

SOFTBALL FIELD #1 AT SAGE PARK

BERLIN, CT

SOFTBALL FIELD #1 IMPROVEMENTS PROJECT

SUMMARY OF CONCEPTUAL OPINIONS PROBABLE PROJECT COSTS

Project: Renovations to Softball Field #1 at Sage Park - Summary
Project #: 19032.00
Location: Sage Park
Location: Berlin, CT

Computed By: EQR
Checked By: LJM
Date: 01/22/20
Revised:

OPTION 1	
NATURAL TURF SOFTBALL FIELD RENOVATIONS (300' OUTFIELD)	
CONCEPTUAL OPINION OF PROBABLE COSTS	\$ 587,744

OPTION 2	
NATURAL TURF SOFTBALL FIELD RENOVATIONS (225' OUTFIELD)	
CONCEPTUAL OPINION OF PROBABLE COSTS	\$ 516,918

OPTION 3	
NATURAL TURF OUTFIELD FIELD AND SYNTHETIC TURF INFIELD SOFTBALL FIELD RENOVATIONS	
CONCEPTUAL OPINION OF PROBABLE COSTS	\$ 728,391

OPTION 4	
SYNTHETIC TURF SOFTBALL FIELD CONVERSION	
CONCEPTUAL OPINION OF PROBABLE COSTS	\$ 1,694,952

OPTION 5	
NEW RESTROOM/ATHLETIC BUILDING	
CONCEPTUAL OPINION OF PROBABLE COSTS	\$ 435,092

NOTES:

KAESTLE BOOS
associates, inc
a r c h i t e c t s



COMMUNITY, RECREATION, AND PARK SERVICES

SOFTBALL FIELD #1 AT SAGE PARK

BERLIN, CT

NATURAL TURF SOFTBALL FIELD RENOVATIONS (300' OUTFIELD) CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS

Project: Renovations to Softball Field #1 at Sage Park - Natural Turf Renovations (300' Outfield)
Project #: 19032.00
Location: Sage Park
Location: Berlin, CT

Computed By: EQR
Checked By: LJM
Date: 01/22/20
Revised:

A. ESTIMATED CONSTRUCTION COSTS (HARD COSTS)

ITEM DESCRIPTION	ESTIMATED COST
DEMOLITION AND SITE PREPARATION	
SILT FENCE	\$4,200.00
CONSTRUCTION ENTRANCE(S)	\$3,000.00
EXISTING DRAINAGE SYSTEM INLET PROTECTION	\$600.00
SITE DEMOLITION - REMOVE AND DISPOSE (R&D) EXISTING TURF GRASS AND PREPARE SOIL	\$36,750.00
SITE DEMOLITION - R&D EXISTING FIELD FENCE AND BACKSTOP	\$3,650.00
SITE DEMOLITION - R&D EXISTING IRRIGATION TO VALVE COVERS	\$2,500.00
SITE DEMOLITION - R&D EXISTING INFIELD MIX (ASSUME 4")	\$4,200.00
SITE DEMOLITION - R&D EXISTING ASPHALT	\$2,700.00
SITE DEMOLITION - R&D EXISTING FIELD DRAINAGE	\$8,500.00
SITE DEMOLITION - R&D MATERIALS TO SUBGRADE (FIELD)	\$12,500.00
SITE DEMOLITION - R&D MATERIALS TO SUBGRADE (WALKWAYS)	\$4,500.00
GENERAL EARTHWORK	
INFIELD SUBBASE (ASSUME 6")	\$9,350.00
INFIELD SURFACING (DURA-EDGE/READ SOILS)	\$20,250.00
OUTFIELD ROUGH GRADING	\$19,500.00
FIELD DRAINAGE	\$16,500.00
WARNING TRACK	\$35,500.00
FIELD IRRIGATION	\$32,000.00
FINE GRADE AND SOD (FIELD)	\$82,000.00
BACKSTOP (CHAIN LINK 30' HT)	\$36,000.00
SAFETY NETTING AT BACKSTOP 40' HT (4 POLE)	\$26,000.00
BASES AND PLATES (INCL. ADDITIONAL FOR 65' & 70' BASE PATHS)	\$4,200.00
4' HT GALV CHAIN LINK FENCE ALONG FOUL LINES	\$15,350.00
GATES	\$5,000.00
FOUL POLES	\$7,500.00
FENCING SAFETY TOPPER	\$2,650.00
WALKWAYS GRAVEL BASE	\$3,500.00
WALKWAYS (2" SINGLE COURSE ASPHALT)	\$11,750.00
FIELD ELECTRICAL, STORMWATER, AND PLUMBING CONNECTIONS	\$21,500.00
BULLPENS (2)	\$12,500.00
FINE GRADE AND SEED (LAWN)	\$4,700.00
ESTIMATED CONSTRUCTION COST TOTAL:	\$448,850.00
B. CONCEPTUAL DESIGN CONTINGENCY (10% OF ESTIMATED CONSTRUCTION COSTS)	
	\$44,885.00
C. CONSTRUCTION CONTINGENCY (10% OF ESTIMATED CONSTRUCTION COSTS)	
	\$49,373.50
D. ESCALATION (3.5% PER YEAR OF SUBTOTAL A&B) (ANTICIPATES 2020 CONSTRUCTION)	
	**2020 \$19,008.80
BUDGETARY PROJECT CONSTRUCTION COST:	\$512,743.80

