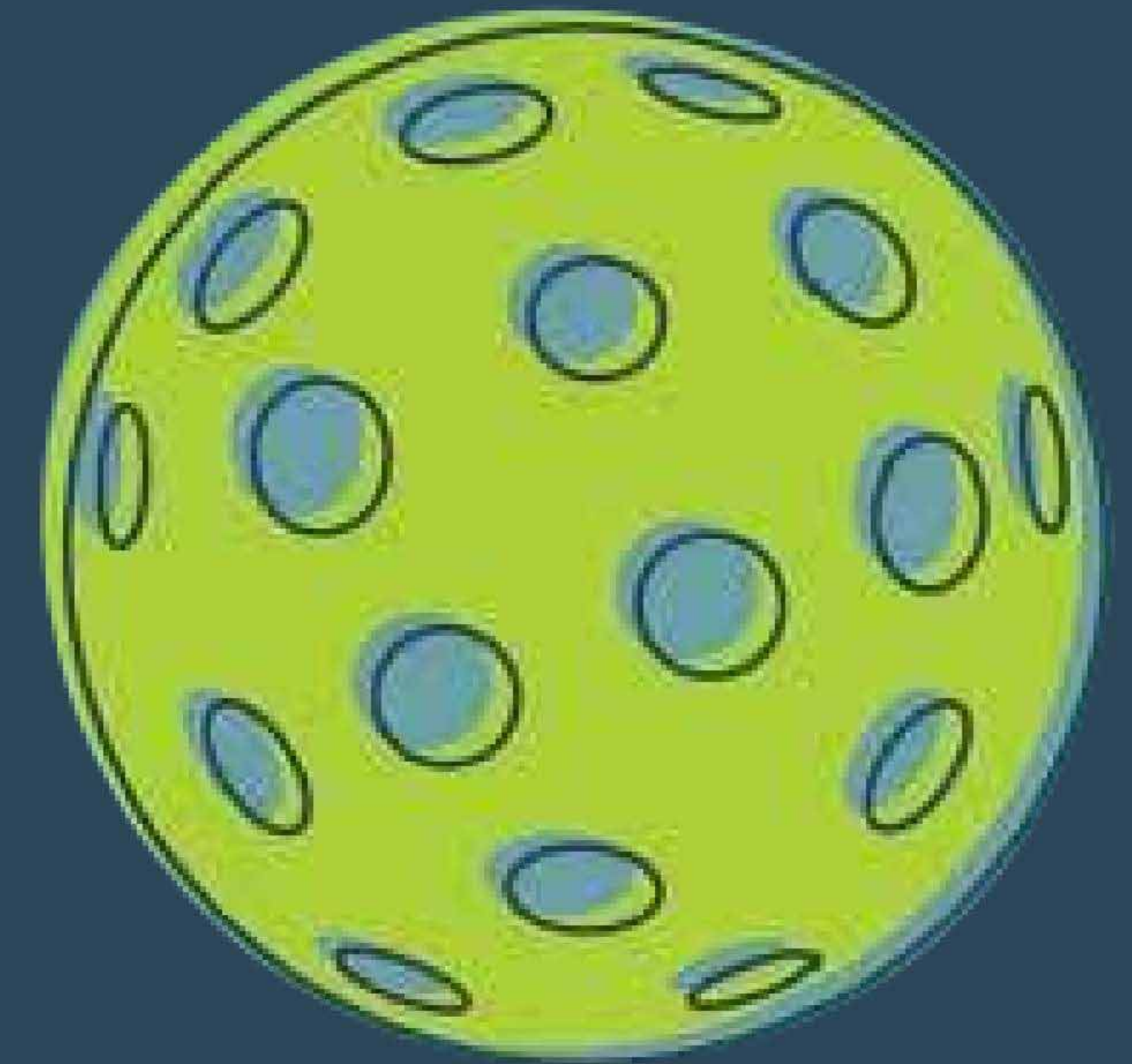


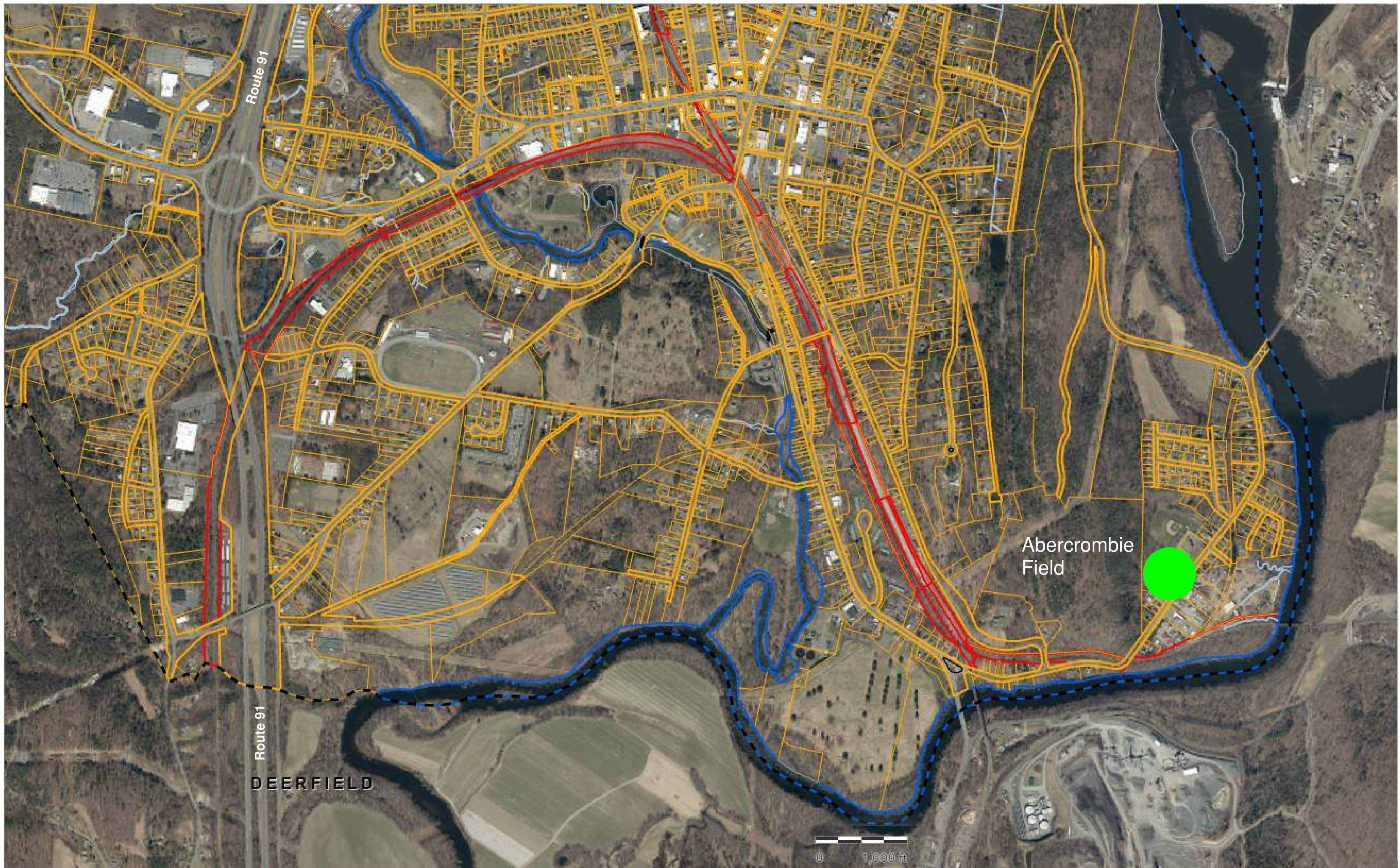
Greenfield Pickleball Courts 2024



PRESENTED BY:



