

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
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 <gmler@coblenzlaw.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 back-up in connection with meetings today.

Gregg Miller

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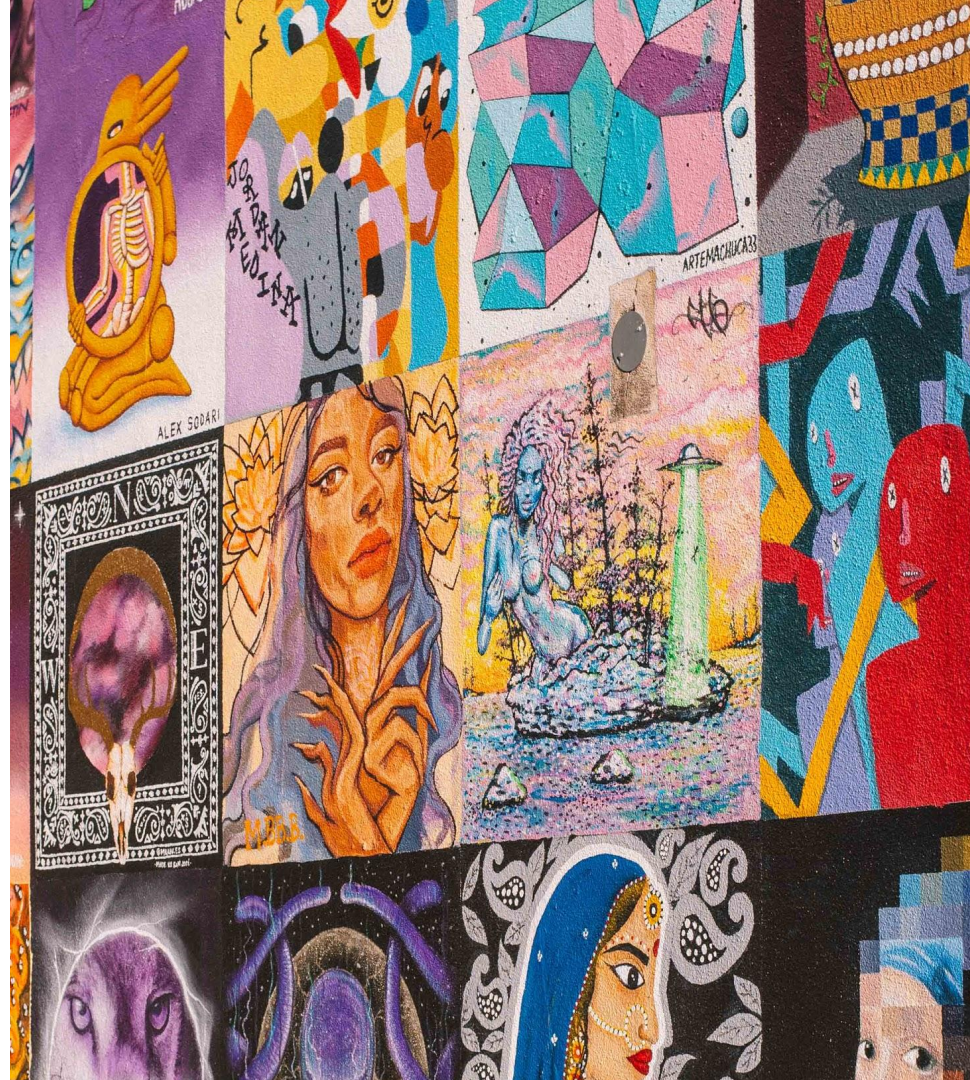
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Google Downtown West Mixed-Use Plan

Affordable Housing

CPRA Confidential Treatment Request
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Confidential and Proprietary Business / Siting Information
Pre-Decisional Draft – For Review Only

