From: Phan, Johnny

Downtown West Project To:

Subject: FW: Preliminary Drafts: Cost Estimate comments for Google

Date: Tuesday, April 6, 2021 2:36:28 PM

Attachments: 2102032x SJDW OS Budget Framework SHARED RED-c tf.pdf

From: Phan, Johnny

Sent: Wednesday, February 17, 2021 4:19 PM To: Miller, J. Gregg <gmiller@coblentzlaw.com>

Subject: Preliminary Drafts: Cost Estimate comments for Google

Comments on Park cost estimate. Johnny

Johnny V. Phan

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Method of Comparative Analysis

Seeking Apples to Apples

Price / Sf - Snapshot of Construction Cost Assumptions

Includes:

- Farthwork
- 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)

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

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"

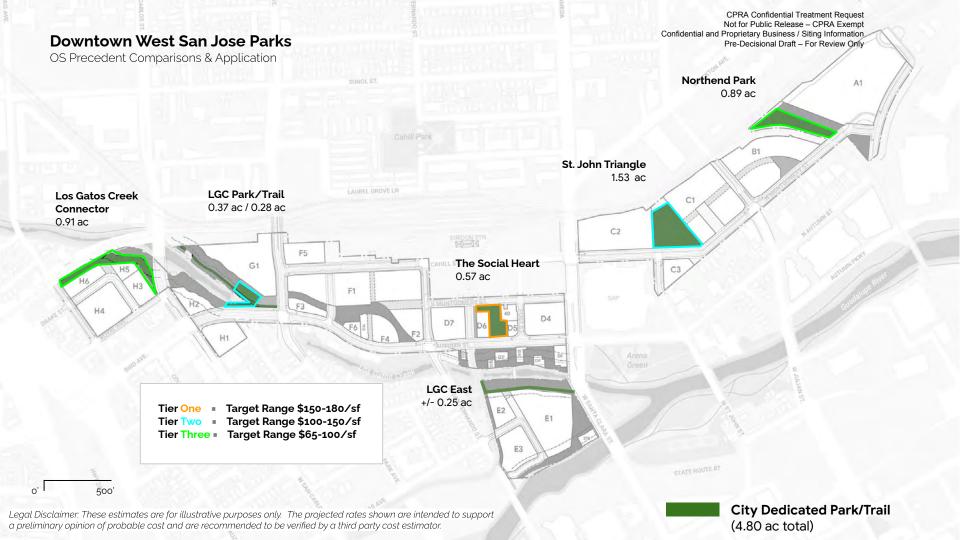
Trenching vs. Overhead Utilities

Regional labor availability and labor rates

Escalation (Location/Labor/Material/Tariffs)

Key Recommendation:

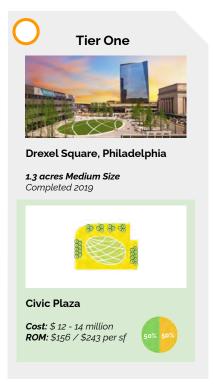
- Review with a regionally based <u>Third Party Cost Estimator</u> (separate from Design Team and Construction Team with biases)
- Estimates are exclusive of final cost of work applied contingencies and added costs during construction

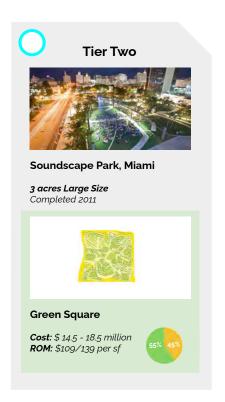


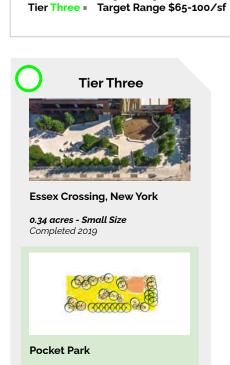
Overview Selection

OS Precedent Comparisons

all of these are from the east coast







Cost: \$ 1.2 million

ROM: \$80 / \$106 per sf

CPRA Confidential Treatment Request
Not for Public Release – CPRA Exempt
Confidential ierd Proprietary Target/Range \$150~180/sf