Berkshire
Design
Group



Route 91

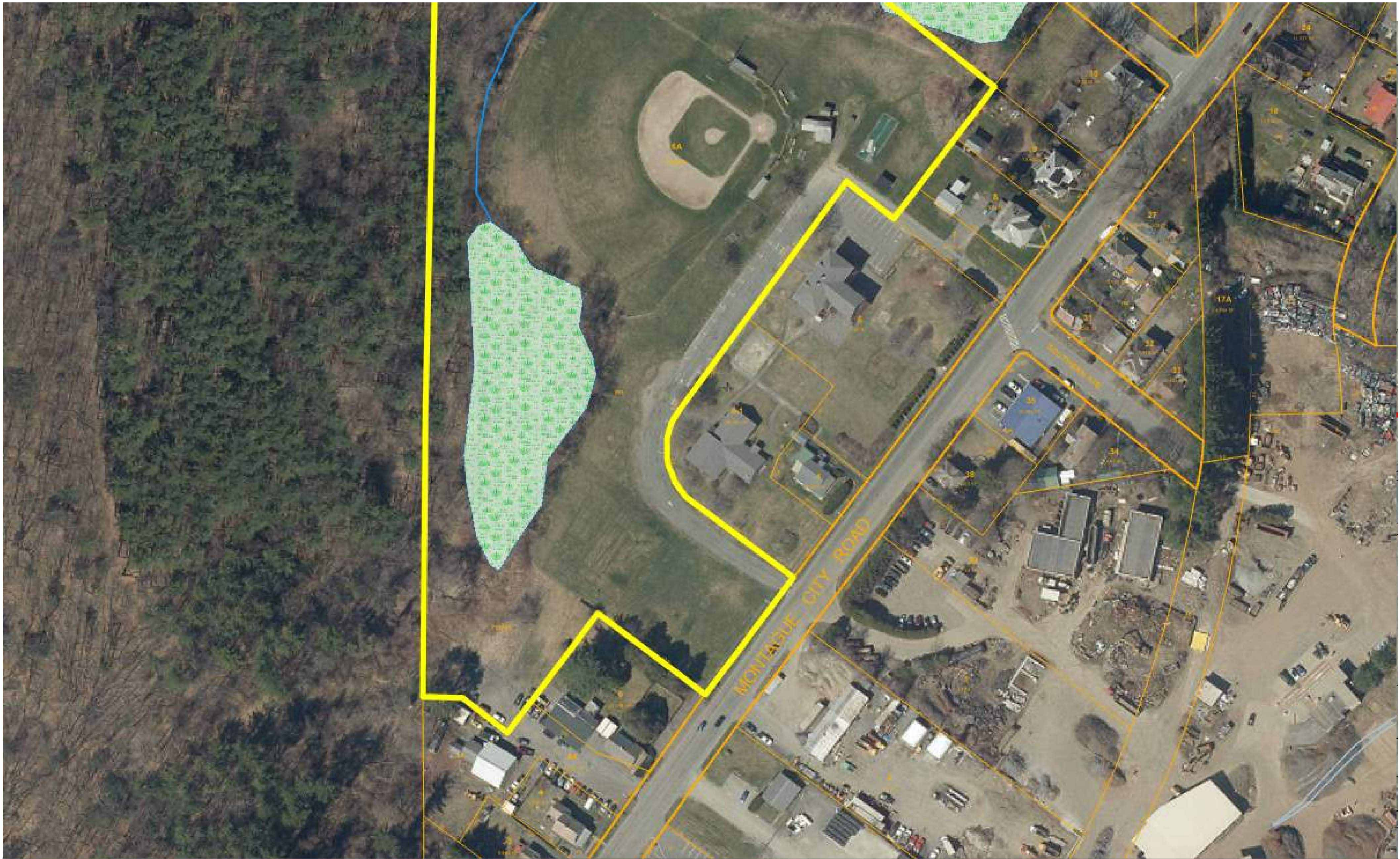
Route 91

DEERFIELD

Abercrombie Field

1,000 ft

AERIAL VIEW OF PROJECT LOCATION



ABERCROMBIE FIELD



Notes

1. The existing conditions and boundary retracement survey depicted hereon was obtained by a field survey on month ##, #### by Berkshire Design Group.
2. This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however, this does not constitute a guarantee that no such easements exist.
3. The basis of bearings, azimuths, and the north arrow shown hereon is the Massachusetts State Plane Coordinate System (NAD83). The basis of the elevations depicted hereon is a grid separation calculation based on Geoid18 resulting in NAVD88. Distances shown hereon are ground distances.
4. The location of all underground utilities shown are approximate and are based upon a field survey and a compilation of plans of record and other available data. Berkshire Design Group does not warrant the location of all utilities depicted. Prior to the commencement of construction or design, the contractor, engineer, or architect shall verify the location of all utilities and contact Dig Safe at 811.
5. Resource area delineation performed by XXXX on XXXX ##, 20##.



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City of Greenfield

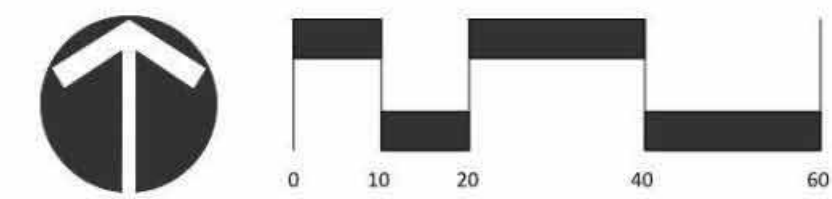
Pickleball Courts
Abercrombie Fields
Montague City Road

