

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: Google - Diridon/DW - OS Cost Estimates Transmission to Johnny
Date: Tuesday, April 6, 2021 2:27:26 PM
Attachments: [210203_SJDW_OS_Budget_Framework_SHARED_RED-c.pdf](#)

From: Miller, Gregg <gmler@coblentzlaw.com>
Sent: Thursday, February 4, 2021 3:07 PM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
Subject: Google - Diridon/DW - OS Cost Estimates Transmission to Johnny

[External Email]

Johnny: [here](#) is the detailed cost estimate for City dedicated open space.

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OPEN SPACE COST ESTIMATION

San Jose Downtown West

February 3rd 2021

Method of Comparative Analysis

Seeking Apples to Apples

Price / Sf - Snapshot of Construction Cost Assumptions

Includes:

- Earthwork
- Hardscape
- Soils
- Planting
- Lighting
- Furnishings
- Structures
- Utility Work (Storm/Water/Sewer/Electric)

Excludes:

- Consulting Fees (10-15%)
- Owner's Contingency (2-10%)
- Construction Contingency (5-10%)
- Construction General Conditions
- Profit/Overhead
- Permitting
- Demolition
- Protection (SWPP, Tree, Soils, Existing Conditions)

Qualifying words of Consult >

Major Factors affecting variability in \$/sf:

Site Access and Logistics

On Structure vs. Terra Firma

Existing Site Geology (Env/Geotech Reporting)

Unknown obstructions (during demolition)

Site adjacencies “tying into existing”

Trenching vs. Overhead Utilities

Regional labor availability and labor rates

Escalation (Location/Labor/Material/Tariffs)

Key Recommendation:

- **Review with a regionally based *Third Party Cost Estimator***
(separate from Design Team and Construction Team with biases)
- **Estimates are exclusive of final cost of work**
applied contingencies and added costs during construction

Downtown West San Jose Parks

OS Precedent Comparisons & Application

CPRA Confidential Treatment Request
Not for Public Release – CPRA Exempt
Confidential and Proprietary Business / Siting Information
Pre-Decisional Draft – For Review Only

**Los Gatos Creek
Connector**
0.91 ac

LGC Park/Trail
0.37 ac / 0.28 ac

Northend Park
0.89 ac

St. John Triangle
1.53 ac

The Social Heart
0.57 ac

LGC East
+/- 0.25 ac

Tier One = Target Range \$150-180/sf
Tier Two = Target Range \$100-150/sf
Tier Three = Target Range \$65-100/sf

City Dedicated Park/Trail
(4.80 ac total)

0' 500'

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Overview Selection

OS Precedent Comparisons

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Tier One = Target Range \$150-180/sf
Tier Two = Target Range \$100-150/sf
Tier Three = Target Range \$65-100/sf