Tier Tre-Decisional Get Range \$100 150/sf

Cost Structure

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



No Carry Cost					City - Pub	lic Dadicate	d		,	
Open Space	Tier	Acres	Direct	18.0% Soft Costs	0.0% Carry	25.0% Cont.	17.5% City Fee	Total Costs	Direct \$/SF	Total \$/SF
LGC Connector 1	3	0.91 ac	\$3,422,448	\$616,041		\$1,009,622	\$598,928	\$5,647.039	\$86	\$142
LGC Park on G	2	0.37 ac	\$2,223,693	\$400,265	-	\$655,989	\$389,146	\$3,669,093	\$138	\$228
Social Heart	1	0.57 ac	\$4,376,835	\$787,830	-	\$1,291,166	\$765,946	\$7,221,778	• \$175	\$289
St. John Triangle	2	1.53 ac	\$8,814,861	\$1,586,675	-	\$2,600,384	\$1,542,601	\$14,544,521	\$132	\$218
Northend Park	3	0.89 ac	\$3,166,755	\$570,016	-	\$934,193	\$554,182	\$5,225,147	- \$82	\$135
Trail on E	-	0.25 ac	\$1,079,944	\$194,390	_	\$318,583	\$188,990	\$1,781,907	- \$97	\$161
Trail on G	-	0.28 ac	\$1,644,837	\$296,071	-	\$485,227	\$287,846	\$2,713,981	• \$137	\$225
Total/Average		4.80 ac	\$24,729,373	\$4,451,287		\$7,295,165	\$4,327,640	\$40,803,466	\$118	\$195

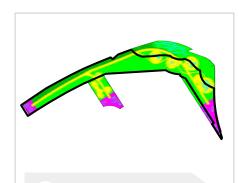
where does cost escalation live? in the 25% contingency?

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

Detailed OS Park Breakdown

OS Budget Cost Estimate

Los Gatos Creek Connector



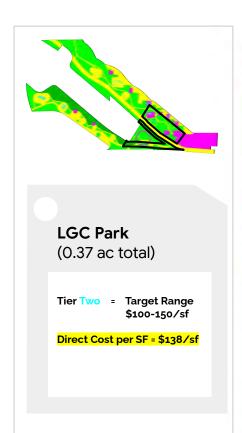
Los Gatos Creek Connector (0.91 ac total)