EXISTING CONDITIONS

Revisions

Rev.	Description

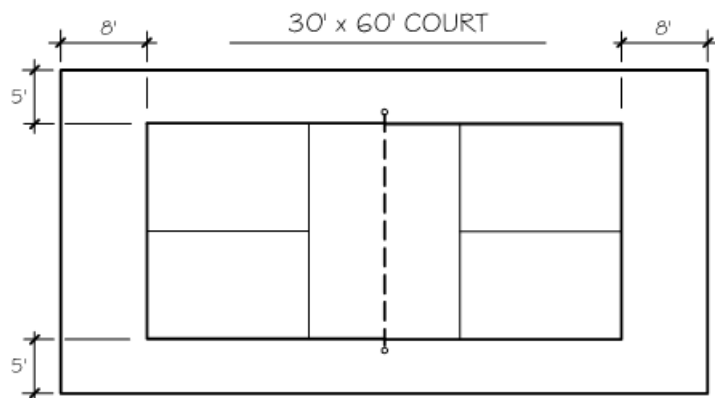
Date: APRIL 9, 2024	Sheet Number: LC-100
Scale: 1"=20'	
Drawn By: JDS	
Checked By: JDS	



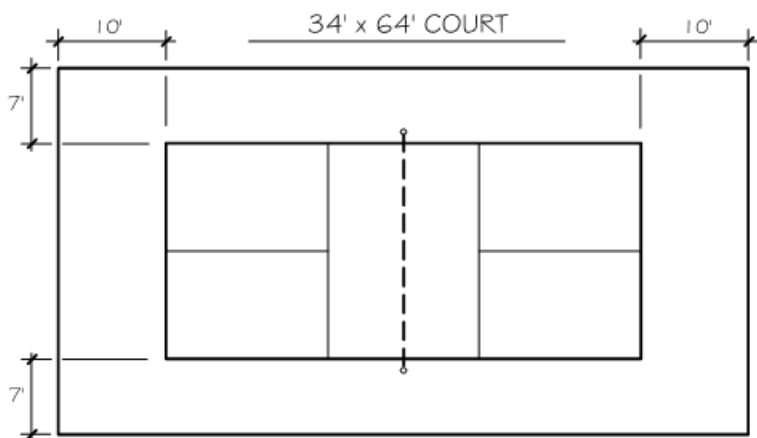
F:\GREENFIELD-PICKLEBALL COURTS\DESIGN PROCESS\DRAWINGS\LC-100.DWG PLOT DATE: 6/18/2024

ABERCROMBIE FIELD





MINIMUM FOR RECREATIONAL PLAY
(COMMON IN CONVERSIONS & IN MULTI-COURT BATTERIES)

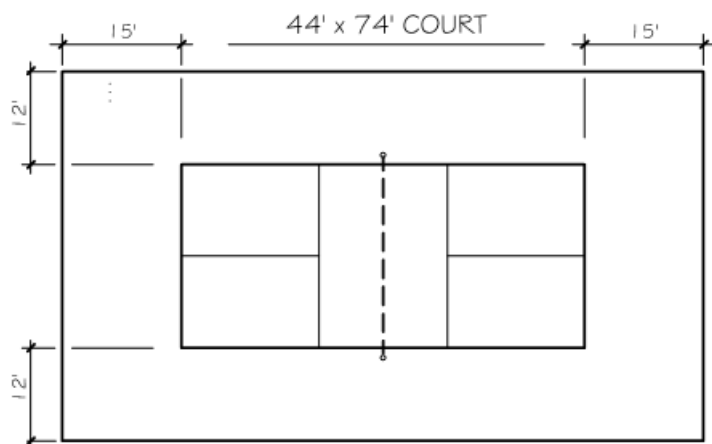


RECOMMENDED FOR COMPETITIVE PLAY
(NEW CONSTRUCTION & COMMONLY IN 2-COURT BATTERIES)

TYPICAL COURT OVERRUNS

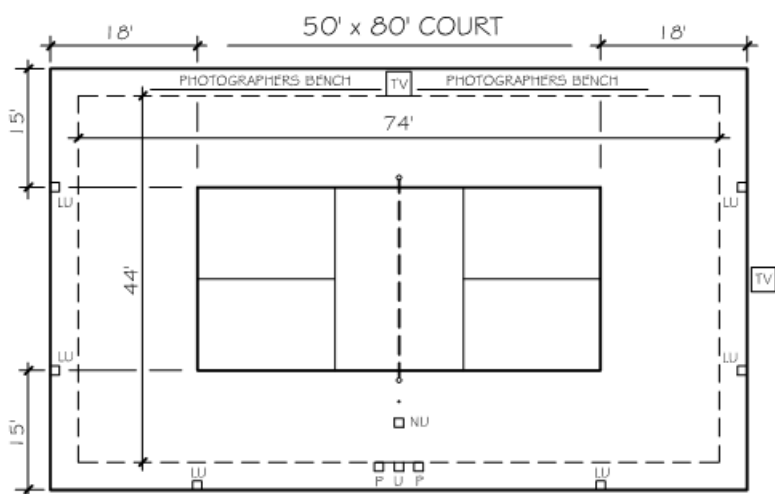
NOT TO SCALE

04OVERRUN1.AVL.20



RECOMMENDED FOR WHEELCHAIR & ELITE PLAY

(COMMONLY, STAND-ALONE & 2-COURT BATTERIES)