February 2, 2021



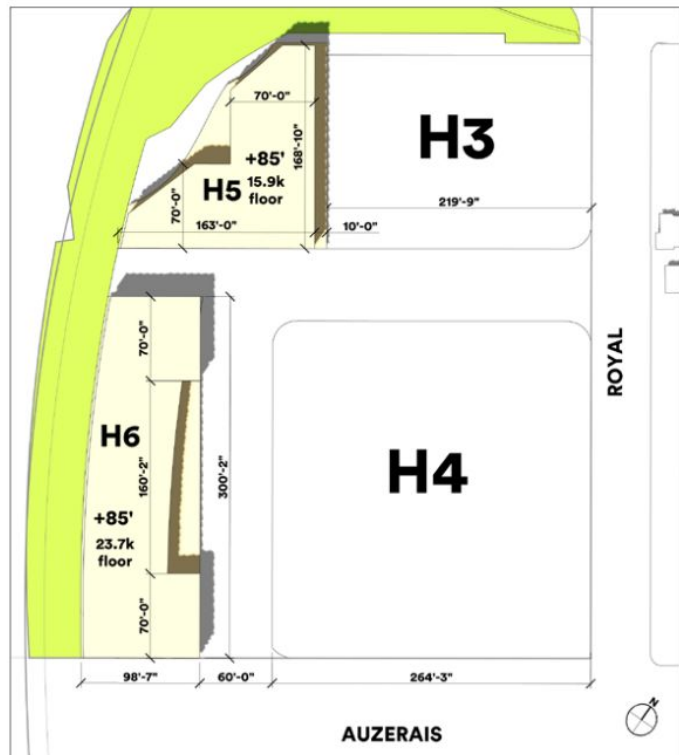
H1 & H5/6
Site maps
Fit Tests



H1 = 1.07 ac

H5 = 0.45 ac

H6 = 0.64 ac



Site Plan

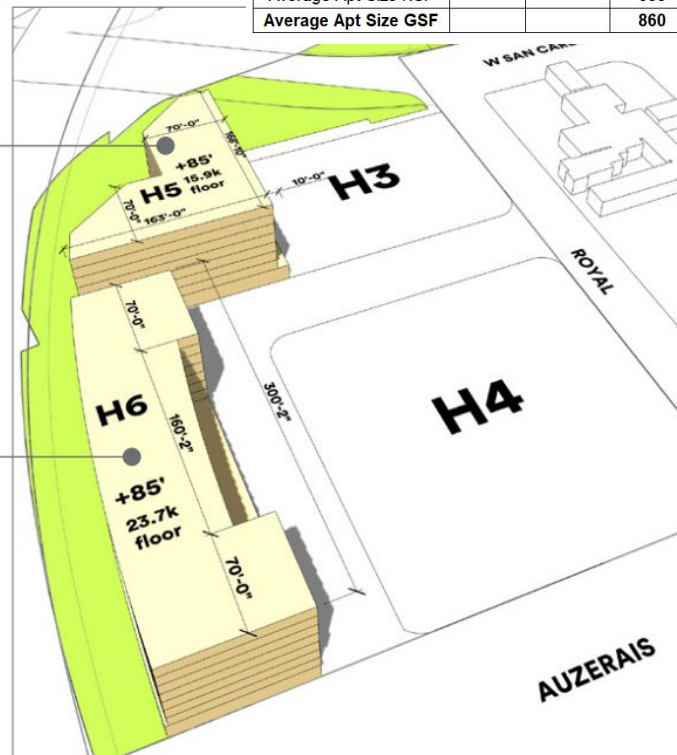
H5 Affordable Summary

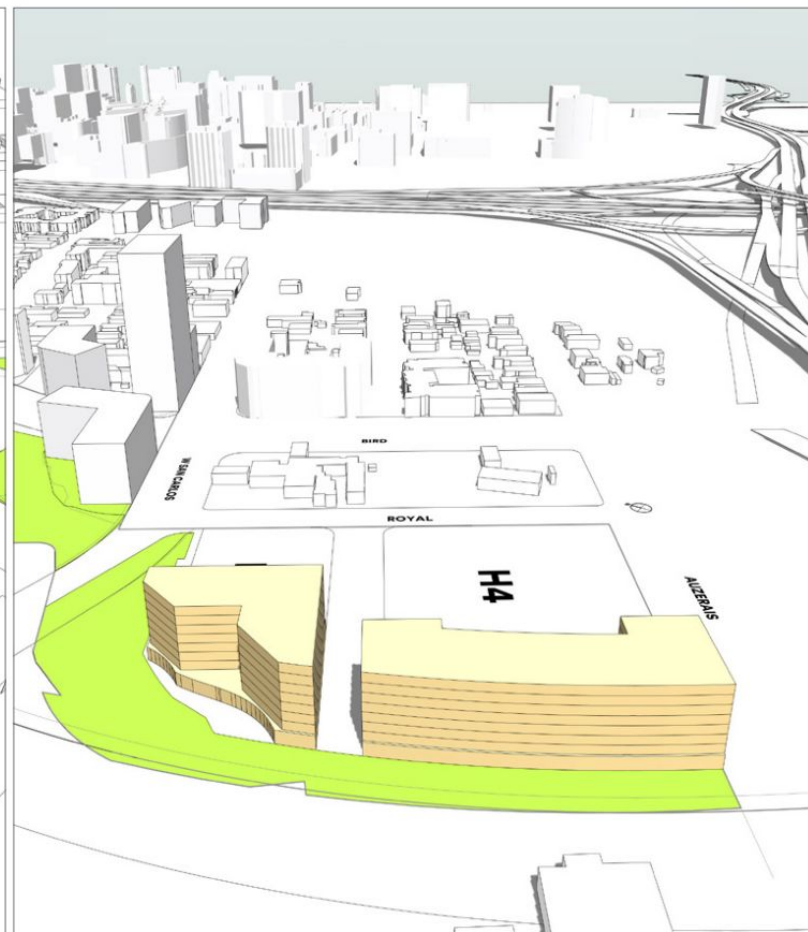
Site Area: 19,550 gsf (0.45 ac)
 Resi GFA: 111,100 gsf
Total Units: 129 units
 (860 gsf / unit)
 Parking GFA: 13,120 gsf
Total Stalls: 32
 (410 gsf / stall)
Parking Ratio: 0.25 / unit

