

**5. PROJECT DEVELOPMENT**

a.	Architectural/Engineering Services: (DCAM Guideline)	268,000.
b.	Project Manager (Mgl c149§ 44A1/2) (est.)	120,000.
c.	Site Survey	8,000.
d.	Geotechnical Engineer / Borings	9,000.
e.	Legal / Bonding Counsel	75,000.
f.	Printing / Reproduction	20,000.
g.	Legal Advertising / Bid	800.
h.	Clerk of the Works (See Project Manager)	0.
i.	Construction Materials Testing	10,000.
j.	Furniture, Fixtures & Equipment	40,000.
	1) Te// Data Systems (Est.)	20,000.
	2) Radio / Antenna Systems (Est.)	20,000.
k.	Moving/ Relocation Expenses	4,000.
	Sub Total:	<u>\$ 594,800.</u>

6. TOTAL PROBABLE BUDGET ESTIMATE OF PROJECT COSTS \$ 3,032,400.

7. **ALTERNATE BIDS**

a. Alternate No.1: CARPORT \$ 25,000.

**8. QUALIFICATIONS**

a. This Estimate of Probable Project Cost is based on Following assumptions:

1. Normal Construction schedule has been used to prepare the Estimate.
2. Premium time costs are not included. Costs are based on forty hour work week, Mon. thru Fri.
3. This Estimate is based on Prevailing Wage Rates.
4. No costs are included for disposal or remedial work on contaminated soil.
5. No allowance is included for Hazardous Materials Abatement.
6. Items that could impact this Estimate are:
  - a. Unforeseen subsurface conditions
  - b. Restrictive technical specification
  - c. Non-competitive bid conditions (less than six qualified bids)
  - d. Sole source specification of materials or products
  - e. Delays beyond the project schedule or **January 2009** bid date
  - f. Accelerated completion

b. This opinion of Probable Cost of Construction is made on the basis of the experience, qualifications and best judgment of RAI's professional staff. This Estimate is for budget purposes only; actual construction value is determined after the completion of the Construction Documents and the Bid Award process. Variance of +/- 5% of the estimate amount is probable.