



TOWN OF PORTOLA VALLEY
Ad-Hoc Housing on Town Owned Property
Committee
Thursday, December 6, 2018 – 3:30PM
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

MEETING AGENDA

1. Call To Order
2. Oral Communications
3. Staff Presentation – Property Nexus
4. Discussion – Subcommittee on Design for Sites
5. Updates from Town Manager
 - PVSD change in Superintendent
 - Open Space Acquisition work on potential properties for disposal
 - Planning Commission on ADU's
6. Next Meeting Date
7. Adjournment

Property	Size	Within Half Mile of Public Transportation?	Within 1/8 mile of Sewer?	Near Park?	Near Shopping?	Type of Units?	Legal Issues
Alpine Road Remnant adjacent to Frog Pond Blue Oaks Subdivision	approx. 1 acre	Yes	Yes	Yes	Yes	A few attached units, one story	No legal constraints on development from easements or acquisition
Remnant Ford Field - Undeveloped Portion	13 acres	No	Yes	No	No	Clustered, attached units	Placed in permanent open space as part of Blue Oaks Subdivision CUP
Town Center	7.67 acres	Yes	Yes	Yes	Yes	A few attached units, one story	No legal constraints on development from easements or acquisition
	11.19 acres	Yes	Yes	Yes	No	one or two units max	No legal constraints on development from easements or acquisition

CONSTRUCTION COST ESTIMATES

Residential: Townhouses, 1 parking garage space per unit (cost included in Residential cost/SF)

Construction	Number of units	SF/Unit	Total SF	Cost/SF	Total
Residential Unit Size 1	4	750	3000	\$600	\$1,800,000
Residential Unit Size 2	2	800	1600	\$600	\$960,000
Total	6		4600		\$2,760,000

Site prep	(Including demo, sidewalls, landscaping)		
Overall Site Area	SF	Cost/SF	Total
	10000	50	\$500,000

Soft Costs	(architect, engineering, permits, school fees, etc.)	
% of Total Cost	Low	High
	20%	40%
	\$652,000	\$1,304,000

Total Construction Cost	Low	High
	\$3,912,000	\$4,564,000

Contingency	(at planning stage)	
%	Low	High
15%	\$586,800	\$684,600

Escalation	(per year until hard construction bid)		
%	No. of Years to start	Low	High
2%	1	\$78,240	\$91,280

Total Development Cost	Low	High
Total Cost	\$4,577,040	\$5,339,880
Cost per Unit	\$762,840	\$889,980