



# **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**

**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
<b>Direct Construction Cost</b>		<b>\$4,873,450</b>	<b>\$4,602,595</b>	<b>\$4,550,000</b>	<b>\$963,300</b>	<b>\$14,989,345</b>	<b>\$300.56</b>
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
<b>Total Construction Cost</b>		<b>\$9,412,938</b>	<b>\$8,889,789</b>	<b>\$8,788,203</b>	<b>\$1,860,588</b>	<b>\$28,951,519</b>	<b>\$580.53</b>
<b>Alternate 1: Restore Brick Plaza</b>						<b>\$1,590,688</b>	<b>\$31.90</b>

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	
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**22 Plumbing Total**

**\$65,000**

**Fountain Structure**

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

Demo existing pool basin	18,933	SF	\$25.00	\$473,325	
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<b>02 Existing Conditions Total</b>					<b>\$473,325</b>
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**03 Concrete**

Walking Lily Pad Pedestals	31	EA	\$2,000.00	\$62,000	
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New fountain pool basin, foundation, stabilization and waterproofing	113,598	CuFT	\$30.00	\$3,407,940	
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Sump pumps and interceptors	1	LS	\$150,000.00	\$150,000	
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Pool Coping	160	LF	\$2,000.00	\$320,000	
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<b>03 Concrete Total</b>					<b>\$3,939,940</b>
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**05 Metals**

Reinforce and pool beam structure	18,933	SF	\$10.00	\$189,330	
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<b>05 Metals Total</b>					<b>\$189,330</b>
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**Fountain New Pump Room**

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

Connection to existing piping and restore water outlets	1	LS	250,000.00	250,000	
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<b>02 Existing Conditions Total</b>					<b>250,000</b>
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**33 Utilities**

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	

<b>33 Utilities Total</b>					<b>4,300,000</b>
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**Fountain ADA Accessibility**

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

Demo existing stairs and guardrails	1	LS	50,000.00	50,000	
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<b>02 Existing Conditions Total</b>					<b>50,000</b>
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**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	

<b>05 Metals Total</b>					<b>150,000</b>
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**11 Equipment**

ADA Elevator and wheelchair lifts and electrical connections				Not Required	
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<b>11 Equipment Total</b>					<b>0</b>
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**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	

<b>32 Exterior Improvements Total</b>					<b>763,300</b>
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**Alternates**

Component Detail	Quantity	Unit	Rate	Subtotal \$	Total \$
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**Alternate 1: Restore Brick Plaza**

**Direct Cost**

Restore brick plaza	32,139	SF	25.00	803,475	
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**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**