	Downtown West Open Spaces	#	Length	Width	Depth							Not for F	Public Releas	e - CPRA	Exempt	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	8
os Gatos Creek Connector			1 000										rv Business /		rmation	Ve	16 (O)
	Revised Design & Measure Jan 2021 - SiteLab Areas & W8 Concept Design					Qty	Unit	Rate	Direct Cost	Per Acre	Per SF	Soit: Cost	salent spinite.	Coy Fee	Construction	Cost/Acre	1.0
st Estimate Breakdown	Downtown West Open Spaces	#	Length	Width	Depth					4.4							
	Revised Design & Measure Jan 2021 - SiteLab Areas & WB 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/
	Los Gatos Creek Connector - 0.91 Acres Tier							-	body and	-140,000,000	400	Service .	\$1.000 m	1000.000	4.000000	4	
_	3 (City Park)					19.0	AC		\$3,422,448	\$3,760,931	586	\$616,041	\$1,009,622	\$598,928	\$5,647,038	\$6,205,537	-
	Supply & Installation of Hant Landscaping Removal of existing vegetation or remaining								5492,034		0.40/-	555,331	\$87,404	551,850	\$488,869		
	parking lots	1	19,640			39,640	28.	\$2	586,217	we use	0.40/a	cre son c	learing/gru	apping a	na 3/squ	or demo	pa
	Fine Grading: Allow for 1' of earthworks put or fill to form the levels	1	5,001	0.10	1.00	500	EY	\$46	522,842	this is I	high, n	eed to d	o more re	con on c	ur values		
	Prepare Subgrade & Compaction	1	5,001			5,001	SI	\$5.44	\$27,193			\$4,895	\$8,022	\$4,759	\$44,868		
	Supply & installation of Concrete Pavers	-1	5,001			5,001	SF	\$32	\$160,032	we use	\$20-2	5 includi	ng subgra	de \$28,006	\$264,053		
	Allow for hardscape to be Recon Granite.	0.00	5,001			0	SE	\$62	\$0				granite pa		\$0		
N	Allawance for RW not taller than 2'	1	1,200			1,200	U.	\$163	\$195,750	Carrun	e city i	\$35,235	SS7,746	S34,256	\$322,988		
"	Supply & Installation of Semi Permeable								3730,136			\$1,11,425	5215,390	5127,774	\$1,704,775		
•	SP. Fine Grading: Allow for 1' of earthworks cut.	1.00	13,274	0.10	1.00	1,827	CY	\$46	\$60,629			510,913	\$17,886	\$10,610	\$100,038		
	or fill to form the levels Repare Subgrade & Compaction	1.00	13,274			13,274	SF	55	572,177			\$12,992	\$21,292	\$12,631	\$119,093		
	Supply & installation of Permeable	1.00	13,274			13,274		\$45		we use	\$20-25		ng subgra				?
	hardscape Supply & Installation of Sohscape including	1,00	15/4/4			19,678	pe.	213				s is for t		2-17-17		доодро	
	Supply & Installation of Softscape inclinding. Treqs & Plant								\$1,104,154			3130,790	2343,740	5193,227	51,821,855		
Los Gatos Creek	Fine Grading: Allow for 1' of earthworks cut. or fill to form the levels	0.50	10,959	0.10	3.00	1,644	CA	\$46	\$75,083				at such a		e? \$123,887		
	58: Supply & Installation of Softscape including Trees & Plant.	0.50	10,959			5,480	58	563					allowance	\$60,483	\$570,272		
Connector	55 Irrigation to LM landscaping	1	30,959			10,959	SF	52	\$23,836	does th	is inclu	de mete	ering, etc?	\$4,171	\$39,329		
(0.01 as total)	66 Protection of existing trees	- 1	1			1	ITEM	\$87,000	\$87,000	what o	does th	is entail	? \$25,665	\$15,225	\$143,550		
(0.91 ac total)	Allow for 3' of earthworks cut or fill to form	1	10,406	0.10	3.00	3,122	CY	\$46	\$142,588			formatic		\$24,953	\$235,271		
	Supply & Installation of Softscape Low Maintenance (LM)	1	10,406			10,406	SF	\$39	\$407,395				n, th ese a	re often	overplant	ed at MF	ا د
T. T. T. I.D.	M Irr gation to LM landscaping	1	10,405			10,405	38	52	\$22,633			54,074	56,677	\$3,951	537,345		
Tier Three = Target Range	FF Supply & Instribution of FF&F								\$1,096.123			\$197,302	5323,356	5191,822	51,808,603		
\$65-100/sf	FF Planter boxes to plaza area	4	1				EA	\$8,200	\$32,800	size? s	nape?	materia	I? are they	/ irrigate			
	Plaza seating area - excluding loose furniture 5' Tall chain wire fence or screening parallel	1	1				ITEM	\$22,500	\$22,500	what k	ind of s	seating i	f not loose	furnitur	e? \$37,125		
Direct Cost per SF = \$86/sf	to train tracks	1	600			600	Th.	\$42	\$25,200			54,556	\$7,434	\$4,410	\$41,580		
	Allowance for Parklet Play - play ground atructure & equipment	1	1			1	ITÉM	\$244,615	\$244,615			\$44,031	\$72,161	\$42,808	\$403,614		
	Masonry seating to Nature App. Contemplation area	1	10			1	ITEM	\$97,500	\$97,500			\$17,550	\$28,763	\$17.063	\$160,875		
	Allowance for features to yoga & wellness	1	1			1	ITEM	\$50,000	\$50,000			\$9,000	\$14,750	\$8,750	\$82,500		
	FF Allowance for features to fitness area	1	1			1	ITEM	\$53,000	\$53,000			\$9,540	\$15,635	\$9,275	\$87,450		
	Metalwork - Auto Bollards, Bollards, Bulustrade & Handrails	1	39640			39,640	58	\$4	\$150,743	seems l	high, w	e usuall	y just insta	all 1 or 2	bollards		
	FF Nature Play Area	1	1			1	Item-	\$40,000	\$40,000			\$7,200	\$11,800	\$7,000	\$66,000		
	FF General park righting (Poles & Bollards)	1	39640			39,640	SF	\$5	\$208,769			\$36,858	\$60,406	\$35,834	\$337,863		
These estimates are for illustrative	Feature and snot lights to above areas	o intor-1	ad to s	an aut		7	EA	\$21,750	\$152,250			\$27,405	\$44,914	\$26,644	\$251,213		
mer: These estimates are for illustrative purpo: opinion of probable cost and are recommend			ea to sup	port		1	ITEM	\$25,000	522,750			\$4,095	\$6,711	\$3,981	\$37,538		

