A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

DATE	DESCRIPTION
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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

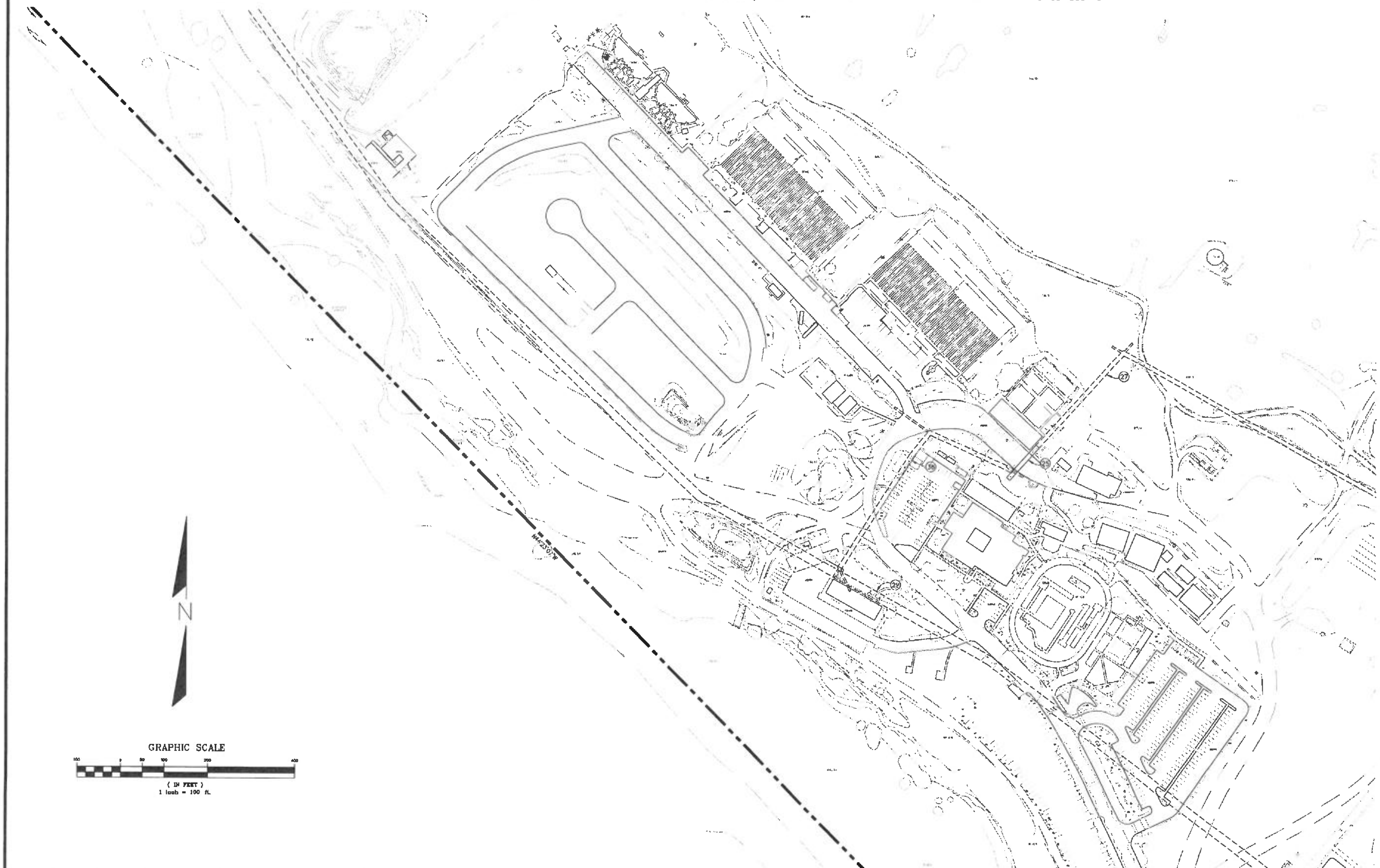
LAWYERS TITLE COMPANY
AMENDED PRELIMINARY REPORT 1-6-2021
NO. 620675105

DATE: 2/29/24
SCALE: 100
JOB NO. 3230282
PROJECT MANAGER: CHRIS BRATTY
DESIGNED BY: KEC
CHECKED BY: KEC

SHEET NUMBER
17

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

LAWYERS TITLE COMPANY
AMENDED PRELIMINARY REPORT 1-6-2021
NO. 620675105

DATE: 2/29/24
SCALE: 100
JOB NO. 3230262
PROJECT MANAGER: CHRIS BRATTY
DESIGNED BY: KEC
CHECKED BY: KEC

SHEET NUMBER
18

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

LAWYERS TITLE COMPANY
AMENDED PRELIMINARY REPORT 1-6-2021
NO. 620675105

DATE: 2/29/24
SCALE: 100
JOB NO. 3230282
PROJECT MANAGER: CHRIS BRATTY
DESIGNED BY: KEC
CHECKED BY: KEC

SHEET NUMBER
19

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

LAWYERS TITLE COMPANY
AMENDED PRELIMINARY REPORT 1-6-2021
NO. 62067510S

DATE: 2/29/24
SCALE: 100
JOB NO. 3230262
PROJECT MANAGER: CHRIS BRATTY
DESIGNED BY: KEC
CHECKED BY: KEC

SHEET NUMBER
20

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

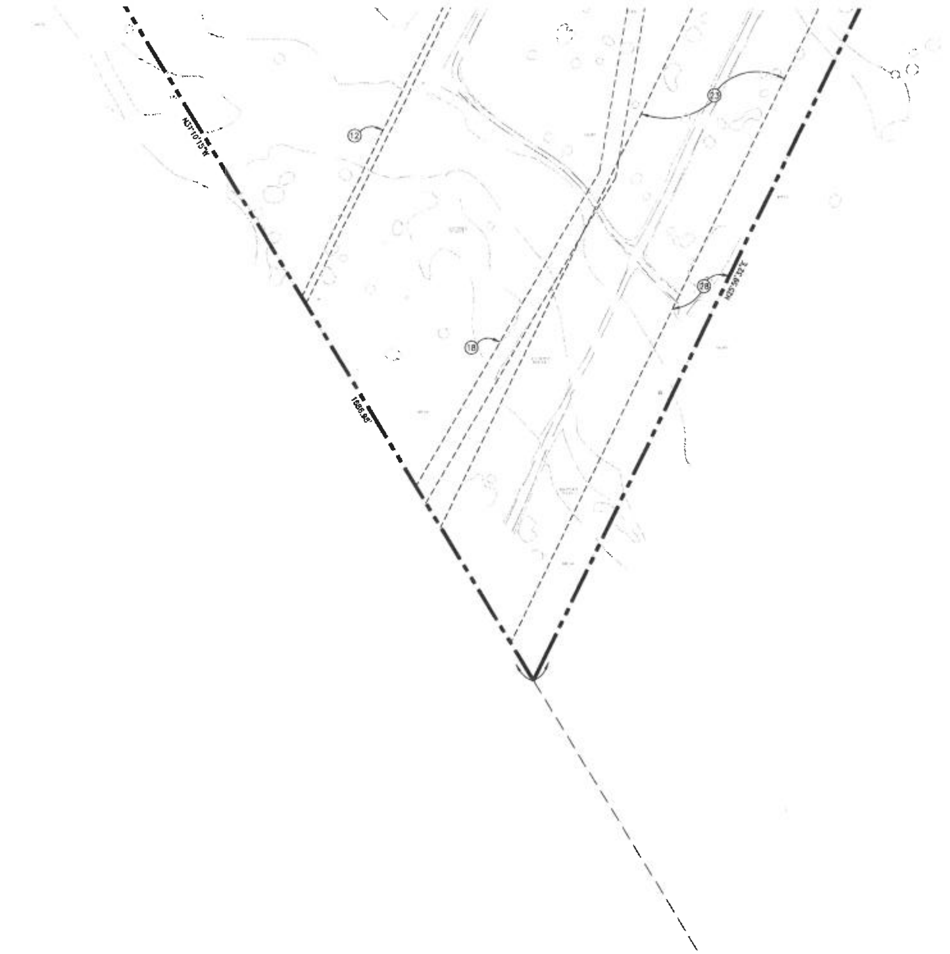
LAWYERS TITLE COMPANY
AMENDED PRELIMINARY REPORT 1-6-2021
NO. 620675105

DATE: 2/29/24
SCALE: 100
JOB NO. 3230252
PROJECT MANAGER: CHRIS BRATTY
DESIGNED BY: KEC
CHECKED BY: KEC

SHEET NUMBER
21

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

LAWYERS TITLE COMPANY
AMENDED PRELIMINARY REPORT 1-6-2021
NO. 620675105

DATE: 2/29/24
SCALE: 100
JOB NO. 3230262
PROJECT MANAGER: CHRIS BRATTY
DESIGNED BY: KEC
CHECKED BY: KEC

SHEET NUMBER
22

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

LEGEND

ANTENNA
CONTROL POINT
GRATE
DROP INLET
FIRE HYDRANT
FLAG POLE
HANDICAP PARKING
GUY ANCHOR
GATE
LIGHT POLE
LIGHT POLE
MAILBOX
MANHOLE
MISC UTILITY
MISC OBJECT
POLE
POST
ROCK
RR LIGHT
RR GATE
SIGN
SOLAR
SINGLE POLE SIGN
DOUBLE POLE SIGN
STAND PIPE
SPOT ELEVATION
TRAFFIC SIGNAL
TRAFFIC SIGNAL
UTILITY POLE
UTILITY
UTILITY BOX
BUSH
TREE
PALM TREE
BUILDING & AWNING
DECK
CONTAINER
TANK

CURB & GUTTER
SIDEWALK
DRIVEWAY
WALK
PAVED ROAD
DIRT ROAD
BERM
GUARDRAIL
HANDICAP
PAINT STRIPING
FENCE
GATE
WALL
RETAINING WALL
HEAD WALL
STAIRS
HANDRAIL
BRIDGE
PAVED AREA
CONCRETE
POOL
TRAIL
RAMP
RAILROAD
BENCH
BLEACHERS
DITCH
PIPELINE
POND
STREAM
RIP-RAP
MISC OBJECT
PLANTER
TREE LINE
BRUSH
BRUSH - SCATTERED
BUSH
DEBRIS
DIRT PILES
ROCKS
INDEX CONTOUR
INTERMEDIATE CONTOUR
OBSCURED INDEX CONTOUR
OBSCURED INTERMEDIATE
INDEX DEPRESSION
INTERMEDIATE DEPRESSION

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INDEX MAP
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raSmith
CREATIVITY BEYOND ENGINEERING
8911 Research Drive
Irvine, CA 92618-4237
(949) 872-2378
rasmith.com

VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

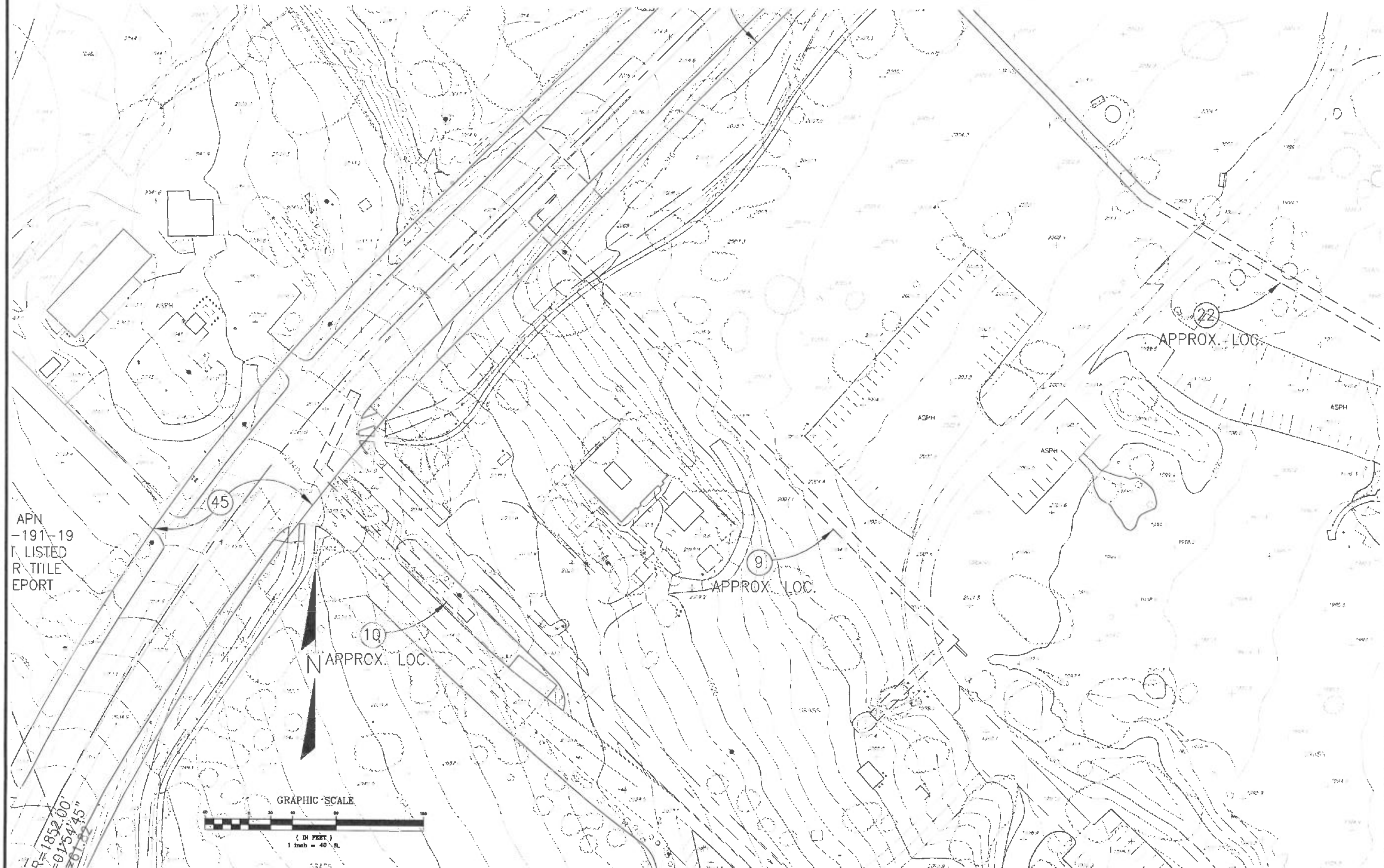
LAWYERS TITLE COMPANY
AMENDED PRELIMINARY REPORT 1-6-2021
NO. 620675105

DATE: 2/29/24
SCALE: NONE
JOB NO. 3230252
PROJECT MANAGER: CHRIS BRATTY
DESIGNED BY: KEC
CHECKED BY: KEC

SHEET NUMBER
23

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

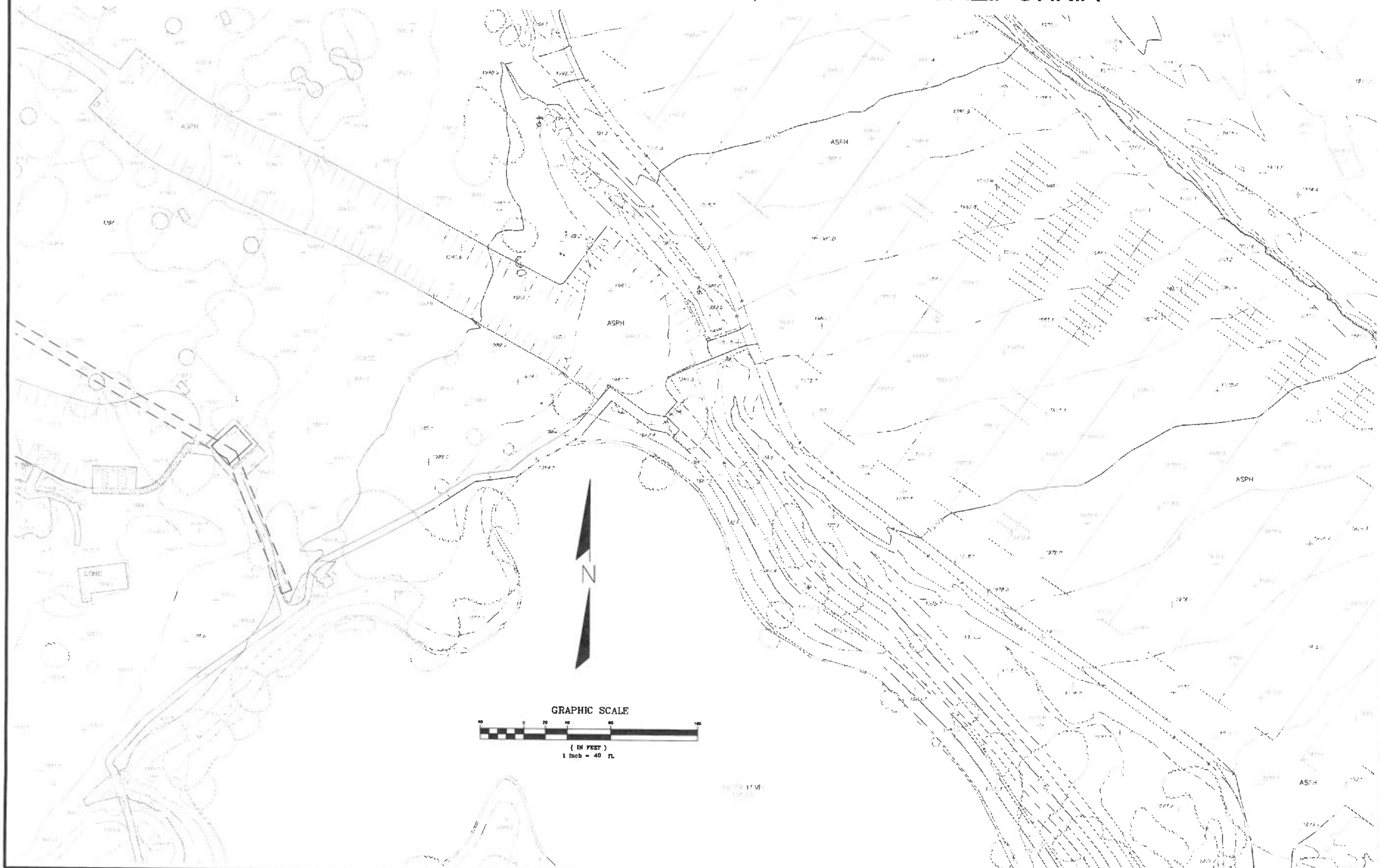
LAWYERS TITLE COMPANY
AMENDED PRELIMINARY REPORT 1-6-2021
NO. 620675105

DATE: 2/29/24
SCALE: 40
JOB NO. 3230252
PROJECT MANAGER: CHRIS BRATTY
DESIGNED BY: KEC
CHECKED BY: KEC

SHEET NUMBER
24

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

LAWYERS TITLE COMPANY
AMENDED PRELIMINARY REPORT 1-6-2021
NO. 620675105

DATE: 2/29/24
SCALE: 40
JOB NO. 3230282
PROJECT MANAGER: CHRIS BRATTY
DESIGNED BY: KEC
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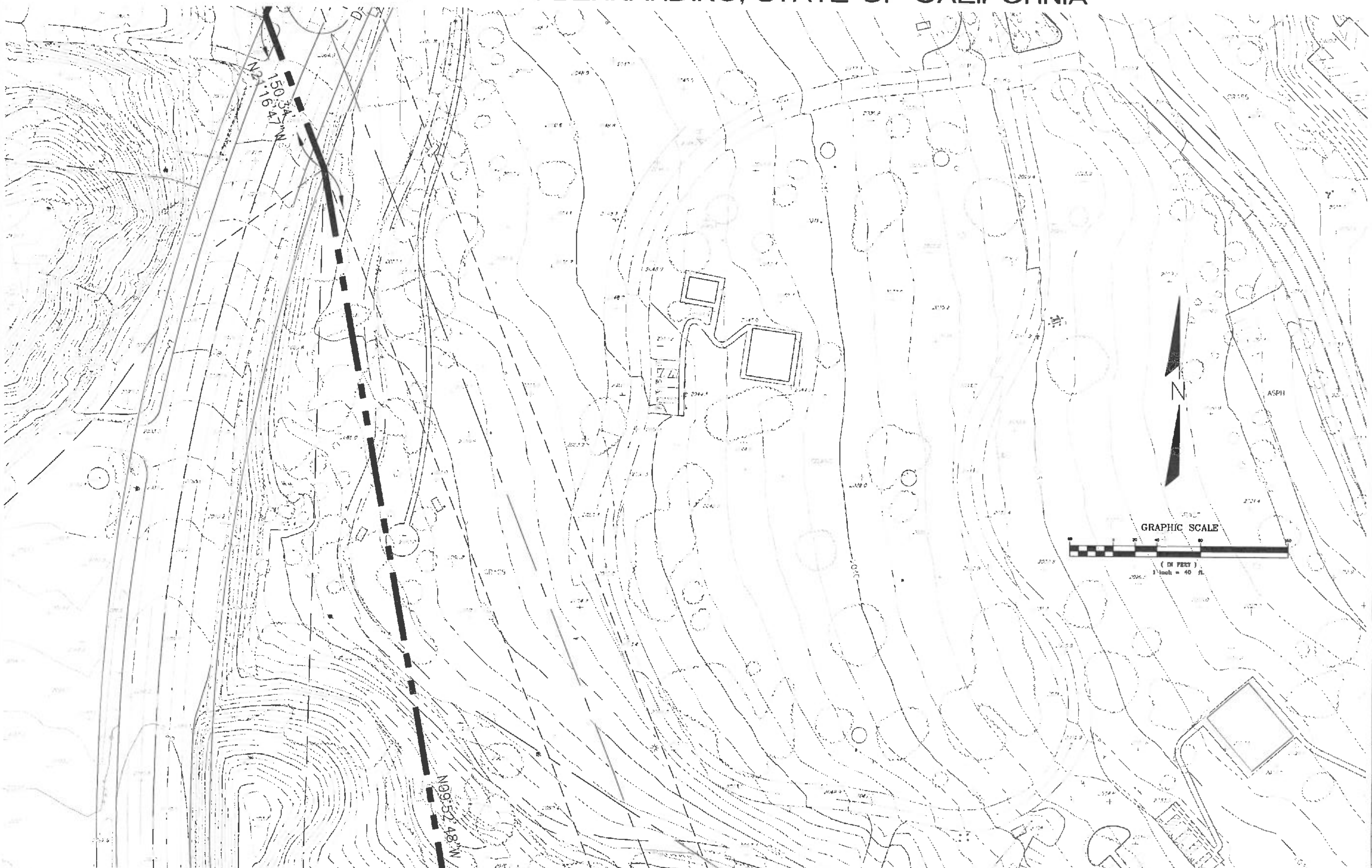
SHEET NUMBER
25

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

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AMENDED PRELIMINARY REPORT 1-6-2021
NO. 620675105

DATE: 2/29/24
SCALE: 40
JOB NO. 3230252
PROJECT MANAGER: CHRIS BRATTY
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CHECKED BY: KEC

SHEET NUMBER
26

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

LAWYERS TITLE COMPANY
AMENDED PRELIMINARY REPORT 1-6-2021
NO. 620675105

DATE: 2/29/24
SCALE: 40
JOB NO. 3230262
PROJECT MANAGER: CHRIS BRATTY
DESIGNED BY: KEC
CHECKED BY: KEC

SHEET NUMBER
27

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

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28

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

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NO. 620675105

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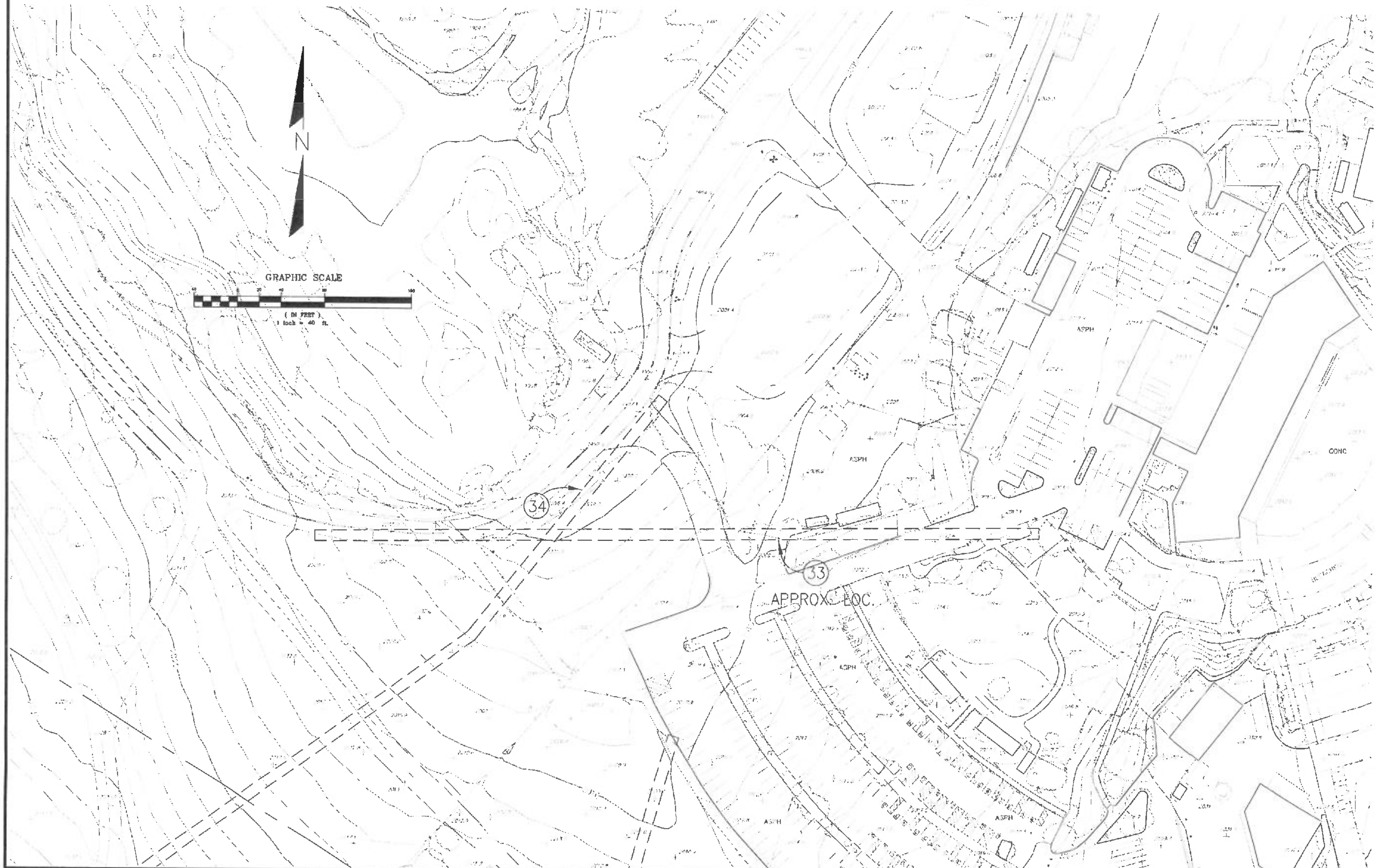
29

