

Shadley Associates, P.C.

Landscape Architects
 Site Planners
 1730 Mass. Ave.
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 TEL: (781) 652-8809
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Estimate of Probable Construction Cost

Job: **Devir Park | Malden, MA**
 Status: **Master Plan for Devir Park**
 Date: 12/10/2020

Construction Estimate Summary for Master Plan		TOTALS
	Contractor's General Conditions (20%)	\$451,398.50
A.	Demolition and Site Preparation	\$167,260.00
B.	Earthwork	\$162,375.00
C.	Paving and Curbing	\$563,690.00
D.	Drainage and Utilities	\$287,330.00
E.	Site Improvements	\$538,450.00
F.	Signage	\$19,500.00
G.	Landscaping	\$147,225.00
H.	Electrical	\$371,162.50
	Subtotal	\$2,708,391.00
	Design Contingency for Final Design (additional construction items (10%))	\$270,839.10
	TOTAL ESTIMATED CONSTRUCTION COST FOR MASTER PLAN	\$2,979,230.10
Estimate of Additional Owner's Costs for Construction of Master Plan		
		TOTALS
	Design Consultant Fees (all disciplines, schematic design through construction), AVERAGE of 15%	\$446,884.52
	Estimated Cost for Site Survey	\$18,000.00
	Cost for Resident Engineer (2.5%)	\$74,480.75
	Owner's Budget for Change Orders During Construction (5%)	\$148,961.51
	TOTAL ESTIMATED PROJECT COST FOR MASTER PLAN	\$3,667,556.87

NOTES:

- 1 This construction cost estimate is for the Master Plan prepared by Shadley Associates in the fall of 2020.
 The Master Plan is not based on a site survey and does not have grading information. Earthwork costs are estimated.
 The park is approximately 8 acres in size.
- 2 A design contingency is included to cover the cost of site improvements that cannot be determined at this stage of design.
- 3 This construction cost estimate is based on 2020 prices.
- 4 This construction cost estimate does not include costs for design fees, surveys, or added costs for construction phasing/escalation.
- 5 Add \$10,000 to connect splash pad drainage to sewer system, including a rainwater separator.
- 6 The cost of the storage building near Davidson Way is not included in this estimate.
- 7 There are no proposed improvements for Bruce Field other than the new netting near third base.
- 8 There are no proposed improvements for the Bruce Field concession building.
- 9 New sidewalks are not included except at new parallel parking on Malden Street.

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Job: **Devir Park | Malden, MA**
 Status: **Master Plan for Devir Park**
 Date: 12/10/2020

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
A. Demolition and Site Preparation					
1	Allowance for erosion control	1	ALLOW	\$10,000.00	\$10,000.00
2	Strip and stockpile loam (assume 4" depth)	2,250	CY	\$15.00	\$33,750.00
3	Remove & dispose of bituminous concrete pavement	2,975	SY	\$6.00	\$17,850.00
4	Remove & dispose of roadway curb (Malden St and parking area)	520	LF	\$8.00	\$4,160.00
5	Remove & dispose of roadway curb for new curb ramps	100	LF	\$6.00	\$600.00
6	Remove & dispose of benches (park and recreation) and bicycle parking	1	LS	\$5,000.00	\$5,000.00
7	Remove and stockpile benches at playground	1	LS	\$1,500.00	\$1,500.00
8	Remove & dispose chain link fence	1,620	LF	\$5.00	\$8,100.00
9	Remove & dispose backstops (2) incl concrete at baseball	1	LS	\$12,000.00	\$12,000.00
10	Tree removal, including stump	35	EA	\$750.00	\$26,250.00
11	Remove & dispose existing safety surfacing (assume 12" depth) and timber curbs	200	CY	\$16.00	\$3,200.00
12	Remove & dispose of existing play equipment and footings	1	ALLOW	\$3,500.00	\$3,500.00
13	Tree protection	1	LS	\$7,500.00	\$7,500.00
14	Protect 2 existing flagpoles and Bruce Field scoreboard to remain	1	LS	\$750.00	\$750.00
15	Protect Bruce Field lighting to remain	1	LS	\$600.00	\$600.00
16	Demo of site drainage and utilities	1	LS	\$10,000.00	\$10,000.00
17	Demo existing irrigation system	1	LS	\$4,000.00	\$2,500.00
18	Demo of electrical components to be removed incl lights and bases	1	LS	\$20,000.00	\$20,000.00
Subtotal Demolition and Site Preparation					\$167,260.00
B. Earthwork					
1	Rough grading	20,000	SY	\$2.50	\$50,000.00
2	Fill needed to raise soccer field	1	LS	\$20,000.00	\$20,000.00
3	Onsite amended, screened, rehandled loam	2,025	CY	\$30.00	\$60,750.00
4	New loam for lawn (4" depth)	100	CY	\$55.00	\$5,500.00
5	Infield mix at softball diamond(4" depth)	95	CY	\$75.00	\$7,125.00
6	Laser grade softball infield	1	ALLOW	\$4,000.00	\$4,000.00
7	Miscellaneous earthwork	1	ALLOW	\$15,000.00	\$15,000.00
Subtotal Earthwork					\$162,375.00
C. Paving and Curbing					
1	Bituminous concrete pavement - vehicular with pavement striping	310	SY	\$55.00	\$17,050.00
2	Bituminous concrete paving - pedestrian	4,050	SY	\$40.00	\$162,000.00
3	Concrete pavement - vehicular 6" (plaza near Bruce Field for food trucks)	4,900	SF	\$12.00	\$58,800.00
4	Concrete pavement - pedestrian 5" incl under benches	5,400	SF	\$10.00	\$54,000.00
5	Granite curbing (Malden St, Davidson Way)	345	LF	\$50.00	\$17,250.00
6	HC Curb ramps	6	EA	\$750.00	\$4,500.00
7	Mountable granite curb near basketball plaza	20	LF	\$80.00	\$1,600.00
8	Stripe crosswalk	2	EA	\$600.00	\$1,200.00
9	Tennis court repair - pavement	1	LS	\$7,500.00	\$7,500.00
10	Color surfacing at basketball courts / tennis court repair	19,000	SF	\$1.25	\$23,750.00
11	Poured-in-place rubber safety surfacing - 2-5	3,380	SF	\$26.00	\$87,880.00
12	Poured-in-place rubber safety surfacing - 5-12	4,060	SF	\$26.00	\$105,560.00
13	Precast concrete curb for playground	255	LF	\$40.00	\$10,200.00
14	Surfacing at splash pad	775	SF	\$16.00	\$12,400.00
Subtotal Paving and Curbing					\$563,690.00

