SOUTHWEST GAS

Final As- Built Cost
Union Park / World Market Center

12-inch High Pressure Approach (Initial Estimate):

- Initial high level estimate performed to serve both Union Park and World Market Center in early 2007 ($3M +/- 25%). Agreement #21156 drafted in late 2007 utilized the +25% as an estimate to streamline agreement.

City Parkway V (294 MCFH)	= $1.25 M - (1/3 Cost)
World Market Center (56 MCFH)	= $2.5 M - (2/3 Cost)
Initial Estimate (300 MCFH)	**= $3.75 M**

12-inch High Pressure Approach (Project Bid):

- New estimate was provided based on project bids. Southwest Gas rejected all bids due to much higher than anticipated costs and later negotiated with Northern Pipeline (NPL) under the master pipeline contract. Cost was re-calculated to $5.4M, although the CLV opted to handle in the true-up provision of the agreement (Article II).

City Parkway V (CLV)	= $1.8 M - (1/3 Cost)
World Market Center	= $3.6 M - (2/3 Cost)
New Estimate	**= $5.4 M**

12-inch High Pressure Approach (Final Cost):

- Final As-Built Cost including engineering & design, materials, contractor labor, Southwest Gas labor, pavement, environmental, environmental mitigation and miscellaneous expenses.

City Parkway V (CLV)	= $2,061,310.40 (1/3 Cost)
World Market Center	= $4,122,620.81 (2/3 Cost)
Final Cost	**= $6,183,931.21**

Money Received by Southwest Gas:
Received via check no. 120103779 (dated 7/24/08) = $1,250,000

Remaining Balance: $2,061,310.40 - $1,250,000 = - $811,310.40

Southwest Gas Corporation
Downtown HP Approach Main
Cost Summary

WR#'s 722929
852868
852871

Area	Cost	Estimate	Increase	Variance %
Engineering	$104,199.00	$103,575.00	$624.00	0.60%
Materials	$838,080.89	$698,602.08	$139,478.81	16.64%
Contractor Labor	$3,376,157.52	$3,315,000.00	$61,157.52	1.81%
SWG Company Labor	$580,175.94	$398,235.16	$181,940.78	31.36%
Miscellaneous Expenses	$123,979.00	$164,454.31	-$40,475.31	-32.65%
Asphalt	$856,283.96	$725,000.00	$131,283.96	15.33%
Environmental	$305,054.90	$0.00	$305,054.90	100.00%
Total Cost	**$6,183,931.21**	**$5,404,866.55**	**$779,064.66**	**12.60%**

Payments	Amount
CLV	-$1,250,000.00
WMC	-$3,600,000.00

Balance Due		
CLV	33%	$811,310.40
WMC	66%	$522,620.81