

**ESTIMATED REHABILITATION AND RESTORATION COSTS FROM PREVIOUS POTENTIAL PROJECTS
REQUEST FOR INTEREST**

The table below summarizes the range of costs estimated for the restoration and rehabilitation of the historic Southwest Museum (SWM) buildings and the Casa de Adobe. It represents preliminary estimates prepared by different consultants and, more recently, by an interested party for their specific adaptive reuse project concept. Cost estimates were based on the value at the time the estimates were prepared and have not been adjusted for inflation or other related cost factors.

Proposed uses ranged from restoration and upgrade of the historic buildings for continued use as the Southwest Museum of the American Indian (2006 study by Levin and Associates, and 2013 update of that study by Gruen Associates for the City of Los Angeles – both available in the [RFI Appendix](#)) to a recent preliminary project concept for the revitalization and adaptive reuse of the historic buildings and grounds. The adaptive reuse concept incorporated complementary project elements that included galleries; event and hospitality spaces; offices and meeting rooms; and related space uses.

The estimates below are intended only as general information and a point of reference for organizations and entities interested in responding to the 2019 Request for Interest. Further details on the projects and costs can be provided to prospective partners who emerge following the review of RFI responses.

Southwest Museum Site Costs Estimates	2018 Full Rehab plus new construction	Gruen 2013 Restoration Update (Option A)	Gruen 2013 Restoration Update (Option B)	Levin 2006 Restoration (Option A)	Levin 2006 Restoration (Option B)
Rehabilitation of Historic Southwest Museum Campus Buildings	\$20,088,254	\$13,944,530	\$17,905,335	\$8,040,000	\$10,549,000
Site work (widen access road/parking/grounds/gardens)	\$8,015,975	\$2,031,167	\$3,706,087	\$1,234,000	\$2,315,000
Total Project Indirect and Soft Costs	\$10,896,193	\$10,848,136	\$14,675,019	\$7,186,000	\$9,969,000
REHABILITATION SUB-TOTALS	\$39,000,422	\$26,823,833	\$36,286,441	\$16,460,000	\$22,833,000
Proposed Additions/New Construction	\$12,668,204				
ESTIMATE TOTALS	\$51,668,626	\$26,823,833	\$36,286,441	\$16,460,000	\$22,833,000

Casa de Adobe Costs Estimates	HRG 2017 Rehabilitation	Gruen 2013 Restoration
Historic Casa de Adobe Building	\$1,959,237	\$1,752,980
Site work	\$1,240,410	\$711,273
Indirect and Soft Costs	\$3,624,440	\$2,674,619
ESTIMATE TOTALS	\$6,824,087	\$5,138,872