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
D.	Drainage and Utilities				
1	Clean out existing catch basins / dry wells	2	EA	\$2,000.00	\$4,000.00
2	Catch basin	5	EA	\$4,500.00	\$22,500.00
3	Drainage lines	500	LF	\$95.00	\$47,500.00
4	Manhole	2	EA	\$4,775.00	\$9,550.00
5	Peastone trench	85	TON	\$58.00	\$4,930.00
6	Grass swale	40	CY	\$57.00	\$2,280.00
7	Seeding for drainage swale	170	SY	\$2.00	\$340.00
8	Geotextile fabric	330	SY	\$6.00	\$1,980.00
9	Underdrain	630	LF	\$20.00	\$12,600.00
10	Water connections for water bottle fillers (sw corner of park and along Davidson Way)	635	LF	\$85.00	\$53,975.00
11	Water bottle filler	2	EA	\$9,000.00	\$18,000.00
12	Water connection for splash pad	80	LF	\$85.00	\$6,800.00
13	Drainage at splash pad	1	LS	\$20,000.00	\$20,000.00
14	Sewer manhole	1	EA	\$7,250.00	\$7,250.00
15	Splash pad runoff subsurface disposal system (stone and trench)	1	EA	\$15,450.00	\$15,450.00
16	Irrigation water supply	55	LF	\$85.00	\$4,675.00
17	New irrigation internet-based controller	1	EA	\$1,500.00	\$1,500.00
18	New backflow preventer	1	EA	\$3,500.00	\$3,500.00
19	Hotbox for backflow preventer	2	EA	\$4,250.00	\$8,500.00
20	New irrigation system (heads, lines, valves for field)	12,000	SY	\$1.50	\$18,000.00
21	Miscellaneous drainage improvements	1	LS	\$24,000.00	\$24,000.00
				Subtotal Drainage and Utilities	\$287,330.00
E.	Site Improvements				
	Park				
1	6' Park bench	20	EA	\$2,200.00	\$44,000.00
2	Trash/recycling solar compaction unit	2	EA	\$6,000.00	\$12,000.00
3	Picnic table	3	EA	\$5,000.00	\$15,000.00
4	Bicycle parking posts	10	EA	\$1,000.00	\$10,000.00
5	Play equipment ages 2-5 - 5 pieces including installation	1	ALLOW	\$85,000.00	\$85,000.00
6	Play equipment ages 5-12 - 4 pieces incl installation	1	ALLOW	\$120,000.00	\$120,000.00
7	Events for splashpad	1	ALLOW	\$35,000.00	\$35,000.00
8	Relocated memorial / new memorial	1	LS	\$4,000.00	\$4,000.00
	Fencing - black vinyl coated, 2" mesh unless noted otherwise				
9	4' ht. chain link fence (perimeter & playground),	1,775	LF	\$50.00	\$88,750.00
10	6' ht. chain link fence at softball players benches	60	LF	\$70.00	\$4,200.00
11	10' ht. chain link fence at basketball courts	150	LF	\$100.00	\$15,000.00
12	20' ht. softball backstop with canopy-1 3/4" mesh	1	LS	\$35,000.00	\$35,000.00
13	4' ht. single-leaf chain link gate	2	EA	\$1,500.00	\$3,000.00
14	New ballfield netting at Bruce Field	100	LF	\$200.00	\$20,000.00
	Active Recreation				
15	Basketball posts/backboards/nets, per court	2	EA	\$3,500.00	\$7,000.00
16	Softball pitching rubber, home plate & bases	1	LS	\$1,500.00	\$1,500.00
17	Players bench at softball field	2	EA	\$1,500.00	\$3,000.00
18	Players benches at basketball courts	8	EA	\$1,500.00	\$12,000.00
19	Relocated bleachers at softball (reset existing)	1	LS	\$1,500.00	\$1,500.00
20	Fitness stations including pavement	5	EA	\$4,500.00	\$22,500.00
				Subtotal Site Improvements	\$538,450.00

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
F.	Signage				
1	Park Entrance signs	3	EA	\$2,500.00	\$7,500.00
2	Regulatory signs	10	EA	\$750.00	\$7,500.00
3	Parking signs (Malden St and Davidson Way)	6	EA	\$750.00	\$4,500.00
				Subtotal Site Improvements	\$19,500.00
G.	Landscaping				
1	Deciduous shade tree (2.5"-3" cal.)	63	EA	\$900.00	\$56,700.00
2	Evergreen tree (6'-7' ht.)	12	EA	\$750.00	\$9,000.00
3	Groundcover and perennials, mixed	470	SF	\$20.00	\$9,400.00
4	New planting soil (12" depth)	25	CY	\$50.00	\$1,250.00
5	Lawn seed and fine grade	20,250	SY	\$3.50	\$70,875.00
				Subtotal Landscaping	\$147,225.00
H.	Electrical				
1	Pedestrian lights, including footing (LED, full cut-off, GFCI receptacles) (at north-south walk and at Memorial (sw corner)	14	EA	\$6,000.00	\$84,000.00
2	Court lighting, including footing (at basketball courts) (LED, full cut-off)	1	LS	\$90,000.00	\$90,000.00
3	Flagpole lighting fixtures	4	EA	\$2,500.00	\$10,000.00
4	Electrical handholes	8	EA	\$1,250.00	\$10,000.00
5	Conduit & wiring (full site) trench & excavation	2,000	LF	\$16.50	\$33,000.00
6	Upgrades to existing electrical cabinet	1	LS	\$5,000.00	\$5,000.00
7	New electrical cabinet for special events	1	EA	\$10,000.00	\$10,000.00
8	Power supply/connection for south-west park lights	1	LS	\$15,000.00	\$15,000.00
9	Telecomm supply/connection for security cameras	1	LS	\$20,000.00	\$20,000.00
10	Utility back charge	1	LS	\$5,750.00	\$5,750.00
11	Power supply/connection for irrigation/splash pad controllers	1	LS	\$10,000.00	\$10,000.00
12	Miscellaneous electrical (mobilization, etc.)	1	LS	\$30,000.00	\$30,000.00
13	15% markup for electrical subcontractor				\$48,412.50
				Subtotal Electrical	\$371,162.50