Tier One



Drexel Square, Philadelphia

1.3 acres Medium Size
Completed 2019



Civic Plaza

Cost: \$ 12 - 14 million
ROM: \$156 / \$243 per sf



Tier Two



Soundscape Park, Miami

3 acres Large Size
Completed 2011



Green Square

Cost: \$ 14.5 - 18.5 million
ROM: \$109/139 per sf



Tier Three



Essex Crossing, New York

0.34 acres - Small Size
Completed 2019



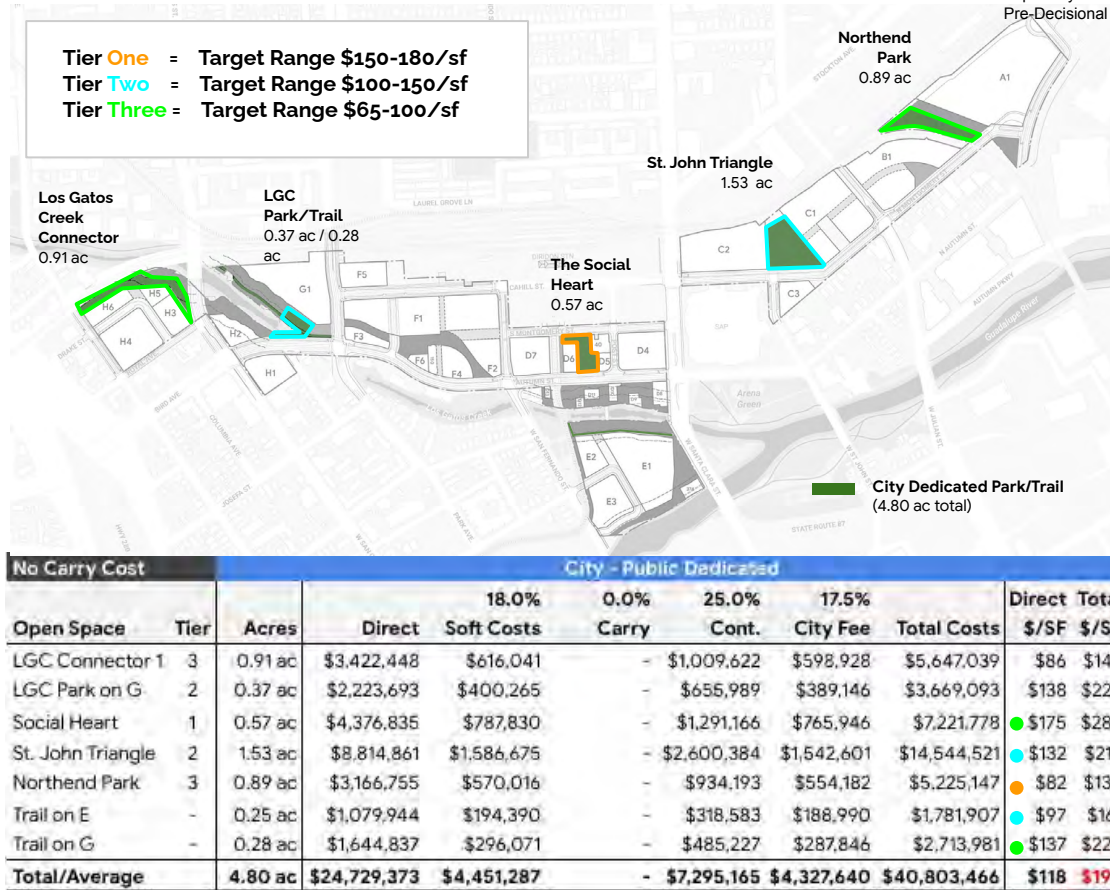
Pocket Park

Cost: \$ 1.2 million
ROM: \$80 / \$106 per sf



Cost Structure

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Detailed OS Park Breakdown

OS Budget Cost Estimate

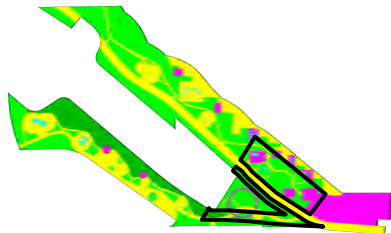
Tier Three = Target Range
\$65-100/sf

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Downtown West Open Spaces										#	Length	Width	Depth	Confidential and Proprietary Business / Siting Information												
Revised Design & Measure Jan 2021 - SiteLab Areas & W8 Concept Design														Qty	Unit	Rate	Direct Cost	Direct Cost Per Acre	Direct Cost Per SF	Soft Cost	P'ject Cont'cy	City Fee	Baseline Construction	Cost/Acre	Cost/SF	
Downtown West Open Spaces										#	Length	Width	Depth													
Revised Design & Measure Jan 2021 - SiteLab Areas & W8 Concept Design																										
	Las Gatos Creek Connector - 0.91 Acres Tier 3 (City Park)														0.91	AC		\$3,422,448	\$3,760,931	\$86	\$618,041	\$1,009,622	\$598,928	\$5,647,038	\$6,205,537	\$182
10	Supply & Installation of Hard Landscaping																	\$149,034			\$55,811	\$87,404	\$31,230	\$488,969		
10	Removal of existing vegetation or remaining parking lots										1	30,640			30,640	SF	\$2	\$86,217			\$15,519	\$25,434	\$15,088	\$142,258		
10	Fine Grading: Allow for 1" of earthworks cut or fill to form the levels										1	5,001	0.10	1.00	500	CY	\$46	\$22,842			\$4,112	\$6,738	\$3,997	\$37,689		
10	Prepare Subgrade & Compaction										1	5,001			5,001	SF	\$5.44	\$27,193			\$4,895	\$8,022	\$4,759	\$44,868		
10	Supply & Installation of Concrete Pavers										1	5,001			5,001	SF	\$32	\$160,032			\$28,806	\$47,209	\$28,006	\$264,053		
10	Allow for hardscape to be Recon Granite Pavers										0.00	5,001			0	SF	\$62	\$0			\$0	\$0	\$0	\$0		
10	Allowance for RW not taller than 2'										1	1,200			1,200	LF	\$163	\$195,750			\$35,235	\$57,746	\$34,256	\$322,988		
10	Supply & Installation of Semi Permeable																	\$730,136			\$181,425	\$219,190	\$127,774	\$1,704,725		
10	Fine Grading: Allow for 1" of earthworks cut or fill to form the levels										1.00	13,274	0.10	1.00	1,327	CY	\$46	\$60,629			\$10,913	\$17,886	\$10,610	\$100,038		
10	Prepare Subgrade & Compaction										1.00	13,274			13,274	SF	\$5	\$72,177			\$12,982	\$21,292	\$12,631	\$119,093		
10	Supply & Installation of Permeable hardscape										1.00	13,274			13,274	SF	\$45	\$597,330			\$107,519	\$176,212	\$104,533	\$985,595		