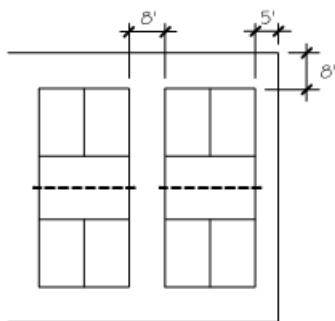
RECOMMENDED FOR STADIUM COURTS

(STAND-ALONE COURT)

ELITE & STADIUM COURT OVERRUNS

NOT TO SCALE

O4OVERRUN2.AVL.20

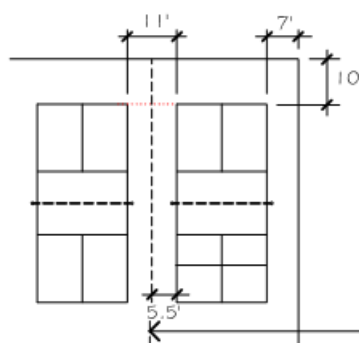


RECREATIONAL PLAY

OVERALL PLAY AREA DIMENSIONS

TWO (2) COURT BATTERY	58' x 60'
THREE (3) COURT BATTERY	86' x 60'
FOUR (4) COURT BATTERY	114' x 60'

NO DIVIDER NET OPTION



COMPETITIVE PLAY

OVERALL PLAY AREA DIMENSIONS

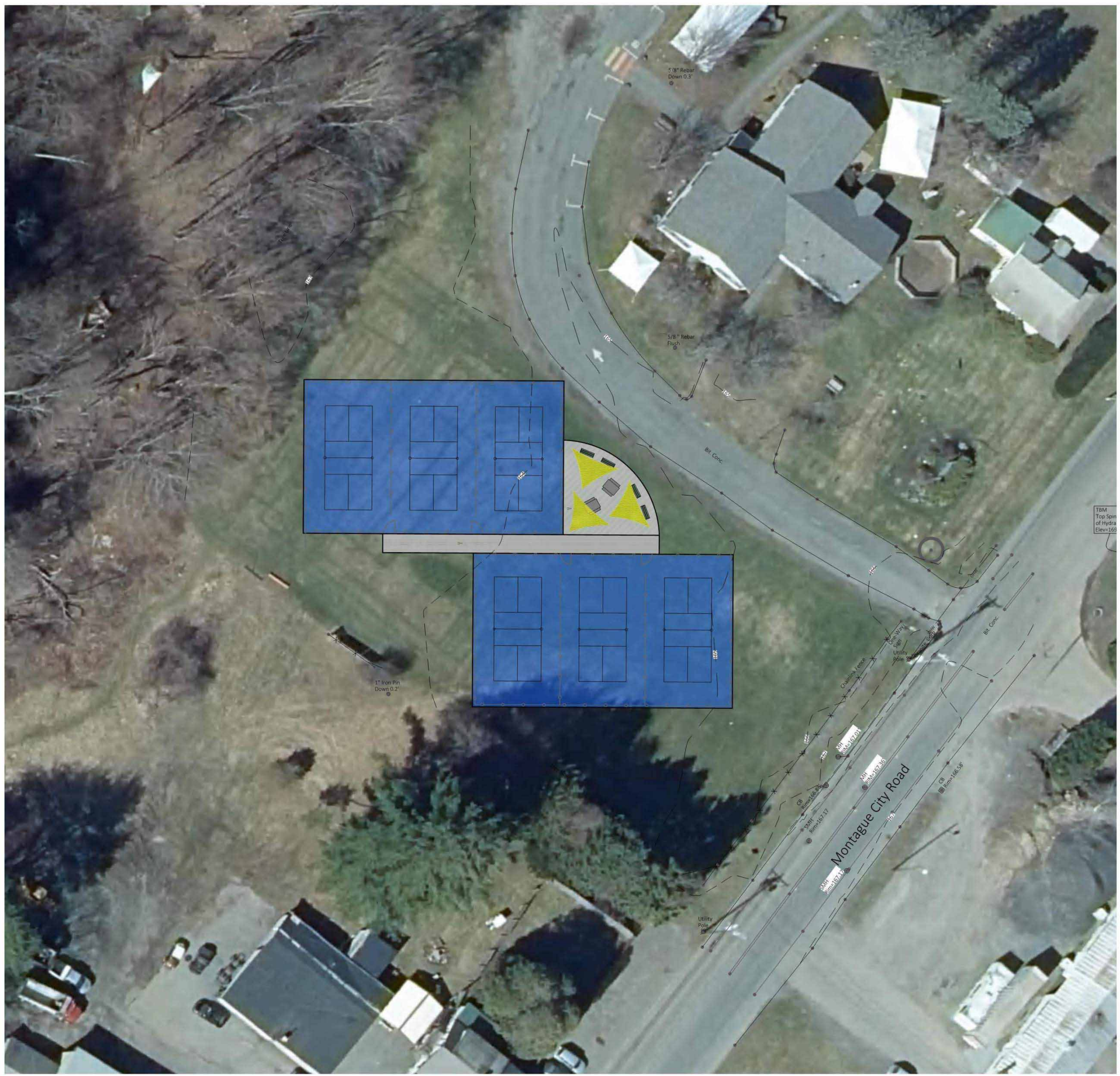
TWO (2) COURT BATTERY	65' x 64'
THREE (3) COURT BATTERY	96' x 64'
FOUR (4) COURT BATTERY	127' x 64'