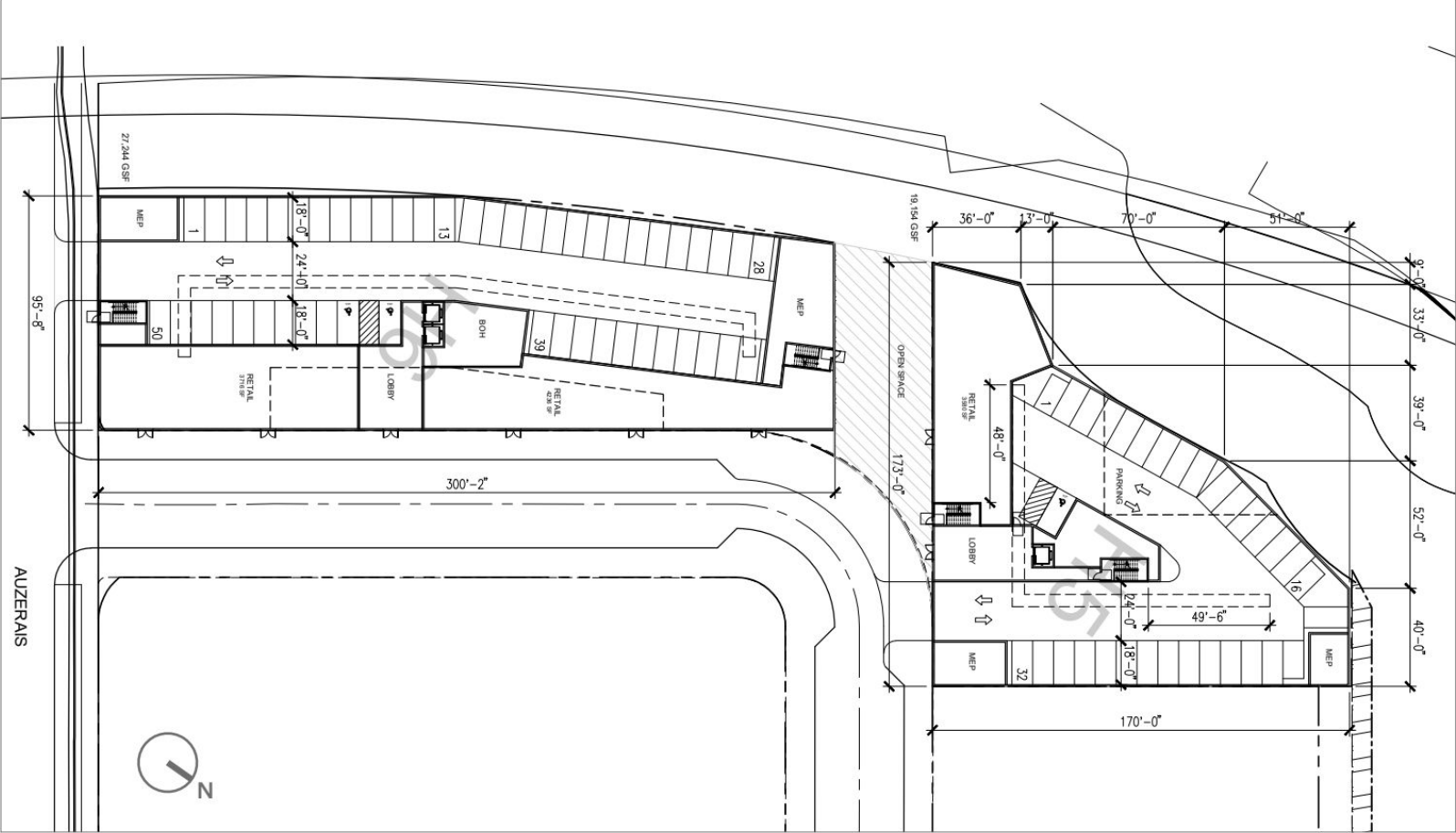
H6 Affordable Summary

Site Area: 27,870 gsf (0.64 ac)
 Resi GFA: 165,600 gsf
Total Units: 193 units
 (860 gsf / unit)
 Parking GFA: 19,680 gsf
Total Stalls: 48
 (410 gsf / stall)
Parking Ratio: 0.25 / unit

