000.00            |
| 8. Ground Cover from Flats (50% of 52,200 s f at 12" spacing)  | 26,100  | SF   | \$ 0.75       | \$ 19,575.00            |
| 9. Turf (Hydroseed)  | 134,000 | SF   | \$ 0.20       | \$ 26,800.00            |
| 10. 3" Mulch (70,000 s f.)   | 650     | CY   | \$ 45.00      | \$ 29,250.00            |
| 11. Irrigation   | 174,000 | SF   | \$ 1.30       | \$ 226,200.00           |
| 12. Ball Complex Parking Planting & Irrigation   | 1       | LS   | Allow         | \$ 210,000.00           |
| 13. 90 - Day Maintenance   | 174,000 | SF   | \$ 0.15       | \$ 26,100.00            |
| <b>SUBTOTAL</b>  |         |      |               | <b>\$ 18,494,069.00</b> |
| <b>20% CONTINGENCY</b>   |         |      |               | <b>\$ 3,698,813.80</b>  |
| <b>TOTAL</b>   |         |      |               | <b>\$ 22,192,882.80</b> |
| <p>* The estimated costs do not include any recommendations for over-excavation, soil preparation, footing depth, size or reinforcing as may be required due to problematic soil conditions. Upon approval of the Master Plan a Geotechnical soils study will be conducted to confirm these specific site development recommendations.</p>   |         |      |               |                         |
| <p>THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.</p> |         |      |               |                         |

**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**JANUARY 9, 2007**

**PHASE 3 – Entry, Restroom, and Wetland Enhancement Improvements**

|    |  |                          |
|----|--|--------------------------|
| A. | Project Startup                          | \$ 385,000.00            |
| B. | Civil / Utility Construction             | \$ 425,000.00            |
| C. | Parking Lot Construction                 | \$ 551,000.00            |
| D. | Hardscape Construction                   | \$ 1,096,000.00          |
| E. | Tot-Lot Construction                     | \$ 495,000.00            |
| F. | Soft Landscape & Irrigation Construction | \$ 805,000.00            |
| G. | Maintenance Facility                     | \$ 567,555.00            |
| G. | Miscellaneous Appurtenances              | <u>\$ 1,162,000.00</u>   |
|    | Sub-Total Phase 3                        | \$ 5,486,555.00          |
|    | 20% Contingency Allowance                | <u>\$ 1,097,311.00</u>   |
|    | <b>Total Phase 3</b>                     | <b>= \$ 6,583,866.00</b> |

THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.

THE ESTIMATED COSTS DO NOT INCLUDE ANY RECOMMENDATIONS FOR OVER-EXCAVATION, SOIL PREPARATION, FOOTING DEPTH, SIZE OR REINFORCING AS MAY BE REQUIRED DUE TO PROBLEMATIC SOIL CONDITIONS. UPON APPROVAL OF THE MASTER PLAN A GEOTECHNICAL SOILS STUDY WILL BE CONDUCTED TO CONFIRM THESE SPECIFIC SITE DEVELOPMENT RECOMMENDATIONS.

**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**DECEMBER 21, 2006**

**PHASE 4 – Combined Community & Aquatic Center – Deferred to Future**

|   |  |
|---|--|
| A. Project Startup                          | \$ 335,000.00                                    |
| B. Civil / Utility Construction             | \$ 525,000.00                                    |
| C. Community Center Component (21,500 s.f.) | \$ 10,750,000.00                                 |
| D. Aquatic Facility Component               | \$ 3,250,000.00                                  |
| E. Parking Lot Construction                 | \$ 780,000.00                                    |
| F. Soft Landscape & Irrigation Construction | \$ 220,000.00                                    |
| G. Miscellaneous Appurtenances              | <u>\$ 256,000.00</u>                             |
|   | Sub-Total Phase 4 \$ 16,116,000.00               |
|   | 20% Contingency Allowance <u>\$ 3,223,200.00</u> |
| <b>Total Phase 4</b>                        | <b>= \$ 19,339,200.00</b>                        |

THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.

THE ESTIMATED COSTS DO NOT INCLUDE ANY RECOMMENDATIONS FOR OVER-EXCAVATION, SOIL PREPARATION, FOOTING DEPTH, SIZE OR REINFORCING AS MAY BE REQUIRED DUE TO PROBLEMATIC SOIL CONDITIONS. UPON APPROVAL OF THE MASTER PLAN A GEOTECHNICAL SOILS STUDY WILL BE CONDUCTED TO CONFIRM THESE SPECIFIC SITE DEVELOPMENT RECOMMENDATIONS.

Draft

**COLLEGE PARK SPORTS COMPLEX AREA**  
**OXNARD, CALIFORNIA**  
**Preliminary Opinion of Probable Construction Cost**  
**SCHEMATIC DESIGN**  
**12/21/2006**

| ITEM                                 | DESCRIPTION  | QTY    | UNIT | UNIT COST     | TOTAL           |
|--------------------------------------|--|--------|------|---------------|-----------------|
| <b>A. PROJECT START UP</b>           |  |        |      |               |                 |
| 1.                                   | Mobilization (2% of base bid amount)                           | 1      | LS   | Allow         | \$ 362,600.00   |
| 2.                                   | Construction Chainlink Fence (approx.)                         | 1      | LS   | Allow         | \$ 40,000.00    |
| 3.                                   | Survey   | 1      | LS   | Allow         | \$ 200,000.00   |
| <b>B. CIVIL</b>                      |  |        |      |               |                 |
| 1.                                   | Sewer Improvements* (6" pipe)                                  | 1      | LS   | Allow         | \$ 110,000.00   |
| 2.                                   | Storm Water Improvements*                                      | 1      | LS   | Allow         | \$ 505,000.00   |
| 3.                                   | Tree Removal & Disposal  | 1      | LS   | Allow         | \$ 150,000.00   |
| 4.                                   | Domestic Water Improvements*                                   | 1      | LS   | Allow         | \$ 75,000.00    |
| 5.                                   | Telephone Service to Site*                                     | 1      | LS   | Allow         | \$ 15,000.00    |
| 6.                                   | Electrical Service to Site*                                    | 1      | LS   | Allow         | \$ 50,000.00    |
| 7.                                   | Earthwork/Rough Grading (918,000 sf)                           | 1      | LS   | Allow         | \$ 505,000.00   |
| 8.                                   | Ball Complex Parking Lot Construction (incl striping)          | 1      | LS   | Allow         | \$ 1,560,000.00 |
| <b>C. HARDSCAPE / FLATWORK</b>       |  |        |      |               |                 |
| 1.                                   | Construct Vehicular Maint Access A.C. Paving                   | 44,000 | SF   | \$ 6.00       | \$ 264,000.00   |
| 2.                                   | Disabled Access Ramp per APWA Stds, and ADA                    | 2      | EA   | \$ 2,500.00   | \$ 5,000.00     |
| 3.                                   | Maintenance/Fire Access Ramp                                   | 1      | EA   | \$ 5,000.00   | \$ 5,000.00     |
| 4.                                   | Vehicular Conc. Paving (Colored & Stamped)                     | 5,000  | SF   | \$ 12.00      | \$ 60,000.00    |
| 5.                                   | Concrete Paving (Colored w/ Sawcut Grid)                       | 78,260 | SF   | \$ 16.00      | \$ 1,252,160.00 |
| 6.                                   | Basketball Courts (2 ea, incl line paint & equipment)          | 5,000  | SF   | \$ 15.00      | \$ 75,000.00    |
| 7.                                   | Brick 'stitching' bands  | 504    | LF   | \$ 50.00      | \$ 25,200.00    |
| 8.                                   | 18" Vehicular Natural Color Conc. Banding (at crosswalk)       | 104    | LF   | \$ 36.00      | \$ 3,744.00     |
| 9.                                   | 18" Pedestrian Natural Color Concrete Banding                  | 2,100  | LF   | \$ 24.00      | \$ 50,400.00    |
| 10.                                  | Concrete Mow Curb (at planting areas - approx.)                | 1,200  | LF   | \$ 20.00      | \$ 24,000.00    |
| 11.                                  | Resilient Rubber Surfacing with Concrete Sub-base              | 18,000 | SF   | \$ 25.00      | \$ 450,000.00   |
| 12.                                  | Grasspave at Emergency Access w/ Conc. Mowcurb                 | 4800   | SF   | \$ 10.00      | \$ 48,000.00    |
| 13.                                  | Tot-Lot Bulkhead Wall  | 1      | LS   | Allow         | \$ 50,000.00    |
| <b>D. WALLS / ENTRY SIGNAGE</b>      |  |        |      |               |                 |
| 1.                                   | 18" Concrete Seat Wall   | 743    | LF   | \$ 400.00     | \$ 297,200.00   |
| 2.                                   | Entry Monument Wall/Signage                                    | 1      | LS   | Allow         | \$ 60,000.00    |
| <b>E. SITE LIGHTING / ELECTRICAL</b> |  |        |      |               |                 |
| 1.                                   | Electrical Service, Pull Boxes, Conduit, Branch Circuit Wiring | 1      | LS   | Allow         | \$ 200,000.00   |
| 2.                                   | Ball Complex Parking Lot Pole Lighting                         | 1      | LS   | Allow         | \$ 420,000.00   |
| 3.                                   | Pole Mounted Pedestrian Fixtures                               | 1      | LS   | Allow         | \$ 300,000.00   |
| <b>F. SITE FURNISHINGS</b>           |  |        |      |               |                 |
| 1.                                   | Pedestrian Bridge w/ Headwall at Play Area                     | 1      | LS   | Allow         | \$ 100,000.00   |
| 2.                                   | Benches  | 16     | EA   | \$ 1,600.00   | \$ 25,600.00    |
| 3.                                   | Waste Receptacles  | 14     | EA   | \$ 800.00     | \$ 11,200.00    |
| 4.                                   | Drinking Fountain  | 5      | EA   | \$ 5,500.00   | \$ 27,500.00    |
| 5.                                   | Tree Grates & Guards at Tot Lot Plaza - 6 ft. Diam.            | 16     | EA   | \$ 5,000.00   | \$ 80,000.00    |
| 6.                                   | Tot Lot Equipment  | 1      | LS   | Allow         | \$ 150,000.00   |
| 7.                                   | Accessibility Signage  | 1      | LS   | Allow         | \$ 2,500.00     |
| 8.                                   | Security Fencing (9 ga. Chainlink)                             | 1      | LS   | Allow         | \$ 60,000.00    |
| 9.                                   | Entry Gate Structure   | 1      | LS   | Allow         | \$ 100,000.00   |
| <b>G. ARCHITECTURAL ELEMENTS</b>     |  |        |      |               |                 |
| 1.                                   | Concession/Restroom Building (2200 s.f.)                       | 1      | LS   | Allow         | \$ 1,100,000.00 |
| 2.                                   | Admin/Ticket Building (2500 s.f.)                              | 1      | LS   | Allow         | \$ 1,250,000.00 |
| 3.                                   | 30ft Square Shade Structure                                    | 4      | EA   | \$ 100,000.00 | \$ 400,000.00   |
| 4.                                   | Bldg Furniture, Fixtures & Equipment                           | 1      | LS   | Allow         | \$ 450,000.00   |
| <b>H. MAINTENANCE FACILITY</b>       |  |        |      |               |                 |
| 1.                                   | Maintenance Building (Pre-Fab Metal, 1,500 s.f.) *             | 1      | LS   | Allow         | \$ 350,000.00   |
| 2.                                   | Perimeter Walls (7 ft. high block)                             | 240    | LF   | \$ 300.00     | \$ 72,000.00    |
| 3.                                   | Materials Bay Walls (7 ft. high block)                         | 102    | LF   | \$ 300.00     | \$ 30,600.00    |
| 4.                                   | Concrete Apron   | 3,900  | SF   | \$ 9.00       | \$ 35,100.00    |
| 5.                                   | AC Paving  | 3,880  | SF   | \$ 8.00       | \$ 31,040.00    |
| 6.                                   | Two Pairs of Gates   | 1      | LS   | Allow         | \$ 40,000.00    |