E. OWNER PROJECT COSTS (SOFT COSTS)

DESIGN, PERMITTING, AND CONSTRUCTION ADMINISTRATION SERVICES	\$50,000.00
GEOTECHNICAL INVESTIGATION, LOCAL AND STATE PERMITTING FEES, BID ADVERTISING, ETC.	\$25,000.00
BUDGETARY PROJECT OWNER COSTS:	\$75,000.00

TOTAL BUDGETARY PROJECT COST: \$587,743.80

NOTES:

KÆSTLE BOOS
associates, inc
a r c h i t e c t s



COMMUNITY, RECREATION, AND PARK SERVICES

SOFTBALL FIELD #1 AT SAGE PARK

BERLIN, CT

NATURAL TURF SOFTBALL FIELD RENOVATIONS (225' OUTFIELD) CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS

Project: Renovations to Softball Field #1 at Sage Park - Natural Turf Renovations (225' Outfield)
Project #: 19032.00
Location: Sage Park
Location: Berlin, CT

Computed By: EQR
Checked By: LJM
Date: 01/22/20
Revised:

A. ESTIMATED CONSTRUCTION COSTS (HARD COSTS)

ITEM DESCRIPTION	ESTIMATED COST
DEMOLITION AND SITE PREPARATION	
SILT FENCE	\$3,800.00
CONSTRUCTION ENTRANCE(S)	\$3,000.00
EXISTING DRAINAGE SYSTEM INLET PROTECTION	\$600.00
SITE DEMOLITION - REMOVE AND DISPOSE (R&D) EXISTING TURF GRASS AND PREPARE SOIL	\$29,000.00
SITE DEMOLITION - R&D EXISTING FIELD FENCE AND BACKSTOP	\$3,650.00
SITE DEMOLITION - R&D EXISTING IRRIGATION TO VALVE COVERS	\$2,500.00
SITE DEMOLITION - R&D EXISTING INFIELD MIX (ASSUME 4")	\$4,200.00
SITE DEMOLITION - R&D EXISTING ASPHALT	\$2,700.00
SITE DEMOLITION - R&D EXISTING FIELD DRAINAGE	\$8,500.00
SITE DEMOLITION - R&D MATERIALS TO SUBGRADE (FIELD)	\$9,500.00
SITE DEMOLITION - R&D MATERIALS TO SUBGRADE (WALKWAYS)	\$4,500.00
GENERAL EARTHWORK	
INFIELD SUBBASE (ASSUME 6")	\$9,350.00
INFIELD SURFACING (DURA-EDGE/READ SOILS)	\$20,250.00
OUTFIELD ROUGH GRADING	\$14,500.00
FIELD DRAINAGE	\$12,500.00
WARNING TRACK	\$31,000.00