CPRA Confidential Treatment Request

LGC Park

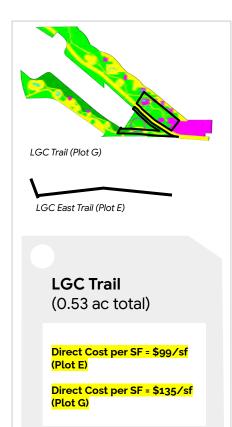
Cost Estimate Breakdown

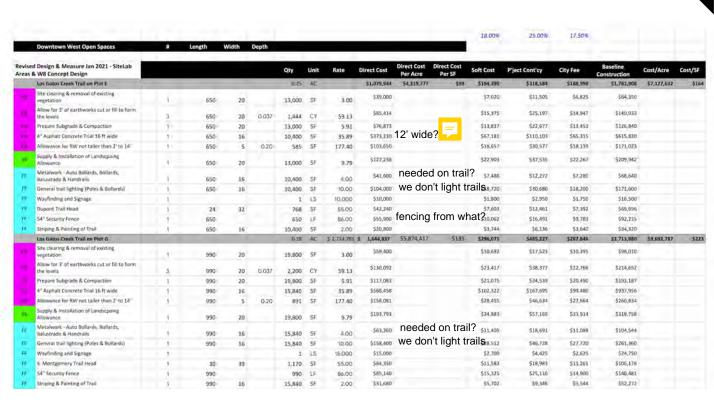


											18.00%	25.00%	17.50%			
Downtown West Open Spaces	•	Length	Width	Depth		-										
levised Design & Measure Jan 2021 - SiteLab					Qty	Unit	Rate	Direct Cost	Direct Cost Per Acre	Direct Cost Per SF	Soft Cost	P'ject Cont'cy	City Fee	Baseline Construction	Cost/Acre	Cost/SF
Los Gatos Creek Park - 2.50 Acres Tier 2					0.37	AC.		\$2,223,693	\$6,009,981	5138	\$400,265	\$655,989	\$389,146	\$3,669,093	\$9,916,469	522
Supply & Installation of Hard Landscaping								5265,481			\$41,914	\$68,693	540,750	5384,212		
Site clearing & removal of existing vegetation	1	16:117			16,117	SF	\$2	\$35,054	we use	.40/sqf	\$6,310	\$10,341	56,135	\$57,840		
Alliew for 1' of earthworks cut or fill to form the levels	1	4,709	0.10	1.00	471	CY	546	\$21,508			\$3,872	\$6,345	\$3,764	\$35,489		
Prepare Subgrade & Compaction	1	4,709			4,709	SE	55	\$25,605			\$4,609	\$7,554	\$4,481	\$42,249		
Supply & Installation of Concrete Pavers	1	4,709			4,709	SF.	532	\$150,688			\$27,124	\$44,453	\$26,370	\$248,635		
Retaining Wall Allowance not taller than 2'	1.00	200			200	LF.	5163	\$32,625			\$5,873	\$9,624	\$5,709	\$53,831		
59 Supply & Installation of Semi-Permeable								\$123,376			\$22,208	\$36,396	521,591	9203,571		
Allow for 1 th of earthworks cut or fill to form the levels	t	2,243	0.10	1.00	224	cy	\$46	510,245			\$1,844	\$3,022	\$1,793	516,904		
5₽ Prepare Subgrade & Compaction	1	2,243			2,243	SF	55	\$12,196			\$2,195	\$3,598	\$2,134	520,124		
SP Supply & installation of Permeable hardscape	i	2,243			2,243	SE	\$45	\$100,935			\$18,168	\$29,776	\$17,664	\$166,543		
Supply & Installation of Softscape including. Trees & Plant								\$810,600			\$145,908	\$239,127	\$141,855	\$1,337,489		
Allow for 3' of earthworks cut or fill to form the levels	1.00	9,165	0.10	3.00	2,750	CV	\$46	\$125,583			\$22,605	\$37,047	\$21,977	\$207,213		
