From: Phan, Johnny

To: <u>Downtown West Project</u>

Subject: FW: Google Diridon/DW - Affordable Housing Deck

Date: Tuesday, April 6, 2021 2:26:20 PM
Attachments: Affordable Housing Deck 2-2-21-c.pdf

From: Miller, Gregg <gmiller@coblentzlaw.com> **Sent:** Wednesday, February 3, 2021 10:34 AM **To:** Phan, Johnny <Johnny.Phan@sanjoseca.gov>

Subject: Google Diridon/DW - Affordable Housing Deck

[External Email]

Johnny: please see attached. I understand that Nanci and Rachel have both asked for this backup in connection with meetings today.

Gregg Miller

Coblentz Patch Duffy & Bass LLP

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San Francisco, CA 94104

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Google Downtown West Mixed-Use Plan

Affordable Housing

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Pre-Decisional Draft – For Review Only



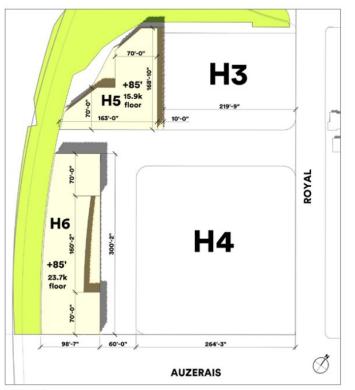
H1 & H5/6 Site maps Fit Tests

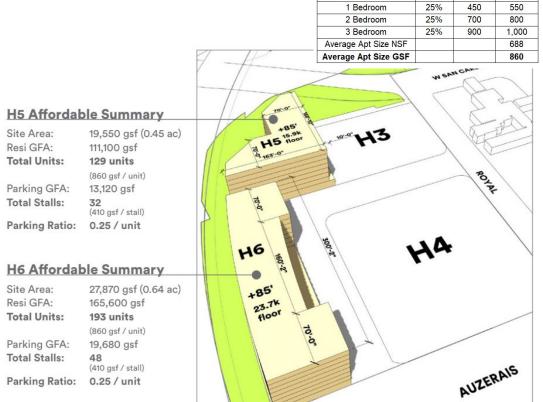


H1 = 1.07 ac

$$H5 = 0.45 ac$$

$$H6 = 0.64 ac$$





TCAC

NSF Min

N/A

Mix

25%

Unit Type

Studio

Assumed

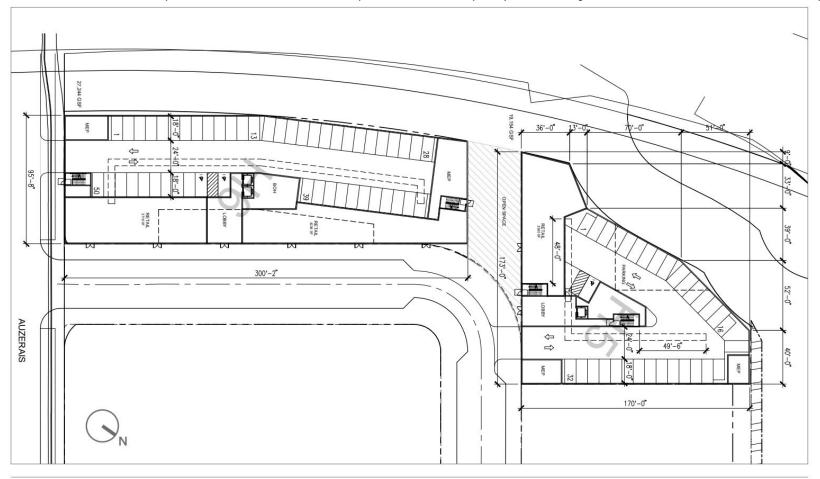
NSF

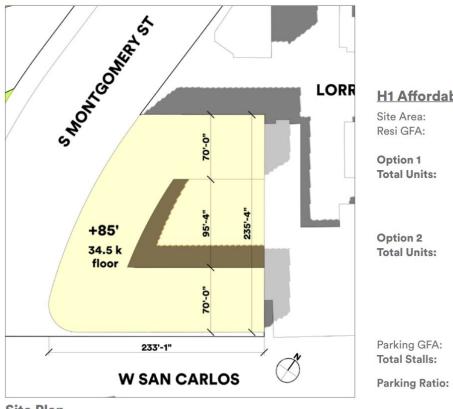
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Site Plan



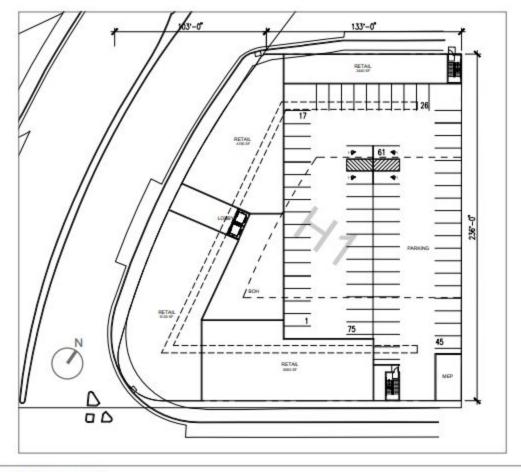
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RAINEAVE **H1 Affordable Summary** S MONTGOMERY ST 46,470 gsf (1.07 ac) 241,400 gsf *85 281 units 34.5 × 25% Studio 25% 1BR 25% 2BR 25% 3BR (860 gsf / unit) 300 units WSANCARLOS 30% Studio 30% 1BR 20% 2BR 20% 3BR (806 gsf / unit) 30,750 gsf (410 gsf / stall) 0.25 / unit

Site Plan



LIE/C Cooto

IHO Credit

H5/6 Costs Revised H1 Costs

Note: H5/6 will be transferred at the same time

H1

\$945.880

\$460,000

\$3.216.233

\$149,980

\$72,464

\$872,020

\$1,143,316

\$1,371,979

\$8,231,872

\$3,390,000

\$11.036.625

\$22,658,497

\$41.346.317

\$0

\$0

Per Unit

\$3.153

\$1.533

\$10.721

\$500

\$242

\$2,907

\$3,811

\$4.573

\$27,440

\$11.300

\$36.789

\$75.528

\$68.911

\$0

\$0

H1 and H5/H6 Improvement Costs

Pad Ready Options - H1 &

Building Haz Mat Abatement

Building Demolition

Soil Remediation

Rough Grading / Fill

Permanent Street

Temporary Street

Contingency (20%)

Carry Costs (20%)

District Infrastructure Share

Subtotal

Park fee

Land Cost

Total for Both

Total

Improvements

Improvements Soft Costs (18%)

H5/H6

H5 / H6

\$1.257.760

\$105,500

\$0

\$0

\$0

\$161.802

\$849,920

\$427,497

\$560,496

\$672,595

\$4,035,570

\$3,390,000

\$11.262.250

\$18,687,820

Per Unit Notes:

\$539

\$1,425

\$1,868

\$2.242

\$13,452

\$11,300

\$62.293

\$37.541 \$237.50/sf

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\$4,193 H1: \$5/cuft for full building demo costs H5/6: \$1.5/cuft due to site

\$352 H1: \$30/sf for hazmat abatement assume lead & asbestos: H5/6:

\$2,833 H1: Temporary sidewalks only H3: Street improvements, includes

\$0 Not included in land value, reimbursement elsewhere

\$0 H1: Temporary sidewalks only H3: Street improvements, includes

fluorescent lighting required.