| ITEM  | DESCRIPTION   | QTY     | UNIT | UNIT COST     | TOTAL                   |
|---|---|---------|------|---------------|-------------------------|
| <b>I. BALLFIELDS (Quantities for 5 Fields)</b>  |   |         |      |               |                         |
| 1.  | Terraced Concrete Seating                                     | 5       | EA   | \$ 35,000.00  | \$ 175,000.00           |
| 2.  | Concrete Stairs   | 5       | EA   | \$ 18,000.00  | \$ 90,000.00            |
| 3.  | Cheekwalls  | 5       | EA   | \$ 13,000.00  | \$ 65,000.00            |
| 4.  | Retaining Wall at Dugouts                                     | 5       | EA   | \$ 15,000.00  | \$ 75,000.00            |
| 5.  | Aluminum Seats  | 5       | EA   | \$ 5,500.00   | \$ 27,500.00            |
| 6.  | Infield Bases   | 5       | EA   | \$ 10,200.00  | \$ 51,000.00            |
| 7.  | Hand Rails & Guardrails                                       | 5       | EA   | \$ 10,000.00  | \$ 50,000.00            |
| 8.  | Scoreboards   | 5       | EA   | \$ 15,000.00  | \$ 75,000.00            |
| 9.  | Foul Poles  | 5       | EA   | \$ 6,000.00   | \$ 30,000.00            |
| 10.   | Brick Dust Area (28,795 s.f. each field)                      | 5       | EA   | \$ 57,500.00  | \$ 287,500.00           |
| 11.   | Fencing / Netting   | 5       | EA   | \$ 260,000.00 | \$ 1,300,000.00         |
| 12.   | Sand Base, Drainage, Irrigation, Seed (55,000 s.f./field)     | 5       | EA   | \$ 247,500.00 | \$ 1,237,500.00         |
| 13.   | Electrical / Lighting   | 5       | EA   | \$ 275,000.00 | \$ 1,375,000.00         |
| 14.   | Backstop Netting  | 5       | EA   | \$ 25,000.00  | \$ 125,000.00           |
| 15.   | Outfield Netting (70 ft high)                                 | 3,000   | LF   | \$ 225.00     | \$ 675,000.00           |
| 16.   | 8' high Chainlink Fencing                                     | 5300    | LF   | \$ 70.00      | \$ 371,000.00           |
| <b>J. LANDSCAPE</b>   |   |         |      |               |                         |
| 1.  | Soil Preparation / Fine Grading                               | 174,000 | SF   | \$ 0.45       | \$ 78,300.00            |
| 2.  | Feature Palm  | 30      | EA   | \$ 5,000.00   | \$ 150,000.00           |
| 3.  | 36" box Tree  | 100     | EA   | \$ 750.00     | \$ 75,000.00            |
| 4.  | 24" Box Tree  | 200     | EA   | \$ 250.00     | \$ 50,000.00            |
| 5.  | 15 gal. Tree  | 300     | EA   | \$ 95.00      | \$ 28,500.00            |
| 6.  | 5 gal. Container Planting (25% of 52,200 s.f. at 36" spacing) | 1,450   | EA   | \$ 20.00      | \$ 29,000.00            |
| 7.  | 1 gal. Container Planting (25% of 52,200 s.f. at 18" spacing) | 5,800   | EA   | \$ 10.00      | \$ 58,000.00            |
| 8.  | Ground Cover from Flats (50% of 52,200 s.f. at 12" spacing)   | 26,100  | SF   | \$ 0.75       | \$ 19,575.00            |
| 9.  | Turf (Hydroseed)  | 134,000 | SF   | \$ 0.20       | \$ 26,800.00            |
| 10.   | 3" Mulch (70,000 s.f.)  | 650     | CY   | \$ 45.00      | \$ 29,250.00            |
| 11.   | Irrigation  | 174,000 | SF   | \$ 1.30       | \$ 226,200.00           |
| 12.   | Ball Complex Parking Planting & Irrigation                    | 1       | LS   | Allow         | \$ 210,000.00           |
| 13.   | 90 - Day Maintenance  | 174,000 | SF   | \$ 0.15       | \$ 26,100.00            |
| <b>SUBTOTAL</b>   |   |         |      |               | <b>\$ 18,494,069.00</b> |
| <b>20% CONTINGENCY</b>  |   |         |      |               | <b>\$ 3,698,813.80</b>  |
| <b>TOTAL</b>  |   |         |      |               | <b>\$ 22,192,882.80</b> |
| <p>* The estimated costs do not include any recommendations for over-excavation, soil preparation, footing depth, size or reinforcing as may be required due to problematic soil conditions. Upon approval of the Master Plan a Geotechnical soils study will be conducted to confirm these specific site development recommendations.</p>  |   |         |      |               |                         |
| <p>THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.</p> |   |         |      |               |                         |

**COLLEGE PARK - BIG LEAGUE DREAMS FACILITY**  
**OXNARD, CALIFORNIA**  
Preliminary Opinion of Probable Construction Cost  
**SCHEMATIC DESIGN**  
Updated 01/19/2007

| ITEM  | DESCRIPTION  | QTY    | UNIT | UNIT COST   | TOTAL           |
|---|--|--------|------|-------------|-----------------|
| <b>A. PROJECT START UP</b>                              |  |        |      |             |                 |
| 1.  | Mobilization (2% of base bid amount)                           | 1      | LS   | Allow       | \$ 443,420.00   |
| 2.  | Construction Chainlink Fence (approx.)                         | 4,000  | LF   | \$ 10.00    | \$ 40,000.00    |
| 3.  | Survey   | 1      | LS   | Allow       | \$ 200,000.00   |
| <b>B. CIVIL</b>   |  |        |      |             |                 |
| 1.  | Sewer Improvements* (1,300 s.f.)                               | 1      | LS   | Allow       | \$ 110,000.00   |
| 2.  | Storm Water Improvements* (1,300 s.f.)                         | 1      | LS   | Allow       | \$ 505,000.00   |
| 3.  | Tree Removal & Disposal  | 1      | LS   | Allow       | \$ 150,000.00   |
| 4.  | Domestic Water Improvements* (1,300 s.f.)                      | 1      | LS   | Allow       | \$ 75,000.00    |
| 5.  | Telephone Service to Site*                                     | 1      | LS   | Allow       | \$ 15,000.00    |
| 6.  | Electrical Service to Site*                                    | 1      | LS   | Allow       | \$ 50,000.00    |
| 7.  | Earthwork/Rough Grading (918,000 s.f.)                         | 1      | LS   | Allow       | \$ 505,000.00   |
| 8.  | Ball Complex Parking Lot Construction (incl striping)          | 1      | LS   | Allow       | \$ 1,560,000.00 |
| <b>C. HARDSCAPE / FLATWORK</b>                          |  |        |      |             |                 |
| 1.  | Disabled Access Ramp per APWA Stds, and ADA                    | 1      | EA   | \$ 2,500.00 | \$ 2,500.00     |
| 2.  | Maintenance/Fire Access Ramp                                   | 1      | EA   | \$ 5,000.00 | \$ 5,000.00     |
| 3.  | Vehicular Conc. Paving (Colored & Stamped)                     | 11,000 | SF   | \$ 12.00    | \$ 132,000.00   |
| 4.  | Concrete Paving (Colored w/ Sawcut Grid)                       | 65,000 | SF   | \$ 12.00    | \$ 780,000.00   |
| 5.  | Bats & Balls Feature Paving                                    |        |      |             |                 |
|   | a. Pedestrian Conc. Paving (Colored, Exposed Agg.)             | 8,460  | SF   | \$ 16.00    | \$ 135,360.00   |
|   | b. Brick 'Stitching' bands                                     | 144    | LF   | \$ 100.00   | \$ 14,400.00    |
| 6.  | General Access Conc. Paving (Nat'l Grey, Broom Finish)         | 9,540  | SF   | \$ 8.00     | \$ 76,320.00    |
| 7.  | Vehicular A.C. Paving at Maintenance Access                    | 40,000 | SF   | \$ 6.00     | \$ 240,000.00   |
| 8.  | 18" Vehicular Natural Color Conc. Banding (at crosswalk)       | 104    | LF   | \$ 36.00    | \$ 3,744.00     |
| 9.  | 18" Pedestrian Natural Color Concrete Banding                  | 5,000  | LF   | \$ 24.00    | \$ 120,000.00   |
| 10.   | Concrete Mow Curb (at planting areas - approx.)                | 1,200  |      | \$ 20.00    | \$ 24,000.00    |
| 11.   | Resilient Rubber Surfacing with Concrete Sub-base              | 7,500  | SF   | \$ 25.00    | \$ 187,500.00   |
| <b>D. WALLS / STAIRS / PEDESTALS</b>                    |  |        |      |             |                 |
| 1.  | 18" Concrete Seat Wall at Play Area                            | 220    | LF   | \$ 400.00   | \$ 88,000.00    |
| 2.  | Stairs at Central Plaza Area                                   | 638    | LF   | \$ 400.00   | \$ 255,200.00   |
| 3.  | Wall-end Pedestals   | 4      | EA   | \$ 2,500.00 | \$ 10,000.00    |
| <b>E. SITE LIGHTING / ELECTRICAL (excl. ballfields)</b> |  |        |      |             |                 |
| 1.  | Electrical Service, Pull Boxes, Conduit, Branch Circuit Wiring | 1      | LS   | Allow       | \$ 200,000.00   |
| 2.  | Ball Complex Parking Lot Pole Lighting                         | 1      | LS   | Allow       | \$ 420,000.00   |
| 3.  | Pole Mounted Pedestrian Fixtures                               | 1      | LS   | Allow       | \$ 300,000.00   |
| <b>F. SITE FURNISHINGS</b>                              |  |        |      |             |                 |
| 1.  | Benches  | 12     | EA   | \$ 1,600.00 | \$ 19,200.00    |
| 2.  | Flagpoles (incl. Base & footing)                               | 12     | EA   | \$ 5,000.00 | \$ 60,000.00    |
| 3.  | Waste Receptacles  | 12     | EA   | \$ 800.00   | \$ 9,600.00     |
| 4.  | Drinking Fountain  | 3      | EA   | \$ 5,500.00 | \$ 16,500.00    |
| 5.  | Tree Grates & Guards at Tot Lot Plaza - 6 ft. Diam.            | 3      | EA   | \$ 5,000.00 | \$ 15,000.00    |
| 6.  | Tot Lot Equipment, including overhead protection netting       | 1      | LS   | Allow       | \$ 110,000.00   |
| 7.  | Accessibility Signage  | 1      | LS   | Allow       | \$ 2,500.00     |
| 8.  | Entry Gate Structure **  | 1      | LS   | Allow       | \$ 50,000.00    |
| 9.  | Security Fencing (9 ga. Chainlink)                             | 1      | LS   | Allow       | \$ 50,000.00    |
| <b>G. ARCHITECTURAL COMPONENTS **</b>                   |  |        |      |             |                 |
| 1.  | Restaurant/Concession/Restroom Building (Bldg 1)               | 1      | LS   | Allow       | \$ 2,000,000.00 |
| 2.  | Administration Building (Bldg 3 - 2500 s.f.)                   | 1      | LS   | Allow       | \$ 1,000,000.00 |
| 3.  | Batting Cage Facility  | 1      | LS   | Allow       | \$ 500,000.00   |
| 4.  | Soccer Pavilion Facility with Synthetic Turf                   | 1      | LS   | Allow       | \$ 1,400,000.00 |
| 5.  | Corporate Plaza Shade Structure (40'x40')                      | 1      | LS   | Allow       | \$ 100,000.00   |
| 6.  | Bldg Furniture, Fixtures & Equipment                           | 1      | LS   | Allow       | \$ 450,000.00   |
| <b>H. MAINTENANCE FACILITY</b>                          |  |        |      |             |                 |
| 1.  | Maintenance Building (Bldg 4 - 1,500 s.f.)                     | 1      | LS   | Allow       | \$ 350,000.00   |
| 2.  | Perimeter Walls (7 ft. high block)                             | 435    | LF   | \$ 300.00   | \$ 130,500.00   |
| 3.  | Materials Bay Walls (7 ft. high block)                         | 100    | LF   | \$ 300.00   | \$ 30,000.00    |
| 4.  | Concrete Apron   | 3,550  | SF   | \$ 9.00     | \$ 31,950.00    |
| 5.  | AC Paving  | 10,980 | SF   | \$ 8.00     | \$ 87,840.00    |
| 6.  | 2 Pair of Gates  | 1      | LS   | Allow       | \$ 40,000.00    |