Supply & Installation of Softscape including Trees & Plant	1.00	9,165			9,165	SF	\$63	\$578,082			\$104,055	5170,534	\$101,164	\$953,836		
SS Irrigation to LM landscaping	1.00	9,165			9,165	SF	52	\$19,934			\$3,588	\$5,880	\$3,488	\$32,891		
\$5 Protection of existing trees	1	1			1	ITEM	587,000	\$87,000			\$15,660	\$25,665	515,225	5143,550		
FF Supply & Installation of FF&E								51,024,236			5184,362	5302,150	\$179,241	\$1,689,990		
FF FF&E to sports/play area west of the creek	3	1			3	EA	\$50,000	\$150,000			\$27,000	\$44,250	\$26,250	\$247,500		
FF Fixed seating & furniture along Social Seating - Allowance Only		1			ī	EA	\$180,000	\$180,000	Anythin	g over \$	6100k	s high for	seating f	urniture		
FF Planter Beds along SE of G1 - Allowance Only	4	1			- 4	EA	\$16,200	\$64,800			\$11,664	\$19,116	\$11,340	\$106,920		
Fixed seating & shade structure Social Events - Allowance Only	1	t			1	EA	\$180,000	\$180,000			\$32,400	\$53,100	\$31,500	5297,000		
FF Fixed FF&E to Deck Terraise	1	1			1	EA	540,000	\$40,000			\$7,200	\$11,800	57,000	566,000		
Fixed seating & shade structure Grove - Allowance Only	1	1			1	EA	570,000	570,000			\$12,600	\$20,650	\$12,250	\$115,500		
FF Tree House - Allowance	1	1			1	ITEM	\$22,800	522,800			\$4,104	56,726	\$3,990	\$37,620		
FF Outdoor Classroom & Canippy	t.	1			1	ITEM	\$22,842	\$22,842			\$4,112	\$6,738	\$3,997	\$37,689		
Masonry seating to informal seating, Eco-8 Nature areas	Ĺ	1			1	ITEM	570,000	570,000			\$12,600	\$20,650	\$12,250	\$115,500		
Metalwork - Auto Boilards, Boilards, Balustrade & Handrails	1	16117			16,117	SF	\$4	\$61,290			\$11,032	\$18,080	\$10,726	\$101,128		
FF Program Deck	I.	1			1	item	\$70,000	\$70,000			\$12,600	\$20,650	\$12,250	\$115,500		
FF General park lighting (Poles & Bollards)	1	16117			15,117	5F	\$5	\$83,254			514,986	\$24,560	\$14,570	\$137,370		
# Wayfinding and Signage	1	0.37			0	ITEM	\$25,000	\$9,250			\$1,665	\$2,729	\$1,619	\$15,263		

