



Memorandum

To: *Dennis Mannone*
Sudbury Park and Recreation Director

From: *Scott W. Landgren, RLA*

Date: *October 1, 2007*

Subject: *Mahoney Farm Field Complex*

Per our recent discussions regarding the design of the field complex project at Mahoney Farm, as outlined in the 2004 Town of Sudbury Master Plan, CDM has prepared the following outline of potential design costs. The estimate is based upon the following:

- The September 2004 Town of Sudbury Master Plan and specifically the section on the Mahoney Farm parcel.
- The Master Plan document describes a design for one each, irrigated and illuminated natural turf softball and baseball fields, approximately 124,000 and 132,000 s.f.; an access roadway approximately 1,200 lf off Old Farmington Road, parking for approximately 150 cars, and fencing and associated field appurtenances, and potentially a future concession stand/ rest room.
- The estimate included in the Master Plan projected a total project construction cost of \$890,000, not including engineering, permitting and other associated costs. (2004 dollars)
- Preliminary review of the cost estimate listed in the document finds some items that appear to potentially be underestimated, such as irrigation and lighting costs. Other significant costs to consider are an irrigation well, bringing utilities to the site off Farmington Road (electrical, water, if initially utilizing Town water) and sewer or septic for the concession stand/ rest room. Also, there has been significant escalation of pavement and site preparation costs due to oil price increases.
- CDM assumes that 3-phase power for the potential well and lighting is available at Old Farmington Road.

Design Costs

Based upon the above assumptions and our experience on similar recent projects, we have outlined the following design budget for this project. Based on our previous discussions, you have indicated that you may or may not bring this project initially through bidding. We have provided a budget number for bidding assistance and printing below the total. Budgets for Construction Administration assistance can be provided upon request and as project becomes more defined. CDM can also further refine this budget as the scope becomes more defined.

<i>Task</i>	<i>Range</i>
1.0 - Design	\$70,000 - \$80,000
2.0 - Geotechnical Investigations	\$6,500 - \$11,500
3.0 - Limited permitting assistance with Sudbury Conservation Commission	\$7,500 - \$10,500
4.0 - Wellhead investigation services	\$15,000-\$20,000
Total	\$99,000-\$122,000
5.0 - Bidding Assistance	\$6,500- \$9,500

Please me if call if you have any questions. We would welcome the opportunity to continue working with the Town of Sudbury.

cc: John Kissida, RLA
David Young, PE