OPTIONAL CENTERED DIVIDER NET

OVERRUNS - MULTI-COURT BATTERIES

WITH UNOBSTRUCTED AREAS BETWEEN COURTS

05BATTERY.SIZES.AVL.20



F:\GREENFIELD-PICKLEBALL COURTS\DESIGN PROCESS\DRAWINGS\LC-300 SITE PLAN.DWG PLOT DATE: 4/11/2024



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City of Greenfield

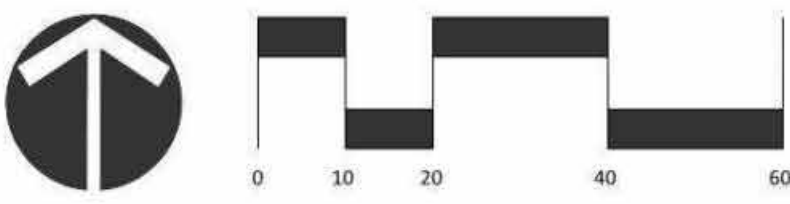
Pickleball Courts
Abercrombie Fields
Montague City Road

SITE PLAN

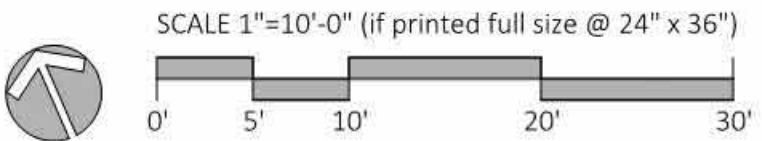
OPTION A

Revisions	

Date: APRIL 9, 2024	Sheet Number
Scale: 1"=20'	LC-300
Drawn By: JDS	
Checked By: JDS	



