

ITEMIZED OPINION OF PROBABLE COSTS

Project:

City of Malden | Maplewood Park Field Renovation

Project No.

25044

Phase:

Preliminary Design

Date:

12 December 2025

NOTE:
Due to the inflationary and unpredictable construction climate, this cost opinion may not represent the actual cost of construction.

This is an Opinion of Probable Construction Cost only and is based upon a preliminary design. Activitas has no control over the cost of labor, materials, equipment or services furnished. We also have no control over project schedules, contractor's means and methods of construction or their determination of prices, the competitive bidding market or negotiating conditions. Activitas cannot guarantee that this opinion will not vary from the actual bid and project costs.

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 preliminary scope.

ASSUMPTIONS:
Sales tax exempt, prevailing wage rate construction.
No rock or ledge excavation is required unless otherwise noted.
Unsuitable, contaminated or hazardous materials are not contemplated unless otherwise noted.

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE PROJECT COSTS							
00001	MOBILIZATION AND SITE PREPARATION						\$193,173.19
1	Mobilization		1	ALLOW	10000.00	\$10,000.00	
2	Construction Entrance		1	ALLOW	10000.00	\$10,000.00	
3	Erosion Controls		1	ALLOW	5000.00	\$5,000.00	
4	Utility Protection		1	ALLOW	5000.00	\$5,000.00	
5	Remove and Recycle/Repurpose Existing Synthetic Turf Carpet and Infill		104,323	SF	1.25	\$130,403.75	
6	Remove and Dispose Existing Warning Track Gravel, 4' depth		171	CY	25.00	\$4,269.44	
7	Remove and Dispose Existing Mound		1	ALLOW	5000.00	\$5,000.00	
8	Protect Existing Lighting and Associated Conduit Wires		1	ALLOW	7500.00	\$7,500.00	
9	Protect Existing Team Structure Areas		2	ALLOW	3000.00	\$6,000.00	
10	Trim Brush/Vegetation at Perimeter Fence		1	ALLOW	10000.00	\$10,000.00	
	Item Subtotal:					\$193,173.19	
00002	INFILLED SYNTHETIC TURF ATHLETIC FIELD						\$745,102.22
1	Warning Track Gravel (4" depth)		171	CY	50.00	\$8,538.89	
	Field Area		104,323	SF			
2	Import Material over Field for Fine Grading		322	CY	50.00	\$16,099.23	
3	Laser Grade Finishing Stone Layer		104,323	SF	0.20	\$20,864.60	
4	Drainage and Planarity Testing for Regraded Finishing Stone Layer		1	ALLOW	4500.00	\$4,500.00	
5	New Infilled Synthetic Turf System (2.00' Fiber with Organic Infill)		104,323	SF	5.25	\$547,695.75	
	ADD for Permanent Inlaid/Tufted Baseball Lines and Infield		1	ALLOW	5000.00	\$5,000.00	
	ADD for Resilient Underlayment		104,323	SF	1.25	\$130,403.75	
6	Turf Mound with Concrete Base		1	ALLOW	8000.00	\$8,000.00	
7	New Bases and Pitcher's Rubber		1	ALLOW	4000.00	\$4,000.00	
	Item Subtotal:					\$745,102.22	
00003	LIGHTING UPGRADE						\$25,000.00
1	Relamping		1	ALLOW	25000.00	\$25,000.00	
	Item Subtotal:					\$25,000.00	
00004	ROTONDI FIELD PITCHER'S MOUND						\$16,350.00
1	Protection of Field		1	ALLOW	2500.00	\$2,500.00	
2	Remove and Dispose Existing Mound		1	ALLOW	5000.00	\$5,000.00	
3	Turf Mound with Concrete Base		1	ALLOW	8000.00	\$8,000.00	
4	New Pitcher's Rubber		1	ALLOW	850.00	\$850.00	
	Item Subtotal:					\$16,350.00	
	Subtotal:						\$979,625.41
	6% General Conditions						\$58,777.52
	12% Contractors Overhead and Profit						\$117,555.05
	CONSTRUCTION SUBTOTAL:						\$1,155,957.99
	20% Contingency						\$231,191.60
	PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS						\$1,387,149.58

PROJECT ALTERNATES							
ADD ALTERNATE - PAINT FOUL POLES							\$1,000.00
1	Paint Foul Poles		1	ALLOW	1000.00	\$1,000.00	
	Item Subtotal:					\$1,000.00	
	Subtotal:						\$1,000.00
	6% General Conditions						\$60.00
	12% Contractors Overhead and Profit						\$120.00
	CONSTRUCTION SUBTOTAL:						\$1,180.00
	20% Contingency						\$236.00
	PRELIMINARY OPINION OF PROBABLE ALTERNATE: PAINT FOUL POLES						\$1,416.00

ADD ALTERNATE - FENCE MAINTENANCE IMPROVEMENTS							\$210,963.00
1	Remove and Dispose of Existing Fence Fabric (Perimeter)		937	LF	7.00	\$6,559.00	
2	Remove and Dispose of Existing Fence Fabric (Backstop)		1	ALLOW	5000.00	\$5,000.00	
3	Remove and Dispose of Existing Gates		1	ALLOW	1500.00	\$1,500.00	
4	New Fence Fabrice at 4' High Chain Link Fence		587	LF	27.00	\$15,849.00	
5	New Fence Fabric at 6' High Chain Link Fence		285	LF	30.00	\$8,550.00	
6	New Fence Fabric at 8' High Chain Link Fence		652	LF	40.00	\$26,080.00	
7	New Fence Fabric at Backstop (18' Tall)		230	LF	90.00	\$20,700.00	
8	New Base Board at Backstop		1	ALLOW	4000.00	\$4,000.00	
9	Paint Posts & Rails		1	LS	8700.00	\$8,700.00	
10	Repair/Replace Post and Rails		1	ALLOW	17800.00	\$17,800.00	
11	Fence Guard		1,100	LF	12.25	\$13,475.00	
12	Replace Netting		1	ALLOW	75000.00	\$75,000.00	
13	New 15' Wide Swing Gate		1	EA	6000.00	\$6,000.00	
14	New 5' Wide Single Gate		1	EA	1750.00	\$1,750.00	
	Item Subtotal:					\$210,963.00	
	Subtotal:						\$210,963.00
	6% General Conditions						\$12,657.78
	12% Contractors Overhead and Profit						\$25,315.56
	CONSTRUCTION SUBTOTAL:						\$248,936.34
	20% Contingency						\$49,787.27
	PRELIMINARY OPINION OF PROBABLE ALTERNATE: CHAIN LINK FENCE MAINTENANCE IMPROVEMENTS						\$298,723.61