10	Supply & Installation of Softscape including Trees & Plant																	\$1,104,154			\$198,748	\$325,726	\$193,227	\$1,821,855		
10	Fine Grading: Allow for 1" of earthworks cut or fill to form the levels										0.50	10,959	0.10	3.00	1,644	CY	\$46	\$75,083			\$13,515	\$22,149	\$18,139	\$123,887		
10	Supply & Installation of Softscape including Trees & Plant										0.50	10,959			5,480	SF	\$63	\$345,619			\$62,212	\$101,958	\$60,483	\$570,272		
10	Irrigation to LM landscaping										1	10,959			10,959	SF	\$2	\$23,836			\$4,290	\$7,032	\$4,171	\$39,329		
10	Protection of existing trees										1	1			1	ITEM	\$87,000	\$87,000			\$15,660	\$25,665	\$15,225	\$143,550		
10	Allow for 1" of earthworks cut or fill to form the levels										1	10,406	0.10	3.00	3,122	CY	\$46	\$142,588			\$25,666	\$42,064	\$24,553	\$235,271		
10	Supply & Installation of Softscape Low Maintenance (LM)										1	10,406			10,406	SF	\$39	\$407,395			\$73,331	\$120,181	\$71,294	\$672,702		
10	Irrigation to LM landscaping										1	10,406			10,406	SF	\$2	\$22,633			\$4,074	\$6,677	\$3,561	\$37,345		
10	Supply & Installation of P&E																	\$1,090,123			\$197,302	\$323,356	\$191,822	\$1,898,603		
10	Planter boxes to plaza area										4	1			4	EA	\$8,200	\$32,800			\$5,904	\$9,678	\$5,760	\$34,120		
10	Plaza seating area - excluding loose furniture										1	1			1	ITEM	\$22,500	\$22,500			\$4,050	\$6,638	\$3,938	\$37,125		
10	6' Tall chain wire fence or screening parallel to train tracks										1	600			600	LF	\$42	\$25,200			\$4,536	\$7,434	\$4,410	\$41,580		
10	Allowance for Parklet Play - play ground structure & equipment										1	1			1	ITEM	\$244,615	\$244,615			\$44,031	\$72,161	\$42,808	\$403,614		
10	Masonry seating to Nature App. Contemplation area										1	1			1	ITEM	\$97,500	\$97,500			\$17,550	\$28,763	\$17,063	\$160,875		
10	Allowance for features to yoga & wellness area										1	1			1	ITEM	\$50,000	\$50,000			\$9,000	\$14,750	\$8,750	\$82,500		
10	Allowance for features to fitness area										1	1			1	ITEM	\$55,000	\$55,000			\$9,540	\$15,635	\$9,275	\$87,450		
10	Metalwork - Auto Bollards, Bollards, Bulustrade & Handrails										1	39640			39,640	SF	\$4	\$150,743			\$27,134	\$44,469	\$26,380	\$248,726		
10	Nature Play Area										1	1			1	Item	\$40,000	\$40,000			\$7,200	\$11,800	\$7,000	\$66,000		
10	General park lighting (Poles & Bollards)										1	30660			30,660	SF	\$5	\$153,765			\$36,858	\$60,406	\$35,834	\$337,863		
10	Feature and wall lights to allow access										7	1			7	EA	\$21,750	\$152,250			\$27,405	\$44,914	\$25,644	\$251,213		
10											1				1	ITEM	\$25,000	\$22,750			\$4,095	\$6,711	\$3,981	\$37,538		
10											1				0.00	0	ITEM	\$400,000	\$0		\$0	\$0	\$0	\$0		

