



NEW HEATH HIGHWAY / POLICE / FIRE / PUBLIC SAFETY COMPLEX  
HEATH, MA

Project #14-2270

PRELIMINARY BUDGET ESTIMATE OF PROJECT COSTS:

April 9, 2015

Basis of Design: Single Story 11,736 S.F. Pre-Engineered Metal Building  
Site Location: Southwest Corner of Bray Road and Colrain Stage Road

**1. SITE WORK**

- a. General Site Work/ Site Development (Allowance) \$ 360,000.
- b. Rock excavation (Contingency) 50,000.

**2. GENERAL CONSTRUCTION**

- a. Construct 11,736 GSF Pre-Engr. Bldg. @ \$136/SF.= \$ 1,596,100.
- b. Construct 1,762 GSF Utility Mezzanine @ \$68 / SF = 119,800.
- c. Entrance Canopy Construction (2) 12,400.
- d. Additional Steel Frame/ Firewalls (2) 100,000.

**Sub Total:** \$ 2,238,300.

**3. CONSTRUCTION FACTORS**

- a. Study/ Design Contingency@ 10% = 223,800.

**Sub-Total:** \$ 2,462,100.

- b. General Conditions/ OH & P @ 15% = 369,300.

**Sub-Total:** \$ 2,831,400.

- c. Escalation to Mid-Pt. Const. (6/16) @ 3% = 84,900.

**Sub-Total and Estimated Construction Bid:** \$ 2,916,300.

- d. Construction Change Contingency @ 5% = 145,800.

**4. TOTAL PRELIMINARY CONSTRUCTION BUDGET:** \$ 3,062,100.

**5. PROJECT DEVELOPMENT**

|    |   |                 |
|----|---|-----------------|
| a. | Architectural / Engineering Services: (DCAM Sched.) | 250,000.        |
| b. | Owner's Project Manager (MGL c149§ 44A1/2)          | 120,000.        |
| c. | Site Survey   | By Study        |
| d. | Geotechnical Engineer / Borings                     | 10,000.         |
| e. | Legal / Bonding Counsel (Assumed)                   | 30,000.         |
| f. | Printing / Reproduction                             | 18,000.         |
| g. | Legal Advertising / Bid                             | 1,000.          |
| h. | Clerk of the Works                                  | OPM             |
| i. | Construction Materials Testing                      | 25,000.         |
| j. | Furniture, Fixtures & Equipment (Allowance)         | 20,000.         |
|    | 1) Tel / Data Systems (Est.)                        | 20,000.         |
|    | 2) Radio / Antenna Systems (Est.)                   | TBD.            |
| k. | Moving/ Relocation Expenses                         | <u>By Town.</u> |

**Sub Total Project Development: \$ 494,500.**

**6. SITE / PROPERTY AQUISITION**

|    |                                      |                |
|----|--------------------------------------|----------------|
| a. | Estimated property acquisition costs | <u>\$ TBD.</u> |
|----|--------------------------------------|----------------|

**7. TOTAL PRELIMINARY BUDGET ESTIMATE OF PROJECT & ACQUISITION COSTS: \$ 3,556,100.**

**8. ALTERNATE BID COSTS**

|    |   |          |
|----|---|----------|
| a. | Replace Salt Shed w/ Fabric Structure             | 270,000  |
| b. | Hydronic Heated Garage / Apparatus Bay Floor Slab | 95,000.  |
| c. | Communication Tower (Allowance)                   | 145,000. |

**9. QUALIFICATIONS**

- a. This Estimate of Probable Project Cost is based on a non-specific Building and Site Design and the following assumptions:
1. Normal Construction schedule has been used to prepare the Estimate.
  2. Premium time costs are not included. Costs are based on forty-hour workweek, Mon. thru Fri.
  3. This Estimate is based on prevailing wage rates.
  4. No costs are included for disposal or remedial work on contaminated soil.
  5. An Allowance is not included
  6. Items that could impact this Estimate are:
    - a. Unforeseen subsurface conditions
    - b. Restrictive technical specification
    - c. Non-competitive bid conditions (less than five qualified bids)
    - d. Sole source specification of materials or products
    - e. Delays beyond the project schedule or **January / February 2016 bid date**
    - f. Accelerated completion
    - g. Unforeseen permitting conditions
- b. This opinion of Probable Budget Estimate of Project Cost is made on the basis of the experience, qualifications and best judgment of RAI's Professional Staff. This Estimate is for Budget purposes only. Actual construction value is determined after the completion of the Construction Documents and the Bid Award process. Variance of +/- 5% of the estimate amount is probable.