

# REQUEST FOR REVIEW FORM

San Francisco Arts Commission  
Civic Design Review

## PROJECT INFORMATION

PROJECT TITLE: The New Harvey Milk Plaza DATE: 10/3/18

CLIENT DEPARTMENT: Public Works

PROJECT ADDRESS Castro MUNI Station DISTRICT NUMBER: 8

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

N/A

## PROJECT TEAM

PROJECT DESIGNER: Erich Burkhardt, Justin Skoda, McCall Wood Email: j.skoda@perkinseastman.com

PROJECT MANAGER: McCall Wood Email: m.wood@perkinseastman.com

ARCHITECT: Perkins Eastman Email: e.burkhardt@perkinseastman.com

LANDSCAPE ARCHITECT: SWA Email: JRunco@SWAgroup.com

## DATES OF REVIEW

Conceptual/Informational Presentation October 15, 2018

PHASE 1: Schematic Design TBD

PHASE 2: Design Development TBD

PHASE 3: Construction Documents TBD

Other:

Small Project Review

Plaque Review

## PROJECT DELIVERY METHOD

Design, Bid Build (traditional)

Fast Track

Design-Build

Bridging

Other

Construction Commencement: TBD

Construction Completion: TBD

Structure size (SQ FT): Approx. 13,000 Gross SF

## BUDGET

Total Construction Cost: \$17,182,422

Art Enrichment Budget: 2% of construction 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.

See attached

## ADDITIONAL INFORMATION

Is this project on a City designated landmark or in a City designated historic district? If yes, please contact Tim Frye of the Historic Preservation Commission to determine whether a certificate of appropriateness or other steps are 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

**The New Harvey Milk Plaza**  
**Design Concept Statement:**

The reimagined Harvey Milk Plaza is a place like no other—as unconventional as the human rights figure himself. Equal parts memorial, celebration and call to action, it is here that visitors are introduced to Harvey Milk, learn about his story and mission, and then leave energized to create change in their own communities. This “living memorial” to Harvey Milk lies in the heart of San Francisco and, lifting upwards from the sidewalk, becomes a new, iconic gateway to the Castro. Harvey Milk Plaza is a place where visitors can participate in various experiences that uphold three of Harvey’s overarching legacies: action, community, and hope. It is a place where Harvey’s spirit can actively live on today.



**CONCEPT COST MODEL  
CONSTRUCTION ESTIMATE**

**for**

**Harvey Milk Plaza  
San Francisco, CA**

*Prepared for :*

**Perkins Eastman  
100 Montgomery Street, Suite 2300  
San Francisco, CA 94104**

**June 15, 2018**

**# 18-2592**

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*Concept Cost Model Construction Estimate*

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**Basis of Estimate**

The estimate is based on schematic design submittal dated May 2018. Estimated unit costs include average labor rates with competitive bid conditions. Competitive bid conditions generally occur when bids are received from a minimum of four general contractors and three subcontractors for each trade. The estimate includes allowances and assumptions for materials, building systems, specifications and construction schedule, these assumptions should be confirmed at the next design stage and prior to completion of bid documents. The estimate includes general contractor markups for general conditions, bonds, insurances, profit, estimate contingency and cost escalation to mid-point of construction. Project soft costs are not included. The estimate is based on design, bid, build project delivery.

The estimated construction cost represents our best judgment as a professional consultant familiar with the construction industry. We have no control over the cost or supply of labor, materials and equipment, a contractor's methods of determining bid prices and market conditions. We cannot and do not warranty or represent that bids or negotiated prices will not vary from the estimated construction cost.

**Estimate Exclusions**

- Professional design, testing, inspection and management fees.
- Fire and all risk insurance.
- Legal and financing costs.
- Building permits and fees.
- Construction, project or staging contingencies.
- Site furnishings and loose equipment.
- Cost escalation, 7% per year to mid-point of construction recommended.
- Traffic mitigation.
- Independent commissioning.
- Public art, digital walls, custom glass forms, plaques and engraving.

**Summary**

Accessibility Upgrades	\$6,718,789
Plaza Improvements	\$10,463,633
Total	\$17,182,422

