

Benchmarking Soft Cost Averages



Engineering and Capital Projects Department

Regional Park Improvement Fund Oversight Committee
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The City of
SAN
DIEGO

Table 1-1
Average Project Delivery Costs by Project Type (% of TCC)
(TCC > \$100,000)

Type	Design ^(1,2)	Construction	Total Project Delivery ^(1,2)	Median Total Construction Cost (\$MM)	Number of Projects ⁽³⁾
Municipal Facilities	23%	16%	39%	1.22	88
Parks	30%	23%	54%	1.15	50
Pipe Systems	18%	22%	40%	1.52	182
Streets	27%	27%	55%	1.59	172
Water/Wastewater Facilities	22%	22%	44%	2.81	66
All Types	23%	23%	46%	1.58	558

Key: TCC = Total Construction Cost, MM = million

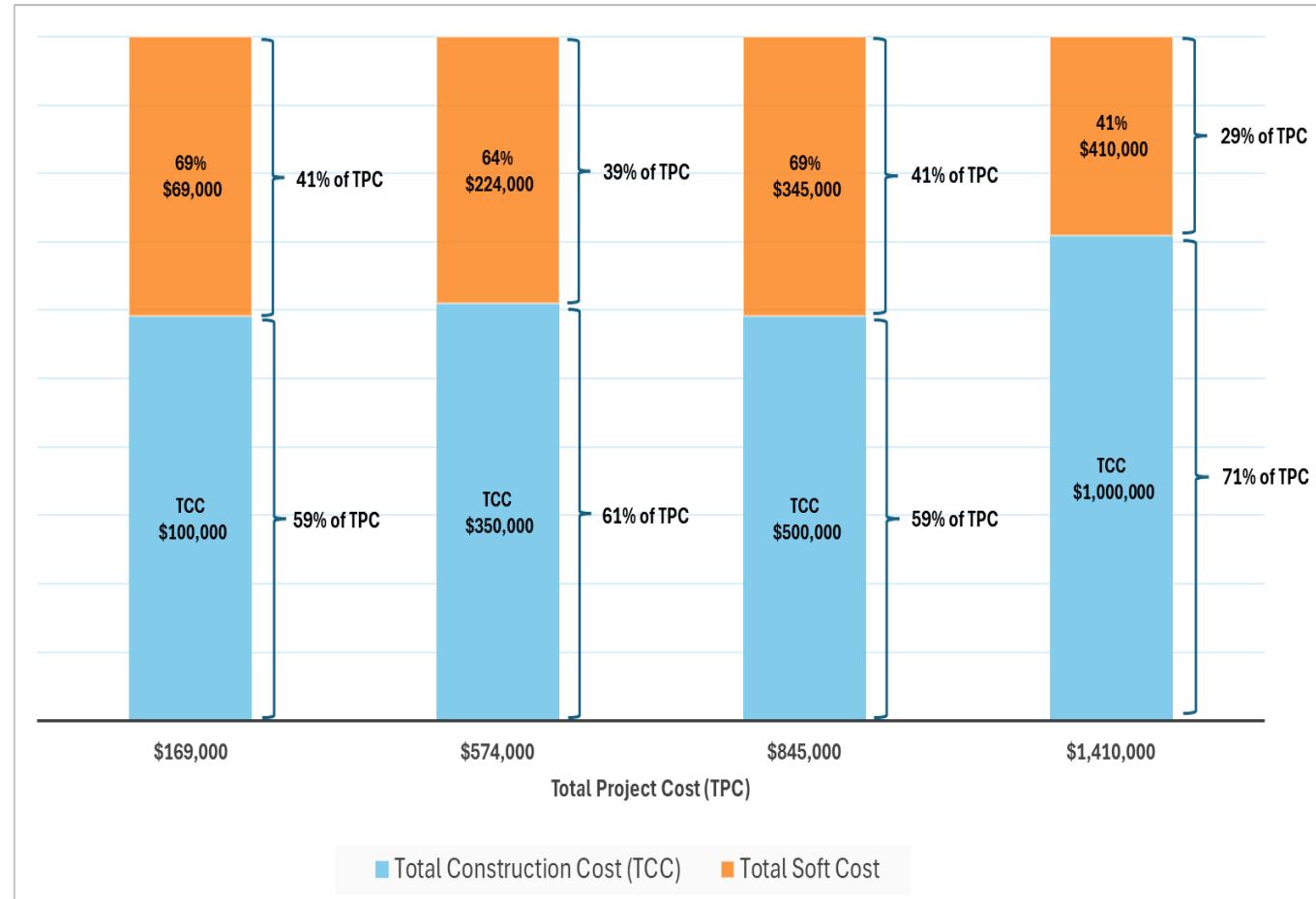
Notes:

1. Project delivery percentages represent arithmetic averages of the individual projects and do not represent the results from the regression analyses.
2. Project delivery percentages vary from year to year based on the selection and the composition of the projects in the database.
3. Total excludes projects delivered by alternative delivery mechanisms such as design-build, oncall construction services, job order contracting (JOC), and construction management at risk (CM@Risk). Projects delivered by alternative techniques are retained in the database but not analyzed. These projects are not included in the projects selected for analysis in the Study.

Parks (2019-2023) Project Delivery Percentage based on Cost Ranges of TCC

Dollar Ranges of Projects based on TCC		Number of Projects	AVERAGE of projects between Cost X and Cost Y, % TCC		
\$X	\$Y		Design %	Const Mang %	Project Delivery %
100,000	350,000	11	41%	28%	69%
350,000	500,000	6	40%	24%	64%
500,000	1,000,000	7	33%	35%	69%
1,000,000	20,000,000	26	23%	18%	41%

Example Project for Each Dollar Range





Questions