



Vaillancourt Fountain

Option 3: Disassemble and Storage

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Conceptual Estimate

SF Park and Recreation Department
San Francisco, CA

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Construction Cost Summary

Trade Summary	Fountain Structure	Fountain Pool Basin	Fountain New Pump Room	Fountain ADA Accessibility	Total	\$/SF
02 Existing Conditions	\$425,000	\$378,660	\$0	\$50,000	\$853,660	30,000
03 Concrete	\$594,350	\$15,500	\$0	\$0	\$609,850	\$20.33
04 Masonry	\$0	\$0	\$0	\$0	\$0	\$0.00
05 Metals	\$0	\$0	\$0	\$0	\$0	\$0.00
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	\$0	\$0	\$0	\$0	\$0	\$0.00
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	\$0	\$0	\$0	\$0	\$0	\$0.00
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	\$0	\$0	\$0.00
33 Utilities	\$0	\$0	\$0	\$0	\$0	\$0.00
Direct Construction Cost	\$1,019,350	\$394,160	\$0	\$50,000	\$1,463,510	\$48.78
Bonds and Insurance 2.5%	\$25,484	\$9,854	\$0	\$1,250	\$36,588	\$1.22
General Conditions 18.0%	\$188,070	\$72,723	\$0	\$9,225	\$270,018	\$9.00
GC OH&P 5.00%	\$61,645	\$23,837	\$0	\$3,024	\$88,506	\$2.95
Design Contingency 12.0%	\$155,346	\$60,069	\$0	\$7,620	\$223,035	\$7.43
Construction Contingency 12.0%	\$173,987	\$67,277	\$0	\$8,534	\$249,799	\$8.33
Escalation 15.0%	\$243,582	\$94,188	\$0	\$11,948	\$349,718	\$11.66
Total Construction Cost	\$1,867,465	\$722,107	\$0	\$91,601	\$2,681,172	\$89.37
Alternates						
Alternate 1: Art Storage cost for 3 years					\$1,008,000	\$33.60
Alternate 2: Premium for demo for reassembly					\$696,273	\$23.21

Component Detail	Quantity	Unit	Rate	Subtotal \$	Total \$
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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					Not Required
Testing and inspect existing fountain distribution system with temporary pump skid					Not Required
Scaffolding around precast arms					Not Required

02 Existing Conditions Total

\$425,000

03 Concrete

Hollow, Pre-Cast Concrete Arms - Demo Existing Fountains					\$506,350
EF	1,289	SF	\$50.00	\$64,450	
EC	1,110	SF	\$50.00	\$55,500	
NC	1,110	SF	\$50.00	\$55,500	
NE	454	SF	\$50.00	\$22,700	
NK	631	SF	\$50.00	\$31,550	
PA	581	SF	\$50.00	\$29,050	
EO	985	SF	\$50.00	\$49,250	
EM	404	SF	\$50.00	\$20,200	
EN	631	SF	\$50.00	\$31,550	
EJ	1,416	SF	\$50.00	\$70,800	
NL	985	SF	\$50.00	\$49,250	
NH+EH	531	SF	\$50.00	\$26,550	
Hollow, Pre-Cast Concrete Panel Wall					\$88,000
North Elevation 10'-10"	880	SF	\$50.00	\$44,000	
East Elevation 10'-10"	880	SF	\$50.00	\$44,000	

03 Concrete Total

\$594,350

22 Plumbing

Demo	Included in Demo Cost
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22 Plumbing Total

\$0

26 Electrical

Demo	Included in Demo Cost
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26 Electrical Total

\$0

Fountain Pool Basin

Component Detail	Quantity	Unit	Rate	Subtotal \$	Total \$
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02 Existing Conditions

Demo existing pool basin	18,933	SF	\$20.00	\$378,660	
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02 Existing Conditions Total					\$378,660
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03 Concrete

Walking Lily Pad Pedestals - Demo	31	EA	\$500.00	\$15,500	
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New fountain pool basin, foundation, stabilization

and waterproofing

Not Required

Sump pumps and interceptors

Not Required

Pool Coping

Not Required

03 Concrete Total					\$15,500
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05 Metals

Reinforce and pool beam structure

Not Required

05 Metals Total					\$0
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Fountain New Pump Room

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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02 Existing Conditions

Connection to existing piping and restore water outlets

Not Required

02 Existing Conditions Total

0

33 Utilities

Premanufactured modular pump skid with filtration, recirculation, monitoring and controls