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



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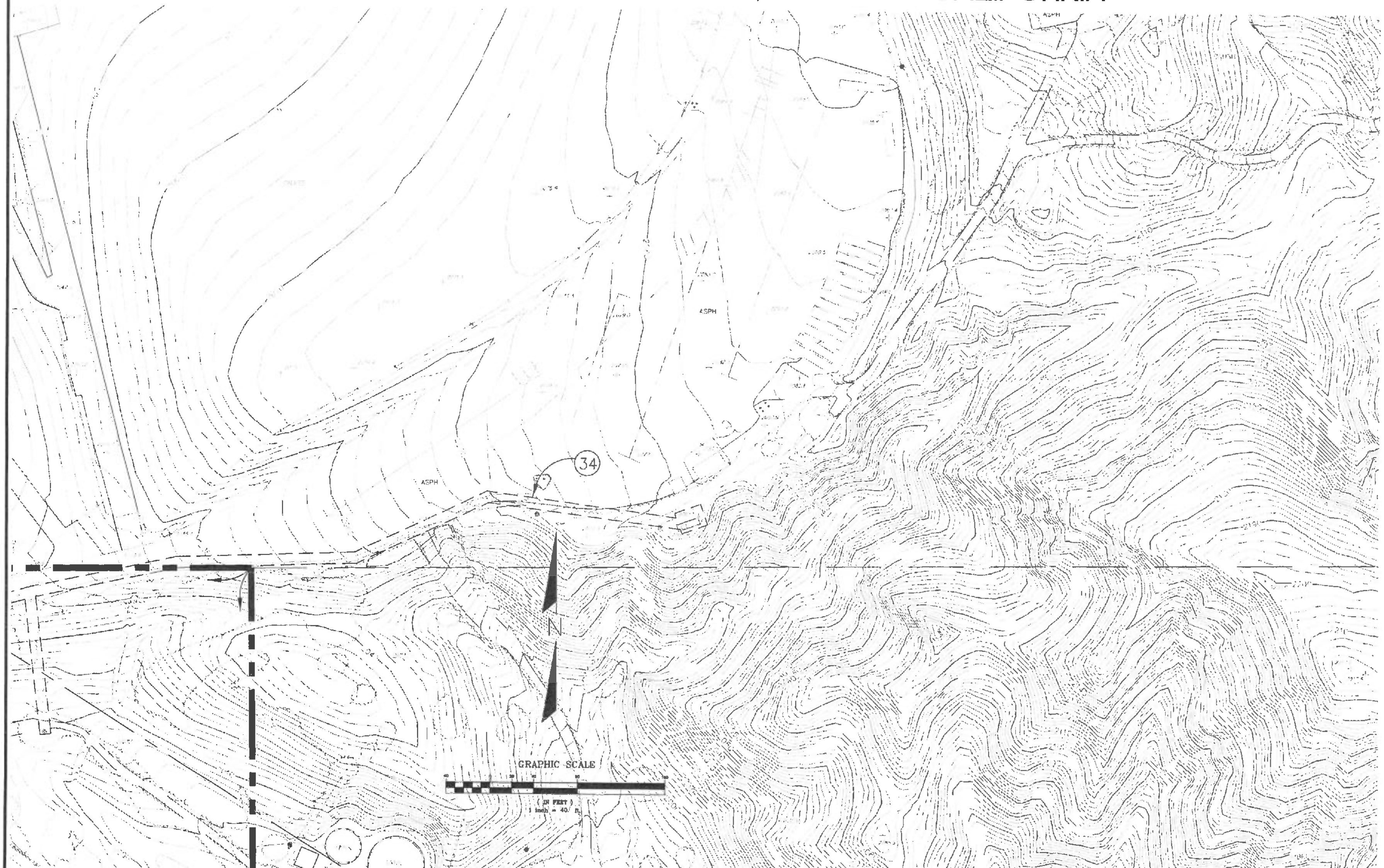

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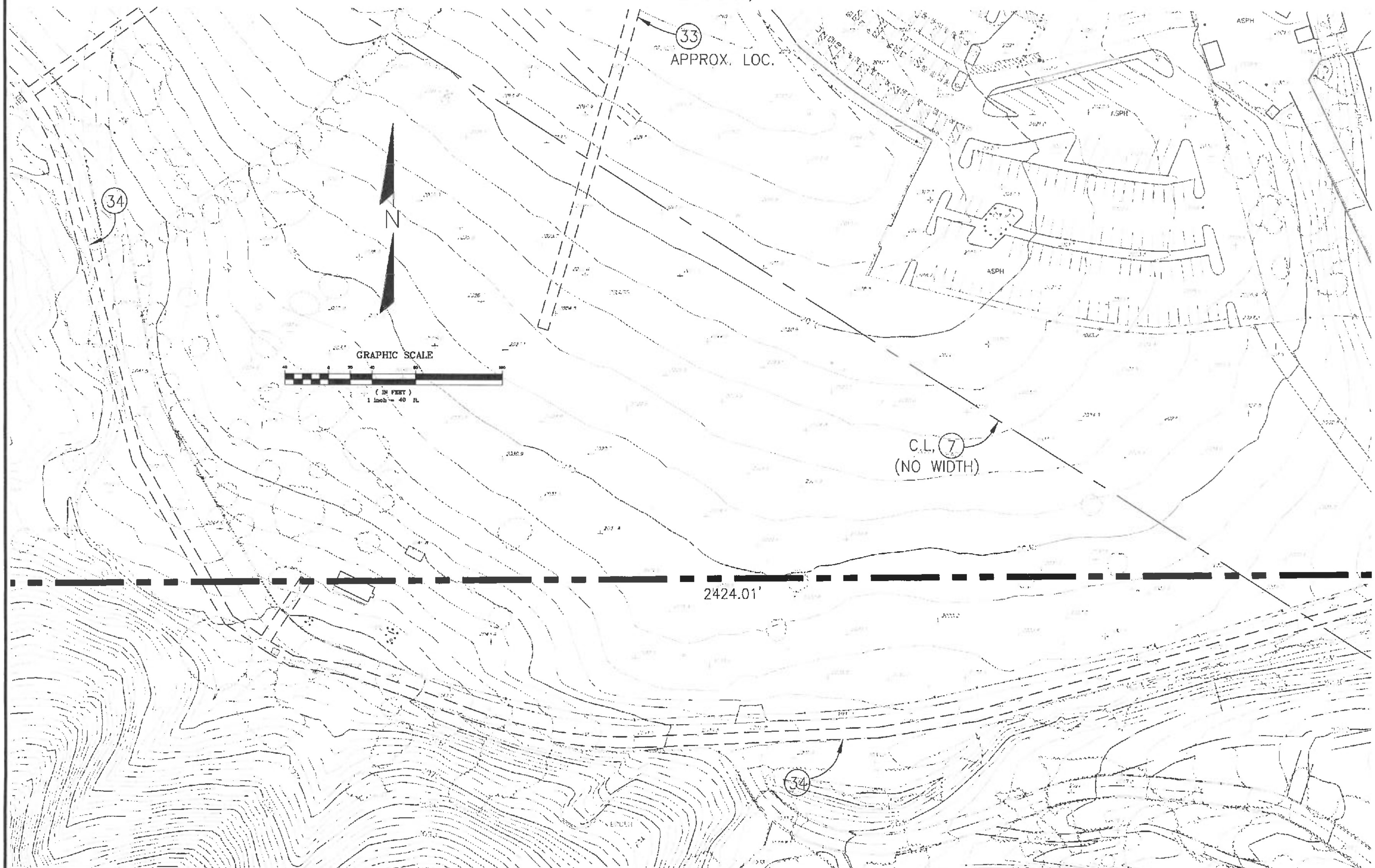
31

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



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VACANT LAND
COUNTY OF SAN BERNARDINO, CALIFORNIA

LAWYERS TITLE COMPANY
AMENDED PRELIMINARY REPORT 1-6-2021
NO. 62067510 5

DATE: 2/29/24
SCALE: 40
JOB NO. 3230282
PROJECT MANAGER: CHRIS BRATTY
DESIGNED BY: KEC
CHECKED BY: KEC
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A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

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COUNTY OF SAN BERNARDINO, CALIFORNIA

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33

Exhibit E

Glen Helen Regional Park – Campground

Campground Proposed Project Budget

Glen Helen Regional Park-Campground

Date: 10/30/2024

Opinon of probable cost

Campground

Proposed Project Budget

Land

Land Purchase	$0.00	
	Sub-total:	**$0.00**

Soft Cost: Development

Consultants	$773,469.70	
Fees	$52,000.00	
Legal	$75,000.00	
	Sub-total:	**$900,469.70**

Hard Cost: Construction

Onsite infrastructure	$1,806,651.00	
Site Work	$4,710,197.25	
Buildings	$838,750.00	
Attractions- Adventure Course	$2,125,000.00	
Attractions- Spare	$0.00	
Attractions-Standing Surf	$0.00	
Attractions- Spare	$0.00	
Attractions- Stage/ Training lawn	$0.00	
Power	$0.00	
Foundations	$0.00	
Pools	$0.00	
OHP/Bonds	$1,056,375.66	
Taxes	$0.00	
	Sub-total:	**$10,536,973.91**

Start up Cost

Exclusive Territory agreement	$0.00	
Full License agreement	$0.00	
Staffing start up/ops cash	$0.00	
FFE	$1,275,000.00	
	Sub-total:	**$1,275,000.00**

Finance charges

Finance Cost	$0.00	
Construction Interest	$0.00	
	Sub-total:	**$0.00**

Contingency

Contingency amount	$571,872.18	
	Projected:	**$571,872.18**
	Total:	**$13,284,315.79**

Project Commitments

Glen Helen Regional Park-Campground

10/30/2024

Opinon of probable cost

Soft Cost Budget

	Item	Task	Vendor	Entitlement Budget	Construction Drawing Budget	Total Budget
Contract						
	Architecture	Arch/Structural/MEP		$0.00	$6,710.00	$6,710.00
	Civil	ALTA Survey		$0.00	$1,677.50	$1,677.50
	Civil	Civil		$0.00	$232,283.70	$232,283.70
	Landscape	Landscape		$0.00	$129,046.50	$129,046.50
	Utility consultant	Utility consultant		$0.00	$20,000.00	$20,000.00
			Sub total:	$0.00	$389,717.70	$389,717.70
Fees	All fees are listed as allowances					
	City Impound accounts	Development allowance		$0.00	$0.00	$0.00
	Entitlement Fees	Permit/Allowance		$0.00	$0.00	$0.00
	Grading Plan Check	Permit/Allowance			$3,500.00	$3,500.00
	Grading Permit	Permit/Allowance			$3,500.00	$3,500.00
	Plan Check	Permit/Allowance		$0.00	$10,000.00	$10,000.00
	Permit Fees	Permit/Allowance			$10,000.00	$10,000.00
			Sub total:	$0.00	$27,000.00	$27,000.00
Legal						
	Environmental	Lease Negotiations			$0.00	$0.00
	Alcohol	Allowance			$0.00	$0.00
	CEQA	Lease Negotiations			$0.00	$0.00
	Business	Contracts	Finance		$0.00	$0.00
						$0.00
			Sub total:		$0.00	$0.00
Consultants						
	TBD	Consultant	Development/Construction management	$0.00	$108,000.00	$108,000.00
	Travel	Consultant		$0.00	$0.00	$0.00
	Software	Consultant	ON site services software		$0.00	
	TBC	Developer fee			$0.00	$0.00
						$0.00
			Sub total:	$0.00	$108,000.00	$108,000.00
			Sub-Total:	$0.00	$524,717.70	$524,717.70
		Contingency	15%	$0.00	$62,507.66	$62,507.66
			Total	$0.00	$587,225.36	$587,225.36
		Water Rights	EST	$0.00		
			Total Entitlement cost	$0.00		

Glen Helen Regional Park-Campground

10/30/2024

Construction Budget

Land area

SQFT-ACRE 43560

Camp Ground	11.9	
Playground relocation	0.0	Guest/Employee
Total project	11.9	
Total Acreage	11.9	Less set back and open space
Total SQFT	516186	
Total Attraction area	516186	
Total guest parking area	0	
Total employee parking	0	

100% Inflation/Material increase

Site Work

	Acres	Sq Ft	Cost Per Sqft	Sub Total	Totals
Onsite infrastructure		516186	$3.50		$1,806,651.00
Demo		516186	$1.50	$774,279.00	
Mass Grading	11.85	516186	$1.25	$645,232.50	
Hard Scape		335520.9	$7.50	$2,516,406.75	
Land Scape		129046.5	$6.00	$774,279.00	
Gravel area		200000	$0.00	$0.00	
Parking-Employee	0.00	0	$6.50	$0.00	
Parking- Guest		0	$6.50	$0.00	
Total SQFT		2361506.8			$4,710,197.25

Buildings

Preliminary design completed

100% Inflation/Material increase

	Quantity				
Entry Building	1	1200	$250.00	$300,000.00	
Restrooms- Remodel	1	1155	$250.00	$288,750.00	
Trash enclosures	1	1000	$150.00	$150,000.00	
Signage				$100,000.00	
Total SQFT		3355			$838,750.00

100% Inflation/Material increase

Attractions

Preliminary design completed

Attractions- Camp site improvments	85	$25,000.00	$2,125,000.00	
Total SQFT	516186.0			$2,125,000.00

Sub- Total		$9,480,598.25
Insurance	1.5%	$142,208.97
General Conditions	4%	$379,223.93
OHP	4%	$379,223.93
Bond	1.5%	$155,718.83
Total		$10,536,973.91
Contingency	5%	$526,848.70
Taxes	0.00%	$0.00
		$11,063,822.61

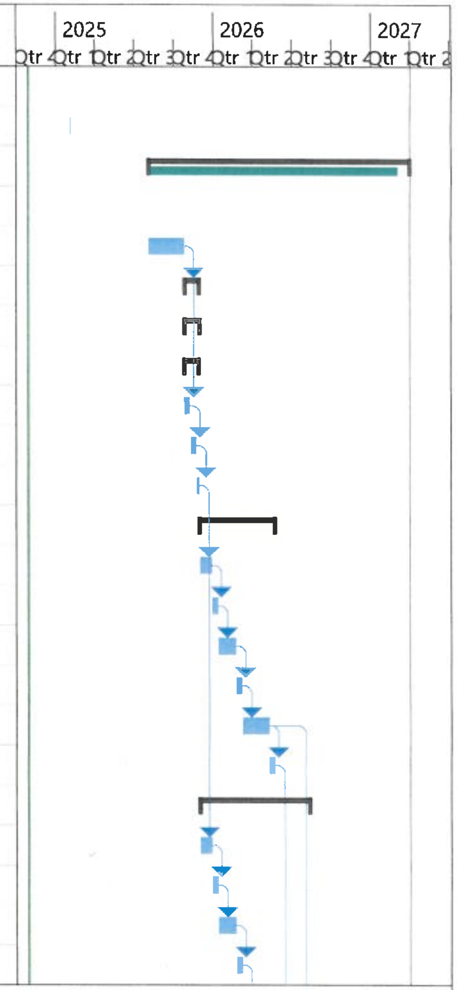
Glen Helen Regional Park-Campground

Annualized Operations

Opinon of probable cost

Attendance — Camping	24,480	25,214	25,719	25,976	26,236	27,023	27,563	27,839	28,674	29,247
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Income										
Admissions- Camp ground	$ 2,448,196	$ 2,597,291	$ 2,702,222	$ 2,783,829	$ 2,867,900	$ 3,013,016	$ 3,134,742	$ 3,229,411	$ 3,392,819	$ 3,529,889
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Food Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rental	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gift Shop	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Day Camp	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Hotel- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Gross Income	$ 2,448,196	$ 2,597,291	$ 2,702,222	$ 2,783,829	$ 2,867,900	$ 3,013,016	$ 3,134,742	$ 3,229,411	$ 3,392,819	$ 3,529,889
Less: Operating Expenses										
Operations	$ 674,771	$ 695,014	$ 715,864	$ 737,340	$ 759,461	$ 782,244	$ 805,712	$ 829,883	$ 854,780	$ 880,423
Admissions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group Sales	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Marketing	$ 100,008	$ 103,008	$ 106,098	$ 109,281	$ 112,560	$ 115,937	$ 119,415	$ 122,997	$ 126,687	$ 130,488
Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Food Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Operating Expenses	$ 31,829	$ 32,784	$ 33,767	$ 34,781	$ 35,824	$ 36,899	$ 38,006	$ 39,146	$ 40,320	$ 41,530
General & Administrative	$ 36,726	$ 37,828	$ 38,962	$ 40,131	$ 41,335	$ 42,575	$ 43,853	$ 45,168	$ 46,523	$ 47,919
Repairs & Maintenance	$ 73,452	$ 75,655	$ 77,925	$ 80,263	$ 82,671	$ 85,151	$ 87,705	$ 90,336	$ 93,046	$ 95,838
Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rent	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rent- Profit Sharing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
New Attractions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Royalty	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Day Camp Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gift shop Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operating Expenses	$ 916,786	$ 944,289	$ 972,618	$ 1,001,796	$ 1,031,850	$ 1,062,806	$ 1,094,690	$ 1,127,531	$ 1,161,357	$ 1,196,197
Net Operating Income	$ 1,531,410	$ 1,653,002	$ 1,729,604	$ 1,782,032	$ 1,836,050	$ 1,950,210	$ 2,040,052	$ 2,101,880	$ 2,231,463	$ 2,333,692
Minus Debt Service	$ (1,062,745)	$ (1,062,745)	$ (1,062,745)	$ (1,062,745)	$ (1,062,745)	$ (1,062,745)	$ (1,062,745)	$ (1,062,745)	$ (1,062,745)	$ (1,062,745)
Minus Capital Repayment	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cash Flow Before Taxes	$ 468,665	$ 590,257	$ 666,858	$ 719,287	$ 773,305	$ 887,465	$ 977,307	$ 1,039,135	$ 1,168,717	$ 1,270,947
	12%	12%	13%	13%	14%	15%	15%	16%	17%	18%

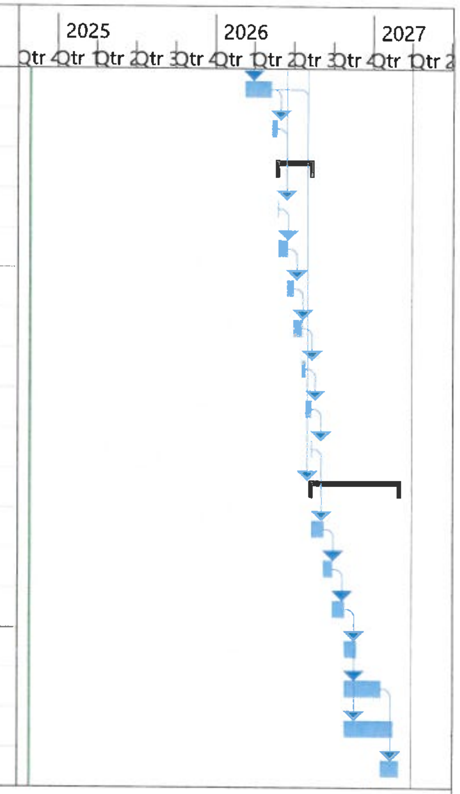
ID		Task Mode	Task Name	Duration	Start	Finish
1						
2			Example schedule	1 day	Tue 2/4/25	Tue 2/4/25
3			**Glen Helen Regional Park- Campground project**	**433 days**	**Mon 8/4/25**	**Wed 3/31/27**
4						
5			Funding- General fund	60 days	Mon 8/4/25	Fri 10/24/25
6			**RFP for Campground**	**25 days**	**Mon 10/27/25**	**Fri 11/28/25**
7			**Award**	**25 days**	**Mon 10/27/25**	**Fri 11/28/25**
8			**Contract**	**25 days**	**Mon 10/27/25**	**Fri 11/28/25**
9			Contract Review	10 days	Mon 10/27/25	Fri 11/7/25
10			Contract comments	10 days	Mon 11/10/25	Fri 11/21/25
11			Contract Execution	5 days	Mon 11/24/25	Fri 11/28/25
12			**Civil Engineer**	**125 days**	**Mon 12/1/25**	**Fri 5/22/26**
13			Schematic design	20 days	Mon 12/1/25	Fri 12/26/25
14			Schematic design review	10 days	Mon 12/29/25	Fri 1/9/26
15			Design development	30 days	Mon 1/12/26	Fri 2/20/26
16			Design development review	10 days	Mon 2/23/26	Fri 3/6/26
17			Construction drawings	45 days	Mon 3/9/26	Fri 5/8/26
18			Construction drawing review	10 days	Mon 5/11/26	Fri 5/22/26
19			**Architecture**	**182 days**	**Mon 12/1/25**	**Tue 8/11/26**
20			Schematic design	20 days	Mon 12/1/25	Fri 12/26/25
21			Schematic design review	10 days	Mon 12/29/25	Fri 1/9/26
22			Design development	30 days	Mon 1/12/26	Fri 2/20/26
23			Design development review	10 days	Mon 2/23/26	Fri 3/6/26



Project: Campground example
Date: Wed 10/30/24

Task	Inactive Summary	External Tasks
Split	Manual Task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	

ID		Task Mode	Task Name	Duration	Start	Finish
24			Construction drawings	45 days	Mon 3/9/26	Fri 5/8/26
25			Construction drawing review	10 days	Mon 5/11/26	Fri 5/22/26
26			**Permit**	**57 days**	**Mon 5/25/26**	**Tue 8/11/26**
27			Submittal	1 day	Mon 5/25/26	Mon 5/25/26
28			Plan check #1	15 days	Tue 5/26/26	Mon 6/15/26
29			Plan check comments	10 days	Tue 6/16/26	Mon 6/29/26
30			Plan check #2	15 days	Tue 6/30/26	Mon 7/20/26
31			Plan check comments	5 days	Tue 7/21/26	Mon 7/27/26
32			Plan check #3	10 days	Tue 7/28/26	Mon 8/10/26
33			Permit issued	1 day	Tue 8/11/26	Tue 8/11/26
34			**Construction**	**145 days**	**Wed 8/12/26**	**Tue 3/2/27**
35			Demo	20 days	Wed 8/12/26	Tue 9/8/26
36			Mass grading	15 days	Wed 9/9/26	Tue 9/29/26
37			Underground utilites	20 days	Wed 9/30/26	Tue 10/27/26
38			Asphalt	20 days	Wed 10/28/26	Tue 11/24/26
39			Camp sites	60 days	Wed 10/28/26	Tue 1/19/27
40			Restroom Remodel	80 days	Wed 10/28/26	Tue 2/16/27
41			Landscaping	30 days	Wed 1/20/27	Tue 3/2/27



Project: Campground example
Date: Wed 10/30/24

Task	Inactive Summary	External Tasks
Split	Manual Task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	

Exhibit F

Glen Helen Regional Park – Waterpark

Waterpark Proposed Project Budget

Waterpark enhancement opinion of cost

Waterpark opinion of development and const. cost

Waterpark example profit and loss statement

Glen Helen Regional Park- Water Park

Date: 10/30/2024

Opinon of probable cost

Waterpark

Proposed Project Budget

Land

Land Purchase	$0.00	
	Sub-total:	**$0.00**

Soft Cost: Development

Consultants	$4,097,093.74	
Fees	$2,323,750.00	
Legal	$240,000.00	
	Sub-total:	**$6,660,843.74**

Hard Cost: Construction

Onsite infrastructure	$3,327,940.00	
Site Work	$10,548,304.00	
Buildings	$11,295,500.00	
Attractions- Water Slides	$15,250,000.00	
Attractions- Lazy river	$1,500,000.00	
Attractions-Standing Surf	$3,125,000.00	
Power	$1,800,000.00	
Foundations	$2,847,000.00	
Pools	$8,345,500.00	
OHP/Bonds	$6,467,022.76	
Taxes	$0.00	
	Sub-total:	**$64,506,266.76**

Start up Cost

Exclusive Territory agreement	$0.00	
Full License agreement	$0.00	
Staffing start up/ops cash	$750,000.00	
FFE	$4,000,000.00	
	Sub-total:	**$4,750,000.00**

