

# ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**Project:** Town of Winchester - Ginn Field Pickleball Courts  
**Project Manager:** CCH  
**Client:** Town of Winchester  
**Plan Title:** Ginn Field Pickleball - Master Plan Drawings

**Date:** July 25, 2023

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

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
<b>GENERAL CONDITIONS</b>				
Construction Bonds & Insurance	1	ls	\$ 4,010.00	\$ 4,010.00
General Conditions	1	ls	\$ 3,500.00	\$ 3,500.00
Mobilization & De-mobilization	1	ls	\$ 3,500.00	\$ 3,500.00
Materials Testing & Lab Expenses	1	ls	\$5,000.00	\$ 5,000.00
Replace unsuitable materials (Allowance)	1	alw	\$5,000.00	\$ 5,000.00
<b>Subtotal</b>				<b>\$ 21,010.00</b>
<b>EARTHWORK &amp; SITE PREPARATION</b>				
Demolition & Site Preparation	1	ls	\$ 10,000.00	\$ 10,000.00
Erosion Control	1	ls	\$ 3,500.00	\$ 10,000.00
Site Work Drainage & Stormwater Improvements	1	ls	\$ 20,000.00	\$ 20,000.00
<b>Subtotal</b>				<b>\$ 40,000.00</b>
<b>ENTRY &amp; WALKWAYS</b>				
Asphalt Walkway Improvements	500	sf	\$ 15.00	\$ 7,500.00
<b>Subtotal</b>				<b>\$ 7,500.00</b>
<b>PICKLEBALL COURT IMPROVEMENTS</b>				
New 6' Chain Link Fence (Black, Fusion Bond)	300	lf	\$ 84.00	\$ 25,200.00
New 6' Chain Link Fence Gates (Black, Fusion Bond)	2	ea	\$ 2,500.00	\$ 5,000.00
Pickleball Asphalt Paving	5,400	sf	\$ 12.00	\$ 64,800.00
Pickleball Color Surfacing	3	Allow	\$ 5,000.00	\$ 15,000.00
Pickleball Nets & Posts	3	ea	\$ 6,000.00	\$ 18,000.00
<b>Subtotal</b>				<b>\$ 128,000.00</b>
<b>MISC. SITE CONSTRUCTION</b>				
Ornamental Iron Benches & Concrete Slab	2	ea	\$ 2,500.00	\$ 5,000.00
Planting & Landscape Allowance	1	ls	\$ 20,000.00	\$ 20,000.00
<b>Subtotal</b>				<b>\$ 25,000.00</b>
<b>Subtotal</b>				<b>\$ 221,510.00</b>
10% Design & Engineering Fees				\$ 22,151.00
5% Construction Contingency				\$ 11,075.50
<b>TOTAL</b>				<b>\$ 254,736.50</b>