| ITEM   | DESCRIPTION  | QTY   | UNIT | UNIT COST     | TOTAL                   |
|--|--|---|------|---------------|-------------------------|
| <b>I. Thematic Fields (Quantities for 5 Fields) **</b>   |  |   |      |               |                         |
| 1.   | Concrete / Block work  | 5   | EA   | \$ 325,000.00 | \$ 1,625,000.00         |
| 2.   | Fencing  | 5   | EA   | \$ 230,000.00 | \$ 1,150,000.00         |
| 3.   | Netting - 70 ft high (quantity for all fields)               | 3,000   | LF   | \$ 216.00     | \$ 648,000.00           |
| 4.   | Benches / Seats / Dugout Drinking Fountains                  | 5   | EA   | \$ 40,000.00  | \$ 200,000.00           |
| 5.   | Infield Bases  | 5   | EA   | \$ 10,200.00  | \$ 51,000.00            |
| 6.   | Hand Rails & Guardrails                                      | 5   | EA   | \$ 15,000.00  | \$ 75,000.00            |
| 7.   | Scoreboards  | 5   | EA   | \$ 15,000.00  | \$ 75,000.00            |
| 8.   | Structural / Construction Elements                           | 3   | EA   | \$ 716,000.00 | \$ 2,148,000.00         |
| 9.   | Brick Dust Areas (26,800 s.f. each field)                    | 5   | EA   | \$ 53,600.00  | \$ 268,000.00           |
| 10.  | Sand Base, Drainage, Irrigation, Seed (51,000 s.f./field)    | 5   | EA   | \$ 220,000.00 | \$ 1,100,000.00         |
| 11.  | Painting   | 5   | EA   | \$ 38,000.00  | \$ 190,000.00           |
| 12.  | Electrical / Lighting  | 5   | EA   | \$ 265,000.00 | \$ 1,325,000.00         |
| <b>J. LANDSCAPE</b>  |  |   |      |               |                         |
| 1.   | Soil Preparation / Fine Grading                              | 80,580  | SF   | \$ 0.45       | \$ 36,261.00            |
| 2.   | Feature Palm   | 20  | EA   | \$ 5,000.00   | \$ 100,000.00           |
| 3.   | 36" box Tree   | 100   | EA   | \$ 750.00     | \$ 75,000.00            |
| 4.   | 24" Box Tree   | 200   | EA   | \$ 275.00     | \$ 55,000.00            |
| 5.   | 15 gal. Tree   | 300   | EA   | \$ 95.00      | \$ 28,500.00            |
| 6.   | 5 gal. Container Planting (25% of 25,000s.f. at 36" spacing) | 688   | EA   | \$ 20.00      | \$ 13,760.00            |
| 7.   | 1 gal. Container Planting (25% of 25,000s.f. at 18" spacing) | 2,750   | EA   | \$ 10.00      | \$ 27,500.00            |
| 8.   | Ground Cover from Flats (50% of 25,000s.f. at 12" spacing)   | 12,500  | SF   | \$ 1.00       | \$ 12,500.00            |
| 9.   | Turf (Hydroseed)   | 55,580  | SF   | \$ 0.20       | \$ 11,116.00            |
| 10.  | Irrigation to non-ballfield areas                            | 80,580  | SF   | \$ 1.50       | \$ 120,870.00           |
| 11.  | 3" Mulch (70,000 s.f.)                                       | 650   | CY   | \$ 45.00      | \$ 29,250.00            |
| 12.  | Ball Complex Parking Lot Planting & Irrigation               | 1   | LS   | Allow         | \$ 210,000.00           |
| 13.  | 90 - Day Maintenance   | 80,580  | SF   | \$ 0.15       | \$ 12,087.00            |
| <b>SUBTOTAL</b>  |  |   |      |               | <b>\$ 22,687,378.00</b> |
| <b>20% CONTINGENCY</b>   |  |   |      |               | <b>\$ 4,537,475.60</b>  |
| <b>TOTAL</b>   |  |   |      |               | <b>\$ 27,224,853.60</b> |
| * The estimated costs do not include any recommendations for over-excavation, soil preparation, footing depth, size or reinforcing as may be required due to problematic soil conditions. Upon approval of the Master Plan a Geotechnical soils study will be conducted to confirm these specific site development recommendations.  |  | ** Allowance for these works are provided as an estimate for these improvements, based on recent bid prices for similar BLD complex work. |      |               |                         |
| THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR. |  |   |      |               |                         |

**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
July 3, 2007

**PHASE 1B – Option 2 – City Operated Softball Complex Summary**

|   |                          |
|---|--------------------------|
| A. Vertical Construction                          | \$ 9,325,800.00          |
| B. Infrastructure, roadway and other related work | \$ <u>9,128,269.00</u>   |
| Sub-Total Phase 1B, Option 2                      | \$18,454,069.00          |
| 20% Contingency Allowance                         | \$ <u>3,690,814.00</u>   |
| <b>Total Phase 1B, Option 2</b>                   | <b>= \$22,144,883.00</b> |

THIS OPINION OF PROBABLE CONSTRUCTION COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT DATED 12/20/2006, WITH UNIT RATES CORRESPONDING TO THAT PERIOD. IT DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.

THE ESTIMATED COSTS DO NOT INCLUDE ANY RECOMMENDATIONS FOR OVER-EXCAVATION, SOIL PREPARATION, FOOTING DEPTH, SIZE OR REINFORCING AS MAY BE REQUIRED DUE TO PROBLEMATIC SOIL CONDITIONS. UPON APPROVAL OF THE MASTER PLAN A GEOTECHNICAL SOILS STUDY WILL BE CONDUCTED TO CONFIRM THESE SPECIFIC SITE DEVELOPMENT RECOMMENDATIONS.

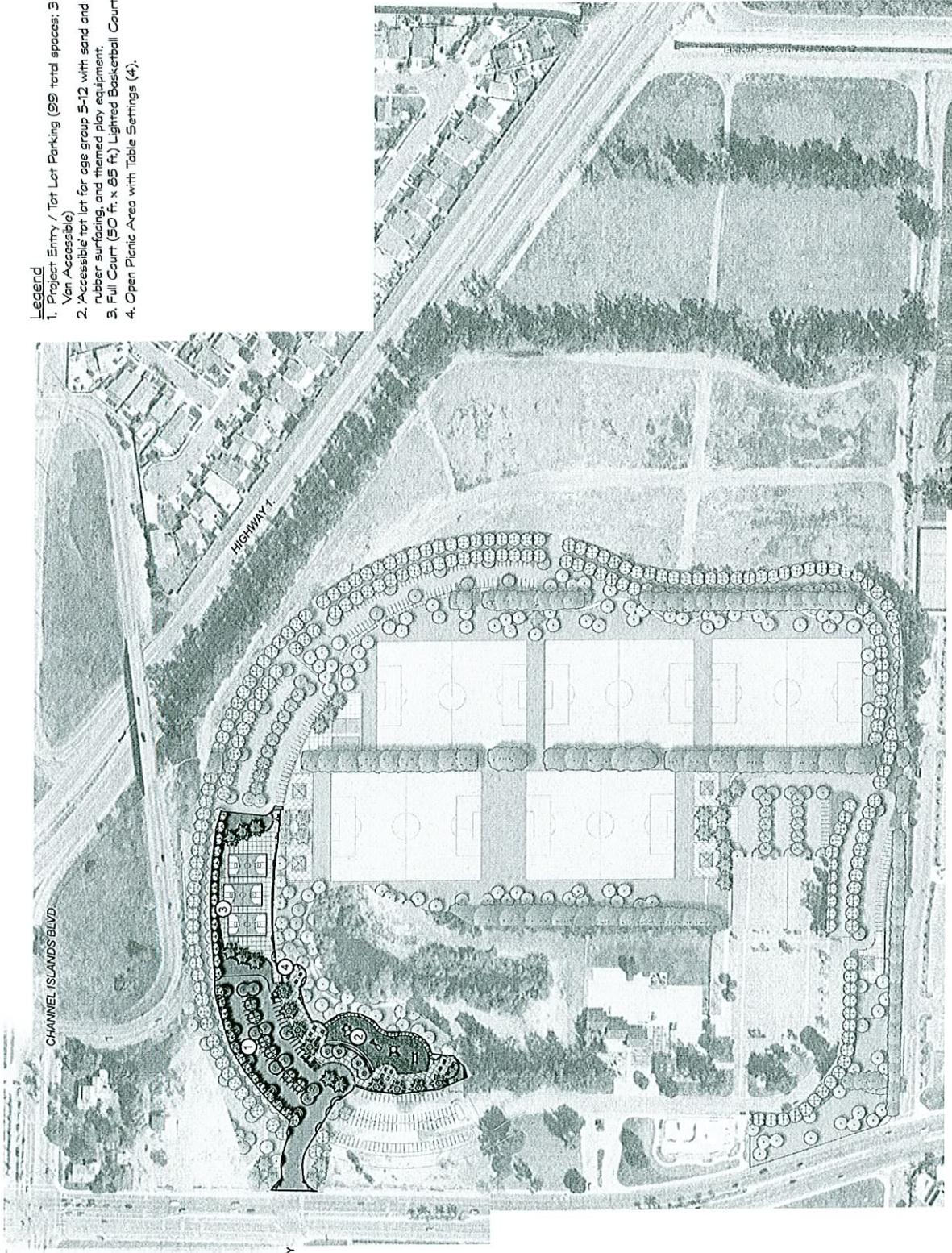
**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
July 3, 2007

**PHASE 1B – Option 1 – Big League Dreams Complex Summary**

|   |                          |
|---|--------------------------|
| A. Vertical Construction                          | \$14,164,500.00          |
| B. Infrastructure, roadway and other related work | \$ <u>8,522,878.00</u>   |
| Sub-Total Phase 1B, Option 1                      | \$22,687,378.00          |
| 20% Contingency Allowance                         | \$ <u>4,537,475.00</u>   |
| <b>Total Phase 1B, Option 1</b>                   | <b>= \$27,224,853.00</b> |

THIS OPINION OF PROBABLE CONSTRUCTION COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT DATED 12/20/2006, WITH UNIT RATES CORRESPONDING TO THAT PERIOD. IT DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.

