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1350 Main Street
Suite 1400
Springfield, MA 01103
T: 413.726.2100
F: 413.732.1249
www.gza.com

April 10, 2024
15.0167200.00

Edward Gibson, Town Administrator
Town of Southampton
210 College Highway, Suite 7
Southampton, MA 01073

Re: Conant Park Conceptual Master Plan,
Southampton, Massachusetts

Dear Mr. Gibson:

GZA GeoEnvironmental, Inc. (GZA) is pleased to provide this Conceptual Master Plan and Conceptual-Level Opinion of Potential Project Cost for the above refenced project. The Conceptual Level Opinion of Potential Project Cost includes a detailed version and a summary version, is subject to the attached Limitations, and is based on the following:

- "Site Work & Landscape Cost Data", R.S. Means , 2024;
- MassDOT Weighted Bid Prices – All Districts – 4/2023 – 4/2024
- "Construction Cost Index" (CCI), *Engineering News Record*, various historical values including current values; and,
- Historical information of similar projects performed in the region.

Please note that GZA's assignment did not include any detailed design beyond the conceptual master planning level. As such, the opinion of costs should be considered "order of magnitude" and used for budgeting and comparison purposes.

Thank you for the opportunity to continue to work with the Town of Southampton. If you have any questions, please do not hesitate to call Dan Shaw at 413-726-2129.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Dan Shaw, PLA
Project Manager

Anja Duffy, PLA
Consultant/Reviewer

Nathaniel L. Russell, PE
Principal-in-Charge

An Equal Opportunity Employer M/F/V/H

Attachments:

Attachment A - Limitations
Attachment B – Conant Park Conceptual Master Plan (11x17)
Attachment C – Conceptual Level Opinion of Potential Project Costs (detailed)
Attachment D – Conceptual Level Opinion of Potential Project Costs (summary)

Attachment A – Limitations

LIMITATIONS

USE OF REPORT

1. GeoEnvironmental, Inc. (GZA) prepared this Conceptual Master Plan and Conceptual-Level Opinion of Potential Project Costs ("Report") on behalf of, and for the exclusive use of our Client at the stated time for the stated purpose(s) and location(s) identified in the Report. Use of this Report, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions; and we do not accept any responsibility for the consequences of such use(s). Further, reliance by any party not identified in the agreement, for any use, without our prior written permission, shall be at that party's sole risk, and without any liability to GZA.

STANDARD OF CARE

2. GZA's findings and conclusions are based on the work conducted as part of the Scope of Services set forth in the Report and/or proposal, and reflect our professional judgment. These findings and conclusions must be considered not as scientific or engineering certainties, but rather as our professional opinions concerning the limited data gathered during the course of our work.

3. GZA's services were performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services at the same time, under similar conditions, and at the same or a similar property. No warranty, expressed or implied, is made.

4. Basis of Opinion of Cost Unless otherwise stated, our opinions of cost are only for comparative and general planning purposes. These opinions are based on the limited data and the conditions and assumptions described in the Report. The cost estimates may involve approximate quantity evaluations and are not intended to be sufficiently accurate to develop construction bids, or to predict the actual cost of work addressed in the Report. Further, since we have no control over when the work will take place nor the labor and material costs required to plan and execute the anticipated work, our cost opinions were made by relying on our experience, the experience of others, and other sources of readily available information. Actual costs may vary over time and could be significantly more, or less, than stated in the Report.

5. Cost opinions presented in the Report are based on a combination of sources and may include published RS Means Cost Data; past bid documents; cost data from federal, state or local transportation agency web sites; discussions with local experienced contractors; and GZA's experience with costs for similar projects at similar locations. GZA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this evaluation. Actual costs will likely vary depending on the quality of materials and installation; manufacturer of the materials or equipment; field conditions; geographic location; access restrictions; phasing of the work; subcontractor mark-ups; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented in the Report should be considered "order of magnitude" and used for budgeting and comparison purposes only. Detailed quantity and cost estimating should be performed by experienced professional cost estimators to evaluate actual costs. The opinions of cost in the Report should not be interpreted as a bid or offer to perform the work. Unless stated otherwise, all costs are based on present value.

6. The opinions of costs are based only on the quantity and/or cost items identified in the Report, and should not be assumed to include other costs such as legal, administrative, permitting or others. The estimate also does not include any costs with respect to third-party claims, fines, penalties, or other charges which may be assessed against any responsible party because of either the existence of present conditions or the future existence or discovery of any such conditions.

