

PRELIMINARY OPINION OF PROBABLE COST

**Imminent Hazard (IH) Remediation and Restoration
Roosevelt Park
Malden, MA**

10/21/2024 FOR DISCUSSION

1. This Preliminary Opinion of Probable Cost was prepared by Hayner/Swanson, Inc. | now IMEG in collaboration with Nangle Consulting Associates
2. This Preliminary Opinion of Probable Construction Cost is for planning and budgeting purposes only and is based on a conceptual scope of work. HSI/NCA have no control over the cost of labor, materials, equipment or services furnished. We also have no control over project schedules, the contractor's means and methods of construction or their determination of prices, the competitive bidding market or negotiating conditions. HSI/NCA cannot guarantee that this opinion will not vary from the actual bid and project costs.
3. There are no costs provided for client costs, financing of funding costs, legal fees, land acquisition or temporary/permanent easements, operations or any other costs associated with this project that are not specifically part of the conceptual scope.

Item #	Item/Remarks	Quantity	Unit	Unit Cost	Total Cost
00001	MOBILIZATION AND SITE PREPARATION				\$70,575.00
	Mobilization	1	Allow	\$20,000.00	20,000.00
	Construction Survey & Layout	1	Allow	5,000.00	5,000.00
	Construction Fence	350	LF	10.00	3,500.00
	Sediment Barrier / Erosion Control - Install, Maintain and Remove	800	LF	10.00	8,000.00
	Site Access / Truck Stacking / Staging & Stockpile Areas (Approx. 9,700 SF):				
	Remove Fencing and Modify Ball Netting System at Dell Street	1	Allow	5,000.00	5,000.00
	Geotextile Fabric	9,700	SF	1.00	9,700.00
	Tracking Pad @ Entrance (Coarse Aggregate or Trap Rock)	40	CY	100.00	4,000.00
	Access Road/Truck Stacking/Stockpile Areas (Dense Graded Crushed Stone)	205	CY	75.00	15,375.00
	Subtotal:				70,575.00
00002	REMOVE URBAN FILL & INSTALL WARNING BARRIER (IMMINENT HAZARD AREA ONLY; APPROX. 16,200 SF)				191,700.00
	Clear / Grub Vegetation	1	Allow	2,500.00	2,500.00
	Strip, Load and Dispose of Urban Fill - Category B Soil (18" depth)	1,500	TON	110.00	165,000.00
	Install Orange Warning Barrier Geotextile at Subgrade	16,200	SF	1.00	16,200.00
	Traffic Police	1	Allow	8,000.00	8,000.00
	Subtotal:				191,700.00
00003	RESTORE DISTURBED AREA (SKINNED INFELD AND GRASS; TOTAL AREA APPROX. 16,200 SF)				138,425.00
	Skinned Infield Area (Approx. 11,500 SF):				
	Import Gravel Fill to re-establish subgrade (assume 14" depth)	500	CY	80.00	40,000.00
	Furnish and Install New Infield Mix (assume 4" depth)	145	CY	110.00	15,950.00
	Fine Grade	11,500	SF	1.00	11,500.00
	Calcined Clay (Turface Incorporation)	11,500	SF	1.50	17,250.00
	1/4" Infield Conditioner	11,500	SF	0.50	5,750.00
	Pitcher's Mound Fortification	1	Allow	1,000.00	1,000.00
	Batter's Box Fortification	1	Allow	1,500.00	1,500.00
	Bases, Home and Pitcher's Plates	1	Allow	1,500.00	1,500.00
	Grass Area (Approx. 4,700 SF):				
	Import Gravel Fill to re-establish subgrade (assume 12" depth)	175	CY	80.00	14,000.00
	Loam / Native Topsoil (assume 6" depth)	90	CY	90.00	8,100.00
	Seeding	525	SY	5.00	2,625.00
	Irrigation System Repairs (Allowance)	1	Allow	7,500.00	7,500.00
	Maintenance During Grass Establishment	4,700	SF	2.50	11,750.00
	Subtotal:				138,425.00

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00004 BREAKDOWN & RESTORE SITE ACCESS / TRUCK STACKING / STOCKPILE AREAS (TOTAL AREA APPROX. 9,700 SF)					114,200.00
Strip, Load and Dispose of Surface Materials and Geotextile Fabric - Assume Dispose as Category A Soil (8" depth)	360	TON	85.00		30,600.00
Restore Affected Skinned Infield Area (Approx. 1,500 SF)	1,500	SF	7.00		10,500.00
Restore Affected Grass Area (Approx. 8,200 SF):					
Strip and Dispose Topsoil - Assume Dispose as Category A Soil (6" depth)	230	TON	85.00		19,550.00
Loam / Native Topsoil (assume 6" depth)	150	CY	90.00		13,500.00
Seeding	910	SY	5.00		4,550.00
Irrigation System Repairs (Allowance)	1	Allow	5,000.00		5,000.00
Maintenance During Grass Establishment	8,200	SF	2.50		20,500.00
Reinstall / Replace Fencing & Restore Ball Netting	1	Allow	10,000.00		10,000.00
Subtotal:					114,200.00
Subtotal					514,900.00
Design Contingency (Allowance @ 10%)					51,490.00
Subtotal - Construction					566,390.00
Owner's Construction Contingency (Allowance @10%)					56,639.00
Soft Costs:					
Design; Preparation of Contract Documents; Bidding Assistance; and Construction Administration (Allow 25%)			142,000.00		
Sportsfield / Landscape / Irrigation Consultant(s) (Allowance)			25,000.00		
Wetland Permitting / Notice of Intent			25,000.00		
Soil Management and Regulatory Compliance			35,000.00		
Subtotal - Soft Costs					227,000.00
PRELIMINARY OPINION OF PROBABLE PROJECT COST					\$850,029.00
SAY					\$850,000.00

ITEMS NOT INCLUDED:

Design and/or construction of an entirely new irrigation system.

Non-Design Special Services related to public involvement:

 Assistance re: Public Comment and Public Records Requests

Other Non-Design Special Services:

 HUD Environmental Review, if required (including 8-Step process required by activity in floodplain)

 Conditions that may be imposed by Malden Conservation Commission and/or DEP pursuant to wetland permitting:

 Environmental Monitoring - Inspections and Reporting (throughout construction)

 Water Quality Testing Program and Reporting (Pre- and Post-Construction), if required.

 As-Built Survey/Plan

 Other Miscellaneous