

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Project: Town of Winchester - Leonard Playground Renovation
 Project Manager: CCH
 Client: Town of Winchester
 Plan Title: Leonard Playground - Master Plan Drawings

Date: January 25, 2023

By: Huntress Associates, Inc.
 17 Tewksbury Street
 Andover, MA 01810

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL CONDITIONS				
Construction Bonds & Insurance	1	ls	\$ 12,744.08	\$ 12,744.08
General Conditions	1	ls	\$ 50,000.00	\$ 50,000.00
Mobilization & De-mobilization	1	ls	\$ 25,000.00	\$ 25,000.00
Materials Testing & Lab Expenses	1	ls	\$5,000.00	\$ 5,000.00
Replace unsuitable materials (Allowance)	1	alw	\$10,000.00	\$ 10,000.00
Subtotal				\$ 102,744.08
EARTHWORK & SITE PREPARATION				
Demolition & Site Preparation	1	ls	\$ 85,000.00	\$ 85,000.00
Erosion Control	1	ls	\$ 15,000.00	\$ 10,000.00
Site Work Drainage & Stormwater Improvements	1	ls	\$ 20,000.00	\$ 20,000.00
Subtotal				\$ 115,000.00
GATEWAY ENTRY & WALKWAYS				
Asphalt Walkway Improvements	4,500	sf	\$ 12.00	\$ 54,000.00
Subtotal				\$ 54,000.00
PLAYGRUND IMPROVEMENTS				
Playground Improvements	1	ls	\$ 325,000.00	\$ 325,000.00
Subtotal				\$ 325,000.00
BASKETBALL COURT CONSTRUCTION				
Basketball Subgrade & Drainage	5,040	sf	\$ 3.50	\$ 17,640.00
Basketball Asphalt Paving	5,040	sf	\$ 5.00	\$ 25,200.00
Basketball Color Surfacing	1	Allow	\$ 15,000.00	\$ 15,000.00
Basketball Goals	2	ea	\$ 6,000.00	\$ 12,000.00
Subtotal				\$ 69,840.00
PICKLEBALL COURT IMPROVEMENTS				
New 6' Chain Link Fence (Black, Fusion Bond)	240	lf	\$ 84.00	\$ 20,160.00
New 6' Chain Link Fence Gates (Black, Fusion Bond)	2	ea	\$ 2,500.00	\$ 5,000.00
New 4' Chain Link Fence (Black, Fusion Bond)	72	lf	\$ 62.00	\$ 4,464.00
Pickleball Asphalt Paving	7,200	sf	\$ 12.00	\$ 86,400.00
Pickleball Color Surfacing	4	Allow	\$ 5,000.00	\$ 20,000.00
Pickleball Nets & Posts	4	ea	\$ 6,000.00	\$ 24,000.00
Subtotal				\$ 160,024.00
TENNIS COURT IMPROVEMENTS				
New 6' Chain Link Fence (Black, Fusion Bond)	460	lf	\$ 84.00	\$ 38,640.00
New 6' Chain Link Fence Gates (Black, Fusion Bond)	2	ea	\$ 2,500.00	\$ 5,000.00
Tennis Court Asphalt Paving	12,500	sf	\$ 10.00	\$ 125,000.00
Tennis Court Color Surfacing	2	Allow	\$ 10,000.00	\$ 20,000.00
Tennis Court Nets & Posts	2	ea	\$ 7,500.00	\$ 15,000.00
Subtotal				\$ 203,640.00
BATHROOM / ACTIVITY CENTER BUILDING				
CFP - Parkaire Activity Center (30'x33' w/ 26'x18' enclosed)	1	ls	\$ 140,034.58	\$ 140,034.58
Installation of prefab structure	1	Allow	\$ 100,000.00	\$ 100,000.00
Concrete Foundation & slab.	990	sf	\$ 30.00	\$ 29,700.00
Plumbing: Floor drains, supply and drain piping, fittings, and vent stack materials.	1	Allow	\$ 30,000.00	\$ 30,000.00
Electrical: Wiring, conduits, & fittings	1	Allow	\$ 20,000.00	\$ 20,000.00
10% Building Congtingency	1	Allow	\$ 29,006.46	\$ 29,006.46
Subtotal				\$ 348,741.04
MISC. SITE CONSTRUCTION				
Bike Racks & Concrete Slab	2	ea	\$ 2,350.00	\$ 4,700.00
Ornamental Iron Benches & Concrete Slab	4	ea	\$ 2,500.00	\$ 10,000.00
Planting & Landscape Allowance	1	ls	\$ 20,000.00	\$ 20,000.00
Subtotal				\$ 34,700.00
Subtotal				\$ 1,413,689.12
10% Design & Engineering Fees				\$ 141,368.91
5% Construction Contingency				\$ 70,684.46
TOTAL				\$ 1,625,742.49