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Estimate of Probable Construction Cost

Job: **Devir Park | Malden, MA**
 Status: **Master Plan for Devir Park PHASE A: North/South Walkway, Electrical, Parking**
 Date: 12/10/2020

Estimate Summary for Master Plan		TOTALS
	Contractor's General Conditions (20%)	\$139,601.00
A.	Demolition and Site Preparation	\$62,860.00
B.	Earthwork	\$32,250.00
C.	Paving and Curbing	\$133,750.00
D.	Drainage and Utilities	\$85,275.00
E.	Site Improvements	\$108,100.00
F.	Signage	\$12,500.00
G.	Landscaping	\$43,850.00
H.	Electrical	\$219,420.00
	Subtotal	\$837,606.00
	Design Contingency for Final Design (additional construction items (10%))	\$83,760.60
	TOTAL ESTIMATED CONSTRUCTION COST FOR MASTER PLAN	\$921,366.60
Estimate of Additional Owner's Costs for Construction of Phase A		TOTALS
	Design Consultant Fees (all disciplines, schematic design through construction), AVERAGE of 15%	\$138,204.99
	Cost for Resident Engineer (2.5%)	\$23,034.17
	Owner's Budget for Change Orders During Construction (5%)	\$46,068.33
	TOTAL ESTIMATED PROJECT COST FOR PHASE A	\$1,128,674.09

NOTES:

- 1 This construction cost estimate is for the Master Plan prepared by Shadley Associates dated November 12, 2020. The Master Plan is not based on a site survey and does not have grading information. Earthwork costs are estimated. The park is approximately 8 acres in size.
- 2 A design contingency is included to cover the cost of site improvements that cannot be determined at this stage of design.
- 3 This construction cost estimate is based on 2020 prices.
- 4 This construction cost estimate does not include design fees or other soft costs, or construction phasing.
- 5 Add \$10,000 to connect splash pad drainage to sewer system, including a rainwater separator.
- 6 The cost of the storage building near Davidson Way is not included in this estimate.
- 7 There are no proposed improvements for Bruce Field other than the new netting near third base, regrading at second base.
- 8 There are no proposed improvements for the Bruce Field concession building.
- 9 New sidewalks are not included except at new parallel parking on Malden Street.

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Estimate of Probable Construction Cost

Job: **Devir Park | Malden, MA**
 Status: **Master Plan for Devir Park PHASE A: North/South Walkway, Electrical, Parl**
 Date: 12/10/2020

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
A. Demolition and Site Preparation					
1	Allowance for erosion control	1	ALLOW	\$2,000.00	\$2,000.00
2	Strip and stockpile loam (assume 4" depth)	50	CY	\$15.00	\$750.00
3	Remove & dispose of bituminous concrete pavement	1,100	SY	\$6.00	\$6,600.00
4	Remove & dispose of roadway curb (Malden St and parking area)	520	LF	\$8.00	\$4,160.00
5	Remove & dispose of roadway curb for new curb ramps	75	LF	\$6.00	\$450.00
6	Remove & dispose of benches (park and recreation) and bicycle parking	1	LS	\$2,500.00	\$2,500.00
7	Remove and stockpile benches at playground	0	LS	\$1,500.00	\$0.00
8	Remove & dispose backstop at softball	1	LS	\$4,000.00	\$4,000.00
9	Remove & dispose chain link fence	1,100	LF	\$5.00	\$5,500.00
10	Tree removal, including stump	10	EA	\$750.00	\$7,500.00
11	Remove & dispose existing safety surfacing (assume 12" depth) and timber	0	CY	\$16.00	\$0.00
12	Remove & dispose of existing play equipment and footings	0	ALLOW	\$3,500.00	\$0.00
13	Tree protection	1	LS	\$2,500.00	\$2,500.00
14	Protect 1 existing flagpole at memorial	1	LS	\$400.00	\$400.00
15	Protect Bruce Field lighting to remain	0	LS	\$600.00	\$0.00
16	Demo of site drainage and utilities	1	LS	\$4,000.00	\$4,000.00
17	Demo existing irrigation system	0	LS	\$4,000.00	\$2,500.00
18	Demo of electrical components to be removed incl lights and bases	1	LS	\$20,000.00	\$20,000.00
Subtotal Demolition and Site Preparation					\$62,860.00
B. Earthwork					
1	Rough grading	7,500	SY	\$2.50	\$18,750.00
2	Fill needed to raise soccer field	0	LS	\$20,000.00	\$0.00
3	Onsite amended, screened, rehandled loam	100	CY	\$30.00	\$3,000.00
4	New loam for lawn (4" depth)	100	CY	\$55.00	\$5,500.00
5	Infield mix at softball diamond(4" depth)	0	CY	\$75.00	\$0.00
6	Laser grade softball infield	0	ALLOW	\$4,000.00	\$0.00
7	Miscellaneous earthwork	1	ALLOW	\$5,000.00	\$5,000.00
Subtotal Earthwork					\$32,250.00
C. Paving and Curbing					
1	Bituminous concrete pavement - vehicular with pavement striping	260	SY	\$55.00	\$14,300.00
2	Bituminous concrete paving - pedestrian	1,600	SY	\$40.00	\$64,000.00
3	Concrete pavement - vehicular 6" (plaza near Bruce Field for food trucks)	0	SF	\$12.00	\$0.00
4	Concrete pavement - pedestrian 5" incl under benches	3,800	SF	\$10.00	\$38,000.00
5	Granite curbing (Malden St, Davidson Way)	265	LF	\$50.00	\$13,250.00
6	HC Curb ramps	4	EA	\$750.00	\$3,000.00
7	Mountable granite curb near basketball plaza	0	LF	\$80.00	\$0.00
8	Stripe crosswalk	2	EA	\$600.00	\$1,200.00
9	Tennis court repair - pavement	0	LS	\$7,500.00	\$0.00
10	Color surfacing at basketball courts / tennis court repair	0	SF	\$1.25	\$0.00
11	Poured-in-place rubber safety surfacing - 2-5	0	SF	\$26.00	\$0.00
12	Poured-in-place rubber safety surfacing - 5-12	0	SF	\$26.00	\$0.00
13	Precast concrete curb for playground	0	LF	\$40.00	\$0.00
14	Surfacing at splash pad	0	SF	\$16.00	\$0.00
Subtotal Paving and Curbing					\$133,750.00