LGC Trails (on Plot E & Plot G)

Cost Estimate Breakdown





Social Heart

Cost Estimate Breakdown





Social Heart (0.57 ac total)

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

Direct Cost per SF = \$176/sf

	Downtown West Open Spaces	#	Length	Width 1	Depth							18.00%	25,00%	17,50%			
	Design & Measure Jan 2021 - SiteLab 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/S
	Social Heart - 08 Acres Tier 1 (City Park)					0.57	AC		54,376,835	\$7,678,658	5176	\$787,830	\$1,291,166	\$765,946		\$12,669,785	52
HE	Supply & Installation of Hard Landscaping								51,261,386			\$209,432	\$343,236	5203,614	\$1,919,794		
	Site clearing & removal of existing vegetation	1	24,829			24,829	SF	\$2	\$54,003	Tarity of	41	59.721	\$15.931	\$9.451	\$89,105		
0.	Allow for 1' of earthworks cut or fill to form the levels	1)	15,963	0.10	1.00	1,596	CY	\$46	\$72,911				ting cor				
100	Prepare Subgrade & Compaction	1	15,963			15,963	SF	\$5	\$86,799	lat t	his lo	catior	n, I'm no	ot sure	13,218		
	Supply & Installation of Concrete Pavers	1	15,963	0.50		7,982	SE	\$32	\$255,408						61,463		
25	Altow for hardscape to be Recon Granité . Pavers	1	15,963	0,50		7,982	SF	562	\$494,853			•	e to anti				
ia.	Allowance for colored variation to granite pavers	1	15,963	0.50		7,982	ŠĒ	\$25	\$199,538	the	same	e leve	I of den	no/site	29,237		
	Allowance for RW not taller than 2	1	600			600	LE	\$163	\$97,875	Inro	n wor	l/			51,494		
5P	Supply & Installation of Semi Permeable								\$59,570	Pie	p wor	Λ			98,291		
	Allow for 1' of earthworks cut or fill to form the levels.	1)	1,083	0.10	1.00	108	CY	\$46	54,947			\$890	\$1,459	\$866	\$8,162		
52	Prepare Subgrade & Compaction	1	1,083			1,083	SE	\$5	\$5,889			51,060	\$1,737	\$1,031	\$9,717		
	Supply & installation of Permeable hardscape	1	1,083			1,083	ŞF	\$45	\$48,735			\$8,772	\$14,377	\$8,529	\$80,413		
35	Supply & Installation of Softscape including Trees & Plant								\$704,559			5126,821	\$207,845	\$123,298	\$1,162,571		
	Allow for 3' of earthworks cut or fill to form the levels	1	7783	0.10	3.00	2,335	CV	\$46	\$106,647			\$19,196	\$31,461	\$18,663	5175,967		
	Supply & Installation of Softscape including Trees & Plant	3.	7783			7,783	SÉ	\$63	\$490,913			\$88,364	\$144,819	\$85,910	\$810,006		
	Additional for trees in the hardscape area Large	8	- 1			8	ĒA	\$2,500	\$20,000			\$3,600	\$5,900	\$3,500	\$33,000		
55	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								53,351,319			\$423,237	\$693,639	\$411,481	\$3,879,676		
FF	Planter Beds - Extra Large	6	1			6	EA	\$27,000	\$162,000			\$29,160	\$47,790	\$28,350	\$267,300		
FF	Social Seating - Lounge	3	1			3	EA	\$25,000	\$75,000			\$13,500	\$22,125	\$13,125	\$123,750		
Ħ	Shade Canopy Allowance	1	4			4	EA	\$90,000	\$360,000			\$64,800	\$106,200	\$63,000	\$594,000		
FF	Water Features	1	2			2	EA	\$65,000			acceptat	DIE \$23,400	\$38,350	\$22,750	5214,500		
FF	Allowance for wood decking - TBD	1	1			1	ITEM	\$135,890	\$135,890	ditto?		\$24,460	\$40,088	\$23,781	5224,219		
PF	Steel Structure - Feature (Major)	1.00	1			1	EA	\$620,000	\$620,000	wooh	what is t	5111,600	structure?	\$108,500	\$1,023,000		
	Metalwork - Auto Bollards, Bollards, Balustrade & Handrails	1	24829			24,829	SF	\$4	\$94,420	woan,	wiiat is t	\$16,996	\$27,854	\$16,524	\$155,794		
	Allowance for vertical cladding of feature walls \$200K/AC	i	1			1	Item	\$114,000	\$114,000			\$20,520	\$33,630	\$19,950	\$188,100		
66	General park lighting (Poles & Bollards)	1	24829			24,829	SF	55	5128,258			\$23,087	\$37,836	\$22,445	\$211,626		
77	Feature and spot lights to above areas	10	1			10	EA	\$21,750	\$217,500			\$39,150	\$64,163	\$38,063	\$358,875		
_	ly. The projected rates show						ITEM	\$25,000	\$14,250			\$2,565	54.204	\$2,494	\$23,513		