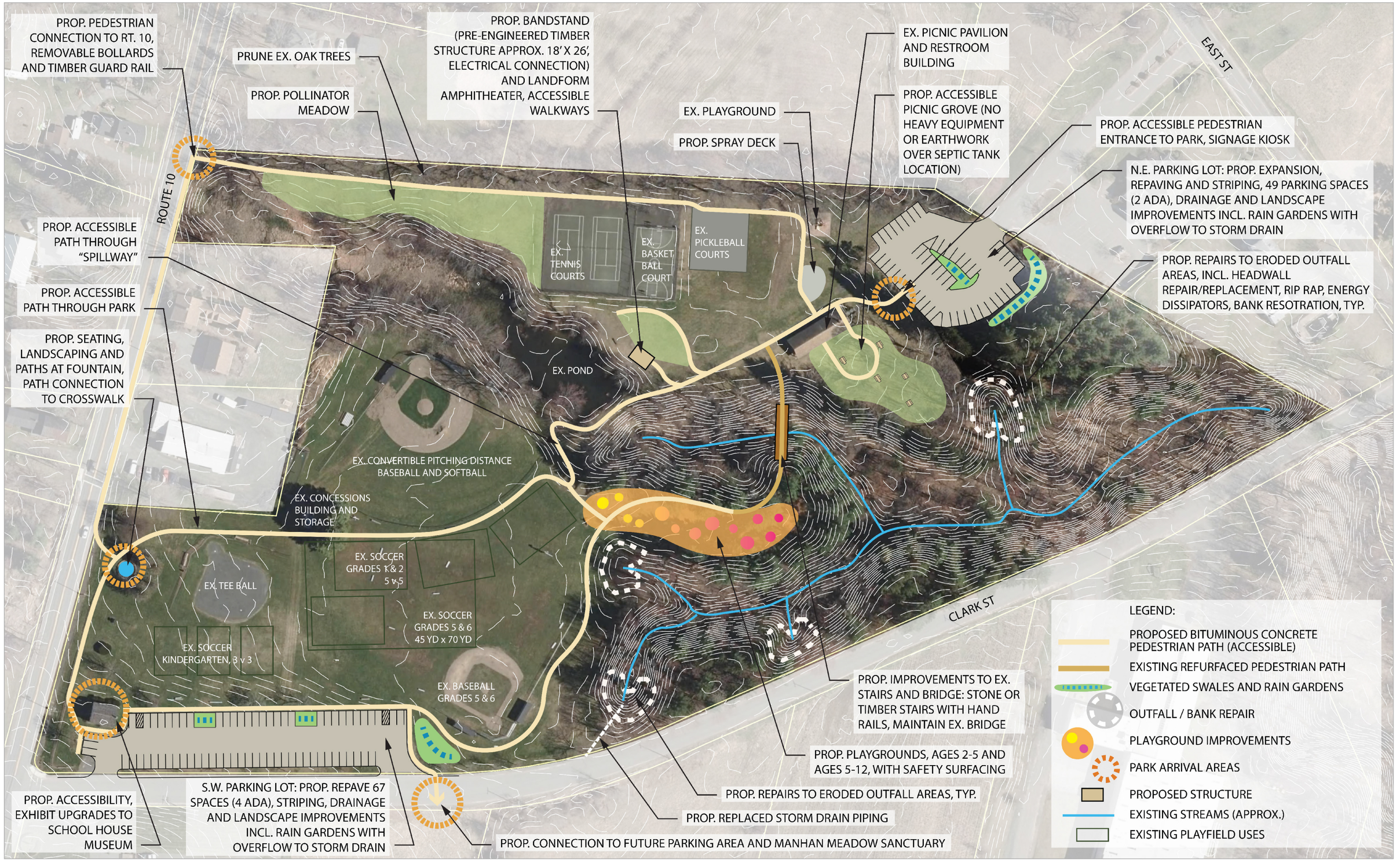
ADDITIONAL SERVICES

7. It is recommended that GZA be retained to provide engineering services during any final design, construction and/or implementation of any measures recommended in this Report. This will allow us the opportunity to: i) observe conditions and compliance with our design concepts and opinions; ii) allow for changes in the event that conditions are other than anticipated; and iii) provide modifications to our design.