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
D.	Drainage and Utilities				
1	Clean out existing catch basins / dry wells at tennis courts	2	EA	\$2,000.00	\$4,000.00
2	Catch basin	2	EA	\$4,500.00	\$9,000.00
3	Drainage lines	100	LF	\$95.00	\$9,500.00
4	Manhole	1	EA	\$4,775.00	\$4,775.00
5	Peastone trench	0	TON	\$58.00	\$0.00
6	Grass swale	0	CY	\$57.00	\$0.00
7	Seeding for drainage swale	0	SY	\$2.00	\$0.00
8	Geotextile fabric	0	SY	\$6.00	\$0.00
9	Underdrain	0	LF	\$20.00	\$0.00
10	Water connections for water bottle fillers (sw corner of park and along Davidson Way)	400	LF	\$85.00	\$34,000.00
11	Water bottle filler	1	EA	\$9,000.00	\$9,000.00
12	Water connection for splash pad	0	LF	\$85.00	\$0.00
13	Drainage at splash pad	0	LS	\$20,000.00	\$0.00
14	Sewer manhole	0	EA	\$7,250.00	\$0.00
15	Splash pad runoff subsurface disposal system (stone and trench)	0	EA	\$15,450.00	\$0.00
16	Irrigation water supply	0	LF	\$85.00	\$0.00
17	New irrigation internet-based controller	0	EA	\$1,500.00	\$0.00
18	New backflow preventer	0	EA	\$3,500.00	\$0.00
19	Hotbox for backflow preventer	0	EA	\$4,250.00	\$0.00
20	Adjustments to existing irrigation system to remain	1	LS	\$6,000.00	\$6,000.00
21	Sleeve for future Irrigation connection (Phase B) under walk	1	LS	\$1,000.00	\$1,000.00
22	New irrigation system (heads, lines, valves for field)	0	SY	\$1.75	\$0.00
23	Miscellaneous drainage improvements	1	LS	\$8,000.00	\$8,000.00
				Subtotal Drainage and Utilities	\$85,275.00
E.	Site Improvements				
	Park				
1	6' Park bench	13	EA	\$2,200.00	\$28,600.00
2	Trash/recycling solar compaction unit	1	EA	\$6,000.00	\$6,000.00
3	Picnic table	0	EA	\$5,000.00	\$0.00
4	Bicycle parking posts	5	EA	\$1,000.00	\$5,000.00
5	Play equipment ages 2-5 - 5 pieces including installation	0	ALLOW	\$85,000.00	\$0.00
6	Play equipment ages 5-12 - 4 pieces incl installation	0	ALLOW	\$120,000.00	\$0.00
7	Events for splashpad	0	ALLOW	\$35,000.00	\$0.00
8	Relocated memorial / new memorial	0	LS	\$4,000.00	\$0.00
	Fencing - black vinyl coated, 2" mesh unless noted otherwise				
9	4' ht. chain link fence (west and south sides)	1,100	LF	\$50.00	\$55,000.00
10	6' ht. chain link fence at softball players benches	0	LF	\$70.00	\$0.00
11	10' ht. chain link fence at basketball courts	0	LF	\$100.00	\$0.00
12	20' ht. softball backstop with canopy-1 3/4" mesh	0	LS	\$35,000.00	\$0.00
13	4' ht. single-leaf chain link gate	0	EA	\$1,500.00	\$0.00
14	New ballfield netting at Bruce Field	0	LF	\$200.00	\$0.00
	Active Recreation				
15	Basketball posts/backboards/nets, per court	0	EA	\$3,500.00	\$0.00
16	Softball pitching rubber, home plate & bases	0	LS	\$1,500.00	\$0.00
17	Players bench at softball field	0	EA	\$1,500.00	\$0.00
18	Players benches at basketball courts	0	EA	\$1,500.00	\$0.00
19	Relocated bleachers at softball (reset existing)	0	LS	\$1,500.00	\$0.00
20	Fitness stations including pavement	3	EA	\$4,500.00	\$13,500.00
				Subtotal Site Improvements	\$108,100.00

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
F.	Signage				
1	Park Entrance signs	2	EA	\$2,500.00	\$5,000.00
2	Regulatory signs	6	EA	\$750.00	\$4,500.00
3	Parking signs (Malden St and Davidson Way)	4	EA	\$750.00	\$3,000.00
				Subtotal Site Improvements	\$12,500.00
G.	Landscaping				
1	Deciduous shade tree (2.5"-3" cal.)	25	EA	\$900.00	\$22,500.00
2	Evergreen tree (6'-7' ht.)	5	EA	\$750.00	\$3,750.00
3	Groundcover and perennials, mixed, south end NS walkway	230	SF	\$20.00	\$4,600.00
4	New planting soil (12" depth)	15	CY	\$50.00	\$750.00
5	Lawn seed and fine grade	3,500	SY	\$3.50	\$12,250.00
				Subtotal Landscaping	\$43,850.00
H.	Electrical				
1	Pedestrian lights, including footing (LED, full cut-off, GFCI receptacles) (at	14	EA	\$6,000.00	\$84,000.00
2	Court lighting, including footing (at basketball courts) (LED, full cut-off)	0	LS	\$90,000.00	\$0.00
3	Flagpole lighting fixtures	2	EA	\$2,500.00	\$5,000.00
4	Electrical handholes	5	EA	\$1,250.00	\$6,250.00
5	Conduit & wiring (full site) trench & excavation	1,200	LF	\$16.50	\$19,800.00
6	Upgrades to existing electrical cabinet	1	LS	\$5,000.00	\$5,000.00
7	New electrical cabinet for special events	1	EA	\$10,000.00	\$10,000.00
8	Power supply/connection for south-west park lights	1	LS	\$15,000.00	\$15,000.00
9	Telecomm supply/connection for security cameras	1	LS	\$20,000.00	\$20,000.00
10	Utility back charge	1	LS	\$5,750.00	\$5,750.00
11	Power supply/connection for irrigation/splash pad controllers	0	LS	\$10,000.00	\$0.00
12	Miscellaneous electrical (mobilization, etc.)	1	LS	\$20,000.00	\$20,000.00
13	15% markup for electrical subcontractor				\$28,620.00
				Subtotal Electrical	\$219,420.00