THE ESTIMATED COSTS DO NOT INCLUDE ANY RECOMMENDATIONS FOR OVER-EXCAVATION, SOIL PREPARATION, FOOTING DEPTH, SIZE OR REINFORCING AS MAY BE REQUIRED DUE TO PROBLEMATIC SOIL CONDITIONS. UPON APPROVAL OF THE MASTER PLAN A GEOTECHNICAL SOILS STUDY WILL BE CONDUCTED TO CONFIRM THESE SPECIFIC SITE DEVELOPMENT RECOMMENDATIONS.



**Legend**

1. Project Entry / Tot Lot Parking (99 total spaces: 3 Accessible, 1 Van Accessible)
2. Accessible tot lot for age group 5-12 with sand and resilient rubber surfacing, and themed play equipment
3. Full Court (50 Ft. x 65 Ft.) Lighted Basketball Courts (3).
4. Open Picnic Area with Table Settings (4).

**PHASE 1A IMPROVEMENTS**  
**COLLEGE PARK COMMUNITY PARK AND BIG LEAGUE DREAM SOFTBALL COMPLEX**  
 CITY OF OXNARD, CALIFORNIA



**COLLEGE PARK - PHASE ONE AREA**  
**OXNARD, CALIFORNIA**  
**Preliminary Opinion of Probable Landscape Construction Cost**  
**SCHEMATIC DESIGN**  
**6/12/2007**

**DRAFT**

| ITEM  | DESCRIPTION  | QTY    | UNIT | UNIT COST    | TOTAL         |
|---|--|--------|------|--------------|---------------|
| <b>A. PROJECT START UP</b>                          |  |        |      |              |               |
| 1.  | Mobilization (2% of base bid amount)                         | 1      | LS   | Allow        | \$ 50,000.00  |
| 2.  | Construction Chainlink Fence (approx.)                       | 5,000  | LF   | \$ 8.00      | \$ 40,000.00  |
| 3.  | Clear and Grub   | 10     | AC   | \$ 2,650.00  | \$ 26,500.00  |
| 4.  | Survey   | 1      | LS   | Allow        | \$ 200,000.00 |
| <b>B. CIVIL</b>                                     |  |        |      |              |               |
| 1.  | Sewer Improvements* (6" pipe)                                | 0      | LF   | \$ 100.00    | \$ -          |
| 2.  | Storm Drain Improvements* (\$.55/s.f.)                       | 3      | AC   | \$ 25,000.00 | \$ 75,000.00  |
| 3.  | Reclaimed Water Service*                                     | 0      | LF   | \$ 45.00     | \$ -          |
| 4.  | Domestic Water Improvements*                                 | 0      | LF   | \$ 42.00     | \$ -          |
| 5.  | Telephone Service to Site*                                   | 0      | LF   | \$ 42.00     | \$ -          |
| 6.  | Electrical Service to Site*                                  | 1      | LS   | Allow        | \$ 100,000.00 |
| 7.  | Earthwork (\$.55/s.f.)*                                      | 5      | AC   | \$ 24,000.00 | \$ 120,000.00 |
| 8.  | Traffic Signalization and Street Improvements to Rose Ave.   | 0      | LS   | Allow        | \$ -          |
| 9.  | Street Improvements to Olds Road.                            | 0      | LS   | Allow        | \$ -          |
| <b>C. PERIMETER ROAD &amp; PARKING IMPROVEMENTS</b> |  |        |      |              |               |
| 1.  | Perimeter Road Construction                                  | 0      | SF   | \$ 8.00      | \$ -          |
| 2.  | Perimeter Road Curb and Gutter Construction                  | 0      | LF   | \$ 30.00     | \$ -          |
| 3.  | Parking Lot Construction, incl. Striping                     | 20,000 | SF   | \$ 8.00      | \$ 160,000.00 |
| 4.  | Parking Lot Curb and Gutter Construction                     | 1,000  | LF   | \$ 30.00     | \$ 30,000.00  |
| <b>D. HARDSCAPE / FLATWORK</b>                      |  |        |      |              |               |
| 1.  | Disabled Access Ramp per APWA Stds, and ADA                  | 2      | EA   | \$ 2,500.00  | \$ 5,000.00   |
| 2.  | Pedestrian Accent Paving (Colored, Exp. Agg. w/ Sawcut Grid) |        |      |              |               |
|   | a. at Park Entry Area  | 0      | SF   | \$ 16.00     | \$ -          |
|   | b. at Basketball Area  | 0      | SF   | \$ 16.00     | \$ -          |
|   | c. at Volleyball Area  | 0      | SF   | \$ 16.00     | \$ -          |
|   | d. at Shade Shelters (6 each)                                | 0      | SF   | \$ 16.00     | \$ -          |
| 3.  | Nat'l Grey, Broom Finish Conc. Paving                        |        |      |              |               |
|   | a. 8 ft. wide Shared Circulation Pathways                    | 0      | SF   | \$ 8.00      | \$ -          |
|   | b. 12 in. wide Concrete Banding                              | 0      | LF   | \$ 22.00     | \$ -          |
| 4.  | Tot Lot Resilient Rubber Surfacing (with Concrete Sub-base)  | 6,000  | SF   | \$ 25.00     | \$ 150,000.00 |
| 5.  | Tot Lot Sand at 18" Depth                                    | 500    | CY   | \$ 45.00     | \$ 22,500.00  |
| 6.  | Basketball Courts (including striping, backboards, poles)    | 12,600 | SF   | \$ 15.00     | \$ 189,000.00 |
| 7.  | Volley Ball Courts (including turf, edges, nets, posts)      | 3,600  | SF   | \$ 11.00     | \$ 39,600.00  |
| <b>E. SEAT WALLS / STEPS</b>                        |  |        |      |              |               |
| 1.  | 18" Concrete Seat Wall at Tot Lot                            | 260    | LF   | \$ 400.00    | \$ 104,000.00 |
| 2.  | Concrete Edge to Tot Lot                                     | 600    | LF   | \$ 190.00    | \$ 114,000.00 |

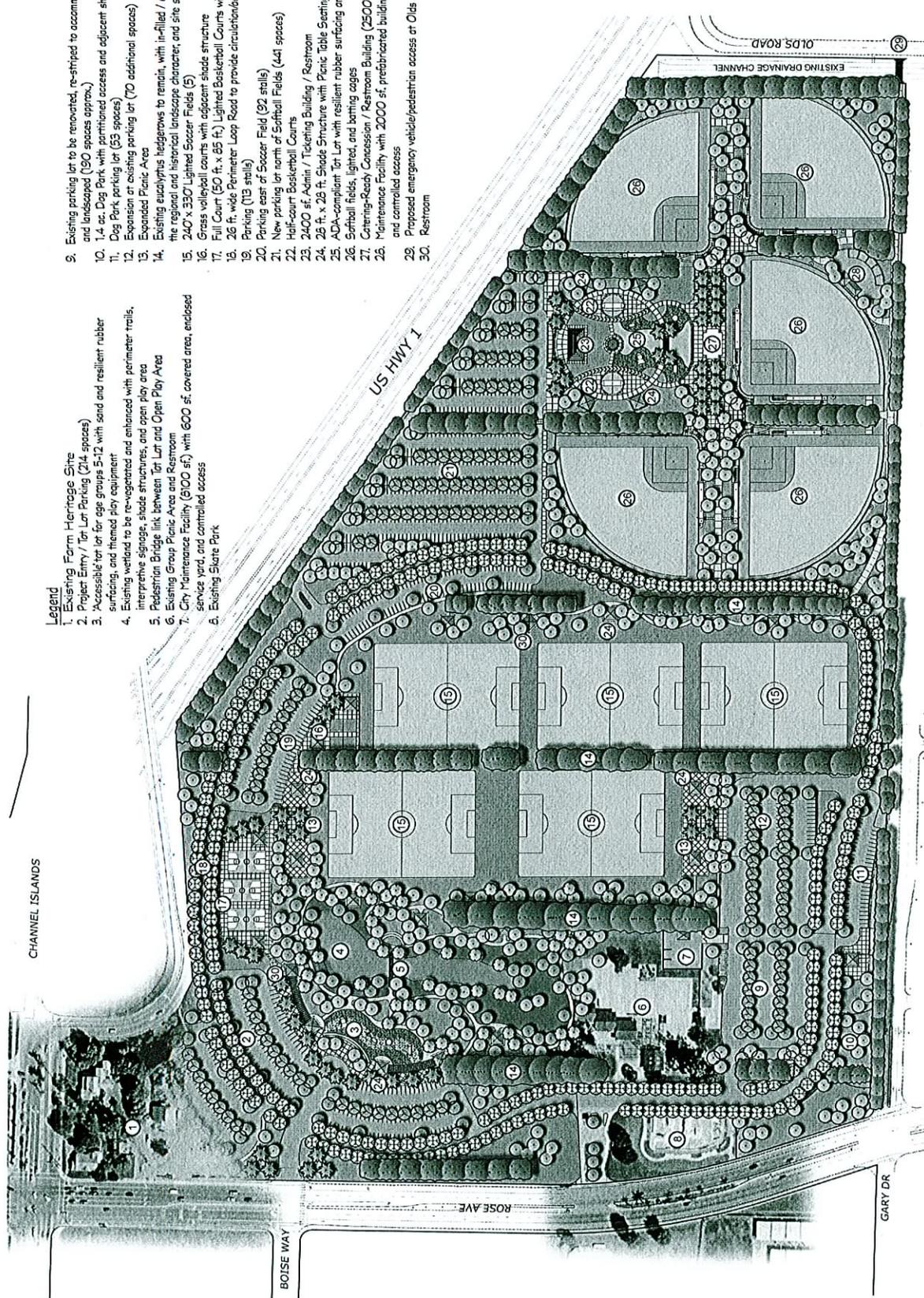
| F. SITE LIGHTING / ELECTRICAL |   |        |      |              |                 |
|-------------------------------|---|--------|------|--------------|-----------------|
| 1.                            | Electrical Service, Pull Boxes, Conduit, Branch Circuit Wiring  | 1      | LS   | Allow        | \$ 20,000.00    |
| 2.                            | Pole Mounted Perimeter Road Fixtures                            | 4      | EA   | \$ 8,000.00  | \$ 32,000.00    |
| 3.                            | Pole Mounted Pedestrian Fixtures (at 60 ft. centers)            | 5      | EA   | \$ 8,000.00  | \$ 40,000.00    |
| 4.                            | Pole Mounted Perimeter Parking Lot Fixtures                     | 0      | EA   | \$ 8,000.00  | \$ -            |
| 5.                            | Basketball Court Lighting (12 lights on 8 poles)                | 1      | LS   | Allow        | \$ 108,000.00   |
| 6.                            | Lighting/GFI Receptacle to Shade Structures                     | 0      | EA   | \$ 3,000.00  | \$ -            |
| G. SITE FURNISHINGS           |   |        |      |              |                 |
| 1.                            | Benches   | 4      | EA   | \$ 1,600.00  | \$ 6,400.00     |
| 2.                            | Waste Receptacles   | 4      | EA   | \$ 800.00    | \$ 3,200.00     |
| 3.                            | Drinking Fountain   | 2      | EA   | \$ 5,500.00  | \$ 11,000.00    |
| 4.                            | Picnic Tables   | 6      | EA   | \$ 2,000.00  | \$ 12,000.00    |
| 5.                            | Tree Grates & Guards - 6 ft. Diam.                              | 1      | EA   | \$ 3,500.00  | \$ 3,500.00     |
| 6.                            | Tree Grates & Guards - 8 ft. Diam.                              | 2      | EA   | \$ 5,000.00  | \$ 10,000.00    |
| 7.                            | Tot Lot Equipment   | 1      | LS   | Allow        | \$ 250,000.00   |
| 8.                            | Accessibility Signage   | 1      | LS   | Allow        | \$ 5,000.00     |
| 9.                            | Park Monument   | 0      | LS   | Allow        | \$ -            |
| 10.                           | Directional Signage   | 1      | LS   | Allow        | \$ 20,000.00    |
| ITEM                          | DESCRIPTION   | QTY    | UNIT | UNIT COST    | TOTAL           |
| H. ARCHITECTURAL ELEMENTS     |   |        |      |              |                 |
| 1.                            | Trash Enclosure   | 1      | LS   | Allow        | \$ 10,000.00    |
| 2.                            | Shade Shelter Structures (30ft square)                          | 0      | EA   | \$ 60,000.00 | \$ -            |
| 3.                            | Entry Arbors  | 0      | SF   | \$ 150.00    | \$ -            |
| I. IRRIGATION                 |   |        |      |              |                 |
| 1.                            | General   |        |      |              |                 |
|                               | a. Turfgrass Areas  | 0      | SF   | \$ 1.50      | \$ -            |
|                               | b. Garden Bed Areas   | 0      | SF   | \$ 1.50      | \$ -            |
| J. LANDSCAPE                  |   |        |      |              |                 |
| 1.                            | Soil Testing for Horticultural Suitability                      | 1      | LS   | Allow        | \$ 500.00       |
| 2.                            | Parkland Areas  |        |      |              |                 |
|                               | a. Soil Preparation / Fine Grading                              | 97,000 | SF   | \$ 0.45      | \$ 43,650.00    |
|                               | b. Feature Palm   | 4      | EA   | \$ 6,000.00  | \$ 24,000.00    |
|                               | c. 36" box Tree   | 5      | EA   | \$ 750.00    | \$ 3,750.00     |
|                               | d. 24" Box Tree   | 5      | EA   | \$ 275.00    | \$ 1,375.00     |
|                               | e. 15 gal. Tree   | 5      | EA   | \$ 95.00     | \$ 475.00       |
|                               | g. 5 gal. Container Planting (25% of 19,000s.f. at 36" spacing) | 50     | EA   | \$ 20.00     | \$ 1,000.00     |
|                               | h. 1 gal. Container Planting (45% of 19,000s.f. at 18" spacing) | 500    | EA   | \$ 10.00     | \$ 5,000.00     |
|                               | i. Ground Cover from Flats (30% of 19,000s.f. at 12" spacing)   | 250    | SF   | \$ 1.00      | \$ 250.00       |
|                               | j. Turf (Hydroseed)   | 0      | SF   | \$ 0.20      | \$ -            |
|                               | k. 3" Mulch (19,000 s.f.)                                       | 176    | CY   | \$ 45.00     | \$ 7,920.00     |
| 3.                            | 90 - Day Maintenance  | 97,000 | SF   | \$ 0.10      | \$ 9,700.00     |
| SUBTOTAL                      |   |        |      |              | \$ 2,054,320.00 |
| 20% CONTINGENCY               |   |        |      |              | \$ 410,864.00   |
| TOTAL                         |   |        |      |              | \$ 2,465,184.00 |

