

14 / COST OPINION

COST OPINION

COST OPINION

To understand the potential for project development at the Rio Hondo Confluence Area Project and plan for implementation, it is critical to understand the associated construction costs of each project represented within this report. The following tables represent order of magnitude construction costs, including a 30% contingency, associated with each of the 12 projects. As projects within this report are at a concept level, the cost estimate is based on precedent research on comparable projects to determine cost opinion information.

Assumptions:

- All costs assume that land will be made available by owning entities at no cost.
- Design fees or other implementation costs are not included.
- The costs shown for elements are the construction cost for those elements in current dollars.
- Site remediation on affected parcels is roughly estimated and will require future evaluation.

COST

COST OPINION

UNIT COSTS

Improvements (per unit)	Cost
Demolition (per structure)	\$20,000
Land Remediation (per acre)	\$500,000
Significant Land Remediation (per acre)	\$3,000,000
Planting Improvements (per acre)	\$1,500,000
Park Improvements (per acre)	\$3,000,000
Channel Smoothing (per linear foot)	\$9,000
Low Flow Modification (per linear foot)	\$18,000
Terrace Construction (per linear foot)	\$10,000
Platform Park (per acre)	\$15,000,000
Multiuse Bridge (per square foot)	\$1,150
Pedestrian Bridge Over Highway (per square foot)	\$1,725
Elevated Access Ramps and Stairs (per linear foot)	\$10,000
Open Buildings (per square foot)	\$300
Enclosed Buildings (per square foot)	\$500
Specialty Buildings (per square foot)	\$750
Sculptural Element (per square foot)	\$750
CEQA (per project)	\$2,000,000

SUMMARY

(118.5 Total Acres)

Project	Construction	Contingency (30%)	Project Total
SOUTHERN AVENUE CONNECTOR	\$18,476,750	\$5,543,030	\$24,019,780
LA RIVER PLATFORM PARK	\$364,732,500	\$109,419,750	\$474,152,250
RIO HONDO PLATFORM PARK	\$234,345,500	\$70,303,500	\$304,648,500
SOUTH GARFIELD TRANSMISSION RIGHT-OF-WAY PARK	\$40,625,000	\$12,187,500	\$52,812,500
NORTH IMPERIAL TRANSMISSION RIGHT-OF-WAY PARK	\$37,750,000	\$11,325,000	\$49,075,000
SOUTH IMPERIAL TRANSMISSION RIGHT-OF-WAY PARK	\$45,312,500	\$13,593,750	\$58,906,250
CONFLUENCE POINT PARK	\$41,587,500	\$12,476,250	\$54,063,750
BLUE PARK	\$143,540,000	\$43,062,000	\$186,602,000
WATER EDUCATION CENTER	\$23,850,000	\$7,155,000	\$31,005,000
IMPERIAL WETLANDS	\$39,500,000	\$11,850,000	\$51,350,000
SELA BRIDGE PARK	\$62,191,510	\$18,657,450	\$80,848,960
LYNWOOD CONNECTOR	\$19,473,750	\$5,842,125	\$25,315,880
GRAND TOTAL			\$1,392,799,870

COST OPINION

COST OPINION

SOUTHERN AVENUE CONNECTOR

(0.5 Total Acres)

Cost Breakdown	Units	Cost
Pedestrian Bridge Over Highway (per square foot)	5,030.0	\$8,676,750
Elevated Access Ramps and Stairs (per linear foot)	780.0	\$7,800,000
CEQA Costs	-	\$2,000,000
<hr/>		
Construction		\$18,476,750
Contingency (30%)		\$5,543,030
TOTAL		\$24,019,780

LA RIVER PLATFORM PARK

(20.5 Total Acres)

Cost Breakdown	Units	Cost
Platform Park (per acre)	20.5	\$307,500,000
Channel Smoothing (per linear foot)	2,710.0	\$24,390,000
Elevated Access Ramps and Stairs (per linear foot)	2,835.0	\$28,350,000
Enclosed Buildings (per square foot)	4,985.0	\$2,492,5000
CEQA Costs	-	\$2,000,000
<hr/>		
Construction		\$364,732,500
Contingency (30%)		\$109,419,750
TOTAL		\$474,152,250

RIO HONDO PLATFORM PARK

(12.0 Total Acres)

Cost Breakdown	Units	Cost
Platform Park (per acre)	12.0	\$180,000,000
Channel Smoothing (per linear foot)	2,375.0	\$21,375,000
Elevated Access Ramps and Stairs (per linear foot)	2,725.0	\$27,250,000
Open Buildings (per square foot)	12,400.0	\$3,720,000
CEQA Costs	-	\$2,000,000
<hr/>		
Construction		\$234,345,000
Contingency (30%)		\$70,303,500
TOTAL		\$304,648,500