FIELD IRRIGATION	\$27,500.00
FINE GRADE AND SOD (FIELD)	\$52,500.00
BACKSTOP (CHAIN LINK 30' HT)	\$36,000.00
SAFETY NETTING AT BACKSTOP 40' HT (4 POLE)	\$26,000.00
BASES AND PLATES (INCL. ADDITIONAL FOR 65' & 70' BASE PATHS)	\$4,200.00
4' HT GALV CHAIN LINK FENCE ALONG FOUL LINES	\$12,000.00
GATES	\$5,000.00
FOUL POLES	\$7,500.00
FENCING SAFETY TOPPER	\$2,650.00
WALKWAYS GRAVEL BASE	\$3,500.00
WALKWAYS (2" SINGLE COURSE ASPHALT)	\$11,750.00
FIELD ELECTRICAL, STORMWATER, AND PLUMBING CONNECTIONS	\$21,500.00
BULLPENS	\$12,500.00
FINE GRADE AND SEED (LAWN)	\$4,700.00
ESTIMATED CONSTRUCTION COST TOTAL:	\$386,850.00
B. CONCEPTUAL DESIGN CONTINGENCY (10% OF ESTIMATED CONSTRUCTION COSTS)	
	\$38,685.00
C. CONSTRUCTION CONTINGENCY (10% OF ESTIMATED CONSTRUCTION COSTS)	
	\$42,553.50
D. ESCALATION (3.5% PER YEAR OF SUBTOTAL A&B) (ANTICIPATES 2020 CONSTRUCTION)	
	**2020 \$16,383.10
BUDGETARY PROJECT CONSTRUCTION COST:	\$441,918.10

E. OWNER PROJECT COSTS (SOFT COSTS)

DESIGN, PERMITTING, AND CONSTRUCTION ADMINISTRATION SERVICES	\$50,000.00
GEOTECHNICAL INVESTIGATION, LOCAL AND STATE PERMITTING FEES, BID ADVERTISING, ETC.	\$25,000.00
BUDGETARY PROJECT OWNER COSTS:	\$75,000.00

TOTAL BUDGETARY PROJECT COST: \$516,918.10

NOTES:

KÆSTLE BOOS
associates, inc
a r c h i t e c t s



COMMUNITY, RECREATION, AND PARK SERVICES

SOFTBALL FIELD #1 AT SAGE PARK

BERLIN, CT


NATURAL TURF OUTFIELD FIELD AND SYNTHETIC TURF INFIELD SOFTBALL FIELD RENOVATIONS CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS

Project: Renovations to Softball Field #1 at Sage Park - Natural Turf Outfield and Synthetic Turf Outfield
Project #: 19032.00
Location: Sage Park
Location: Berlin, CT

Computed By: EQR
Checked By: LJM
Date: 01/22/20
Revised:

A. ESTIMATED CONSTRUCTION COSTS (HARD COSTS)

ITEM DESCRIPTION	ESTIMATED COST
DEMOLITION AND SITE PREPARATION	
SILT FENCE	\$4,200.00
CONSTRUCTION ENTRANCE(S)	\$3,000.00
EXISTING DRAINAGE SYSTEM INLET PROTECTION	\$600.00
SITE DEMOLITION - REMOVE AND DISPOSE (R&D) EXISTING TURF GRASS AND PREPARE SOIL	\$36,750.00
SITE DEMOLITION - R&D EXISTING FIELD FENCE AND BACKSTOP	\$3,650.00
SITE DEMOLITION - R&D EXISTING IRRIGATION TO VALVE COVERS	\$2,500.00
SITE DEMOLITION - R&D EXISTING INFIELD MIX (ASSUME 4")	\$4,200.00
SITE DEMOLITION - R&D EXISTING ASPHALT	\$2,700.00
SITE DEMOLITION - R&D EXISTING FIELD DRAINAGE	\$8,500.00
SITE DEMOLITION - R&D MATERIALS TO SUBGRADE (FIELD)	\$12,500.00
SITE DEMOLITION - R&D MATERIALS TO SUBGRADE (WALKWAYS)	\$4,500.00
GENERAL EARTHWORK	
INFIELD SUBGRADE ROUGH GRADING AND PREPARATION	\$8,200.00
INFIELD CONCRETE ANCHOR CURBING	\$32,500.00
INFIELD GEOTEXTILE SEPARATION FABRIC	\$3,700.00
INFIELD COLLECTOR DRAINS	\$7,200.00
INFIELD PERIMETER DRAINS AND STONE	\$8,700.00
INFIELD DYNAMIC BOTTOM STONE	\$2,600.00
INFIELD DYNAMIC BOTTOM STONE GRADING	\$3,200.00
INFIELD DYNAMIC TOP STONE	\$10,500.00
INFIELD DYNAMIC TOP STONE GRADING	\$4,100.00
INFIELD SYNTHETIC TURF UNDERLAYMENT SHOCKPAD	\$18,200.00
INFIELD SYNTHETIC TURF SURFACING SYSTEM	\$99,800.00
INFIELD SYNTHETIC TURF INLAYS (PERMANENT LINES)	\$2,800.00
OUTFIELD ROUGH GRADING	\$19,500.00
FIELD DRAINAGE	\$14,500.00
WARNING TRACK	\$29,300.00
FIELD IRRIGATION	\$24,600.00
FINE GRADE AND SEED (FIELD)	\$30,000.00
BACKSTOP (CHAIN LINK 30' HT)	\$36,000.00
SAFETY NETTING AT BACKSTOP 40' HT (4 POLE)	\$26,000.00
BASES AND PLATES (INCL. ADDITIONAL FOR 65' & 70' BASE PATHS)	\$4,200.00
4' HT GALV CHAIN LINK FENCE ALONG FOUL LINES	\$15,350.00
GATES	\$5,000.00
FOUL POLES	\$7,500.00
FENCING SAFETY TOPPER	\$2,650.00
WALKWAYS GRAVEL BASE	\$3,500.00
WALKWAYS (2" SINGLE COURSE ASPHALT)	\$11,750.00
FIELD ELECTRICAL, STORMWATER, AND PLUMBING CONNECTIONS	\$21,500.00
BULLPENS	\$12,500.00
FINE GRADE AND SEED (LAWN)	\$4,700.00
ESTIMATED CONSTRUCTION COST TOTAL:	\$553,150.00

B. CONCEPTUAL DESIGN CONTINGENCY (10% OF ESTIMATED CONSTRUCTION COSTS)		\$55,315.00
C. CONSTRUCTION CONTINGENCY (10% OF ESTIMATED CONSTRUCTION COSTS)		\$60,846.50
D. ESCALATION (3.5% PER YEAR OF SUBTOTAL A&B) (ANTICIPATES 2020 CONSTRUCTION)		**2020 \$23,425.90
BUDGETARY PROJECT CONSTRUCTION COST:		\$631,890.90
E. OWNER PROJECT COSTS (SOFT COSTS)		
DESIGN, PERMITTING, AND CONSTRUCTION ADMINISTRATION SERVICES		\$65,000.00
GEOTECHNICAL INVESTIGATION, LOCAL AND STATE PERMITTING FEES, BID ADVERTISING, ETC.		\$31,500.00
BUDGETARY PROJECT OWNER COSTS:		\$96,500.00
TOTAL BUDGETARY PROJECT COST:		\$728,390.90
NOTES:		
KAESTLE BOOS associates, inc architects		
COMMUNITY, RECREATION, AND PARK SERVICES		

