

Emeryville Center of Community Life - Scenario A (AC Transit)
Cost Comparison: All New Construction Vs. Combination Rehab/New Construction
June 6, 2005

Phase/Program Element	All New Construction		Combination Rehab/New		Development Costs		
	Cost	SF	Cost	SF	2005 \$s	2009 \$s	2012 \$s
Phase I							
Site Acquisition	\$50,000,000		\$50,000,000				
Remediation	\$5,000,000		\$5,000,000				
Total Phase I	\$55,000,000		\$55,000,000				
Phase II							
Site Improvements	\$7,000,000		\$10,000,000				
New Police Facility	\$15,000,000	22,500	\$15,000,000	22,500			
Rehabilitated Facilities							
ESS Gym/Locker Room	\$4,084,101	21,000	\$4,084,101	21,000	\$160	\$194	
ESS Facility			\$10,696,455	44,000	\$200	\$243	
AC Transit Office Building			\$3,889,620	16,000	\$200	\$243	
AC Transit Bus Barn Building			\$15,801,581	50,000	\$260	\$316	
AC Transit Tire Barn Building			\$1,264,127	4,000	\$260	\$316	
AC Transit Parking Garage	\$1,500,000		\$1,500,000				
New Facilities							
ECCL - Education and Community	\$40,947,367	96,250	\$29,939,438	70,375	\$350	\$425	
Total Phase II	\$68,531,468	139,750	\$92,175,322	227,875			
Phase III							
Site Improvements	\$7,000,000						
New Facilities							
ECCL - Education Spaces	\$32,811,823	66,625			\$350	\$425	\$492
ECCL - Gym, Multi	\$8,987,854	18,250			\$350	\$425	\$492
Total Phase III	\$48,799,677	84,875					
Total Phases I - III	\$172,331,145	224,625	\$147,175,322	227,875			
Community Theatre	\$10,975,383	12,000	\$10,975,383	12,000	\$650	\$790	\$915
Total with Community Theatre	\$183,306,528	236,625	\$158,150,705	239,875			

Assumptions

Phase II estimates assume 4 years of escalation at 5% per year (2009 construction midpoint)

Phase III assumes additional 3 years of escalation (2012 construction midpoint)