Attachment B

Conant Park Conceptual Master Plan

11x17 reduced-size print (full-sized print attached separately)



CONANT PARK
Conceptual Master Plan

Southampton, MA
April 2024

Prepared for the Town of Southampton by GZA GeoEnvironmental, Inc.
Project Number 15.0167200.00
Background imagery source: MassGIS Aerial Imagery

GZA

N W E S

0 100 200 400
SCALE IN FEET

11X17 Reduced-Size Print

Attachment C

Conceptual Level Estimate of Potential Project Costs

(detailed)

For Conant Park Conceptual Master Plan

CONCEPTUAL LEVEL OPINION OF POTENTIAL PROJECT COSTS
Based On
"CONANT PARK CONCEPTUAL MASTER PLAN, SOUTHAMPTON, MA"
Prepared By
GZA GEOENVIRONMENTAL, APRIL 2024

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	TASK TOTAL
PROP. PEDESTRIAN CONNECTION TO RT. 10, REMOVABLE BOLLARDS AND TIMBER GUARD RAIL					**$9,400**
MOBILIZATION	1	LS	$1,000.00	$1,000	
TIMBER GUARD RAIL	40	LF	$60.00	$2,400	
REMOVABLE BOLLARDS	2	EA	$2,000.00	$4,000	
SITE PREP, EROSION CONTROL, AND DEMO	1	LS	$2,000.00	$2,000	
PROP. POLLINATOR MEADOW					**$11,175**
MOBILIZATION	1	LS	$1,100.00	$1,100	
SEED AREAS	19,000	SF	$0.30	$5,700	
STRIP & STACK LOAM	350	CY	$5.00	$1,750	
RESPREAD STACKED TOPOIL	350	CY	$7.50	$2,625	
PRUNE OAK TREES					**$7,000**
PRUNE OAK TREES	1	LS	$7,000.00	$7,000	
PROP. BANDSTAND (PRE-ENGINEERED TIMBER STRUCTURE W. ELECTRICAL CONNECTION) AND LANDFORM AMPHITHEATER WITH BIT. CONC. WALKWAY					**$289,300**
MOBILIZATION	1	LS	$18,000.00	$18,000	
SITE PREP AND EROSION CONTROL	1	LS	$6,900.00	$6,900	
SPREAD/ ESTABLISH LAWN SEED	7,000	SF	$0.50	$3,500	
STRIP & STACK LOAM	130	CY	$5.00	$650	
EXPORT FILL OFFSITE	30	CY	$40.00	$1,200	
RESPREAD STRIPPED TOPSOIL	100	CY	$7.50	$750	
GRADE SITE	7,000	SF	$0.50	$3,500	
ELECTRICAL CONDUIT, CABINET, OUTLETS, AND CONNECTION AT SOURCE	1	LS	$30,000.00	$30,000	
ENGINEERED TIMBER STRUCTURE, 18' X 26', INCL. FOOTINGS AND INSTALLATION, ALLOWANCE	1	LS	$200,000	$200,000	
CONCRETE BANDSHELL PAD	1,200	SF	$15	$18,000	
BIT CONC WALKWAY	850	SF	$8	$6,800	
PROP. ACCESSIBLE BIT. CONC. WALK 1 (NE PARKING LOT, OVER DAM, TO SCHOOL HOUSE MUSEUM)					**$73,240**
MOBILIZATION	1	LS	$4,000	$4,000	
SITE PREP AND EROSION CONTROL	1	LS	$4,500	$4,500	
BIT CONC PAVE, INCLUDING BASE	6,735	SF	$8	$53,880	
STRIP AND STACK TOPSOIL	224	CY	$5.00	$1,120	
EXPORT FILL OFFSITE	160	CY	$40.00	$6,400	
RESPREAD TOPSOIL, GRADING	64	CY	$10	$640	
SITE RESTORATION	5,400	SF	$0.50	$2,700	
PROP. ACCESSIBLE BIT. CONC. WALK 2 (EX. PAVILION NORTH TO RT 10)					**$48,925**
MOBILIZATION	1	LS	$2,700	$2,700	