LGC Park

Cost Estimate Breakdown



LGC Park (0.37 ac total)

Tier Two = Target Range
\$100-150/sf

Direct Cost per SF = \$138/sf

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Design
Adaptation

Downtown West Open Spaces										18.00%	25.00%	17.50%										
#	Length	Width	Depth																			
Revised Design & Measure Jan 2021 - SiteLab Areas & W8 Concept Design										Qty	Unit	Rate	Direct Cost	Direct Cost Per Acre	Direct Cost Per SF	Soft Cost	P'ject Cont'cy	City Fee	Baseline Construction	Cost/Acre	Cost/SF	
Los Gatos Creek Park - 2.50 Acres Tier 2										0.37	AC		\$2,223,893	\$6,009,981	\$138	\$400,265	\$655,989	\$389,146	\$9,669,093	\$9,916,469	\$226	
SS	Supply & Installation of Hard Landscaping													\$265,481			\$41,814	\$68,693	\$40,750	\$184,712		
SS	Site clearing & removal of existing vegetation										1	SF	\$2	\$35,054			\$6,310	\$10,341	\$6,135	\$57,840		
SS	Allow for 1' of earthworks cut or fill to form the levels										1	CY	\$46	\$21,508			\$3,872	\$6,345	\$3,764	\$35,489		
SS	Prepare Subgrade & Compaction										1	SF	\$5	\$25,605			\$4,609	\$7,554	\$4,481	\$42,249		
SS	Supply & Installation of Concrete Pavers										1	SF	\$32	\$150,688			\$27,124	\$44,453	\$26,370	\$248,635		
SS	Retaining Wall Allowance not taller than 2'										1.00	LF	\$163	\$32,625			\$5,873	\$9,624	\$5,709	\$53,831		
SP	Supply & Installation of Semi Permeable													\$123,376			\$22,208	\$36,396	\$21,591	\$203,571		
SP	Allow for 1' of earthworks cut or fill to form the levels										1	CY	\$46	\$10,245			\$1,844	\$3,022	\$1,793	\$16,904		
SP	Prepare Subgrade & Compaction										1	SF	\$5	\$12,196			\$2,195	\$3,598	\$2,134	\$20,124		
SP	Supply & Installation of Permeable hardscape										1	SF	\$45	\$100,935			\$18,168	\$29,776	\$17,664	\$166,543		
SS	Supply & Installation of Softscape including Trees & Plant													\$810,600			\$145,908	\$239,127	\$141,855	\$1,337,489		
SS	Allow for 3' of earthworks cut or fill to form the levels										1.00	CY	\$46	\$125,583			\$22,605	\$37,047	\$21,977	\$207,213		
SS	Supply & Installation of Softscape including Trees & Plant										1.00	SF	\$63	\$578,082			\$104,055	\$170,534	\$101,164	\$953,836		
SS	Irrigation to LM landscaping										1.00	SF	\$2	\$19,934			\$3,588	\$5,880	\$3,488	\$32,891		
SS	Protection of existing trees										1	ITEM	\$87,000	\$87,000			\$15,660	\$25,665	\$15,225	\$143,550		
FF	Supply & Installation of FF&E													\$1,024,236			\$184,362	\$302,130	\$179,241	\$1,689,990		
FF	FF&E to sports/play area west of the creek										3	EA	\$50,000	\$150,000			\$27,000	\$44,250	\$26,250	\$247,500		
FF	Fixed seating & furniture along Social Seating - Allowance Only										1	EA	\$180,000	\$180,000			\$32,400	\$53,100	\$31,500	\$297,000		
FF	Planter Beds along SE of G1 - Allowance Only										4	EA	\$16,200	\$64,800			\$11,664	\$19,116	\$11,340	\$106,920		
FF	Fixed seating & shade structure Social Events - Allowance Only										1	EA	\$180,000	\$180,000			\$32,400	\$53,100	\$31,500	\$297,000		
FF	Fixed FF&E to Deck Terrace										1	EA	\$40,000	\$40,000			\$7,200	\$11,800	\$7,000	\$66,000		
FF	Fixed seating & shade structure Grove - Allowance Only										1	EA	\$70,000	\$70,000			\$12,600	\$20,650	\$12,250	\$115,500		
FF	Tree House - Allowance										1	ITEM	\$22,800	\$22,800			\$4,104	\$6,726	\$3,990	\$37,620		
FF	Outdoor Classroom & Canopy										1	ITEM	\$22,842	\$22,842			\$4,112	\$6,738	\$3,997	\$37,689		
FF	Masonry seating to informal seating, Eco & Nature areas										1	ITEM	\$70,000	\$70,000			\$12,600	\$20,650	\$12,250	\$115,500		
FF	Metalwork - Auto Bollards, Bollards, Balustrade & Handrails										1	SF	\$4	\$61,290			\$11,032	\$18,080	\$10,726	\$101,128		
FF	Program Deck										1	Item	\$70,000	\$70,000			\$12,600	\$20,650	\$12,250	\$115,500		
FF	General park lighting (Poles & Bollards)										1	SF	\$5	\$83,254			\$14,986	\$24,560	\$14,570	\$137,370		
FF	Wayfinding and Signage										0	ITEM	\$25,000	\$9,250			\$1,665	\$2,729	\$1,619	\$15,263		

