

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: [EXTERNAL] Re: AFH exhibits/decks
Date: Tuesday, April 6, 2021 3:11:59 PM
Attachments: [20210326 571900 H BLOCK-c.pdf](#)
[20210326 571900 AFFORDABLE HOUSING-c.pdf](#)
[SJ Affordable Housing Transmission to City 3.27.21-c.pdf](#)

From: Miller, Gregg <gmliller@coblentzlaw.com>
Sent: Saturday, March 27, 2021 10:12 AM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
Cc: Straka, Stephanie <SStraka@coblentzlaw.com>
Subject: FW: [EXTERNAL] Re: AFH exhibits/decks

[External Email]

Johnny: some supporting materials re H1, H5 and H6. The two site maps/drawings would be Exhibit D1. The other item is info re the work. Thanks,

Gregg Miller

Coblentz Patch Duffy & Bass LLP

One Montgomery Street, Suite 3000

San Francisco, CA 94104

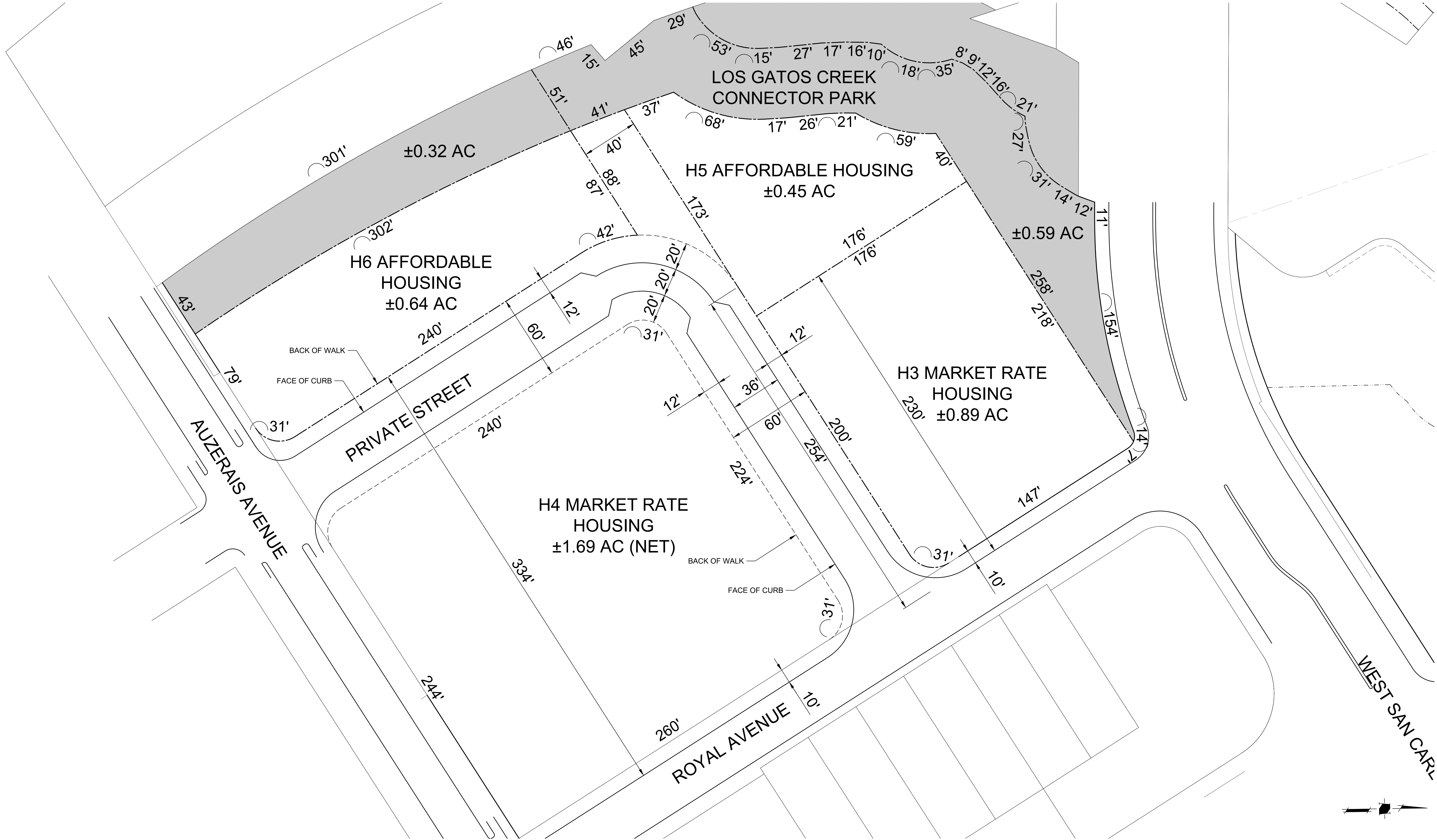
Cell: 415-939-3142 | Direct Dial 415-772-5736 | Office 415-391-4800