Finance charges

Finance Cost	$1,797,622.88	
Construction Interest	$5,150,422.24	
	Sub-total:	**$6,948,045.12**

Contingency

Contingency amount	$3,719,663.28	
	Projected:	**$3,719,663.28**

	Total:	**$86,584,818.89**

Project Commitments

Glen Helen Regional Park- Water Park

10/30/2024

Opinon of probable cost

Soft Cost Budget

	Item	Task	Vendor	Entitlement Budget		Construction Drawing Budget	Total Budget
Contract							
	Architecture	Arch/Structural/MEP		$100,000.00		$954,825.00	$1,054,825.00
	Civil	ALTA Survey		$25,000.00		$31,827.50	$56,827.50
	Civil	Civil		$77,800.00		$427,878.00	$505,678.00
	Landscape	Landscape		$75,000.00		$237,710.00	$312,710.00
	Aquatics engineer	Park Aquatics		$75,000.00		$389,900.00	$464,900.00
	Environmental	Phase 1		$25,000.00		$0.00	$25,000.00
	Asbestos/Lead Survey	Asbestos and Lead		$5,000.00		$0.00	$5,000.00
	Soils	Soils		$42,500.00		$0.00	$42,500.00
	White water	Engineering fees				$200,000.00	$200,000.00
	Utility consultant	Utility consultant		$55,000.00		$20,000.00	$75,000.00
	Earthquake study	Earthquake		$3,500.00		$0.00	$3,500.00
	Food Service	Equipment layout				$50,000.00	$50,000.00
	Appraisal	Appraisal		$27,500.00		$0.00	$27,500.00
			Sub total:	$511,300.00		$2,312,140.50	$2,823,440.50
Fees	All fees are listed as allowances						
	City Impound accounts	Development allowance		$75,000.00		$25,000.00	$100,000.00
	Entitlement Fees	Permit/Allowance		$22,500.00			$22,500.00
	Grading Plan Check	Permit/Allowance				$25,000.00	$25,000.00
	Grading Permit	Permit/Allowance				$35,000.00	$35,000.00
	Plan Check	Permit/Allowance		$12,500.00		$65,000.00	$77,500.00
	Permit Fees	Permit/Allowance				$150,000.00	$150,000.00
	Water- High use fee	Permit/Allowance				$368,750.00	$368,750.00
	Water- Connection fees	Permit/Allowance				$450,000.00	$450,000.00
	Sewer	Permit/Allowance				$750,000.00	$750,000.00
	School Fees	Permit/Allowance				$100,000.00	$100,000.00
	Fire Plan Check	Permit/Allowance				$20,000.00	$20,000.00
	Gas					$25,000.00	$25,000.00
	Transportation					$125,000.00	$125,000.00
	Health Department	Permit/Allowance				$75,000.00	$75,000.00
			Sub total:	$110,000.00		$2,213,750.00	$2,323,750.00
Legal							
	Alcohol	Allowance				$100,000.00	$100,000.00
	Business	Contracts	Finance			$140,000.00	$140,000.00
							$0.00
			Sub total:			$240,000.00	$240,000.00
Consultants							
	TBD	Consultant	Development/Construction management	$72,000.00		$108,000.00	$180,000.00
	Travel	Consultant		$0.00		$0.00	$0.00
	Software	Consultant	ON site services software			$0.00	
	TBD	Developer fee				$1,093,653.24	$1,093,653.24
							$0.00
			Sub total:	$72,000.00		$1,201,653.24	$1,273,653.24
			Sub-Total:	$693,300.00		$5,967,543.74	$6,660,843.74
		Contingency	15%	$103,995.00	5%	$238,294.53	$342,289.53
			Total	$797,295.00		$6,205,838.26	$7,003,133.26
		Water Rights	EST	$0.00			
			Total Entitlement cost	$797,295.00			

Glen Helen Regional Park- Water Park

10/30/2024

Opinon of probable cost

Construction Budget

Land area

SQFT-ACRE 43560

Water Park	14.0	
Total Parking	7.8	Guest/Employee
Total project	21.8	
Total Acreage	21.8	Less set back and open space

Total SQFT 950840

Total Attraction area	609840
Total guest parking area	341000
Total employee parking	40000

100% Inflation/Material increase

Site Work

	Acres	Sq Ft	Cost Per Sqft	Sub Total	Totals
Onsite infrastructure		950840	$3.50		$3,327,940.00
Demo		950840	$1.50	$1,426,260.00	
Mass Grading	21.83	950840	$2.25	$2,139,390.00	
Hard Scape		237710	$9.00	$2,139,390.00	
Land Scape		332794	$6.00	$1,996,764.00	
Gravel area		200000	$1.85	$370,000.00	
Parking-Employee	0.92	40000	$6.50	$260,000.00	
Parking- Guest		341000	$6.50	$2,216,500.00	
Total SQFT		3823688			$10,548,304.00

Buildings

Preliminary design completed

100% Inflation/Material increase

	Quantity				
Entry Building	1	5000	$250.00	$1,250,000.00	
Standing wave	1	6000	$300.00	$1,800,000.00	
Food Service Building	1	4500	$300.00	$1,350,000.00	
Restrooms	4	1155	$150.00	$693,000.00	
Trash enclosures	1	1000	$150.00	$150,000.00	
Filter Buildings	2	2500	$150.00	$750,000.00	
Pump Houses	4	3500	$150.00	$2,100,000.00	
Lockers/ Changing	2	2500	$250.00	$1,250,000.00	
Bar	1	800	$500.00	$400,000.00	
Cabanas	40	200	$30.00	$240,000.00	
Shaded Beach area	1	35000	$15.00	$525,000.00	
Maintenance	1	1500	$125.00	$187,500.00	
Signage				$250,000.00	
Netting				$350,000.00	
Total SQFT		63655			$11,295,500.00

100% Inflation/Material increase

Attractions

Preliminary design completed

Attractions- Water Slides		1	$13,500,000.00	$13,500,000.00	
Attractions- Standing Surf		1	$1,750,000.00	$1,750,000.00	
Foundations		48	$59,312.50	$2,847,000.00	
Utilities		450000	$4.00	$1,800,000.00	
Attractions- Lazy river		1200	$1,250.00	$1,500,000.00	
Attractions- Wave pool		25000	$125.00	$3,125,000.00	
Engineering	Included				
Installation	Included				
Pools		7	$1,000,000.00	$7,000,000.00	
Filtration		20	$67,275.00	$1,345,500.00	
Total SQFT		609840.0			$32,867,500.00

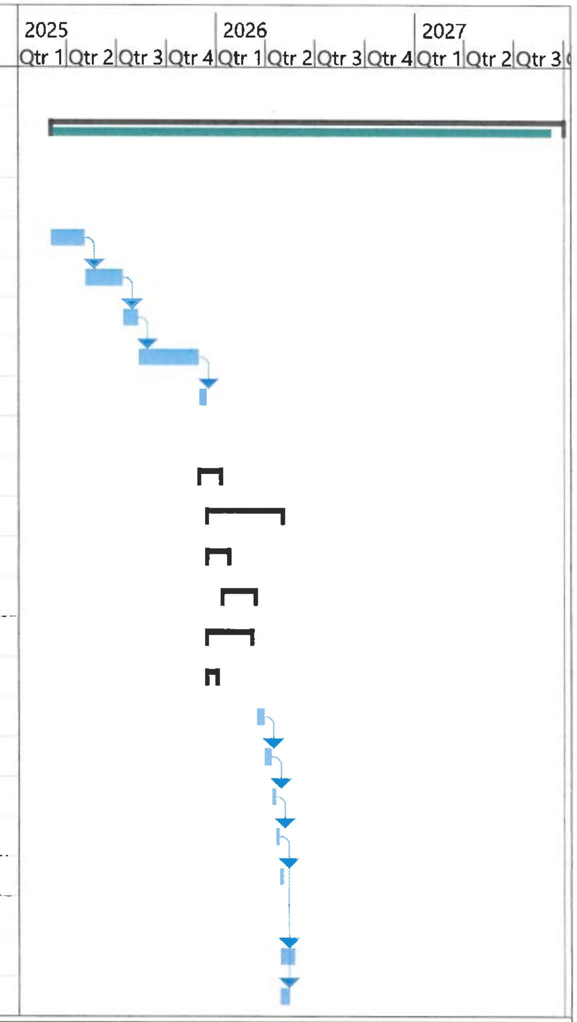
Sub- Total		$58,039,244.00
Insurance	1.5%	$870,588.66
General Conditions	4%	$2,321,569.76
OHP	4%	$2,321,569.76
Bond	1.5%	$953,294.58
Total		$64,506,266.76
Contingency	5%	$3,225,313.34
Taxes	0.00%	$0.00
		$67,731,580.10

Glen Helen Regional Park- Water Park

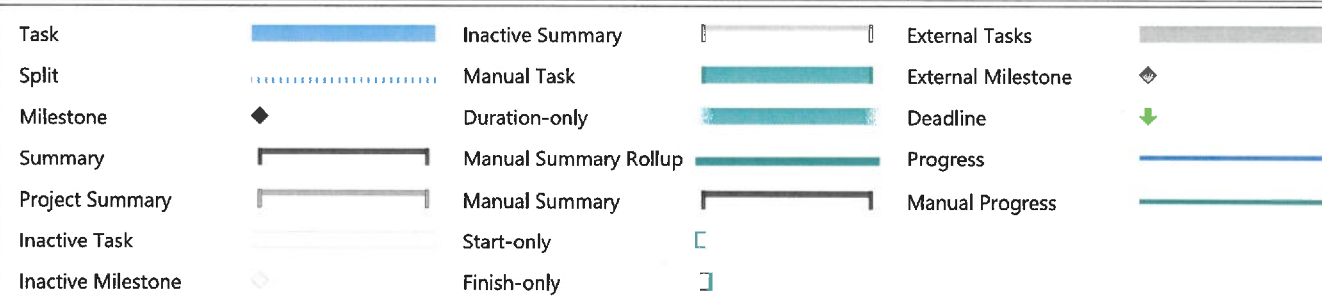
Annualized Operations

Attendance	**Waterpark**	**308,000**	**317,240**	**323,585**	**326,821**	**330,089**	**339,992**	**346,791**	**350,259**	**360,767**	**367,982**
Attendance	**Season Passes**	**16,000**	**16,480**	**16,810**	**16,978**	**17,147**	**17,662**	**18,015**	**18,195**	**18,741**	**19,116**
Attendance	**Standing wave**	**44,928**	**46,276**	**47,201**	**47,673**	**48,150**	**49,595**	**50,586**	**51,092**	**52,625**	**53,678**
Attendance	**Cabanas**	**10,080**	**10,382**	**10,590**	**10,696**	**10,803**	**11,127**	**11,350**	**11,463**	**11,807**	**12,043**
Attendance	**Retail**	**10,800**	**11,124**	**11,346**	**11,460**	**11,575**	**11,922**	**12,160**	**12,282**	**12,650**	**12,903**
		Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Gross Income											
	Admissions- Waterpark	$ 13,860,000	$ 14,704,074	$ 15,298,119	$ 15,760,122	$ 16,236,077	$ 17,057,623	$ 17,746,751	$ 18,282,703	$ 19,207,808	$ 19,983,803
	Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Season Passes	$ 2,400,192	$ 2,546,364	$ 2,597,291	$ 2,729,244	$ 2,811,667	$ 2,953,937	$ 3,073,276	$ 3,166,089	$ 3,326,293	$ 3,460,676
	Standing wave	$ 1,123,200	$ 1,191,603	$ 1,239,744	$ 1,239,744	$ 1,315,755	$ 1,382,332	$ 1,438,178	$ 1,481,611	$ 1,556,581	$ 1,619,467
	Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Cabanas	$ 2,016,000	$ 2,138,774	$ 2,225,181	$ 2,292,381	$ 2,361,611	$ 2,505,433	$ -	$ 2,658,786	$ 2,711,962	$ -
	Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Food Service	$ 5,544,000	$ 5,824,526	$ 6,059,837	$ 6,242,844	$ 6,431,378	$ 6,756,806	$ 7,029,781	$ 7,242,080	$ 7,608,530	$ 7,915,914
	Rental	$ 2,310,000	$ 2,426,886	$ 2,524,932	$ 2,601,185	$ 2,679,741	$ 2,815,336	$ 2,929,075	$ 3,017,533	$ 3,170,221	$ 3,298,298
	Gift Shop	$ 770,000	$ 816,893	$ 858,228	$ 892,814	$ 919,777	$ 966,318	$ 1,005,357	$ 1,035,719	$ 1,088,127	$ 1,132,087
	Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Day Camp	$ 750,750	$ 773,273	$ 796,471	$ 820,365	$ 844,976	$ 870,325	$ 896,435	$ 923,328	$ 951,028	$ 979,558
	Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Hotel- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Gross Income		$ 28,774,142	$ 30,422,393	$ 31,599,802	$ 32,578,699	$ 33,600,983	$ 35,308,111	$ 34,118,854	$ 37,807,850	$ 39,620,548	$ 38,389,802
Less: Operating Expenses											
	Operations	$ 3,352,690	$ 3,453,271	$ 3,556,869	$ 3,663,575	$ 3,773,482	$ 3,886,687	$ 4,003,287	$ 4,123,386	$ 4,247,088	$ 4,374,500
	Admissions	$ 443,336	$ 456,636	$ 470,335	$ 484,445	$ 498,979	$ 513,948	$ 529,367	$ 545,248	$ 561,605	$ 578,453
	Group Sales	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Marketing	$ 899,955	$ 926,954	$ 954,762	$ 983,405	$ 1,012,907	$ 1,043,294	$ 1,074,593	$ 1,106,831	$ 1,140,036	$ 1,174,237
	Administration	$ 403,000	$ 415,090	$ 427,543	$ 440,369	$ 453,580	$ 467,187	$ 481,203	$ 495,639	$ 510,508	$ 525,824
	Food Service	$ 2,217,600	$ 2,284,128	$ 2,352,652	$ 2,423,231	$ 2,495,928	$ 2,570,806	$ 2,647,930	$ 2,727,368	$ 2,809,189	$ 2,893,465
	General Operating Expenses	$ 374,064	$ 385,286	$ 396,844	$ 408,750	$ 421,012	$ 433,643	$ 446,652	$ 460,051	$ 473,853	$ 488,068
	General & Administrative	$ 431,612	$ 444,560	$ 457,897	$ 471,634	$ 485,783	$ 500,357	$ 515,367	$ 530,828	$ 546,753	$ 563,156
	Repairs & Maintenance	$ 863,224	$ 889,121	$ 915,795	$ 943,268	$ 971,567	$ 1,000,714	$ 1,030,735	$ 1,061,657	$ 1,093,507	$ 1,126,312
	Insurance	$ 1,500,000	$ 1,545,000	$ 1,591,350	$ 1,639,091	$ 1,688,263	$ 1,738,911	$ 1,791,078	$ 1,844,811	$ 1,900,155	$ 1,957,160
	Rent	$ 300,000	$ 309,000	$ 318,270	$ 327,818	$ 337,653	$ 347,782	$ 358,216	$ 368,962	$ 380,031	$ 391,432
	Rent- Profit Sharing	$ 1,294,836	$ 1,369,008	$ 1,421,991	$ 1,466,041	$ 1,512,044	$ 1,588,865	$ 1,535,348	$ 1,581,409	$ 1,782,925	$ 1,727,541
	Property Tax	$ 675,000	$ 675,000	$ 675,000	$ 675,000	$ 675,000	$ 675,000	$ 675,000	$ 675,000	$ 675,000	$ 675,000
	Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	New Attractions	$ -	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000
	Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Royalty	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Day Camp Expense	$ 130,000	$ 133,900	$ 137,917	$ 142,055	$ 146,316	$ 150,706	$ 155,227	$ 159,884	$ 164,680	$ 169,621
	Gift shop Expense	$ 308,000	$ 317,240	$ 326,757	$ 336,560	$ 346,657	$ 357,056	$ 367,768	$ 378,801	$ 390,165	$ 401,870
	Management Fee	$ 863,224	$ 912,672	$ 947,994	$ 977,361	$ 1,008,029	$ 1,059,243	$ 1,023,566	$ 1,134,236	$ 1,188,616	$ 1,151,694
Total Operating Expenses		$ 14,056,542	$ 14,816,866	$ 15,251,977	$ 15,682,604	$ 16,127,201	$ 16,634,200	$ 16,935,338	$ 17,494,111	$ 18,164,112	$ 18,498,333
Net Operating Income		$ 14,717,600	$ 15,605,527	$ 16,347,825	$ 16,896,095	$ 17,473,782	$ 18,673,911	$ 17,183,516	$ 20,313,739	$ 21,456,436	$ 19,891,469
Minus Debt Service		$ (6,926,786)	$ (6,926,786)	$ (6,926,786)	$ (6,926,786)	$ (6,926,786)	$ (6,926,786)	$ (6,926,786)	$ (6,926,786)	$ (6,926,786)	$ (6,926,786)
Minus Capital Repayment		$ 4,549,952	$ 4,322,454	$ 4,094,956	$ 3,867,459	$ 3,639,961	$ 3,412,464	$ 3,184,966	$ 2,957,469	$ 2,729,971	$ 2,502,473
Cash Flow Before Taxes		$ 3,240,863	$ 4,356,288	$ 5,326,083	$ 6,101,851	$ 6,907,035	$ 8,334,662	$ 7,071,764	$ 10,429,485	$ 11,799,680	$ 10,462,210
Cap Rate		17%	18%	18%	19%	20%	21%	19%	23%	24%	22%

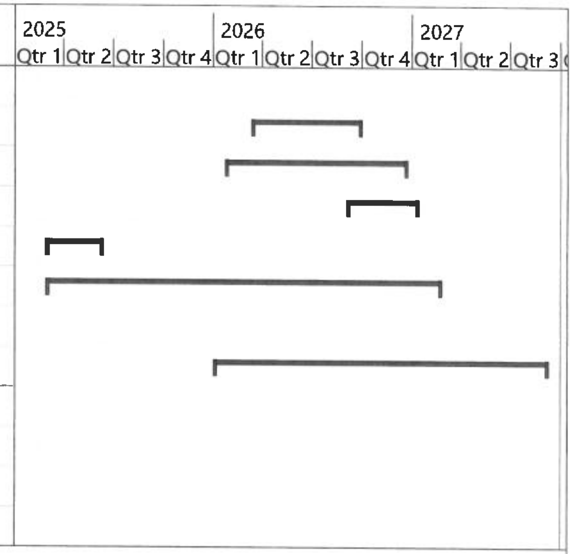
ID	Task Mode	Task Name	Duration	Start	Finish
1					
2		**Glen Helen Waterpark Development Schedule**	**674 days?**	**Mon 3/3/25**	**Thu 9/30/27**
3					
4		RFP process	45 days	Mon 3/3/25	Fri 5/2/25
5		Lease negotiations	50 days	Mon 5/5/25	Fri 7/11/25
6		Lease execution	20 days	Mon 7/14/25	Fri 8/8/25
7		Initial Funding	80 days	Mon 8/11/25	Fri 11/28/25
8		Conceptual Design review	10 days	Mon 12/1/25	Fri 12/12/25
9					
10		**Intial Investigations**	**30 days**	**Mon 12/1/25**	**Fri 1/9/26**
14		**Develoment Submittal**	**100 days**	**Mon 12/15/25**	**Fri 5/1/26**
15		**Architecture**	**30 days**	**Mon 12/15/25**	**Fri 1/23/26**
17		**Civil**	**45 days**	**Mon 1/12/26**	**Fri 3/13/26**
24		**Aquatics**	**60 days**	**Mon 12/15/25**	**Fri 3/6/26**
26		**Landscape**	**15 days**	**Mon 12/15/25**	**Fri 1/2/26**
30		City Review	10 days	Mon 3/16/26	Fri 3/27/26
31		Revison #1	10 days	Mon 3/30/26	Fri 4/10/26
32		City Review	5 days	Mon 4/13/26	Fri 4/17/26
33		Revison #2	5 days	Mon 4/20/26	Fri 4/24/26
34		City Review	5 days	Mon 4/27/26	Fri 5/1/26
35					
36		Staff report	20 days	Mon 4/27/26	Fri 5/22/26
37		Planning Commision	13 days	Mon 4/27/26	Wed 5/13/26



Project: Waterpark Schedule 11
Date: Fri 11/8/24



ID	Task Mode	Task Name	Duration	Start	Finish
38					
39		Demo/Grading plan check	141 days	Mon 3/16/26	Mon 9/28/26
49		Building Permit submittal	236 days	Mon 1/26/26	Mon 12/21/26
58		Health Department submittal	91 days	Mon 9/7/26	Mon 1/11/27
65		DOSH submittal	71 days	Mon 3/3/25	Mon 6/9/25
70		White water- Attrractions/Foundations	516 days	Mon 3/3/25	Mon 2/22/27
76					
77		Construction	436 days?	Mon 1/5/26	Mon 9/6/27
295					
299					
303					
305					



Project: Waterpark Schedule 11
Date: Fri 11/8/24

Task	Inactive Summary	External Tasks
Split	Manual Task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	

Glen Helen Regional Park-Water Park enhancement

Date: 8/1/2024

MPLS

Project Budget

Land			
	Land Purchase	$0.00	
		Sub-total:	**$0.00**
Soft Cost: Development			
	Consultants	$849,123.35	
	Fees	$588,500.00	
	Legal	$330,000.00	
		Sub-total:	**$1,767,623.35**
Hard Cost: Construction			
	Onsite infrastructure	$130,680.00	
	Site Work	$965,672.00	
	Buildings	$1,623,250.00	
	Attractions- MLPS	$3,500,000.00	
	Attractions- Spare	$0.00	
	Attractions-Standing Surf	$0.00	
	Attractions- Spare	$0.00	
	Attractions- Stage/ Training lawn	$0.00	
	Power	$250,000.00	
	Foundations	$50,000.00	
	Pools	$1,000,000.00	
	OHP/Bonds	$837,871.65	
	Taxes	$0.00	
		Sub-total:	**$8,357,473.65**
Start up Cost			
	Exclusive Territory agreement	$0.00	
	Full License agreement	$0.00	
	Staffing start up/ops cash	$250,000.00	
	FFE	$2,000,000.00	
		Sub-total:	**$2,250,000.00**
Finance charges			
	Finance Cost	$105,000.00	
	Construction Interest	$667,292.04	
		Sub-total:	**$772,292.04**
Contingency			
	Contingency amount	$491,402.48	
		Projected:	**$491,402.48**
		Total:	**$13,638,791.53**

Project Commitments

Glen Helen Regional Park-Water Park enhancement

8/1/2024

Exhibit #E Soft Cost Budget

	Item	Task	Vendor	Entitlement Budget		Construction Drawing Budget	Total Budget	Cost per sqft
Contract								
	Architecture	Arch/Structural/MEP		$100,000.00		$731,550.00	$831,550.00	$10.00
	Civil	ALTA Survey		$25,000.00		$36,577.50	$61,577.50	$0.50
	Civil	Civil		$77,800.00		$39,204.00	$117,004.00	$0.45
	Landscape	Landscape		$75,000.00		$21,780.00	$96,780.00	$0.25
	Aquatics engineer	Pools		$0.00		$0.00	$0.00	$0.00
	Aquatics engineer	MLPS		$75,000.00		$125,000.00	$200,000.00	$1.00
	Environmental	Phase 1		$0.00		$0.00	$0.00	$0.00
	Environmental	Phase 2 Workplan		$0.00		$0.00	$0.00	$0.00
	Environmental	Phase 2		$0.00		$0.00	$0.00	$0.00
	Asbestos/Lead Survey	Asbestos and Lead		$5,000.00		$0.00	$5,000.00	$0.06
	Soils	Soils		$25,000.00		$0.00	$25,000.00	$0.29
	White water	Engineering fees				$0.00	$0.00	$0.00
	Endless Surf	Engineering fees				$0.00	$0.00	$0.00
	Entitlement Traffic	Traffic		$0.00		$0.00	$0.00	$0.00
	Utility consultant	Utility consultant		$12,500.00		$20,000.00	$32,500.00	$0.37
	Earthquake study	Earthquake		$3,500.00		$0.00	$3,500.00	$0.04
	CEQA	CEQA-Study		$0.00			$0.00	$0.00
	Food Service	Equipment layout				$25,000.00	$25,000.00	$0.29
	Feasibility/Market Study	Market Study		$25,000.00		$0.00	$25,000.00	$0.29
	Appraisal	Appraisal		$15,000.00		$0.00	$15,000.00	$0.17
			Sub total:	$438,800.00		$999,111.50	$1,437,911.50	$16.50
Fees	All fees are listed as allowances							
	City Impound accounts	Development allowance		$75,000.00		$25,000.00	$100,000.00	$1.15
	Entitlement Fees	Permit/Allowance		$22,500.00			$22,500.00	$0.26
	Grading Plan Check	Permit/Allowance				$150,000.00	$150,000.00	$1.72
	Grading Permit	Permit/Allowance				$15,000.00	$15,000.00	$0.17
	Plan Check	Permit/Allowance		$12,500.00		$25,000.00	$37,500.00	$0.43
	Permit Fees	Permit/Allowance				$25,000.00	$25,000.00	$0.29
	Water- High use fee	Permit/Allowance				$0.00	$0.00	$0.00
	Water- Connection fees	Permit/Allowance				$75,000.00	$75,000.00	$0.86
	Sewer	Permit/Allowance				$75,000.00	$75,000.00	$0.86
	School Fees	Permit/Allowance				$25,000.00	$25,000.00	$0.29
	Fire Plan Check	Permit/Allowance				$1,000.00	$1,000.00	$0.01
	Gas					$25,000.00	$25,000.00	$0.29
	Transportation					$12,500.00	$12,500.00	$0.14
	Health Department	Permit/Allowance				$0.00	$0.00	$0.00
			Sub total:	$110,000.00		$453,500.00	$563,500.00	$6.47
Legal								
	Environmental	Lease Negotiations				$0.00	$0.00	$0.00
	Alcohol	Allowance				$0.00	$0.00	$0.00
	CEQA	Lease Negotiations				$0.00	$0.00	$0.00
	Business	Contracts	Finance			$0.00	$0.00	$0.00
							$0.00	$0.00
			Sub total:			$0.00	$0.00	$0.00
Consultants								
	DBC	Consultant	Development/Construction management	$72,000.00		$108,000.00	$180,000.00	$2.07
	Travel	Consultant		$0.00		$0.00	$0.00	$0.00
	Software	Consultant	ON site services software			$0.00		
	TBC	Developer fee				$297,047.35	$297,047.35	$3.41
							$0.00	$0.00
			Sub total:	$72,000.00		$405,047.35	$477,047.35	$5.48
			Sub-Total:	$620,800.00		$1,857,658.85	$2,478,458.85	$28.45
		Contingency	15%	$93,120.00	5%	$72,630.58	$165,750.58	$1.90
			Total	$713,920.00		$1,930,289.43	$2,644,209.43	$30.35