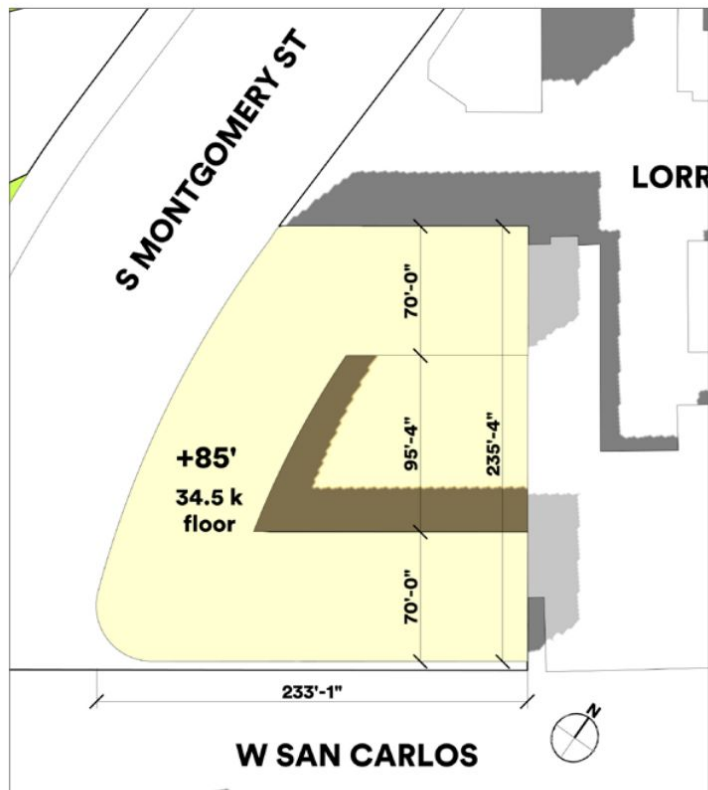
Unit Type	Mix	TCAC NSF Min	Assumed NSF
Studio	25%	N/A	400
1 Bedroom	25%	450	550
2 Bedroom	25%	700	800
3 Bedroom	25%	900	1,000
Average Apt Size NSF			688
Average Apt Size GSF			860







