

Noe Valley Town Square Restroom

	Project Phase/Task	Agency	Pre-Fab Budget Estimate	Custom Built Budget Estimate	Notes
	PROJECT MANAGEMENT				
	RPD Project Management	REC	\$150,000	\$175,000	Per City Budget processes PM time is charged to a project and not subsidized by the General Fund
	REGULATORY				
	ADA Review	MOD	\$5,000	\$5,000	
	Environmental Review Fees	Planning	\$500	\$500	Assume Cat Ex
	DBI Bldg Permit	DBI & Planning	\$15,000	\$25,000	Pre-fab permitted mainly through State, DBI for related site work; Custom built may require DBI Intake process; recent example at Esprit where park renovations were not immediately accepted for intake
	Civic Design Review	Arts	\$12,800	\$12,800	
	PLANNING & DESIGN				
	Utility & Topo Survey	PW	\$40,000	\$40,000	Verify existing conditions
	Architecture & Engineering Fees	PW	\$200,000	\$300,000	
	Cost Estimator	Consultant	\$20,000	\$30,000	
	Soft Cost Reserve	Reserve	\$75,000	\$75,000	Includes Design Contingency
	BIDDING & CONTRACTING				
	Contract Preparation	PW	\$20,000	\$20,000	PW
	Reproduction Services	Consultant	\$1,000	\$1,000	ARC
	CONSTRUCTION				
	Construction Management	PW	\$125,000	\$150,000	
	Materials Testing & Special Inspect	PW	\$10,000	\$15,000	
	Utility Reserve	PG&E/PUC	\$25,000	\$25,000	water & sewer utility needs; assumes electrical connection pre-existing. May need to use solar if electrical is not adequate
	Base Construction Contract	Contractor	\$450,000	\$750,000	prefab estimate includes procuring from a non-12X State with custom modification to adjust to existing site conditions and SF Code requirements along with related site work
	Bid Contingency	Contractor	\$22,500	\$37,500	5% of estimated construction cost
	Construction Contingency	Contractor	\$45,000	\$75,000	10% of estimated construction cost
	TOTAL PROJECT BUDGET		\$1,216,800	\$1,736,800	