



## Town of Brewster

2198 Main Street  
Brewster, MA 02631-1898  
Phone: (508) 896-3701  
townmanager@brewster-ma.gov

Office of:  
Select Board  
Town Manager

### MEMORANDUM

**FROM:** Peter Lombardi, Town Manager  
**RE:** Updated Cost Estimates for 2021 Drummer Boy Park Master Plan  
**DATE:** January 2024

---

As the Drummer Boy Park Advisory Committee prepares to develop their report to Town Meeting in May 2024, they requested updated pricing on the cost estimates included in the 2021 Master Plan. The original plan anticipated the project would be divided into two phases:

1. Parking & Access Drive Improvements, Stormwater/Drainage Improvements (including rain gardens), Enhanced Connectivity (expanded paved walking paths), and Selective Amenities (eg. replacing existing maintenance building with new open-air pavilion structure)
2. Playground Replacement, Remaining Stormwater/Drainage, and Remaining Connectivity Improvements

In 2021, Phase I was estimated to cost about \$1.25M and Phase II was expected to cost about \$900k – see pages 25-28 of the plan. These estimates included a 25% contingency and 15% for engineering, plus additional soft costs related to the planned improvements.

The updated cost estimates for Phase I are attached. For comparison purposes, the scope of work for this phase remains the same as what was included in the 2021 plan. These revised Phase I estimates reflect a \$1.7M cost, which now includes a 30% contingency. Our engineering consultants further advised that we should assume Phase II as proposed in the 2021 plan, will cost about \$1.25M. Some of these cost increases reflect current market conditions. Contingency amounts have also been increased due to a more conservative approach to developing cost estimates. The committee will use this information to help inform their report to Town Meeting in May 2024.

Project: Drummer Boy Park Phase I  
Location: Brewster, MA

Submission: Initial Opinion of Probable Costs  
Date: 1/12/2024

Estimator: MCL      Checked By: RAC

Division 2-GENERAL SITEWORK	Unit	Quantity	Unit Cost	Total Cost
SITE PREPARATION				
Site Mobilization / Demobilization	LS	1	\$ 35,000.00	\$ 35,000.00
Subtotal Site Preparation (Rounded)			\$ 35,000.00	
EROSION CONTROL				
Silt Sock Erosion Control	LS	1	\$ 18,000.00	\$ 18,000.00
Catch Basin Inserts (silt sack)	EA	3	\$ 375.00	\$ 1,125.00
Temporary Construction Fence and Safety Signage	LS	1	\$ 7,500.00	\$ 7,500.00
Temp. Entrance Mat For Truck Traffic & Sediment Control	EA	1	\$ 3,250.00	\$ 3,250.00
Subtotal Erosion Control (Rounded)			\$ 30,000.00	
SITE DEMOLITION				
Remove and Dispose Asphalt	SY	3,460	\$ 9.00	\$ 31,140.00
Remove and Dispose Cape Cod Berm	LF	540	\$ 5.00	\$ 2,700.00
Subtotal Site Demo (Rounded)			\$ 34,000.00	
SITE CLEARING				
Clear & Grub Site	LS	1	\$ 12,500.00	\$ 12,500.00
Cutting and disposing isolated trees and stumps (4"- 24")	EA	8	\$ 500.00	\$ 4,000.00
Cutting and disposing isolated trees and stumps (24" or plus)	EA	1	\$ 1,500.00	\$ 1,500.00
Subtotal Site Clearing (Rounded)			\$ 18,000.00	
EARTHWORKS				
Excavate and Relocate Material	CY	1,500	\$ 30.00	\$ 45,000.00
Subtotal Earthworks (Rounded)			\$ 45,000.00	
DRAINAGE COLLECTION SYSTEM				
12-inch HDPE	LF	112	\$ 85.00	\$ 9,520.00
18-inch HDPE	LF	58	\$ 130.00	\$ 7,540.00
4" PVC Perforated Underdrain	LF	150	\$ 55.00	\$ 8,250.00
4' Dia. Manholes	EA	3	\$ 7,500.00	\$ 22,500.00
Catch Basin	EA	3	\$ 5,500.00	\$ 16,500.00
Cleanouts	EA	2	\$ 750.00	\$ 1,500.00
Subtotal Drainage Collection (Rounded)			\$ 66,000.00	
UNDERGROUND INFILTRATION CHAMBERS				
StormTech SC-740	EA	56	\$ 1,250.00	\$ 70,000.00
Subtotal Infiltration Chambers (Rounded)			\$ 70,000.00	
BIORETENTION & WETMEADOW AREAS				
Bioretention Area	SF	1,220	\$ 30.00	\$ 36,600.00
Wetmeadow	SF	1,850	\$ 20.00	\$ 37,000.00
Sediment Forebays	SF	272	\$ 30.00	\$ 8,160.00
Subtotal Bioretention & Wetmeadow Areas (Rounded)			\$ 82,000.00	
WATER				
2-inch Copper	LF	161	\$ 28.00	\$ 4,508.00
Water Fill Station	EA	1	\$ 10,000.00	\$ 10,000.00
Subtotal Water (Rounded)			\$ 15,000.00	
LANDSCAPE				
Loam and Seed	SY	2,497	\$ 15.00	\$ 42,455.00
Seed only	SY	500	\$ 4.50	\$ 2,250.00
Landscaping	LS	1	\$ 20,000.00	\$ 70,000.00
Subtotal Landscape (Rounded)			\$ 115,000.00	

