

**NEW CONWAY HIGHWAY GARAGE  
CONWAY, MA**

Project #14-2276

**PRELIMINARY BUDGET ESTIMATE OF PROJECT COSTS:**

April 7, 2014

Basis of Estimate: Two (2) bay 4760 GSF Maintenance and Office Building  
Five (5) bay 7700 GSF Cold Storage Facility

**1. SITE WORK**

a.	General Site Work/ Site Development (Allowance)	\$ 470,000.
1.	On-site Sanitary System (Allowance)	32,000.
2.	Domestic Well (Allowance)	12,000.
3.	Fuel Dispensing Facility	TBD.

**2. GENERAL CONSTRUCTION**

a.	Construct 4760 GSF Pre-Engr. Bldg. @ \$128/SF.=	\$ 609,300.
d.	Construct 4070 GSF Pre-Engr. Garage @ \$77/SF =	313,400.

**Sub Total:** \$ 1,436,700.

**3. CONSTRUCTION FACTORS**

a.	Study/ Design Contingency@ 10% =	<u>143,700.</u>
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**Sub-Total:** **\$ 1,580,400.**

b.	General Conditions / OH & P @ 15% =	<u>237,100.</u>
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**Sub-Total:** **\$ 1,817,500.**

c.	Escalation: To Mid-Pt Const. (2/15) @ 4% =	<u>72,700.</u>
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**Sub-Total and Estimated Bid:** **\$ 1,890,200.**

d.	Construction Change Contingency @ 8% =	<u>151,200.</u>
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**4. TOTAL PRELIMINARY CONSTRUCTION BUDGET:** **\$ 2,041,400.**

**5. PROJECT DEVELOPMENT**

a.	Architectural / Engineering Services: (DCAM Sched.)	168,900.
b.	Owner's Project Manager (MGL c149§ 44A1/2)	118,000.
c.	Site Survey	By Study
d.	Geotechnical Engineer / Borings	8,000.
e.	Legal / Bonding Counsel (Assumed)	45,000.
f.	Printing / Reproduction	20,000.
g.	Legal Advertising / Bid	1,000.
h.	Clerk of the Works	OPM
i.	Construction Materials Testing	20,000.
j.	Furniture, Fixtures & Equipment (Allowance)	15,000.
	1) Tel / Data Systems (Est.)	10,000.
	2) Radio / Antenna Systems (Est.)	18,000.
k.	Moving/ Relocation Expenses	By Town.

**Sub Total: \$ 423,900.**

**6. TOTAL PRELIMINARY BUDGET ESTIMATE OF PROJECT COSTS: \$ 2,465,300.**

**7. ALTERNATE BID COSTS**

a.	Electrical Power / Lighting to existing Salt Shed	\$ 30,000.
b.	Hydronic Maintenance/ Wash Bay Floor Slab	84,000.
c.	Communication Tower (Allowance)	106,000.
d.	Exterior Wood Boiler (Allowance)	30,000.

**8. 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 **Fall 2014 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.