SITE PREP AND EROSION CONTROL	1	LS	$3,000	$3,000	
BIT CONC PAVE, INCLUDING BASE	4,440	SF	$8	$35,520	
STRIP AND STACK TOPSOIL	177	CY	$5.00	$885	
EXPORT FILL OFFSITE	110	CY	$40.00	$4,400	
RESPREAD TOPSOIL, GRADING	67	CY	$10	$670	
SITE RESTORATION	3,500	SF	$0.50	$1,750	
PROP. ACCESSIBLE BIT. CONC. WALK 3 (SW PARKING LOT TO PED. BRIDGE)					**$79,810**
MOBILIZATION	1	LS	$4,270	$4,270	
SITE PREP AND EROSION CONTROL	1	LS	$4,900	$4,900	
BIT CONC PAVE, INCLUDING BASE	7,315	SF	$8	$58,520	
STRIP AND STACK TOPSOIL	251	CY	$5.00	$1,255	
EXPORT FILL OFFSITE	181	CY	$40.00	$7,240	
RESPREAD TOPSOIL, GRADING	70	CY	$10	$700	
SITE RESTORATION	5,850	SF	$0.50	$2,925	
PROP. SPRAY DECK					**$156,000**
SPRAY DECK	1	LS	$156,000.00	$156,000	
PROP. ACCESSIBILITY UPGRADES TO PICNIC GROVE					**$35,930**
MOBILIZATION	1	1	$2,000.00	$2,000	
SITE PREP AND EROSION CONTROL	1	1	$2,400.00	$2,400	
R&D EX. PICNIC TABLES, GRILLS, TRASH CANS	1	1	$1,000.00	$1,000	
F&I PICNIC TABLES AND PADS	5	EA	$2,500.00	$12,500	
F&I GRILLS AND TRASH CANS	1	LS	$7,800.00	$7,800	
BITUMINOUS CONCRETE PATH	1,000	SF	$8.00	$8,000	
STRIP AND STACK TOPSOIL	34	CY	$5.00	$170	
EXPORT FILL OFFSITE	24	CY	$40.00	$960	
RESPREAD TOPSOIL	10	CY	$10.00	$100	
ESTABLISH LAWN SEED	2,000	SF	$0.50	$1,000	
PROP. ACCESSIBLE PEDESTRIAN ENTRANCE FROM NORTHEAST PARKING LOT					**$10,000**
(WALKWAY INCLUDED IN BIT CONC WALK 1 ABOVE)	0	LS	$0.00	$0	
PARK WELCOME SIGNAGE, KIOSK	1	LS	$10,000	$10,000	
PROP. NE PARKING LOT IMPROVEMENTS: EXPANSION TO 40 SPACES, REPAVING, STRIPING, DRAINAGE AND LANDSCAPE IMPROVEMENTS INCL. RAIN GARDENS					**$288,000**
MOBILIZATION	1	LS	$17,000.00	$17,000	
SITE PREP AND EROSION CONTROL	1	LS	$8,000.00	$8,000	
R&D EX. BIT CONC PAVE	17,000	SF	$1.50	$25,500	
BITUMINOUS CONCRETE PAVING, INCL. BASE	19,000	SF	$8.00	$152,000	
STRIPING & SIGNAGE	1	LS	$12,000	$12,000	
EXCAVATE AND REMOVE SOIL FOR RAIN GARDENS	300	CY	$40.00	$12,000	
DEEP SUMP CATCH BASIN	2	EA	$10,000.00	$20,000	
CONNECT TO EX. STORM DRAIN	1	LS	$1,000.00	$1,000	
BIORETENTION SOIL MIX FOR RAIN GARDENS	300	CY	$50.00	$15,000	
CRUSHED STONE FOR RAIN GARDENS	50	CY	$40.00	$2,000	
WETLAND SEED MIX	2,000	SF	$0.50	$1,000	
SHRUBS 24" O.C.	300	EA	$75	$22,500	
PROP. REPAIRS TO ERODED OUTFALL AREA 1					**$54,200**
MOBILIZATION	1	LS	$2,800.00	$2,800	
SITE PREP AND EROSION CONTROL	1	LS	$6,500.00	$6,500	
GRADING	150	CY	$20.00	$3,000	
CRUSHED STONE BASE	10	CY	$40.00	$400	

CONCEPTUAL LEVEL OPINION OF POTENTIAL PROJECT COSTS
Based On
"CONANT PARK CONCEPTUAL MASTER PLAN, SOUTHAMPTON, MA"
Prepared By
GZA GEOENVIRONMENTAL, APRIL 2024

