

From: [Fatolahzadeh, Tala](#)
To: [Mendez, Zacharias](#); [Mastrodicasa, Chris](#)
Subject: RE: Japantown Plaza Park Cost Per SQFT?
Date: Monday, July 13, 2020 2:38:22 PM
Attachments: [Image001.png](#)

Hey Zak,

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

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

From: Mendez, Zacharias
Sent: Monday, July 13, 2020 1:13 PM
To: Mastrodicasa, Chris <Chris.Mastrodicasa@sanjoseca.gov>; Fatolahzadeh, Tala <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
Building Community Through Fun
sanjoseca.gov/prms | www.vivcallesj.org

From: Mastrodicasa, Chris <Chris.Mastrodicasa@sanjoseca.gov>
Sent: Monday, July 13, 2020 1:12 PM
To: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>; Fatolahzadeh, Tala <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

From: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>
Sent: Monday, July 13, 2020 1:08 PM
To: Mastrodicasa, Chris <Chris.Mastrodicasa@sanjoseca.gov>; Fatolahzadeh, Tala <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.

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From: Mastrodicasa, Chris <Chris.Mastrodicasa@sanjoseca.gov>
Sent: Monday, July 13, 2020 11:52 AM
To: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>; Fatolahzadeh, Tala <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
Total Development Costs	\$6,089,740	Paid to City Prior to 1st Building Permit

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

Chris

From: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>

Sent: Monday, July 13, 2020 11:45 AM
To: Fatolahzadeh, Tala <Tala.Fatolahzadeh@sanjoseca.gov>
Cc: Mastrodicasa, Chris <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

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Turnkey Park Design, Review and Construction Costs

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