

# REQUEST FOR REVIEW FORM

## San Francisco Arts Commission Civic Design Review

### PROJECT INFORMATION

PROJECT TITLE: Noe Valley Town Square DATE: 9/18/15  
CLIENT DEPARTMENT: Recreation and Park Department  
PROJECT ADDRESS 3861 24th Street (between Sanchez and Vicksburg Streets) DISTRICT NUMBER: 8  
☒ Is this part of a multi-site project, bond or capital improvement program? If yes, which program?  
Recreation and Park Department Capital Improvement Program

### PROJECT TEAM

PROJECT DESIGNER: Chris Guillard, CMG Email: cguillard@cmgsite.com  
PROJECT MANAGER: Melinda Stockmann, SFRPD Email: melinda.stockmann@sfgov.org  
ARCHITECT: Richard Lee Parker, 450 Architects Email: richard@450architects.com  
LANDSCAPE ARCHITECT: \_\_\_\_\_ Email: \_\_\_\_\_

### DATES OF REVIEW

- ☐ Conceptual/Informational Presentation \_\_\_\_\_  
☒ PHASE 1: Schematic Design September 28, 2015  
☒ PHASE 2: Design Development October 19, 2015  
☒ PHASE 3: Construction Documents November 16, 2015  
☒ Other:  
☒ Small Project Review  
☐ Plaque Review

### PROJECT DELIVERY METHOD

- ☒ Design, Bid Build (traditional)  
☐ Fast Track  
☐ Design-Build  
☐ Bridging  
☐ Other  
☒ Construction Commencement: May 2016  
☐ Construction Completion: October 2016  
Structure size (SQ FT): \_\_\_\_\_

### BUDGET

Total Construction Cost: \$1,953,975  
Art Enrichment Budget: none/ exempt

Please attach the official line item construction budget for the project and provide an explanation. If the Art Enrichment budget is less than 2% of the total construction cost including above and below ground construction unless exempt per the Art Enrichment Ordinance.

### DESIGN CONCEPT

Please provide a succinct description of the design concept or idea (not the functional goals). Attach additional page if needed.

Please see additional page attached for information on design concept as well as community outreach and see page 3 for itemized construction budget

### ADDITIONAL INFORMATION

- ☐ Is this project on a City designated landmark or in a City designated historic district? If yes, have you contacted staff of the Historic Preservation Commission to determine whether a certificate of appropriateness is required?

### COMMUNITY OUTREACH

**It is your obligation to notify the community (by mail or email) that there is opportunity for public comment at the Civic Design Review Meeting.** This is an important part of the public process. What has been done in this regard?

### FEES

Effective July 1, 2014: \$10,220  
Projects will now be charged on a per project basis. The Base Fee per project will be \$10,220, however, complex projects or projects involving more than one building may be charged a higher fee.

**Journal Entry should be paid to:**  
**Index code: 28CIVDESIGN\_PAR516**  
**Write check to: San Francisco Arts Commission**

**REQUEST FOR REVIEW FORM (Page 2)**

San Francisco Arts Commission Civic Design Review  
Noe Valley Town Square Project

**DESIGN CONCEPT:**

Noe Valley Town Square will be the central gathering space for the neighborhood. The design grew out of an extensive community process and features a flexible open space framed with planting and further defined by two structures – a vine trellis that anchors the western edge of the site and a stage canopy that highlights the performance space. Additionally, a tot lot towards the back of the site provides young families with a much needed play space.

**COMMUNITY OUTREACH:**

Core project stakeholders from the Residents of Noe Valley Town Square (RNVTS) group have been notified of the upcoming September 28 hearing, and RNVTS core project stakeholders will send a notification out to the group e-mail list with the hearing agenda attached as soon as it comes out.

