

THE TRUST FOR PUBLIC LAND

Buchanan Mall Concept Plan

Project Estimate as of February 21, 2019

	Phase 1 Concept	Phase 2 DD and CDs	Phase 3 Bid and Award	Phase 4 Construction and Closeout	TOTAL
	All five blocks	One block	One block	One block	
	6 months	8 months	6 months	8 months	
Project Management, Engagement and Design (under TPL)					
TPL Costs for Project Management (Staff time, overhead and expenses)	73,000	105,000	14,000	64,000	256,000
Professional Services under TPL					
TOOCB (Landscape Arch, Civil, Irrigation, Electrical, Lighting)	97,500	220,865	4,700	40,000	363,065
Structural Engineer	0	15,000		5,000	20,000
Playground Design Consultant	0	5,000		5,000	10,000
Citizen Film (community outreach)	3,600	3,000	3,000	3,600	13,200
Green Streets (community outreach)	15,000	6,000	6,000	9,000	36,000
Professional Services contingency for TPL @ 15%	17,415	37,480	2,055	9,390	66,340
Total Costs by TPL (see note below)	206,515	392,345	29,755	135,990	764,605
Other Professional Services and Costs (paid by RPD)					
Geotechnical Report					
Site Survey					
Arborist					
Cost Estimator					
Construction Manager (If not performed by RPD PM)					
RPD Project Manager					
Spedal Testing and Inspections					
Plan check and Permits					
Play Equipment Certification					
Utility Connections					
Construction of Playground (one block)					
Let's Play SF Signage					

Note: Some of the costs are based on estimates and may be adjusted as the project progresses