\$0 H1: Class 1 RCRA soil, assume \$450/sf

street segments & finish sidewalks

street segments & finish sidewalks

\$2/sf due to abatement work being completed on H5 building & age of H6 building (built in 2005) only abatement of freon and

condition (demo work started already (drywall/flooring removed); H6 building glulam beams are salvageable

H1 "As Is" and E3 "Pad Ready" from prior discussions

Table 2: H1 "As Is" and E3 "Pad Ready" Option"	H1	Per Unit	E3	Per Unit	Notes:
Site Work only		\$0	\$890,378	\$2,968	H1 "as-is". E3 Site Work, total Items No. 1 to 12 in the respective detail breakdown slide
Site Infra only		\$0	\$1,094,658		H1 "as-is". E3 Site Infra, total Items No. 13 to 23 in the respective detail breakdown slide
Soft costs & contin.		\$0	\$1,387,937	\$4,626	
Subtotal	\$0	\$0	\$3,372,973	\$11,243	
Park fee	\$3,390,000	\$11,300	\$2,190,000	\$7,300	
District Infrastructure Share	\$0	\$0	\$0	\$0	Not included in land value, reimbursement elsewhere
Land Cost	\$11,586,960	\$38,623	\$7,241,850	\$24,140	
Total	\$14,976,960	\$49,923	\$12,804,823	\$42,683	
Total for Dath	¢27.701.702	#44 202			

Revised costs

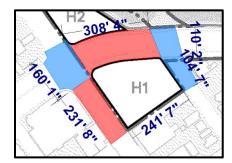
Pad Ready Options - H1 &					
H5/H6	H1	Per Unit	H5 / H6	Per Unit	Notes:
Building Demolition	\$945,880	\$3,153	\$1,257,760	\$4,193	H1: \$5/cuft for full building demo costs H5/6: \$1.5/cuft due to site condition (demo work started already (drywall/flooring removed); H6 building glulam beams are salvageable
Building Haz Mat Abatement	\$460,000	\$1,533	\$105,500	\$352	H1: \$30/sf for hazmat abatement assume lead & asbestos; H5/6: \$2/sf due to abatement work being completed on H5 building & age of H6 building (built in 2005) only abatement of freon and fluorescent lighting required.
Soil Remediation	\$3,216,233	\$10,721	\$0	\$0	H1: Class 1 RCRA soil, assume \$450/sf
Rough Grading / Fill	\$149,980	\$500	\$161,802	\$539	
Permanent Street Improvements	\$0	\$0	\$849,920	\$2,833	H1: Temporary sidewalks only H3: Street improvements, includes street segments & finish sidewalks
Temporary Street Improvements	\$72,464	\$242	\$0	\$0	H1: Temporary sidewalks only H3: Street improvements, includes street segments & finish sidewalks
Soft Costs (18%)	\$872,020	\$2,907	\$427,497	\$1,425	
Contingency (20%)	\$1,143,316	\$3,811	\$560,496	\$1,868	
Carry Costs (20%)	\$1,371,979	\$4,573	\$672,595	\$2,242	
Subtotal	\$8,231,872	\$27,440	\$4,035,570	\$13,452	
Park fee	\$3,390,000	\$11,300	\$3,390,000	\$11,300	
District Infrastructure Share	\$0	\$0	\$0	\$0	Not included in land value, reimbursement elsewhere
Land Cost	\$11,036,625	\$36,789	\$11,262,250	\$37,541	\$237.50/sf
Total	\$22,658,497	\$75,528	\$18,687,820	\$62,293	
Total for Both	\$41.346.317	\$68.911			

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H1 costs

Proposed Revision H1 - Pad Ready Detail 1.07 Acres \$8.2 M Infrastructure





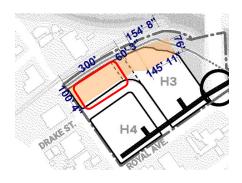
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	Parcel Site Area:~	4647	O Square Feet		1.07	Acres						
EM O	DESCRIPTION	FACTOR	LENGTH - LF	WIDTH - LF	тот отту	UoM	RATE		cos	т	QUALIFICATIONS	COMMENTS
											Main Structures).	ery Building Demo (2 Quantities based or
1	Building Structures Demolition	1	13000	12	156,000	CuFt	\$	5.00	\$		subcontractor me	thod of pricing
2	Site Demo Parking Lot AC	1	33470		33,470	SF	\$	4	\$	133,880		
3	Water Service & Gas Service Cap	1	2		2		\$	4,000	\$	8,000		
	Fire Service Drain & Sewer Cap	1	2		2		\$	4,000	\$	8,000		
	Electrical LV Cap	1	2		2		\$	4,000	\$	8,000		
6	Storm Drain Service Cap	1	2		2	EA	\$	4,000	\$	8,000		
7	Hazardous (PCB, Asbestos, Lead, Et. Testing and Abatement) Budget Allowance	1	13000		13,000	SF	s	30	\$	390,000		or building hazardous ent for asbestos, and I
8	Prepare groundwater/soil Remedial Action Plan	1			1	LS	\$	70,000	\$	70,000	Consultant costs	
9	Site Rough Grading	1	46470		46,470	SF	\$	3	\$	139,410	Minimal or non site	rough grading
10	Erosion and Sediment Controls	1	5285		5,285	SY	\$	2	\$	10,570		
11	Hazardous Soil Budget Allowance	1			6,156	CY	\$	450	\$	2,770,333	Class 1 RCRA Soil, based on subcontra	Phase 1 Report, Rate ctor pricing.
	a) Remove contaminated soil around water line	9	190	11	697	CY					Assumed depth 4 fe	eet
	b) Remove contaminated soil sewer line	12	160	12	853	CY					Assumed average d	lepth 7 feet
	c) Area 50 ft x 100 ft x 12 depth	12	50	100	2,222	CY						
	d) Area 50 ft x 50 ft x 17 depth	17	50	50	1,574	CY						
	e) Benching all excavatons for safety				810	CY						
12	Clean fill to site - increase ground level	1	6156		6,156	CY	s	25	\$	153,900	Replacement soil	
13	Demo Permit & Recycling Deposit Fee	1	1		1	LS	\$	12,000	\$	12,000		
14	Enviro oversight during soil work	1			1	LS	\$	30,000	s	30,000	Consultant costs	
15	Begin implementation of groundwater RAP	1			1	LS	\$	250,000	s	250,000		
16	Temporary Sidewalk - 4 wide	1	647	4	2,588	SF	s	28	s	72,464	Compact subgrade	
	Curb and gutter	0	647			LF	s	28	s			utters at intersection
	Bike lane - South 6' wide	0	542	6		SF	s	42	s	-	morades carb and g	juttors at microcouron
	Road Pavement - 2 x travel lane + turn lane -W San Carlos St (Backbone frontage)	0	310	52		SF	s	42	s			
	Road Pavement -1 x travel lane - Autumn St (DW Other Frontage)	0	232	20		SF	s	42	s	-		
	Road Pavement - 1 x travel lane - (Partial Backbone Frontage)	0	105	20	_	SF	s	42	s			
	Intersection Pavement	0	60	52		SF	s	42	s			
	Street Trees - 30' spacing 1 rows to one side and 1 row to the opposite side	0	23		-	Ea	s	500	s	-		
	Allowance for tree pit and subsoil drainage	0	23		-	Ea	s	2,000	s	-		
	Street lights - LS1 street slight to both sides of the street 100' staggered C/C - LED	0	7		-	Ea	s	20,000	s	-		
	Open Space Cost Allocation	1	1.12	0	00	Acre	\$	10,115,245	s	-	Base on per acre op	en space cost
	Open Space Park Fees Mid Rise Option	0.5	300	1	150	Ea	s	22,600	s		Excluded (see IHO	
	Open Space Park Fees High Rise Option	0.5	300	0	-	Ea	s	14,600	s	3-0	Base on San Jose I	
	Share of LTA Costs	0	1.12	-	00	Acre	s	655,022	s	-	Total Developable a	
	Entitlement, Application Fees	0	1		-	LS	s	250,000	s		Excludes Design &	
	Soft Costs -18%	1	1			LS	-		s	872,020		J
	Contingency 20%	1				LS			s	1,143,316		
	Carry Costs 20%	1				LS			s	1.371.979		
							Total		S	8,231,872		
							-	per unit	S	27,440		

