MERCURIAL CONSULTING
CONSTRUCTION COST MANAGEMENT

Vaillancourt Fountain

Option 1: Historical Public Art Seismic Restoration

Project Architect: TBD
Contractor: TBD
Project Manager: Eoanna Goodwin

7/8/2025
Conceptual Estimate

SF Park and Recreation Department
San Francisco, CA

MERCURIAL CONSULTING
CONSTRUCTION COST MANAGEMENT

Construction Cost Summary

Trade Summary		*Fountain Structure*	*Fountain Pool Basin*	*Fountain New Pump Room*	*Fountain ADA Accessibility*	*Total*	*$/SF*
02 Existing Conditions		$694,000	$473,325	$250,000	$50,000	$1,467,325	$29.42
03 Concrete		$3,984,450	$3,939,940	$0	$0	$7,924,390	$158.90
04 Masonry		$0	$0	$0	$0	$0	$0.00
05 Metals		$0	$189,330	$0	$150,000	$339,330	$6.80
06 Wood, Plastics, and Composites		$0	$0	$0	$0	$0	$0.00
07 Thermal and Moisture Protection		$0	$0	$0	$0	$0	$0.00
08 Openings		$0	$0	$0	$0	$0	$0.00
09 Finishes		$0	$0	$0	$0	$0	$0.00
10 Specialties		$0	$0	$0	$0	$0	$0.00
11 Equipment		$0	$0	$0	$0	$0	$0.00
12 Furnishings		$0	$0	$0	$0	$0	$0.00
13 Special Construction		$0	$0	$0	$0	$0	$0.00
14 Conveying Equipment		$0	$0	$0	$0	$0	$0.00
21 Fire Suppression		$0	$0	$0	$0	$0	$0.00
22 Plumbing		$65,000	$0	$0	$0	$65,000	$1.30
23 Heating, Ventilating, and Air Conditioning		$0	$0	$0	$0	$0	$0.00
25 Integrated Automation		$0	$0	$0	$0	$0	$0.00
26 Electrical		$130,000	$0	$0	$0	$130,000	$2.61
27 Communications		$0	$0	$0	$0	$0	$0.00
28 Electrical Safety and Security		$0	$0	$0	$0	$0	$0.00
31 Earthwork		$0	$0	$0	$0	$0	$0.00
32 Exterior Improvements		$0	$0	$0	$763,300	$763,300	$15.31
33 Utilities		$0	$0	$4,300,000	$0	$4,300,000	$86.22
Direct Construction Cost		**$4,873,450**	**$4,602,595**	**$4,550,000**	**$963,300**	**$14,989,345**	**$300.56**
Bonds and Insurance	2.5%	$121,836	$115,065	$113,750	$24,083	$374,734	$7.51
General Conditions	18.0%	$899,152	$849,179	$839,475	$177,729	$2,765,534	$55.45
GC OH&P	5.00%	$294,722	$278,342	$275,161	$58,256	$906,481	$18.18
Design Contingency	15.0%	$928,374	$876,777	$866,758	$183,505	$2,855,414	$57.26
Construction Contingency	15.0%	$1,067,630	$1,008,294	$996,772	$211,031	$3,283,726	$65.84
Escalation	15.0%	$1,227,775	$1,159,538	$1,146,287	$242,685	$3,776,285	$75.72
Total Construction Cost		**$9,412,938**	**$8,889,789**	**$8,788,203**	**$1,860,588**	**$28,951,519**	**$580.53**
Alternate 1: Restore Brick Plaza						**$1,590,688**	**$31.90**

