

Attachment 4: Creek Daylighting - Soft Costs Estimate

Option	Description	Project Design & Engineering	Background Reports	CEQA & NEPA & Permits	Permitting Timeframe	Staff Time	Contingency	Total Soft Costs
		15% of Construction cost	5 reports	Based on complexity	Based on complexity (years)	20% of time for 3-8 years	15%	
A	Daylight Maple Creek to Pond 8	\$ 779,651	\$ 75,000	\$ 150,000	4	\$ 168,000	\$ 175,898	\$ 1,348,554
B	Daylight Maple Creek through Beach Berm to Ocean	\$ 1,697,804	\$ 150,000	\$ 180,000	6	\$ 252,000	\$ 341,971	\$ 2,621,781
C	Daylight Maple Creek and Alder Creek through Beach Berm to Ocean	\$ 2,214,087	\$ 75,000	\$ 200,000	5	\$ 210,000	\$ 404,864	\$ 3,103,956
D	Daylight Alder Street Creek through Beach Berm to Ocean	\$ 1,244,244	\$ 150,000	\$ 140,000	6	\$ 252,000	\$ 267,938	\$ 2,054,188
E	Daylight Alder & Maple Creek to Estuary	\$ 8,638,312	\$ 300,000	\$ 430,000	8	\$ 336,000	\$ 1,455,648	\$ 11,159,968
F	Daylight Alder Creek to Mill Pond	\$ 648,947	\$ 75,000	\$ 150,000	3	\$ 126,000	\$ 149,993	\$ 1,149,943