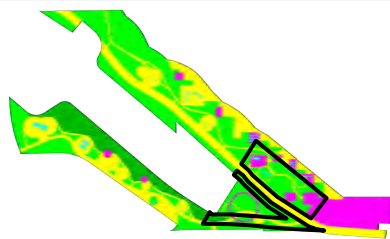
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LGC Trails (on Plot E & Plot G)

Cost Estimate Breakdown

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Design
Adaptation



LGC Trail (Plot G)



LGC East Trail (Plot E)

LGC Trail (0.53 ac total)

Direct Cost per SF = \$99/sf
(Plot E)

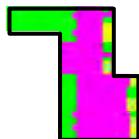
Direct Cost per SF = \$135/sf
(Plot G)

Downtown West Open Spaces										18.00%	25.00%	17.50%				
#	Length	Width	Depth													
Revised Design & Measure Jan 2021 - SiteLab Areas & W8 Concept Design																
Lon Gatos Creek Trail on Plot E																
					Qty	Unit	Rate	Direct Cost	Direct Cost Per Acre	Direct Cost Per SF	Soft Cost	P'ject Cont'cy	City Fee	Baseline Construction	Cost/Acre	Cost/SF
					0.25	AC		\$1,079,944	\$4,319,777	\$99	\$194,390	\$118,584	\$188,990	\$1,781,908	\$7,127,632	\$164
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Social Heart

Cost Estimate Breakdown



Social Heart (0.57 ac total)

Tier One = Target Range
\$150-180/sf

Direct Cost per SF - \$176/sf

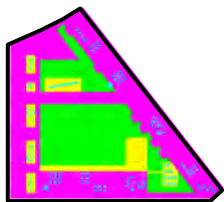
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Design
Adaptation

Downtown West Open Spaces																	18.00%	25.00%	17.50%
Revised Design & Measure Jan 2021 - SiteLab Areas & W8 Concept Design																			
	#	Length	Width	Depth		Qty	Unit	Rate	Direct Cost	Direct Cost Per Acre	Direct Cost Per SF	Soft Cost	P'ject Cont'cy	City Fee	Baseline Construction	Cost/Acre	Cost/SF		

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Cost Estimate Breakdown



St John Triangle
(1.53 ac total)

Tier Two = Target Range
\$100-150/sf

Direct Cost per SF = \$132/sf

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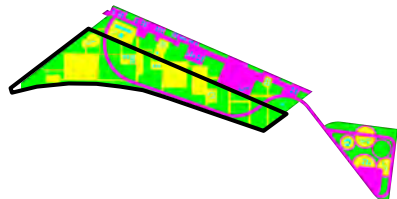
**Design
Adaptation**

