

Lead Authorized Representative Name and Contact Information:	Kelly Kirkpatrick - kelly.kirkpatrick@sfdph.org	
County or Tribal Nation:	San Francisco	
Name of Entity Applying:	San Francisco Department of Public Health	
Name of Proposed Project:	1660 Mission Street	
Projected Start Date:	9/1/2025	
Project Director (if different than the Lead Authorized Representative) Contact Name, Email, & Phone:	Same as Lead Authorized Representative	
Proposed Project Address:	1660 Mission Street, San Francisco, CA 94103	
Assessor Parcel Number(s) (APN):	3512/005	
BHCIP ROUND 5: Crisis and Behavioral Health Continuum		
* UPDATED BHCIP APPLICATION BUDGET *		
Project Development Costs by Phase		
Development Phase	Funded by Grant	Notes
<b>PHASE 1: PLANNING AND PRE-DEVELOPMENT</b>		
Owner Administration (10% autofill)	\$0	
Legal (Contracts and Due Diligence)		
Architect (Concept Planning)		
Consultants (Specify)		
Civil Engineer		
Construction Manager/Owner's Representative		
Site Investigation Report (SIR)		Environmental services
Site Surveys (Soils & Enviro)		Geotech, surveys, & data collection
Other Feasibility/Due Diligence Costs		
Other Feasibility/Due Diligence Costs		
Contingency (10% autofill)	\$0	
<b>Total Feasibility Costs</b>	\$0	
Development Phase	Funded by Grant	Notes
<b>PHASE 2: DESIGN DEVELOPMENT (SDs and DDs)</b>		
Owner Administration (10% autofill)	\$0	
Legal (Contracts)		
Architect Schematic Drawings (SDs)		
Architect & Engineers Design Drawings (DDs)		
Construction Manager/Owner's Rep		
Civil Engineer		
MEP Engineer		
Structural Engineer		
Consultants (Specify)		
Consultants (Specify)		
Consultants (Specify)		
Other Dev Planning Costs (Specify)		
Other Dev Planning Costs (Specify)		
Other Dev Planning Costs (Specify)		
Contingency (10% autofill)	\$0	
<b>Total Design Development Costs</b>	\$0	
Development Phase	Funded by Grant	Notes
<b>PHASE 3: SHOVEL READY - Construction Drawings</b>		
Owner Administration (10% autofill)	\$0	City administrative services
Legal (Contracting, Due Diligence, GMAX)		
Architect Construction Drawings (CDs)		A/E services
Construction Manager/Owner's Rep		
Civil Engineer		Included in A/E services
MEP Engineer		Included in A/E services
Structural Engineer		Included in A/E services
Consultants (Specify)		Commissioning/energy modeling
Consultants (Specify)		
Consultants (Specify)		
Other Dev Planning Costs (Specify)		
Other Dev Planning Costs (Specify)		
Other Dev Planning Costs (Specify)		
Contingency (10% autofill)	\$0	Project control contingency
<b>Total Design Construction Drawings</b>	\$0	
Development Phase	Funded by Grant	Notes
<b>PHASE 3: SHOVEL READY - Permits and Fees</b>		
Owner Administration (10% autofill)	\$0	
Bond Premium or Subcontractor Default Insurance (SDI)		
Builders Risk Insurance (Total Build Schedule)		
Title and Recording		
Plan Check & Permit Fees		Regulatory agency approvals
Local Development Impact Fees		
Employment Reporting		
Other Const. Permits & Fees (Specify)		

Other Const. Permits & Fees (Specify)		
Other Const. Permits & Fees (Specify)		
Owner's Contingency (10% autofill)	\$0	
Total Permits and Fees Costs	\$0	
Development Phase	Funded by Grant	Notes
LAND COSTS/ACQUISITION		
Owner Administration (2% autofill)	\$186,741	
Land Cost or Value	\$9,337,068	
Demolition		
Legal		
Broker Fee		
Appraisal Fee		
Construction Manager		
Closing Costs		
Land Lease Rent Prepayment		
Other Acquisition Costs (Specify)		
Contingency (5% autofill)	\$476,191	
Total Land Costs	\$10,000,000	
Existing Improvements Value (for Match)		
Off-Site Improvements		
Total Acquisition Costs	\$10,000,000	Signed Letter of Intent for \$18.5 million
Development Phase	Funded by Grant	Notes
REHABILITATION		
Owner Administration (5% autofill)	\$0	Project management & public outreach
Legal		
Construction Manager/Owner's Rep		CM services
Physical Needs Assessment (PNA)		
Site Work (Materials and Labor)		\$500/GSF estimate with 3.5% annual escalation to midpoint of construction
Structures (Materials and Labor)		
General Conditions/Requirements		
Contractor Overhead		
Contractor Profit		
Prevailing Wages Administration		
General Liability Insurance		
Project Inspection		
Signage		
Fixtures/Equipment		
Urban Greening/Landscaping		
Other Rehabilitation: (Specify)		New utility services & temp. power allowance for all-electric building
Other Rehabilitation: (Specify)		
Other Rehabilitation: (Specify)		
Owner's Contingency (20% autofill)	\$0	6% market conditions contingency + 18% construction contingency
Total Rehabilitation Costs	\$0	
Development Phase	Funded by Grant	Notes
FINAL PHASE: CONSTRUCTION		
Owner Administration (5% autofill)	\$0	
Legal		
Construction Manager/Owner's Rep		
Site Work (Materials and Labor)		
Hard Costs (Materials and Labor)		
General Conditions/Requirements		
Contractor Profit		
Prevailing Wages Administration		
General Liability Insurance		
Project Inspection		
Fixtures/Equipment		
Signage		
Urban Greening/Landscaping		
Other New Construction: (Specify)		
Other New Construction: (Specify)		
Other New Construction: (Specify)		
Other New Construction: (Specify)		
Other New Construction: (Specify)		
Owner's Contingency (20% autofill)	\$0	
Total New Construction Costs	\$0	
Development Phase	Funded by Grant	Notes
OTHER PROJECT COSTS		
Post-Construction Commissioning		
Accounting/Reimbursable		
Other Costs: (Specify)		
Other Costs: (Specify)		
Other Costs: (Specify)		
Other Costs: (Specify)		
Owner's Contingency (10% autofill)	\$0	

Total Other Project Costs	\$0	
Development Phase	Funded by Grant	Notes
DEVELOPER COSTS		
Developer Overhead		
Consultants/Processing Agents		
Project Administration		
Other Developer Costs: (Specify)		
Total Developer Costs	\$0	
MATCH Amount Required (Cash)		
TOTAL PROJECT COSTS	\$10,952,381	
Program Funds	\$10,000,000	
Cash Match	\$952,381	
Total Funds	\$10,952,381	