GROUND FLOOR PLAN STUDY



Site Plan

H1 Affordable Summary

Site Area: 46,470 gsf (1.07 ac)
Resi GFA: 241,400 gsf

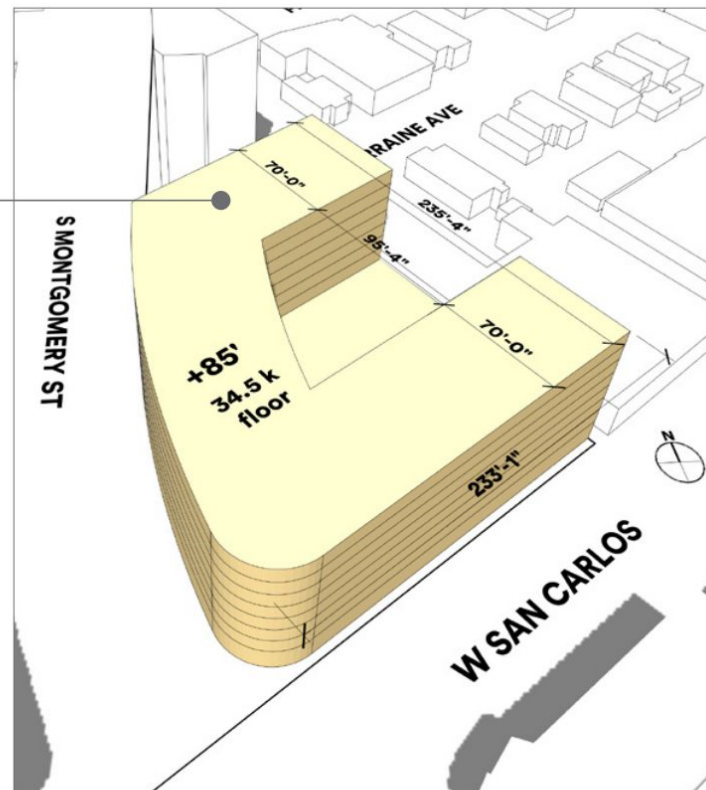
Option 1

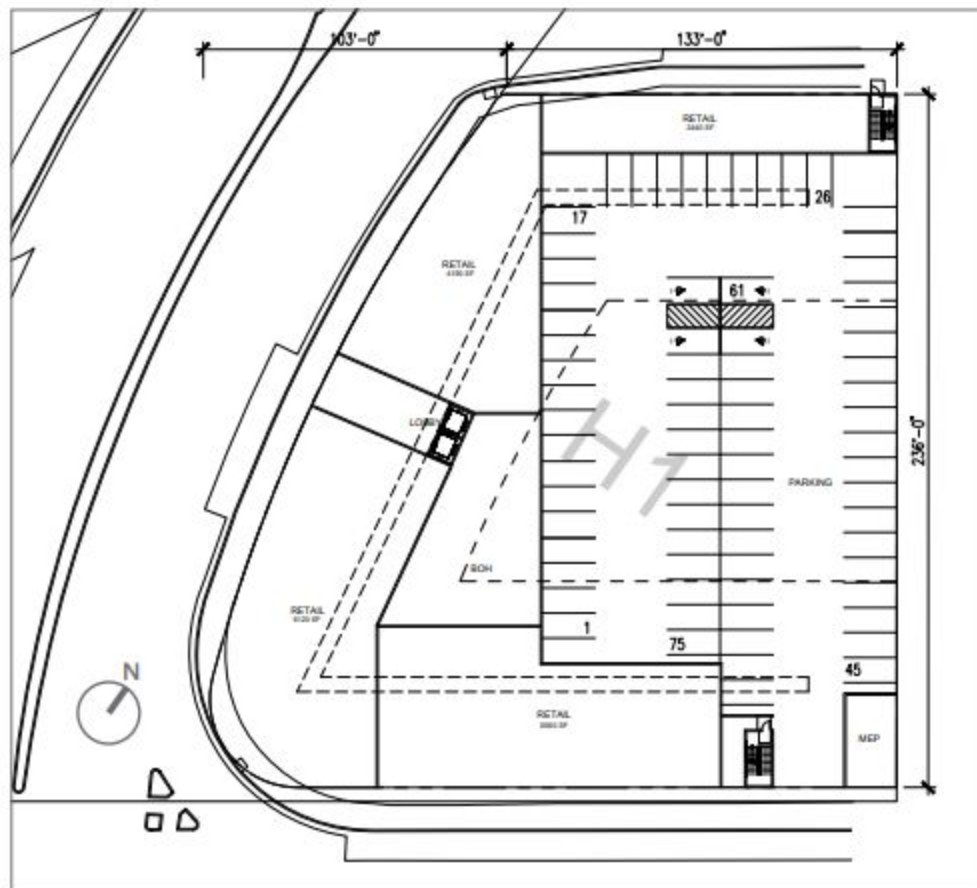
Total Units: 281 units
25% Studio
25% 1BR
25% 2BR
25% 3BR
(860 gsf / unit)

Option 2

Total Units: 300 units
30% Studio
30% 1BR
20% 2BR
20% 3BR
(806 gsf / unit)

Parking GFA: 30,750 gsf
Total Stalls: 75
(410 gsf / stall)
Parking Ratio: 0.25 / unit





GROUND FLOOR PLAN STUDY

IHO Credit

H5/6 Costs
Revised H1 Costs

H1 and H5/H6 Improvement Costs

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

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Release – CPRA Exempt | Confidential and
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Pre-Decisional Draft – For Review Only

Pad Ready Options - H1 & H5/H6					Notes:
	H1	Per Unit	H5 / H6	Per Unit	
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			

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

	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	\$3,649	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 Both	\$27,781,783	\$46,303			

Revised costs

	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.
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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
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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			