Project: Drummer Boy Park Phase I  
Location: Brewster, MA

Submission: Initial Opinion of Probable Costs  
Date: 1/12/2024

Estimator: MCL      Checked By: RAC

PAVING & CURBING					
3" Paving - Driveway and Parking Area	TON	500	\$	255.00	\$ 127,500.00
Seed only	SY	500	\$	4.50	\$ 2,250.00
6" Gravel for Bituminous Walkways	CY	80	\$	105.00	\$ 12,400.00
Bituminous Walkways	TON	80	\$	395.00	\$ 31,600.00
Pavement Markings	LS	1	\$	1,200.00	\$ 1,200.00
Concrete Pavers	SF	1,400	\$	35.00	\$ 49,000.00
Asphalt Curbing	LF	1,060	\$	22.00	\$ 23,320.00
Granite Curb	LF	160	\$	70.00	\$ 11,200.00
Subtotal Paving & Curbing (Rounded)			\$	259,000.00	
SITE IMPROVEMENTS					
Bike Rack	EA	1	\$	4,000.00	\$ 4,000.00
Renovate Existing Vacant Building	ALLOW	1	\$	275,000.00	\$ 250,000.00
10' x 18' Storage Shed on Concrete Pad	EA	1	\$	17,500.00	\$ 17,500.00
Accessible Portable Restroom 6' x 6'	EA	2	\$	6,000.00	\$ 12,000.00
Bench on Concrete Pad	EA	5	\$	3,150.00	\$ 15,750.00
Nature Trail Accessibility Improvements	LS	1	\$	17,500.00	\$ 17,500.00
Signage	ALLOW	1	\$	12,500.00	\$ 12,500.00
Building Engineering Analysis and Design and Playground 60% Design	ALLOW	1	\$	200,000.00	\$ 200,000.00
Subtotal Misc (Rounded)			\$	530,000.00	
TOTAL ESTIMATED CONSTRUCTION COST				\$	1,300,000.00
CONTINGENCY 30%				\$	390,000.00
TOTAL ESTIMATED COST				\$	1,700,000.00

Quantities provided are based on "Conceptual Site Plan, Drummer Boy Park Phase I," Horsley Witten Group, dated November 2022 and "Phase I Improvements Plan," CDM Smith, dated July 2021

Unit prices provided are based upon typical 2023 construction costs and data available for MADOT District 5. Unit prices are subject to change due to adjustments to material and labor costs, site conditions and inflation.