



**PROPOSED NEW CARVER FIRE TRAINING FACILITY
CARVER, MA**

PROBABLE ESTIMATE OF PROJECT COSTS:

Schematic Phase

December 14, 2010

Revised: September 16, 2013

1. SITE WORK

a. General Site Work/ Site Development (Allowance) \$ 29,000.

2. GENERAL CONSTRUCTION

a. Construct Prefab/ Pre Engr. 22' x 40' GSF Training Structure \$ 426,000.

Sub Total: \$ 455,000.

3. CONSTRUCTION FACTORS

a. Study / Phase Contingency @ 10% = \$ 45,500.

Sub-Total: \$ 500,500.

b. Construction/ Change Contingency @ 5% = \$ 25,000.

4. TOTAL PRELIMINARY CONSTRUCTION BUDGET: \$ 525,500.

5. PROJECT DEVELOPMENT

a. Architectural / Engineering Services (min. Allowance): \$ 30,000.
 b. Owner Project Manager 10,000.
 c. Site Survey By Town.
 d. Wetland Scientists N/A.
 e. Geotechnical Engineer / Borings TBD.
 f. Legal / Bonding Counsel N/A.
 g. Printing / Reproduction 2,000.
 h. Legal Advertising / Bid N/A.
 i. Clerk of the Works (See Owner's Project Manager) TBD.
 j. Construction Materials Testing 5,500.
 k. Project Development Contingency 5,000.

Sub Total: \$ 52,500.

6. PROBABLE BUDGET ESTIMATE OF PROJECT COSTS \$ 578,000.

7. ALTERNATE ACCESSORY OPTIONS

a.	Two story exterior stair with landing and door:	\$ 14,000.
b.	Cantilevered balcony with door	7,000.
c.	Two story standpipe with FD connections	4,500.
d.	Sprinkler system, 2 heads per floor	2,200.
e.	Smoke distribution system, including smoke generator, piping and controls	9,000.
f.	Power jamb forcible entry door	3,500.
g.	Movable maze system (6) 4' x 8' panels	8,000.
	1) Breaching panel (each	2,500.
	2) Maze panel with door and sweep (each)	4,000.
h.	Bail out prop with rapelling anchor	1,000.
i.	Floor breach prop	1,600.
j.	Wall breach prop	1,000.
		1,000.

8. TOTAL ALTERNATE COST TBD.

9. QUALIFICATIONS

- a. This Estimate of Probable Project Cost is based on 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 work week, Monday thru Friday.
 - 3. This Estimate is based on prevailing wage rates.
 - 4. No costs are included for disposal or remedial work on contaminated soil.
 - 5. 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 **June 2014** bid date
 - f. Accelerated completion
 - g. Restrictive phasing and extended construction schedule.
 - h. Partial Owner occupancy of Project site.
 - 6. 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.
 - 7. Training Facility Cost Model: Second Alarm – Extended, as supplied by WHP Trainingtowers, KS

10. SELF-CONSTRUCT OPTION

- a. Previous Estimate based on publically contracting all associative project work. Possible labor erection savings if volunteer workforce assembly erects supplied Training Facility structure is estimated to save approximately \$110,000.