



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"

<b>Project:</b> King Street Commons Site Development	<b>Project No.:</b> T1180
<b>Location:</b> 550 King Street, Littleton, MA 01460	<b>Date:</b> 8/22/2023
<b>Title:</b> Construction Cost Estimate	<b>Sheet:</b> 1 of 1
<b>Estimated By:</b> PJG	<b>Checked By:</b> 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
<b>Total Infrastructure Improvements Say</b>				<b>\$ 9,000,000</b>
<b>Infrastructure Phase 1 (50%)</b>				<b>\$ 4,500,000</b>
<b>Infrastructure Phase 2 (50%)</b>				<b>\$ 4,500,000</b>