H5/6 costs

H6 (South) - Pad Ready Detail 0.64 Acres \$2.26 M Infrastructure

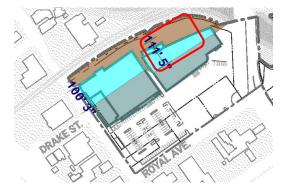


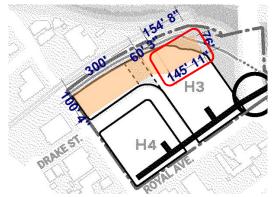


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	Parcel Site Area:~	27,870	Square Feet		0.64	Acres							
TEM NO	DESCRIPTION	FACTOR	LENGTH - LF	WIDTH- LF	тот отту	UoM	RAT	E	5	SOUTH COSTS	QUALIFICATIONS / COMMENTS		
1	South Building 1 Structures Demolition	1	25000	18	450,000	CuFt	\$	1.50	4	\$ 675,000	Demo costs only for the building area on the affordable parcel. See below for area allocations. During the site vi 1/5/2021, property manager informed us that the buildin was built in 2005 (no asbestos) but flourscent lighting a freon condensers. Contractors noticed long span gluela beams that could be salvaged, greatly reducing the cost Quantity revised to match sub pricing on a per cubic fee of building. Price includes all removal of material including slab, foundation footings, and piles to a level of 4 feet below grade		
2	South Site Demo Parking Lot AC	1	1960		1,960	SF	\$	3.00	9	5,880			
3	Water Service & Gas Service Cap	1	1		1	EA	\$	4,000	9	4,000	One per building		
4	Fire Service Drain & Sewer Cap	1	1		1	EA	\$	4,000	9	4,000	One per building		
5	Electrical LV Cap	1	1		1	EA	\$	4,000	9	4,000	One per building		
6	Storm Drain Service Cap	1	1		1	EA	\$	4,000	9	4,000	One per building		
	Hazardous (PCB, Asbestos, Lead, Et. Testing and Abatement) Budget Allowance South Bldg	1	25000		25,000	SF	\$	2.00	9		Building built in 2005. Has flouresent lighting and freon compressors that require abatement.		
8	Prepare groundwater/soil Remedial Action Plan	0			-	LS	\$	70,000	9	-			
9	South Site Rough Grading	1	26,960		26,960	SF	\$	3.00	9	80,880	Site rough grading to provide drainage and a safe site		
10	Erosion and Sediment Controls	1	2996		2,996	SY	\$	2.00	9	2,996	Costs to install and maintain for one year		
11	Hazardous Soil Budget Allowance	0			-	CY	\$	450	9	-			
12	a) Remove contaminated soil	0			-	CY							
13	Clean fill to site - increase ground level	0				CY	\$	25	9				
14	Demo Permit & Recycling Deposit Fee	1	1		1	LS	\$	12,000	9	6,897			
15	Sidewalk - 6' wide	1	300	6	1,800	SF	\$	42	9	75,600	Private St frontage, South Bldg		
16	Curb and gutter	1	300		300	LF	\$	28	9	8,400	Private St frontage, South Bldg		
17	Road Pavement - 1 x travel lane	1	300	20	6,000	SF	\$	42	9	252,000	Private St frontage, South Bldg, Only half width of street		
18	Street Trees - 30' spacing 1 rows to one side and 1 row to the opposite side	1	11		11	Ea	\$	500	9	5,500	Private St frontage, South Bldg		
19	Allowance for tree pit and subsoil drainage	1	11		11	Ea	\$	2,000	9	22,000	Private St frontage, South Bldg		
17	Street lights - LS1 street slight to both sides of the street 100' staggered C/C - LED	1	4		4	Ea	\$	20,000	9	80,000	Private St frontage, South Bldg		
18	Sidewalk - 6' wide	1	76	6	456	SF	\$	42	9	19,152	Half of Private alleyway between buildings		
19	Curb and gutter	1	76		76	LF	\$	28	9	2,128	Half of Private alleyway between buildings		
20	Road Pavement - 1 x travel lane	1	76	10	760	SF	\$	42	5	31,920	Half of Private alleyway between buildings		
19	South Open Space Park Fees Mid Rise Option	0.5	200	1	100	Ea	\$	22,600	9		Excluded (see IHO summary chart)		
22	Entitlement, Application Fees	0	1		-	LS	\$	250,000	9	-	Excludes Design & Design Admin		
23	Soft Costs -18%	1				LS			9	240,183			
24	Contingency 20%	1				LS			9	314,907			
25	Carry Costs 20%	1				LS			9	377,889			
							Tota	al	9	2,267,331			
							Cos	t per unit	9	11,509			

H5 (North) - Pad Ready Detail 0.45 Acres \$1.77 M Infrastructure





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Exempt | Confidential and Proprietary Business / Siting Information |

