

ATTACHMENT 4

SOUTH BAYFRONT COSTS			Option 1	Option 2	Option 3	Option 4
<i>Does not include park costs which may be reimbursed by Novartis</i>		As-Is	Stair Tower for West Landing	Stair Tower on West, No Stairs on East	No Stairs on East or West	No Stairs, West Ramp ends at Garage
1	CONSTRUCTION COSTS					
2	Single Arch Bridge					
3	Subtotal	\$ 2,688,958	\$ 2,688,958	\$ 2,688,958	\$ 2,688,958	\$ 2,688,958
4						
5	East Landing					
6	Stairs	\$ 142,009	\$ 142,009	\$ -	\$ -	\$ -
7	Ramps	\$ 889,946	\$ 889,946	\$ 889,946	\$ 889,946	\$ 889,946
8	Retaining Walls	\$ 376,000	\$ 376,000	\$ 376,000	\$ 376,000	\$ 376,000
9	Park Construction (Agency Share)	\$ -	\$ -	\$ -	\$ -	\$ -
10	Subtotal	\$ 1,407,955	\$ 1,407,955	\$ 1,265,946	\$ 1,265,946	\$ 1,265,946
11	West Landing					
12	Stairs to Garage Bridge	\$ 14,400	\$ -	\$ -	\$ -	\$ -
13	Grand Stairs along Ohlone Way	\$ 102,393	\$ -	\$ -	\$ -	\$ -
14	Stair Tower (instead of Grand Stairs)	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -
15	West Ramps + Garage Connection	\$ 1,498,880	\$ 1,498,880	\$ 1,498,880	\$ 1,498,880	\$ 500,000
16	Ramp Bridge over creek	\$ 72,489	\$ 72,489	\$ 72,489	\$ 72,489	\$ -
17	Garage Bridge Modification	\$ 260,485	\$ -	\$ -	\$ -	\$ -
18	Landscaping	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000
19	Subtotal	\$ 2,108,647	\$ 1,831,369	\$ 1,831,369	\$ 1,731,369	\$ 660,000
20	Lighting (for bridge, ramps, stairs)					
21	Subtotal	\$ 385,500	\$ 385,500	\$ 385,500	\$ 385,500	\$ 385,500
22	Subtotal Construction Costs	\$ 6,591,060	\$ 6,313,782	\$ 6,171,773	\$ 6,071,773	\$ 5,000,404
23	Construction Contingency (20%)	\$ 1,318,212	\$ 1,262,756	\$ 1,234,355	\$ 1,214,355	\$ 1,000,081
24	Construction Cost Total	\$ 7,909,272	\$ 7,576,539	\$ 7,406,128	\$ 7,286,128	\$ 6,000,485
25	SOFT COSTS					
26	Design Fee	\$ 2,480,000	\$ 2,375,000	\$ 2,355,000	\$ 2,335,000	\$ 2,305,000
27	Construction and Other Soft Costs					
28	Const. Management & Inspection	\$ 870,020	\$ 833,419	\$ 814,674	\$ 801,474	\$ 660,053
29	Construction Support Services	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
30	UPRR Aerial Easement + Flagman	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
31	Remediation (Agency Share)	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
32	Subtotal Construction and Other Soft Costs	\$ 1,620,020	\$ 1,583,419	\$ 1,564,674	\$ 1,551,474	\$ 1,410,053
33	Soft Cost Contingency (15%)	\$ 243,003	\$ 237,513	\$ 234,701	\$ 232,721	\$ 211,508
34	Total Other Soft Costs	\$ 1,863,023	\$ 1,820,932	\$ 1,799,375	\$ 1,784,195	\$ 1,621,561
35	Soft Cost Total	\$ 4,343,023	\$ 4,195,932	\$ 4,154,375	\$ 4,119,195	\$ 3,926,561
36	PROJECT TOTAL	\$ 12,252,295	\$ 11,772,471	\$ 11,560,503	\$ 11,405,323	\$ 9,927,046
37	SAY	\$ 12,250,000	\$ 11,770,000	\$ 11,560,000	\$ 11,410,000	\$ 9,930,000
38	Amount over the Budgeted \$8.4 Million	\$ (3,850,000)	\$ (3,370,000)	\$ (3,160,000)	\$ (3,010,000)	\$ (1,530,000)