



IMPLEMENTATION

This plan proposes new spaces and facilities that are inclusive and accessible, with a design that takes existing assets, historic resources, and recent community input as its foundation. The proposed plan offers a variety of specific amenities and multi-use areas to be most relevant to existing neighbors and an evolving downtown community. The strength of the proposed plan's simple approach of Historic Edge, Park Paseo, and Contemporary Core is flexible and can easily be implemented while modifying layout and responding to new considerations.

The successful implementation of the proposed plan relies on a number of key specific steps, including design refinement of the park plan with community and stakeholders upon selection of the winning competition scheme. Reconciliation of construction budget with the City and incorporating community ambitions for the project will be an initial task. To ensure the budget is most effectively applied, phased construction will be required. The proposed plan reinstates public open space that will require modification of roadways and transit infrastructure where 2nd Street currently bisects the park.

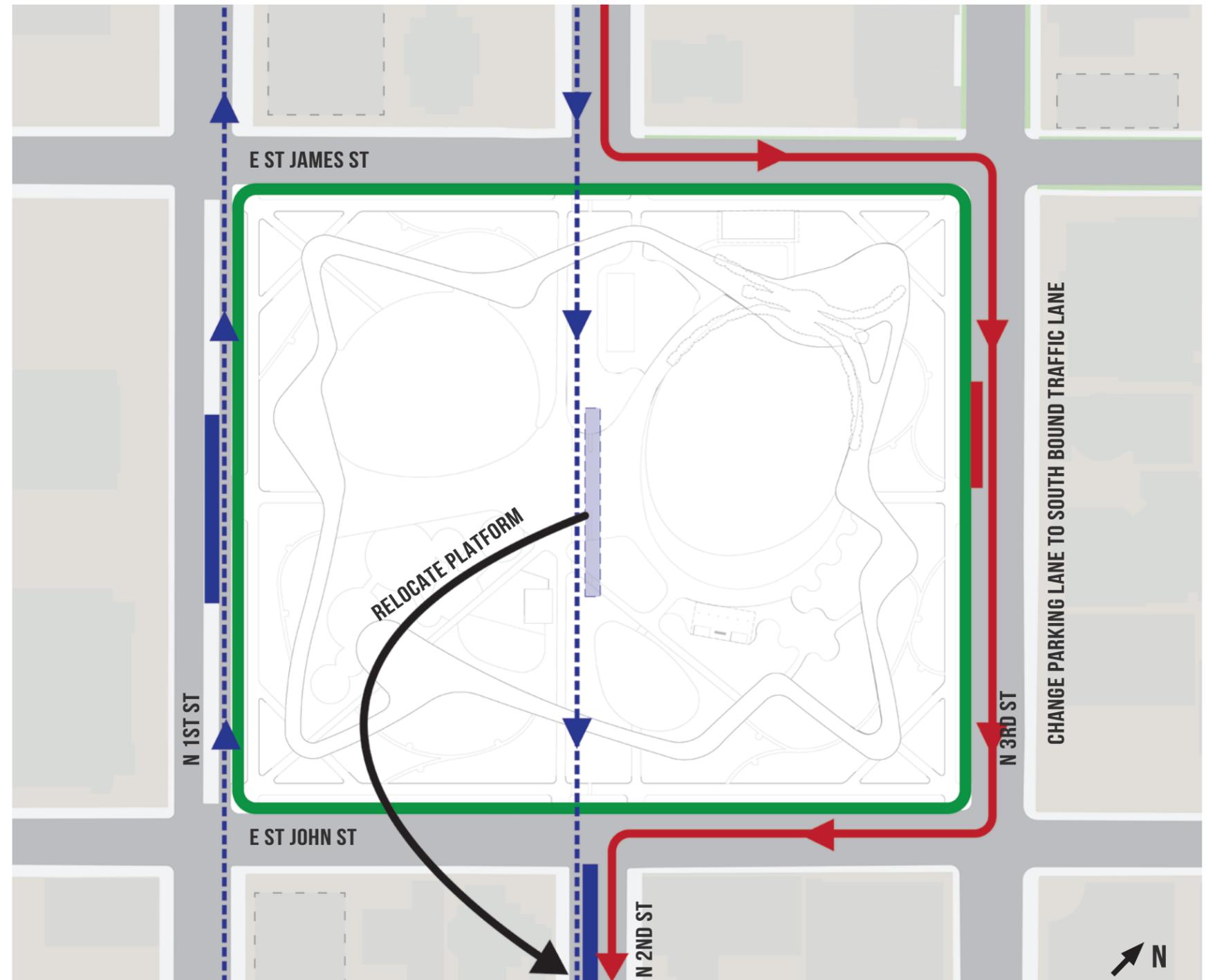
PHASING

The ability of the plan to be implemented through phased construction allows for additional budget control. More significantly, before park construction begins, 2nd Street must be closed to vehicular traffic and the VRA station is moved. The proposed plan reinstates public open space where 2nd Street is currently that will require modification of roadways and transit infrastructure. While light rail is retained, the platform is moved to the adjacent block and vehicles are diverted to 3rd Street.