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	Parcel Site Area:~	19,550	Square Feet		0.45	Acres								
ITEM NO	DESCRIPTION	FACTOR	LENGTH - LF	WIDTH IE	TOT OTY	HoM	RA	те	NO	рти соете	QUALIFICATIONS / COMMENTS			
	occur non	TACTOR	ELNOIN' E	WIDTH - E	TOT QTT	Com	IVA			Kincosis	Demo costs only for the building area on the affordable parce See below for area allocations. On Jan 5, 2021 a site walk w held and it was discovered that the building was previously abated. All drywall and flooring was removed. A accoustical ceiling covered the original ceiling (possible asbestos). Price includes all removal of material including slab, foundation			
1	North Building 2 Structures Demolition	1	18500	20	370,000	CuFt	\$	1.50	\$	555,000	footings, and piles to a level of 4 feet below grade			
	North Site Demo Parking Lot AC	1	1960		1,960	SF	\$	3.00	\$	5,880				
	Water Service & Gas Service Cap	0	1		-	EA	\$	4,000	\$		Utilities already disconnected			
	Fire Service Drain & Sewer Cap	0	1		-	EA	\$	4,000	\$	-	Utilities already disconnected			
	Electrical LV Cap	0	1			EA	\$	4,000	\$		Utilities already disconnected			
6	Storm Drain Service Cap	0	1		-	EA	\$	4,000	\$	-	Utilities already disconnected			
7	Hazardous (PCB, Asbestos, Lead, Et. Testing and Abatement) Budget	1	18500		18,500	SF	\$	3.00	\$	55,500	Abatement and interior demo already started previously. Flourescent lighting, freon compressor, and possible asbesto			
8	Prepare groundwater/soil Remedial Action Plan	0			-	LS	\$	70,000						
	North Site Rough Grading	1	20,460		20,460	SF	\$	3.00	\$	61.380	Site rough grading to provide drainage and a safe site			
	Erosion and Sediment Controls	1	2273		2,273	SY	\$	2.00	\$		Costs to install and maintain for one year			
	Hazardous Soil Budget Allowance	0			-	CY	\$	450						
	a) Remove contaminated soil	0			-	CY								
	Clean fill to site - increase ground level	0			-	CY	\$	25						
14	Demo Permit & Recycling Deposit Fee	1	1		1	LS	\$	12,000	\$	5,103				
15	Sidewalk - 6' wide	1	100	6	600	SF	\$	42	\$	25,200	Frontage along Auzerais Ave, North Bldg			
16	Curb and gutter	1	100		100	LF	\$	28	\$	2,800	Frontage along Auzerais Ave, North Bldg			
17	Bike lane - South 6' wide	1	100	6	600	SF	\$	42	\$	25,200	Frontage along Auzerais Ave, North Bldg			
											Frontage along Auzerais Ave, North Bldg, Only half width of			
18	Road Pavement - 1 x travel lane	1	100	20	2,000	SF	\$	42	\$	84,000	street			
19	Street Trees - 30' spacing 1 rows to one side and 1 row to the opposite side	1	4		4	Ea	\$	500	\$	2,000	Frontage along Auzerais Ave, North Bldg			
20	Allowance for tree pit and subsoil drainage	1	4		4	Ea	\$	2,000	\$	8,000	Frontage along Auzerais Ave, North Bldg			
21	Street lights - LS1 street slight to both sides of the street 100' staggered C/C - LED	1	2		2	Ea	\$	20,000	\$	40,000	Frontage along Auzerais Ave, North Bldg			
22	Sidewalk - 6' wide	1	36	6	216	SF	\$	42	\$	9,072	Private St frontage, North Bldg			
23	Curb and gutter	1	36		36	LF	\$	28	\$	1,008	Private St frontage, North Bldg			
24	Road Pavement - 1 x travel lane	1	36	20	720	SF	\$	42	\$	30,240	Private St frontage, North Bldg, Only half width of street			
25	Street Trees - 30' spacing 1 rows to one side and 1 row to the opposite side	1	5		5	Ea	\$	500	\$	2,500	Private St frontage, North Bldg			
26	Allowance for tree pit and subsoil drainage	1	5		5	Ea	\$	2,000	\$	10,000	Private St frontage, North Bldg			
27	Street lights - LS1 street slight to both sides of the street 100' staggered C/C - LED	1	3		3	Ea	\$	20.000	\$	60 000	Private St frontage, North Bldg			
	Sidewalk - 6' wide	1	76	6	456	SF	\$	42	\$		Half of Private alleyway between buildings			
	Curb and gutter	1	76		76	LF	\$	28	\$		Half of Private alleyway between buildings			
	Road Pavement - 1 x travel lane	1	76	10	760	SF	\$	42	\$		Half of Private alleyway between buildings			
	North Open Space Park Fees Mid Rise Option	0.5	100	1	50	Ea	\$	22,600	\$	-	Excluded (see IHO summary chart)			
	Entitlement, Application Fees	0	1		-	LS		250,000	\$	-	Excludes Design & Design Admin			
	Soft Costs -18%	1				LS	T	-		187,313				
37	Contingency 20%	1				LS			\$	245,589				
38	Carry Costs 20%	1				LS			\$	294,706				
							Tot	al	\$	1,768,239				
							Cos	st per unit	\$	16,222				

H5 (North) & H6 (South)

Combined cost summary - for reference only

Use detailed cost plans above for detailed scope, quantities/pricing etc.