Not Required

Distribution piping and incoming service, water meters, backflow preventers

Not Required

Electrical Transformer, distribution, feeders

Not Required

Pump room enclosure, concrete pad, security

Not Required

Site lighting

Not Required

33 Utilities Total

0

Fountain ADA Accessibility

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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02 Existing Conditions

Demo existing stairs and guardrails	1	LS	50,000.00	50,000	
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02 Existing Conditions Total					50,000
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05 Metals

Steel Stairs, Viewing Platforms, & Railings					
North Stairs				Not Required	
East Stairs				Not Required	

05 Metals Total					0
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11 Equipment

ADA Elevator and wheelchair lifts and electrical connections				Not Required	
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11 Equipment Total					0
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32 Exterior Improvements

Perimeter pathways and guardrails				Not Required	
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32 Exterior Improvements Total					0
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Alternates

Component Detail	Quantity	Unit	Rate	Subtotal \$	Total \$
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Alternate 1: Art Storage cost for 3 years

Direct Cost

**Local Bay Area Storage and Warehousing Rental
cost per annum**

Year 1: 30,000 sqft Storage warehouse facility	15,000	SF	20.00	300,000
Year 2: 30,000 sqft Storage warehouse facility	15,000	SF	20.00	300,000
Year 3: 30,000 sqft Storage warehouse facility	15,000	SF	20.00	300,000

Preservation Priority: Sculptural and bespoke/custom elements that are part of the sculpture are priority for storage. Elements that are straightforward to refabricate would not need to be stored. Maintain the following character-defining features:

Square concrete "lily pad" path through the fountain:
Question whether to store or document and refabricate
Assemblage of multiple square, pre-cast concrete hollow-core arms with fourteen water channels
Precast-concrete panel hollow wall along north and east sides with narrow water collection pool
Exposed, rough texture of pre-cast concrete elements
Visible metal bolts
Two metal stairs with pedestrian platforms and railings:
Question whether to store or document and refabricate

31	EA	In Storage
10,127	SF	In Storage
1,760	SF	In Storage
11,887	SF	In Storage
1	LS	In Storage
2	EA	In Storage

Indirect Cost

Bonds and Insurance				Not Required
General Conditions				Not Required
GC OH&P				Not Required
Design Contingency				Not Required
Construction Contingency				Not Required
Escalation	12.0%	%	\$900,000	108,000

<u>Alternate 1:</u>	1,008,000
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Alternates

Component Detail	Quantity	Unit	Rate	Subtotal \$	Total \$
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Alternate 2: Premium for demo for reassembly

Direct Cost

Premium to base selective demolition

Goal: The fountain is to be reconstructed and made functional at a new location.

Technical Needs: Requires selective demolition, with oversight by a structural engineer and art specialists, because the fountain must be carefully disassembled at its joints to preserve its character-defining features, safely remove asbestos at connections, disconnect water/electrical lines, and ensure the concrete arms and panels can be stored and later reassembled intact.

11,887 SF 20.00 237,740

Structural & Safety Considerations: Each precast arm/section weighs up to 10 tons and is interconnected by post-tensioned rods or welded steel plates. These are now corroded, making disassembly technically complex and requiring temporary shoring, cranes, and careful sequencing to avoid collapse. The fountain has been found structurally insufficient to resist modern seismic loads even under ideal conditions, which increases risk during removal.

included in base demo

Hazards: Asbestos is present in pipe insulation, gaskets, boiler seals, and presumed at sculpture joints and waterproofing membrane; lead paint is present in the pump room and railings. Both require abatement and worker protection during disassembly.

included in base demo

Process: Elements will be cut/disassembled at joints, cataloged, and stored in a way that allows for future reassembly.

included in Alternate Premium

Replacements: Systems such as lighting lenses, along with any necessary repairs (e.g., chipped concrete, spalling, corrosion stabilization), will follow Secretary of the Interior Standards during reconstruction.

Water feature in Concrete Arms w/protective wire mesh

13 EA \$5,000.00 \$65,000

Restore Light Fixtures Glass Cylinders, rewire and relamp

13 EA \$10,000.00 \$130,000

Indirect Cost

Bonds and Insurance

1.0% % \$432,740 4,327

General Conditions

2.5% % \$437,067 10,927

GC OH&P

18.0% % \$447,994 80,639

Design Contingency

5.0% % \$528,633 26,432

Construction Contingency

12.0% % \$555,065 66,608

Escalation

12.0% % \$621,672 74,601

Alternate 2:

696,273