**Accessibility Upgrades**

<i>Component Description</i>	Quantity	Unit Cost	\$
<b>Demolition</b>			
Remove paving and landscaping	13,300 SF	3.45	45,885
Demolish bridge	548 SF	28.75	15,762
Demolish stairs	1 EA	63,250.00	63,250
Demolish escalator	1 EA	51,750.00	51,750
Demolish retaining and planter walls	403 LF	27.60	11,130
Demolish fence	121 LF	13.80	1,670
Miscellaneous demolition	1 LS	40,250.00	40,250
Temporary site protection	1 LS	300,000.00	300,000
Temporary access stair	1 LS	175,000.00	175,000
<b>Muni Concourse</b>			
Excavation and export	3,865 CY	86.25	333,396
Interior finishes and signage - 25%	1,186 SF	212.75	252,322
Plumbing - 25%	1,186 SF	17.25	20,459
HVAC - 25%	1,186 SF	63.25	75,015
Electrical - 25%	1,186 SF	86.25	102,293
Fire sprinklers - 25%	1,186 SF	13.80	16,367
<b>Street Level</b>			
New canopy structure - 50%	592 SF	431.25	255,467
Canopy perimeter walls and fascia - 50%	69 LF	1,587.00	110,043
Canopy soffit - 50%	592 SF	86.25	51,093
Cast in place concrete paving, integral color, scored			
Repave approach and plaza to elevator	3,804 SF	57.50	218,757
Widen market street and provide access to 4th stop of elevator from Market Street bus stop.	2,346 SF	63.25	148,385
Elevator approach and platform for 4th stop to connect to market street Bus area	393 SF	89.70	35,236
Repave and regrade access through site to Collingwood and accessible route to upper plaza	2,475 SF	57.50	142,330
New retaining wall	130 LF	1,192.50	155,347
New stair	1 EA	345,000.00	345,000
Escalator replaced in new location	1 EA	327,750.00	327,750
New four stop elevator including shaft and equipment	1 EA	1,100,000.00	1,100,000
Site lighting conduit and wire - 50%	1 LS	100,000.00	100,000
<b>SUBTOTAL</b>			<b>\$4,493,954</b>
General Conditions and General Requirements	18.5%		831,381
Bonds and Insurances	3.5%		186,387
Overhead and Profit	6.0%		330,703
<b>SUBTOTAL</b>			<b>\$5,842,425</b>
Design / Estimate Contingency	15.0%		876,364
<b>TOTAL ADA CONSTRUCTION 06/2018</b>			<b>\$6,718,789</b>

**Plaza Improvements**

<i>Component Description</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>\$</i>
<b>Muni Concourse</b>			
Imported fill	1,000 CY	98.90	98,900
Earthwork shoring	7,810 SF	74.75	583,798
Reinforced concrete foundations	868 CY	1,144.25	992,955
Reinforced concrete retaining walls	7,455 SF	110.40	823,032
Reinforced concrete slab on grade	4,744 SF	25.30	120,023
Structural slab above	4,744 SF	87.40	414,626
Interior finishes and signage - 75%	3,558 SF	212.75	756,965
Plumbing - 75%	3,558 SF	17.25	61,376
HVAC - 75%	3,558 SF	63.25	225,044
Electrical - 75%	3,558 SF	86.25	306,878
Fire sprinklers - 75%	3,558 SF	13.80	49,100
<b>Street Level</b>			
New canopy structure - 50%	592 SF	431.25	255,467
Canopy perimeter walls and fascia - 50%	69 LF	1,587.00	110,043
Canopy soffit - 50%	592 SF	86.25	51,093
Accent paving	1,008 SF	86.25	86,948
Limestone paver	5,106 SF	78.20	399,279
Custom glass forms 10' x 5' x 2' with integral lighting - NIC			-
Trees	11 EA	2,817.50	30,993
Concrete planter 3' wide	150 LF	517.50	77,625
Digital wall 20' x 20' - NIC			-
Bronze plaques 1' x 5' with text - NIC			-
Structural glass below canopy	35 LF	4,743.75	166,031
Statue art - NIC			-
Flagpole and base relocate	1 LS	7,820.00	7,820
Signage and graphics	1 LS	200,000.00	200,000
Site lighting			
LED step lights	50 EA	980.00	49,000
LED soffit strip light	200 LF	450.00	90,000
High powered spot light	3 EA	3,500.00	10,500
In ground LED brick lights, on-site	100 EA	1,150.00	115,000
In ground LED brick lights, off-site	75 EA	1,150.00	86,250
Decorative memorial lamp posts, on-site	30 EA	3,500.00	105,000
Decorative memorial lamp posts, off-site	60 EA	3,500.00	210,000
Site lamp posts	8 EA	2,500.00	20,000
Landscape lighting	1 LS	75,000.00	75,000
Conduit and wire - 50%	1 LS	100,000.00	100,000
Site drainage	1 LS	90,000.00	90,000
Site utilities	1 LS	230,000.00	230,000
<b>SUBTOTAL</b>			<b>\$6,998,744</b>
General Conditions and General Requirements	18.5%		1,294,768
Bonds and Insurances	3.5%		290,273
Overhead and Profit	6.0%		515,027
<b>SUBTOTAL</b>			<b>\$9,098,811</b>
Design / Estimate Contingency	15.0%		1,364,822
<b>TOTAL PLAZA CONSTRUCTION 06/2018</b>			<b>\$10,463,633</b>