2 Demo Parking Lot AC 3 Water Service & Gas Service Cap 4 Fire Service Drain & Sewer Cap 5 - \$ 4,000 \$ 4,4 5 Electrical LV Cap 5 - \$ 4,000 \$ 4,4 6 Storm Drain Service Cap 6 Storm Drain Service Cap 7 Budget Allowance North Bldg 8 Prepare groundwater/soil Remedial Action Plan 9 Rough Grading 10 Erosion and Sediment Controls 11 Hazardous Soil Budget Allowance 12 a) Remove contaminated soil 13 Clean fill to site - increase ground level 14 Demo Permit & Recycling Deposit Fee 15 Sidewalk - 6 wide 16 Curb and gutter 17 Bikle lane - South 6 wide 18 Road Pavement - 1 x travel lane 19 opposite side 20 Allowance for tree pit and subsoil drainage Street Trees - 30' spacing 1 rows to one side and 1 row to the 25 opposite side 25 Curb and gutter 25 Sidewalk - 6 wide 25 Sidewalk - 6 wide 25 Sidewalk - 6 wide 25 Curb and gutter 25 Sidewalk - 6 wide 26 Allowance for tree pit and subsoil drainage Street Trees - 30' spacing 1 rows to one side and 1 row to the 25 opposite side 26 Allowance for tree pit and subsoil drainage Street Trees - 30' spacing 1 rows to one side and 1 row to the 25 opposite side 26 Allowance for tree pit and subsoil drainage Street Trees - 30' spacing 1 rows to one side and 1 row to the 26 opposite side 27 Staggered C/C - LED 28 Sidewalk - 6' wide 29 Curb and gutter 30 Road Pavement - 1 x travel lane Street Trees - 30' spacing 1 rows to one side and 1 row to the 29 Curb and gutter 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows to one side and 1 row to the 30 Spacing 1 rows 1 rows 1 r	TEM NO	DESCRIPTION	NO	RTH COSTS	SOI	UTH COSTS	то	TAL COSTS
3 Water Service & Gas Service Cap 4 Fire Service Drain & Sewer Cap 5 Electrical LV Cap 5 Electrical LV Cap 6 Storm Drain Service Cap 7 Budget Allowance North Bldg 8 Prepare groundwater/soil Remedial Action Plan 9 Rough Grading 9 Rough Grading 10 Erosion and Sediment Controls 12 a) Remove contaminated soil 13 Clean fill to site - increase ground level 14 Demo Permit & Recycling Deposit Fee 15 Sidewalk - 6' wide 16 Outposite side 19 Opposite side 19 Opposite side 19 Opposite side 20 Allowance for tree pit and subsoil drainage Street Trees - 30' spacing 1 rows to one side and 1 row to the 21 Sidewalk - 6' wide 22 Sidewalk - 6' wide 33 Curb and gutter 34 Curb and gutter 35 Sidewalk - 6' wide 36 Street Trees - 30' spacing 1 rows to one side and 1 row to the 21 Street Trees - 30' spacing 1 rows to one side and 1 row to the 25 Sidewalk - 6' wide 35 Sidewalk - 6' wide 36 Street Trees - 30' spacing 1 rows to one side and 1 row to the 26 Street Trees - 30' spacing 1 rows to one side and 1 row to the 27 Street Trees - 30' spacing 1 rows to one side and 1 row to the 28 Sidewalk - 6' wide 39 Curb and gutter 30 Curb and gutter 30 Curb and gutter 31 Clean fill to side - increase ground level 30 Curb and gutter 31 Clean fill to side - increase ground level 31 Clean fill to side - increase ground level 32 Curb and gutter 33 Curb and gutter 34 Curb Allowance for tree pit and subsoil drainage 35 Curb and gutter 36 Curb and gutter 37 Corbingency 20' Stagered C/C - LED 38 Sidewalk - 6' wide 39 Curb and gutter 30 Curb and gutter 31 Curb and gutter 32 Curb and gutter 33 Curb and gutter 34 Curb - LSI street slight to both sides of the street 100' 27 Staggered C/C - LED 30 Curb and gutter 30 Curb and gutter 31 Curb - Street Fight Side Curb - Street Fight Side Curb - Street Fight Side Sidewalk - 6' wide 31 Curb - Street Fight Sidewalk - 6' wide 32 Curb and gutter 33 Curb - Street Fight Side Sidewalk - 6' w	1	Structures Demolition	\$	555,000	\$	675,000	\$	1,230,000
## Fire Service Drain & Sewer Cap \$ - \$ 4,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 105,000	2	Demo Parking Lot AC	\$	5,880	\$	5,880	\$	11,760
\$ Electrical LV Cap \$ - \$ 4,000 \$ 4,1 6 Storm Drain Service Cap Hazardous (PCB, Asbestos, Lead, Et Testing and Abatement) 7 Budget Allowance North Bldg 8 Prepare groundwater/soil Remedial Action Plan 9 Rough Grading 10 Erosion and Sediment Controls 11 Hazardous Soil Budget Allowance 12 a) Remove contaminated soil 13 Clean fill to site - increase ground level 14 Demo Permit & Recycling Deposit Fee 15 Sidewalk - 6' wide 16 Curb and gutter 17 Bike lane - South 6' wide 18 Road Pavement - 1 x travel lane Street Trees - 30' spacing 1 rows to one side and 1 row to the 19 opposite side 21 Sidewalk - 6' wide 22 Sidewalk - 6' wide 23 Curb and gutter 24 Road Pavement - 1 x travel lane Street Trees - 30' spacing 1 rows to one side and 1 row to the 25 copposite side 26 Allowance for tree pit and subsoil drainage Street Trees - 30' spacing 1 rows to one side and 1 row to the 25 copposite side 26 Allowance for tree pit and subsoil drainage Street Trees - 30' spacing 1 rows to one side and 1 row to the 26 Street Trees - 30' spacing 1 rows to one side and 1 row to the 27 Street Trees - 30' spacing 1 rows to one side and 1 row to the 28 Sidewalk - 6' wide 39 Curb and gutter 30 Curb and gutter 31 Curb and gutter 32 Curb and gutter 33 Curb and gutter 34 Road Pavement - 1 x travel lane 35 Sidewalk - 6' wide 36 Sidewalk - 6' wide 37 Sapacing 1 rows to one side and 1 row to the 38 Sidewalk - 6' wide 39 Curb and gutter 30 Road Pavement - 1 x travel lane 30 Curb and gutter 31 Curb and gutter 31 Curb and gutter 32 Curb and gutter 30 Road Pavement - 1 x travel lane 31 Curb and gutter 31 Curb and gutter 32 Curb and gutter 33 Curb Argental Argen	3	Water Service & Gas Service Cap	\$	-	\$	4,000	\$	4,000
Storm Drain Service Cap	4	Fire Service Drain & Sewer Cap	\$	12	\$	4,000	\$	4,000
Hazardous (PCB, Asbestos, Lead, Et Testing and Abatement) 7 Budget Allowance North Bldg 8 Prepare groundwater/soil Remedial Action Plan 9 Rough Grading \$ 61,380 \$ 80,880 \$ 142,	5	Electrical LV Cap	\$	-	\$	4,000	\$	4,000
