

Ms. Maren Toohill, AICP
Town Planner
Town of Littleton
37 Shattuck Street, Room 303
Littleton, MA 01460

August 22, 2023

Ref. T1180

Re: Construction Cost Estimate – Definitive Subdivision Plan
King Street Commons Mixed-Use Development

Dear Ms. Toohill,

On behalf of 550 King Street, LLC, “the Applicant”, TEC, Inc. (TEC) has compiled a construction cost estimate for the King Street Commons Proposed Site Development. The cost estimate includes all construction within the proposed roadway layout and public utility easements. Construction activities will include the demolition of existing roadways, sidewalks, landscaped areas and the select removal of utilities. The project proposes to construct new roadways and sidewalks, utility to service to subdivided parcels such as water, sewer, and drainage, and landscaped areas. Unit prices were obtained using the MassDOT Weighted Average Unit Bid Prices. In addition to the itemized construction costs, the following cost adjustments were factored into the total cost of construction: 25% for contingency (inflation/safety factor), 5% for construction monitoring, 5% for traffic management and police detail. The total estimated construction cost for the project was calculated to be \$9,000,000. The project will be constructed in phases with each phase being roughly 50% of the total construction cost. Therefore, both phase 1 and phase 2 infrastructure improvements are estimated to be \$4,500,000 each.

Please do not hesitate to contact me directly if you have any questions concerning our cost estimate at 978-794-1792. Thank you for your consideration.

Sincerely,
TEC, Inc.
“*The Engineering Corporation*”



Christopher Raymond, PE
Civil Engineer – Design Engineer

Attachment A – Construction Cost Estimate



Construction Cost Estimate

King Street Commons Site Development

282 Merrimack Street, 2nd Floor, Lawrence, MA 01843

311 Main Street, 2nd Floor, Worcester MA 01608

169 Ocean Blvd., Hampton, NH 03842

978-794-1792 "TheEngineeringCorp.com"

Project: King Street Commons Site Development
Location: 550 King Street, Littleton, MA 01460
Title: Construction Cost Estimate
Estimated By: PJG

Project No.: T1180
Date: 8/22/2023
Sheet: 1 of 1
Checked By: MWP

| Item | Quantity | Units | Unit Price | Total |
|----------------------------------------------|----------|-------|------------|---------------------|
| Mobilization / General Conditions | 1 | LS | \$ 50,000 | \$ 50,000 |
| Full Depth Pavement | 9528 | TON | \$ 230 | \$ 2,191,440 |
| Old Pavement Excavation | 15400 | SY | \$ 35 | \$ 539,000 |
| Cement Concrete Sidewalk | 4000 | SY | \$ 100 | \$ 400,000 |
| Granite Curb Type VA3 - Straight | 7422 | FT | \$ 65 | \$ 482,430 |
| Granite Curb Type VA3 - Curved | 2320 | FT | \$ 78 | \$ 180,960 |
| Clearing and Grubbing | 3 | A | \$ 58,000 | \$ 174,000 |
| 6" Ductile Iron Water Pipe | 3110 | FT | \$ 235 | \$ 730,850 |
| 6" Ductile Iron Sanitary Sewer Pipe | 3000 | FT | \$ 180 | \$ 540,000 |
| 12" Reinforced Concrete Drainage Pipe | 2191 | FT | \$ 130 | \$ 284,830 |
| Sewer Manhole | 11 | EA | \$ 7,500 | \$ 82,500 |
| Drainage Manhole | 12 | EA | \$ 6,000 | \$ 72,000 |
| Catch Basin | 29 | EA | \$ 5,500 | \$ 159,500 |
| Loam & Seed | 1200 | CY | \$ 80 | \$ 96,000 |
| Silt Sack | 44 | EA | \$ 200 | \$ 8,800 |
| Sedimentation Fence | 3100 | LF | \$ 7 | \$ 21,700 |
| 3" Electrical Conduit Type NM | 2963 | LF | \$ 60 | \$ 177,780 |
| 3" PVC Schedule 80 Gas Pipe | 2643 | LF | \$ 35 | \$ 92,505 |
| Pavement Striping | 2281 | LF | \$ 2 | \$ 3,422 |
| Traffic Sign | 117 | SF | \$ 30 | \$ 3,510 |
| Traffic Sign Post | 20 | EA | \$ 125 | \$ 2,500 |
| Street Trees | 200 | EA | \$ 800 | \$ 160,000 |
| Subtotal | | | | \$ 6,453,727 |
| Contingency (Inflation/Safety Factor) (25%) | | | | \$ 1,613,432 |
| Construction Monitoring (5%) | | | | \$ 322,686 |
| Traffic Management & Police Detail (5%) | | | | \$ 322,686 |
| Total | | | | \$ 8,712,531 |
| Total Infrastructure Improvements Say | | | | \$ 9,000,000 |
| Infrastructure Phase 1 (50%) | | | | \$ 4,500,000 |
| Infrastructure Phase 2 (50%) | | | | \$ 4,500,000 |