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**Estimate of Probable Construction Cost**

Job: **Trafton Park II - Malden, MA**  
 Status: **Concept Sketch**  
 Date: 10/17/2022

<b>BASE BID Estimate Summary for Trafton Park Phase II Construction</b>		<b>BASE BID TOTALS</b>
	Contractor's General Conditions (20%)	\$110,350.60
A.	Demolition and Site Preparation	\$59,103.00
B.	Earthwork	\$54,675.00
C.	Paving and Curbing	\$90,600.00
D.	Drainage and Utilities	\$33,525.00
E.	Site Improvements	\$148,585.00
F.	Landscaping	\$26,830.00
G.	Electrical	\$88,435.00
H.	Irrigation	\$50,000.00
<b>Base Bid Subtotal</b>		<b>\$662,103.60</b>
Design / Bidding Contingency (15%)		\$99,315.54
Owner's Budget for Change Orders - See Note 5 below		\$0.00
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$761,419.14</b>
Consultant Team Design Fees - Current 10% Design (includes survey)		\$67,810.00
Consultant Team Design Fees - Estimated for Final Design - Construction (See Note 6 below)		\$230,000.00
<b>TOTAL ESTIMATED PROJECT COST (Base Bid Only)</b>		<b>\$1,059,229.14</b>
<b>Current Project Budget</b>		<b>\$1,000,000.00</b>

<b>ADD ALTERNATES</b>		<b>ADD ALT TOTALS</b>
1	Park Benches (6 total)	\$24,840.00
2	Players Benches (5 total)	\$10,350.00
3.	Water Bottle Filler and Pet Water Station (1 total)	\$42,044.00
<b>Add Alternates Subtotal</b>		<b>\$77,234.00</b>
<b>TOTAL ESTIMATED PROJECT COST (Base Bid &amp; Add Alternates)</b>		<b>\$1,136,463.14</b>

**NOTES:**

- This estimate of probable construction cost is based on the Trafton Park Phase II Preferred Concept Sketch dated 10/17/2022.
- This is an ESTIMATE OF PROBABLE CONSTRUCTION COST. It is based on recent public bid prices. Material and labor pricing is difficult at this time, as some materials have limited availability and increased costs. This estimate is intended to show a reasonable assessment of the value of these improvements when they are bid in Spring 2023, but it does not guarantee that a bid will be received for this estimated figure. Our construction cost estimates are intended to be in the low-middle range of the submitted bids. In this time of pandemic and global uncertainty with increased costs and restricted material purchasing, submitted bids may vary from this estimate.
- Estimated costs for utilities, electrical, and irrigation are budget estimates only as there is no technical design development yet.
- Earthwork calculations are preliminary only as a grading plan has not yet been developed.
- Owner's Change Order Budget during construction will be \$30,000 from Ward 6 mitigation funds (not listed in this estimate).
- Consultant Team Design Fees for Final Design through Construction: These are estimated fees which will be confirmed with a formal proposal from the Shadley Team (and input from subconsultants) once the final scope of work is confirmed. Fees are anticipated for landscape architecture, civil engineering, structural engineering, electrical engineering, and irrigation design. These estimated fees also include landscape architectural and structural engineering fees for selecting shade shelter(s) for the existing picnic area and structural design of the footing(s). This would be a separate design package including product cutsheets, layout plan, and footing details for the shade shelter(s) to be constructed by others or the city at a future unknown date. Construction of any shade shelters is not included in the Trafton Park Phase II Construction project and is not included in the estimated construction costs in this cost estimate.