Glen Helen Regional Park-Water Park enhancement 8/1/2024

Construction Budget

Land area

SQFT-ACRE 43560

Water Park	2.0	
Total Parking	0.0	Guest/Employee
Spare	0.00	
Spare	0.0	
Spare	0.0	
Spare	0.0	
Set Back area	0.0	
Open Space	0.0	
Total project	2.0	
Total Acreage	2.0	Less set back and open space

Total SQFT	87120
Total Attraction area	87120
Total guest parking area	0
Total employee parking	40000

100% Inflation/Material increase

Site Work

	Acres	Sq Ft	Cost Per Sqft	Sub Total	Totals
Onsite infrastructure		87120	$1.50		$130,680.00
Demo		87120	$1.50	$130,680.00	
Mass Grading	2.00	87120	$2.25	$196,020.00	
Hard Scape		21780	$9.00	$196,020.00	
Land Scape		30492	$6.00	$182,952.00	
Gravel area		200000	$0.00	$0.00	
Parking-Employee	0.92	40000	$6.50	$260,000.00	
Parking- Guest		0	$6.50	$0.00	
Total SQFT		718784			$965,672.00

Buildings

Preliminary design completed

100% Inflation/Material increase

	Quantity	Sq Ft	Cost Per Sqft	Sub Total	Totals
Entry Building	0	5000	$250.00	$0.00	
Standing wave	0	6000	$300.00	$0.00	
Food Service Building	1	3500	$300.00	$1,050,000.00	
Spare	0	6000	$425.00	$0.00	
Restrooms	1	1155	$150.00	$173,250.00	
Trash enclosures	0	1000	$150.00	$0.00	
Filter Buildings	0	2500	$150.00	$0.00	
Pump Houses	0	3500	$150.00	$0.00	
Lockers/ Changing	0	2500	$250.00	$0.00	
Bar	0	800	$500.00	$0.00	
End Less Surf building	0	4500	$175.00	$0.00	
Cabanas	0	200	$30.00	$0.00	
Spare	0	0	$225.00	$0.00	
Spare	0	0	$250.00	$0.00	
Spare	0	0	$20.00	$0.00	
Spare	0	0	$150.00	$0.00	
Spare	0	0	$225.00	$0.00	
Spare	0	0	$150.00	$0.00	
Spare	0	0	$225.00	$0.00	
Shaded Beach area	0	35000	$15.00	$0.00	
Maintenance	0	1500	$125.00	$0.00	
Spare	0	0	$175.00	$0.00	
Spare	0	0	$75.00	$0.00	
Signage				$50,000.00	
Photo and Video equipment	0	1	250000	$0.00	
Netting				$350,000.00	
Total SQFT		73155			$1,623,250.00

100% Inflation/Material increase

Attractions

Preliminary design completed

		Quantity	Cost	Sub Total	Totals
Attractions- MLPS		1	$3,500,000.00	$3,500,000.00	
Attractions- Spare		0	$1,750,000.00	$0.00	
Attractions-		0	$0.00	$0.00	
Attractions-		0	$0.00	$0.00	
Foundations		2	$25,000.00	$50,000.00	
Utilities		100000	$2.50	$250,000.00	
Attractions- Spare		0	$1,250.00	$0.00	
Attractions- Spare		0	$125.00	$0.00	
Attractions- Spare		0	$0.00	$0.00	
Spare		0	$0.00	$0.00	
Engineering	Included				
Installation	Included				
Pools		1	$1,000,000.00	$1,000,000.00	
Water treatment (Blue Mar) Surf + pools		0	$67,275.00	$0.00	
Total SQFT		87120.0			$4,800,000.00

Sub- Total		$7,519,602.00
Insurance	1.5%	$112,794.03
General Conditions	4%	$300,784.08
OHP	4%	$300,784.08
Bond	1.5%	$123,509.46
Total		$8,357,473.65
Contingency	5%	$417,873.68
Taxes	0.00%	$0.00
		$8,775,347.34

Glen Helen Regional Park-Water Park enhancement

Annualized Operations

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Attendance	Adventure		70,400	72,512	73,962	74,702	75,449	77,712	79,267	80,059	82,461	84,110
Attendance	Season Passes		14,080	14,502	14,792	14,940	15,090	15,542	15,853	16,012	16,492	16,822
Attendance	Spare		0	0	0	0	0	0	0	0	0	0
Attendance	Spare		0	0	0	0	0	0	0	0	0	0
Attendance	Spare		0	0	0	0	0	0	0	0	0	0
Gross Income												
		Admissions- Adventure park	$ 1,760,141	$ 1,867,333	$ 1,942,774	$ 2,001,445	$ 2,061,889	$ 2,166,221	$ 2,253,736	$ 2,321,799	$ 2,439,282	$ 2,537,829
		Membership	$ 1,408,000	$ 1,493,747	$ 1,554,095	$ 1,601,028	$ 1,649,379	$ 1,732,836	$ 1,802,845	$ 1,857,290	$ 1,951,269	$ 2,030,101
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Food Service	$ 1,267,301	$ 1,331,427	$ 1,385,216	$ 1,427,050	$ 1,470,147	$ 1,544,536	$ 1,606,936	$ 1,655,465	$ 1,739,232	$ 1,809,497
		Rental	$ 528,042	$ 554,761	$ 577,174	$ 594,604	$ 612,561	$ 643,557	$ 669,557	$ 689,777	$ 724,680	$ 753,957
		Gift Shop	$ 176,014	$ 186,733	$ 196,182	$ 204,088	$ 210,252	$ 220,890	$ 229,814	$ 236,755	$ 248,735	$ 258,783
		Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Day Camp	$ 57,205	$ 58,921	$ 60,688	$ 106,728	$ 64,384	$ 66,316	$ 68,305	$ 70,354	$ 72,465	$ 74,639
		Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Hotel- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Gross Income			$ 5,196,703	$ 5,492,923	$ 5,716,129	$ 5,934,944	$ 6,068,612	$ 6,374,358	$ 6,631,192	$ 6,831,441	$ 7,175,662	$ 7,464,805
Less: Operating Expenses												
		Operations	$ 2,167,861	$ 2,232,897	$ 2,299,883	$ 2,368,880	$ 2,439,946	$ 2,513,145	$ 2,588,539	$ 2,666,195	$ 2,746,181	$ 2,828,567
		Admissions	$ 91,007	$ 93,737	$ 96,550	$ 99,446	$ 102,429	$ 105,502	$ 108,667	$ 111,927	$ 115,285	$ 118,744
		Group Sales	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Marketing	$ 350,028	$ 360,529	$ 371,345	$ 382,485	$ 393,960	$ 405,778	$ 417,952	$ 430,490	$ 443,405	$ 456,707
		Administration	$ 322,860	$ 332,546	$ 342,522	$ 352,798	$ 363,382	$ 374,283	$ 385,512	$ 397,077	$ 408,989	$ 421,259
		Food Service	$ 506,961	$ 522,170	$ 537,835	$ 553,970	$ 570,589	$ 587,707	$ 605,338	$ 623,498	$ 642,203	$ 661,469
		General Operating Expenses	$ 67,563	$ 69,589	$ 71,677	$ 73,827	$ 76,042	$ 78,324	$ 80,673	$ 83,093	$ 85,586	$ 88,154
		General & Administrative	$ 77,957	$ 80,295	$ 82,704	$ 85,185	$ 87,741	$ 90,373	$ 93,084	$ 95,877	$ 98,753	$ 101,716
		Repairs & Maintenance	$ 155,914	$ 160,591	$ 165,409	$ 170,371	$ 175,482	$ 180,747	$ 186,169	$ 191,754	$ 197,507	$ 203,432
		Insurance	$ 150,000	$ 154,500	$ 159,135	$ 163,909	$ 168,826	$ 173,891	$ 179,108	$ 184,481	$ 190,016	$ 195,716
		Rent	$ 100,000	$ 103,000	$ 106,090	$ 109,273	$ 112,551	$ 115,927	$ 119,405	$ 122,987	$ 126,677	$ 130,477
		Rent- Profit Sharing	$ 233,852	$ 247,182	$ 257,226	$ 267,072	$ 273,088	$ 286,846	$ 298,404	$ 307,356	$ 322,905	$ 335,916
		Property Tax	$ 66,024	$ 66,024	$ 94,316	$ -	$ 100,132	$ 105,177	$ 109,415	$ 112,719	$ 118,398	$ 123,169
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		New Attractions	$ -	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000
		Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Royalty	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Day Camp Expense	$ 130,000	$ 133,900	$ 137,917	$ 142,055	$ 146,316	$ 150,706	$ 155,227	$ 159,884	$ 164,680	$ 169,621
		Gift shop Expense	$ 70,406	$ 48,345	$ 49,796	$ 32,056	$ 33,018	$ 34,008	$ 35,028	$ 36,079	$ 37,162	$ 38,276
		Management Fee	$ 155,901	$ 164,788	$ 171,484	$ 178,048	$ 182,058	$ 191,231	$ 198,936	$ 204,943	$ 215,270	$ 223,944
Total Operating Expenses			$ 4,646,332	$ 5,070,093	$ 5,243,889	$ 5,279,376	$ 5,525,561	$ 5,693,645	$ 5,861,457	$ 6,028,362	$ 6,213,017	$ 6,397,167
Net Operating Income			$ 550,371	$ 422,830	$ 472,240	$ 655,568	$ 543,052	$ 680,713	$ 769,735	$ 803,079	$ 962,645	$ 1,067,638

Exhibit G

Glen Helen Regional Park – Adventure Park

Adventure Park Proposed Project Budget

Adventure Park extended opinion of cost

Adventure Park extended opinion of development and const. schedule

Adventure Park extended example profit and loss statement

Glen Helen Regional Park-Adventure Park

Date: 10/30/2024

Opinon of probable cost

Adventure park

Project Budget

Land

Land Purchase	$0.00	
	Sub-total:	**$0.00**

Soft Cost: Development

Consultants	$1,307,083.24	
Fees	$295,500.00	
Legal	$140,000.00	
	Sub-total:	**$1,742,583.24**

Hard Cost: Construction

Onsite infrastructure	$686,070.00	
Site Work	$2,217,762.00	
Buildings	$2,248,250.00	
Attractions- Adventure Course	$3,500,000.00	
Power	$200,000.00	
Foundations	$625,000.00	
OHP/Bonds	$1,055,983.86	
Taxes	$0.00	
	Sub-total:	**$10,533,065.86**

Start up Cost

Staffing start up/ops cash	$450,000.00	
FFE	$2,500,000.00	
	Sub-total:	**$2,950,000.00**

Finance charges

Finance Cost	$31,218.60	
Construction Interest	$840,999.48	
	Sub-total:	**$872,218.08**

Contingency

Contingency amount	$619,724.34	
	Projected:	**$619,724.34**

Total:	**$16,717,591.52**

Project Commitments

Glen Helen Regional Park-Adventure Park

10/30/2024

Opinion of probable cost

Soft Cost Budget

	Item	Task	Vendor	Entitlement Budget		Construction Drawing Budget	Total Budget
Contract							
	Architecture	Arch/Structural/MEP		$65,000.00		$67,240.00	$132,240.00
	Civil	ALTA Survey		$25,000.00		$4,202.50	$29,202.50
	Civil	Civil		$77,800.00		$88,209.00	$166,009.00
	Landscape	Landscape		$75,000.00		$49,005.00	$124,005.00
	Adventure Park Design	Adventure park design and engineering		$50,000.00		$250,000.00	$300,000.00
	Soils	Soils		$25,000.00		$0.00	$25,000.00
	Utility consultant	Utility consultant		$7,500.00		$20,000.00	$27,500.00
	Earthquake study	Earthquake		$3,500.00		$0.00	$3,500.00
	Food Service	Equipment layout				$25,000.00	$25,000.00
	Appraisal	Appraisal		$15,000.00		$0.00	$15,000.00
			Sub total:	$343,800.00		$503,656.50	$847,456.50
Fees	All fees are listed as allowances						
	City Impound accounts	Development allowance		$15,000.00		$25,000.00	$40,000.00
	Entitlement Fees	Permit/Allowance		$22,500.00			$22,500.00
	Grading Plan Check	Permit/Allowance				$9,500.00	$9,500.00
	Grading Permit	Permit/Allowance				$15,000.00	$15,000.00
	Plan Check	Permit/Allowance		$12,500.00		$15,000.00	$27,500.00
	Permit Fees	Permit/Allowance				$35,000.00	$35,000.00
	Water- Connection fees	Permit/Allowance				$25,000.00	$25,000.00
	Sewer	Permit/Allowance				$75,000.00	$75,000.00
	School Fees	Permit/Allowance				$15,000.00	$15,000.00
	Fire Plan Check	Permit/Allowance				$3,500.00	$3,500.00
	Transportation					$12,500.00	$12,500.00
	Health Department	Permit/Allowance				$15,000.00	$15,000.00
			Sub total:	$50,000.00		$245,500.00	$295,500.00
Legal							
	Business	Contracts	Finance			$140,000.00	$140,000.00
							$0.00
			Sub total:			$140,000.00	$140,000.00
Consultants							
	TBD	Consultant	Development/Construction management	$35,000.00		$50,000.00	$85,000.00
	TBC	Developer fee				$374,626.74	$374,626.74
							$0.00
			Sub total:	$35,000.00		$424,626.74	$459,626.74
			Sub-Total:	$428,800.00		$1,313,783.24	$1,742,583.24
		Contingency 15%		$64,320.00	5%	$44,457.83	$108,777.83
		Total		$493,120.00		$1,358,241.06	$1,851,361.06
		Water Rights EST		$0.00			
			Total Entitlement cost	$493,120.00			

Glen Helen Regional Park-Adventure Park

10/30/2024

Opinon of probable cost

Construction Budget

Land area

SQFT-ACRE 43560

Water Park	3.5	
Total Parking	1.0	Guest/Employee
Total project	4.5	
Total Acreage	4.5	Less set back and open space

Total SQFT 196020

Total Attraction area	152460
Total guest parking area	0
Total employee parking	40000

100% Inflation/Material increase

Site Work

	Acres	Sq Ft	Cost Per Sqft	Sub Total	Totals
Onsite infrastructure		196020	$3.50		$686,070.00
Demo		196020	$1.50	$294,030.00	
Mass Grading	4.50	196020	$2.25	$441,045.00	
Hard Scape		49005	$9.00	$441,045.00	
Land Scape		68607	$6.00	$411,642.00	
Gravel area		200000	$1.85	$370,000.00	
Parking-Employee	0.92	40000	$6.50	$260,000.00	
Total SQFT		1067264			$2,217,762.00

Buildings

Preliminary design completed

100% Inflation/Material increase

	Quantity				
Entry Building	1	2500	$250.00	$625,000.00	
Food Service Building	1	2500	$300.00	$750,000.00	
Restrooms	1	1155	$150.00	$173,250.00	
Trash enclosures	1	750	$150.00	$112,500.00	
Maintenance/Storage	1	1500	$125.00	$187,500.00	
Signage				$150,000.00	
Netting				$250,000.00	
Total SQFT		8405			$2,248,250.00

100% Inflation/Material increase

Attractions

Preliminary design completed					
Attractions- Adventure Course		1	$3,500,000.00	$3,500,000.00	
Foundations		25	$25,000.00	$625,000.00	
Utilities		50000	$4.00	$200,000.00	
Engineering	Included				
Installation	Included				
Total SQFT		152460.0			$4,325,000.00

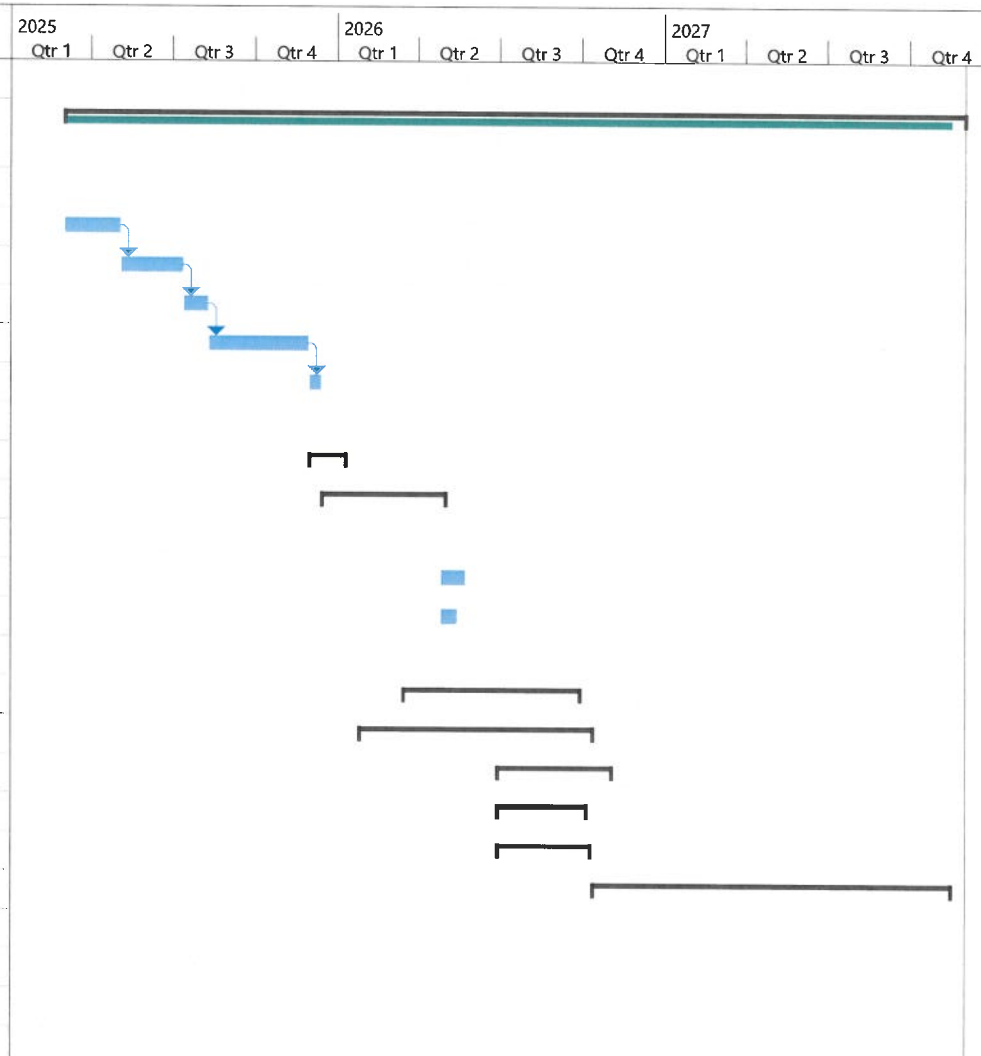
Sub- Total		$9,477,082.00
Insurance	1.5%	$142,156.23
General Conditions	4%	$379,083.28
OHP	4%	$379,083.28
Bond	1.5%	$155,661.07
Total		$10,533,065.86
Contingency	5%	$526,653.29
Taxes	0.00%	$0.00
		$11,059,719.15

Glen Helen Regional Park-Adventure Park

Annualized Operations
Opinion of probable P&L

Attendance **Adventure**	**144,000**	**148,320**	**151,286**	**152,799**	**154,327**	**158,957**	**162,136**	**163,758**	**168,670**	**172,044**
Attendance **Season Passes**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Gross Income										
Admissions- Adventure park	$ 6,480,518	$ 6,875,182	$ 7,152,939	$ 7,368,958	$ 7,591,501	$ 7,975,631	$ 8,297,846	$ 8,548,441	$ 8,980,992	$ 9,343,824
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Food Service	$ 2,592,207	$ 2,723,373	$ 2,833,397	$ 2,918,966	$ 3,007,119	$ 3,159,279	$ 3,286,914	$ 3,386,179	$ 3,557,519	$ 3,701,243
Rental	$ 1,080,086	$ 1,134,739	$ 1,180,582	$ 1,216,236	$ 1,252,966	$ 1,316,366	$ 1,369,547	$ 1,410,908	$ 1,482,300	$ 1,542,185
Gift Shop	$ 360,029	$ 381,955	$ 401,281	$ 417,453	$ 430,060	$ 451,821	$ 470,075	$ 484,271	$ 508,775	$ 529,330
Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Day Camp	$ 117,009	$ 120,520	$ 124,135	$ 218,307	$ 131,695	$ 135,646	$ 139,715	$ 143,907	$ 148,224	$ 152,671
Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Hotel- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Gross Income	$ 10,629,850	$ 11,235,768	$ 11,692,336	$ 12,139,920	$ 12,413,341	$ 13,038,743	$ 13,564,097	$ 13,973,705	$ 14,677,810	$ 15,269,252
Less: Operating Expenses										
Operations	$ 3,803,128	$ 3,917,222	$ 4,034,738	$ 4,155,780	$ 4,280,454	$ 4,408,867	$ 4,541,133	$ 4,677,367	$ 4,817,688	$ 4,962,219
Admissions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Group Sales	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Marketing	$ 350,028	$ 360,529	$ 371,345	$ 382,485	$ 393,960	$ 405,778	$ 417,952	$ 430,490	$ 443,405	$ 456,707
Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Food Service	$ 1,036,966	$ 1,068,075	$ 1,100,117	$ 1,133,121	$ 1,167,114	$ 1,202,128	$ 1,238,192	$ 1,275,337	$ 1,313,597	$ 1,353,005
General Operating Expenses	$ 138,199	$ 142,345	$ 146,615	$ 151,014	$ 155,544	$ 160,211	$ 165,017	$ 169,967	$ 175,066	$ 180,318
General & Administrative	$ 159,461	$ 164,244	$ 169,172	$ 174,247	$ 179,474	$ 184,858	$ 190,404	$ 196,116	$ 202,000	$ 208,060
Repairs & Maintenance	$ 318,921	$ 328,489	$ 338,343	$ 348,494	$ 358,948	$ 369,717	$ 380,808	$ 392,233	$ 404,000	$ 416,120
Insurance	$ 350,000	$ 360,500	$ 371,315	$ 382,454	$ 393,928	$ 405,746	$ 417,918	$ 430,456	$ 443,370	$ 456,671
Rent	$ 300,000	$ 309,000	$ 318,270	$ 327,818	$ 337,653	$ 347,782	$ 358,216	$ 368,962	$ 380,031	$ 391,432
Rent- Profit Sharing	$ 478,343	$ 505,610	$ 526,155	$ 546,296	$ 558,600	$ 586,743	$ 610,384	$ 628,696	$ 660,501	$ 687,116
Property Tax	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
New Attractions	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Royalty	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Day Camp Expense	$ 130,000	$ 133,900	$ 137,917	$ 142,055	$ 146,316	$ 150,706	$ 155,227	$ 159,884	$ 164,680	$ 169,621
Gift shop Expense	$ 144,012	$ 98,888	$ 101,855	$ 65,569	$ 67,536	$ 69,562	$ 71,649	$ 73,798	$ 76,012	$ 78,293
Management Fee	$ 318,896	$ 337,073	$ 350,770	$ 364,198	$ 372,400	$ 391,162	$ 406,923	$ 419,211	$ 440,334	$ 458,078
Total Operating Expenses	$ 7,777,953	$ 8,075,874	$ 8,316,612	$ 8,523,530	$ 8,761,928	$ 9,033,261	$ 9,303,823	$ 9,572,518	$ 9,870,685	$ 10,167,639
Net Operating Income	$ 2,851,898	$ 3,159,894	$ 3,375,723	$ 3,616,390	$ 3,651,413	$ 4,005,482	$ 4,260,274	$ 4,401,187	$ 4,607,125	$ 5,101,613
Minus Debt Service	$ (1,337,407)	$ (1,337,407)	$ (1,337,407)	$ (1,337,407)	$ (1,337,407)	$ (1,337,407)	$ (1,337,407)	$ (1,337,407)	$ (1,337,407)	$ (1,337,407)
Minus Capital Repayment	$ 1,023,584	$ 972,405	$ 921,226	$ 870,047	$ 818,867	$ 767,688	$ 716,509	$ 665,330	$ 614,151	$ 562,971
Cash Flow Before Taxes	$ 490,906	$ 850,082	$ 1,117,090	$ 1,408,936	$ 1,495,138	$ 1,900,386	$ 2,206,358	$ 2,398,450	$ 2,855,567	$ 3,201,234
Cap Rate	17%	18%	20%	21%	21%	23%	25%	26%	28%	30%

