

REQUEST FOR REVIEW FORM

San Francisco Arts Commission
Civic Design Review

PROJECT INFORMATION

PROJECT TITLE: _____ DATE: _____

CLIENT DEPARTMENT: _____

PROJECT ADDRESS _____ DISTRICT NUMBER: _____

Is this part of a multi-site project, bond or capital improvement program? If yes, which program?

PROJECT TEAM

PROJECT DESIGNER: _____ Email: _____

PROJECT MANAGER: _____ Email: _____

ARCHITECT: _____ Email: _____

LANDSCAPE ARCHITECT: _____ Email: _____

DATES OF REVIEW

Conceptual/Informational Presentation _____

PHASE 1: Schematic Design _____

PHASE 2: Design Development _____

PHASE 3: Construction Documents _____

Other:

Small Project Review

Plaque Review

Post-Phase 3 Revision Review - December 21, 2020

PROJECT DELIVERY METHOD

Design, Bid Build (traditional)

Fast Track

Design-Build

Bridging

Other

Construction Commencement: _____

Construction Completion: _____

Structure size (SQ FT): _____

BUDGET

Total Construction Cost: _____

Art Enrichment Budget: _____

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.

The primary project goals are to provide a 3-stop elevator on the south side of the Station to meet current code requirements, and to create an accessible path from the southwest corner of Market and Castro Street to the new elevator. The cab and hoistway will have large expanse of glass to provide transparency and a sense of security inside and outside the elevator. The glass hoistway will not obstruct views and provides visual continuity of the Plaza and landscape beyond, allowing the new elevator to blend in with its immediate surrounding. Project revision to add a 4th-stop to connect elevator to Market Street

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.

Write check to: San Francisco Arts Commission

Interdepartment Fund Transfer should use the below codes for SFAC's chart fields:

Revenue Account ID: 460127

Fund ID: 11740

Department ID: 163649

Authority ID: 16577

Project ID: 10022393

Activity ID: 0001

Cost Breakdown Schedule

Castro Muni Station Elevator Retrofit

San Francisco Muni and DPW

Breakdown Item	Description	Quantity	Unit	Bid Total
1	Typical General Requirements (Condensed)	1	LS	\$212,681
2	Demolition and Removals	1	LS	\$593,851
3	Earthwork and Foundation Construction	1	LS	\$1,319,029
4	Exterior Utilities and Drainage Systems (Yard Plumbing Plan)	1	LS	\$42,509
5	New Paving, Sidewalks, Plaza Surfacing, Street Markings	1	LS	\$391,203
6	Site Finishes Including Signs, Fencing, Barriers, Planters, Etc.	1	LS	\$58,132
7	Landscaping Planting and Irrigation Including Maintenance	1	LS	\$177,854
8	Structural Concrete and Reinforcing	1	LS	\$476,309
9	Waterproofing Systems	1	LS	\$299,078
10	Structural Steel and Miscellaneous Metals	1	LS	\$1,353,760
11	Architectural and Building Items Including Elevator Enclosure	1	LS	\$1,456,609
12	Conveyance Systems - Elevators	1	LS	\$931,601
13	Mechanical Systems (Ventilation) (Items Not Incl.in Elevator Package)	1	LS	\$110,412
14	Piping Systems Including Plumbing and Piping for Elevator	1	LS	\$89,931
15	Electrical Power and Control Systems	1	LS	\$1,387,050
16	Fire Protection Systems	1	LS	\$151,816
	TOTAL CONSTRUCTION COST (Includes Harvey Milk Plaza Construction)			\$9,051,823

TOTAL DIRECT CONSTRUCTION CONTRACTOR COST				
	Cost Escalation, Changing Market Conditions and CV19 Requirements - 10%			\$905,182
	Other Mobilization, Demobilization and Closeout Costs			\$90,518
	Markup on Escalation and Mob/Demob Costs at 10%			\$99,570
	Estimated Construction Cost			\$10,147,094

TOTAL CONSTRUCTION COST WITH PROVISION FOR CONSTRUCTION CONTINGENCY				
	Construction Contingency for Change Orders - Fixed at 15%			\$1,357,773
	Estimated Construction Cost			\$11,504,867

ESTIMATED COSTS WITH PROJECT DELIVERY COSTS INCLUDED				
	Project Delivery Costs and Bart Requirements			
	Standard Project Delivery Costs (Estimated at 33%)			\$3,796,606
	Bart Design Criteria Requirements (Estimated at 5%)			\$575,243
	Estimated Project Delivery Costs			\$4,371,850
	Estimated Project Budget Costs			\$15,876,717
	Project Contingency Allowance of 10%			\$1,587,672
	Estimated Preliminary Project Budget			\$17,464,389
	4th Stop Alternate to Market Street - Estimated Construction Costs			
17	Includes Modifications to Structure, Elevator, New Bridge to Market Street			\$807,405