SOFTBALL FIELD #1 AT SAGE PARK

BERLIN, CT

SYNTHETIC TURF SOFTBALL FIELD CONVERSION CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS

Project: Renovations to Softball Field #1 at Sage Park - Synthetic Turf Conversion
Project #: 19032.00
Location: Sage Park
Location: Berlin, CT

Computed By: EQR
Checked By: LJM
Date: 01/22/20
Revised:

A. ESTIMATED CONSTRUCTION COSTS (HARD COSTS)

ITEM DESCRIPTION	ESTIMATED COST
DEMOLITION AND SITE PREPARATION	
SILT FENCE	\$4,200.00
CONSTRUCTION ENTRANCE(S)	\$3,000.00
EXISTING DRAINAGE SYSTEM INLET PROTECTION	\$600.00
SITE DEMOLITION - REMOVE AND DISPOSE (R&D) EXISTING TURF GRASS & TOPSOIL	\$48,500.00
SITE DEMOLITION - R&D EXISTING TURF SUBSOIL TO SUBGRADE	\$55,000.00
SITE DEMOLITION - R&D EXISTING FIELD FENCE AND BACKSTOP	\$3,650.00
SITE DEMOLITION - R&D EXISTING ASPHALT	\$2,700.00
SITE DEMOLITION - R&D MATERIALS TO SUBGRADE (WALKWAYS)	\$4,500.00
GENERAL EARTHWORK	
FIELD SUBGRADE ROUGH GRADING AND PREPARATION	\$29,000.00
CONCRETE ANCHOR CURBING	\$89,000.00
GEOTEXTILE SEPARATION FABRIC	\$21,850.00
FIELD COLLECTOR DRAINS	\$23,775.00
FIELD PERIMETER DRAINS AND STONE	\$26,500.00
FIELD DYNAMIC BOTTOM STONE	\$92,000.00
FIELD DYNAMIC BOTTOM STONE GRADING	\$12,500.00
FIELD DYNAMIC TOP STONE	\$10,500.00
FIELD DYNAMIC TOP STONE GRADING	\$92,000.00
SYNTHETIC TURF UNDERLAYMENT SHOCKPAD	\$93,500.00
SYNTHETIC TURF SURFACING SYSTEM	\$565,000.00
SYNTHETIC TURF INLAYS (PERMANENT LINES)	\$3,500.00
BACKSTOP (CHAIN LINK 30' HT)	\$36,000.00
SAFETY NETTING AT BACKSTOP 40' HT (4 POLE)	\$26,000.00
BASES AND PLATES (INCL. ADDITIONAL FOR 65' & 70' BASE PATHS)	\$4,200.00
4' HT GALV CHAIN LINK FENCE ALONG FOUL LINES	\$15,350.00
GATES	\$5,000.00
FOUL POLES	\$7,500.00
FENCING SAFETY TOPPER	\$2,650.00
WALKWAYS GRAVEL BASE	\$3,500.00
WALKWAYS (2" SINGLE COURSE ASPHALT)	\$11,750.00
FIELD ELECTRICAL, STORMWATER, AND PLUMBING CONNECTIONS	\$24,500.00
BULLPENS	\$12,500.00
FINE GRADE AND SEED (LAWN)	\$4,700.00
ESTIMATED CONSTRUCTION COST TOTAL:	\$1,334,925.00

B. CONCEPTUAL DESIGN CONTINGENCY (10% OF ESTIMATED CONSTRUCTION COSTS)

\$133,492.50

C. CONSTRUCTION CONTINGENCY (10% OF ESTIMATED CONSTRUCTION COSTS)

\$146,841.75

D. ESCALATION (3.5% PER YEAR OF SUBTOTAL A&B) (ANTICIPATES 2020 CONSTRUCTION)	**2020	\$56,534.07
BUDGETARY PROJECT CONSTRUCTION COST:		\$1,524,951.57