| I. ARCHITECTURAL ELEMENTS |  |   |    |       |               |
|---------------------------|--|---|----|-------|---------------|
| 1.                        | Restroom/Snack Bar Structure (900 s.f. at \$500./s.f.) | 1 | LS | Allow | \$ 450,000.00 |

|  |   |
|--|---|
| <p>* The estimated costs do not include any recommendations for over-excavation, soil preparation, footing depth, size or reinforcing as may be required due to problematic soil conditions.</p> | <p>* The estimated costs do not include any provision for utility</p> |
|--|---|

THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF P

CHANNEL ISLANDS



**Legend**

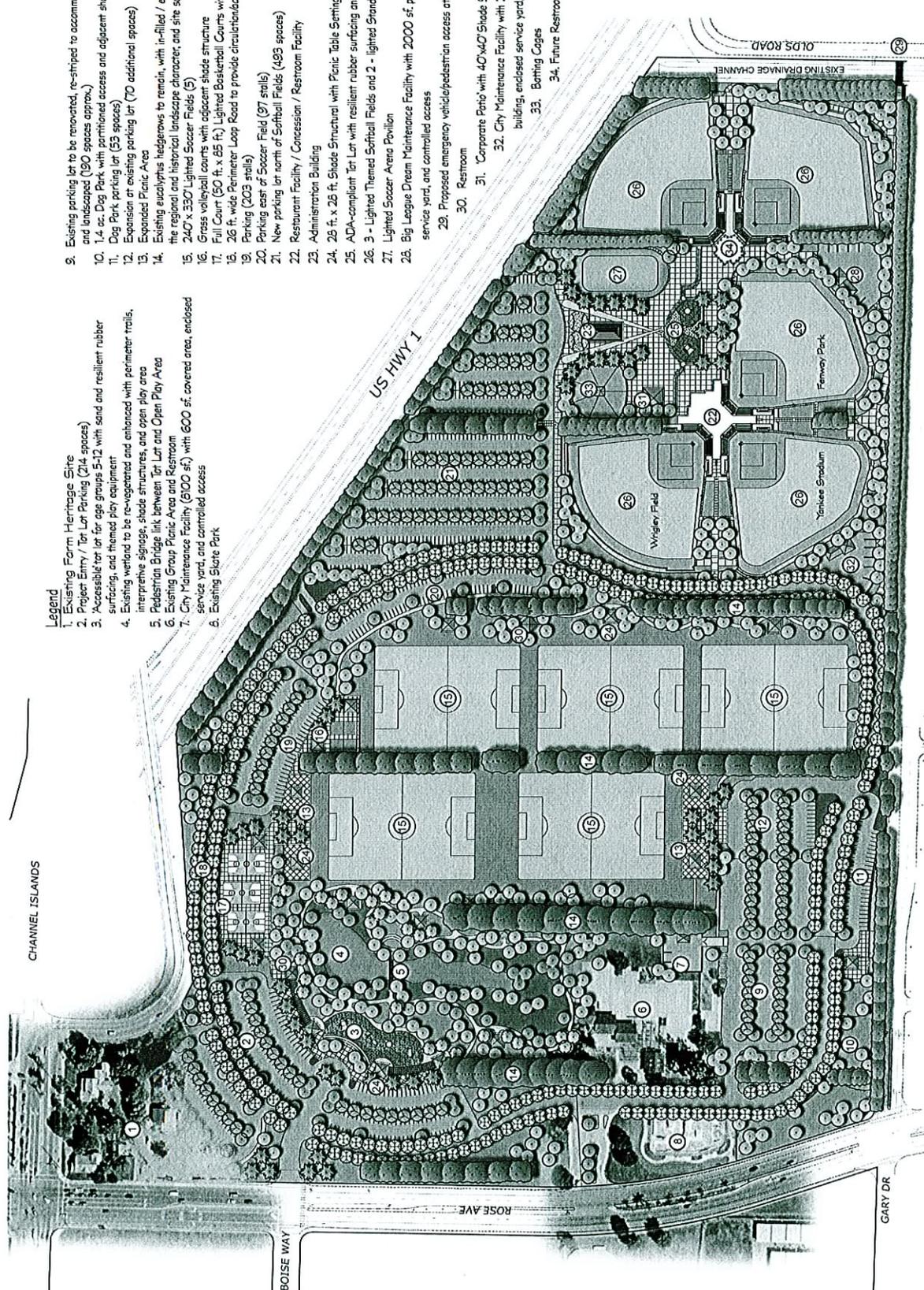
1. Existing Farm Heritage Site
2. Project Entry / Top Lot Parking (214 spaces)
3. Accessible lot for age groups 5-12 with sand and resilient rubber surfacing, and themed play equipment
4. Existing wetland to be re-vegetated and enhanced with perimeter trails, interpretive signage, shade structures, and open play area
5. Pedestrian Bridge link between Top Lot and Open Play Area
6. Existing Group Picnic Area and Restroom
7. City Maintenance Facility (5100 sf) with 600 sf covered area, enclosed service yard, and controlled access
8. Existing Skate Park

9. Existing parking lot to be renovated, re-striping to accommodate accessible parking, and landscaped (190 spaces approx.)
10. 1.4 ac. Dog Park with partitioned access and adjacent shade structure
11. Dog Park parking lot (53 spaces)
12. Expansion of existing parking lot (70 additional spaces)
13. Expanded Picnic Area
14. Existing eucalyptus hedgerows to remain, with in-filled / expanded planting to reinforce the regional and historical landscape character, and site scale
15. 240' x 330' Lighted Soccer Fields (5)
16. Grass volleyball courts with adjacent shade structure
17. Full Court (50 ft. x 85 ft.) Lighted Basketball Courts with adjacent shade structure
18. 26 ft. wide Perimeter Loop Road to provide circulation/access to park amenities
19. Parking (112 stalls)
20. Parking east of Soccer Field (92 stalls)
21. New parking lot north of Softball Fields (441 spaces)
22. Half-court Basketball Courts
23. 2400 sf. Admin / Ticketing Building / Restroom
24. 26 ft. x 26 ft. Shade Structure with Picnic Table Seating.
25. ADA-compliant lot lot with resilient rubber surfacing and themed play equipment
26. Softball fields, lighted, and batting cages
27. Concessions / Restroom Building (2500 sf)
28. Maintenance Facility with 2000 sf, prefabricated building, enclosed service yard, and controlled access
29. Proposed emergency vehicle/pedestrian access at Olds Road
30. Restroom

MASTER PLAN ILLUSTRATIVE - A

COLLEGE PARK COMMUNITY PARK AND CITY SOFTBALL COMPLEX  
CITY OF OXNARD, CALIFORNIA

CHANNEL ISLANDS



**Legend**

1. Existing Form Heritage Site
2. Project Entry / Tot Lot Parking (214 spaces)
3. Accessible tot lot for age groups 5-12 with sand and resilient rubber surfacing, and themed play equipment
4. Existing wetland to be re-vegetated and enhanced with perimeter trails, interpretive signage, shade structures, and open play area
5. Pedestrian Bridge link between Tot Lot and Open Play Area
6. Existing Group Picnic Area and Restroom
7. City Maintenance Facility (5000 sf) with 600 sf covered area, enclosed service yard, and controlled access
8. Existing Skate Park

9. Existing parking lot to be renovated, re-striped to accommodate accessible parking, and landscaped (90 spaces approx.)
10. 1.4 ac. Dog Park with partitioned access and adjacent shade structure
11. Dog Park parking lot (53 spaces)
12. Expansion of existing parking lot (70 additional spaces)
13. Expanded Picnic Area
14. Existing eucalyptus hedgerows to remain, with in-filled / expanded planting to reinforce the regional and historical landscape character, and site scale
15. 240' x 330' Lighted Soccer Fields (5)
16. Grass volleyball courts with adjacent shade structure
17. Full Court (50 ft. x 85 ft.) Lighted Basketball Courts with adjacent shade structure
18. 26 ft. wide Perimeter Loop Road to provide circulation/access to park amenities
19. Parking (200 stalls)
20. Parking east of Soccer Field (97 stalls)
21. New parking lot north of Softball Fields (493 spaces)
22. Restaurant Facility / Concession / Restroom Facility
23. Administration Building
24. 28 ft. x 26 ft. Shade Structure with Picnic Table Seating
25. ADA-compliant Tot Lot with resilient rubber surfacing and themed play equipment
26. 3 - Lighted Themed Softball Fields and 2 - lighted Standard Softball Fields
27. Lighted Soccer Arena Pavilion
28. Big League Dream Maintenance Facility with 2000 sf, prefabricated building, enclosed service yard, and controlled access
29. Proposed emergency vehicle/pedestrian access at Olds Road
30. Restroom
31. Corporate Patio with 40' x 40' Shade Shelter
32. City Maintenance Facility with 2000 sf, prefabricated building, enclosed service yard, and controlled access
33. Boring Cages
34. Future Restroom / Concession Building