Downtown West Open Spaces								#	Length	Width	Depth												
Revised Design & Measure Jan 2021 - SiteLab Areas & WS Concept Design												Qty	Unit	Rate	Direct Cost	Direct Cost Per Acre	Direct Cost Per SF	Soft Cost	P'ject Cont'cy	City Fee	Baseline Construction	Cost/Acre	Cost/SF
	St John Triangle Park - 1.92 Acres Tier 2 (City Park)								1.53	AC				\$8,814,861	\$5,761,347	\$132	\$1,586,675	\$2,600,384	\$1,542,601	\$14,544,520	\$9,506,222	\$218	
FF	Supply & Installation of Hard Landscaping													\$1,844,446			\$320,989	\$526,066	\$312,079	\$2,942,402			
FF	Site clearing & removal of existing vegetation								1	66,647		66,647	SF	\$2	\$144,957		\$26,092	\$42,762	\$25,368	\$239,179			
FF	Allow for 1" of earthworks cut or fill to form the levels								1	36,403	0.10	1.00	3,640	CY	\$46	\$166,271	\$29,929	\$49,050	\$29,097	\$274,347			
FF	Prepare Subgrade & Compaction								1	36,403		36,403	SF	\$5	\$197,941	\$35,629	\$58,393	\$34,640	\$326,603				
FF	Supply & Installation of Concrete Pavers								0.25	36,403		9,101	SF	\$32	\$291,224	\$52,420	\$85,911	\$50,964	\$480,520				
FF	Allow for hardscape to be Recon Granite Pavers								0.75	36,403	0.50		13,651	SF	\$62	\$846,370		\$152,347	\$249,679	\$148,115	\$1,396,510		
FF	Allowance for colored variation to granite pavers								0.25	36,403		9,101	SF	\$15	\$136,511		\$24,572	\$40,271	\$23,889	\$225,244			
FF	Allowance for RW not taller than 2'								1	375		375	LF	\$163	\$61,172		\$11,011	\$18,046	\$10,705	\$100,934			
SP	Supply & Installation of Semi Permeable													\$437,400			\$78,732	\$129,033	\$76,345	\$721,710			
SP	Allow for 1" of earthworks cut or fill to form the levels								1	7,952	0.10	1.00	795	CY	\$46	\$36,321	\$6,538	\$10,715	\$6,356	\$59,929			
SP	Prepare Subgrade & Compaction								1	7,952		7,952	SF	\$5	\$43,239	\$7,783	\$12,756	\$7,567	\$71,344				
SP	Supply & Installation of Permeable hardscape								1	7,952		7,952	SF	\$45	\$357,840		\$64,411	\$105,563	\$62,822	\$590,436			
SS	Supply & Installation of Softscape including Trees & Plant													\$2,350,958			\$459,172	\$752,533	\$446,418	\$4,209,081			
SS	Allow for 3" of earthworks cut or fill to form the levels								1	22,292	0.10	3.00	6,688	CY	\$46	\$305,456	\$54,982	\$90,110	\$53,455	\$504,003			
SS	Supply & Installation of Softscape including Trees & Plant								1	22,292		22,292	SF	\$63	\$1,406,068	\$253,092	\$414,790	\$246,062	\$2,320,012				
SS	Additional for trees in the hardscape - Large								12	1		12	EA	\$2,500	\$30,000	\$5,400	\$8,850	\$5,250	\$49,500				
SS	Additional for trees in the hardscape - Medium								20	1		20	EA	\$1,122	\$22,434	\$4,038	\$6,618	\$3,926	\$37,016				
SS	Extra over for vertical planting								28	1		28	Item	\$25,000	\$700,000	\$126,000	\$206,500	\$122,500	\$1,155,000				
SS	Protection of existing trees								1	1		1	ITEM	\$87,000	\$87,000	\$15,660	\$25,665	\$15,225	\$143,550				
FF	Supply & Installation of FF&E													\$3,982,057			\$716,770	\$1,174,707	\$696,650	\$6,570,394			
FF	Planter Beds Small								12	1		12	EA	\$8,200	\$98,400	\$17,712	\$29,028	\$17,220	\$162,860				
FF	Planter Beds Large								9	1		9	EA	\$16,200	\$145,800	\$26,244	\$43,011	\$25,515	\$240,570				
FF	Planter Beds from Extra Large								1	1		1	EA	\$27,000	\$27,000	\$4,860	\$7,965	\$4,725	\$44,550				
FF	Social Seating								12	1		12	EA	\$50,000	\$600,000	\$108,000	\$177,000	\$105,000	\$990,000				
FF	Shade Canopy - Allowance								12	1		12	EA	\$90,000	\$1,080,000	\$194,400	\$318,600	\$189,000	\$1,782,000				
FF	Allowance for wood decking - TBD								1	1.0		1	ITEM	\$135,890	\$135,890	\$24,460	\$40,088	\$23,781	\$224,219				
FF	Metalwork - Auto Bollards, Bollards, Balustrade & Handrails								1	66,647		66,647	SF	\$4	\$253,444	\$45,620	\$74,766	\$44,353	\$418,183				
FF	Program Deck								1	1.0		1	Item	\$74,000	\$74,000	\$13,320	\$21,830	\$12,950	\$122,100				
FF	General park lighting (Poles & Bollards)								1	66,647		66,647	SF	\$5	\$344,272	\$61,369	\$101,560	\$60,248	\$568,049				
FF	Baseline cost over (differs by above items)								70	1.0		20	EA	\$21,750	\$435,000	\$78,300	\$128,325	\$76,125	\$717,750				
												2	ITEM	\$25,000	\$50,250	\$6,885	\$11,284	\$6,694	\$63,113				
										0.0		1	EA	\$750,000	\$750,000	\$135,000	\$221,250	\$131,250	\$1,237,500				
Note: The projected rates shown are intended to support and to be verified by a third party cost estimator.																							