7 Budget Allowance North Bldg 8 Prepare groundwater/soil Remedial Action Plan 9 Rough Grading \$ 61,380 \$ 80,880 \$ 142, 10 Errosion and Sediment Controls \$ 4,547 \$ 2,996 \$ 7, 11 Hazardous Soil Budget Allowance 12 a) Remove contaminated soil 13 Clean fill to site - increase ground level 14 Demo Permit & Recycling Deposit Fee \$ 5,103 \$ 6,897 \$ 12, 15 Sidewalk - 6' wide \$ 25,200 \$ 75,600 \$ 100, 16 Curb and gutter \$ 2,800 \$ 8,400 \$ 11, 17 Bike lane - South 6' wide \$ 25,200 \$ 75,600 \$ 100, 18 Road Pavement - 1 x travel lane Street Trees - 30' spacing 1 rows to one side and 1 row to the 19 opposite side 20 Allowance for tree pit and subsoil drainage 21 Sidewalk - 6' wide 22 Sidewalk - 6' wide 23 Curb and gutter 24 Road Pavement - 1 x travel lane Street Trees - 30' spacing 1 rows to one side and 1 row to the 25 opposite side 26 Allowance for tree pit and subsoil drainage 27 Street Trees - 30' spacing 1 rows to one side and 1 row to the 28 Street Trees - 30' spacing 1 rows to one side and 1 row to the 29 Curb and gutter 30 Street Trees - 30' spacing 1 rows to one side and 1 row to the 25 opposite side 36 Allowance for tree pit and subsoil drainage 37 Street Trees - 30' spacing 1 rows to one side and 1 row to the 38 Sidewalk - 6' wide 39 July 15 Sidewalk - 6' wide 30 Road Pavement - 1 x travel lane 31 July 20 \$ 62, 32 Curb and gutter 31 July 30 \$ 62, 33 Sidewalk - 6' wide 31 July 31 Sidewalk - 6' wide 31 July 32 Sidewalk - 6' wide 31 July 32 Sidewalk - 6' wide 31 July 32 Sidewalk - 6' wide 31 July 33 Sidewalk - 6' wide 31 July 34 Sidewalk - 6' wide 31 July 34 Sidewalk - 6' wide 31 July 35 Sidewalk - 6' wide 31 July 36 Sidewalk - 6' wide 31 July 37 Sidewalk - 6' wide 31 July 31 July 31 Sidewalk - 6' wide 32 July 34 Sidewalk - 6' wide 33 Sidewalk - 6' wide 34 Sidewalk - 6' wide 35 Sidewalk - 6' wide 36 July 34 Sidewalk - 6' wide 36 July 34 Sidewalk - 6' wide 37 Sidewalk - 6' wide 38 Sidewalk - 6' wide 39 Sidewalk - 6' wide 30 Sidewalk - 6' wide 30 Sidewalk - 6' wide 31 July 31 Sidewalk - 6' wide 31 July 31 Sidewalk - 6' wi	6	Storm Drain Service Cap	\$	194	\$	4,000	\$	4,000
9 Rough Grading \$ 61,380 \$ 80,880 \$ 142, 10 Erosion and Sediment Controls \$ 4,547 \$ 2,996 \$ 7, 11 Hazardous Soil Budget Allowance \$ \$ - \$ \$ 12 a) Remove contaminated soil \$ \$ 1.3 Clean fill to site - increase ground level \$ \$ - \$ \$ 1.4 Demo Permit & Recycling Deposit Fee \$ 5,103 \$ 6,897 \$ 12, 15 Sidewalk - 6 wide \$ 25,200 \$ 75,600 \$ 100, 16 Curb and gutter \$ 2,800 \$ 8,400 \$ 11, 17 Bike lane - South 6' wide \$ 25,200 \$ 75,600 \$ 100, 16 Curb and gutter \$ 2,800 \$ 8,400 \$ 11, 17 Bike lane - South 6' wide \$ 25,200 \$ 5,500 \$ 336, 17 Bike lane - South 6' wide \$ 25,200 \$ 5,500 \$ 336, 17 Bike lane - South 6' wide \$ 25,200 \$ 5,500 \$ 336, 17 Bike lane - South 6' wide \$ 25,200 \$ 336, 17 Bike lane - South 6' wide \$ 2,000 \$ 5,500 \$ 7, 18 Broad Pavement - 1 x travel lane \$ 8,000 \$ 22,000 \$ 336, 19 Bike lights - LS1 street slight to both sides of the street 100' 21 staggered C/C - LED \$ 40,000 \$ 80,000 \$ 120, 19 Bike lights - LS1 street slight to both sides of the street 100' 22 Sidewalk - 6' wide \$ 9,072 \$ 19,152 \$ 28, 19 Bike light of the street 100' 24 Road Pavement - 1 x travel lane \$ 30,240 \$ 31,920 \$ 62, 19 Bike light of the street slight to both sides of the street 100' 27 staggered C/C - LED \$ 60,000 \$ - \$ 60,000 \$ - \$ 10,000 \$ Street fights - LS1 street slight to both sides of the street 100' 27 staggered C/C - LED \$ 60,000 \$ - \$ 10,000 \$ 10,000 \$ - \$ 10,000 \$ 10,000 \$ - \$ 10,000 \$	7		\$	55,500	\$	50,000	\$	105,500
10 Erosion and Sediment Controls \$ 4,547 \$ 2,996 \$ 7,11 11 Hazardous Soil Budget Allowance \$ - \$ 12 a) Remove contaminated soil \$ 13 Clean fill to site - increase ground level \$ 14 Demo Permit & Recycling Deposit Fee \$ 5,103 \$ 6,897 \$ 15 Sidewalk - 6' wide \$ 25,200 \$ 75,600 \$ 10,16 Curb and gutter \$ 2,800 \$ 8,400 \$ 11,17 Bike lane - South 6' wide \$ 25,200 \$ 336,111,117 16 Road Pavement - 1 x travel lane \$ 84,000 \$ 252,000 \$ 336,111,117 17 Bike lane - South 6' wide \$ 25,200 \$ \$ 336,111,117 18 Road Pavement - 1 x travel lane \$ 84,000 \$ 252,000 \$ 336,111,117 19 opposite side \$ 2,000 \$ 5,500 \$ 7,111,117 20 Allowance for tree pit and subsoil drainage \$ 8,000 \$ 22,000 \$ 30,111,117 21 staggered C/C - LED \$ 40,000 \$ 80,000 \$ 120,111,117 22 Sidewalk - 6' wide \$ 9,072 \$ 19,152 \$ 28,111,117 23 Curb and gutter \$ 1,008 \$ 2,128 \$ 3,11,117 24 Road Pavement - 1 x travel lane \$ 30,240 \$ 31,920 \$ 62,128 \$ 3,11,120 \$ 25 Sidewalk - 6' wide \$ 9,072 \$ 19,152 \$ 28,128 \$ 3,120 \$ 62,128 \$ 3,120 \$ 3,120 \$ 3,120 \$ 3,120 \$ 3,120 \$ 3,120 \$ 3,120 \$ 3,120 \$ 3,1	8	Prepare groundwater/soil Remedial Action Plan			\$	-	\$	-
11 Hazardous Soil Budget Allowance 12 a) Remove contaminated soil 13 Clean fill to site - increase ground level 14 Demo Permit & Recycling Deposit Fee 15 Sidewalk - 6' wide 16 Curb and gutter 17 Bike lane - South 6' wide 18 Road Pavement - 1 x travel lane 19 opposite side 20 Allowance for tree pit and subsoil drainage 21 staggered C/C - LED 23 Curb and gutter 24 Road Pavement - 1 x travel lane 25 Sidewalk - 6' wide 26 Allowance for tree pit and subsoil drainage 27 Street Trees - 30' spacing 1 rows to one side and 1 row to the street 100' 28 Sidewalk - 6' wide 29 Curb and gutter 30 Street lights - LS1 street slight to both sides of the street 100' 21 staggered C/C - LED 30 Curb and gutter 30 Curb and gutter 30 Curb and gutter 30 Street lights - LS1 street slight to both sides of the street 100' 31 Street Trees - 30' spacing 1 rows to one side and 1 row to the street 100' 32 Sidewalk - 6' wide 30 Curb and gutter 30 Curb and gutter 30 Curb and gutter 30 Street Trees - 30' spacing 1 rows to one side and 1 row to the street 100' 31 Street Trees - 30' spacing 1 rows to one side and 1 row to the street 100' 32 Sidewalk - 6' wide 30 Curb and gutter 30 Road Pavement - 1 x travel lane 30 Curb and gutter 31 Street lights - LS1 street slight to both sides of the street 100' 32 Sidewalk - 6' wide 31 Sidewalk - 6		1 3	\$	61,380		80,880		142,260
12 a) Remove contaminated soil 13 Clean fill to site - increase ground level 14 Demo Permit & Recycling Deposit Fee 15 Sidewalk - 6' wide 15 Sidewalk - 6' wide 17 Bike lane - South 6' wide 18 Road Pavement - 1 x travel lane 19 opposite side 20 Allowance for tree pit and subsoil drainage 21 Sidewalk - 6' wide 22 Sidewalk - 6' wide 23 Curb and gutter 24 Road Pavement - 1 x travel lane 25 Street Trees - 30' spacing 1 rows to one side and 1 row to the 26 sidewalk - 6' wide 27 Sidewalk - 6' wide 28 Sidewalk - 6' wide 29 Curb and gutter 20 Allowance for tree pit and subsoil drainage 30 Road Pavement - 1 x travel lane 31 Sidewalk - 6' wide 32 Sidewalk - 6' wide 33 Sidewalk - 6' wide 34 Road Pavement - 1 x travel lane 35 Street Trees - 30' spacing 1 rows to one side and 1 row to the 36 Sidewalk - 6' wide 37 Sidewalk - 6' wide 38 Sidewalk - 6' wide 39 Opposite side 40 ONO 50 Sidewalk - 6' wide 50 opposite side 50 Sidewalk - 6' wide 50 Sidewa	10	Erosion and Sediment Controls	\$	4,547	\$	2,996	\$	7,542