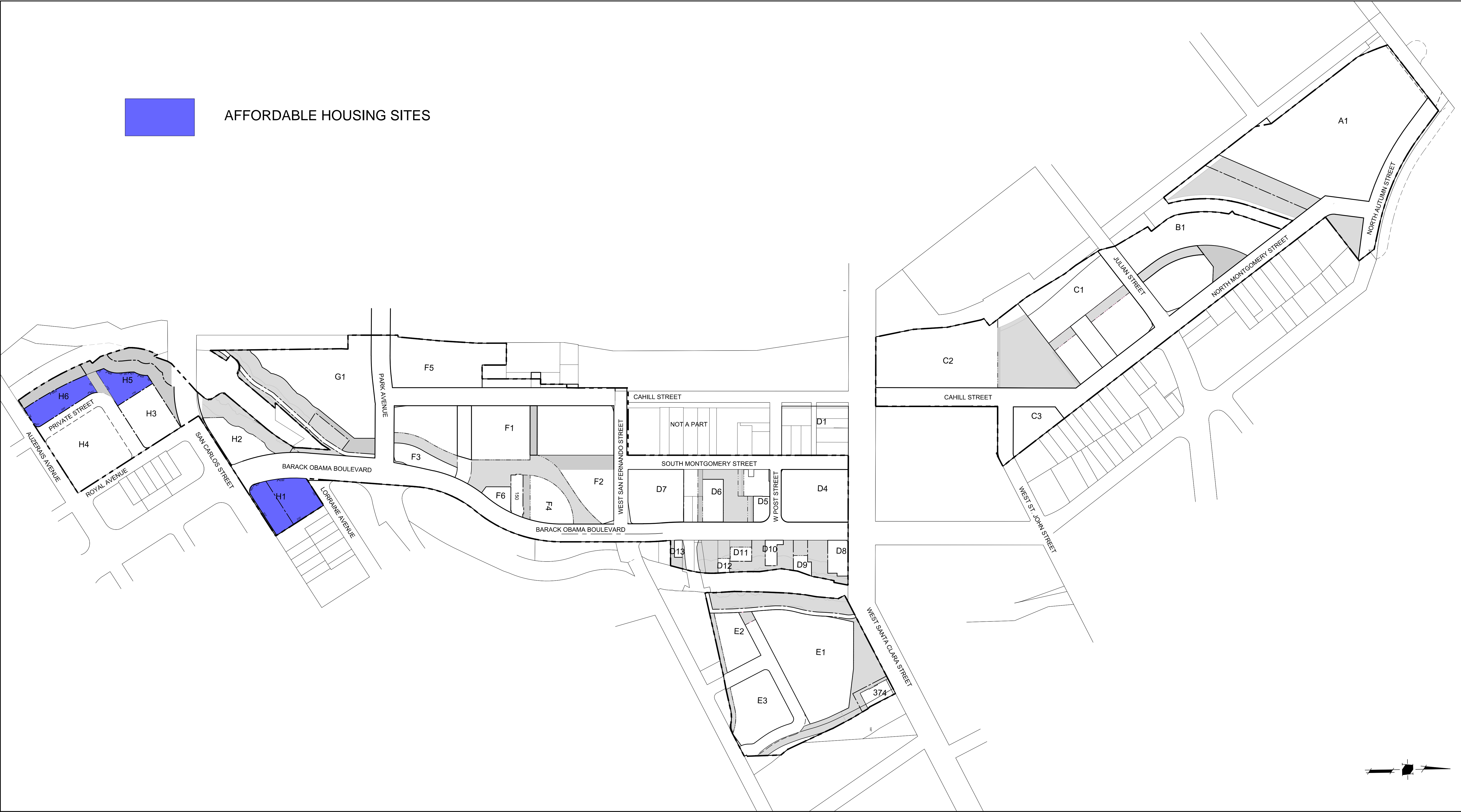
gmliller@coblentzlaw.com

www.coblentzlaw.com

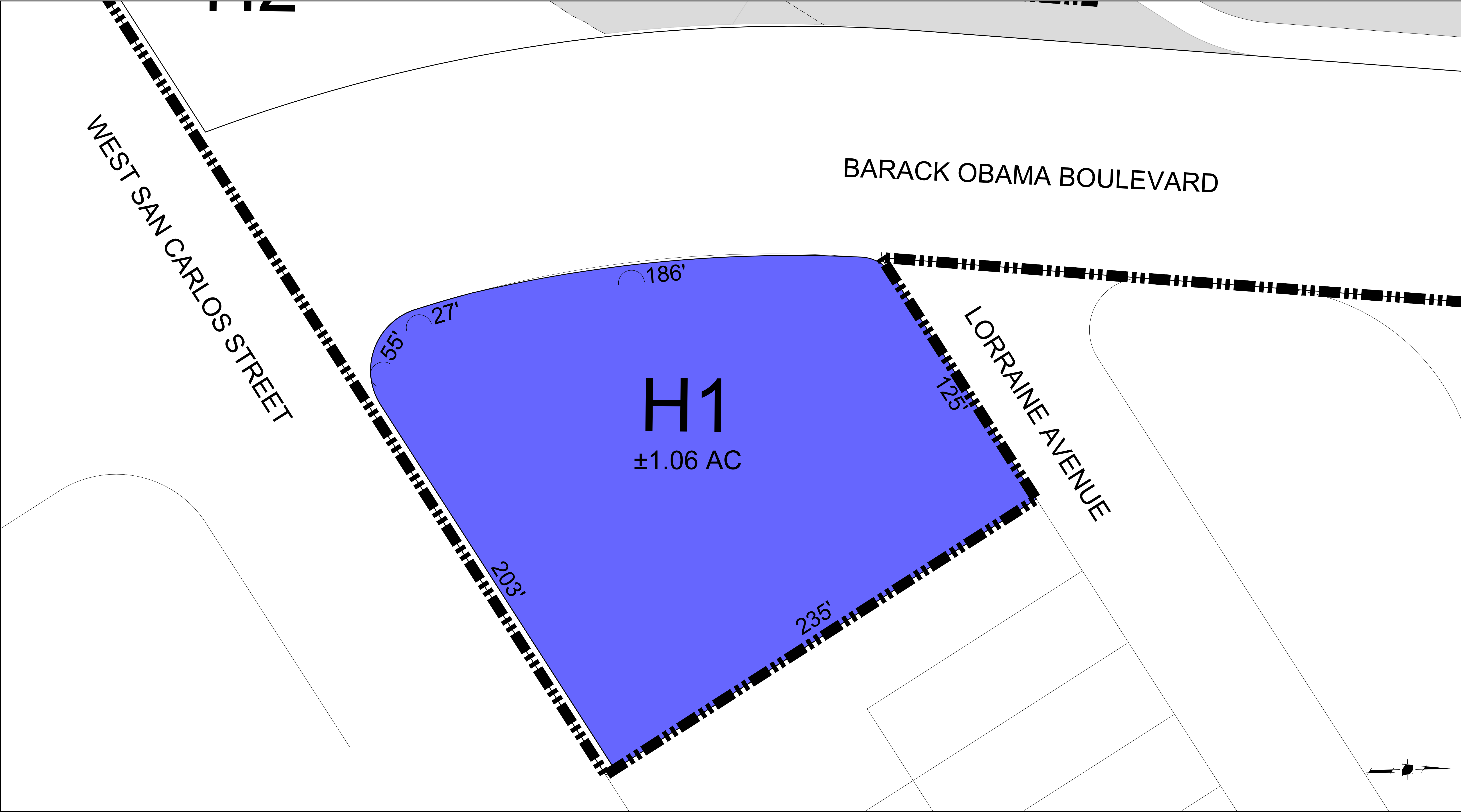