ID	Task Mode	Task Name	Duration	Start
1				
2		**Glen Helen Adventure Park Development Schedule**	**718 days?**	**Mon 3/3/25**
3				
4		RFP process	45 days	Mon 3/3/25
5		Lease negotiations	50 days	Mon 5/5/25
6		Lease execution	20 days	Mon 7/14/25
7		Initial Funding	80 days	Mon 8/11/25
8		Conceptual Design review	10 days	Mon 12/1/25
9				
10		**Intial Investigations**	**30 days**	**Mon 12/1/25**
14		**Develoment Submittal**	**100 days**	**Mon 12/15/25**
35				
36		Staff report	20 days	Mon 4/27/26
37		Planning Commision	13 days	Mon 4/27/26
38				
39		**Demo/Grading plan check**	**141 days**	**Mon 3/16/26**
49		**Building Permit submittal**	**186 days**	**Mon 1/26/26**
58		**Health Department submittal**	**91 days**	**Mon 6/29/26**
65		**DOSH submittal**	**71 days**	**Mon 6/29/26**
70		**Attrractions/Foundations**	**75 days?**	**Mon 6/29/26**
77		**Construction**	**285 days?**	**Tue 10/13/26**
101				
105				
109				
111				



Project: Adventrue Park Schedu
Date: Sun 11/10/24

Task	Inactive Summary	External Tasks	
Split	Manual Task	External Milestone	
Milestone	Duration-only	Deadline	
Summary	Manual Summary Rollup	Progress	
Project Summary	Manual Summary	Manual Progress	
Inactive Task	Start-only		
Inactive Milestone	Finish-only		

Glen Helen Regional Park-Adventure Park- Extended

Date: 8/1/2024

Adventure park

Project Budget

Land			
	Land Purchase	$0.00	
		Sub-total:	**$0.00**
Soft Cost: Development			
	Consultants	$1,961,394.39	
	Fees	$840,000.00	
	Legal	$330,000.00	
		Sub-total:	**$3,131,394.39**
Hard Cost: Construction			
	Onsite infrastructure	$838,530.00	
	Site Work	$2,570,598.00	
	Buildings	$1,796,500.00	
	Attractions- Adventure Course	$5,250,000.00	
	Attractions- Spare	$0.00	
	Attractions-Standing Surf	$0.00	
	Attractions- Spare	$0.00	
	Attractions- Stage/ Training lawn	$0.00	
	Power	$400,000.00	
	Foundations	$1,250,000.00	
	Pools	$0.00	
	OHP/Bonds	$1,348,869.60	
	Taxes	$0.00	
		Sub-total:	**$13,454,497.60**
Start up Cost			
	Exclusive Territory agreement	$0.00	
	Full License agreement	$0.00	
	Staffing start up/ops cash	$750,000.00	
	FFE	$4,000,000.00	
		Sub-total:	**$4,750,000.00**
Finance charges			
	Finance Cost	$1,797,622.88	
	Construction Interest	$1,074,257.54	
		Sub-total:	**$2,871,880.42**
Contingency			
	Contingency amount	$804,947.83	
		Projected:	**$804,947.83**
		Total:	**$25,012,720.24**

Project Commitments

Glen Helen Regional Park-Adventure Park- Extended

8/1/2024

Exhibit #E Soft Cost Budget

	Item	Task	Vendor	Entitlement Budget		Construction Drawing Budget	Total Budget	Cost per sqft
Contract								
	Architecture	Arch/Structural/MEP		$100,000.00		$1,097,325.00	$1,197,325.00	$15.00
	Civil	ALTA Survey		$25,000.00		$36,577.50	$61,577.50	$0.50
	Civil	Civil		$77,800.00		$107,811.00	$185,611.00	$0.45
	Landscape	Landscape		$75,000.00		$59,895.00	$134,895.00	$0.25
	Aquatics engineer	Pools		$0.00		$0.00	$0.00	$0.00
	Aquatics engineer	Surf Park Aquatics		$75,000.00		$389,900.00	$464,900.00	$1.94
	Environmental	Phase 1		$25,000.00		$0.00	$25,000.00	$0.10
	Environmental	Phase 2 Workplan		$12,500.00		$0.00	$12,500.00	$0.05
	Environmental	Phase 2		$200,000.00		$0.00	$200,000.00	$0.83
	Asbestos/Lead Survey	Asbestos and Lead		$5,000.00		$0.00	$5,000.00	$0.02
	Soils	Soils		$25,000.00		$0.00	$25,000.00	$0.10
	White water	Engineering fees				$0.00	$0.00	$0.00
	Endless Surf	Engineering fees				$275,000.00	$275,000.00	$1.15
	Entitlement Traffic	Traffic		$65,000.00		$0.00	$65,000.00	$0.27
	Utility consultant	Utility consultant		$55,000.00		$20,000.00	$75,000.00	$0.31
	Earthquake study	Earthquake		$3,500.00		$0.00	$3,500.00	$0.01
	CEQA	CEQA-Study		$125,000.00			$125,000.00	$0.52
	Food Service	Equipment layout				$50,000.00	$50,000.00	$0.21
	Feasibility/Market Study	Market Study		$40,000.00		$0.00	$40,000.00	$0.17
	Appraisal	Appraisal		$27,500.00		$0.00	$27,500.00	$0.11
			Sub total:	$936,300.00		$2,036,508.50	$2,972,808.50	$12.41
Fees	All fees are listed as allowances							
	City impound accounts	Development allowance		$75,000.00		$25,000.00	$100,000.00	$0.42
	Entitlement Fees	Permit/Allowance		$22,500.00			$22,500.00	$0.09
	Grading Plan Check	Permit/Allowance				$25,000.00	$25,000.00	$0.10
	Grading Permit	Permit/Allowance				$35,000.00	$35,000.00	$0.15
	Plan Check	Permit/Allowance		$12,500.00		$125,000.00	$137,500.00	$0.57
	Permit Fees	Permit/Allowance				$150,000.00	$150,000.00	$0.63
	Water- High use fee	Permit/Allowance				$0.00	$0.00	$0.00
	Water- Connection fees	Permit/Allowance				$0.00	$0.00	$0.00
	Sewer	Permit/Allowance				$0.00	$0.00	$0.00
	School Fees	Permit/Allowance				$100,000.00	$100,000.00	$0.42
	Fire Plan Check	Permit/Allowance				$20,000.00	$20,000.00	$0.08
	Gas					$25,000.00	$25,000.00	$0.10
	Transportation					$125,000.00	$125,000.00	$0.52
	Health Department	Permit/Allowance				$75,000.00	$75,000.00	$0.31
			Sub total:	$110,000.00		$705,000.00	$815,000.00	$3.40
Legal								
	Environmental	Lease Negotiations				$0.00	$0.00	$0.00
	Alcohol	Allowance				$0.00	$0.00	$0.00
	CEQA	Lease Negotiations				$0.00	$0.00	$0.00
	Business	Contracts	Finance			$0.00	$0.00	$0.00
							$0.00	$0.00
			Sub total:			$0.00	$0.00	$0.00
Consultants								
	DBC	Consultant	Development/Construction management	$72,000.00		$108,000.00	$180,000.00	$0.75
	Travel	Consultant		$0.00		$0.00	$0.00	$0.00
	Software	Consultant	ON site services software			$0.00		
	TBC	Developer fee				$486,935.39	$486,935.39	$2.03
							$0.00	$0.00
			Sub total:	$72,000.00		$594,935.39	$666,935.39	$2.78
			Sub-Total:	$1,118,300.00		$3,336,443.89	$4,454,743.89	$18.59
		Contingency	15%	$167,745.00	5%	$137,075.43	$304,820.43	$1.27
			Total	$1,286,045.00		$3,473,519.31	$4,759,564.31	$19.87

Glen Helen Regional Park-Adventure Park- Extende(8/1/2024

Construction Budget

Land area

SQFT-ACRE 43560

Water Park	5.5	
Total Parking	0.0	Guest/Employee
Spare	0.00	
Spare	0.0	
Spare	0.0	
Spare	0.0	
Set Back area	0.0	
Open Space	0.0	
Total project	5.5	
Total Acreage	5.5	Less set back and open space

Total SQFT	239580
Total Attraction area	239580
Total guest parking area	0
Total employee parking	40000

100% Inflation/Material increase

Site Work

	Acres	Sq Ft	Cost Per Sqft	Sub Total	Totals
Onsite infrastructure		239580	$3.50		$838,530.00
Demo		239580	$1.50	$359,370.00	
Mass Grading	5.50	239580	$2.25	$539,055.00	
Hard Scape		59895	$9.00	$539,055.00	
Land Scape		83853	$6.00	$503,118.00	
Gravel area		200000	$1.85	$370,000.00	
Parking-Employee	0.92	40000	$6.50	$260,000.00	
Parking- Guest		0	$6.50	$0.00	
Total SQFT		1206656			$2,570,598.00

Buildings

Preliminary design completed

100% Inflation/Material increase

	Quantity	Sq Ft	Cost Per Sqft	Sub Total	Totals
Entry Building	0	5000	$250.00	$0.00	
Standing wave	0	6000	$300.00	$0.00	
Food Service Building	1	3500	$300.00	$1,050,000.00	
Spare	0	6000	$425.00	$0.00	
Restrooms	2	1155	$150.00	$346,500.00	
Trash enclosures	0	1000	$150.00	$0.00	
Filter Buildings	0	2500	$150.00	$0.00	
Pump Houses	0	3500	$150.00	$0.00	
Lockers/ Changing	0	2500	$250.00	$0.00	
Bar	0	800	$500.00	$0.00	
End Less Surf building	0	4500	$175.00	$0.00	
Cabanas	0	200	$30.00	$0.00	
Spare	0	0	$225.00	$0.00	
Spare	0	0	$250.00	$0.00	
Spare	0	0	$20.00	$0.00	
Spare	0	0	$150.00	$0.00	
Spare	0	0	$225.00	$0.00	
Spare	0	0	$150.00	$0.00	
Spare	0	0	$225.00	$0.00	
Shaded Beach area	0	35000	$15.00	$0.00	
Maintenance	0	1500	$125.00	$0.00	
Spare	0	0	$175.00	$0.00	
Spare	0	0	$75.00	$0.00	
Signage				$150,000.00	
Photo and Video equipment	0	1	250000	$0.00	
Netting				$250,000.00	
Total SQFT		73155			$1,796,500.00

100% Inflation/Material increase

Attractions

Preliminary design completed

		Quantity	Cost	Sub Total	Totals
Attractions- Adventure Course		1	$3,500,000.00	$3,500,000.00	
Attractions- Spare		1	$1,750,000.00	$1,750,000.00	
Attractions-		0	$0.00	$0.00	
Attractions-		0	$0.00	$0.00	
Foundations		50	$25,000.00	$1,250,000.00	
Utilities		100000	$4.00	$400,000.00	
Attractions- Spare		0	$1,250.00	$0.00	
Attractions- Spare		0	$125.00	$0.00	
Attractions- Spare		0	$0.00	$0.00	
Spare		0	$0.00	$0.00	
Engineering	Included				
Installation	Included				
Pools		0	$1,000,000.00	$0.00	
Water treatment (Blue Mar) Surf + pools		0	$67,275.00	$0.00	
Total SQFT		239580.0			$6,900,000.00

Sub- Total		$12,105,628.00
Insurance	1.5%	$181,584.42
General Conditions	4%	$484,225.12
OHP	4%	$484,225.12
Bond	1.5%	$198,834.94
Total		$13,454,497.60
Contingency	5%	$672,724.88
Taxes	0.00%	$0.00
		$14,127,222.48

Glen Helen Regional Park-Adventure Park- Extended

Annualized Operations

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Attendance	**Adventure**	230,400	237,312	242,058	244,479	246,924	254,331	259,418	262,012	269,872	275,270
Attendance	**Season Passes**	0	0	0	0	0	0	0	0	0	0
Attendance	**Spare**	0	0	0	0	0	0	0	0	0	0
Attendance	**Spare**	0	0	0	0	0	0	0	0	0	0
Attendance	**Spare**	0	0	0	0	0	0	0	0	0	0
Gross Income											
	Admissions- Adventure park	10,368,829	11,000,291	11,444,703	11,790,333	12,146,401	12,761,009	13,276,554	13,677,506	14,369,587	14,950,119
	Spare	-	-	-	-	-	-	-	-	-	-
	Spare	-	-	-	-	-	-	-	-	-	-
	Spare	-	-	-	-	-	-	-	-	-	-
	Spare	-	-	-	-	-	-	-	-	-	-
	Spare	-	-	-	-	-	-	-	-	-	-
	Spare	-	-	-	-	-	-	-	-	-	-
	Food Service	4,147,532	4,357,397	4,533,436	4,670,345	4,811,390	5,054,846	5,259,062	5,417,886	5,692,031	5,921,989
	Rental	1,728,138	1,815,582	1,888,932	1,945,977	2,004,746	2,106,186	2,191,276	2,257,452	2,371,679	2,467,495
	Gift Shop	576,046	611,127	642,050	667,925	688,096	722,914	752,120	774,834	814,040	846,928
	Guest video / Photo	-	-	-	-	-	-	-	-	-	-
	Day Camp	187,215	192,831	198,616	349,292	210,712	217,033	223,544	230,251	237,158	244,273
	Lease- Spare	-	-	-	-	-	-	-	-	-	-
	Lease- Spare	-	-	-	-	-	-	-	-	-	-
	Hotel- Spare	-	-	-	-	-	-	-	-	-	-
Total Gross Income		17,007,761	17,977,229	18,707,737	19,423,873	19,861,345	20,861,988	21,702,556	22,357,928	23,484,496	24,430,803
Less: Operating Expenses											
	Operations	5,429,453	5,592,336	5,760,106	5,932,910	6,110,897	6,294,224	6,483,050	6,677,542	6,877,868	7,084,204
	Admissions	91,007	93,737	96,550	99,446	102,429	105,502	108,667	111,927	115,285	118,744
	Group Sales	-	-	-	-	-	-	-	-	-	-
	Marketing	350,028	360,529	371,345	382,485	393,960	405,778	417,952	430,490	443,405	456,707
	Administration	322,860	332,546	342,522	352,798	363,382	374,283	385,512	397,077	408,989	421,259
	Food Service	1,659,145	1,708,920	1,760,187	1,812,993	1,867,383	1,923,404	1,981,106	2,040,540	2,101,756	2,164,808
	General Operating Expenses	221,119	227,752	234,585	241,622	248,871	256,337	264,027	271,948	280,106	288,510
	General & Administrative	255,137	262,791	270,675	278,795	287,159	295,773	304,647	313,786	323,200	332,896
	Repairs & Maintenance	510,274	525,582	541,349	557,590	574,317	591,547	609,293	627,572	646,399	665,791
	Insurance	350,000	360,500	371,315	382,454	393,928	405,746	417,918	430,456	443,370	456,671
	Rent	300,000	309,000	318,270	327,818	337,653	347,782	358,216	368,962	380,031	391,432
	Rent- Profit Sharing	765,349	808,975	841,848	874,074	893,761	938,789	976,615	1,005,913	1,056,802	1,099,386
	Property Tax	675,000	675,000	308,678	-	327,712	344,223	358,092	368,906	387,494	403,108
	Spare	-	-	-	-	-	-	-	-	-	-
	New Attractions	-	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
	Guest video / Photo	-	-	-	-	-	-	-	-	-	-
	Royalty	-	-	-	-	-	-	-	-	-	-
	Day Camp Expense	130,000	133,900	137,917	142,055	146,316	150,706	155,227	159,884	164,680	169,621
	Gift shop Expense	230,418	158,221	162,967	104,910	108,057	111,299	114,638	118,077	121,620	125,268
	Management Fee	510,233	539,317	561,232	582,716	595,840	625,860	651,077	670,738	704,535	732,924
Total Operating Expenses		11,800,023	12,389,106	12,379,546	12,372,666	13,051,665	13,471,255	13,886,038	14,293,819	14,755,541	15,211,329
Net Operating Income		5,207,738	5,588,123	6,328,191	7,051,206	6,809,680	7,390,734	7,816,518	8,064,109	8,728,955	9,219,474

Exhibit H

Skateboard opinion of cost

Skateboard opinion of development and const. schedule

Skateboard example profit and loss statement

Glen Helen Regional Park-Skate park

Date: 8/1/2024

Skate Park-

Project Budget

Land			
	Land Purchase	$0.00	
	Sub-total:		$0.00
Soft Cost: Development			
	Consultants	$732,700.14	
	Fees	$438,500.00	
	Legal	$330,000.00	
	Sub-total:		$1,501,200.14
Hard Cost: Construction			
	Onsite infrastructure	$130,680.00	
	Site Work	$965,672.00	
	Buildings	$1,523,250.00	
	Attractions- Skate Park	$1,250,000.00	
	Attractions- Spare	$0.00	
	Attractions-Standing Surf	$0.00	
	Attractions- Spare	$0.00	
	Attractions- Stage/ Training lawn	$0.00	
	Power	$250,000.00	
	Foundations	$50,000.00	
	Pools	$0.00	
	OHP/Bonds	$464,597.90	
	Taxes	$0.00	
	Sub-total:		$4,634,199.90
Start up Cost			
	Exclusive Territory agreement	$0.00	
	Full License agreement	$0.00	
	Staffing start up/ops cash	$250,000.00	
	FFE	$750,000.00	
	Sub-total:		$1,000,000.00
Finance charges			
	Finance Cost	$105,000.00	
	Construction Interest	$370,011.90	
	Sub-total:		$475,011.90
Contingency			
	Contingency amount	$297,738.80	
	Projected:		$297,738.80
	Total:		$7,908,150.74

Project Commitments

Glen Helen Regional Park-Skate park

8/1/2024

Exhibit #E Soft Cost Budget

	Item	Task	Vendor	Entitlement Budget		Construction Drawing Budget	Total Budget	Cost per sqft
Contract								
	Architecture	Arch/Structural/MEP		$100,000.00		$731,550.00	$831,550.00	$10.00
	Civil	ALTA Survey		$25,000.00		$36,577.50	$61,577.50	$0.50
	Civil	Civil		$77,800.00		$39,204.00	$117,004.00	$0.45
	Landscape	Landscape		$75,000.00		$21,780.00	$96,780.00	$0.25
	Aquatics engineer	Pools		$0.00		$0.00	$0.00	$0.00
	Skate Engineer	Skate park layout		$75,000.00		$100,000.00	$175,000.00	$1.00
	Environmental	Phase 1		$0.00		$0.00	$0.00	$0.00
	Environmental	Phase 2 Workplan		$0.00		$0.00	$0.00	$0.00
	Environmental	Phase 2		$0.00		$0.00	$0.00	$0.00
	Asbestos/Lead Survey	Asbestos and Lead		$5,000.00		$0.00	$5,000.00	$0.06
	Soils	Soils		$25,000.00		$0.00	$25,000.00	$0.29
	White water	Engineering fees				$0.00	$0.00	$0.00
	Endless Surf	Engineering fees				$0.00	$0.00	$0.00
	Entitlement Traffic	Traffic		$0.00		$0.00	$0.00	$0.00
	Utility consultant	Utility consultant		$12,500.00		$20,000.00	$32,500.00	$0.37
	Earthquake study	Earthquake		$3,500.00		$0.00	$3,500.00	$0.04
	CEQA	CEQA-Study		$0.00			$0.00	$0.00
	Food Service	Equipment layout				$25,000.00	$25,000.00	$0.29
	Feasibility/Market Study	Market Study		$25,000.00		$0.00	$25,000.00	$0.29
	Appraisal	Appraisal		$15,000.00		$0.00	$15,000.00	$0.17
			Sub total:	$438,800.00		$974,111.50	$1,412,911.50	$16.22
Fees	All fees are listed as allowances							
	City Impound accounts	Development allowance		$75,000.00		$25,000.00	$100,000.00	$1.15
	Entitlement Fees	Permit/Allowance		$22,500.00			$22,500.00	$0.26
	Grading Plan Check	Permit/Allowance				$150,000.00	$150,000.00	$1.72
	Grading Permit	Permit/Allowance				$15,000.00	$15,000.00	$0.17
	Plan Check	Permit/Allowance		$12,500.00		$25,000.00	$37,500.00	$0.43
	Permit Fees	Permit/Allowance				$25,000.00	$25,000.00	$0.29
	Water- High use fee	Permit/Allowance				$0.00	$0.00	$0.00
	Water- Connection fees	Permit/Allowance				$0.00	$0.00	$0.00
	Sewer	Permit/Allowance				$0.00	$0.00	$0.00
	School Fees	Permit/Allowance				$25,000.00	$25,000.00	$0.29
	Fire Plan Check	Permit/Allowance				$1,000.00	$1,000.00	$0.01
	Gas					$25,000.00	$25,000.00	$0.29
	Transportation					$12,500.00	$12,500.00	$0.14
	Health Department	Permit/Allowance				$0.00	$0.00	$0.00
			Sub total:	$110,000.00		$303,500.00	$413,500.00	$4.75
Legal								
	Environmental	Lease Negotiations				$0.00	$0.00	$0.00
	Alcohol	Allowance				$0.00	$0.00	$0.00
	CEQA	Lease Negotiations				$0.00	$0.00	$0.00
	Business	Contracts	Finance			$0.00	$0.00	$0.00
							$0.00	$0.00
			Sub total:			$0.00	$0.00	$0.00
Consultants								
	DBC	Consultant	Development/Construction management	$72,000.00		$108,000.00	$180,000.00	$2.07
	Travel	Consultant		$0.00		$0.00	$0.00	$0.00
	Software	Consultant	ON site services software			$0.00		
	TBC	Developer fee				$180,624.14	$180,624.14	$2.07
							$0.00	$0.00
			Sub total:	$72,000.00		$288,624.14	$360,624.14	$4.14
			Sub-Total:	$620,800.00		$1,566,235.64	$2,187,035.64	$25.10
		Contingency	15%	$93,120.00	5%	$63,880.58	$157,000.58	$1.80
			Total	$713,920.00		$1,630,116.22	$2,344,036.22	$26.91

Glen Helen Regional Park-Skate park

8/1/2024

Construction Budget

Land area — SQFT-ACRE 43560

Water Park	2.0	
Total Parking	0.0	Guest/Employee
Spare	0.00	
Spare	0.0	
Spare	0.0	
Spare	0.0	
Set Back area	0.0	
Open Space	0.0	
Total project	2.0	
Total Acreage	2.0	Less set back and open space

Total SQFT	87120
Total Attraction area	87120
Total guest parking area	0
Total employee parking	40000

100% Inflation/Material increase

Site Work

	Acres	Sq Ft	Cost Per Sqft	Sub Total	Totals
Onsite infrastructure		87120	$1.50		$130,680.00
Demo		87120	$1.50	$130,680.00	
Mass Grading	2.00	87120	$2.25	$196,020.00	
Hard Scape		21780	$9.00	$196,020.00	
Land Scape		30492	$6.00	$182,952.00	
Gravel area		200000	$0.00	$0.00	
Parking-Employee	0.92	40000	$6.50	$260,000.00	
Parking- Guest		0	$6.50	$0.00	
Total SQFT		718784			$965,672.00

Buildings

Preliminary design completed — 100% Inflation/Material increase

	Quantity	Sq Ft	Cost Per Sqft	Sub Total	Totals
Entry Building	0	5000	$250.00	$0.00	
Standing wave	0	6000	$300.00	$0.00	
Food Service Building	1	3500	$300.00	$1,050,000.00	
Spare	0	6000	$425.00	$0.00	
Restrooms	1	1155	$150.00	$173,250.00	
Trash enclosures	0	1000	$150.00	$0.00	
Filter Buildings	0	2500	$150.00	$0.00	
Pump Houses	0	3500	$150.00	$0.00	
Lockers/ Changing	0	2500	$250.00	$0.00	
Bar	0	800	$500.00	$0.00	
End Less Surf building	0	4500	$175.00	$0.00	
Cabanas	0	200	$30.00	$0.00	
Spare	0	0	$225.00	$0.00	
Spare	0	0	$250.00	$0.00	
Spare	0	0	$20.00	$0.00	
Spare	0	0	$150.00	$0.00	
Spare	0	0	$225.00	$0.00	
Spare	0	0	$150.00	$0.00	
Spare	0	0	$225.00	$0.00	
Shaded Beach area	0	35000	$15.00	$0.00	
Maintenance	0	1500	$125.00	$0.00	
Spare	0	0	$175.00	$0.00	
Spare	0	0	$75.00	$0.00	
Signage				$50,000.00	
Photo and Video equipment	0	1	250000	$0.00	
Netting				$250,000.00	
Total SQFT		73155			$1,523,250.00

Attractions

100% Inflation/Material increase

Preliminary design completed

		Quantity	Cost	Sub Total	Totals
Attractions- Skate Park		1	$1,250,000.00	$1,250,000.00	
Attractions- Spare		0	$1,750,000.00	$0.00	
Attractions-		0	$0.00	$0.00	
Attractions-		0	$0.00	$0.00	
Foundations		2	$25,000.00	$50,000.00	
Utilities		100000	$2.50	$250,000.00	
Attractions- Spare		0	$1,250.00	$0.00	
Attractions- Spare		0	$125.00	$0.00	
Attractions- Spare		0	$0.00	$0.00	
Spare		0	$0.00	$0.00	
Engineering	Included				
Installation	Included				
Pools		0	$1,000,000.00	$0.00	
Water treatment (Blue Mar) Surf + pools		0	$67,275.00	$0.00	
Total SQFT		87120.0			$1,550,000.00