13 Clean fill to site - increase ground level 14 Demo Permit & Recycling Deposit Fee 15 Sidewalk - 6' wide 15 Sidewalk - 6' wide 16 Curb and gutter 17 Bike lane - South 6' wide 18 Road Pavement - 1 x travel lane 19 opposite side 20 Allowance for tree pit and subsoil drainage 21 Sidewalk - 6' wide 22 Sidewalk - 6' wide 23 Curb and gutter 24 Road Pavement - 1 x travel lane 25 Street Trees - 30' spacing 1 rows to one side and 1 row to the 26 Sidewalk - 6' wide 27 Sidewalk - 6' wide 28 Sidewalk - 6' wide 29 Curb and gutter 20 Allowance for tree pit and subsoil drainage 30 Road Pavement - 1 x travel lane 31 Sidewalk - 6' wide 32 Sidewalk - 6' wide 33 Sidewalk - 6' wide 34 Road Pavement - 1 x travel lane 35 Street Trees - 30' spacing 1 rows to one side and 1 row to the 36 Sidewalk - 6' wide 37 Street Lights - LS1 street slight to both sides of the street 100' 38 Sidewalk - 6' wide 39 Curb and gutter 30 Road Pavement - 1 x travel lane 30 Curb and gutter 31 Sidewalk - 6' wide 31 Sidewalk - 6' wide 31 Sidewalk - 6' wide 32 Sidewalk - 6' wide 33 Sidewalk - 6' wide 34 Sidewalk - 6' wide 35 Sidewalk - 6' wide 36 Soft Costs - 18% 37 Contingency 20% 38 Carry Costs 20% 38 Carry Costs 20% 39 Sidewalk - 6' wide 30 Soft Costs - 18% 30 Soft Costs - 206 30 Road Pavement - 1 x travel lane 31 Sidewalk - 6' wide 31 Sidewalk - 6' wide 32 Sidewalk - 6' wide 33 Soft Costs - 18% 34 Soft Costs - 18% 35 Soft Costs - 18% 36 Soft Costs - 18% 37 Contingency 20% 38 Carry Costs 20% 38 Carry Costs 20%	11	Hazardous Soil Budget Allowance			\$		\$	-
13 Clean fill to site - increase ground level 14 Demo Permit & Recycling Deposit Fee 15 Sidewalk - 6' wide 15 Sidewalk - 6' wide 16 Curb and gutter 17 Bike lane - South 6' wide 18 Road Pavement - 1 x travel lane 19 opposite side 20 Allowance for tree pit and subsoil drainage 21 Sidewalk - 6' wide 22 Sidewalk - 6' wide 23 Curb and gutter 24 Road Pavement - 1 x travel lane 25 Street Trees - 30' spacing 1 rows to one side and 1 row to the 26 sidewalk - 6' wide 27 Sidewalk - 6' wide 28 Sidewalk - 6' wide 29 Curb and gutter 20 Allowance for tree pit and subsoil drainage 30 Road Pavement - 1 x travel lane 31 Sidewalk - 6' wide 32 Sidewalk - 6' wide 33 Street Trees - 30' spacing 1 rows to one side and 1 row to the 35 opposite side 36 Allowance for tree pit and subsoil drainage 37 Street Trees - 30' spacing 1 rows to one side and 1 row to the 38 Sidewalk - 6' wide 39 Sidewalk - 6' wide 30 Sidewalk - 6' wide 30 Sidewalk - 6' wide 31 Sidewalk - 6' wide 31 Sidewalk - 6' wide 31 Sidewalk - 6' wide 32 Sidewalk - 6' wide 33 Sidewalk - 6' wide 34 Sidewalk - 6' wide 35 Sidewalk - 6' wide 36 Soft Costs - 18% 37 Contingency 20% 38 Carry Costs 20% 38 Carry Costs 20% 39 Sidewalk - 6' wide 30 Sidewalk - 6' wide 30 Sidewalk - 6' wide 31 Sidewalk - 6' wide 31 Sidewalk - 6' wide 32 Sidewalk - 6' wide 33 Sidewalk - 6' wide 34 Sidewalk - 6' wide 35 Soft Costs - 18% 36 Soft Costs - 18% 37 Contingency 20% 38 Carry Costs 20% 38 Carry Costs 20% 38 Sidewalk - 6' wide 39 Sidewalk - 6' wide 30 Sidewalk -	12	a) Remove contaminated soil					\$	-
14 Demo Permit & Recycling Deposit Fee \$ 5,103 \$ 6,897 \$ 12,15 Sidewalk - 6' wide \$ 25,200 \$ 75,600 \$ 100,16 Curb and gutter \$ 2,800 \$ 8,400 \$ 11,17 Bike lane - South 6' wide \$ 25,200 \$ 25,000 \$ 336,18 Road Pavement - 1 x travel lane \$ 2,000 \$ 5,500 \$ 7,18 Road Pavement - 1 x travel lane \$ 2,000 \$ 5,500 \$ 7,18 Road Pavement - 1 x travel lane \$ 2,000 \$ 5,500 \$ 7,18 Road Pavement - 1 x travel lane \$ 2,000 \$ 5,500 \$ 7,18 Road Pavement - 1 x travel lane \$ 2,000 \$ 22,000 \$ 30,18 Road Pavement - 1 x travel lane \$ 2,000 \$ 22,000 \$ 30,18 Road Pavement - 1 x travel lane \$ 9,072 \$ 19,152 \$ 28,18 Road Pavement - 1 x travel lane \$ 1,008 \$ 2,128 \$ 3,1920 \$ 62,18 Road Pavement - 1 x travel lane \$ 30,240 \$ 31,920 \$ 62,18 Road Pavement - 1 x travel lane \$ 30,240 \$ 31,920 \$ 62,18 Road Pavement - 1 x travel lane \$ 30,240 \$ 31,920 \$ 62,18 Road Pavement - 1 x travel lane \$ 10,000 \$ - \$ 10,000					\$	-	\$	-
15 Sidewalk - 6' wide			\$	5.103	\$	6.897	\$	12,000
17 Bike lane - South 6' wide \$ 25,200 \$ 25, 18 Road Pavement - 1 x travel lane \$ 84,000 \$ 252,000 \$ 336, Street Trees - 30' spacing 1 rows to one side and 1 row to the 9 opposite side \$ 2,000 \$ 5,500 \$ 7, 20 Allowance for tree pit and subsoil drainage \$ 8,000 \$ 22,000 \$ 30, Street lights - LS1 street slight to both sides of the street 100' \$ 40,000 \$ 80,000 \$ 120, 22 Sidewalk - 6' wide \$ 9,072 \$ 19,152 \$ 28, 23 Curb and gutter \$ 1,008 \$ 2,128 \$ 3, 24 Road Pavement - 1 x travel lane \$ 30,240 \$ 31,920 \$ 62, Street Trees - 30' spacing 1 rows to one side and 1 row to the 25 opposite side \$ 2,500 \$ - \$ 2, 26 Allowance for tree pit and subsoil drainage \$ 10,000 \$ - \$ 10, Street Iights - LS1 street slight to both sides of the street 100' \$ 19,152 \$ - \$ 10, Street Iights - LS1 street slight to both sides of the street 100' \$ 30,240 \$ 31,920 \$ - \$ 60, 28 Sidewalk - 6' wide \$ 19,152 \$ - \$ 19, 29 Curb and gutter \$ 2,128 \$ - \$ 2, 30 Road Pavement - 1 x travel lane \$ 31,920 \$ - \$ 31, 32 Open Space Park Fees Mid Rise Option \$ - \$ - \$ 3, 35 Entitlement, Application Fees \$ - \$ - \$ 3, 36 Soft Costs - 18% \$ 314,907 \$ 560, 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672, \$ 4,035,			\$	25,200	\$	75,600	\$	100,800
Street Trees - 30' spacing 1 rows to one side and 1 row to the opposite side \$ 2,000 \$ 5,500 \$ 7,	16	Curb and gutter	\$	2,800	\$	8,400	\$	11,200
Street Trees - 30' spacing 1 rows to one side and 1 row to the opposite side \$2,000 \$ 5,500 \$ 7,			\$	25,200			\$	25,200
19 opposite side \$2,000 \$3,500 \$7,100 \$100 \$30,00 \$100 \$100 \$30,00 \$100 \$100 \$100 \$100 \$100 \$100 \$100	18	Road Pavement - 1 x travel lane	\$	84,000	\$	252,000	\$	336,000
20 Allowance for tree pit and subsoil drainage Street lights - LS1 street slight to both sides of the street 100' 21 staggered C/C - LED 22 Sidewalk - 6' wide 33 Curb and gutter 34 Road Pavement - 1 x travel lane 55 opposite side 25 Allowance for tree pit and subsoil drainage 26 Allowance for tree pit and subsoil drainage 27 Street Trees - 30' spacing 1 rows to one side and 1 row to the 28 Street Trees in the pit and subsoil drainage 29 Curb and gutter 20 Street lights - LS1 street slight to both sides of the street 100' 27 staggered C/C - LED 28 Sidewalk - 6' wide 29 Curb and gutter 30 Road Pavement - 1 x travel lane 31 Quen Space Park Fees Mid Rise Option 35 Entitlement, Application Fees 36 Soft Costs - 18% 37 Contingency 20% 38 Carry Costs 20% 39 40,000 \$ 40,000 \$ 120,000 \$ 120,000 \$ 2,128 \$ 3,240 \$ 31,920 \$ 5,2500 \$ - \$ 2,260 \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ - \$ 60,000 \$ 19,152 \$ - \$ 19,000 \$ 20,000 \$ 2	19		\$	2.000	\$	5,500	\$	7,500