Greenfield Pickleball - Abercrombie Field





Berkshire Design Group

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City of Greenfield

Pickleball Courts
Abercrombie Fields
Montague City Road

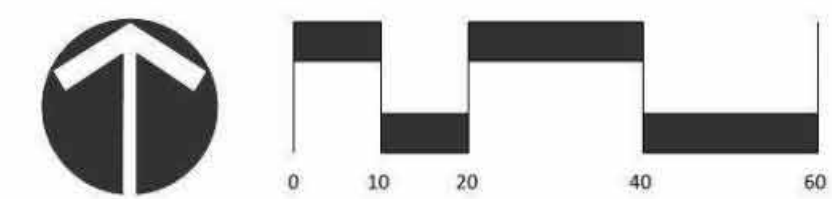
SITE PLAN

OPTION B

Revisions

Date: APRIL 9, 2024
 Scale: 1"=20'
 Drawn By: JDS
 Checked By: JDS

Sheet Number
LC-300



GREENFIELD - PICKLEBALL COURTS DESIGN PROCESS DRAWINGS LC-300 SITE PLAN DWG PLOT DATE: 04/17/2024



EXISTING CONDITIONS NOTES

- THE EXISTING CONDITIONS AND BOUNDARY SURVEY DEPICTED HEREON WAS OBTAINED BY A FIELD SURVEY IN JANUARY, 2024 BY BERKSHIRE DESIGN GROUP.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE BASIS OF BEARINGS, AZIMUTHS, AND THE NORTH ARROW SHOWN HEREON IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83). THE BASIS OF THE ELEVATIONS DEPICTED HEREON IS A GRID SEPARATION CALCULATION BASED ON GEOID18 RESULTING IN NAVD88. DISTANCES SHOWN ON THIS EXISTING CONDITIONS PLAN ARE GROUND DISTANCES.
- WETLAND DATA HAS BEEN OBTAINED FROM THE MASSACHUSETTS GIS DATABASE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF A DISCREPANCY IS FOUND BETWEEN THIS PLAN AND THE ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY BERKSHIRE DESIGN GROUP.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. BERKSHIRE DESIGN GROUP DOES NOT WARRANT THE LOCATION OF ALL UTILITIES DEPICTED. ONLY RECORD INFORMATION PROVIDED BY THE RESPECTIVE UTILITY OWNER AND INDEPENDENTLY VERIFIED BY BERKSHIRE DESIGN GROUP IS SHOWN HEREON. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.

SITE PREPARATION/DEMOLITION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO DETERMINE THE EXTENT OF DEMOLITION NECESSARY TO PREPARE THE SITE FOR CONSTRUCTION AND SHALL VERIFY ALL ITEMS TO BE DEMOLISHED OR SALVAGED WITH BERKSHIRE DESIGN GROUP PRIOR TO BEGINNING WORK.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- DISPOSAL OF PROPERTY DESIGNATED TO BE REMOVED SHALL BE AT THE DIRECTION OF BERKSHIRE DESIGN GROUP OR OWNER, AND SHALL CONFORM TO ALL APPLICABLE LAWS AND REGULATIONS. ALL SALVAGEABLE MATERIAL SHALL BE DELIVERED BY THE CONTRACTOR TO STORAGE AREAS DESIGNATED BY BERKSHIRE DESIGN GROUP OR THE OWNER. CONTRACTOR SHALL REMOVE ALL EXISTING UNSUITABLE MATERIALS FROM THE SITE.
- ALL STRIPPED TOPSOIL TO BE RE-USED SHALL BE SCREENED AND STOCKPILED IN AN AREA DESIGNATED BY BERKSHIRE DESIGN GROUP OR THE OWNER. ANY EXCESS TOPSOIL THAT WILL NOT BE INCORPORATED INTO THE WORK SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL TOPSOIL AS NEEDED TO MEET THE SPECIFICATIONS.
- THE CONTRACTOR MAY USE TEMPORARY FENCING TO CONTROL THE SITE DURING CONSTRUCTION. PRIOR TO THE FINAL COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY FENCING AND BARRICADES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES TO REMAIN SHALL BE PROTECTED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, REGARDLESS OF WHETHER THE UTILITY THAT WAS DAMAGED WAS SHOWN ON THE PLANS.
- ALL PROPERTY BOUNDARY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO RE-SET OR REPLACE ANY MONUMENT DAMAGED OR ALTERED BY CONSTRUCTION ACTIVITIES.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS NECESSARY TO PREVENT EROSION WITHIN THE SITE AND MIGRATION OF SEDIMENT OFF OF THE SITE, OR AS DIRECTED BY BERKSHIRE DESIGN GROUP. ALL DEVICES SHALL COMPLY WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, CURRENT VERSION, PUBLISHED BY MASSDEP.
- THE PROPOSED PROJECT IS SUBJECT TO AN ORDER OF CONDITIONS ISSUED BY THE TOWN OF GREENFIELD CONSERVATION COMMISSION, MASSDEP FILE NUMBER _____. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF THIS PERMIT.
- THE CONTRACTOR SHALL INSPECT ALL INSTALLED EROSION CONTROL DEVICES AT LEAST WEEKLY AND AFTER EACH STORM. IF ANY DEVICE IS FOUND TO BE DAMAGED, THE CONTRACTOR SHALL REPAIR IT IMMEDIATELY. IF SEDIMENT IS FOUND TO FILL MORE THAN HALF THE HEIGHT OF THE DEVICE, THE SEDIMENT SHALL BE REMOVED OR THE DEVICE REPLACED.
- ALL VEHICLES ENTERING AND EXITING THE SITE SHALL BE REQUIRED TO CROSS A TRACKING PAD TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS. IF SEDIMENT IS FOUND ON ROADWAYS, THE SEDIMENT SHALL BE REMOVED IMMEDIATELY.
- THE CONTRACTOR SHALL INSTALL EROSION CONTROL BARRIER ALONG ALL DOWN-SLOPE SITE LIMITS TO PREVENT THE MIGRATION OF SEDIMENT OFF-SITE.
- ALL SOIL STOCKPILES SHALL BE SURROUNDED BY A CONTINUOUS SILT FENCE. IF THE STOCKPILE WILL REMAIN UNUSED FOR MORE THAN 30 DAYS, THE STOCKPILE SHALL BE STABILIZED BY TEMPORARY SEEDING OR OTHER APPROVED METHOD.
- THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF EXTRA EROSION CONTROL MATERIALS THAT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ON SITE AT ALL TIMES.
- ALL SEDIMENT REMOVED FROM THE SITE SHALL BE HANDLED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ALL TEMPORARY EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED. AFTER STABILIZATION, TEMPORARY EROSION CONTROLS SHALL BE REMOVED FROM THE SITE PRIOR TO THE COMPLETION OF THE WORK.