St John Triangle

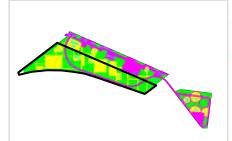
Cost Estimate Breakdown



	Downtown West Open Spaces		Length	Width	Depth				_	18.00%	25,00%	17.50%			
	Revised Design & Measure Jan 2021 - SiteLab Areas & W8 Concept Design					Qty Unit	Rate	Direct Cost	Direct Cost Per Acre 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)					1,51 AC		\$8,814,861	\$5,761,347 \$132	\$1,586,675	\$2,600,384	\$1,542,601	\$14,544,520	\$9,506,222	2 521
li constant	5upply & Installation of Hard Candacaping							\$1,844,446		\$320,989	\$526,066	5312,073	52,942,402		
	Site cleaning & removal of existing vegetation	1	66,647			66,647 SF	52	\$144,957	same co	mmon	t oc	5,368	\$239,179		
	Allow for 1" of earthworks cut or fill to form the levels	i	36,403	0.10	1.00	3,640 CY	\$46	\$166,271			ıı as	9,097	\$274,347		
A ST STORMS WY	Prepare Subgrade & Compaction	1	36,403			36,403 SF	\$5	\$197,941	previous	park		4,640	\$326,603		
	Supply & installation of Concrete Pavers	0.25	36,403			9,101 SF	\$32	\$291,224		552,420	\$85,911	550,964	\$480,520		
	Allow for hardscape to be Recon Granite Payers	0.75	36,403	0.50		13,651 SF	\$62	\$846,370		\$152,347	\$249,679	\$148,115	\$1,396,510		
	Allowance for colored variation to granite pavers	0.25	36,403			9,101 SF	\$15	\$136,511		524,572	540,271	\$23,889	\$225,244		
	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	5129,033	576,545	\$721,710		
	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	510,715	\$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		
St John Triangle	5F Supply & Installation of Permeable hardscape	T.	7,952			7,952 SF	545	\$357,840		\$64,411	\$105,563	\$62,622	\$590,436		
(1.53 ac total)	Supply & Installation of Softscape incl. ding. Trees & Plant							57,950,958		5459,172	5757,533	5446,418	\$4,209,081		
	Allow for 3" of earthworks cut or fill to form the levels		22,292	0.10	3.00	6,688 CY	546	\$305,456		554,982	590,110	\$53,455	\$504,003		
	Supply & Installation of Softscape including Trees & Plant	4	22,292			22,292 SF	\$63	51,406,068		\$253,092	\$414,790	\$246,062	\$2,320,012		
Tier Two = Target Range	55 Additional for trees in the hardscape - Large	12	1			12 EA	\$2,500	530,000		\$5,400	58,850	55,250	\$49,500		
\$100-150/sf	Additional for trees in the hardscape - Medium	20	1			20 EA	\$1,122	\$22,434		\$4,038	\$6,618	\$3,926	\$37,016		
	55 Extra over for vertical planting	28	- 1			28 Item	\$25,000		what is this?	\$126,000	\$206,500	\$122,500	\$1,155,000		
Divert Cost new CE #400 /of	Protection of existing trees	1	1			1 ITEM	\$87,000	\$87,000		515,660	\$25,665	\$15,225	\$143,550	_	
Direct Cost per SF = \$132/sf	FF Supply & Installation of FF&E		1					\$3,982,057		5716,770	\$1,174,707	\$696,850	56,570,394		
	FF Planter Beds Small FF Planter Beds Large	12	1			12 EA 9 EA	\$8,200 \$16,200	\$98,400 \$145,800		\$17.712 \$26.244	529,028 543,011	\$17,220 \$25,515	\$162,360 \$240,570		
	FR Planter Beds from Extra Large	1	1			1 EA	\$27,000	\$27,000		54.860	57,965	54.725	\$44,550		
	FF Social Seating	12	1			17 EA	\$50,000	\$600,000	what seating of	ostsethis	much200	\$105,000	\$990,000		
	FF Shade Canopy - Allowance	12	1			12 EA	\$90,000	\$1,080,000		5194,400	\$318,600	\$189,000	\$1,782,000		
	FF Allowance for wood decking - TBD	1	1.0			1 ITEM	5135,890	\$135,890	how is this diff	ferent from	m progra	m deck?	\$224,219		
	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	can the City m	aintain th	is? willia	m manly	\$122,100		
	FF General park lighting (Poles & Bollards)	- 1	66,647			66,647 SF	55	\$844,272	City doesn't us	o hoffard	lighte tv	nicaff0,248	\$568,049		
	poses only. The projected rates shown	7/1	-114-			20 EA	\$21,750	\$435,000	Only doesn't us	\$78,300	119 5128,325	\$76,125	\$717,750		
				unnort		2 ITEN	\$25,000	\$38,250		\$6,885		\$6,694	\$63,113		

Northend Park

Cost Estimate Breakdown



Northend Park (1.53 ac total)