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Estimate of Probable Construction Cost

Job: **Devir Park | Malden, MA**
 Status: **Master Plan for Devir Park PHASE B: Playground, Basketball, Basketball Plaza**
 Date: 12/10/2020

Estimate Summary for Master Plan		TOTALS
	Contractor's General Conditions (20%)	\$199,079.00
A.	Demolition and Site Preparation	\$52,200.00
B.	Earthwork	\$15,100.00
C.	Paving and Curbing	\$398,290.00
D.	Drainage and Utilities	\$163,555.00
E.	Site Improvements	\$338,600.00
F.	Signage	\$7,000.00
G.	Landscaping	\$20,650.00
H.	Electrical	\$183,942.50
	Subtotal	\$1,378,416.50
	Design Contingency for Final Design (additional construction items (10%))	\$137,841.65
	TOTAL ESTIMATED CONSTRUCTION COST FOR MASTER PLAN	\$1,516,258.15
Estimate of Additional Owner's Costs for Construction of Phase B		TOTALS
	Design Consultant Fees (all disciplines, schematic design through construction), AVERAGE of 15%	\$227,438.72
	Cost for Resident Engineer (2.5%)	\$37,906.45
	Owner's Budget for Change Orders During Construction (5%)	\$75,812.91
	TOTAL ESTIMATED PROJECT COST FOR PHASE B	\$1,857,416.23

NOTES:

- 1 This construction cost estimate is for the Master Plan prepared by Shadley Associates dated November 12, 2020. The Master Plan is not based on a site survey and does not have grading information. Earthwork costs are estimated. The park is approximately 8 acres in size.
- 2 A design contingency is included to cover the cost of site improvements that cannot be determined at this stage of design.
- 3 This construction cost estimate is based on 2020 prices.
- 4 This construction cost estimate does not include design fees or other soft costs, or construction phasing.
- 5 Add \$10,000 to connect splash pad drainage to sewer system, including a rainwater separator.
- 6 The cost of the storage building near Davidson Way is not included in this estimate.
- 7 There are no proposed improvements for Bruce Field other than the new netting near third base.
- 8 There are no proposed improvements for the Bruce Field concession building.
- 9 New sidewalks are not included except at new parallel parking on Malden Street.

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Estimate of Probable Construction Cost

Job: **Devir Park | Malden, MA**
 Status: **Master Plan for Devir Park PHASE B: Playground, Basketball, Basketball Pla**
 Date: 12/10/2020

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
A. Demolition and Site Preparation					
1	Allowance for erosion control	1	ALLOW	\$3,000.00	\$3,000.00
2	Strip and stockpile loam (assume 4" depth)	0	CY	\$15.00	\$0.00
3	Remove & dispose of bituminous concrete pavement	1,500	SY	\$6.00	\$9,000.00
4	Remove & dispose of roadway curb (Malden St and parking area)	0	LF	\$8.00	\$0.00
5	Remove & dispose of roadway curb for new curb ramps	0	LF	\$6.00	\$0.00
6	Remove & dispose of benches (park and recreation) and bicycle parking	0	LS	\$2,500.00	\$0.00
7	Remove and stockpile benches at playground	1	LS	\$1,500.00	\$1,500.00
8	Remove & dispose chain link fence	100	LF	\$5.00	\$500.00
9	Remove & dispose backstops (2) incl concrete at baseball	0	LS	\$12,000.00	\$0.00
10	Tree removal, including stump	25	EA	\$900.00	\$22,500.00
11	Remove & dispose existing safety surfacing (assume 12" depth) and timber	200	CY	\$16.00	\$3,200.00
12	Remove & dispose of existing play equipment and footings	1	ALLOW	\$3,500.00	\$3,500.00
13	Tree protection	1	LS	\$2,500.00	\$2,500.00
14	Protect 2 existing flagpoles and Bruce Field scoreboard to remain	0	LS	\$750.00	\$0.00
15	Protect Bruce Field lighting to remain	0	LS	\$600.00	\$0.00
16	Demo of site drainage and utilities	1	LS	\$4,000.00	\$4,000.00
17	Demo existing irrigation system	0	LS	\$4,000.00	\$2,500.00
18	Demo of electrical components to be removed incl lights and bases	0	LS	\$20,000.00	\$0.00
Subtotal Demolition and Site Preparation					\$52,200.00
B. Earthwork					
1	Rough grading	4,000	SY	\$2.50	\$10,000.00
2	Fill needed to raise soccer field	0	LS	\$20,000.00	\$0.00
3	Onsite amended, screened, rehandled loam	0	CY	\$30.00	\$0.00
4	New loam for lawn (4" depth)	20	CY	\$55.00	\$1,100.00
5	Infield mix at softball diamond(4" depth)	0	CY	\$75.00	\$0.00
6	Laser grade softball infield	0	ALLOW	\$4,000.00	\$0.00
7	Miscellaneous earthwork	1	ALLOW	\$4,000.00	\$4,000.00
Subtotal Earthwork					\$15,100.00
C. Paving and Curbing					
1	Bituminous concrete pavement - vehicular with pavement striping	100	SY	\$55.00	\$5,500.00
2	Bituminous concrete paving - pedestrian	1,990	SY	\$40.00	\$79,600.00
3	Concrete pavement - vehicular 6" (plaza near Bruce Field for food trucks)	4,900	SF	\$12.00	\$58,800.00
4	Concrete pavement - pedestrian 5" incl under benches	0	SF	\$10.00	\$0.00
5	Granite curbing (Malden St, Davidson Way)	80	LF	\$50.00	\$4,000.00
6	HC Curb ramps	2	EA	\$750.00	\$1,500.00
7	Mountable granite curb near basketball plaza	20	LF	\$80.00	\$1,600.00
8	Tennis court repair - pavement	1	LS	\$7,500.00	\$7,500.00
9	Color surfacing at basketball courts / tennis court repair	19,000	SF	\$1.25	\$23,750.00
10	Poured-in-place rubber safety surfacing - 2-5	3,380	SF	\$26.00	\$87,880.00
11	Poured-in-place rubber safety surfacing - 5-12	4,060	SF	\$26.00	\$105,560.00
12	Precast concrete curb for playground	255	LF	\$40.00	\$10,200.00
13	Surfacing at splash pad	775	SF	\$16.00	\$12,400.00
Subtotal Paving and Curbing					\$398,290.00

