

From: [Mastrodicasa, Chris](#)
To: [Mendez, Zacharias](#); [Fatolahzadeh, Tala](#)
Subject: RE: Japantown Plaza Park Cost Per SQFT?
Date: Monday, July 13, 2020 11:53:14 AM
Attachments: [Imagined011.png](#)
[20191021-JTown35Sub-CostOpin.pdf](#)

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

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

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PLAZA/PARK TOTAL DEVELOPMENT COST OPINION

PROJECT: Japantown Square
LOCATION: Japantown District - 6th Street, 3/4-Acre Site
LANDSCAPE ARCHITECT KayVictor
Developer ICS Corporate Yard Multifamily, LLC

CITY OF SAN JOSEDATE: **10/21/2019**

SUBSYS NUM.	DESCRIPTION	UNIT	UNIT COST	TOTAL
13.000 SITEWORK				
13.001	<u>Mobilization</u> See Subtotals Summary (8% Prelim Sitework)			
	Subtotal Mobilization			-
13.010	<u>Layout and Surveying</u> Site Layout	1 AL	40,000.00	\$ 40,000
	Subtotal Layout and Surveying			\$ 40,000
13.050	<u>Site Preparation</u> Site Fencing & Gates	800 LF	6.50	\$ 5,200
	Street Cleaning	1 AL	19,800.00	\$ 19,800
	Traffic Control	1 AL	32,000.00	\$ 32,000
	Staging & Storage Area	1 AL	19,800.00	\$ 19,800
	Construction Entrance	1 AL	3,000.00	\$ 3,000
	Concrete Washout	1 AL	1,700.00	\$ 1,700
	Dust Control	32,670 SF	0.20	\$ 6,500
	Subtotal Site Preparation			\$ 88,000
13.080	<u>Site Grading</u> Rough Grading / Fine Grading / Compact / Rock	1 AL	300,000.00	\$ 300,000
	Silva Cells at Tree in Paving	1,000 CF	46.00	\$ 46,000
	Bio-Retention Treatment Measure (Allowance)	1 AL	125,000.00	\$ 125,000
	Subtotal Site Grading			\$ 471,000
13.140	<u>Paving and Surfacing</u> Hexagonal Paver - Hanover Prest Brick	15,430 SF	40.00	\$ 617,200
	Brick Pavers (Memory Trail - see Concrete for Subslab)	1,826 SF	85.00	\$ 155,210
	Exposed Aggregate Concrete at North Garden	1,550 SF	25.00	\$ 38,750
	Architectural Concrete Pavers at Entry Thresholds and Bands - Hanover	1,160 SF	65.00	\$ 75,400
	PIP Rubberize Play Surfacing (with Moudning)	725 SF	35.00	\$ 25,375
	Subtotal Paving and Surfacing			\$ 911,935
13.180	<u>Site Utilities</u> Storm Sewer Tie-In at Street Manhole	1 EA	30,000.00	\$ 30,000
	Street Trench Restoration	30 LF	770.00	\$ 23,000
	Storm Sewer Main Line 15"	200 LF	200.00	\$ 40,000
	Storm Sewer Manhole	2 EA	10,500.00	\$ 21,000
	Storm Sewer Lateral Line 6"	500 LF	60.00	\$ 30,000
	Storm Sewer Catchbasins	11 EA	1,675.00	\$ 20,000
	Storm Sewer 4" Perf Pipe	300 LF	50.00	\$ 15,000
	Storm Sewer Clean Outs	8 EA	800.00	\$ 6,500
	Sanitary Sewer Allowance	1 EA	50,000.00	\$ 50,000
	Domestic Water Allowance	1 EA	50,000.00	\$ 50,000
	Domestic Water Meter (Assume 1")	1 EA	6,000.00	\$ 6,000
	Irrigation Water Meter (Assume 2")	1 EA	8,500.00	\$ 8,500
	Subtotal Site Utilities			\$ 300,000

