

DRAFT Master Plan Cost Estimate

Thomas Brooks Park

Medford, Massachusetts

Medford Historical Commission

Prepared by Hedlund Design Group, LLC

13-May-20

*Unit costs based on 2019 Massachusetts Highway Department
Weighted Average Bid Prices for District #4 unless otherwise noted

Note: This cost estimate has been created at the Master Plan
level and is conceptual in nature.

<https://hwy.massdot.state.ma.us/CPE/WeightedAverageCriteria.aspx>

Item	*Reference	Units	Quantity	Unit Cost	Total	Notes
1. ENTRY SIGNAGE						
Entry signs	HDG	LS	2	\$ 5,000	\$ 10,000	new entry sign at each end of park
New historic plaque on east side of Slave Wall marker	714.0	LS	1	\$ 2,000	\$ 2,000	proposal does not relocate granite marker
					\$ 12,000	
2. SLAVE WALL RESTORATION WORK						
Wall cap stone remortaring and resetting	Restoration Masons	LS	1	\$ 4,000	\$ 4,000	does not include removing stones and installing metal flashing
Repointing open joints and relaying bricks as needed	Restoration Masons	LS	1	\$ 20,000	\$ 20,000	includes proper prep / wash and lime mortar
Build up soil at north end and plant groundcover vegetation	HDG	LS	1	\$ 2,000	\$ 2,000	to slow water runoff and minimize erosion on the road side
					\$ 26,000	
3. ARCHEOLOGICAL DIG RESTORATION						
Archeological dig	PLA	LS	1	\$ 15,000	\$ 15,000	professional archaeological consultant and 4-6 local volunteers
					\$ 15,000	
4. CROSSWALKS						
Standard City crosswalk activator	HDG	EA	5	\$ 2,500	\$ 12,500	City of Medford standard
Crosswalk signs	874.11	EA	5	\$ 600	\$ 3,000	1 per crosswalk
Curb ramps	HDG	EA	10	\$ 3,500	\$ 35,000	2 per crosswalk
Crosswalk pavement markings	HDG	LS	5	\$ 250	\$ 1,250	
					\$ 51,750	
5. VICTORY GARDENS						
4' Garden fence	644.048	LF	145	\$ 65	\$ 9,425	48" black vinyl chain link
Steel corners for garden beds	HCM	EA	75	\$ 15	\$ 1,125	
Cedar lumber for garden edging	HDG	LF	1080	\$ 3	\$ 3,240	2X6 for garden edging
Storage shed	HDG	EA	1	\$ 480	\$ 480	
Compost bin	HDG	EA	3	\$ 120	\$ 360	
Hose bibs water lines	HDG	LS	1	\$ 2,500	\$ 2,500	water line from Grove Street to the gardens
Hose bibs	HDG	EA	2	\$ 300	\$ 600	
Shrub	HDG	EA	30	\$ 75	\$ 2,250	2-3' height
Tree - small deciduous	HDG	EA	6	\$ 650	\$ 3,900	1.5-2"
Picnic Table	707.6	EA	2	\$ 4,050	\$ 8,100	Landscape Forms - Gretchen Table
					\$ 31,980	
6. TRAIL IMPROVEMENTS						
Trash Receptacle	707.2	EA	2	\$ 2,280	\$ 4,560	one for each entry
Bike Rack	HDG	EA	2	\$ 2,500	\$ 5,000	at community garden and south entry
Park Bench	707.1	EA	5	\$ 2,800	\$ 14,000	Landscape Forms - Gretchen Bench
Engineered wood fiber walkway at slave wall	767.4	CY	21	\$ 75	\$ 1,575	accessible 5' path at slave wall at 4" thick x 350' total length
Mulch walkways	767.4	CY	127	\$ 75	\$ 9,525	5' wide paths at 3" thick x 2,850' total length
					\$ 34,660	

7. GROVE STREET EDGE IMPROVEMENTS

Stone wall rebuilding	MHC - Brooks Estate	LF	1480	\$	130	\$	192,400	estimate from Brook Estate wall rebuilding
Clearing and grubbing	101.00	A	0.75	\$	40,000	\$	30,000	20' x 1,600' edge of Grove Street planting strip
Tree - shade	HDG	EA	19	\$	1,050	\$	19,950	2.5-3" cal.
						\$	242,350	

8. RAILROAD CROSSING

Railroad crossing	HDG	LS	1	\$	1,500,000	\$	1,500,000	Bridge Brothers - prefab. steel truss bridge with ramp or elevator
						\$	1,500,000	

9. CENTRAL ALLEE TREE PLANTING

Clearing and grubbing	101.0	A	1	\$	40,000	\$	40,000	80' x 545' central allee cleared area
Tree - shade	HDG	EA	16	\$	1,050	\$	16,800	2.5-3" caliper
						\$	56,800	

Subtotal				\$ 1,970,540				
Overhead and Profit 15%				\$ 295,581				
Contingency 10%				\$ 197,054				
Total				\$ 2,463,175				