

**PROPOSED NEW CARVER FIRE HEADQUARTERS
 CARVER, MA**

PROBABLE ESTIMATE OF PROJECT COSTS:

Schematic Phase

July 8, 2009

Revised: September 17, 2013

1. SITE WORK

a.	General Site Work/ Site Development (Allowance)	\$	500,000.
	1. Demolition of existing structures (3)		12,600.
	2. On-site sanitary system		37,800.
	3. On-Site public well system		18,900.

2. GENERAL CONSTRUCTION

a.	Construct 12,953 GSF @ ~ \$276 / SF =	\$	3,575,000.
b.	Construct 8,456 GSF @ Apparatus Bay @ \$200/ SF =	\$	1,691,200.

Sub Total: \$ 5,835,500.

3. CONSTRUCTION FACTORS

a.	Study Phase Contingency @ 10% =	\$	583,600.
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Sub-Total: \$ 6,419,100.

b.	Construction/ Change Contingency @ 5% =	\$	321,000.
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4. TOTAL PRELIMINARY CONSTRUCTION BUDGET: \$ 6,740,100.

5. PROJECT DEVELOPMENT

a.	Architectural / Engineering Services (per DCAM sched.):	\$	570,000.
b.	Owner's Project Manager		170,000.
c.	Site Survey	By Town.	
d.	Wetland Scientists		600.
e.	Geotechnical Engineer / Borings		10,500.
f.	Legal / Bonding Counsel		115,000.
g.	Printing / Reproduction		35,000.
h.	Legal Advertising / Bid		1,500.
i.	Clerk of the Works (See Owner's Project Manager)		
j.	Construction Materials Testing		30,000.

k.	Furniture, Fixtures & Equipment (Allowance)	180,000.
	1) Tel / Data Systems (Est.)	90,000.
	2) Radio / Antenna Systems (Est.)	80,000.
l.	Moving/ Relocation Expenses	30,000.
m.	Commissioning	47,000
n.	Project Development Contingency @ 5%	70,000.

Sub Total: \$ 1,429,600.

6. PROBABLE BUDGET ESTIMATE OF PROJECT COSTS \$ 8,169,700.

7. ALTERNATE BIDS

a. LEED Expenses and Construction TBD

8. 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.