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
D.	Drainage and Utilities				
1	Clean out existing catch basins / dry wells	2	EA	\$2,000.00	\$4,000.00
2	Catch basin	2	EA	\$4,500.00	\$9,000.00
3	Drainage lines	200	LF	\$95.00	\$19,000.00
4	Manhole	1	EA	\$4,775.00	\$4,775.00
5	Peastone trench	85	TON	\$58.00	\$4,930.00
6	Grass swale	40	CY	\$57.00	\$2,280.00
7	Seeding for drainage swale	170	SY	\$2.00	\$340.00
8	Geotextile fabric	330	SY	\$6.00	\$1,980.00
9	Underdrain	630	LF	\$20.00	\$12,600.00
10	Water connections for water bottle fillers (sw corner of park and along Davidson Way)	235	LF	\$85.00	\$19,975.00
11	Water bottle filler	1	EA	\$9,000.00	\$9,000.00
12	Water connection for splash pad	80	LF	\$85.00	\$6,800.00
13	Drainage at splash pad	1	LS	\$20,000.00	\$20,000.00
14	Sewer manhole	1	EA	\$7,250.00	\$7,250.00
15	Splash pad runoff subsurface disposal system (stone and trench)	1	EA	\$15,450.00	\$15,450.00
16	Irrigation water supply	55	LF	\$85.00	\$4,675.00
17	New irrigation internet-based controller	1	EA	\$1,500.00	\$1,500.00
18	New backflow preventer	1	EA	\$3,500.00	\$3,500.00
19	Hotbox for backflow preventer	2	EA	\$4,250.00	\$8,500.00
20	New irrigation system (heads, lines, valves for field)	0	SY	\$1.75	\$0.00
21	Miscellaneous drainage improvements	1	LS	\$8,000.00	\$8,000.00
				Subtotal Drainage and Utilities	\$163,555.00
E.	Site Improvements				
	Park				
1	6' Park bench	3	EA	\$2,200.00	\$6,600.00
2	Trash/recycling solar compaction unit	1	EA	\$6,000.00	\$6,000.00
3	Picnic table	3	EA	\$5,000.00	\$15,000.00
4	Bicycle parking posts	5	EA	\$1,000.00	\$5,000.00
5	Play equipment ages 2-5 - 5 pieces including installation	1	ALLOW	\$85,000.00	\$85,000.00
6	Play equipment ages 5-12 - 4 pieces incl installation	1	ALLOW	\$120,000.00	\$120,000.00
7	Events for splashpad	1	ALLOW	\$35,000.00	\$35,000.00
8	Relocated memorial / new memorial	0	LS	\$4,000.00	\$0.00
	Fencing - black vinyl coated, 2" mesh unless noted otherwise				
9	4' ht. chain link fence (perimeter & playground),	230	LF	\$50.00	\$11,500.00
10	6' ht. chain link fence at softball players benches	0	LF	\$70.00	\$0.00
11	10' ht. chain link fence at basketball courts	185	LF	\$100.00	\$18,500.00
12	20' ht. softball backstop with canopy-1 3/4" mesh	0	LS	\$35,000.00	\$0.00
13	4' ht. single-leaf chain link gate	2	EA	\$1,500.00	\$3,000.00
14	New ballfield netting at Bruce Field	70	LF	\$200.00	\$14,000.00
	Active Recreation				
15	Basketball posts/backboards/nets, per court	2	EA	\$3,500.00	\$7,000.00
16	Softball pitching rubber, home plate & bases	0	LS	\$1,500.00	\$0.00
17	Players bench at softball field	0	EA	\$1,500.00	\$0.00
18	Players benches at basketball courts	8	EA	\$1,500.00	\$12,000.00
19	Relocated bleachers at softball (reset existing)	0	LS	\$1,500.00	\$0.00
20	Fitness stations including pavement	0	EA	\$4,500.00	\$0.00
				Subtotal Site Improvements	\$338,600.00

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
F.	Signage				
1	Park Entrance signs	1	EA	\$2,500.00	\$2,500.00
2	Regulatory signs	4	EA	\$750.00	\$3,000.00
3	Parking signs (Malden St and Davidson Way)	2	EA	\$750.00	\$1,500.00
				Subtotal Site Improvements	\$7,000.00
G.	Landscaping				
1	Deciduous shade tree (2.5"-3" cal.)	13	EA	\$900.00	\$11,700.00
2	Evergreen tree (6'-7' ht.)	4	EA	\$750.00	\$3,000.00
3	Groundcover and perennials, mixed	0	SF	\$20.00	\$0.00
4	New planting soil (12" depth)	0	CY	\$50.00	\$0.00
5	Lawn seed and fine grade	1,700	SY	\$3.50	\$5,950.00
				Subtotal Landscaping	\$20,650.00
H.	Electrical				
1	Pedestrian lights, including footing (LED, full cut-off, GFCI receptacles) (at	5	EA	\$6,000.00	\$30,000.00
2	Court lighting, including footing (at basketball courts) (LED, full cut-off)	1	LS	\$90,000.00	\$90,000.00
3	Flagpole lighting fixtures	2	EA	\$2,500.00	\$5,000.00
4	Electrical handholes	3	EA	\$1,250.00	\$3,750.00
5	Conduit & wiring (full site) trench & excavation	800	LF	\$16.50	\$13,200.00
6	Upgrades to existing electrical cabinet	0	LS	\$5,000.00	\$0.00
7	New electrical cabinet for special events	0	EA	\$10,000.00	\$0.00
8	Power supply/connection for south-west park lights	0	LS	\$15,000.00	\$0.00
9	Telecomm supply/connection for security cameras	0	LS	\$20,000.00	\$0.00
10	Utility back charge	0	LS	\$5,750.00	\$0.00
11	Power supply/connection for irrigation/splash pad controllers	1	LS	\$10,000.00	\$10,000.00
12	Miscellaneous electrical (mobilization, etc.)	1	LS	\$8,000.00	\$8,000.00
13	15% markup for electrical subcontractor				\$23,992.50
				Subtotal Electrical	\$183,942.50