MASTER PLAN ILLUSTRATIVE - B  
 COLLEGE PARK COMMUNITY PARK AND BIG LEAGUE DREAM SOFTBALL COMPLEX  
 CITY OF OXNARD, CALIFORNIA

**RJM GROUP, INC.**  
 PLANNING AND LANDSCAPE ARCHITECTURE  
 24700 STATE STREET, SUITE 200, OXNARD, CA 93030  
 TEL: 805.325.1100 FAX: 805.325.1101  
 WWW.RJMGROUP.COM



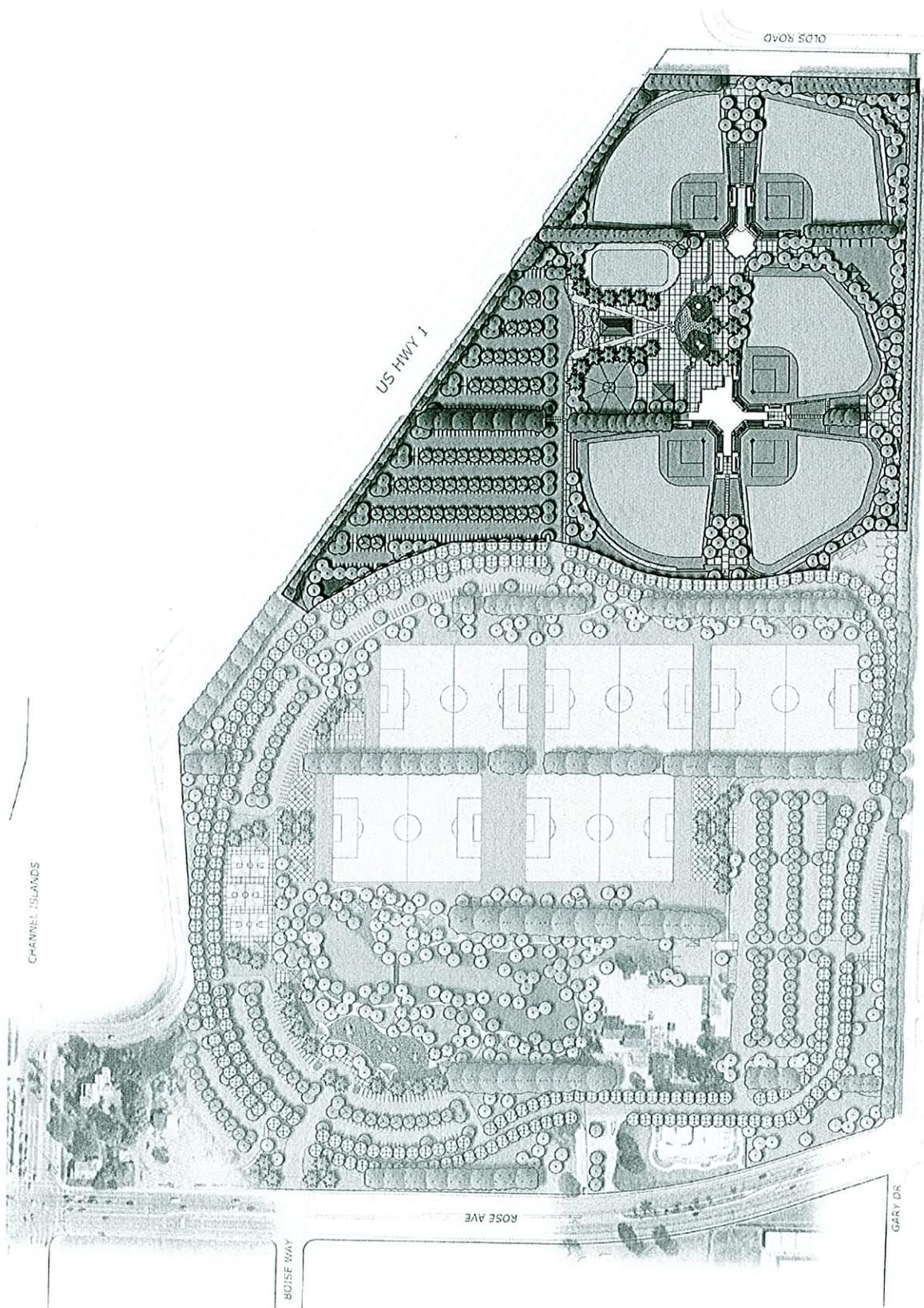
**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**JANUARY 19, 2007**

**PHASE 1B – Option 1 – Big League Dreams Complex**

|    |   |                          |
|----|---|--------------------------|
| A. | Project Startup                                   | \$ 631,350.00            |
| B. | Civil / Utility / Parking Lot Construction        | \$ 3,634,000.00          |
| C. | Big League Dreams Fields & Facilities             | \$14,658,000.00          |
| D. | Landscape Paving, Planting, Irrigation, Furniture | <u>\$ 3,764,028.00</u>   |
|    | Sub-Total Phase 1B, Option 1                      | \$22,687,378.00          |
|    | 20% Contingency Allowance                         | <u>\$ 4,537,475.00</u>   |
|    | <b>Total Phase 1B, Option 1</b>                   | <b>= \$27,224,853.00</b> |

THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.

THE ESTIMATED COSTS DO NOT INCLUDE ANY RECOMMENDATIONS FOR OVER-EXCAVATION, SOIL PREPARATION, FOOTING DEPTH, SIZE OR REINFORCING AS MAY BE REQUIRED DUE TO PROBLEMATIC SOIL CONDITIONS. UPON APPROVAL OF THE MASTER PLAN A GEOTECHNICAL SOILS STUDY WILL BE CONDUCTED TO CONFIRM THESE SPECIFIC SITE DEVELOPMENT RECOMMENDATIONS.



PHASE 1B OPTION 1 IMPROVEMENTS  
 COLLEGE PARK COMMUNITY PARK AND BIG LEAGUE DREAM SOFTBALL COMPLEX  
 CITY OF OXNARD, CALIFORNIA

**RJM DESIGN GROUP, INC.**  
 PLANNING AND LANDSCAPE ARCHITECTURE  
 1000 WEST OXNARD AVENUE, SUITE 100  
 OXNARD, CALIFORNIA 93030



0 50' 100' 200'

**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**JANUARY 9, 2007**

**PHASE 1B – Option 2 – City Operated Softball Complex**

|  |                          |
|--|--------------------------|
| A. Project Startup                                   | \$ 544,000.00            |
| B. Civil / Utility / Parking Lot Construction        | \$ 3,634,000.00          |
| C. Ball Fields & Facilities                          | \$ 9,559,500.00          |
| D. Landscape Paving, Planting, Irrigation, Furniture | <u>\$ 4,716,569.00</u>   |
| Sub-Total Phase 1B, Option 2                         | \$18,454,069.00          |
| 20% Contingency Allowance                            | <u>\$ 3,698,814.00</u>   |
| <b>Total Phase 1B, Option 2</b>                      | <b>= \$22,192,883.00</b> |

THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS  
CITY OF OXNARD, CALIFORNIA  
PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS  
JANUARY 9, 2007**

**PHASE 1B – Option 1 – Big League Dreams Complex**

|    |   |                          |
|----|---|--------------------------|
| A. | Project Startup                                   | \$ 691,480.00            |
| B. | Civil / Utility / Parking Lot Construction        | \$ 3,634,000.00          |
| C. | Big League Dreams Fields & Facilities             | \$17,439,000.00          |
| D. | Landscape Paving, Planting, Irrigation, Furniture | <u>\$ 3,774,028.00</u>   |
|    | Sub-Total Phase 1B, Option 1                      | \$25,528,508.00          |
|    | 20% Contingency Allowance                         | <u>\$ 5,105,702.00</u>   |
|    | <b>Total Phase 1B, Option 1</b>                   | <b>= \$30,634,210.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**JANUARY 9, 2007**

**PHASE 3 – Entry & Tot Lot, and Wetland Enhancement Improvements**

|    |  |                          |
|----|--|--------------------------|
| A. | Project Startup                          | \$ 385,000.00            |
| B. | Civil / Utility Construction             | \$ 425,000.00            |
| C. | Parking Lot Construction                 | \$ 551,000.00            |
| D. | Hardscape Construction                   | \$ 1,096,000.00          |
| E. | Tot-Lot Construction                     | \$ 495,000.00            |
| F. | Soft Landscape & Irrigation Construction | \$ 805,000.00            |
| G. | Maintenance Facility                     | \$ 567,555.00            |
| G. | Miscellaneous Appurtenances              | <u>\$ 1,500,000.00</u>   |
|    | Sub-Total Phase 3                        | \$ 5,486,555.00          |
|    | 20% Contingency Allowance                | <u>\$ 1,097,311.00</u>   |
|    | <b>Total Phase 3</b>                     | <b>= \$ 6,583,866.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**JANUARY 8, 2007**

**PHASE 3 – Entry & Tot Lot, and Wetland Enhancement Improvements**

|    |  |                          |
|----|--|--------------------------|
| A. | Project Startup                          | \$ 385,000.00            |
| B. | Civil / Utility Construction             | \$ 425,000.00            |
| C. | Parking Lot Construction                 | \$ 551,000.00            |
| D. | Hardscape Construction                   | \$ 1,096,000.00          |
| E. | Tot-Lot Construction                     | \$ 495,000.00            |
| F. | Soft Landscape & Irrigation Construction | \$ 805,000.00            |
| G. | Maintenance Facility                     | \$ 567,555.00            |
| G. | Miscellaneous Appurtenances              | <u>\$ 1,500,000.00</u>   |
|    | Sub-Total Phase 3                        | \$ 5,824,555.00          |
|    | 20% Contingency Allowance                | <u>\$ 1,164,911.00</u>   |
|    | <b>Total Phase 3</b>                     | <b>= \$ 6,989,466.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**DECEMBER 21, 2006**

**PHASE 2 – Basketball, Volleyball, Expanded Picnic Areas & Dog Park Improvements**

|    |  |                          |
|----|--|--------------------------|
| A. | Project Startup                                | \$ 400,000.00            |
| B. | Civil / Utility Construction                   | \$ 137,000.00            |
| C. | Volleyball and Lighted Basketball Construction | \$ 640,000.00            |
| D. | B-Ball, V-ball Parking Lot Construction        | \$ 893,000.00            |
| E. | Expanded Picnic Area Construction              | \$ 1,389,000.00          |
| F. | Dog Park and Associated Parking Construction   | \$ 682,000.00            |
| G. | Soft Landscape & Irrigation Construction       | \$ 283,000.00            |
| H. | Miscellaneous Appurtenances                    | <u>\$ 60,000.00</u>      |
|    | Sub-Total Phase 2                              | \$ 4,484,000.00          |
|    | 20% Contingency Allowance                      | <u>\$ 896,800.00</u>     |
|    | <b>Total Phase 2</b>                           | <b>= \$ 5,380,800.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS  
CITY OF OXNARD, CALIFORNIA  
PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS  
DECEMBER 21, 2006**