COST OPINION

COST OPINION

SOUTH GARFIELD TRANSMISSION RIGHT-OF-WAY PARK (13.5 Total Acres)

Cost Breakdown	Units	Cost
Land Remediation (per acre)	13.5	\$6,750,000
Planting Improvements (per acre)	6.8	\$10,125,000
Park Improvements (per acre)	6.8	\$20,250,000
Enclosed Buildings (per square foot)	3,000.0	\$1,500,000
CEQA Costs	-	\$2,000,000
Construction		\$40,625,000
Contingency (30%)		\$12,187,500
TOTAL		\$52,812,500

NORTH IMPERIAL TRANSMISSION RIGHT-OF-WAY PARK (13.0 Total Acres)

Cost Breakdown	Units	Cost
Land Remediation (per acre)	13.0	\$6,500,000
Planting Improvements (per acre)	6.5	\$9,750,000
Park Improvements (per acre)	6.5	\$19,500,000
CEQA Costs	-	\$2,000,000
Construction		\$37,750,000
Contingency (30%)		\$11,325,000
TOTAL		\$49,075,000

SOUTH IMPERIAL TRANSMISSION RIGHT-OF-WAY PARK (15.75 Total Acres)

Cost Breakdown	Units	Cost
Land Remediation (per acre)	15.75	\$7,875,000
Planting Improvements (per acre)	7.9	\$11,812,500
Park Improvements (per acre)	15.75	\$23,625,000
CEQA Costs	-	\$2,000,000
Construction		\$45,312,500
Contingency (30%)		\$13,593,750
TOTAL		\$58,906,250

COST OPINION

COST OPINION

CONFLUENCE POINT PARK

(12.0 Total Acres)

Cost Breakdown	Units	Cost
Significant Land Remediation (per acre)	12.0	\$36,000,000
Park Improvements (per acre)	12.0	\$36,000,000
Enclosed Buildings (per square foot)	7,175.0	\$3,587,500
CEQA Costs	-	\$2,000,000
		<hr/>
Construction		\$41,587,500
Contingency (30%)		\$12,476,250
TOTAL		\$54,063,750

BLUE PARK

(14.5 Total Acres)

Cost Breakdown	Units	Cost
Channel Smoothing (per linear foot)	4,920.0	\$44,280,000
Low Flow Modification (per linear foot)	4,920.0	\$88,560,000
Terrace Construction (per linear foot)	870.0	\$8,700,000
CEQA Costs	-	\$2,000,000
		<hr/>
Construction		\$143,540,000
Contingency (30%)		\$43,062,000
TOTAL		\$186,602,000

WATER EDUCATION CENTER

(2.5 Total Acres)

Cost Breakdown	Units	Cost
Demolition (per structure)	5.0	\$100,000
Land Remediation (per acre)	2.5	\$1,250,000
Park Improvements (per acre)	2.5	\$7,500,000
Enclosed Buildings (per square foot)	5,600.0	\$2,800,000
Specialty Buildings (per square foot)	13,600.0	\$10,200,000
CEQA Costs	-	\$2,000,000
		<hr/>
Construction		\$23,850,000
Contingency (30%)		\$7,155,000
TOTAL		\$31,005,000

COST OPINION

COST OPINION

IMPERIAL WETLANDS

(12.5 Total Acres)

Cost Breakdown	Units	Cost
Land Remediation (per acre)	12.5	\$6,250,000
Park Improvements (per acre)	12.5	\$37,500,000
CEQA Costs	-	\$2,000,000
	Construction	\$39,500,000
	Contingency (30%)	\$11,850,000
	TOTAL	\$51,350,000

SELA BRIDGE PARK

(1.0 Total Acres)

Cost Breakdown	Units	Cost
Planting Improvements (per acre)	0.6	\$917,011
Terrace Construction (per linear foot)	600.0	\$6,000,000
Multiuse Bridge (per square foot)	26,630.0	\$30,624,500
Sculptural Element (per square foot)	19,000.0	\$14,250,000
Elevated Access Ramps and Stairs (per linear foot)	840.0	\$8,400,000
CEQA Costs	-	\$2,000,000
	Construction	\$62,191,510
	Contingency (30%)	\$18,657,450
	TOTAL	\$80,848,960

LYNWOOD CONNECTOR

(0.75 Total Acres)

Cost Breakdown	Units	Cost
Park Improvements (per acre)	0.8	\$2,250,000
Pedestrian Bridge Over Highway (per square foot)	5,550.0	\$9,573,750
Elevated Access Ramps and Stairs (per linear foot)	565.0	\$5,650,000
CEQA Costs	-	\$2,000,000
	Construction	\$19,473,750
	Contingency (30%)	\$5,842,130
	TOTAL	\$25,315,880