E. OWNER PROJECT COSTS (SOFT COSTS)		
DESIGN, PERMITTING, AND CONSTRUCTION ADMINISTRATION SERVICES		\$115,000.00
GEOTECHNICAL INVESTIGATION, LOCAL AND STATE PERMITTING FEES, BID ADVERTISING, ETC.		\$55,000.00
BUDGETARY PROJECT OWNER COSTS:		\$170,000.00
TOTAL BUDGETARY PROJECT COST:		\$1,694,951.57

NOTES:

KAESTLE BOOS
 associates, inc
 architects



COMMUNITY, RECREATION, AND PARK SERVICES

SOFTBALL FIELD #1 AT SAGE PARK

BERLIN, CT

NEW ATHLETIC/RESTROOM BUILDING CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS

Project: Renovations to Softball Field #1 at Sage Park - Athletic/Restroom Building
Project #: 19032.00
Location: Sage Park
Location: Berlin, CT

Computed By: EQR
Checked By: LJM
Date: 01/22/20
Revised:

A. ESTIMATED CONSTRUCTION COSTS (HARD COSTS)

ITEM DESCRIPTION	ESTIMATED COST
DEMOLITION AND SITE PREPARATION	
SILT FENCE	\$1,500.00
SITE DEMOLITION - REMOVE AND DISPOSE (R&D) EXISTING TURF GRASS & TOPSOIL	\$6,500.00
SITE DEMOLITION - R&D EXISTING SUBSOIL TO SUBGRADE	\$16,500.00
SITE DEMOLITION - R&D EXISTING MATERIAL (SANITARY TRENCH)	\$6,500.00
SITE DEMOLITION - R&D EXISTING MATERIAL (WATER TRENCH)	\$6,500.00
SITE DEMOLITION - R&D EXISTING MATERIAL (ELECTRICAL TRENCH)	\$5,500.00
SITE DEMOLITION - R&D MATERIALS TO SUBGRADE (WALKWAYS)	\$2,800.00
GENERAL EARTHWORK	
FOUNDATION/SLAB SUBGRADE ROUGH GRADING AND PREPARATION	\$8,900.00
FOUNDATION/SLAB	\$18,900.00
20X30' ATHLETIC BUILDING	\$162,000.00
SANITARY CONNECTIONS AND IMPROVEMENTS	\$33,500.00
WATER CONNECTIONS	\$9,200.00
ELECTRICAL CONNECTIONS AND IMPROVEMENTS	\$16,800.00
FIXTURES AND EGRESS LIGHTING	\$19,500.00
WALKWAY GRAVEL BASE	\$1,750.00
WALKWAYS (2" SINGLE COURSE ASPHALT)	\$8,750.00
FINE GRADE AND SEED (LAWN)	\$1,500.00
ESTIMATED CONSTRUCTION COST TOTAL:	\$326,600.00

B. CONCEPTUAL DESIGN CONTINGENCY (10% OF ESTIMATED CONSTRUCTION COSTS)

\$32,660.00

C. CONSTRUCTION CONTINGENCY (10% OF ESTIMATED CONSTRUCTION COSTS)

\$35,926.00

D. ESCALATION (3.5% PER YEAR OF SUBTOTAL A&B) (ANTICIPATES 2020 CONSTRUCTION)

**2020

\$13,831.51

BUDGETARY PROJECT CONSTRUCTION COST: \$373,091.51

E. OWNER PROJECT COSTS (SOFT COSTS)

DESIGN, PERMITTING, AND CONSTRUCTION ADMINISTRATION SERVICES	\$39,500.00
GEOTECHNICAL INVESTIGATION, LOCAL AND STATE PERMITTING FEES, BID ADVERTISING, ETC.	\$22,500.00
BUDGETARY PROJECT OWNER COSTS:	\$62,000.00

TOTAL BUDGETARY PROJECT COST: \$435,091.51

NOTES:

KAESTLE BOOS
associates, inc
architects



COMMUNITY, RECREATION, AND PARK SERVICES