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Northend Park

Cost Estimate Breakdown



Northend Park (1.53 ac total)

Tier Three = Target Range
\$65-100/sf

Direct Cost per SF = \$82 / sf

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Design
Adaptation

Downtown West Open Spaces										#	Length	Width	Depth													
Revised Design & Measure Jan 2021 - SiteLab Areas & WS Concept Design														Qty	Unit	Rate	Direct Cost	Direct Cost Per Acre	Direct Cost Per SF	Soft Cost	P'ject Cont'cy	City Fee	Baseline Construction	Cost/Acre	Cost/SF	
	Northend Park - 1.55 Acres Tier 3 (City Park)														0.89	AC		\$3,186,755	\$3,558,151	\$82	\$370,016	\$934,193	\$554,182	\$5,225,145	\$5,870,949	\$133
4-6	Supply & Installation of Hard Landscaping																	\$245,520			\$37,573	\$61,578	\$36,529	\$344,420		
4-6	Site clearing & removal of existing vegetation										1	38,768			38,768	SF	\$2	\$84,320			\$15,178	\$24,875	\$14,756	\$139,129		
4-6	Allow for 1" of earthworks cut or fill to form the levels										1	2,962	0.10	1.00	296	CY	\$46	\$13,529			\$2,435	\$3,991	\$2,368	\$22,323		
4-6	Prepare Subgrade & Compaction										1	2,962			2,962	SF	\$5	\$16,106			\$2,899	\$4,751	\$2,819	\$26,575		
4-6	Supply & installation of Concrete Pavers										1	2,962			2,962	SF	\$32	\$94,784			\$17,061	\$27,961	\$16,587	\$156,394		
4-6	Allowance for RW not taller than 2'										1	250			250	LF	\$163	\$40,781			\$7,341	\$12,030	\$7,137	\$67,289		
SP	Supply & Installation of Semi Permeable																	\$763,579			\$137,444	\$225,256	\$133,626	\$1,259,906		
SP	Allow for 1" of earthworks cut or fill to form the levels										1	13,882	0.10	1.00	1,388	CY	\$46	\$63,406			\$11,413	\$18,705	\$11,096	\$104,620		
SP	Prepare Subgrade & Compaction										1	13,882			13,882	SF	\$5	\$75,483			\$13,587	\$22,268	\$13,210	\$124,548		
SP	Supply & Installation of Permeable hardscape										1	13,882			13,882	SF	\$45	\$624,690			\$112,444	\$184,284	\$109,321	\$1,030,739		
SS	Supply & Installation of Softscape including Trees & Plant																	\$1,231,738			\$221,713	\$368,363	\$215,554	\$2,032,368		
SS	Allow for 3" of earthworks cut or fill to form the levels										1	21,924	0.10	3.00	6,577	CY	\$46	\$300,414			\$54,074	\$88,622	\$52,572	\$495,682		
SS	Supply & Installation of Softscape including Trees & Plant										1	21,924			21,924	SF	\$39	\$858,325			\$154,498	\$253,206	\$150,207	\$1,416,236		
SS	Additional for trees in the hardscape - Large										10	1			10	EA	\$2,500	\$25,000			\$4,500	\$7,375	\$4,375	\$41,250		