13.240	<u>Site Lighting & Power</u>				
	Light Poles with Directional Lights	6	EA	7,500.00	\$ 45,000
	Accent Lights @ Trellis/Arbor - Downlighting	1	AL	10,000.00	\$ 10,000
	Planter Island Under Lighting	1	AL	50,000.00	\$ 50,000
	Path Lights	10	EA	3,500.00	\$ 35,000
	Signage Lighting	1	EA	6,000.00	\$ 6,000
	PG&E, Panel, Conduits, Pullboxes, Branch Circuits, Outlets	1	AL	120,000.00	\$ 120,000
	Subtotal Site Lighting & Power				\$ 266,000
13.260	<u>Landscaping & Irrigation</u>				
	72" Box Trees	13	EA	10,000.00	\$ 130,000
	60" Box Trees	12	EA	6,000.00	\$ 72,000
	48" Box Trees	11	EA	4,000.00	\$ 44,000
	Planted Areas (mixture ground covers and shrubs) -including 836 SF bio-area	7,930	SF	18.00	\$ 142,740
	Soil Prep	550	CY	20.00	\$ 11,000
	Bark Mulch	80	CY	125.00	\$ 10,000
	Irrigation - Planted Areas (Main, Laterals, Valves, Drip/Emitters, Wiring)	7,930	SF	12.00	\$ 95,160
	Irrigation Controller - Cal Scence CS 3000	1	LS	12,000.00	\$ 12,000
	Maintenace (Assumes 12 Months)	1	LS	24,000.00	\$ 24,000
	Subtotal Landscaping & Irrigation				\$ 540,900
13.330	<u>Site Concrete</u>				
	Concrete SubSlab (at Arch Concrete Pavers, Brick and PIP Rubber)	3,711	SF	12.00	\$ 44,532
	Expanded Base Section (In Lieu of Subslab at Hex Pavers)	545	CY	60.00	\$ 32,700
	Concrete Footings (Walls, Planters, Trellis, Lights, Furnishings)	1	AL	200,000.00	\$ 200,000
	Concrete Curb at Planting Edge (6"H)	620	LF	100.00	\$ 62,000
	Concrete Seatwall/Planterwall 24"W	360	LF	500.00	\$ 180,000
	Concrete Seatwall/Planterwall 16"-18"W	126	LF	500.00	\$ 63,000
	Colored Concrete at Trellis	1,387	SF	25.00	\$ 34,675
	Pathway Feature / Faux Bridge	55	SF	100.00	\$ 5,500
	Colored Concrete at Future Art Pedestal	-	SF	25.00	\$ -
	Subtotal Site Concrete				\$ 622,407
13.380	<u>Stone Elements</u>				
	Granite Benches (2 Radial)	40	LF	750.00	\$ 30,000
	Granite Benches (Raised Seatwall at Bio-Retention Basin)	40	LF	500.00	\$ 20,000
	Granite Seat Boulders	4	EA	12,000.00	\$ 48,000
	Landscape Boulders	21	EA	4,000.00	\$ 84,000
	Cobble Stone Retaining Wall	124	LF	150.00	\$ 18,600
	Flush Cobble Band at Bio-Retention	90	LF	35.00	\$ 3,150
	Granite Curb at North/Passive Garden	66	LF	100.00	\$ 6,600
	Granite Park Signage Column (Etched)	1	AL	18,000.00	\$ 18,000
	Granite Column / Marker	2	AL	7,000.00	\$ 14,000
	Cultural Japanese Granite Benches (assumes handling/placement only)	3	EA	2,000.00	\$ 6,000
	Stone Focal Element @ North Garden Passive Area	1	EA	55,000.00	\$ 55,000
	Subtotal Stone Elements				\$ 303,350
13.390	<u>Miscellaneous Items</u>				
	Plaza Arbor - Painted Metal	1,200	SF	150.00	\$ 180,000
	Decorative Metal Fence (42" H)	106	LF	250.00	\$ 26,500
	Edger/Cobble Curb at Garden	145	LF	100.00	\$ 14,500
	Edge Restraint at Plaza Paver/Planting	100	LF	100.00	\$ 10,000
	Tree Grate / Frame for Pavers at Plaza	2	EA	3,000.00	\$ 6,000
	Play Element - Mound, Tunnel and Stepping Balls	1	AL	50,000.00	\$ 50,000
	Picnic Tables	6	EA	2,000.00	\$ 12,000
	Game Tables	3	EA	1,500.00	\$ 4,500
	Trash Receptacles	2	EA	2,000.00	\$ 4,000
	Bike Racks	9	EA	2,500.00	\$ 22,500
	Waterproffing at Planter Walls	1	AL	20,000.00	\$ 20,000
	Graffiti Coating	1	AL	25,000.00	\$ 25,000
	Drinking Fountain / Bottle Filler	1	EA	6,000.00	\$ 6,000
	Signs 1 - Rules	1	AL	1,500.00	\$ 1,500
	Signs 2 - Misc	1	AL	5,000.00	\$ 5,000
	Removable Bollards at 6th Street Entry	5	EA	2,500.00	\$ 12,500
	Subtotal Miscellaneous Items				\$ 400,000

13.391	<u>Art / History Elements</u>				
	Bronze Medallions (Memory Trail)	13	EA	3,500.00	\$ 45,500
	Story Panel and Concrete Display Wall (History Wall)	1	AL	30,000.00	\$ 30,000
	History/Story Telling - Engraving, Etching, Inlays, etc.	1	AL	50,000.00	\$ 50,000
	Art/Sculpture (Primary at 6th Street)	1	AL	150,000.00	\$ 150,000
	Subtotal Art / History Elements				\$ 275,500

13.000	PRELIM SITEWORK SUBTOTAL				\$ 4,219,092
	Mobilization (8% Prelim Sitework)				\$ 337,527
	SITEWORK TOTAL				\$ 4,556,619