Sub- Total		$4,169,602.00
Insurance	1.5%	$62,544.03
General Conditions	4%	$166,784.08
OHP	4%	$166,784.08
Bond	1.5%	$68,485.71
Total		$4,634,199.90
Contingency	5%	$231,710.00
Taxes	0.00%	$0.00
		$4,865,909.90

Glen Helen Regional Park-Skate park

Annualized Operations

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Attendance	**Adventure**		43,200	44,496	45,386	45,840	46,298	47,687	48,641	49,127	50,601	51,613
Attendance	**Season Passes**		8,640	8,899	9,077	9,168	9,260	9,537	9,728	9,825	10,120	10,323
Attendance	**Spare**		0	0	0	0	0	0	0	0	0	0
Attendance	**Spare**		0	0	0	0	0	0	0	0	0	0
Attendance	**Spare**		0	0	0	0	0	0	0	0	0	0
Gross Income												
		Admissions- Adventure park	$ 864,069	$ 916,691	$ 953,725	$ 982,528	$ 1,012,200	$ 1,063,417	$ 1,106,379	$ 1,139,792	$ 1,197,466	$ 1,245,843
		Membership	$ 864,000	$ 916,618	$ 953,649	$ 982,449	$ 1,012,119	$ 1,063,332	$ 1,106,291	$ 1,139,701	$ 1,197,370	$ 1,245,744
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Food Service	$ 777,662	$ 817,012	$ 850,019	$ 875,690	$ 902,136	$ 947,784	$ 986,074	$ 1,015,854	$ 1,067,256	$ 1,110,373
		Rental	$ 324,026	$ 340,422	$ 354,175	$ 364,871	$ 375,890	$ 394,910	$ 410,864	$ 423,272	$ 444,690	$ 462,655
		Gift Shop	$ 108,009	$ 114,586	$ 120,384	$ 125,236	$ 129,018	$ 135,546	$ 141,022	$ 145,281	$ 152,633	$ 158,799
		Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Day Camp	$ 35,103	$ 36,156	$ 37,241	$ 65,492	$ 39,509	$ 40,694	$ 41,915	$ 43,172	$ 44,467	$ 45,801
		Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Hotel- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Gross Income			$ 2,972,869	$ 3,141,484	$ 3,269,193	$ 3,396,266	$ 3,470,871	$ 3,645,683	$ 3,792,546	$ 3,907,072	$ 4,103,881	$ 4,269,215
Less: Operating Expenses												
		Operations	$ 1,600,537	$ 1,648,554	$ 1,698,010	$ 1,748,951	$ 1,801,419	$ 1,855,462	$ 1,911,125	$ 1,968,459	$ 2,027,513	$ 2,088,338
		Admissions	$ 91,007	$ 93,737	$ 96,550	$ 99,446	$ 102,429	$ 105,502	$ 108,667	$ 111,927	$ 115,285	$ 118,744
		Group Sales	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Marketing	$ 350,028	$ 360,529	$ 371,345	$ 382,485	$ 393,960	$ 405,778	$ 417,952	$ 430,490	$ 443,405	$ 456,707
		Administration	$ 127,844	$ 131,680	$ 135,630	$ 139,699	$ 143,890	$ 148,207	$ 152,653	$ 157,233	$ 161,949	$ 166,808
		Food Service	$ 311,090	$ 320,422	$ 330,035	$ 339,936	$ 350,134	$ 360,638	$ 371,457	$ 382,601	$ 394,079	$ 405,902
		General Operating Expenses	$ 38,650	$ 39,810	$ 41,004	$ 42,234	$ 43,501	$ 44,806	$ 46,151	$ 47,535	$ 48,961	$ 50,430
		General & Administrative	$ 44,597	$ 45,934	$ 47,313	$ 48,732	$ 50,194	$ 51,700	$ 53,251	$ 54,848	$ 56,494	$ 58,188
		Repairs & Maintenance	$ 89,193	$ 91,869	$ 94,625	$ 97,464	$ 100,388	$ 103,399	$ 106,501	$ 109,696	$ 112,987	$ 116,377
		Insurance	$ 150,000	$ 154,500	$ 159,135	$ 163,909	$ 168,826	$ 173,891	$ 179,108	$ 184,481	$ 190,016	$ 195,716
		Rent	$ 100,000	$ 103,000	$ 106,090	$ 109,273	$ 112,551	$ 115,927	$ 119,405	$ 122,987	$ 126,677	$ 130,477
		Rent- Profit Sharing	$ 133,779	$ 141,367	$ 147,114	$ 152,832	$ 156,189	$ 164,056	$ 170,665	$ 175,784	$ 184,675	$ 192,115
		Property Tax	$ 36,610	$ 36,610	$ 53,942	$ -	$ 57,269	$ 60,154	$ 62,577	$ 64,467	$ 67,714	$ 70,442
		Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		New Attractions	$ -	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000
		Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Royalty	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Day Camp Expense	$ 130,000	$ 133,900	$ 137,917	$ 142,055	$ 146,316	$ 150,706	$ 155,227	$ 159,884	$ 164,680	$ 169,621
		Gift shop Expense	$ 43,203	$ 29,666	$ 30,556	$ 19,671	$ 20,261	$ 20,869	$ 21,495	$ 22,140	$ 22,804	$ 23,488
		Management Fee	$ 89,186	$ 94,245	$ 98,076	$ 101,888	$ 104,126	$ 109,371	$ 113,776	$ 117,212	$ 123,116	$ 128,076
Total Operating Expenses			$ 3,335,726	$ 3,725,823	$ 3,847,341	$ 3,888,574	$ 4,051,454	$ 4,170,466	$ 4,290,010	$ 4,409,745	$ 4,540,355	$ 4,671,429
Net Operating Income			$ (362,857)	$ (584,339)	$ (578,148)	$ (492,308)	$ (580,583)	$ (524,782)	$ (497,464)	$ (502,673)	$ (436,475)	$ (402,214)

Exhibit I

Pump Track opinion of cost

Pump Track opinion of development and const. schedule

Pump Track example profit and loss statement

Glen Helen Regional Park-Pump Track

Date: 8/1/2024

Pump Track

Project Budget

Land			
	Land Purchase	$0.00	
		Sub-total:	**$0.00**
Soft Cost: Development			
	Consultants	$741,035.83	
	Fees	$438,500.00	
	Legal	$330,000.00	
		Sub-total:	**$1,509,535.83**
Hard Cost: Construction			
	Onsite infrastructure	$130,680.00	
	Site Work	$965,672.00	
	Buildings	$1,523,250.00	
	Attractions- Pump Track	$1,500,000.00	
	Attractions- Spare	$0.00	
	Attractions-Standing Surf	$0.00	
	Attractions- Spare	$0.00	
	Attractions- Stage/ Training lawn	$0.00	
	Power	$250,000.00	
	Foundations	$50,000.00	
	Pools	$0.00	
	OHP/Bonds	$492,454.15	
	Taxes	$0.00	
		Sub-total:	**$4,912,056.15**
Start up Cost			
	Exclusive Territory agreement	$0.00	
	Full License agreement	$0.00	
	Staffing start up/ops cash	$250,000.00	
	FFE	$750,000.00	
		Sub-total:	**$1,000,000.00**
Finance charges			
	Finance Cost	$105,000.00	
	Construction Interest	$392,196.98	
		Sub-total:	**$497,196.98**
Contingency			
	Contingency amount	$311,631.61	
		Projected:	**$311,631.61**
		Total:	**$8,230,420.57**

Project Commitments

Glen Helen Regional Park-Pump Track

8/1/2024

Exhibit #E Soft Cost Budget

	Item	Task	Vendor	Entitlement Budget	Construction Drawing Budget	Total Budget	Cost per sqft
Contract							
	Architecture	Arch/Structural/MEP		$100,000.00	$731,550.00	$831,550.00	$10.00
	Civil	ALTA Survey		$25,000.00	$36,577.50	$61,577.50	$0.50
	Civil	Civil		$77,800.00	$39,204.00	$117,004.00	$0.45
	Landscape	Landscape		$75,000.00	$21,780.00	$96,780.00	$0.25
	Aquatics engineer	Pools		$0.00	$0.00	$0.00	$0.00
	Skate Engineer	Skate park layout		$75,000.00	$100,000.00	$175,000.00	$1.00
	Environmental	Phase 1		$0.00	$0.00	$0.00	$0.00
	Environmental	Phase 2 Workplan		$0.00	$0.00	$0.00	$0.00
	Environmental	Phase 2		$0.00	$0.00	$0.00	$0.00
	Asbestos/Lead Survey	Asbestos and Lead		$5,000.00	$0.00	$5,000.00	$0.06
	Soils	Soils		$25,000.00	$0.00	$25,000.00	$0.29
	White water	Engineering fees			$0.00	$0.00	$0.00
	Endless Surf	Engineering fees			$0.00	$0.00	$0.00
	Entitlement Traffic	Traffic		$0.00	$0.00	$0.00	$0.00
	Utility consultant	Utility consultant		$12,500.00	$20,000.00	$32,500.00	$0.37
	Earthquake study	Earthquake		$3,500.00	$0.00	$3,500.00	$0.04
	CEQA	CEQA-Study		$0.00		$0.00	$0.00
	Food Service	Equipment layout			$25,000.00	$25,000.00	$0.29
	Feasibility/Market Study	Market Study		$25,000.00	$0.00	$25,000.00	$0.29
	Appraisal	Appraisal		$15,000.00	$0.00	$15,000.00	$0.17
			Sub total:	$438,800.00	$974,111.50	$1,412,911.50	$16.22
Fees	All fees are listed as allowances						
	City Impound accounts	Development allowance		$75,000.00	$25,000.00	$100,000.00	$1.15
	Entitlement Fees	Permit/Allowance		$22,500.00		$22,500.00	$0.26
	Grading Plan Check	Permit/Allowance			$150,000.00	$150,000.00	$1.72
	Grading Permit	Permit/Allowance			$15,000.00	$15,000.00	$0.17
	Plan Check	Permit/Allowance		$12,500.00	$25,000.00	$37,500.00	$0.43
	Permit Fees	Permit/Allowance			$25,000.00	$25,000.00	$0.29
	Water- High use fee	Permit/Allowance			$0.00	$0.00	$0.00
	Water- Connection fees	Permit/Allowance			$0.00	$0.00	$0.00
	Sewer	Permit/Allowance			$0.00	$0.00	$0.00
	School Fees	Permit/Allowance			$25,000.00	$25,000.00	$0.29
	Fire Plan Check	Permit/Allowance			$1,000.00	$1,000.00	$0.01
	Gas				$25,000.00	$25,000.00	$0.29
	Transportation				$12,500.00	$12,500.00	$0.14
	Health Department	Permit/Allowance			$0.00	$0.00	$0.00
			Sub total:	$110,000.00	$303,500.00	$413,500.00	$4.75
Legal							
	Environmental	Lease Negotiations			$0.00	$0.00	$0.00
	Alcohol	Allowance			$0.00	$0.00	$0.00
	CEQA	Lease Negotiations			$0.00	$0.00	$0.00
	Business	Contracts	Finance		$0.00	$0.00	$0.00
						$0.00	$0.00
			Sub total:		$0.00	$0.00	$0.00
Consultants							
	DBC	Consultant	Development/Construction management	$72,000.00	$108,000.00	$180,000.00	$2.07
	Travel	Consultant		$0.00	$0.00	$0.00	$0.00
	Software	Consultant	ON site services software		$0.00		
	TBC	Developer fee			$188,959.83	$188,959.83	$2.17
						$0.00	$0.00
			Sub total:	$72,000.00	$296,959.83	$368,959.83	$4.24
			Sub-Total:	$620,800.00	$1,574,571.33	$2,195,371.33	$25.20
		Contingency	15%	$93,120.00	5% $63,880.58	$157,000.58	$1.80
			Total	$713,920.00	$1,638,451.90	$2,352,371.90	$27.00

Glen Helen Regional Park-Pump Track

8/1/2024

Construction Budget

Land area SQFT-ACRE 43560

Water Park	2.0	
Total Parking	0.0	Guest/Employee
Spare	0.00	
Spare	0.0	
Spare	0.0	
Spare	0.0	
Set Back area	0.0	
Open Space	0.0	
Total project	2.0	
Total Acreage	2.0	Less set back and open space

Total SQFT	87120
Total Attraction area	87120
Total guest parking area	0
Total employee parking	40000

100% Inflation/Material increase

Site Work		Acres	Sq Ft	Cost Per Sqft	Sub Total	Totals
	Onsite infrastructure		87120	$1.50		$130,680.00
	Demo		87120	$1.50	$130,680.00	
	Mass Grading	2.00	87120	$2.25	$196,020.00	
	Hard Scape		21780	$9.00	$196,020.00	
	Land Scape		30492	$6.00	$182,952.00	
	Gravel area		200000	$0.00	$0.00	
	Parking-Employee	0.92	40000	$6.50	$260,000.00	
	Parking- Guest		0	$6.50	$0.00	
	Total SQFT		718784			$965,672.00

Buildings	Preliminary design completed	Quantity		100% Inflation/Material increase		
	Entry Building	0	5000	$250.00	$0.00	
	Standing wave	0	6000	$300.00	$0.00	
	Food Service Building	1	3500	$300.00	$1,050,000.00	
	Spare	0	6000	$425.00	$0.00	
	Restrooms	1	1155	$150.00	$173,250.00	
	Trash enclosures	0	1000	$150.00	$0.00	
	Filter Buildings	0	2500	$150.00	$0.00	
	Pump Houses	0	3500	$150.00	$0.00	
	Lockers/ Changing	0	2500	$250.00	$0.00	
	Bar	0	800	$500.00	$0.00	
	End Less Surf building	0	4500	$175.00	$0.00	
	Cabanas	0	200	$30.00	$0.00	
	Spare	0	0	$225.00	$0.00	
	Spare	0	0	$250.00	$0.00	
	Spare	0	0	$20.00	$0.00	
	Spare	0	0	$150.00	$0.00	
	Spare	0	0	$225.00	$0.00	
	Spare	0	0	$150.00	$0.00	
	Spare	0	0	$225.00	$0.00	
	Shaded Beach area	0	35000	$15.00	$0.00	
	Maintenance	0	1500	$125.00	$0.00	
	Spare	0	0	$175.00	$0.00	
	Spare	0	0	$75.00	$0.00	
	Signage				$50,000.00	
	Photo and Video equipment	0	1	250000	$0.00	
	Netting				$250,000.00	
	Total SQFT		73155			$1,523,250.00

Attractions	Preliminary design completed			100% Inflation/Material increase		
	Attractions- Pump Track		1	$1,500,000.00	$1,500,000.00	
	Attractions- Spare		0	$1,750,000.00	$0.00	
	Attractions-		0	$0.00	$0.00	
	Attractions-		0	$0.00	$0.00	
	Foundations		2	$25,000.00	$50,000.00	
	Utilities		100000	$2.50	$250,000.00	
	Attractions- Spare		0	$1,250.00	$0.00	
	Attractions- Spare		0	$125.00	$0.00	
	Attractions- Spare		0	$0.00	$0.00	
	Spare		0	$0.00	$0.00	
	Engineering	Included				
	Installation	Included				
	Pools		0	$1,000,000.00	$0.00	
	Water treatment (Blue Mar) Surf + pools		0	$67,275.00	$0.00	
	Total SQFT		87120.0			$1,800,000.00

Sub- Total		$4,419,602.00
Insurance	1.5%	$66,294.03
General Conditions	4%	$176,784.08
OHP	4%	$176,784.08
Bond	1.5%	$72,591.96
Total		$4,912,056.15
Contingency	5%	$245,602.81
Taxes	0.00%	$0.00
		$5,157,658.96

Glen Helen Regional Park-Pump Track

Annualized Operations

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Attendance	**Adventure**	**51,840**	**53,395**	**54,463**	**55,008**	**55,558**	**57,225**	**58,369**	**58,953**	**60,721**	**61,936**
Attendance	**Season Passes**	**10,368**	**10,679**	**10,893**	**11,002**	**11,112**	**11,445**	**11,674**	**11,791**	**12,144**	**12,387**
Attendance	**Spare**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Attendance	**Spare**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Attendance	**Spare**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Gross Income											
	Admissions- Adventure park	$ 1,036,883	$ 1,100,029	$ 1,144,470	$ 1,179,033	$ 1,214,640	$ 1,276,101	$ 1,327,655	$ 1,367,751	$ 1,436,959	$ 1,495,012
	Membership	$ 1,036,800	$ 1,099,941	$ 1,144,379	$ 1,178,939	$ 1,214,543	$ 1,275,999	$ 1,327,549	$ 1,367,641	$ 1,436,844	$ 1,494,892
	Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Food Service	$ 933,195	$ 980,414	$ 1,020,023	$ 1,050,828	$ 1,082,563	$ 1,137,340	$ 1,183,289	$ 1,219,024	$ 1,280,707	$ 1,332,447
	Rental	$ 388,831	$ 408,506	$ 425,010	$ 437,845	$ 451,068	$ 473,892	$ 493,037	$ 507,927	$ 533,628	$ 555,186
	Gift Shop	$ 129,610	$ 137,504	$ 144,461	$ 150,283	$ 154,822	$ 162,656	$ 169,227	$ 174,338	$ 183,159	$ 190,559
	Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Day Camp	$ 42,123	$ 43,387	$ 44,689	$ 78,591	$ 47,410	$ 48,833	$ 50,298	$ 51,806	$ 53,361	$ 54,961
	Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Lease- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Hotel- Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Gross Income		$ 3,567,442	$ 3,769,781	$ 3,923,032	$ 4,075,519	$ 4,165,045	$ 4,374,820	$ 4,551,055	$ 4,688,487	$ 4,924,657	$ 5,123,058
Less: Operating Expenses											
	Operations	$ 1,600,537	$ 1,648,554	$ 1,698,010	$ 1,748,951	$ 1,801,419	$ 1,855,462	$ 1,911,125	$ 1,968,459	$ 2,027,513	$ 2,088,338
	Admissions	$ 91,007	$ 93,737	$ 96,550	$ 99,446	$ 102,429	$ 105,502	$ 108,667	$ 111,927	$ 115,285	$ 118,744
	Group Sales	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Marketing	$ 350,028	$ 360,529	$ 371,345	$ 382,485	$ 393,960	$ 405,778	$ 417,952	$ 430,490	$ 443,405	$ 456,707
	Administration	$ 127,844	$ 131,680	$ 135,630	$ 139,699	$ 143,890	$ 148,207	$ 152,653	$ 157,233	$ 161,949	$ 166,808
	Food Service	$ 373,308	$ 384,507	$ 396,042	$ 407,923	$ 420,161	$ 432,766	$ 445,749	$ 459,121	$ 472,895	$ 487,082
	General Operating Expenses	$ 46,380	$ 47,772	$ 49,205	$ 50,681	$ 52,202	$ 53,768	$ 55,381	$ 57,042	$ 58,753	$ 60,516
	General & Administrative	$ 53,516	$ 55,121	$ 56,775	$ 58,478	$ 60,233	$ 62,040	$ 63,901	$ 65,818	$ 67,792	$ 69,826
	Repairs & Maintenance	$ 107,032	$ 110,243	$ 113,550	$ 116,957	$ 120,465	$ 124,079	$ 127,802	$ 131,636	$ 135,585	$ 139,652
	Insurance	$ 150,000	$ 154,500	$ 159,135	$ 163,909	$ 168,826	$ 173,891	$ 179,108	$ 184,481	$ 190,016	$ 195,716
	Rent	$ 100,000	$ 103,000	$ 106,090	$ 109,273	$ 112,551	$ 115,927	$ 119,405	$ 122,987	$ 126,677	$ 130,477
	Rent- Profit Sharing	$ 160,535	$ 169,640	$ 176,536	$ 183,398	$ 187,427	$ 196,867	$ 204,797	$ 210,941	$ 221,610	$ 230,538
	Property Tax	$ 38,805	$ 38,805	$ 64,730	$ -	$ 68,723	$ 72,185	$ 75,092	$ 77,360	$ 81,257	$ 84,530
	Spare	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	New Attractions	$ -	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000
	Guest video / Photo	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Royalty	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Day Camp Expense	$ 130,000	$ 133,900	$ 137,917	$ 142,055	$ 146,316	$ 150,706	$ 155,227	$ 159,884	$ 164,680	$ 169,621
	Gift shop Expense	$ 51,844	$ 35,600	$ 36,668	$ 23,605	$ 24,313	$ 25,042	$ 25,794	$ 26,567	$ 27,364	$ 28,185
	Management Fee	$ 107,023	$ 113,093	$ 117,691	$ 122,266	$ 124,951	$ 131,245	$ 136,532	$ 140,655	$ 147,740	$ 153,692
Total Operating Expenses		$ 3,487,861	$ 3,880,681	$ 4,015,874	$ 4,049,125	$ 4,227,867	$ 4,353,464	$ 4,479,185	$ 4,604,602	$ 4,742,521	$ 4,880,433
Net Operating Income		$ 79,582	$ (110,900)	$ (92,842)	$ 26,394	$ (62,821)	$ 21,356	$ 71,870	$ 83,885	$ 182,136	$ 242,626

Exhibit H

Glen Helen Regional Park – Equestrian Center

Equestrian Center Proposed Project Budget

Glen Helen Regional Park-Equestrian Center

Date: 10/30/2024

Opinon of probable cost

Equestrian Center

Project Budget

Land

Land Purchase	$0.00	
	Sub-total:	**$0.00**

Soft Cost: Development

Consultants	$1,411,860.00	
Fees	$295,500.00	
Legal	$140,000.00	
	Sub-total:	**$1,847,360.00**

Hard Cost: Construction

Onsite infrastructure	$4,116,420.00	
Site Work	$9,539,006.00	
Buildings	$3,445,000.00	
Main Arena	$8,853,625.00	
Equestrain support	$13,459,085.00	
OHP/Bonds	$4,391,608.68	
Taxes	$0.00	
	Sub-total:	**$43,804,744.68**

Start up Cost

Staffing start up/ops cash	$450,000.00	
FFE	$2,500,000.00	
	Sub-total:	**$2,950,000.00**

Finance charges

Finance Cost	$371,260.00	
Construction Interest	$3,497,535.08	
	Sub-total:	**$3,868,795.08**

Contingency

Contingency amount	$2,579,788.53	
	Projected:	**$2,579,788.53**
	Total:	**$55,050,688.30**

Project Commitments

Glen Helen Regional Park-Equestrian Center

10/30/2024

Opinion of probable cost

Soft Cost Budget

	Item	Task	Vendor	Entitlement Budget		Construction Drawing Budget	Total Budget
Contract							
	Architecture	Arch/Structural/MEP		$65,000.00		$192,000.00	$257,000.00
	Civil	ALTA Survey		$25,000.00		$8,000.00	$33,000.00
	Civil	Civil		$77,800.00		$294,030.00	$371,830.00
	Landscape	Landscape		$75,000.00		$294,030.00	$369,030.00
	Stable/Equine	Stables/ Bleachers		$50,000.00		$150,000.00	$200,000.00
	Soils	Soils		$25,000.00		$0.00	$25,000.00
	Utility consultant	Utility consultant		$7,500.00		$20,000.00	$27,500.00
	Earthquake study	Earthquake		$3,500.00		$0.00	$3,500.00
	Food Service	Equipment layout				$25,000.00	$25,000.00
	Appraisal	Appraisal		$15,000.00		$0.00	$15,000.00
			Sub total:	$343,800.00		$983,060.00	$1,326,860.00
Fees	All fees are listed as allowances						
	City Impound accounts	Development allowance		$15,000.00		$25,000.00	$40,000.00
	Entitlement Fees	Permit/Allowance		$22,500.00			$22,500.00
	Grading Plan Check	Permit/Allowance				$9,500.00	$9,500.00
	Grading Permit	Permit/Allowance				$15,000.00	$15,000.00
	Plan Check	Permit/Allowance		$12,500.00		$15,000.00	$27,500.00
	Permit Fees	Permit/Allowance				$35,000.00	$35,000.00
	Water- Connection fees	Permit/Allowance				$25,000.00	$25,000.00
	Sewer	Permit/Allowance				$75,000.00	$75,000.00
	School Fees	Permit/Allowance				$15,000.00	$15,000.00
	Fire Plan Check	Permit/Allowance				$3,500.00	$3,500.00
	Transportation					$12,500.00	$12,500.00
	Health Department	Permit/Allowance				$15,000.00	$15,000.00
			Sub total:	$50,000.00		$245,500.00	$295,500.00
Legal							
	Business	Contracts	Finance			$140,000.00	$140,000.00
							$0.00
			Sub total:			$140,000.00	$140,000.00
Consultants							
	TBD	Consultant	Development/Construction management	$35,000.00		$50,000.00	$85,000.00
	TBC	Developer fee				$0.00	$0.00
							$0.00
			Sub total:	$35,000.00		$50,000.00	$85,000.00
			Sub-Total:	$428,800.00		$1,418,560.00	$1,847,360.00
		Contingency 15%		$64,320.00	5%	$68,428.00	$132,748.00
		Total		$493,120.00		$1,486,988.00	$1,980,108.00
		Water Rights EST		$0.00			
			Total Entitlement cost	$493,120.00			

Glen Helen Regional Park-Equestrian Center

10/30/2024

Opinion of probable cost

Construction Budget

Land area SQFT-ACRE 43560

Equestrian Center	21.8	
Total Parking	5.2	Guest/Employee
Total project	27.0	
Total Acreage	27.0	Less set back and open space
Total SQFT	1176120	
Total Attraction area	949120	
Total guest parking area	3.65	
Total employee parking	1.56	