Fountain Structure

Component Detail	Quantity	Unit	Rate	Subtotal $	Total $
02 Existing Conditions					
PG&E Vault - remove existing electrical equipment/wiring	1	LS	$50,000.00	$50,000	
Demo existing underground pump room and equipment - hazmat removal. Clean, seal and abandon room in place	1	LS	$325,000.00	$325,000	
Disconnect water incoming service and reroute	1	LS	$50,000.00	$50,000	
Disconnect and reroute fountain water distribution sytem and stub out for future above ground pump room	1	LS	$50,000.00	$50,000	
Testing and inspect existing fountain distribution system with temporary pump skid	1	LS	$25,000.00	$25,000	
Scaffolding around precast arms	13	EA	$10,000.00	$130,000	
Construction fence w/dust screens	1	LS	$64,000.00	$64,000	
02 Existing Conditions Total					**$694,000**
03 Concrete					
Hollow, Pre-Cast Concrete Arms - Clean/Seal/Repair and Restore and Seismically Support and Anchor as Necessary including membrane joints					$3,544,450
EF	1,289	SF	$350.00	$451,150	
EC	1,110	SF	$350.00	$388,500	
NC	1,110	SF	$350.00	$388,500	
NE	454	SF	$350.00	$158,900	
NK	631	SF	$350.00	$220,850	
PA	581	SF	$350.00	$203,350	
EO	985	SF	$350.00	$344,750	
EM	404	SF	$350.00	$141,400	
EN	631	SF	$350.00	$220,850	
EJ	1,416	SF	$350.00	$495,600	
NL	985	SF	$350.00	$344,750	
NH+EH	531	SF	$350.00	$185,850	
Hollow, Pre-Cast Concrete Panel Wall					$440,000
North Elevation 10'-10"	880	SF	$250.00	$220,000	
East Elevation 10'-10"	880	SF	$250.00	$220,000	
03 Concrete Total					**$3,984,450**
22 Plumbing					
Water feature in Concrete Arms w/protective wire mesh	13	EA	$5,000.00	$65,000	
22 Plumbing Total					**$65,000**

MERCURIAL CONSULTING
CONSTRUCTION COST MANAGEMENT

Fountain Structure

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
26 Electrical					
Restore Light Fixtures Glass Cylinders, rewire and relamp	13	EA	$10,000.00	$130,000	
26 Electrical Total					**$130,000**

Fountain Pool Basin

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
02 Existing Conditions					
Demo existing pool basin	18,933	SF	$25.00	$473,325	
02 Existing Conditions Total					**$473,325**
03 Concrete					
Walking Lily Pad Pedestals	31	EA	$2,000.00	$62,000	
New fountain pool basin, foundation, stabilization and waterproofing	113,598	CuFT	$30.00	$3,407,940	
Sump pumps and interceptors	1	LS	$150,000.00	$150,000	
Pool Coping	160	LF	$2,000.00	$320,000	
03 Concrete Total					**$3,939,940**
05 Metals					
Reinforce and pool beam structure	18,933	SF	$10.00	$189,330	
05 Metals Total					**$189,330**

Fountain New Pump Room

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
<u>02 Existing Conditions</u>					
Connection to existing piping and restore water outlets	1	LS	250,000.00	250,000	
02 Existing Conditions Total					**250,000**
<u>33 Utilities</u>					
Premanufactured modular pump skid with filtration, recirculation, monitoring and controls	1	LS	3,000,000.00	3,000,000	
Distribution piping and incoming service, water meters, backflow preventers	1	LS	300,000.00	300,000	
Electrical Transformer, distribution, feeders	1	LS	250,000.00	250,000	
Pump room enclosure, concrete pad, security	1	LS	500,000.00	500,000	
Site lighting	1	LS	250,000.00	250,000	
33 Utilities Total					**4,300,000**

Fountain ADA Accessibility

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
02 Existing Conditions					
Demo existing stairs and guardrails	1	LS	50,000.00	50,000	
02 Existing Conditions Total					**50,000**
05 Metals					
Steel Stairs, Viewing Platforms, & Railings					
North Stairs	1	EA	75,000.00	75,000	
East Stairs	1	EA	75,000.00	75,000	
05 Metals Total					**150,000**
11 Equipment					
ADA Elevator and wheelchair lifts and electrical connections				Not Required	
11 Equipment Total					**0**
32 Exterior Improvements					
Perimeter pathways and guardrails	160	LF	2,000.00	320,000	
Reslope and repave existing perimeter concrete pathways	17,732	SF	25.00	443,300	
32 Exterior Improvements Total					**763,300**

Alternates

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Alternate 1: Restore Brick Plaza					
Direct Cost					
Restore brick plaza	32,139	SF	25.00	803,475	
Indirects					
Permits	2.5%	%	803,475.00	20,087	
Bonds and Insurance	2.5%	%	823,561.88	20,589	
General Conditions	18.0%	%	844,150.92	151,947	
GC OH&P or CM Fee	5.0%	%	996,098.09	49,805	
Design Contingency	15.0%	%	1,045,902.99	156,885	
Construction Contingency	15.0%	%	1,202,788.44	180,418	
Escalation	15.0%	%	1,383,206.71	207,481	
Soft Cost					
Design Fees Soft Cost	27%	%	1,590,687.71	429,486	
Project Reserve	5%	%	1,590,687.71	79,534	
Alternate 1: Restore Brick Plaza					**2,099,708**