<b>BASE BID</b>					
Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
<b>A.</b>	<b>Demolition and Site Preparation</b>				
1	Erosion control	1	LS	\$5,000.00	\$5,000.00
2	Sawcut pavement	30	LF	\$10.00	\$300.00
3	Remove & dispose of bituminous concrete pavement (full depth)	110	SY	\$6.00	\$660.00
4	Mill bituminous concrete pavement	1,760	SY	\$2.00	\$3,520.00
5	Scarify/rake existing infield mix	755	SY	\$1.00	\$755.00
6	Remove & dispose of stone surfacing in dog park (assume 6" excavation depth)	170	CY	\$12.00	\$2,040.00
7	Remove & dispose of bench	8	EA	\$300.00	\$2,400.00
8	Remove & dispose of chain link fence and footings	635	LF	\$12.00	\$7,620.00
9	Remove & dispose of chain link fabric from fencing at tennis courts	454	LF	\$2.00	\$908.00
10	Remove & dispose of backstop (cut/grind posts flush with concrete)	1	LS	\$5,000.00	\$5,000.00
11	Remove & dispose of tennis net & posts	1	LS	\$500.00	\$500.00
12	Remove & dispose of BFP cage, cap water - BY CITY	1	LS	\$0.00	\$0.00
13	Tree protection - armoring and pruning	15	EA	\$360.00	\$5,400.00
14	Selective tree pruning, scrub brush removal at dog park - BY CITY	1	ALLOW	\$0.00	\$0.00
15	Demo existing irrigation system	1	ALLOW	\$5,000.00	\$5,000.00
16	Demo existing electrical panels, OHW at scoreboard; remove floodlight fixtures	1	ALLOW	\$15,000.00	\$15,000.00
17	Miscellaneous demolition	1	ALLOW	\$5,000.00	\$5,000.00
<b>Subtotal Demolition and Site Preparation</b>					<b>\$59,103.00</b>

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
<b>B. Earthwork</b>					
1	Rough grading	6,150	SY	\$2.50	\$15,375.00
2	New loam for lawn (4" depth) - <i>areas of disturbance</i>	100	CY	\$60.00	\$6,000.00
3	Topdress outfield with loam (1-2" depth)	95	CY	\$60.00	\$5,700.00
4	Infield mix (2" depth)	60	CY	\$100.00	\$6,000.00
5	Rice stone surfacing at dog park (6" depth)	170	CY	\$80.00	\$13,600.00
6	Budget for utility trenching	1	ALLOW	\$3,000.00	\$3,000.00
7	Miscellaneous earthwork	1	ALLOW	\$5,000.00	\$5,000.00
<b>Subtotal Earthwork</b>					<b>\$54,675.00</b>
<b>C. Paving and Curbing</b>					
1	Bituminous concrete pavement (full depth)	150	SY	\$50.00	\$7,500.00
2	Bituminous concrete pavement (top course only)	1,760	SY	\$25.00	\$44,000.00
3	Concrete pavement, 5" depth	730	SF	\$10.00	\$7,300.00
4	Colored, court/play surfacing (three colors, two coats each) plus line painting	6,900	SF	\$1.50	\$10,350.00
5	Precast concrete edging at dog park fencing (walkway side only)	100	LF	\$50.00	\$5,000.00
6	Timber edging at dog park fencing (lawn side only)	105	LF	\$25.00	\$2,625.00
7	Existing wall: Remove concrete patch, replace with mortared stone to match wall	1	ALLOW	\$5,000.00	\$10,000.00
8	Patch & parge existing concrete edge at backstop	165	SF	\$5.00	\$825.00
9	Budget for street repair for water connection	1	ALLOW	\$3,000.00	\$3,000.00
<b>Subtotal Paving and Curbing</b>					<b>\$90,600.00</b>
<b>D. Drainage and Utilities</b>					
1	Connection to water main	1	EA	\$2,000.00	\$2,000.00
2	3/4" Copper water line	290	LF	\$72.50	\$21,025.00
3	Yard hydrant	1	EA	\$500.00	\$500.00
4	New backflow preventer	2	EA	\$2,500.00	\$5,000.00
5	Backflow preventer cage & pad	2	EA	\$1,500.00	\$3,000.00
6	Water meter pit	1	EA	\$2,000.00	\$2,000.00
<b>Subtotal Drainage and Utilities</b>					<b>\$33,525.00</b>
<b>E. Site Improvements</b>					
1	Dog waste bag dispenser	2	EA	\$1,000.00	\$2,000.00
2	3'-6" ht. chain link fence, vinyl-coated, top and bottom rail (along Granite Street)	335	LF	\$55.00	\$18,425.00
3	5' ht. chain link fence, vinyl-coated - new (dog park & basketball)	442	LF	\$70.00	\$30,940.00
4	New 5' ht. chain link vinyl-coated <u>fabric</u> , cut posts on existing fence (basketball)	138	LF	\$40.00	\$5,520.00
5	5' ht. chain link gate (dog park & tennis/basketball)	6	EA	\$750.00	\$4,500.00
6	New 10' ht. chain link vinyl-coated <u>fabric</u> , touch-up paint posts/rails on ex fence (tennis)	355	LF	\$80.00	\$28,400.00
7	10' ht. chain link gate replacement (tennis/basketball courts)	1	EA	\$1,500.00	\$1,500.00
8	Tree guard	2	EA	\$1,500.00	\$3,000.00
9	Stair handrails (steel pipe, painted)	2	EA	\$500.00	\$1,000.00
10	Backstop	1	LS	\$40,000.00	\$40,000.00
11	New home plate	1	LS	\$500.00	\$500.00
12	Baseball storage container, 2'x2'x6' steel	2	EA	\$2,000.00	\$4,000.00
13	Basketball hoop, backboard, post	2	EA	\$3,900.00	\$7,800.00
14	Dog park sign mounted to fence	2	EA	\$500.00	\$1,000.00
<b>Subtotal Site Improvements</b>					<b>\$148,585.00</b>
<b>F. Landscaping</b>					
1	Deciduous shade tree (2.5"-3" cal.)	8	EA	\$1,000.00	\$8,000.00
2	New planting soil for trees	12	CY	\$60.00	\$720.00
3	Lawn seed and fine grade	1,190	SY	\$4.00	\$4,760.00
4	Aerate & overseed outfield	2,225	SY	\$6.00	\$13,350.00
<b>Subtotal Landscaping</b>					<b>\$26,830.00</b>
<b>G. Electrical</b>					
1	New single LED floodlight (mounted to existing pole)	4	EA	\$2,500.00	\$10,000.00
2	New double LED floodlight (mounted to existing pole)	2	EA	\$5,000.00	\$10,000.00
3	New electrical cabinet	1	EA	\$10,500.00	\$10,500.00
4	Upgrades to existing electrical connections/wiring	1	LS	\$5,000.00	\$5,000.00
5	Power connection/coordination with NGRID at Granite Street	1	LS	\$12,000.00	\$12,000.00
6	Utility backcharges	1	LS	\$6,000.00	\$6,000.00
7	Power supply-connection for irrigation controller	1	LS	\$4,200.00	\$4,200.00
8	Power supply-connection for outlets/site power	1	LS	\$4,200.00	\$4,200.00
9	Miscellaneous electrical (mobilization, etc.)	1	LS	\$15,000.00	\$15,000.00
10	15% overhead and profit for electrical subcontractor				\$11,535.00
<b>Subtotal Electrical</b>					<b>\$88,435.00</b>
<b>H. Irrigation</b>					
1	Budget for new irrigation system <i>New controller and cabinet, wiring/conduit, control valves, quick couplers, flow sensor/master valve, spray sprinkler system (power in "Electrical")</i>	1	LS	\$50,000.00	\$50,000.00
<b>Subtotal Irrigation</b>					<b>\$50,000.00</b>