RIP RAP	30	CY	$50.00	$1,500	
HEADWALL/ OUTFALL REPAIRS	1	LS	$10,000	$10,000	
ENERGY DISSIPATOR	1	LS	$20,000	$20,000	
BANK RESTORATION, COIR LOGS, SHRUBS	1	LS	$10,000	$10,000	
PROP. REPAIRS TO ERODED OUTFALL AREA 2					**$54,200**
MOBILIZATION	1	LS	$2,800.00	$2,800	
SITE PREP AND EROSION CONTROL	1	LS	$6,500.00	$6,500	
GRADING	150	CY	$20.00	$3,000	
CRUSHED STONE BASE	10	CY	$40.00	$400	
RIP RAP	30	CY	$50.00	$1,500	
HEADWALL REPAIR/ REPLACEMENT	1	LS	$10,000	$10,000	
ENERGY DISSIPATOR	1	LS	$20,000	$20,000	
BANK RESTORATION, COIR LOGS, SHRUBS	1	LS	$10,000	$10,000	
PROP. REPAIRS TO ERODED OUTFALL AREA 3					**$54,200**
MOBILIZATION	1	LS	$2,800.00	$2,800	
SITE PREP AND EROSION CONTROL	1	LS	$6,500.00	$6,500	
GRADING	150	CY	$20.00	$3,000	
CRUSHED STONE BASE	10	CY	$40.00	$400	
RIP RAP	30	CY	$50.00	$1,500	
HEADWALL REPAIR/ REPLACEMENT	1	LS	$10,000	$10,000	
ENERGY DISSIPATOR	1	LS	$20,000	$20,000	
BANK RESTORATION, COIR LOGS, SHRUBS	1	LS	$10,000	$10,000	
PROP. REPAIRS TO ERODED OUTFALL AREA 4					**$54,200**
MOBILIZATION	1	LS	$2,800.00	$2,800	
SITE PREP AND EROSION CONTROL	1	LS	$6,500.00	$6,500	
GRADING	150	CY	$20.00	$3,000	
CRUSHED STONE BASE	10	CY	$40.00	$400	
RIP RAP	30	CY	$50.00	$1,500	
HEADWALL REPAIR/ REPLACEMENT	1	LS	$10,000	$10,000	
ENERGY DISSIPATOR	1	LS	$20,000	$20,000	
BANK RESTORATION, COIR LOGS, SHRUBS	1	LS	$10,000	$10,000	
PROP. IMPROVEMENTS TO EX. PATH AND BRIDGE: REPLACE WITH STONE OR TIMBER STEPS, INSTALL HAND RAILS, MAINTAIN EX. BRIDGE					**$70,000**
IMPROVEMENTS TO EX. STAIRS (ALLOWANCE)	1	LS	$50,000.00	$50,000	
IMPROVEMENTS TO EX. BOARDWALK (ALLOWANCE)	1	LS	$20,000.00	$20,000	
PROP. PLAYGROUNDS, AGES 2-5 AND AGES 5-12, AND SAFETY SURFACING					**$400,000**
AGES 2-5 AND 5-12 PLAYGROUNDS WITH HYBRID PIP/EWF SURFACING, CURBING, UNDERDRAINAGE, BENCHES, INCL. SITE PREP AND MOBILIZATION	1	LS	$400,000.00	$400,000	
PROP. REPLACED STORM DRAIN PIPING					**$18,000**
MOBILIZATION	1	LS	$1,500.00	$1,500	
SITE PREP (INCL. TREE CLEARING) AND EROSION CONTROL	1	LS	$1,500.00	$1,500	
REPLACE STORM DRAIN PIPING, INCL EXCAVATION, BEDDING, PIPING, CONNECTION TO EXISTING, BACKFILL	1	LS	$15,000.00	$15,000	
PROP. SW PARKING LOT IMPROVEMENTS: REPAVE 67 SPACES, STRIPING, DRAINAGE AND LANDSCAPE IMPROVEMENTS INCL. RAIN GARDENS					**$416,000**
MOBILIZATION	1	LS	$25,000.00	$25,000	
SITE PREP AND EROSION CONTROL	1	LS	$8,000.00	$8,000	
R&D EX. BIT CONC PAVE	27,000	SF	$1.50	$40,500	
BITUMINOUS CONCRETE PAVING, INCL. BASE	27,000	SF	$8.00	$216,000	
STRIPING & SIGNAGE	1	LS	$16,000	$16,000	
EXCAVATE AND REMOVE SOIL FOR RAIN GARDENS	420	CY	$40.00	$16,800	
BIORETENTION SOIL MIX FOR RAIN GARDENS	420	CY	$50.00	$21,000	
CRUSHED STONE FOR RAIN GARDENS	70	CY	$40.00	$2,800	
8" HDPE STORM DRAIN PIPE TO CONNECT RAIN GARDEN C.Bs. TO EX. DRAINS	320	LF	$50.00	$16,000	
DEEP SUMP CATCH BASIN	3	EA	$10,000.00	$30,000	
WETLAND SEED MIX	2,800	SF	$0.50	$1,400	
SHRUBS 24" O.C.	300	EA	$75	$22,500	
PROP. ACCESSIBILITY, EXHIBIT UPGRADES TO SCHOOL HOUSE MUSEUM					**$35,000**
ACCESSIBILITY UPGRADES INCL. RAMP	1	LS	$15,000.00	$15,000	
MUSEUM UPGRADES (ALLOWANCE)	1	LS	$20,000.00	$20,000	
PROP. UPGRADES TO FOUNTAIN AREA, INCL. WALKWAYS, SEATING, LANDSCAPING, WALKWAY TO EX. CROSSWALK					**$14,500**
MOBILIZATION	1	LS	$1,000.00	$1,000	
F&I BENCHES	3	EA	$2,500.00	$7,500	
BITUMINOUS CONCRETE PAVING, INCL. BASE	250	SF	$8.00	$2,000	
MISC. EARTHWORK	1	LS	$2,000	$2,000	
LANDSCAPING (ALLOWANCE)	1	LS	$2,000	$2,000	
				SUB TOTAL=	**$2,179,080**
				CONSTRUCTION CONTINGENCY (20±%)	$435,816
				DESIGN (10±%)	$217,908
				TOTAL=	$2,832,804
				SURVEY, GEOTECH, DESIGN, PERMITTING, CONSTRUCTION PHASE SERVICES (10±%)	$283,280
				GRAND TOTAL = (2024 DOLLARS)	**$3,116,084**