**ITEMIZED CONSTRUCTION BUDGET:**

See next page

## Itemized Construction Budget

DESCRIPTION	UNIT	UNIT PRICE (September 2014)	Estimate of Direct Construction Contract Bid Costs (\$Sept 2014)	
			QTY	COST
<b>General Requirements</b>				\$ 339,300
Mobilization/De-Mobilization	LS	\$ 10,000.00	1.00	\$ 10,000
Permits, Licenses & Fees	LS	\$ 40,000.00	1.00	\$ 40,000
<b>Temporary Utilities, Structures &amp; Fences</b>				\$ 289,300
Disconnect Existing Water & Electric	LS	\$ 500.00	1.00	\$ 500
Install Temporary Site Fencing w/ Gate	LF	\$ 50.00	135.00	\$ 6,750
Install Pedestrian/Traffic Barrier	LF	\$ 50.00	135.00	\$ 6,750
Construction Trailer Rental (9'x 12')	MO	\$ 650.00	10.00	\$ 6,500
Construction Utility Hookups	LS	\$ 1,500.00	1.00	\$ 1,500
Construction Utilities	MO	\$ 500.00	10.00	\$ 5,000
Portalets (2ea)	MO	\$ 150.00	10.00	\$ 1,500
Construction Superintendent (half time)	MO	\$ 8,900.00	10.00	\$ 89,000
Site Pickup (half time)	MO	\$ 350.00	10.00	\$ 3,500
Site Supplies	MO	\$ 1,000.00	10.00	\$ 10,000
Site Laborer (half time)	MO	\$ 5,750.00	10.00	\$ 57,500
2 Flaggers During Remediation/Construction	Days	\$ 1,120.00	90.00	\$ 100,800
Hauling				\$ 844,334
<b>Site Work</b>				\$ 316,144
<b>Demolition</b>				\$ 316,144
<b>Site Demolition</b>				\$ 316,144
Remove & Salvage Benches/Bollards/Trash Bins	LS	\$ 250.00	12.00	\$ 3,000
Demo Parking Attendant Structure (8.5' x 14')	LS	\$ 5,000.00	1.00	\$ 5,000
Demo Landscaping	SF	\$ 6.00	400.00	\$ 2,400
Demo Block Walls (4' high)	SF	\$ 2.00	400.00	\$ 800
Demo Sidewalk/Foundation Concrete Paving (4")	SF	\$ 2.00	1,719.00	\$ 3,438
Demo Asphalt Paving (4")	SF	\$ 1.00	9,150.00	\$ 9,150
Demo Storm Drain Catch Basin	LS	\$ 600.00	1.00	\$ 600
Debris Disposal				\$ -
Load & Haul	Crew MH	\$ 500.00	56.00	\$ 28,000
Construction Debris Tipping Fee	TN	\$ 40.00	261.96	\$ 10,478
Asphalt Paving Disposal Tipping Fee	TN	\$ 50.00	226.46	\$ 11,323
County Disposal Taxes	TN	\$ 4.50	488.42	\$ 2,198
Site Remediation by Sub (Northgate Quote)	LS	\$ 228,340.00	1.00	\$ 228,340
General's Markup on Sub	PCT		5.00%	\$ 11,417
Compaction and Final Grading	By Remediation Sub			\$ -
Shoring and Bulkheading	Not Included			\$ -
<b>Site Utilities</b>				\$ 58,350
New 1" Water Line	LF	\$ 35.00	100.00	\$ 3,500
1" Water Meter	LS	\$ 800.00	2.00	\$ 1,600
1" BF preventor	LS	\$ 1,200.00	2.00	\$ 2,400
BF preventor cage	EA	\$ 1,000.00	2.00	\$ 2,000
New 18" Concrete Storm Drain Pipe	LF	\$ 80.00	50.00	\$ 4,000
Cleanout	EA	\$ 250.00	8.00	\$ 2,000
New 6" CI Sewer Pipe	LF	\$ 80.00	60.00	\$ 4,800
Plumbing Drains	LF	\$ 60.00	30.00	\$ 1,800