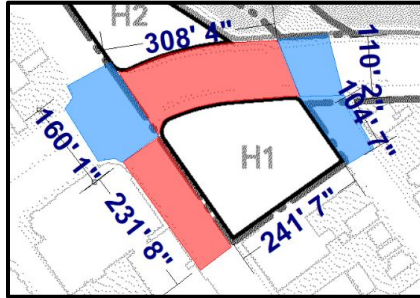
H1 costs

Proposed Revision

H1 - Pad Ready Detail

1.07 Acres

\$8.2 M Infrastructure



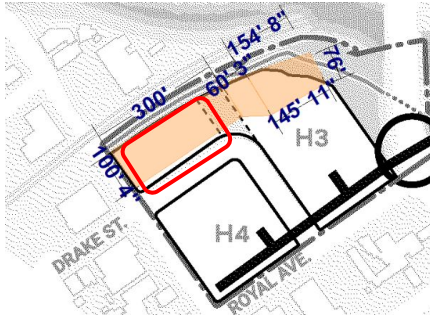
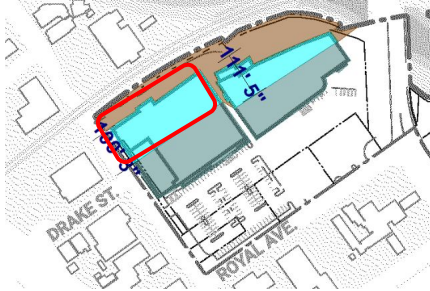
Parcel Site Area~		46470 Square Feet		1.07 Acres					
ITEM NO	DESCRIPTION	FACTOR	LENGTH - LF	WIDTH - LF	TOT QTY	UoM	RATE	COST	QUALIFICATIONS / COMMENTS
1	Building Structures Demolition	1	13000	12	156,000	CuFt	\$ 5.00	\$ 780,000	280 S. Montgomery Building Demo (2 Main Structures). Quantities based on subcontractor method 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	2	EA	\$ 4,000	\$ 8,000	
4	Fire Service Drain & Sewer Cap	1	2	2	2	EA	\$ 4,000	\$ 8,000	
5	Electrical LV Cap	1	2	2	2	EA	\$ 4,000	\$ 8,000	
6	Storm Drain Service Cap	1	2	2	2	EA	\$ 4,000	\$ 8,000	
7	Hazardous (PCB, Asbestos, Lead, Et. Testing and Abatement) Budget Allowance	1	13000		13,000	SF	\$ 30	\$ 390,000	Budget allowance for building hazardous testing and abatement for asbestos, and lead.
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, Phase 1 Report, Rate based on subcontractor pricing.
	a) Remove contaminated soil around water line	9	190	11	697	CY			Assumed depth 4 feet
	b) Remove contaminated soil sewer line	12	160	12	853	CY			Assumed average depth 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 excavations for safety				810	CY			
12	Clean fill to site - increase ground level	1	6156		6,156	CY	\$ 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	\$ 30,000	Consultant costs
15	Begin implementation of groundwater RAP	1			1	LS	\$ 250,000	\$ 250,000	
16	Temporary Sidewalk - 4' wide	1	647	4	2,588	SF	\$ 28	\$ 72,464	Compact subgrade w/ 6" sub includes Sidewalks at intersection
17	Curb and gutter	0	647		-	LF	\$ 28	\$ -	Includes Curb and gutters at intersection
18	Bike lane - South 6' wide	0	542	6	-	SF	\$ 42	\$ -	
19	Road Pavement - 2 x travel lane + turn lane -W San Carlos St (Backbone frontage)	0	310	52	-	SF	\$ 42	\$ -	
20	Road Pavement - 1 x travel lane - Autumn St (DW Other Frontage)	0	232	20	-	SF	\$ 42	\$ -	
21	Road Pavement - 1 x travel lane - (Partial Backbone Frontage)	0	105	20	-	SF	\$ 42	\$ -	
22	Intersection Pavement	0	60	52	-	SF	\$ 42	\$ -	
23	Street Trees - 30' spacing 1 row to one side and 1 row to the opposite side	0	23		-	Ea	\$ 500	\$ -	
24	Allowance for tree pit and subsoil drainage	0	23		-	Ea	\$ 2,000	\$ -	
25	Street lights - LS1 street slight to both sides of the street 100' staggered C/C - LED	0	7		-	Ea	\$ 20,000	\$ -	
26	Open Space Cost Allocation	1	1.12	0	- .00	Acre	\$ 10,115,245	\$ -	Base on per acre open space cost
27	Open Space Park Fees Mid Rise Option	0.5	300	1	150	Ea	\$ 22,600	\$ -	Excluded (see IHO summary chart)
28	Open Space Park Fees High Rise Option	0.5	300	0	-	Ea	\$ 14,600	\$ -	Base on San Jose Park Fee Rates
29	Share of LTA Costs	0	1.12		- .00	Acre	\$ 655,022	\$ -	Total Developable area 45.8 Acres
30	Entitlement, Application Fees	0	1		-	LS	\$ 250,000	\$ -	Excludes Design & Design Admin
31	Soft Costs -18%	1				LS		\$ 872,020	
32	Contingency 20%	1				LS		\$ 1,143,316	
33	Carry Costs 20%	1				LS		\$ 1,371,979	
							Total	\$ 8,231,872	
							Cost per unit	\$ 27,440	

H5/6 costs

H6 (South) - Pad Ready Detail

0.64 Acres

\$2.26 M Infrastructure

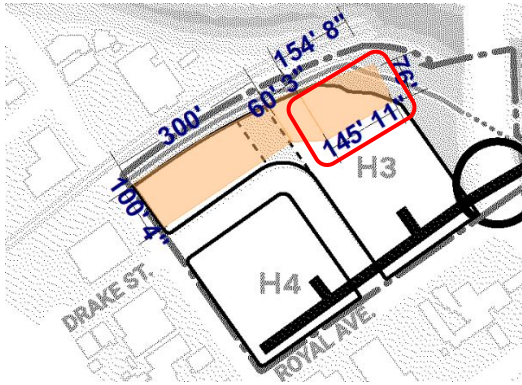
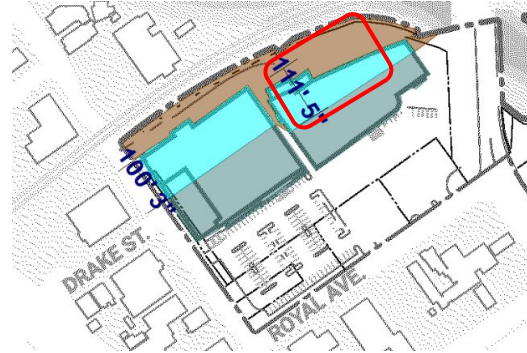