**PHASE 1B – Option 2 – City Operated Softball Complex**

|   |   |
|---|---|
| A. Project Startup                          | \$ 544,000.00                                     |
| B. Civil / Utility Construction             | \$ 1,180,000.00                                   |
| C. Hardscape / Flatwork Construction        | \$ 2,854,444.00                                   |
| D. Parking Lot Construction                 | \$ 2,454,000.00                                   |
| E. Ball Field Construction                  | \$ 6,009,500.00                                   |
| F. Architectural Structures                 | \$ 3,550,000.00                                   |
| G. Soft Landscape & Irrigation Construction | \$ 795,825.00                                     |
| H. Miscellaneous Appurtenances              | <u>\$ 1,066,300.00</u>                            |
|   | Sub-Total Phase 1B, Option 2 \$18,454,069.00      |
|   | 20% Contingency Allowance <u>\$ 3,698,814.00</u>  |
|   | <b>Total Phase 1B, Option 2 = \$22,192,883.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**DECEMBER 21, 2006**

**PHASE 1B – Option 1 – Big League Dreams Complex**

|    |  |                          |
|----|--|--------------------------|
| A. | Project Startup                          | \$ 691,480.00            |
| B. | Civil / Utility Construction             | \$ 1,170,000.00          |
| C. | Parking Lot Construction                 | \$ 2,454,000.00          |
| D. | Hardscape / Flatwork Construction        | \$ 2,370,314.00          |
| E. | Replica Field Construction               | \$10,559,000.00          |
| F. | Architectural Structures                 | \$ 6,880,000.00          |
| G. | Soft Landscape & Irrigation Construction | \$ 521,844.00            |
| H. | Miscellaneous Appurtenances              | <u>\$ 881,870.00</u>     |
|    | Sub-Total Phase 1B, Option 1             | \$25,528,508.00          |
|    | 20% Contingency Allowance                | <u>\$ 5,105,702.00</u>   |
|    | <b>Total Phase 1B, Option 1</b>          | <b>= \$30,634,210.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**JANUARY 8, 2007**

**PHASE 1A – Soccer Field Improvements**

|    |  |                          |
|----|--|--------------------------|
| A. | Project Startup                          | \$ 515,000.00            |
| B. | Civil / Utility Construction             | \$ 2,545,400.00          |
| C. | Perimeter Road Construction              | \$ 1,286,000.00          |
| D. | Parking Lot Construction                 | \$ 1,200,000.00          |
| E. | Lighted Soccer Field Construction        | \$ 3,186,200.00          |
| F. | Maintenance Facility                     | \$ 596,125.00            |
| G. | Flatwork / Structures                    | \$ 1,265,000.00          |
| H. | Soft Landscape & Irrigation Construction | \$ 900,000.00            |
| I. | Miscellaneous Appurtenances              | <u>\$ 420,000.00</u>     |
|    | Sub-Total Phase 1A                       | \$11,913,725.00          |
|    | 20% Contingency Allowance                | <u>\$ 2,382,745.00</u>   |
|    | <b>Total Phase 1A</b>                    | <b>= \$14,296,470.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**DECEMBER 21, 2006**

**PHASE 4 – Combined Community & Aquatic Center – Deferred to Future**

|   |                        |
|---|------------------------|
| A. Project Startup                          | \$ 335,000.00          |
| B. Civil / Utility Construction             | \$ 525,000.00          |
| C. Community Center Component (21,500 s.f.) | \$10,750,000.00        |
| D. Aquatic Facility Component               | \$ 3,250,000.00        |
| E. Parking Lot Construction                 | \$ 780,000.00          |
| F. Soft Landscape & Irrigation Construction | \$ 220,000.00          |
| G. Miscellaneous Appurtenances              | <u>\$ 256,000.00</u>   |
| Sub-Total Phase 4                           | \$16,116,000.00        |
| 20% Contingency Allowance                   | <u>\$ 3,223,200.00</u> |
| <b>Total Phase 4 =</b>                      | <b>\$19,339,200.00</b> |

**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
DECEMBER 21, 2006

**PHASE 4 – Combined Community & Aquatic Center – Deferred to Future**

|    |  |          |                         |
|----|--|----------|-------------------------|
| A. | Project Startup                          | \$       | 335,000.00              |
| B. | Civil / Utility Construction             | \$       | 525,000.00              |
| C. | Community Center Component (21,500 s.f.) | \$       | 10,750,000.00           |
| D. | Aquatic Facility Component               | \$       | 3,250,000.00            |
| E. | Parking Lot Construction                 | \$       | 780,000.00              |
| F. | Soft Landscape & Irrigation Construction | \$       | 220,000.00              |
| G. | Miscellaneous Appurtenances              | \$       | <u>256,000.00</u>       |
|    | Sub-Total Phase 4                        | \$       | 16,116,000.00           |
|    | 20% Contingency Allowance                | \$       | <u>3,223,200.00</u>     |
|    | <b>Total Phase 4</b>                     | <b>=</b> | <b>\$ 19,339,200.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**DECEMBER 21, 2006**

**PHASE 3 – Entry & Tot Lot, and Wetland Enhancement Improvements**

|   |                          |
|---|--------------------------|
| A. Project Startup                          | \$ 385,000.00            |
| B. Civil / Utility Construction             | \$ 425,000.00            |
| C. Parking Lot Construction                 | \$ 551,000.00            |
| D. Hardscape Construction                   | \$ 1,096,000.00          |
| E. Tot-Lot Construction                     | \$ 495,000.00            |
| F. Soft Landscape & Irrigation Construction | \$ 805,000.00            |
| G. Miscellaneous Appurtenances              | <u>\$ 1,500,000.00</u>   |
| Sub-Total Phase 3                           | \$ 5,257,000.00          |
| 20% Contingency Allowance                   | <u>\$ 1,051,400.00</u>   |
| <b>Total Phase 3</b>                        | <b>= \$ 6,308,400.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**DECEMBER 21, 2006**

**PHASE 2 – Basketball, Volleyball, Expanded Picnic Areas & Dog Park Improvements**

|    |  |                          |
|----|--|--------------------------|
| A. | Project Startup                                | \$ 400,000.00            |
| B. | Civil / Utility Construction                   | \$ 137,000.00            |
| C. | Volleyball and Lighted Basketball Construction | \$ 640,000.00            |
| D. | B-Ball, V-ball Parking Lot Construction        | \$ 893,000.00            |
| E. | Expanded Picnic Area Construction              | \$ 1,389,000.00          |
| F. | Dog Park and Associated Parking Construction   | \$ 682,000.00            |
| G. | Soft Landscape & Irrigation Construction       | \$ 283,000.00            |
| H. | Miscellaneous Appurtenances                    | <u>\$ 60,000.00</u>      |
|    | Sub-Total Phase 2                              | \$ 4,484,000.00          |
|    | 20% Contingency Allowance                      | <u>\$ 896,800.00</u>     |
|    | <b>Total Phase 2</b>                           | <b>= \$ 5,380,800.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**DECEMBER 21, 2006**

**PHASE 1B – Option 2 – City Operated Softball Complex**

|   |   |
|---|---|
| A. Project Startup                          | \$ 544,000.00                                     |
| B. Civil / Utility Construction             | \$ 1,180,000.00                                   |
| C. Hardscape / Flatwork Construction        | \$ 2,854,444.00                                   |
| D. Parking Lot Construction                 | \$ 2,454,000.00                                   |
| E. Ball Field Construction                  | \$ 6,009,500.00                                   |
| F. Architectural Structures                 | \$ 3,550,000.00                                   |
| G. Soft Landscape & Irrigation Construction | \$ 795,825.00                                     |
| H. Miscellaneous Appurtenances              | <u>\$ 1,066,300.00</u>                            |
|   | Sub-Total Phase 1B, Option 2 \$18,454,069.00      |
|   | 20% Contingency Allowance <u>\$ 3,698,814.00</u>  |
|   | <b>Total Phase 1B, Option 2 = \$22,192,883.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
 DECEMBER 21, 2006

**PHASE 1B – Option 1 – Big League Dreams Complex**

|    |  |                          |
|----|--|--------------------------|
| A. | Project Startup                          | \$ 691,480.00            |
| B. | Civil / Utility Construction             | \$ 1,170,000.00          |
| C. | Parking Lot Construction                 | \$ 2,454,000.00          |
| D. | Hardscape / Flatwork Construction        | \$ 2,370,314.00          |
| E. | Replica Field Construction               | \$10,559,000.00          |
| F. | Architectural Structures                 | \$ 6,880,000.00          |
| G. | Soft Landscape & Irrigation Construction | \$ 521,844.00            |
| H. | Miscellaneous Appurtenances              | <u>\$ 881,870.00</u>     |
|    | Sub-Total Phase 1B, Option 1             | \$25,528,508.00          |
|    | 20% Contingency Allowance                | <u>\$ 5,105,702.00</u>   |
|    | <b>Total Phase 1B, Option 1</b>          | <b>= \$30,634,210.00</b> |

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**COLLEGE PARK COMMUNITY PARK IMPROVEMENTS**  
**CITY OF OXNARD, CALIFORNIA**  
**PRELIMINARY OPINION OF PROBABLE PHASED CONSTRUCTION COSTS**  
**DECEMBER 21, 2006**

**PHASE 1A – Soccer Field Improvements**

|   |  |
|---|--|
| A. Project Startup                          | \$ 515,000.00                                    |
| B. Civil / Utility Construction             | \$ 2,545,400.00                                  |
| C. Perimeter Road Construction              | \$ 1,286,000.00                                  |
| D. Parking Lot Construction                 | \$ 1,200,000.00                                  |
| E. Lighted Soccer Field Construction        | \$ 3,186,200.00                                  |
| F. Flatwork / Structures                    | \$ 1,265,000.00                                  |
| G. Soft Landscape & Irrigation Construction | \$ 900,000.00                                    |
| H. Miscellaneous Appurtenances              | <u>\$ 420,000.00</u>                             |
|   | Sub-Total Phase 1A \$11,317,600.00               |
|   | 20% Contingency Allowance <u>\$ 2,263,500.00</u> |
|   | <b>Total Phase 1A = \$13,581,000.00</b>          |