New 240v Electric Feeder in Conduit	LF	\$ 35.00	100.00	\$ 3,500
New Electric Panel & Meter, NEMA 3R, 12 circuit	LS	\$ 6,000.00	1.00	\$ 6,000
New Electric Site Lighting Distribution	LF	\$ 15.00	450.00	\$ 6,750
LED Site Lighting	EA	\$ 1,500.00	8.00	\$ 12,000
LED Mast Lights	EA	\$ 4,000.00	2.00	\$ 8,000
<b>General Site Work, Paving and Walks</b>				\$ 5,600
New Concrete Site Aggregate Base 6"	SF	\$ 0.70	8,000.00	\$ 5,600
<b>Irrigation Systems</b>				\$ 7,500
Irrigation System	SF	\$ 5.00	1,500.00	\$ 7,500
<b>Miscellaneous Site Improvements</b>				\$ 230,800
Storage Enclosure	LF	\$ 150.00	48.00	\$ 7,200
Security Gate		\$ 4,800.00	1.00	\$ 4,800
Stage Canopy Structure	SF	\$ 100.00	600.00	\$ 60,000
Stage Backdrop	SF	\$ 75.00	240.00	\$ 18,000
Vine Trellis (Galv Steel & Painted Wood)	SF	\$ 80.00	1,760.00	\$ 140,800
<b>Landscaping</b>				\$ 116,360
Planting Area Border	LF	\$ 13.00	420.00	\$ 5,460
Low Pollen Shade Trees (15 gal)	EA	\$ 250.00	10.00	\$ 2,500
Low Pollen Shade Trees (24" Box)	EA	\$ 950.00	6.00	\$ 5,700
Low Pollen Shade Trees (48" Box)	EA	\$ 2,500.00	1.00	\$ 2,500
Raingarden/ Planting Buffer (18" Topsoil and Sod)	SF	\$ 10.00	1,500.00	\$ 15,000
Community Garden Pods (18" Topsoil)	SF	\$ 8.00	1,500.00	\$ 12,000
Seating	LF	\$ 200.00	80.00	\$ 16,000
Flexible Seating Round Tables	EA	\$ 900.00	11.00	\$ 9,900
Flexible Seating Rectangular Tables	EA	\$ 1,375.00	4.00	\$ 5,500
Flexible Seating Chairs	EA	\$ 800.00	45.00	\$ 36,000
Trash Receptacles	EA	\$ 1,450.00	4.00	\$ 5,800
<b>Miscellaneous Building Specialties</b>				\$ 2,000
Prop. 84 signage + LWCF signage	LS	\$ 500.00	1.00	\$ 500
Community Bulletin Board	EA	\$ 1,500.00	1.00	\$ 1,500
<b>Playground Equipment</b>				\$ 107,580
Rubber Play Surface	SF	\$ 35.00	375.00	\$ 13,125
Tot Play Surfacing (Allowance)	SF	\$ 35.00	375.00	\$ 13,125
Play Structure	LS	\$ 30,000.00	2.00	\$ 60,000
Climbing Wall	LS	\$ 20,000.00	1.00	\$ 20,000
Bicycle Rack		\$ 1,330.00	1.00	\$ 1,330
<b>Site Work Options</b>				\$ 204,225
<b>Concrete Unit Paving Option (Site)</b>				\$ 204,225
New 6" Precast Interlocking Driveway Pavers for Site Paving	SF	\$ 17.00	8,000.00	\$ 136,000
Excavation and Off Haul	CY	\$ 25.00	719.00	\$ 17,975
Permeable Base Rock	SF	\$ 3.00	8,000.00	\$ 24,000
Underdrainage System	LF	\$ 75.00	350.00	\$ 26,250
<b>SUBTOTAL CONSTRUCTION HARD COSTS</b>				\$ 1,387,859
Contractor's Indirect Costs	15.00%			\$ 208,179
Construction Contingency	15.00%			\$ 208,179
Escalation to mid point of constr 6/2016	7.50%			\$ 104,089
Remediation Contingency	35.00%			\$ 45,668
<b>TOTAL CONSTRUCTION COSTS</b>				\$ 1,953,975