Parcel Site Area:~		27,870 Square Feet		0.64 Acres					
ITEM NO	DESCRIPTION	FACTOR	LENGTH - LF	WIDTH - LF	TOT QTY	UoM	RATE	SOUTH COSTS	QUALIFICATIONS / COMMENTS
1	South Building 1 Structures Demolition	1	25000	18	450,000	CuFt	\$ 1.50	\$ 675,000	Demo costs only for the building area on the affordable parcel. See below for area allocations. During the site visit 1/5/2021, property manager informed us that the building was built in 2005 (no asbestos) but flourescent lighting and freon condensers. Contractors noticed long span gluelam beams that could be salvaged, greatly reducing the costs. Quantity revised to match sub pricing on a per cubic feet 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	\$ 5,880	
3	Water Service & Gas Service Cap	1	1		1	EA	\$ 4,000	\$ 4,000	
4	Fire Service Drain & Sewer Cap	1	1		1	EA	\$ 4,000	\$ 4,000	
5	Electrical LV Cap	1	1		1	EA	\$ 4,000	\$ 4,000	
6	Storm Drain Service Cap	1	1		1	EA	\$ 4,000	\$ 4,000	
7	Hazardous (PCB, Asbestos, Lead, Et. Testing and Abatement) Budget Allowance South Bldg	1	25000		25,000	SF	\$ 2.00	\$ 50,000	Building built in 2005. Has flourescent lighting and freon compressors that require abatement.
8	Prepare groundwater/soil Remedial Action Plan	0			-	LS	\$ 70,000	\$ -	
9	South Site Rough Grading	1	26,960		26,960	SF	\$ 3.00	\$ 80,880	Site rough grading to provide drainage and a safe site
10	Erosion and Sediment Controls	1	2996		2,996	SY	\$ 2.00	\$ 2,996	Costs to install and maintain for one year
11	Hazardous Soil Budget Allowance	0			-	CY	\$ 450	\$ -	
12	a) Remove contaminated soil	0			-	CY			
13	Clean fill to site - increase ground level	0			-	CY	\$ 25	\$ -	
14	Demo Permit & Recycling Deposit Fee	1	1		1	LS	\$ 12,000	\$ 6,897	
15	Sidewalk - 6' wide	1	300	6	1,800	SF	\$ 42	\$ 75,600	Private St frontage, South Bldg
16	Curb and gutter	1	300		300	LF	\$ 28	\$ 8,400	Private St frontage, South Bldg
17	Road Pavement - 1 x travel lane	1	300	20	6,000	SF	\$ 42	\$ 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	\$ 5,500	Private St frontage, South Bldg
19	Allowance for tree pit and subsoil drainage	1	11		11	Ea	\$ 2,000	\$ 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	\$ 80,000	Private St frontage, South Bldg
18	Sidewalk - 6' wide	1	76	6	456	SF	\$ 42	\$ 19,152	Half of Private alleyway between buildings
19	Curb and gutter	1	76		76	LF	\$ 28	\$ 2,128	Half of Private alleyway between buildings
20	Road Pavement - 1 x travel lane	1	76	10	760	SF	\$ 42	\$ 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	\$ -	Excluded (see IHO summary chart)
22	Entitlement, Application Fees	0	1		-	LS	\$ 250,000	\$ -	Excludes Design & Design Admin
23	Soft Costs -18%	1				LS		\$ 240,183	
24	Contingency 20%	1				LS		\$ 314,907	
25	Carry Costs 20%	1				LS		\$ 377,889	
							Total	\$ 2,267,331	
							Cost per unit	\$ 11,509	

H5 (North) - Pad Ready Detail

0.45 Acres

\$1.77 M Infrastructure



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Pre-Decisional Draft – For Review Only

