

**From:** [Fatolahzadeh, Tala](#)  
**To:** [Mendez, Zacharias](#); [Mastrodicasa, Chris](#)  
**Subject:** RE: Japantown Plaza Park Cost Per SQFT?  
**Date:** Monday, July 13, 2020 2:53:27 PM  
**Attachments:** [lmsan001.png](#)

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OK, just food for thought, we always considered this high for an urban plaza park. They had a high obligation so they essentially stuffed the park with inflated prices and insane specialty materials (like granite curbs...) just to meet the obligation and not pay "out of pocket". I know I sound like a broken record but we try not to use turnkey parks as accurate reads for the cost to build a park for this reason. It's good that you're pulling data from multiple sources! I'd suggest trying to incorporate some of our recent bids on public projects too.

Thanks!

Tala Fatolahzadeh  
Landscape Architect, City of San Jose  
City Facilities Architectural Services  
200 E. Santa Clara Street, 6<sup>th</sup> Floor  
San Jose, CA 95113-1905  
(408) 535-8345 | [tala.fatolahzadeh@sanjoseca.gov](mailto:tala.fatolahzadeh@sanjoseca.gov)

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**From:** Mendez, Zacharias  
**Sent:** Monday, July 13, 2020 2:46 PM  
**To:** Fatolahzadeh, Tala <[Tala.Fatolahzadeh@sanjoseca.gov](mailto:Tala.Fatolahzadeh@sanjoseca.gov)>; Mastrodicasa, Chris <[Chris.Mastrodicasa@sanjoseca.gov](mailto:Chris.Mastrodicasa@sanjoseca.gov)>  
**Subject:** RE: Japantown Plaza Park Cost Per SQFT?

Hey Tala,

Yes, we are looking at this as one metric for the DTW project. Along with projections for parks in other cities as well.

ZM.

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**From:** Fatolahzadeh, Tala  
**Sent:** Monday, July 13, 2020 2:38 PM  
**To:** Mendez, Zacharias <[Zacharias.Mendez@sanjoseca.gov](mailto:Zacharias.Mendez@sanjoseca.gov)>; Mastrodicasa, Chris <[Chris.Mastrodicasa@sanjoseca.gov](mailto:Chris.Mastrodicasa@sanjoseca.gov)>  
**Subject:** RE: Japantown Plaza Park Cost Per SQFT?

Hey Zak,

Just out of curiosity.... are you trying to use this cost as a metric for other projects?

Tala Fatolahzadeh  
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**From:** Mendez, Zacharias  
**Sent:** Monday, July 13, 2020 1:13 PM  
**To:** Mastrodicasa, Chris <[Chris.Mastrodicasa@sanjoseca.gov](mailto:Chris.Mastrodicasa@sanjoseca.gov)>; Fatolahzadeh, Tala <[Tala.Fatolahzadeh@sanjoseca.gov](mailto:Tala.Fatolahzadeh@sanjoseca.gov)>  
**Subject:** Re: Japantown Plaza Park Cost Per SQFT?

Hey Chris,

Thanks for the fact check! Appreciate it.

ZM.

**ZACHARIAS MENDEZ** | Parks Planner  
**Parks, Recreation and Neighborhood Services**  
City Hall | Tel: 408.793.4171  
200 East Santa Clara Street, San José, CA 95113  
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**From:** Mastrodicasa, Chris <[Chris.Mastrodicasa@sanjoseca.gov](mailto:Chris.Mastrodicasa@sanjoseca.gov)>  
**Sent:** Monday, July 13, 2020 1:12 PM  
**To:** Mendez, Zacharias <[Zacharias.Mendez@sanjoseca.gov](mailto:Zacharias.Mendez@sanjoseca.gov)>; Fatolahzadeh, Tala <[Tala.Fatolahzadeh@sanjoseca.gov](mailto:Tala.Fatolahzadeh@sanjoseca.gov)>  
**Subject:** RE: Japantown Plaza Park Cost Per SQFT?

I get 186.40...  
 $43,560 \text{ (s.f./acre)} \times .75 = 32,670 \text{ (s.f.)}$   $\$6,089,740 / 32,670 = \$186.40$

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**From:** Mendez, Zacharias <[Zacharias.Mendez@sanjoseca.gov](mailto:Zacharias.Mendez@sanjoseca.gov)>  
**Sent:** Monday, July 13, 2020 1:08 PM  
**To:** Mastrodicasa, Chris <[Chris.Mastrodicasa@sanjoseca.gov](mailto:Chris.Mastrodicasa@sanjoseca.gov)>; Fatolahzadeh, Tala <[Tala.Fatolahzadeh@sanjoseca.gov](mailto:Tala.Fatolahzadeh@sanjoseca.gov)>  
**Subject:** Re: Japantown Plaza Park Cost Per SQFT?

Hey Chris and Tala,

Just to confirm, based on the numbers you provided and using 3/4 of an acre for the site size, then the cost per square foot is approximately \$184?

ZM.

**ZACHARIAS MENDEZ** | Parks Planner  
**Parks, Recreation and Neighborhood Services**

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**From:** Mastrodicasa, Chris <[Chris.Mastrodicasa@sanjoseca.gov](mailto:Chris.Mastrodicasa@sanjoseca.gov)>  
**Sent:** Monday, July 13, 2020 11:52 AM  
**To:** Mendez, Zacharias <[Zacharias.Mendez@sanjoseca.gov](mailto:Zacharias.Mendez@sanjoseca.gov)>; Fatolahzadeh, Tala <[Tala.Fatolahzadeh@sanjoseca.gov](mailto:Tala.Fatolahzadeh@sanjoseca.gov)>  
**Subject:** RE: Japantown Plaza Park Cost Per SQFT?

This is per the agreement:

Turnkey Park Design, Review and Construction Costs		*Site Work Total Includes:
Site Work Total*	\$4,637,628	\$275,500 Public Art Project Total Budget
City Review and Inspection Fees (17.5% of Site Work Total)	\$751,468	(\$50,000) Design & Development
Design Fees (15% of Site Work Total)	\$695,644	(\$56,375) Administrative Fees
Land Transfer Fee	\$5,000	Budget for Art Work = \$169,125
<b>Total Development Costs</b>	<b>\$6,089,740</b>	<b>Paid to City Prior to 1st Building Permit</b>

The site costs are showing very close to that in the most recent cost opinion. See attached.

Chris

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**From:** Mendez, Zacharias <[Zacharias.Mendez@sanjoseca.gov](mailto:Zacharias.Mendez@sanjoseca.gov)>  
**Sent:** Monday, July 13, 2020 11:45 AM  
**To:** Fatolahzadeh, Tala <[Tala.Fatolahzadeh@sanjoseca.gov](mailto:Tala.Fatolahzadeh@sanjoseca.gov)>  
**Cc:** Mastrodicasa, Chris <[Chris.Mastrodicasa@sanjoseca.gov](mailto:Chris.Mastrodicasa@sanjoseca.gov)>  
**Subject:** Japantown Plaza Park Cost Per SQFT?

Hey Tala or Chris,

Hoping one of you might be able to help us track down this number. We are looking for the total cost per square foot for development of the Japantown Park (including pw fees and soft costs).

Thanks,  
Zak

**ZACHARIAS MENDEZ** | Parks Planner  
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