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Estimate of Probable Construction Cost

Job: **Devir Park | Malden, MA**
 Status: **Master Plan for Devir Park PHASE C: Soccer Field, Softball Diamond, Perimeter Walks**
 Date: 12/10/2020

Estimate Summary for Master Plan		TOTALS
	Contractor's General Conditions (20%)	\$92,075.00
A.	Demolition and Site Preparation	\$67,595.00
B.	Earthwork	\$121,075.00
C.	Paving and Curbing	\$34,400.00
D.	Drainage and Utilities	\$73,130.00
E.	Site Improvements	\$80,250.00
F.	Signage	\$0.00
G.	Landscaping	\$78,175.00
H.	Electrical	\$5,750.00
Subtotal		\$552,450.00
Design Contingency for Final Design (additional construction items (10%))		\$55,245.00
TOTAL ESTIMATED CONSTRUCTION COST FOR MASTER PLAN		\$607,695.00
Estimate of Additional Owner's Costs for Construction of Phase C		TOTALS
Design Consultant Fees (all disciplines, schematic design through construction), AVERAGE of 15%		\$91,154.25
Cost for Resident Engineer (2.5%)		\$15,192.38
Owner's Budget for Change Orders During Construction (5%)		\$30,384.75
TOTAL ESTIMATED PROJECT COST FOR PHASE C		\$744,426.38

NOTES:

- 1 This construction cost estimate is for the Master Plan prepared by Shadley Associates dated November 12, 2020. The Master Plan is not based on a site survey and does not have grading information. Earthwork costs are estimated. The park is approximately 8 acres in size.
- 2 A design contingency is included to cover the cost of site improvements that cannot be determined at this stage of design.
- 3 This construction cost estimate is based on 2020 prices.
- 4 This construction cost estimate does not include design fees or other soft costs, or construction phasing.
- 5 Add \$10,000 to connect splash pad drainage to sewer system, including a rainwater separator.
- 6 The cost of the storage building near Davidson Way is not included in this estimate.
- 7 There are no proposed improvements for Bruce Field other than the new netting near third base.
- 8 There are no proposed improvements for the Bruce Field concession building.
- 9 New sidewalks are not included except at new parallel parking on Malden Street.

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Estimate of Probable Construction Cost

Job: **Devir Park | Malden, MA**
 Status: **Master Plan for Devir Park PHASE C: Soccer Field, Softball Diamond, Perim**
 Date: 12/10/2020

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
A. Demolition and Site Preparation					
1	Allowance for erosion control	1	ALLOW	\$5,000.00	\$5,000.00
2	Strip and stockpile loam (assume 4" depth)	2,200	CY	\$15.00	\$33,000.00
3	Remove & dispose of bituminous concrete pavement	375	SY	\$6.00	\$2,250.00
4	Remove & dispose of roadway curb (Malden St and parking area)	0	LF	\$8.00	\$0.00
5	Remove & dispose of roadway curb for new curb ramps	25	LF	\$6.00	\$150.00
6	Remove & dispose of benches (park and recreation) and bicycle parking	0	LS	\$5,000.00	\$0.00
7	Remove and stockpile benches at playground	0	LS	\$1,500.00	\$0.00
8	Remove & dispose chain link fence	1,519	LF	\$5.00	\$7,595.00
9	Remove & dispose backstops (2) incl concrete at baseball	1	LS	\$12,000.00	\$12,000.00
10	Tree removal, including stump	0	EA	\$750.00	\$0.00
11	Remove & dispose existing safety surfacing (assume 12" depth) and timber	0	CY	\$16.00	\$0.00
12	Remove & dispose of existing play equipment and footings	0	ALLOW	\$3,500.00	\$0.00
13	Tree protection	1	LS	\$2,500.00	\$2,500.00
14	Protect 2 existing flagpoles and Bruce Field scoreboard to remain	0	LS	\$750.00	\$0.00
15	Protect Bruce Field lighting to remain	1	LS	\$600.00	\$600.00
16	Demo of site drainage and utilities	1	LS	\$2,000.00	\$2,000.00
17	Demo existing irrigation system	1	LS	\$4,000.00	\$2,500.00
18	Demo of electrical components to be removed incl lights and bases	0	LS	\$20,000.00	\$0.00
Subtotal Demolition and Site Preparation					\$67,595.00
B. Earthwork					
1	Rough grading	8,500	SY	\$2.50	\$21,250.00
2	Fill needed to raise soccer field	1	LS	\$20,000.00	\$20,000.00
3	Onsite amended, screened, rehandled loam	1,980	CY	\$30.00	\$59,400.00
4	New loam for lawn (4" depth)	60	CY	\$55.00	\$3,300.00
5	Infield mix at softball diamond(4" depth)	95	CY	\$75.00	\$7,125.00
6	Laser grade softball infield	1	ALLOW	\$4,000.00	\$4,000.00
7	Miscellaneous earthwork	1	ALLOW	\$6,000.00	\$6,000.00
Subtotal Earthwork					\$121,075.00
C. Paving and Curbing					
1	Bituminous concrete pavement - vehicular with pavement striping	0	SY	\$55.00	\$0.00
2	Bituminous concrete paving - pedestrian	460	SY	\$40.00	\$18,400.00
3	Concrete pavement - vehicular 6" (plaza near Bruce Field for food trucks)	0	SF	\$12.00	\$0.00
4	Concrete pavement - pedestrian 5" incl under benches	1,600	SF	\$10.00	\$16,000.00
5	Granite curbing (Malden St, Davidson Way)	0	LF	\$50.00	\$0.00
6	HC Curb ramps	0	EA	\$750.00	\$0.00
7	Mountable granite curb near basketball plaza	0	LF	\$80.00	\$0.00
8	Tennis court repair - pavement	0	LS	\$7,500.00	\$0.00
9	Color surfacing at basketball courts / tennis court repair	0	SF	\$1.25	\$0.00
10	Poured-in-place rubber safety surfacing - 2-5	0	SF	\$26.00	\$0.00
11	Poured-in-place rubber safety surfacing - 5-12	0	SF	\$26.00	\$0.00
12	Precast concrete curb for playground	0	LF	\$40.00	\$0.00
13	Surfacing at splash pad	0	SF	\$16.00	\$0.00
Subtotal Paving and Curbing					\$34,400.00