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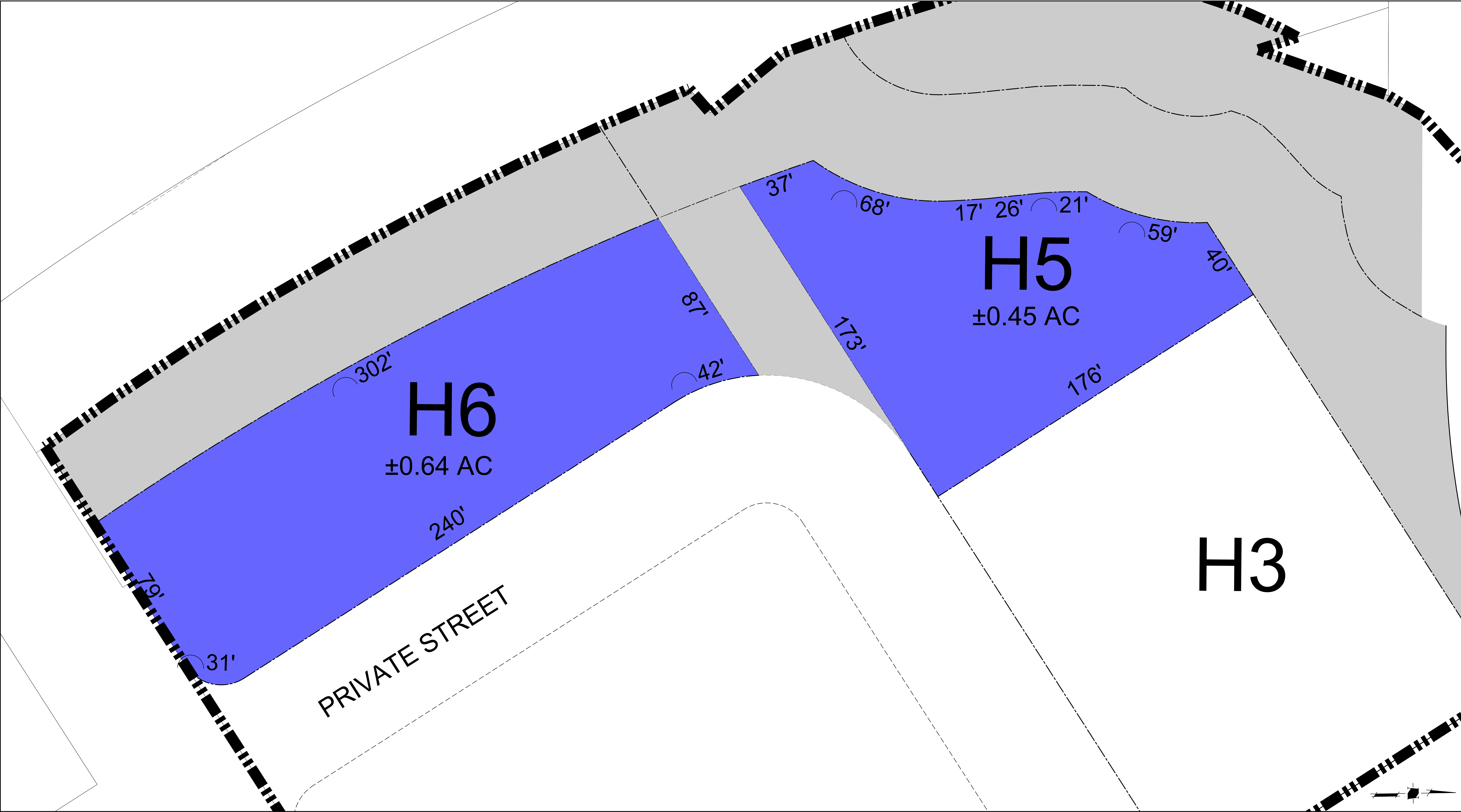
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PROJECT SITE PLAN GENERALLY DEPICTING LOCATION OF H1, H5, and H6 PROPERTIES