100% Inflation/Material increase

Site Work

	Acres	Sq Ft	Cost Per Sqft	Sub Total	Totals
Onsite infrastructure		1176120	$3.50		$4,116,420.00
Demo		1176120	$1.50	$1,764,180.00	
Mass Grading	27.00	1176120	$1.75	$2,058,210.00	
Hard Scape		235224	$9.00	$2,117,016.00	
Land Scape		292350	$6.00	$1,754,100.00	
Gravel area		200000	$1.85	$370,000.00	
Parking-Employee	5.21	227000	$6.50	$1,475,500.00	
Total SQFT		1176120			$9,539,006.00

Buildings

Preliminary design completed — 100% Inflation/Material increase

	Quantity	Sq Ft	Cost Per Sqft	Sub Total	Totals
Concession building	1	2500	$250.00	$625,000.00	
Concession office	1	2500	$250.00	$625,000.00	
Wedding Capel	1	5000	$195.00	$975,000.00	
Barn Storage	1	4000	$110.00	$440,000.00	
Maintenance/Storage	1	2000	$90.00	$180,000.00	
Signage	1 LS			$150,000.00	
Fencing	1 LS			$450,000.00	
Total SQFT		16000			$3,445,000.00

100% Inflation/Material increase

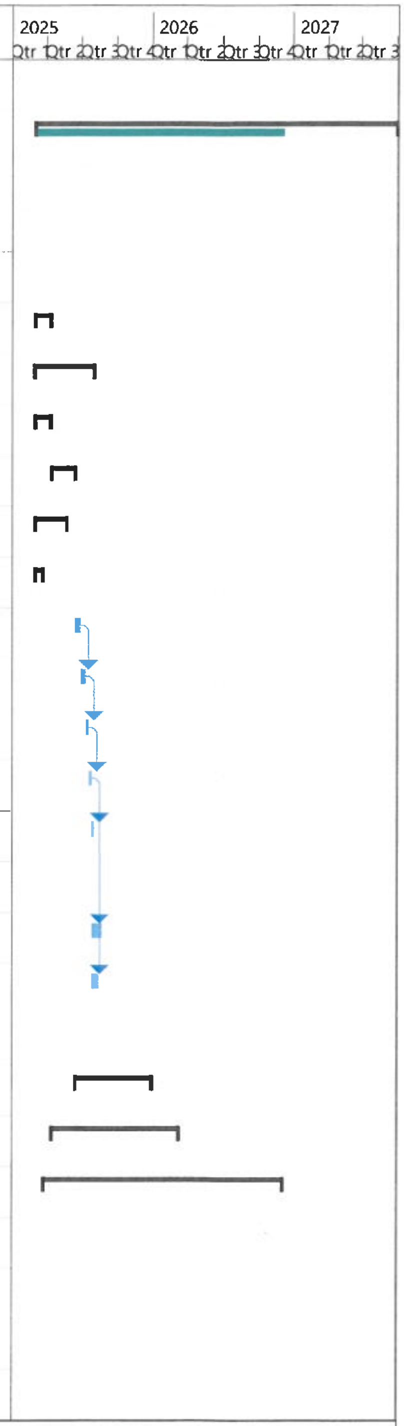
Attractions

Preliminary design completed

	Quantity	Sq Ft	Cost Per Sqft	Sub Total	Totals
Main Arena	1	70829	$125.00	$8,853,625.00	
Training Arena #1	1	8471	$35.00	$296,485.00	
Training Arena #2	1	30086	$85.00	$2,557,310.00	
Training Arena #3	1	43324	$85.00	$3,682,540.00	
Floor area bleachers	1	53269	$75.00	$3,995,175.00	
Lakes	2	26431	$75.00	$1,982,325.00	
Stables	5	7562	$125.00	$945,250.00	
Total SQFT		949120.0			$22,312,710.00

Sub- Total		$39,413,136.00
Insurance	1.5%	$591,197.04
General Conditions	4%	$1,576,525.44
OHP	4%	$1,576,525.44
Bond	1.5%	$647,360.76
Total		$43,804,744.68
Contingency	5%	$2,190,237.23
Taxes	0.00%	$0.00
		$45,994,981.91

ID		Task Mode	Task Name	Duration	Start
1					
2			**Glen Helen Equestrian Development Schedule**	**674 days?**	**Mon 3/3/25**
3					
4					
5			**Intial Investigations**	**30 days**	**Mon 3/3/25**
9			**Develoment Submittal**	**110 days**	**Mon 3/3/25**
10			**Architecture**	**30 days**	**Mon 3/3/25**
12			**Civil**	**45 days**	**Mon 4/14/25**
19			**Equestrian**	**60 days**	**Mon 3/3/25**
21			**Landscape**	**15 days**	**Mon 3/3/25**
25			City Review	10 days	Mon 6/16/25
26			Revison #1	10 days	Mon 6/30/25
27			City Review	5 days	Mon 7/14/25
28			Revison #2	5 days	Mon 7/21/25
29			City Review	5 days	Mon 7/28/25
30					
31			Staff report	20 days	Mon 7/28/25
32			Planning Commision	13 days	Mon 7/28/25
33					
34			**Demo/Grading plan check**	**141 days**	**Mon 6/16/25**
44			**Building Permit submittal**	**236 days**	**Mon 4/14/25**
53			**Construction**	**446 days?**	**Mon 3/24/25**
271					
275					
279					
281					



Project: Equestrian Schedule 11
Date: Sat 12/7/24

Task	Manual Summary Rollup
Split	Manual Summary
Milestone	Start-only
Summary	Finish-only
Project Summary	External Tasks
Inactive Task	External Milestone
Inactive Milestone	Deadline
Inactive Summary	Progress
Manual Task	Manual Progress
Duration-only	

Exhibit I

County of San Bernardino - Glen Helen Regional Park

Infrastructure / Backbone Budget Option #1

Infrastructure / Backbone Budget Option #2

Parking Lot C budget

Amphitheater Budget Parking

Amphitheater Budget Seating Reconfiguration

County of San Bernardino- Glen Helen Master Plan

Infrastructure / Backbone Budget Option #1

Opinion of probable cost					Date: 10/30/2024	
Report/ Drawing	Description	SF		Total Cost / LF	Total	Remarks
01	Demand Study	2,500	lf	$20.00	$50,000	Water sewer and power
02	Civil Drawings Option #1	2,500	lf	$50.00	$125,000	Water and sewer plans
03	Dry Utility consultant	1,000	lf	$45.00	$45,000	Power plans
04	Utility permits	2,500	lf	$4.50	$11,250	Plan check fees
05	Edision fees	1,000	lf	$15.00	$15,000	Plan review
06	Construction permits	2,500	sf	$3.50	$8,750	Public works
Sub-Total	**Reports and drawings**	**2,500**	**sf**	**$102.00**	**$255,000**	
Site No.	Description	SF		Total Cost / sf	Total	Remarks
01	Utility infrastructure water	2,500	lf	$125.00	$312,500	8" water line
02	Utility infrastructure sewer	2,500	lf	$240.00	$600,000	12 sewer line
03	Utility infrastructure sewer lift station	1	ls	$650000.00	$650,000	Sewer lift station
04	Utility infrastructure dry	1,000	lf	$90.00	$90,000	2- 4" Conduits
Sub-Total	**Site**	**2,500**	**sf**	**$661.00**	**$1,652,500**	
Sub-Total	**Plans, Permits and Construction**	**2,500**	**sf**	**$763.00**	**$1,907,500**	
	Insurances	0.0110	%		$20,982.50	OCIP
	General Conditions	0.0400	%		$77,139.30	Labor/site management/temp facilities
	Builder's Risk Insurance	0.0000	%		$0.00	Excluded
	Escalation	0.0000	%		$0.00	In contigency
	Gross Receipt Tax	0.0000	%		$0.00	Excluded
	Administration	0.0200	%		$40,112.44	Office
	Contractor's Fee	0.0300	%		$61,372.03	OHP
	Bond	0.0125	%		$26,338.83	Estimate
Sub-Total	**Mark-ups**	**2,500**	**sf**	**$90.38**	**$225,945**	
Total	**Construction Costs**	**2,500**	**sf**	**$853.38**	**$2,133,445**	
	Contingency	0.10	%		$213,344.51	
Sub-Total	**Design Fees & Contingency**	**2,500**	**sf**	**$85.34**	**$213,344.51**	
Total	**Project Cost (Base Bid)**	**2,500**	**sf**	**$938.72**	**$2,346,790**	
Alternate Options						
ALT #1		0	LS	$0.00	$0	
ALT #2		0	LS	$0.00	$0	
ALT #3		0	LS	$0.00	$0	
ALT #4		0	LS	$0.00	$0	
Total	**Alternate Options**	**0**		**$0.00**	**$0**	
Total Project Cost	(Base Bid and Alternates)	**2,500**	**sf**	**$938.72**	**$2,346,790**	

County of San Bernardino- Glen Helen Master Plan

Infrastructure / Backbone Budget Option #2

Opinion of probable cost — Date: 10/30/2024

Report/ Drawing	Description	SF		Total Cost / LF	Total	Remarks
01	Demand Study	2,500	lf	$20.00	$50,000	Water sewer and power
02	Civil Drawings Option #2	3,200	lf	$50.00	$160,000	Water and sewer plans
03	Dry Utility consultant	1,000	lf	$45.00	$45,000	Power plans
04	Utility permits	3,200	lf	$4.50	$14,400	Plan check fees
05	Edision fees	1,000	lf	$15.00	$15,000	Plan review
06	Construction permits	3,200	sf	$3.50	$11,200	Public works
Sub-Total	**Reports and drawings**	**2,500**	**sf**	**$118.24**	**$295,600**	

Site No.	Description	SF		Total Cost / sf	Total	Remarks
01	Utility infrastructure water	3,200	lf	$125.00	$400,000	8" water line
02	Utility infrastructure sewer	3,200	lf	$240.00	$768,000	12 sewer line
03	Utility infrastructure sewer lift station	1	ls	$650000.00	$650,000	Sewer lift station
04	Utility infrastructure dry	1,000	lf	$90.00	$90,000	2- 4" Conduits
Sub-Total	**Site**	**3,200**	**sf**	**$596.25**	**$1,908,000**	
Sub-Total	**Plans, Permits and Construction**	**2,500**	**sf**	**$881.44**	**$2,203,600**	
	Insurances	0.0110	%		$24,239.60	OCIP
	General Conditions	0.0400	%		$89,113.58	Labor/site management/temp facilities
	Builder's Risk Insurance	0.0000	%		$0.00	Excluded
	Escalation	0.0000	%		$0.00	In contigency
	Gross Receipt Tax	0.0000	%		$0.00	Excluded
	Administration	0.0200	%		$46,339.06	Office
	Contractor's Fee	0.0300	%		$70,898.77	OHP
	Bond	0.0125	%		$30,427.39	Estimate
Sub-Total	**Mark-ups**	**2,500**	**sf**	**$104.41**	**$261,018**	
Total	**Construction Costs**	**2,500**	**sf**	**$985.85**	**$2,464,618**	
	Contingency	0.10	%		$246,461.84	
Sub-Total	**Design Fees & Contingency**	**3,200**	**sf**	**$77.02**	**$246,461.84**	
Total	**Project Cost (Base Bid)**	**3,200**	**sf**	**$847.21**	**$2,711,080**	
Alternate Options						
ALT #1		0	LS	$0.00	$0	
ALT #2		0	LS	$0.00	$0	
ALT #3		0	LS	$0.00	$0	
ALT #4		0	LS	$0.00	$0	
Total	**Alternate Options**	**0**		**$0.00**	**$0**	
Total Project Cost	(Base Bid and Alternates)	**3,200**	**sf**	**$847.21**	**$2,711,080**	

County of San Bernardino- Glen Helen Master Plan

Flex Space Parking Lot Amphitheater Section D

Opinion of probable cost — Date: 10/30/2024

Report/ Drawing	Description	SF		Total Cost / LF	Total	Remarks
01	Civil Drawings	360,000	lf	$0.50	$180,000	Water and sewer plans
02	Landscape	360,000	lf	$0.40	$144,000	Perimiter and planters
03	Construction permits	360,000	sf	$0.10	$36,000	Public works
Sub-Total	**Reports and drawings**	**360,000**	**sf**	**$1.00**	**$360,000**	
Site No.	**Description**	**SF**		**Total Cost / sf**	**Total**	**Remarks**
01	Parking field	360,000	lf	$12.00	$4,320,000	Standard Parking Field
02	Lighting	360,000	lf	$2.50	$900,000	Parking lot lighting- 1 FC per SQFT
03	Landscape	360,000	ls	$4.50	$1,620,000	Perimiter and planters
04	Utilities	360,000	lf	$9.00	$3,240,000	Water/Storm Drain/Power
Sub-Total	**Site**	**360,000**	**sf**	**$28.00**	**$10,080,000**	
Sub-Total	**Plans, Permits and Construction**	**360,000**	**sf**	**$29.00**	**$10,440,000**	
	Insurances	0.0110	%		$114,840.00	OCIP
	General Conditions	0.0400	%		$422,193.60	Labor/site management/temp facilities
	Builder's Risk Insurance	0.0000	%		$0.00	Excluded
	Escalation	0.0000	%		$0.00	In contigency
	Gross Receipt Tax	0.0000	%		$0.00	Excluded
	Administration	0.0200	%		$219,540.67	Office
	Contractor's Fee	0.0300	%		$335,897.23	OHP
	Bond	0.0125	%		$144,155.89	Estimate
Sub-Total	**Mark-ups**	**360,000**	**sf**	**$3.44**	**$1,236,627**	
Total	**Construction Costs**	**360,000**	**sf**	**$32.44**	**$11,676,627**	
	Contingency	0.10	%		$1,167,662.74	
Sub-Total	**Design Fees & Contingency**	**360,000**	**sf**	**$3.24**	**$1,167,662.74**	
Total	**Project Cost (Base Bid)**	**360,000**	**sf**	**$35.68**	**$12,844,290**	
Alternate Options						
ALT #1		0	LS	$0.00	$0	
ALT #2		0	LS	$0.00	$0	
ALT #3		0	LS	$0.00	$0	
ALT #4		0	LS	$0.00	$0	
Total	**Alternate Options**	**0**		**$0.00**	**$0**	
Total Project Cost	(Base Bid and Alternates)	**360,000**	**sf**	**$35.68**	**$12,844,290**	

County of San Bernardino- Glen Helen Master Plan

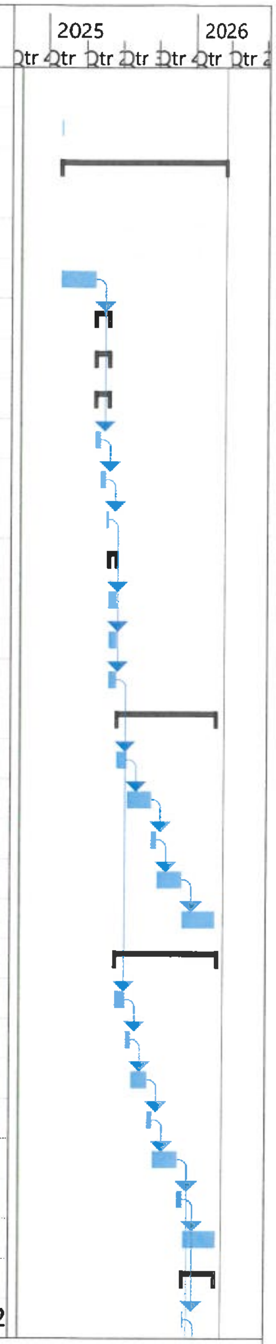
Amphitheater Section B Seating

Opinion of probable cost — Date: 10/30/2024

Report/ Drawing	Description	SF		Total Cost / LF	Total	Remarks
01	Civil Drawings	90,000	lf	$1.25	$112,500	Water and sewer plans
02	Architecture	90,000	lf	$3.50	$315,000	Seating area
03	Landscape	90,000	lf	$1.00	$90,000	Perimiter and planters
04	Construction permits	90,000	sf	$1.10	$99,000	Public works
Sub-Total	**Reports and drawings**	**90,000**	**sf**	**$6.85**	**$616,500**	

Site No.	Description	SF		Total Cost / sf	Total	Remarks
01	Seating Area	90,000	lf	$175.00	$15,750,000	Standard seat/ Concrete slab
02	Lighting	90,000	lf	$6.00	$540,000	Area lighting- 1 FC per SQFT
03	Landscape	90,000	ls	$4.50	$405,000	Perimiter and planters
04	Utilities	90,000	lf	$9.00	$810,000	Water/Storm Drain/Power
Sub-Total	**Site**	**90,000**	**sf**	**$194.50**	**$17,505,000**	
Sub-Total	**Plans, Permits and Construction**	**90,000**	**sf**	**$201.35**	**$18,121,500**	
	Insurances	0.0110	%		$199,336.50	OCIP
	General Conditions	0.0400	%		$732,833.46	Labor/site management/temp facilities
	Builder's Risk Insurance	0.0000	%		$0.00	Excluded
	Escalation	0.0000	%		$0.00	In contigency
	Gross Receipt Tax	0.0000	%		$0.00	Excluded
	Administration	0.0200	%		$381,073.40	Office
	Contractor's Fee	0.0300	%		$583,042.30	OHP
	Bond	0.0125	%		$250,222.32	Estimate
Sub-Total	**Mark-ups**	**90,000**	**sf**	**$23.85**	**$2,146,508**	
Total	**Construction Costs**	**90,000**	**sf**	**$225.20**	**$20,268,008**	
	Contingency	0.10	%		$2,026,800.80	
Sub-Total	**Design Fees & Contingency**	**90,000**	**sf**	**$22.52**	**$2,026,800.80**	
Total	**Project Cost (Base Bid)**	**90,000**	**sf**	**$247.72**	**$22,294,809**	
Alternate Options						
ALT #1		0	LS	$0.00	$0	
ALT #2		0	LS	$0.00	$0	
ALT #3		0	LS	$0.00	$0	
ALT #4		0	LS	$0.00	$0	
Total	**Alternate Options**	**0**		**$0.00**	**$0**	
Total Project Cost	(Base Bid and Alternates)	**90,000**	**sf**	**$247.72**	**$22,294,809**	

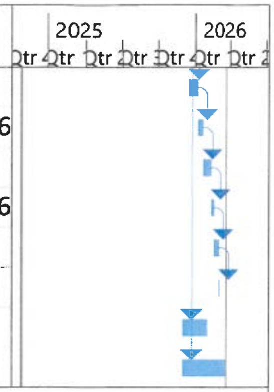
ID	Task Mode	Task Name	Duration	Start	Finish
1					
2		Infrastructure Example schedule	1 day	Tue 2/4/25	Tue 2/4/25
3		**Glen Helen Regional Park-Infrastructure project**	**295 days**	**Mon 2/3/25**	**Fri 3/20/26**
4					
5		Funding- General fund	60 days	Mon 2/3/25	Fri 4/25/25
6		**RFP for Infrastructure**	**25 days**	**Mon 4/28/25**	**Fri 5/30/25**
7		**Award**	**25 days**	**Mon 4/28/25**	**Fri 5/30/25**
8		**Contract**	**25 days**	**Mon 4/28/25**	**Fri 5/30/25**
9		Contract Review	10 days	Mon 4/28/25	Fri 5/9/25
10		Contract comments	10 days	Mon 5/12/25	Fri 5/23/25
11		Contract Execution	5 days	Mon 5/26/25	Fri 5/30/25
12		**Demand study**	**15 days**	**Mon 6/2/25**	**Fri 6/20/25**
13		Water	15 days	Mon 6/2/25	Fri 6/20/25
14		Sewer	15 days	Mon 6/2/25	Fri 6/20/25
15		Power	15 days	Mon 6/2/25	Fri 6/20/25
16		**Dry Utility consultant**	**180 days**	**Mon 6/23/25**	**Fri 2/27/26**
17		Single line submittal to SCE	20 days	Mon 6/23/25	Fri 7/18/25
18		SCE Review and comment	45 days	Mon 7/21/25	Fri 9/19/25
19		Single line revision	10 days	Mon 9/22/25	Fri 10/3/25
20		SCE Review and approval	45 days	Mon 10/6/25	Fri 12/5/25
21		Necessary easements	60 days	Mon 12/8/25	Fri 2/27/26
22		**Civil Engineer**	**185 days**	**Mon 6/23/25**	**Fri 3/6/26**
23		Schematic design	20 days	Mon 6/23/25	Fri 7/18/25
24		Schematic design review	10 days	Mon 7/21/25	Fri 8/1/25
25		Design development	30 days	Mon 8/4/25	Fri 9/12/25
26		Design development review	10 days	Mon 9/15/25	Fri 9/26/25
27		Construction drawings	45 days	Mon 9/29/25	Fri 11/28/25
28		Construction drawing review	10 days	Mon 12/1/25	Fri 12/12/25
29		Necessary easements	60 days	Mon 12/15/25	Fri 3/6/26
30		**Permit**	**57 days**	**Mon 12/15/2!**	**Tue 3/3/26**
31		Submittal	1 day	Mon 12/15/25	Mon 12/15/2



Project: Infrastructure Example
Date: Sun 10/27/24

Task		Manual Summary Rollup	
Split		Manual Summary	
Milestone		Start-only	
Summary		Finish-only	
Project Summary		External Tasks	
Inactive Task		External Milestone	
Inactive Milestone		Deadline	
Inactive Summary		Progress	
Manual Task		Manual Progress	
Duration-only			

ID	Task Mode	Task Name	Duration	Start	Finish
32		Plan check #1	15 days	Tue 12/16/25	Mon 1/5/26
33		Plan check comments	10 days	Tue 1/6/26	Mon 1/19/26
34		Plan check #2	15 days	Tue 1/20/26	Mon 2/9/26
35		Plan check comments	5 days	Tue 2/10/26	Mon 2/16/26
36		Plan check #3	10 days	Tue 2/17/26	Mon 3/2/26
37		Permit issued	1 day	Tue 3/3/26	Tue 3/3/26
38		Construction Option #1	45 days	Mon 12/1/25	Fri 1/30/26
39		Construction Option #2	80 days	Mon 12/1/25	Fri 3/20/26



Project: Infrastructure Example
Date: Sun 10/27/24

Task
Split
Milestone
Summary
Project Summary
Inactive Task
Inactive Milestone
Inactive Summary
Manual Task
Duration-only
Manual Summary Rollup
Manual Summary
Start-only
Finish-only
External Tasks
External Milestone
Deadline
Progress
Manual Progress

County of San Bernardino- Glen Helen Master Plan

Parking Lot "C"

Opinion of probable cost					Date: 10/30/2024	
Report/ Drawing	Description	SF		Total Cost / LF	Total	Remarks
01	Civil Drawings	876,000	lf	$0.50	$438,000	Water and sewer plans
02	Landscape	876,000	lf	$0.40	$350,400	Perimiter and planters
03	Construction permits	876,000	sf	$0.10	$87,600	Public works
Sub-Total	**Reports and drawings**	**876,000**	**sf**	**$1.00**	**$876,000**	
Site No.	Description	SF		Total Cost / sf	Total	Remarks
01	Parking field	876,000	lf	$14.00	$12,264,000	Standard Parking Field
02	Lighting	876,000	lf	$2.50	$2,190,000	Pakring lot lighting- 1 FC per SQFT
03	Landscape	876,000	ls	$4.50	$3,942,000	Sewer lift station
04	Utilities	876,000	lf	$9.00	$7,884,000	Water/Storm Drain/Power
Sub-Total	**Site**	**876,000**	**sf**	**$30.00**	**$26,280,000**	
Sub-Total	**Plans, Permits and Construction**	**2,500**	**sf**	**$10862.40**	**$27,156,000**	
	Insurances	0.0110	%		$298,716.00	OCIP
	General Conditions	0.0400	%		$1,098,188.64	Labor/site management/temp facilities
	Builder's Risk Insurance	0.0000	%		$0.00	Excluded
	Escalation	0.0000	%		$0.00	In contigency
	Gross Receipt Tax	0.0000	%		$0.00	Excluded
	Administration	0.0200	%		$571,058.09	Office
	Contractor's Fee	0.0300	%		$873,718.88	OHP
	Bond	0.0125	%		$374,971.02	Estimate
Sub-Total	**Mark-ups**	**876,000**	**sf**	**$3.67**	**$3,216,653**	
Total	**Construction Costs**	**2,500**	**sf**	**$12149.06**	**$30,372,653**	
	Contingency	0.10	%		$3,037,265.26	
Sub-Total	**Design Fees & Contingency**	**876,000**	**sf**	**$3.47**	**$3,037,265.26**	
Total	**Project Cost (Base Bid)**	**876,000**	**sf**	**$38.14**	**$33,409,918**	
Alternate Options						
ALT #1		0	LS	$0.00	$0	
ALT #2		0	LS	$0.00	$0	
ALT #3		0	LS	$0.00	$0	
ALT #4		0	LS	$0.00	$0	
Total	**Alternate Options**	**0**		**$0.00**	**$0**	
Total Project Cost	(Base Bid and Alternates)	**876,000**	**sf**	**$38.14**	**$33,409,918**	

Glen Helen Regional Park – Community Outreach Meeting Comments

Glen Helen Amphitheater VIP Area

Meeting held: May 1, 2024; 5-8pm

Glen Helen Regional Park – Community Outreach Meeting
Meeting Comments

Meeting Location: Glen Helen Amphitheater VIP Area; May 1, 2024; 5-8pm
Notes taken from multi-colored Post-Its, per each subject board.