LIGHT RAIL—2ND STREET

Our plan proposes the elimination of the Santa Clara Street VTA stop and platform, and relocation of the St. James Park stop and platform out of the park, one block south. Prior studies show this change decreases train travel time to downtown by 1 minute. We anticipate this savings will be increased by further reducing pedestrian conflict with moving trains within the park—pedestrian track crossings in the park proposed to be limited to only 2 restricted points. We are keenly aware of safety concerns regarding park visitor interaction with the trains and have used barriers and planting to keep people, more specifically children and dogs, away from the majority of the tracks within the park.

-  **DETOUR BUS AND VEHICULAR TRAFFIC**
-  **LIGHT RAIL VTA**
-  **LIGHT RAIL PLATFORM/STOP**



COST ESTIMATE

The enclosed construction cost estimate provides a detailed, but rough, order-of-magnitude price for the proposed park plan. While the park design fully integrates and capitalizes on the specific adjacencies of program elements, many facilities and improvements can be phased in and built later as funding allows. This cost estimate assumes the highest quality materials and effective technologies for park construction. The project is designed to allow for changes in materiality while design intent and purpose is maintained. For example stone can be changed to cast-stone to site cast concrete, without losing design function. In addition, much consideration was given to operations and maintenance, including revenue opportunities.

Preliminary Cost Model

| | |
|--------------------------------|---------------------|
| Summary | |
| Site Preparation | \$3,474,092 |
| Hardscape | 6,673,113 |
| Landscape & Irrigation | 4,915,111 |
| Site Furnishings | 6,168,144 |
| | |
| Levitt Pavilion | 10,433,143 |
| Pavilion Facilities | 2,174,800 |
| Café & Restrooms | 2,902,528 |
| Other Site Structures | 4,283,239 |
| Total Construction Cost | \$41,024,170 |

Soft Costs Provided by Owner

Note: Figures above include contractor markups, contingency and escalation

St. James Park San Jose, CA Master Plan Competition Cost Model

The following cost model is based on the preliminary plans and renderings included in this report. The cost model is at a conceptual stage with no engineering input, nor existing conditions data other than what is observed onsite today. The model is a projection of the expected bid cost for the construction of the project. It does not include any soft costs or any contingency for changes after the construction contract is executed.

The estimate is broken down into eight categories as shown on the summary sheet. The first four categories include the elements within the ground plane and the last four categories include new site structures. The categories include the following:

Site Preparation which includes the demolition of existing (planting, paving, structures, etc.) as required for the new plan. It also includes earthwork and site utilities.

Hardscape includes all the paving for the project.

Landscape and Irrigation includes the new trees, protection of existing trees to remain, new lawn and planting, as well as the irrigation for all the planting.

Site Furnishings includes site lighting; amenities such as picnic tables, benches, railings, an allowance for artwork; the water feature; the play structures; fencing and the signage for the site.

The Levitt Pavilion includes all the structure, architectural finish and the lighting, power and audio visual systems to support the functions of the pavilion.

Pavilion Facilities is a separate building which houses the green room and support spaces for the Levitt Pavilion.

The Café is a separate building which includes food service and public restrooms.

Lastly, Other Site Structures includes the smaller pavilions, the relocated train platform, the relocated and refurbished monuments, and other miscellaneous items necessary for the project.

The cost model includes all the general contractor's overhead and profit costs as well as their site requirements for the project. The model includes a contingency for development of the design and the unknowns associated with the engineering of the design. An escalation factor has been applied to the cost to adjust from current September 2016 costs to a cost at the presumed construction start of spring 2018.

The movable furnishings for the project are to be included in the furnishings portion of the soft costs which are provided by others. Soft costs will also include design, management and other consulting fees; entitlements and permitting; and the owner's contingency for program and changes during construction.

BRANDING

Urban parks are for urban people that are diverse in both demographics and interests. Just as there is not only one type of urban person, there is not one type of park that will satisfy all. Yet all interests can be held together, unified by a structure or framework, that supports urban life. St. James Park can be a park that accommodates and supports a wide variety of interests and activities, a park that unifies the future with the past, a world class park at the center of a region positioning itself for the future and a neighborhood transforming itself in the present.

This is a wonderful opportunity to rejuvenate St. James Park in honor of its 150th anniversary, and to reassert the function and value of this central open space in the St. James District. Rehabilitation of St. James Park must be pursued with an attitude that enables open space goals—cohesive yet differentiated, undivided yet accessible, situated within an urban context yet separated from it—it wants to once again be the place to see and be seen in San Jose.

REMEMBER | IMAGINE maintains and enhances the unique historic aspects of the park and re-organizes the now largely undefined central open space into outdoor rooms with distinct character, including the Levitt Pavilion. Bridging the past with the future is the Park Paseo, a generous path that unites existing and future monuments and activities, and where neighbors can take their evening strolls.

REMEMBER | IMAGINE creates an open space that becomes the center point and valued living room in this multi-cultural community within the constellation of city districts from SOFA to San Pedro Square. St. James Park will become an amenity for neighborhood and city residents, useful on a daily basis for exercise, relaxation, and socializing, as well as providing space for various events and concerts at the Levitt Pavilion. St. James Park will become a symbol of civic pride.