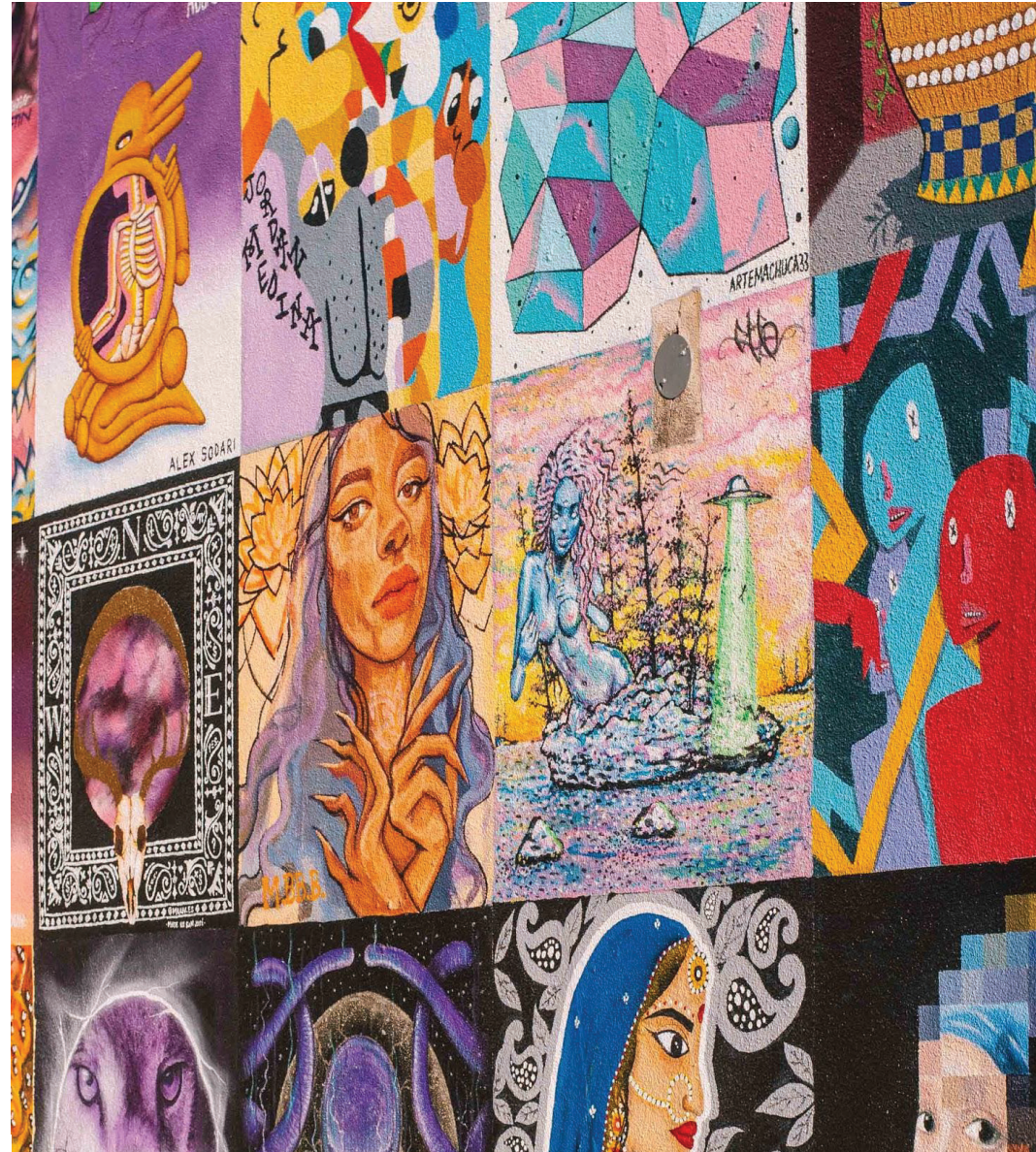


Google Downtown West Mixed-Use Plan

Affordable Housing

March 26, 2021

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



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

| H1 & H5 & H6 | H1 | Per Unit | H5 | Per Unit | H6 | Per Unit | Notes: |
|-------------------------------|---------------------|-----------------|--------------------|-----------------|---------------------|-----------------|--|
| Building Demolition | \$945,880 | \$3,378 | \$560,880 | \$4,314 | \$696,880 | \$3,668 | 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 | \$1,643 | \$55,500 | \$427 | \$50,000 | \$263 | 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 | \$11,487 | \$0 | \$0 | \$0 | \$0 | H1: Class 1 RCRA soil, assume \$450/sf |
| Rough Grading / Fill | \$212,980 | \$761 | \$100,430 | \$773 | \$118,772 | \$625 | |
| Permanent Street Improvements | \$515,244 | \$1,840 | \$1,367,460 | \$10,519 | \$0 | \$0 | Street improvements, includes street segments & utilities needed for H5 only; All sites include finish sidewalks, street trees, and street lights |
| Soft Costs (18%) | \$963,061 | \$3,440 | \$375,169 | \$2,886 | \$155,817 | \$820 | |
| Contingency (25%) | \$1,578,350 | \$5,637 | \$614,860 | \$4,730 | \$255,367 | \$1,344 | |
| Subtotal | \$7,891,748 | \$28,185 | \$3,074,298 | \$23,648 | \$1,276,837 | \$6,720 | |
| Park fee | \$3,164,000 | \$11,300 | \$1,469,000 | \$11,300 | \$2,147,000 | \$11,300 | H1, H5, H6: midrise (600 units total) |
| District Infrastructure Share | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | Not included in land value, reimbursement elsewhere |
| Land Cost | \$10,979,150 | \$39,211 | \$4,683,263 | \$36,025 | \$6,655,225 | \$35,028 | \$237.50/sf (H1: 46,228 SF; H5: 19,719 SF; H6: 28,022 SF) |
| Total | \$22,034,898 | \$78,696 | \$9,226,561 | \$70,974 | \$10,079,062 | \$53,048 | |
| Total for all sites | \$41,340,520 | \$68,901 | | | | | |

Illustrative Plan of Early H5 and H6 street improvement work