Presentation Board Title:	
Overall Space	
Attendee Comments:	*More equestrian trails / experience, so people do not have to drive Cajon Pass to Mohave Park.*
	Continue Santa Ana River Trail.
	Overnight equestrian camping with or without motor home.
	Temp up and over (over Glen Helen Pkwy) for event parking. Long Beach Grand Prix model.
	RV Experiences please!
	Zipline, jumper, water slide, splash pad, rock climbing wall, ball pit, monkey bars, swings.
	Keep our past, just update to bring people to the park.
	Will Glen Helen have equestrian trail around the perimeter as it used to be?
	Equestrian destination is a MUST!
	Concert traffic still not community friendly for Devore.
	Meeting / Community Room with stove for indoor event space. (Prado Community Room)
	*Train Rides *revenue generation*
	*Paddle Boats *revenue generation*
	Bike trails with bike rentals
	Themed Park – Western
	The feasibility study isn't finished but you have a ribbon ceremony 5/24?
	Oasis Glen Helen traffic – please be realistic for locals that have to rely on these roads to get home.
	Connect Santa Ana River way from Devore area. Let's keep our history and rural feel.
	What are you doing with the raceway traffic?
New Camping Area	
Attendee Comments:	*Horse camping, horse staging, horse corrals, round pen exercising, separate from people/family camping.*
Adventure Course	
Attendee Comments:	*Adventure course training classes to safely use each one.*
	Include class to expand on this: 1st aid, search & rescue, etc.
	Great idea, fits in well with outdoor adventure.
Enhanced Waterpark	
Attendee Comments:	*Overflow parking – trams*

	Where are you going to park waterpark cars? Separate parking charge? Gets pricey.
	Multi-level parking? Where is the parking?
	How does waterpark enhance outdoor loving? How does this compare to San Dimas? I think it won't be money well spent.
	With 1500-2000 new people, where's the parking?

GLEN HELEN PARKWAY PEDESTRIAN BRIDGE FEASIBILITY STUDY

PRELIMINARY CONCEPT SUBMITTAL

DECEMBER 13, 2024

PREPARED FOR:

San Bernardino County
Department of Public Works
825 East Third Street
San Bernardino, CA 92415

PREPARED BY:

BIGGS CARDOSA ASSOCIATES INC

ALTERNATIVE 1: PREFABRICATED STEEL TRUSS BRIDGE TO THE WEST OF THE GLEN HELEN REGIONAL PARK DRIVEWAY

BRIDGE COSTS:
- *Subtotal: $1,445,000*
- *Total: $2,085,000 ($765/SF)*
  - *(With 10% Mobilization, 30% Contingency)*

RAMP COSTS:
- *Subtotal: $3,015,000*
- *Total: $4,356,000 ($520/SF)*
  - *(With 10% Mobilization, 30% Contingency)*

APPROACH COSTS:
- *Subtotal: $100,000*
- *Total: $144,000*
  - *(With 10% Mobilization, 30% Contingency)*

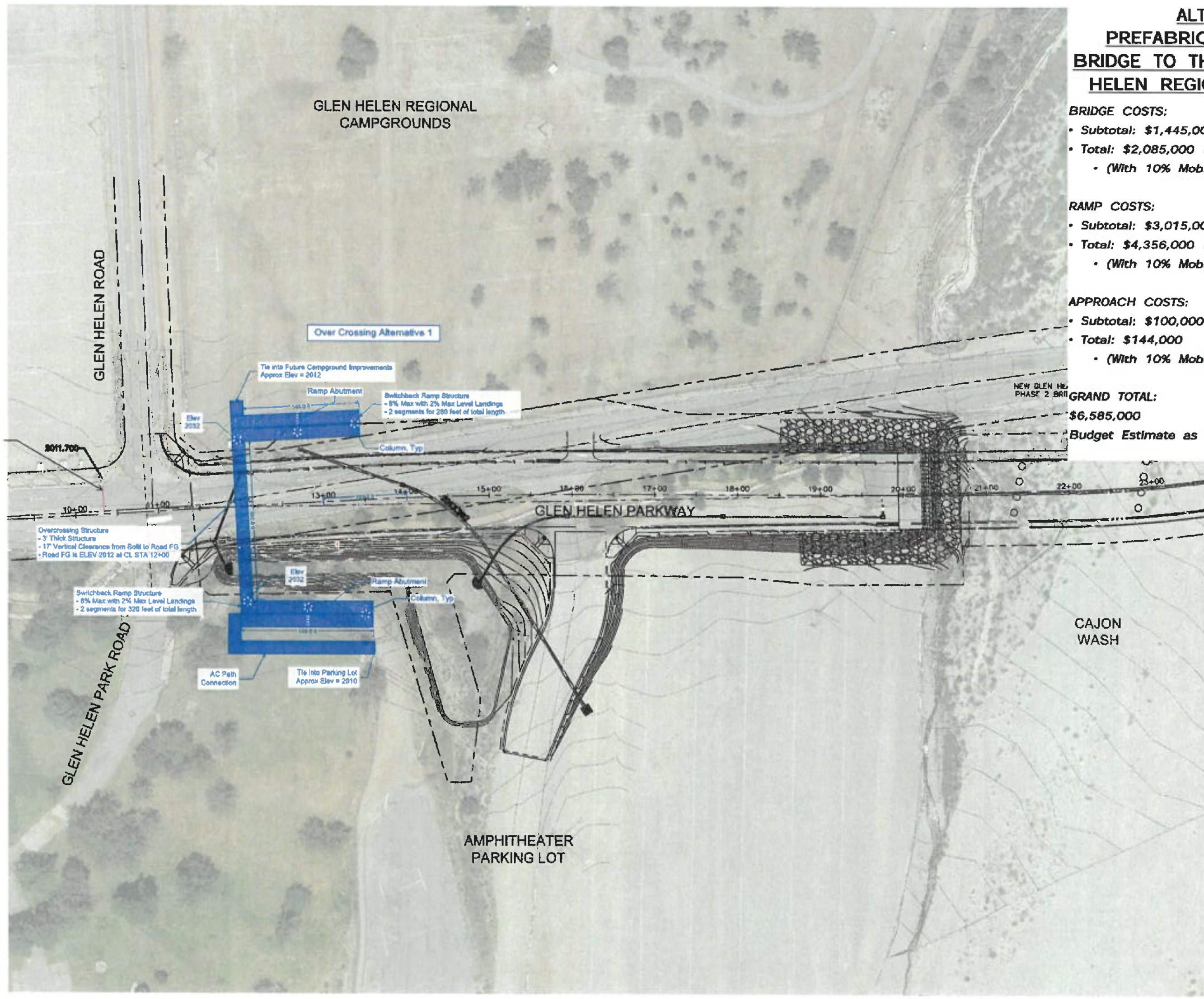
GRAND TOTAL:

$6,585,000

Budget Estimate as of December 2024

Traffic signals assumed to be a maximum of 23' above existing ground.
EG = 2011.7
2011.7 + 23.0 = 2034.7

Traffic Signal assumed to be at STA 10+35



GRAPHIC SCALE
60 0 60 120

GLEN HELEN PEDESTRIAN FEASIBILITY EXHIBIT
SAN BERNARDINO COUNTY
APRIL 2024

PREPARED BY

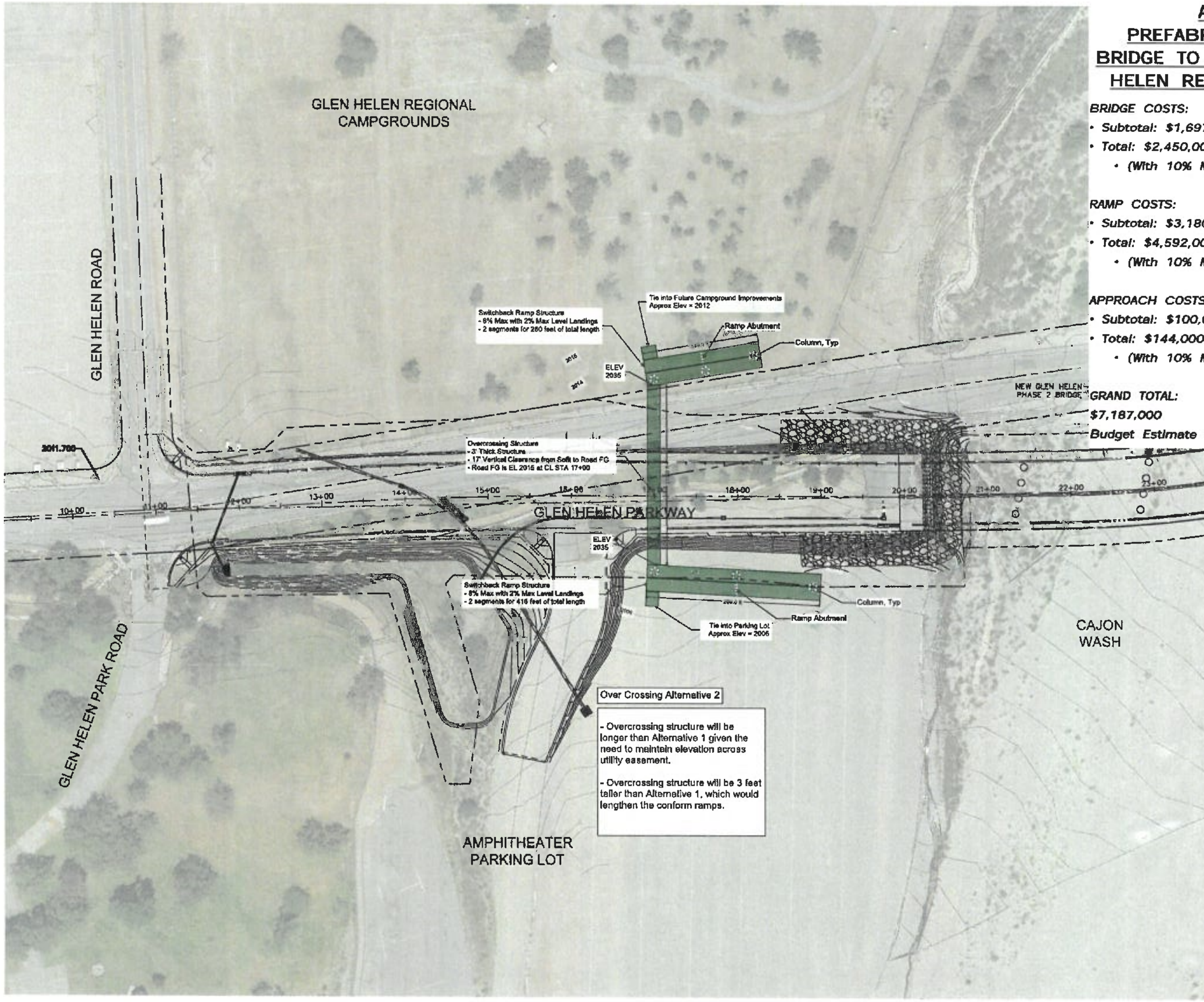
BKF

BKF ENGINEERS
4675 MACARTHUR CT.
SUITE 400
NEWPORT BEACH, CA 92660
(949) 526-8460
www.bkf.com

JOB NO. JOBNUMBR

SHEET 1 OF 1 SHEETS

GLEN HELEN PEDESTRIAN FEASIBILITY EXHIBIT



ALTERNATIVE 2: PREFABRICATED STEEL TRUSS BRIDGE TO THE EAST OF THE GLEN HELEN REGIONAL PARK DRIVEWAY

BRIDGE COSTS:
- *Subtotal: $1,697,000*
- *Total: $2,450,000 ($814/SF)*
  - *(With 10% Mobilization, 30% Contingency)*

RAMP COSTS:
- *Subtotal: $3,180,000*
- *Total: $4,592,000 ($545/SF)*
  - *(With 10% Mobilization, 30% Contingency)*

APPROACH COSTS:
- *Subtotal: $100,000*
- *Total: $144,000*
  - *(With 10% Mobilization, 30% Contingency)*

GRAND TOTAL:
$7,187,000
Budget Estimate as of December 2024

GLEN HELEN PEDESTRIAN FEASIBILITY EXHIBIT

GLEN HELEN PEDESTRIAN FEASIBILITY EXHIBIT
SAN BERNARDINO COUNTY
APRIL 2024
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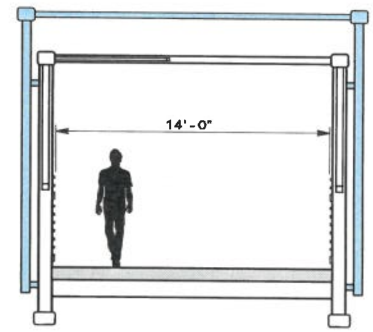
JOB NO. JOBNUMBR
SHEET 1 OF 1 SHEETS

PREFABRICATED STEEL TRUSS BRIDGE
GENERAL CHARACTERISTICS

- ECONOMICAL.
- LOW IMPACT CONSTRUCTION.
  - MINIMAL DISRUPTION TO TRAFFIC BELOW.
- AESTHETICALLY PLEASING AND HIGHLY CUSTOMIZEABLE.
- ACCELERATED CONSTRUCTION SCHEDULE. SPANS CONSTRUCTED OFFSITE IN 40'-50' LENGTHS, DELIVERED, BOLTED TOGETHER ONSITE AND ERECTED.
- LOW EFFECTIVE STRUCTURE DEPTH RESULTS IN MINIMAL RAMP LENGTH.
  - EFFECTIVE STRUCTURE DEPTH: THE DISTANCE FROM THE WALKING SURFACE TO THE BOTTOM OF TRUSS.
- MULTIPLE MATERIAL FINISHES AVAILABLE
  - "WEATHERING STEEL" RECOMMENDED TO MATCH GLEN HELEN REGIONAL PARK ISLAND BRIDGE.

EXAMPLE BRIDGE

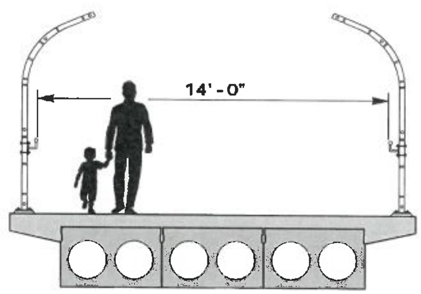
BRIDGE NOTES:
- FULL-THROUGH STYLE TRUSS (COVERED TOP).
- CHAIN-LINK FENCING ON ALL SIDES.
- OPTION TO ADD DECORATIVE ARCH (NON-STRUCTURAL), SHOWN IN BLUE.



BRIDGE TYPICAL SECTION
NO SCALE

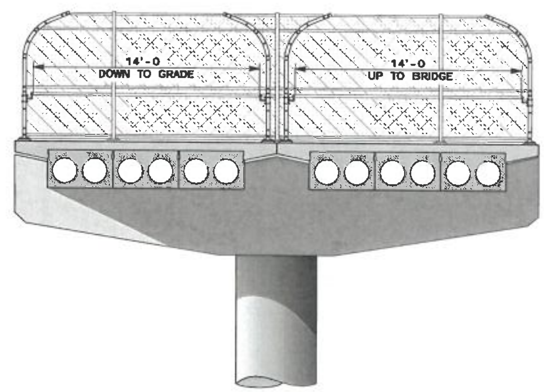
PRECAST-PRESTRESSED CONCRETE VOIDED SLAB BEAM RAMPS
GENERAL CHARACTERISTICS

- ECONOMICAL.
- LOW IMPACT CONSTRUCTION.
- LOW MAINTENANCE.
- ACCELERATED CONSTRUCTION.
- LIGHTWEIGHT RELATIVE TO CAST-IN-PLACE CONCRETE.
- LOW STRUCTURE DEPTH MATCHES EFFECTIVE STRUCTURE DEPTH OF THE TRUSS BRIDGE, FOR A COHESIVE AESTHETIC.
- CAST-IN-PLACE TOPPING SLAB TIES THE BEAMS TOGETHER AND PROVIDES UNIFORM WALKING SURFACE.
- REBAR EXTENSIONS AT BEAM ENDS ALLOW INTEGRAL CONNECTION AT CONCRETE SUPPORTS.



RAMP TYPICAL SECTION
NO SCALE

RAMP NOTES:
- SECTION IS COMPOSED OF 3 BEAM UNITS.
- CLIMB-PROOF CHAIN LINK FENCING ON ALL SIDES.
- BEAMS ARE LOCKED-IN AT SUPPORTS VIA CAST-IN-PLACE CONNECTION.



SUPPORT ELEVATION AT RAMP SWITCHBACK
NO SCALE

EXHIBIT – NOT FOR CONSTRUCTION

PLANS PREPARED BY:
BIGGS CARDOSA ASSOCIATES INC
STRUCTURAL ENGINEERS
500 S. Main Street, Suite 1200
Orange, California 92868
714-550-4888
BCA

MARK | CHANGES | NO CHANGES | RESIDENT ENGINEER | DATE
FIELD CHANGES

REGISTERED PROFESSIONAL ENGINEER GEOFFREY D DIXON No. C62484 Exp. 9/30/26 CIVIL STATE OF CALIFORNIA

SAN BERNARDINO COUNTY
DEPARTMENT OF PUBLIC WORKS
DESIGNED BY: GDD | DRAWN BY: | CHECKED BY:
RECOMMENDED BY: CHRIS HOLPEN, P.E. ENGINEERING MANAGER | DATE
APPROVED BY:
THOMAS BUSTAMONTE, P.E. SUPERVISING ENGINEER | DATE
NEBRAT H. MIKHAIL, P.E. DEPUTY DIRECTOR | DATE

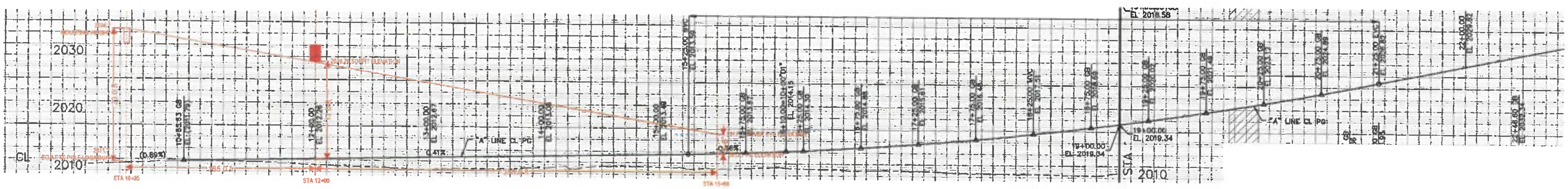
GLEN HELEN PARKWAY
PEDESTRIAN BRIDGE
PRELIMINARY STRUCTURAL EXHIBIT
Rev. 20241213

J.I. REF. | W.O. NO. | DRAWING NO. | SHT. NO. | TOT. SHTS.

MARK | REVISIONS | APPR. | DATE
MARK | REVISIONS | APPR. | DATE

ALTERNATIVE 1:
STOPPING - SIGHT DISTANCE ANALYSIS

Over Crossing Alternative 1



FOR ALT 1 THE TRAFFIC SIGNAL LIGHTS WILL BECOME FULLY VISIBLE AT ROUGHLY STA 15+60 ASSUMING A DRIVER EYE HEIGHT OF 3.5' ABOVE THE CROWN ELEVATION. THE TRAFFIC SIGNAL LIGHTS WILL BE LESS VISIBLE TO TRUCKS WHO WILL HAVE A HIGHER EYE HEIGHT. USING A SSD OF 425' FOR A DESIGN SPEED OF 50 MPH THE DRIVER WOULD NEED TO SEE THE TRAFFIC SIGNAL BY STA 14+60. THIS ALTERNATIVE MEETS THAT REQUIREMENT.

Table 3-1. Stopping Sight Distance on Level Roadways

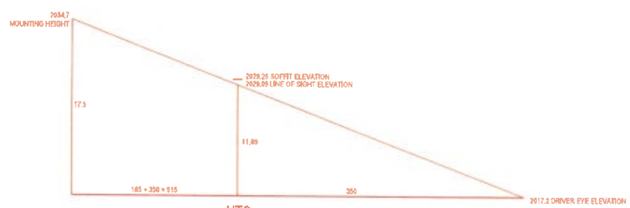
U.S. Customary				
Design Speed (mph)	Brake Reaction Distance (ft)	Braking Distance on Level (ft)	Stopping Sight Distance Calculated (ft)	Stopping Sight Distance Design (ft)
15	55.1	21.6	76.7	80
20	73.5	38.4	111.9	115
25	91.9	60.0	151.9	155
30	110.3	86.4	196.7	200
35	128.6	117.6	246.2	250
40	147.0	153.6	300.6	305
45	165.4	194.4	359.8	360
50	183.8	240.0	423.8	425
55	202.1	290.3	492.4	495
60	220.5	345.5	566.0	570
65	238.9	405.5	644.4	645
70	257.3	470.3	727.6	730
75	275.6	539.9	815.5	820
80	294.0	614.3	908.3	910
85	313.5	693.5	1007.0	1010

Metric				
Design Speed (km/h)	Brake Reaction Distance (m)	Braking Distance on Level (m)	Stopping Sight Distance Calculated (m)	Stopping Sight Distance Design (m)
20	13.9	4.6	18.5	20
30	20.9	10.3	31.2	35
40	27.8	18.4	46.2	50
50	34.8	28.7	63.5	65
60	41.7	41.3	83.0	85
70	48.7	56.2	104.9	105
80	55.6	73.4	129.0	130
90	62.6	92.9	155.5	160
100	69.5	114.7	184.2	185
110	76.5	138.8	215.3	220
120	83.4	165.2	248.6	250
130	90.4	193.8	284.2	285
140	97.3	224.8	322.1	325

Note: Brake reaction distance predicated on a time of 2.5 s; deceleration rate of 11.2 ft/s² [3.4 m/s²] used to determine calculated sight distance

3.2.6.1 Height of Driver's Eye

For all sight distance calculations for passenger vehicles, the height of the driver's eye is considered to be 3.50 ft [1.08 m] above the road surface. This value is based on a study (19) that found average vehicle heights have decreased to 4.25 ft [1.30 m] with a comparable decrease in average eye heights to 3.50 ft [1.08 m]. Because of various factors that appear to place practical limits on further decreases in passenger car heights and the relatively small increases in the lengths of vertical curves that would result from further changes that do occur, 3.50 ft [1.08 m] is considered to be the appropriate height of driver's eye for measuring both stopping and passing sight distances. For large trucks, the driver eye height ranges from 3.50 to 7.90 ft [1.80 to 2.40 m]. The recommended value of truck driver eye height for design is 7.60 ft [2.33 m] above the road surface.

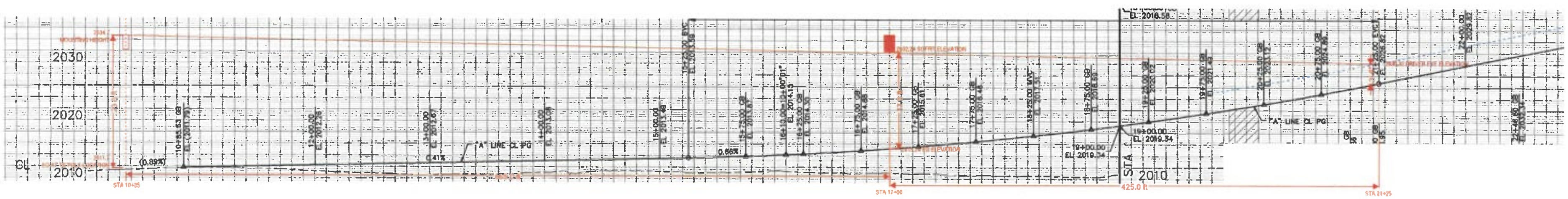


NTS

17.5 / 515 = X / 350
X = 11.89
12.06 > 11.89 OK

ALTERNATIVE 2:
STOPPING - SIGHT DISTANCE ANALYSIS

Over Crossing Alternative 2



FOR ALT 2 THE TRAFFIC SIGNAL LIGHTS WILL BECOME FULLY VISIBLE AT ROUGHLY STA 21+25 ASSUMING A DRIVER EYE HEIGHT OF 3.5' ABOVE THE CROWN ELEVATION. THE TRAFFIC SIGNAL LIGHTS WILL BE LESS VISIBLE TO TRUCKS WHO WILL HAVE A HIGHER EYE HEIGHT. USING A SSD OF 425' FOR A DESIGN SPEED OF 50 MPH THE DRIVER WOULD NEED TO SEE THE TRAFFIC SIGNAL BY STA 14+66, THIS WILL ALTERNATIVE WILL EASILY MEET THE REQUIREMENT.

Table 3-1. Stopping Sight Distance on Level Roadways

U.S. Customary					Metric				
Design Speed (mph)	Brake Reaction Distance (ft)	Braking Distance on Level (ft)	Stopping Sight Distance Calculated (ft)	Stopping Sight Distance Design (ft)	Design Speed (km/h)	Brake Reaction Distance (m)	Braking Distance on Level (m)	Stopping Sight Distance Calculated (m)	Stopping Sight Distance Design (m)
15	55.1	21.6	76.7	80	20	13.9	4.6	18.5	20
20	73.5	38.4	111.9	115	30	20.9	10.3	31.2	35
25	91.9	60.0	151.9	155	40	27.8	18.4	46.2	50
30	110.3	86.4	196.7	200	50	34.8	28.7	63.5	65
35	128.6	117.6	246.2	250	60	41.7	41.3	83.0	85
40	147.0	153.6	300.6	305	70	48.7	56.2	104.9	105
45	165.4	194.4	359.8	360	80	55.6	73.4	129.0	130
50	183.8	240.0	423.8	425	90	62.6	92.9	155.5	160
55	202.1	290.3	492.4	495	100	69.5	114.7	184.2	185
60	220.5	345.5	566.0	570	110	76.5	138.8	215.3	220
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