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

Direct Cost per SF = \$82 / sf

-	Downtown West Open Spaces		Length	Width	Depth							18.00%	25.00%	17.50%			
lovisor	d Design & Measure Jan 2021 - SiteLab									Direct Cost	Direct Cost				Baseline		_
	W8 Concept Design					Qty	Unit	Rate	Direct Cost	Per Acre	Per SF	Soft Cost	P'ject Cont'cy	City Fee	Construction	Cost/Acre	Cost/SF
	Northend Park - 1.55 Acres Tier 3 (City Park)					0.89	Ati		\$3,166,755	\$3,558,151	\$82	\$570,016	5934,193	\$554,182	\$5,225,145	\$5,870,949	\$133
16	Supply & Installation of Hard Landscaping								\$249,520			\$37,573	561,578	\$36,529	\$344,420		
161	Site clearing & removal of existing vegetation	.1	38,768			38,768	SF	\$2	\$84,320			\$15,178	\$24,875	\$14,756	\$139,129		
181	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		
100	Prepare Subgrade & Compaction	(1)	2,962			2,962	SF	\$5	\$16,106			\$2,899	\$4,751	\$2,819	\$26,575		
esc.	Supply & installation of Concrete Payers	3	2,962			2,962	5F	532	594,784			\$17,061	\$27,961	\$16,587	\$156,394		
	Allowance for RW not taller than 2"	1	250			250	LF	\$163	540,781			\$7,341	\$17,030	\$7,137	\$67,289		
5P	Supply & Installation of Semi Permeable								5763,579			\$137,444	5225,256	\$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	3	13,882			13,882	SF	\$5	\$75,483			\$13,587	\$22,268	\$13,210	5124,548		
SP.	Supply & installation of Permeable hardscape	1	13,882			13,882	SE	\$45	\$624,690			5112,444	\$184,284	\$109,321	\$1,030,739		
56	Supply & Installation of Softscape including Trees & Plant								51.231.738			5221,733	\$363.363	\$215.554	52,032,368		
5.9	Allow for 3' of earthworks out or fill to form the leve's	- 4	21,924	0,10	3,00	6,577	CY	\$46	5300,414			\$54,074	\$88,622	\$52,572	\$495,682		
55	Supply & Installation of Softscape including Trees & Plant	1	21,924			21,924	5F	\$39	\$858,325			5154,498	5253,2	\$150,207	\$1,416,236		
55	Additional for trees in the hardscape - Large	10	- 1			10	EA	\$2,500	\$25,000	how lar	rge is la	rge?₄is₀th	nis for₅s	ells:?	\$41,250		
66	Additional for trees in the hardscape - Medium	10	ì			10	EA	\$1,100	\$11,000			\$1,980	\$3,245	\$1,925	\$18,150		
85	Protection of existing trees		1.			1	ITEM	537,000	\$37,000			\$6,660	\$10,915	\$6,475	\$61,050		
P.F	Supply & Installation of FFEE								5921,916			\$165,945	\$271,965	5161,335	\$1,521,162		
PP	Planter Bests Small	2	t			2	EA	\$8,200	\$16,400			\$2,952	\$4,838	\$2,870	\$27,060		
FF	Planter Beds Large	2.	1			- 1	EA	\$16,200	51fi,200	how do	es this o	differ from	m softscar	e allowa	ance? \$26,730		
FF	Planter Beds from Extra Large	1	1.			1		\$27,000	\$27,000			\$4,860	\$7,965	\$4,725	\$44,550		
FF	Social Seating	- 2	1				EA	\$50,000	\$100,000			\$18,000	529,500	\$17,500	\$165,000		
FF	Shade Canopy - Allowance	4	t				EA	590,000	\$90,000	d d.		516,200	\$26,550	\$15,750	\$148,500		
FF	Pand - Water Feature (Medium)	1	1				EA	\$75,000	\$75,000	does th	IS CITY V	vant this		\$13,125	\$123,750		
FF	Outdoor Program Area	- 1	1.0			1	ITEM	\$30,000	\$30,000			- 4-11-1	\$8,850	\$5,250	\$49,500		
FF	Metalwork - Auto Bollards, Bollards, Balustrade & Handrails	1	38768			38,768	SF	\$4	\$147,428	where?	are the	re level	changes?	\$25,800	5243,257		
FF	Program Deck	3	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	\$200,763		- لدرياء ما	\$36,047	\$59,078	\$35,046	\$330,434		
FF	Informal Recreation Area	4	1.0			1	EA	543,375	\$43,375			- 41,000	\$12,796	\$7,591	\$71,569		
FF	Wayfinding and Signage	4	0.89			1	ITEM	\$25,000	\$22,250	this is a	lot for	signage	\$6,564	\$3,894	\$36,713		
FF	Allowance for artwork	1.00	1.0			1	EA	\$80,000	580,000	public a	art? doe	sn't nee	d it's own	line stem	, pulled fro	om budg	get

Open Space Cost Estimate

Summary (Updated 02/03/2021)

	Total Area (ac)	Tier Type	Direct Cost / SF	Within Target
Los Gatos Creek Connector	0.91	3 (Target Range \$65-100/sf)	\$ 86	J
Los Gatos Creek Park	0.37	2 (Target Range \$100-150/sf)	<mark>\$138</mark>	J
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	J
St. John Triangle	1.53	2 (Target Range \$100-150/sf)	\$ 132	J
Northend Park	0.89	3 (Target Range \$65-100/sf)	\$ 82	J
Grand Total	4.80		\$118	/



View Spreadsheet here:

https://docs.google.com/spreadsheets/d/1j4E3QEaJ 8nBgdHrHg5TCWOuB4z1yWp3MaqvB380q1bQ/edit #qid=1694818511

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