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
D.	Drainage and Utilities				
1	Clean out existing catch basins / dry wells	0	EA	\$2,000.00	\$0.00
2	Catch basin	1	EA	\$4,500.00	\$4,500.00
3	Drainage lines	300	LF	\$95.00	\$28,500.00
4	Manhole	0	EA	\$4,775.00	\$0.00
5	Peastone trench	85	TON	\$58.00	\$4,930.00
6	Grass swale	40	CY	\$57.00	\$2,280.00
7	Seeding for drainage swale	170	SY	\$2.00	\$340.00
8	Geotextile fabric	330	SY	\$6.00	\$1,980.00
9	Underdrain	630	LF	\$20.00	\$12,600.00
10	Water connections for water bottle fillers (sw corner of park and along Davidson Way)	0	LF	\$85.00	\$0.00
11	Water bottle filler	0	EA	\$9,000.00	\$0.00
12	Water connection for splash pad	0	LF	\$85.00	\$0.00
13	Drainage at splash pad	0	LS	\$20,000.00	\$0.00
14	Sewer manhole	0	EA	\$7,250.00	\$0.00
15	Splash pad runoff subsurface disposal system (stone and trench)	0	EA	\$15,450.00	\$0.00
16	Irrigation water supply	0	LF	\$85.00	\$0.00
17	New irrigation internet-based controller	0	EA	\$1,500.00	\$0.00
18	New backflow preventer	0	EA	\$3,500.00	\$0.00
19	Hotbox for backflow preventer	0	EA	\$4,250.00	\$0.00
20	New irrigation system (heads, lines, valves for field)	12,000	SY	\$1.50	\$18,000.00
21	Miscellaneous drainage improvements	0	LS	\$8,000.00	\$0.00
				Subtotal Drainage and Utilities	\$73,130.00
E.	Site Improvements				
	Park				
1	6' Park bench	4	EA	\$2,200.00	\$8,800.00
2	Trash/recycling solar compaction unit	0	EA	\$6,000.00	\$0.00
3	Picnic table	0	EA	\$5,000.00	\$0.00
4	Bicycle parking posts	0	EA	\$1,000.00	\$0.00
5	Play equipment ages 2-5 - 5 pieces including installation	0	ALLOW	\$85,000.00	\$0.00
6	Play equipment ages 5-12 - 4 pieces incl installation	0	ALLOW	\$120,000.00	\$0.00
7	Events for splashpad	0	ALLOW	\$35,000.00	\$0.00
8	Relocated memorial / new memorial	0	LS	\$4,000.00	\$0.00
	Fencing - black vinyl coated, 2" mesh unless noted otherwise				
9	4' ht. chain link fence (perimeter & playground),	345	LF	\$50.00	\$17,250.00
10	6' ht. chain link fence at softball players benches	60	LF	\$70.00	\$4,200.00
11	10' ht. chain link fence at basketball courts	0	LF	\$100.00	\$0.00
12	20' ht. softball backstop with canopy-1 3/4" mesh	1	LS	\$35,000.00	\$35,000.00
13	4' ht. single-leaf chain link gate	0	EA	\$1,500.00	\$0.00
14	New ballfield netting at Bruce Field	0	LF	\$200.00	\$0.00
	Active Recreation				
15	Basketball posts/backboards/nets, per court	0	EA	\$3,500.00	\$0.00
16	Softball pitching rubber, home plate & bases	1	LS	\$1,500.00	\$1,500.00
17	Players bench at softball field	2	EA	\$1,500.00	\$3,000.00
18	Players benches at basketball courts	0	EA	\$1,500.00	\$0.00
19	Relocated bleachers at softball (reset existing)	1	LS	\$1,500.00	\$1,500.00
20	Fitness stations including pavement	2	EA	\$4,500.00	\$9,000.00
				Subtotal Site Improvements	\$80,250.00

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Subtotal
F.	Signage				
1	Park Entrance signs	0	EA	\$2,500.00	\$0.00
2	Regulatory signs	0	EA	\$750.00	\$0.00
3	Parking signs (Malden St and Davidson Way)	0	EA	\$750.00	\$0.00
				Subtotal Site Improvements	\$0.00
G.	Landscaping				
1	Deciduous shade tree (2.5"-3" cal.)	25	EA	\$900.00	\$22,500.00
2	Evergreen tree (6'-7' ht.)	4	EA	\$750.00	\$3,000.00
3	Groundcover and perennials, mixed	0	SF	\$20.00	\$0.00
4	New planting soil (12" depth)	0	CY	\$50.00	\$0.00
5	Lawn seed and fine grade	15,050	SY	\$3.50	\$52,675.00
				Subtotal Landscaping	\$78,175.00
H.	Electrical				
1	Pedestrian lights, including footing (LED, full cut-off, GFCI receptacles) (at	0	EA	\$6,000.00	\$0.00
2	Court lighting, including footing (at basketball courts) (LED, full cut-off)	0	LS	\$90,000.00	\$0.00
3	Flagpole lighting fixtures	0	EA	\$2,500.00	\$0.00
4	Electrical handholes	0	EA	\$1,250.00	\$0.00
5	Conduit & wiring (full site) trench & excavation	0	LF	\$16.50	\$0.00
6	Upgrades to existing electrical cabinet	0	LS	\$5,000.00	\$0.00
7	New electrical cabinet for special events	0	EA	\$10,000.00	\$0.00
8	Power supply/connection for south-west park lights	0	LS	\$15,000.00	\$0.00
9	Telecomm supply/connection for security cameras	0	LS	\$20,000.00	\$0.00
10	Utility back charge	0	LS	\$5,750.00	\$0.00
11	Power supply/connection for irrigation/splash pad controllers	0	LS	\$10,000.00	\$0.00
12	Miscellaneous electrical work this phase	1	LS	\$5,000.00	\$5,000.00
13	15% markup for electrical subcontractor				\$750.00
				Subtotal Electrical	\$5,750.00