1. Construction costs include labor at prevailing wage rates, overhead, & profit.
2. The Design Contingency is intended to provide for minor Project elements that are undefined at the current level of design concept yet which typically become evident as the design progresses and that may be recommended by the design team and agreed upon by the Owner during subsequent phases of design.
3. GZA's Conceptual-Level Opinion of Potential Project Costs is subject to the assumptions and limitations stated in our correspondence to the Town of Southampton accompanying this cost opinion.
4. Estimates are based on contractor pricing associated with similar projects that have been recently completed by the Town and GZA's experience in the region.

Attachment D

Conceptual Level Estimate of Potential Project Costs

(summary)

For Conant Park Conceptual Master Plan

CONCEPTUAL LEVEL OPINION OF POTENTIAL PROJECT COSTS
Based On
"CONANT PARK CONCEPTUAL MASTER PLAN, SOUTHAMPTON, MA"
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DESCRIPTION	TOTAL
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PROP. POLLINATOR MEADOW	$11,175
PRUNE OAK TREES	$7,000
PROP. BANDSTAND (PRE-ENGINEERED TIMBER STRUCTURE W. ELECTRICAL CONNECTION) AND LANDFORM AMPHITHEATER WITH BIT. CONC. WALKWAY	$289,300
PROP. ACCESSIBLE BIT. CONC. WALK 1 (NE PARKING LOT, OVER DAM, TO SCHOOL HOUSE MUSEUM)	$73,240
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PROP. REPAIRS TO ERODED OUTFALL AREA 2	$54,200
PROP. REPAIRS TO ERODED OUTFALL AREA 3	$54,200
PROP. REPAIRS TO ERODED OUTFALL AREA 4	$54,200
PROP. IMPROVEMENTS TO EX. PATH AND BRIDGE: REPLACE WITH STONE OR TIMBER STEPS, INSTALL HAND RAILS, MAINTAIN EX. BRIDGE	$70,000
PROP. PLAYGROUNDS, AGES 2-5 AND AGES 5-12, AND SAFETY SURFACING	$400,000
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SUBTOTAL	**$2,179,080**
CONSTRUCTION CONTINGENCEY (20%)	**$435,816**
DESIGN CONTINGENCEY (10%)	**$217,908**
SURVEY, GEOTECH, DESIGN, PERMITTING, CONSTRUCTION PHASE SERVICES (10±%)	**$283,280**
TOTAL	**$3,116,084**

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