21 staggered C/C - LED 22 Sidewalk - 6' wide 23 Curb and gutter 24 Road Pavement - 1 x travel lane 25 opposite side 26 Allowance for tree pit and subsoil drainage 27 Street lights - LS1 street slight to both sides of the street 100' 28 Sidewalk - 6' wide 29 Curb and gutter 30 Road Pavement - 1 x travel lane 31 (0,000) 32 Sidewalk - 6' wide 33 (0,000) 34 (0,000) 35 Entitlement, Application Fees 36 Soft Costs - 18% 37 Contingency 20% 38 Carry Costs 20% 38 (0,000) 39 (0,000) 30 (0,000) 3					\$	22,000	\$	30,000
23 Curb and gutter \$ 1,008 \$ 2,128 \$ 3, 24 Road Pavement - 1 x travel lane \$ 30,240 \$ 31,920 \$ 62, Street Trees - 30' spacing 1 rows to one side and 1 row to the 25 opposite side \$ 2,500 \$ - \$ 2, 26 Allowance for tree pit and subsoil drainage \$ 10,000 \$ - \$ 10,000 Street lights - LS1 street slight to both sides of the street 100' 27 staggered C/C - LED \$ 60,000 \$ - \$ 60,000 28 Sidewalk - 6' wide \$ 19,152 \$ - \$ 19, 29 Curb and gutter \$ 2,128 \$ - \$ 2, 30 Road Pavement - 1 x travel lane \$ 31,920 \$ - \$ 31, 32 Open Space Park Fees Mid Rise Option \$ - \$ - \$ \$ 35 Entitlement, Application Fees \$ - \$ - \$ 36 Soft Costs - 18% \$ 187,313 \$ 240,183 \$ 427, 37 Contingency 20% \$ 245,589 \$ 314,907 \$ 560, 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672, \$ 4,035,	21		\$	40,000	\$	80,000	\$	120,000
24 Road Pavement - 1 x travel lane \$ 30,240 \$ 31,920 \$ 62, Street Trees - 30' spacing 1 rows to one side and 1 row to the opposite side \$ 2,500 \$ - \$ 2, 26 Allowance for tree pit and subsoil drainage \$ 10,000 \$ - \$ 10, 27 staggered C/C - LED \$ 60,000 \$ - \$ 60, 28 Sidewalk - 6' wide \$ 19,152 \$ - \$ 19, 29 Curb and gutter \$ 2,128 \$ - \$ 2, 30 Road Pavement - 1 x travel lane \$ 31,920 \$ - \$ 31, 32 Open Space Park Fees Mid Rise Option \$ - \$ - \$ 31, 35 Entitlement, Application Fees \$ - \$ - \$ 5, 36 Soft Costs - 18% \$ 187,313 \$ 240,183 \$ 427, 37 Contingency 20% \$ 245,589 \$ 314,907 \$ 560, 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672, \$ 4,035,	22	Sidewalk - 6' wide	\$	9,072	\$	19,152	\$	28,224
Street Trees - 30' spacing 1 rows to one side and 1 row to the 25 opposite side \$ 2,500 \$ - \$ 2,000 \$	23	Curb and gutter	\$	1,008	\$	2,128	\$	3,136
25 opposite side \$ 2,500 \$ - \$ 2, 26 Allowance for tree pit and subsoil drainage \$ 10,000 \$ - \$ 10, Street lights - LS1 street slight to both sides of the street 100' 27 staggered C/C - LED \$ 60,000 \$ - \$ 60, 28 Sidewalk - 6' wide \$ 19,152 \$ - \$ 19, 29 Curb and gutter \$ 2,128 \$ - \$ 2, 30 Road Pavement - 1 x travel lane \$ 31,920 \$ - \$ 31, 32 Open Space Park Fees Mid Rise Option \$ - \$ - \$ 35 Entitlement, Application Fees \$ - \$ - \$ 36 Soft Costs - 18% \$ 187,313 \$ 240,183 \$ 427, 37 Contingency 20% \$ 245,589 \$ 314,907 \$ 560, 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672, \$ 4,035,	24	Road Pavement - 1 x travel lane	\$	30,240	\$	31,920	\$	62,160
Street lights - LS1 street slight to both sides of the street 100' 27 staggered C/C - LED \$ 60,000 \$ - \$ 60,0 28 Sidewalk - 6' wide \$ 19,152 \$ - \$ 19, 29 Curb and gutter \$ 2,128 \$ - \$ 2, 30 Road Pavement - 1 x travel lane \$ 31,920 \$ - \$ 31, 32 Open Space Park Fees Mid Rise Option \$ - \$ - \$ 35 Entitlement, Application Fees \$ - \$ - \$ 36 Soft Costs - 18% \$ 187,313 \$ 240,183 \$ 427, 37 Contingency 20% \$ 245,589 \$ 314,907 \$ 560, 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672, \$ 4,035,	25		\$	2,500	\$	-	\$	2,500
27 staggered C/C - LED \$ 60,000 \$ - \$ 60, 28 Sidewalk - 6' wide \$ 19,152 \$ - \$ 19, 29 Curb and gutter \$ 2,128 \$ - \$ 2, 30 Road Pavement - 1 x travel lane \$ 31,920 \$ - \$ 31, 32 Open Space Park Fees Mid Rise Option \$ - \$ - \$ \$ - \$ 35 Entitlement, Application Fees \$ - \$ - \$ \$ - \$ 36 Soft Costs - 18% \$ 187,313 \$ 240,183 \$ 427, 37 Contingency 20% \$ 245,589 \$ 314,907 \$ 560, 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672, \$ 4,035, \$ 4,035,	26	Allowance for tree pit and subsoil drainage	\$	10,000	\$	-	\$	10,000
29 Curb and gutter \$ 2,128 \$ - \$ 2, 30 Road Pavement - 1 x travel lane \$ 31,920 \$ - \$ 31, 32 Open Space Park Fees Mid Rise Option \$ - \$ - \$ 35 Entitlement, Application Fees \$ 187,313 \$ 240,183 \$ 427, 37 Contingency 20% \$ 245,589 \$ 314,907 \$ 560, 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672, \$ 1,768,239 \$ 2,267,331 \$ 4,035,	27		\$	60,000	\$	-	\$	60,000
30 Road Pavement - 1 x travel lane \$ 31,920 \$ - \$ 31,920 32 Open Space Park Fees Mid Rise Option \$ - \$ - \$ 35 Entitlement, Application Fees \$ - \$ - \$ - 36 Soft Costs -18% \$ 187,313 \$ 240,183 \$ 427,337 37 Contingency 20% \$ 245,589 \$ 314,907 \$ 560,338 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672,331 \$ 4,035,733 \$ 4,035,733 \$ 4,035,733	28	Sidewalk - 6' wide	\$	19,152	\$	1070	\$	19,152
32 Open Space Park Fees Mid Rise Option \$ - \$ - \$ 35 Entitlement, Application Fees \$ - \$ - \$ - \$ 36 Soft Costs -18% \$ 187,313 \$ 240,183 \$ 427,337 37 Contingency 20% \$ 245,589 \$ 314,907 \$ 560,338 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672,331 \$ 4,035,433 \$ 4,035,433 \$ 4,035,433	29	Curb and gutter	\$	2,128	\$		\$	2,128
35 Entitlement, Application Fees \$ - \$ \$ 36 Soft Costs - 18% \$ 187,313 \$ 240,183 \$ 427, 37 Contingency 20% \$ 245,589 \$ 314,907 \$ 560, 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672, \$ 1,768,239 \$ 2,267,331 \$ 4,035,	30	Road Pavement - 1 x travel lane	\$	31,920	\$	12	\$	31,920
36 Soft Costs - 18% \$ 187,313 \$ 240,183 \$ 427, 37 Contingency 20% \$ 245,589 \$ 314,907 \$ 560, 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672, \$ 1,768,239 \$ 2,267,331 \$ 4,035,	32	Open Space Park Fees Mid Rise Option	\$	-	\$	-	\$	-
37 Contingency 20% \$ 245,589 \$ 314,907 \$ 560, 38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672, \$ 1,768,239 \$ 2,267,331 \$ 4,035,	35	Entitlement, Application Fees	\$	1940	\$	(4)	\$	84
38 Carry Costs 20% \$ 294,706 \$ 377,889 \$ 672, \$ 1,768,239 \$ 2,267,331 \$ 4,035,	36	Soft Costs -18%	\$	187,313	\$	240,183	\$	427,497
\$ 1,768,239 \$ 2,267,331 \$ 4,035,	37	Contingency 20%	\$	245,589	\$	314,907	\$	560,496
	38	Carry Costs 20%	\$	294,706	\$	377,889	\$	672,595
			\$	1,768,239	\$	2,267,331	\$	4,035,570
\$ 16,222 \$11,509 \$13			\$	16,222		\$11,509		\$13,188