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**COLLEGE PARK - COMMUNITY PARK AREA**  
**OXNARD, CALIFORNIA**  
Preliminary Opinion of Probable Construction Cost  
**SCHEMATIC DESIGN**  
12/21/2006

| ITEM  | DESCRIPTION   | QTY     | UNIT | UNIT COST     | TOTAL           |
|---|---|---------|------|---------------|-----------------|
| <b>A. PROJECT START UP</b>                          |   |         |      |               |                 |
| 1.  | Mobilization (2% of base bid amount)                              | 1       | LS   | Allow         | \$ 720,000.00   |
| 2.  | Construction Chainlink Fence (approx.)                            | 5,000   | LF   | \$ 8.00       | \$ 40,000.00    |
| 3.  | Clear and Grub  | 44      | AC   | \$ 2,650.00   | \$ 116,600.00   |
| 4.  | Survey  | 1       | LS   | Allow         | \$ 200,000.00   |
| <b>B. CIVIL</b>                                     |   |         |      |               |                 |
| 1.  | Sewer Improvements* (6" pipe)                                     | 4,600   | LF   | \$ 100.00     | \$ 460,000.00   |
| 2.  | Storm Drain Improvements* (\$.55/s.f.)                            | 44      | AC   | \$ 25,000.00  | \$ 1,100,000.00 |
| 3.  | Reclaimed Water Service*  | 4,000   | LF   | \$ 45.00      | \$ 180,000.00   |
| 4.  | Domestic Water Improvements*                                      | 4,600   | LF   | \$ 42.00      | \$ 193,200.00   |
| 5.  | Telephone Service to Site*  | 4,600   | LF   | \$ 42.00      | \$ 193,200.00   |
| 6.  | Electrical Service to Site*                                       | 1       | LS   | Allow         | \$ 100,000.00   |
| 7.  | Earthworks (\$.55/s.f.)*  | 44      | AC   | \$ 24,000.00  | \$ 1,056,000.00 |
| 8.  | Traffic Signalization and Street Improvements to Rose Ave.        | 1       | LS   | Allow         | \$ 500,000.00   |
| 9.  | Street Improvements to Olds Road.                                 | 1       | LS   | Allow         | \$ 50,000.00    |
| <b>C. PERIMETER ROAD &amp; PARKING IMPROVEMENTS</b> |   |         |      |               |                 |
| 1.  | Sawcut & Remove existing AC                                       | 7,000   | SF   | \$ 3.00       | \$ 21,000.00    |
| 2.  | Perimeter Road Construction                                       | 95,585  | SF   | \$ 8.00       | \$ 764,680.00   |
| 3.  | Perimeter Parking Lot Construction, incl. Striping                | 242,200 | SF   | \$ 8.00       | \$ 1,937,600.00 |
| <b>D. SOCCER FIELD IMPROVEMENTS</b>                 |   |         |      |               |                 |
| 1.  | Fine Grade / Soil Preparation                                     | 439,200 | SF   | \$ 0.25       | \$ 109,800.00   |
| 2.  | Sand Base, Drainage, Irrigation, Seed, Maint. (incl. btw fields)  | 439,200 | EA   | \$ 4.50       | \$ 1,976,400.00 |
| 3.  | Lighting (per Field)  | 5       | EA   | \$ 220,000.00 | \$ 1,100,000.00 |
| <b>E. HARDSCAPE / FLATWORK</b>                      |   |         |      |               |                 |
| 1.  | Disabled Access Ramp per APWA Stds, and ADA                       | 15      | EA   | \$ 2,500.00   | \$ 37,500.00    |
| 2.  | Maintenance/Fire Access Ramp                                      | 5       | EA   | \$ 5,000.00   | \$ 25,000.00    |
| 3.  | Vehicular Accent Conc. Paving (Colored & Stamped)                 | 26,600  | SF   | \$ 12.00      | \$ 319,200.00   |
| 4.  | Vehicular Conc. Banding (18" natural grey)                        | 2,675   | LF   | \$ 36.00      | \$ 96,300.00    |
| 5.  | Pedestrian Accent Paving (Colored, Exp. Agg. w/ Sawcut Grid)      |         |      |               |                 |
|   | a. at park entry area   | 20,000  | SF   | \$ 16.00      | \$ 320,000.00   |
|   | b. at Basketball Area   | 18,000  | SF   | \$ 16.00      | \$ 288,000.00   |
|   | c. at Volleyball Area   | 9000    | SF   | \$ 16.00      | \$ 144,000.00   |
|   | d. at Dog Park  | 3000    | SF   | \$ 16.00      | \$ 48,000.00    |
|   | e. at Shade Shelters (22 each)                                    | 19,800  | SF   | \$ 16.00      | \$ 316,800.00   |
| 6.  | Nat'l Grey, Broom Finish Conc. Paving                             |         |      |               |                 |
|   | a. 8 ft. wide Shared Circulation Pathways                         | 46,800  | SF   | \$ 8.00       | \$ 374,400.00   |
|   | b. 12 in. wide Concrete Banding                                   | 5,330   | SF   | \$ 22.00      | \$ 117,260.00   |
| 7.  | Concrete Mow Curb (at planting areas - approx.)                   | 5,000   | LF   | \$ 20.00      | \$ 100,000.00   |
| 8.  | Tot Lot Resilient Rubber Surfacing (with Concrete Sub-base)       | 14,500  | SF   | \$ 25.00      | \$ 362,500.00   |
| 9.  | Basketball Courts (including striping, backboards, poles)         | 12,000  | SF   | \$ 15.00      | \$ 180,000.00   |
| 10.   | Volley Ball Courts (including turf, edges, nets, posts)           | 3,600   | SF   | \$ 11.00      | \$ 39,600.00    |
| <b>F. SEAT WALLS / STEPS</b>                        |   |         |      |               |                 |
| 1.  | 18" Concrete Seat Wall at Tot Lot                                 | 260     | LF   | \$ 400.00     | \$ 104,000.00   |
| 2.  | Concrete Edge to Tot Lot  | 600     | LF   | \$ 190.00     | \$ 114,000.00   |
| 3.  | Concrete Steps at Bridge Landing                                  | 205     | LF   | \$ 150.00     | \$ 30,750.00    |
| <b>G. SITE LIGHTING / ELECTRICAL</b>                |   |         |      |               |                 |
| 1.  | Electrical Service, Pull Boxes, Conduit, Branch Circuit Wiring    | 1       | LS   | Allow         | \$ 200,000.00   |
| 2.  | Pole Mounted Perimeter Road Fixtures                              | 63      | EA   | \$ 8,000.00   | \$ 504,000.00   |
| 3.  | Pole Mounted Pedestrian Fixtures (at 60 ft. centers)              | 150     | EA   | \$ 8,000.00   | \$ 1,200,000.00 |
| 4.  | Pole Mounted Perimeter Parking Lot Fixtures                       | 100     | EA   | \$ 8,000.00   | \$ 800,000.00   |
| 5.  | Basketball Court Lighting (12 lights on 8 poles)                  | 1       | LS   | Allow         | \$ 108,000.00   |
| 6.  | Lighting/GFI Receptacle to Shade Structures                       | 34      | EA   | \$ 3,000.00   | \$ 102,000.00   |
| <b>H. SITE FURNISHINGS</b>                          |   |         |      |               |                 |
| 1.  | Pedestrian Bridge (approx. 60 ft. span, incl buttress foundation) | 1       | LS   | Allow         | \$ 185,000.00   |
| 2.  | Benches   | 100     | EA   | \$ 1,600.00   | \$ 160,000.00   |
| 3.  | Waste Receptacles   | 30      | EA   | \$ 800.00     | \$ 24,000.00    |
| 4.  | Drinking Fountain   | 6       | EA   | \$ 5,500.00   | \$ 33,000.00    |
| 5.  | Picnic Tables   | 88      | EA   | \$ 2,000.00   | \$ 176,000.00   |
| 6.  | Tree Grates & Guards - 8 ft. Diam.                                | 16      | EA   | \$ 5,000.00   | \$ 80,000.00    |
| 7.  | Tot Lot Equipment   | 1       | LS   | Allow         | \$ 250,000.00   |
| 8.  | Accessibility Signage   | 1       | LS   | Allow         | \$ 20,000.00    |
| 9.  | Park Monument   | 1       | LS   | Allow         | \$ 50,000.00    |
| 10.   | Directional Signage   | 1       | LS   | Allow         | \$ 200,000.00   |

| ITEM DESCRIPTION   | QTY     | UNIT | UNIT COST     | TOTAL            |
|--|---------|------|---------------|------------------|
| <b>I. ARCHITECTURAL ELEMENTS</b>   |         |      |               |                  |
| 1. Restroom/Snack Bar Structure (900 s.f. at \$500./s.f.)  | 2       | LS   | \$ 450,000.00 | \$ 900,000.00    |
| 2. Shade Shelter Structures (30ft square)  | 22      | EA   | \$ 100,000.00 | \$ 2,200,000.00  |
| 3. Combined Community / Aquatic Center   |         |      |               |                  |
| a. Community Center Portion (\$500./s.f.)  | 21,500  | EA   | \$ 500.00     | \$ 10,750,000.00 |
| b. Aquatic Facility Portion  | 1       | LS   | Allow         | \$ 3,250,000.00  |
| <b>J. IRRIGATION</b>   |         |      |               |                  |
| 1. General   |         |      |               |                  |
| a. Turfgrass Areas   | 89,000  | SF   | \$ 1.50       | \$ 133,500.00    |
| b. Garden Bed Areas  | 94,600  | SF   | \$ 1.50       | \$ 141,900.00    |
| <b>K. LANDSCAPE</b>  |         |      |               |                  |
| 1. Soil Testing for Horticultural Suitability  | 1       | LS   | Allow         | \$ 15,000.00     |
| 2. Parking Islands - Perimeter Areas   |         |      |               |                  |
| a. Soil Preparation / Fine Grading   | 44,600  | SF   | \$ 0.45       | \$ 20,070.00     |
| b. 24" Box Tree  | 300     | EA   | \$ 275.00     | \$ 82,500.00     |
| c. 1 gal. Container Planting (18" spacing)   | 19,600  | EA   | \$ 10.00      | \$ 196,000.00    |
| d. 3" Mulch (44,600 s.f.)  | 415     | CY   | \$ 40.00      | \$ 16,600.00     |
| 3. Parkland Areas  |         |      |               |                  |
| a. Soil Preparation / Fine Grading   | 139,000 | SF   | \$ 0.45       | \$ 62,550.00     |
| b. Feature Palm  | 37      | EA   | \$ 6,000.00   | \$ 222,000.00    |
| c. 36" box Tree  | 600     | EA   | \$ 750.00     | \$ 450,000.00    |
| d. 24" Box Tree  | 500     | EA   | \$ 275.00     | \$ 137,500.00    |
| e. 15 gal. Tree  | 500     | EA   | \$ 95.00      | \$ 47,500.00     |
| g. 5 gal. Container Planting (25% of 50,000s.f. at 36" spacing)  | 1,400   | EA   | \$ 20.00      | \$ 28,000.00     |
| h. 1 gal. Container Planting (45% of 50,000s.f. at 18" spacing)  | 9,900   | EA   | \$ 10.00      | \$ 99,000.00     |
| i. Ground Cover from Flats (30% of 50,000s.f. at 12" spacing)  | 15,000  | SF   | \$ 1.00       | \$ 15,000.00     |
| j. Turf (Hydroseed)  | 89,000  | SF   | \$ 0.20       | \$ 17,800.00     |
| k. 3" Mulch (50,000 s.f.)  | 185     | CY   | \$ 45.00      | \$ 8,325.00      |
| 4. 90 - Day Maintenance  | 183,600 | SF   | \$ 0.10       | \$ 18,360.00     |
| SUBTOTAL   |         |      |               | \$ 36,739,395.00 |
| 20% CONTINGENCY  |         |      |               | \$ 7,347,879.00  |
| TOTAL  |         |      |               | \$ 44,087,274.00 |
| <p>* The estimated costs do not include any recommendations for over-excavation, soil preparation, footing depth, size or reinforcing as may be required due to problematic soil conditions. Upon approval of the Master Plan a Geotechnical soils study will be conducted to confirm these specific site development recommendations.</p>   |         |      |               |                  |
| <p>THIS OPINION OF PROBABLE COSTS IS BASED ON THE COLLEGE PARK MASTER PLAN EXHIBIT ONLY AND DOES NOT CONSIDER SPECIFIC PRELIMINARY DESIGN OR DESIGN DEVELOPMENT PLAN REFINEMENTS. IT DOES NOT INCLUDE PERMITS OR DESIGN FEES. RJM HAS PREPARED THIS OPINION OF PROBABLE CONSTRUCTION COST ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. HOWEVER, THIS OPINION REPRESENTS ASSUMPTIONS OF THE CONSTRUCTION MARKET AND CONTRACTOR'S METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS, OVER WHICH RJM HAS NO CONTROL. IF THE OWNER'S REQUIRE GREATER ASSURANCE AS TO THE CONSTRUCTION COST, THEY SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.</p> |         |      |               |                  |