SS	Additional for trees in the hardscape - Medium										10	1			10	EA	\$1,100	\$11,000			\$1,980	\$3,245	\$1,925	\$18,150		
SS	Protection of existing trees										1	1			1	ITEM	\$37,000	\$37,000			\$6,660	\$10,915	\$6,475	\$61,050		
FF	Supply & Installation of FF&E																	\$921,916			\$165,945	\$271,965	\$161,335	\$1,521,162		
FF	Planter Beds Small										2	1			2	EA	\$8,200	\$16,400			\$2,952	\$4,838	\$2,870	\$27,060		
FF	Planter Beds Large										1	1			1	EA	\$16,200	\$16,200			\$2,916	\$4,779	\$2,835	\$26,730		
FF	Planter Beds from Extra Large										1	1			1	EA	\$27,000	\$27,000			\$4,860	\$7,965	\$4,725	\$44,550		
FF	Social Seating										2	1			2	EA	\$50,000	\$100,000			\$18,000	\$29,500	\$17,500	\$165,000		
FF	Shade Canopy - Allowance										1	1			1	EA	\$90,000	\$90,000			\$16,200	\$26,550	\$15,750	\$148,500		
FF	Pond - Water Feature (Medium)										1	1			1	EA	\$75,000	\$75,000			\$13,500	\$22,125	\$13,125	\$123,750		
FF	Outdoor Program Area										1	1.0			1	ITEM	\$30,000	\$30,000			\$5,400	\$8,850	\$5,250	\$49,500		
FF	Metalwork - Auto Bollards, Bollards, Balustrade & Handrails										1	38768			38,768	SF	\$4	\$147,428			\$26,537	\$43,491	\$25,800	\$243,257		
FF	Program Deck										1	1.0			1	Item	\$74,000	\$74,000			\$13,320	\$21,830	\$12,950	\$122,100		
FF	General park lighting (Poles & Bollards)										1	38768			38,768	SF	\$5	\$200,263			\$36,047	\$59,078	\$35,046	\$330,434		
FF	Informal Recreation Area										1	1.0			1	EA	\$43,375	\$43,375			\$7,808	\$12,796	\$7,591	\$71,569		
FF	Wayfinding and Signage										1	0.89			1	ITEM	\$25,000	\$22,250			\$4,005	\$6,564	\$3,894	\$36,713		
FF	Allowance for artwork										1.00	1.0			1	EA	\$80,000	\$80,000			\$14,400	\$23,600	\$14,000	\$132,000		

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Open Space Cost Estimate

Summary (Updated 02/03/2021)

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	Total Area (ac)	Tier Type	Direct Cost / SF	Within Target
Los Gatos Creek Connector	0.91	3 (Target Range \$65-100/sf)	\$ 86	✓
Los Gatos Creek Park	0.37	2 (Target Range \$100-150/sf)	\$138	✓
Los Gatos Creek Trails	0.53	N/A	\$ 99 (Plot E) \$ 135 (Plot G)	N/A
Social Heart	0.57	1 (Target Range \$150-180/sf)	\$ 176	✓
St. John Triangle	1.53	2 (Target Range \$100-150/sf)	\$ 132	✓
Northend Park	0.89	3 (Target Range \$65-100/sf)	\$ 82	✓
Grand Total	4.80		\$118	✓



View Spreadsheet here:

<https://docs.google.com/spreadsheets/d/1j4E3QEaJ8nBgdlHrHg5TCWQuB4z1yWp3MaqvB38Qq1bQ/edit#gid=1694818511>

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End