<b>ADD ALTERNATES</b>					
Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
<b>Add Alternate #1: Park Benches</b>					
1	Park bench, 6' length	6	EA	\$3,000.00	\$18,000.00
<i>Contractor's General Conditions (20%)</i>					\$3,600.00
<i>Design/Bidding Contingency (15%)</i>					\$3,240.00
<b>Subtotal Add Alt #1</b>					<b>\$24,840.00</b>
<b>Add Alternate #2: Players Benches</b>					
1	Players bench with back, 15' long, anodized aluminum	5	EA	\$1,500.00	\$7,500.00
<i>Contractor's General Conditions (20%)</i>					\$1,500.00
<i>Design/Bidding Contingency (15%)</i>					\$1,350.00
<b>Subtotal Add Alt #2</b>					<b>\$10,350.00</b>
<b>Add Alternate #3: Water Bottle Filler &amp; Pet Water Station</b>					
1	Water bottle filler with pet station	1	EA	\$12,000.00	\$12,000.00
2	Connection to existing sewer manhole	1	EA	\$2,000.00	\$2,000.00
3	Sewer line	45	LF	\$90.00	\$4,050.00
4	Cleanout (at bend)	1	EA	\$750.00	\$750.00
5	Budget for trenching/excavation	1	ALLOW	\$5,000.00	\$5,000.00
6	Budget for street/wall repair for sewer connection	1	ALLOW	\$8,000.00	\$8,000.00
<i>Contractor's General Conditions (20%)</i>					\$4,760.00
<i>Design/Bidding Contingency (15%)</i>					\$5,484.00
<b>Subtotal Add Alt #3</b>					<b>\$42,044.00</b>