

April 6, 2016

60% Design

Select Current Year:

2016

Soft Cost	Target	Estimated	
Construction			
City Construction Admin	8.0%	8.0%	
CM Administration Services	14.0%	10.0%	
Design			
City Design and PM	8.0%	5.1%	
Consultant Design Services	16.0%	9.3%	
Total Soft Cost %	46.0%	32.3%	Estimated Cost
Current Engineer's Estimate (Full Scope)			\$14.38
Sales Tax Eligible			Y
Adjusted EE Sales Tax			\$1.89
Design Allowance %			10.0%
Design Allowance			\$1.44
Adjusted Engineer's Estimate			\$15.82
Midpoint of Construction			2018
Adjusted EE Escalation (2 yrs @ 4%/yr)			\$1.29
Construction Risk %			15.0%
Adjusted EE Construction Risk			\$2.57
Revised Scope Hard Cost (with Escalation and Construction Risk)			\$21.57
City Construction Admin			
1) SDOT Admin	2.0%		\$0.43
2) SDOT Labor Support	2.0%		\$0.43
3) Design Support Services	1.5%		\$0.32
4) Outreach	1.0%		\$0.22
5) Project Direct Expenses	1.5%		\$0.32
City Construction Admin Total	8.0%		\$1.73
CM Administration Services	10.0%		\$2.16
Total Construction Administration Costs	18.0%		\$3.88
Total Construction Cost			\$25.45
Environmental and Permits (Parks lead)			\$0.25
Design Cost Accrued (FY 2015)			\$0.12
City Design and Project Management			
1) Parks Design, PM, Admin Staffing	1.2%		\$0.25
2) SDOT Project Management	1.3%		\$0.27
3) SDOT Design and Project Controls Staff	1.1%		\$0.23
4) City Direct Expenses	1.0%		\$0.22
City Design and Project Management Total	4.5%		\$0.97
Consultant Design Services	9.3%		\$2.00
Total Design Costs	14.3%		\$3.09
Total Project Cost			\$28.79

Notes:

- No additional contingency beyond Design Allowance and Construction Risk Allowance.
- CM Administration estimate needs to be refined.
- Parks costs for environmental, permitting, design, project management and administration need to be refined.
- Does not include owner furnished items - furniture, benches, etc. Does not include art installation.
- Assumes 36 month project duration.
- Assumes piles are galvanized with anodes installed.