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
	ADD ALTERNATE - DRAINAGE CLEANING/IMPROVEMENTS						\$25,000.00
1	Drainage Cleaning/Improvements Allowance		1	ALLOW	25000.00	\$25,000.00	
	<i>Item Subtotal:</i>					\$25,000.00	
	<i>Subtotal:</i>						\$25,000.00
	<i>6% General Conditions</i>						\$1,500.00
	<i>12% Contractors Overhead and Profit</i>						\$3,000.00
	CONSTRUCTION SUBTOTAL:						\$29,500.00
	<i>20% Contingency</i>						\$5,900.00
	PRELIMINARY OPINION OF PROBABLE ALTERNATE: DRAINAGE IMPROVEMENTS						\$35,400.00

ADD ALTERNATE - DUGOUT IMPROVEMENTS							\$20,000.00
1	Repair, Replace and Paint Trim	2	EA	7500.00	\$15,000.00		
2	Paint Walls	2	EA	2500.00	\$5,000.00		
Item Subtotal:						\$20,000.00	
Subtotal:							\$20,000.00
6% General Conditions							\$1,200.00
12% Contractors Overhead and Profit							\$2,400.00
CONSTRUCTION SUBTOTAL:							\$23,600.00
20% Contingency							\$4,720.00
PRELIMINARY OPINION OF PROBABLE ALTERNATE: DUGOUT IMPROVEMENTS							\$28,320.00

ADD ALTERNATE - NEW WALKWAYS						\$35,732.15
1	Remove and Dispose Existing Asphalt Walkway, 4" depth	70	CY	25.00	\$1,748.15	
2	Repave Perimeter Walkway (4")	5,664	SF	6.00	\$33,984.00	
Item Subtotal:					\$35,732.15	
Subtotal:						\$35,732.15
6% General Conditions						\$2,143.93
12% Contractors Overhead and Profit						\$4,287.86
CONSTRUCTION SUBTOTAL:						\$42,163.93
20% Contingency						\$8,432.79
PRELIMINARY OPINION OF PROBABLE ALTERNATE: NEW WALKWAYS						\$50,596.72

ADD ALTERNATE - INFILLED SYNTHETIC TURF BATTING TUNNELS						\$69,578.75
1	Remove and Dispose of Existing Netting	1	ALLOW	2000.00	\$2,000.00	
2	6" Turf Nailer Curb	201	LF	20.00	\$4,020.00	
	Turf Area	1,075	SF			
3	Laser Grade Existing Stone Layer	1,075	SF	0.20	\$215.00	
4	New Infilled Synthetic Turf System (2.00" Fiber with Organic Infill)	1,075	SF	5.25	\$5,643.75	
	ADD for Permanent Inlaid Batter's Boxes	1	ALLOW	500.00	\$500.00	
5	New Home Plate	2	EA	400.00	\$800.00	
6	Custom Size Cantilever Batting Tunnel	2	ALLOW	19000.00	\$38,000.00	
7	New 10' Fence Fabric	205	LF	80.00	\$16,400.00	
8	New Chain Link Fence Gate	1	EA	2000.00	\$2,000.00	
Item Subtotal:					\$69,578.75	
Subtotal:						\$69,578.75
6% General Conditions						\$4,174.73
12% Contractors Overhead and Profit						\$8,349.45
CONSTRUCTION SUBTOTAL:						\$82,102.93
20% Contingency						\$16,420.59
PRELIMINARY OPINION OF PROBABLE ALTERNATE: INFILLED SYNTHETIC TURF BATTING TUNNELS COSTS						\$98,523.51

ADD ALTERNATE - INFILLED SYNTHETIC TURF BULLPEN						\$18,908.20
1	Remove and Dispose of Existing Pitcher's Mound	1	ALLOW	2000.00	\$2,000.00	
2	6" Turf Nailer Curb	166	LF	20.00	\$3,320.00	
	Turf Area	796	SF			
3	Laser Grade Existing Stone Layer	796	SF	0.20	\$159.20	
4	New Infilled Synthetic Turf System (2.00" Fiber with Organic Infill)	796	SF	5.25	\$4,179.00	
	ADD for Permanent Inlaid Batter's Box	1	ALLOW	500.00	\$500.00	
5	New Home Plate and Pitching Rubber	1	ALLOW	750.00	\$750.00	
6	Turf Mound with Concrete Base	1	ALLOW	8000.00	\$8,000.00	
Item Subtotal:					\$18,908.20	
Subtotal:						\$18,908.20
6% General Conditions						\$1,134.49
12% Contractors Overhead and Profit						\$2,268.98
CONSTRUCTION SUBTOTAL:						\$22,311.68
20% Contingency						\$4,462.34
PRELIMINARY OPINION OF PROBABLE ALTERNATE: INFILLED SYNTHETIC TURF BULLPEN COSTS						\$26,774.01