Parcel Site Area:~		19,550 Square Feet		0.45 Acres					
ITEM NO	DESCRIPTION	FACTOR	LENGTH - LF	WIDTH - LF	TOT QTY	UoM	RATE	NORTH COSTS	QUALIFICATIONS / COMMENTS
1	North Building 2 Structures Demolition	1	18500	20	370,000	CuFt	\$ 1.50	\$ 555,000	Demo costs only for the building area on the affordable parcel. See below for area allocations. On Jan 5, 2021 a site walk was 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 footings, and piles to a level of 4 feet below grade
2	North Site Demo Parking Lot AC	1	1960		1,960	SF	\$ 3.00	\$ 5,880	
3	Water Service & Gas Service Cap	0	1		-	EA	\$ 4,000	\$ -	
4	Fire Service Drain & Sewer Cap	0	1		-	EA	\$ 4,000	\$ -	
5	Electrical LV Cap	0	1		-	EA	\$ 4,000	\$ -	
6	Storm Drain Service Cap	0	1		-	EA	\$ 4,000	\$ -	
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, treon compressor, and possible asbestos
8	Prepare groundwater/soil Remedial Action Plan	0			-	LS	\$ 70,000		
9	North Site Rough Grading	1	20,460		20,460	SF	\$ 3.00	\$ 61,380	Site rough grading to provide drainage and a safe site
10	Erosion and Sediment Controls	1	2273		2,273	SY	\$ 2.00	\$ 4,547	Costs to install and maintain for one year
11	Hazardous Soil Budget Allowance	0			-	CY	\$ 450		
12	a) Remove contaminated soil	0			-	CY			
13	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
18	Road Pavement - 1 x travel lane	1	100	20	2,000	SF	\$ 42	\$ 84,000	Frontage along Auzerais Ave, North Bldg, Only half width of 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
28	Sidewalk - 6' wide	1	76	6	456	SF	\$ 42	\$ 19,152	Half of Private alleyway between buildings
29	Curb and gutter	1	76		76	LF	\$ 28	\$ 2,128	Half of Private alleyway between buildings
30	Road Pavement - 1 x travel lane	1	76	10	760	SF	\$ 42	\$ 31,920	Half of Private alleyway between buildings
32	North Open Space Park Fees Mid Rise Option	0.5	100	1	50	Ea	\$ 22,600	\$ -	Excluded (see IHO summary chart)
35	Entitlement, Application Fees	0	1		-	LS	\$ 250,000	\$ -	Excludes Design & Design Admin
36	Soft Costs -18%	1				LS		\$ 187,313	
37	Contingency 20%	1				LS		\$ 245,589	
38	Carry Costs 20%	1				LS		\$ 294,706	
							Total	\$ 1,768,239	
							Cost 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.

ITEM NO	DESCRIPTION	NORTH COSTS	SOUTH COSTS	TOTAL COSTS
1	Structures Demolition	\$ 555,000	\$ 675,000	\$ 1,230,000
2	Demo Parking Lot AC	\$ 5,880	\$ 5,880	\$ 11,760
3	Water Service & Gas Service Cap	\$ -	\$ 4,000	\$ 4,000
4	Fire Service Drain & Sewer Cap	\$ -	\$ 4,000	\$ 4,000
5	Electrical LV Cap	\$ -	\$ 4,000	\$ 4,000
6	Storm Drain Service Cap	\$ -	\$ 4,000	\$ 4,000
	Hazardous (PCB, Asbestos, Lead, Et. Testing and Abatement)			
7	Budget Allowance North Bldg	\$ 55,500	\$ 50,000	\$ 105,500
8	Prepare groundwater/soil Remedial Action Plan		\$ -	\$ -
9	Rough Grading	\$ 61,380	\$ 80,880	\$ 142,260
10	Erosion and Sediment Controls	\$ 4,547	\$ 2,996	\$ 7,542
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	\$ 12,000
15	Sidewalk - 6' wide	\$ 25,200	\$ 75,600	\$ 100,800
16	Curb and gutter	\$ 2,800	\$ 8,400	\$ 11,200
17	Bike lane - South 6' wide	\$ 25,200		\$ 25,200
18	Road Pavement - 1 x travel lane	\$ 84,000	\$ 252,000	\$ 336,000
	Street Trees - 30' spacing 1 rows to one side and 1 row to the			
19	opposite side	\$ 2,000	\$ 5,500	\$ 7,500
20	Allowance for tree pit and subsoil drainage	\$ 8,000	\$ 22,000	\$ 30,000
	Street lights - LS1 street slight to both sides of the street 100'			
21	staggered C/C - LED	\$ 40,000	\$ 80,000	\$ 120,000
22	Sidewalk - 6' wide	\$ 9,072	\$ 19,152	\$ 28,224
23	Curb and gutter	\$ 1,008	\$ 2,128	\$ 3,136
24	Road Pavement - 1 x travel lane	\$ 30,240	\$ 31,920	\$ 62,160
	Street Trees - 30' spacing 1 rows to one side and 1 row to the			
25	opposite side	\$ 2,500	\$ -	\$ 2,500
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	\$ -	\$ 19,152
29	Curb and gutter	\$ 2,128	\$ -	\$ 2,128
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	\$ 427,497
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	\$13,188