LAYOUT NOTES

- ALL LINES OR POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED; WRITTEN DIMENSIONS SHALL PREVAIL.
- THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION; REPORT ANY DISCREPANCIES TO BERKSHIRE DESIGN GROUP. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF GREENFIELD AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
- ALL AREAS DISTURBED FROM CONSTRUCTION ACTIVITY TO RECEIVE 6" (MIN.) TOPSOIL AND TO BE RAKED, SMOOTHED, FERTILIZED AND SEEDED WITH PERENNIAL TURFGRASSES UNLESS OTHERWISE NOTED.

GRADING NOTES

- ALL SIDEWALKS/WALKWAYS SHALL CONFORM TO THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD'S (MAAB) REQUIREMENTS. TYPICAL SIDEWALK/WALKWAY CROSS-SLOPE IS 1.0% MINIMUM, 2.0% MAXIMUM. MAXIMUM SIDEWALK/WALKWAY RUNNING SLOPE SHALL BE 5.0%. SLOPES SHALL NOT EXCEED 2% ACROSS ANY ACCESSIBLE PARKING SPACE AND ACCESS ASSES.
- THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION; REPORT ANY DISCREPANCIES TO BERKSHIRE DESIGN GROUP. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.

GENERAL SEEDING NOTES

- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE LOAMED AND SEEDED UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS AND SETTING UP A TEMPORARY WATERING SYSTEM. ROUTINE WATERING SHALL BE DONE UNTIL SEEDED AREAS ARE ACCEPTED.
- MAINTENANCE OF SEEDED AREAS SHALL CONTINUE UNTIL ACCEPTANCE BY BERKSHIRE DESIGN GROUP. MAINTENANCE SHALL CONSIST OF WATERING, WEEDING, CURING, RE-SEEDING, MOWING, AND REPAIR OF EROSION AS NECESSARY TO ESTABLISH A UNIFORM STAND OF GRASS. ANY AREA THAT FAILS TO SHOW A UNIFORM STAND OF GRASS SHALL BE SEEDED AND/OR REPAIRED UNTIL A UNIFORM STAND IS ACHIEVED.
- BERKSHIRE DESIGN GROUP WILL INSPECT SEEDED AREAS FOR ACCEPTANCE UPON NOTIFICATION FROM THE CONTRACTOR THAT AREAS ARE READY FOR REVIEW. THE WORK MAY BE ACCEPTED IN PARTS WHEN IT IS DEEMED IN THE BEST INTEREST OF THE OWNER.

PLANTING NOTES

- ALL NURSERY STOCK SHALL MEET THE MOST RECENT HORTICULTURAL STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) AS TO GRADING AND QUALITY.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL PLANT TAGS PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE A WARRANTY FOR ALL PLANT MATERIAL FOR 12 MONTHS AFTER SUBSTANTIAL COMPLETION OF THE WORK. ANY PLANT MATERIAL WHICH DIES, BROWNS, DEFOLIATES OR FAILS TO FLOURISH PRIOR TO ACCEPTANCE OF WORK OR WITHIN ONE YEAR AFTER INSTALLATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUALITY, SIZE AND MEETING ALL PLANTING SPECIFICATIONS, AT NO COST TO THE OWNER.
- PRIOR TO INSTALLATION, THE PLANTING LAYOUT SHALL BE REVIEWED IN THE FIELD AND APPROVED BY BERKSHIRE DESIGN GROUP.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY WATERING AS NECESSARY TO FULLY ESTABLISH PLANTINGS. WATERING SHALL CONTINUE FROM INSTALLATION UNTIL PLANTINGS ARE FULLY ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

Berkshire Design Group
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City of Greenfield

Pickleball Courts
 Abercrombie Fields
 Montague City Road

SITE PLAN

SCALE 1"=20'-0" (if printed full size @ 24" x 36")

0 10' 20' 40' 60'

Revisions

Date:	APRIL 22, 2024	Sheet Number	
Scale:	1"=20'		
Drawn By:	JDS		
Checked By:	JDS		

LC-300



Mittineague Park - West Springfield



Bousquet - Pittsfield



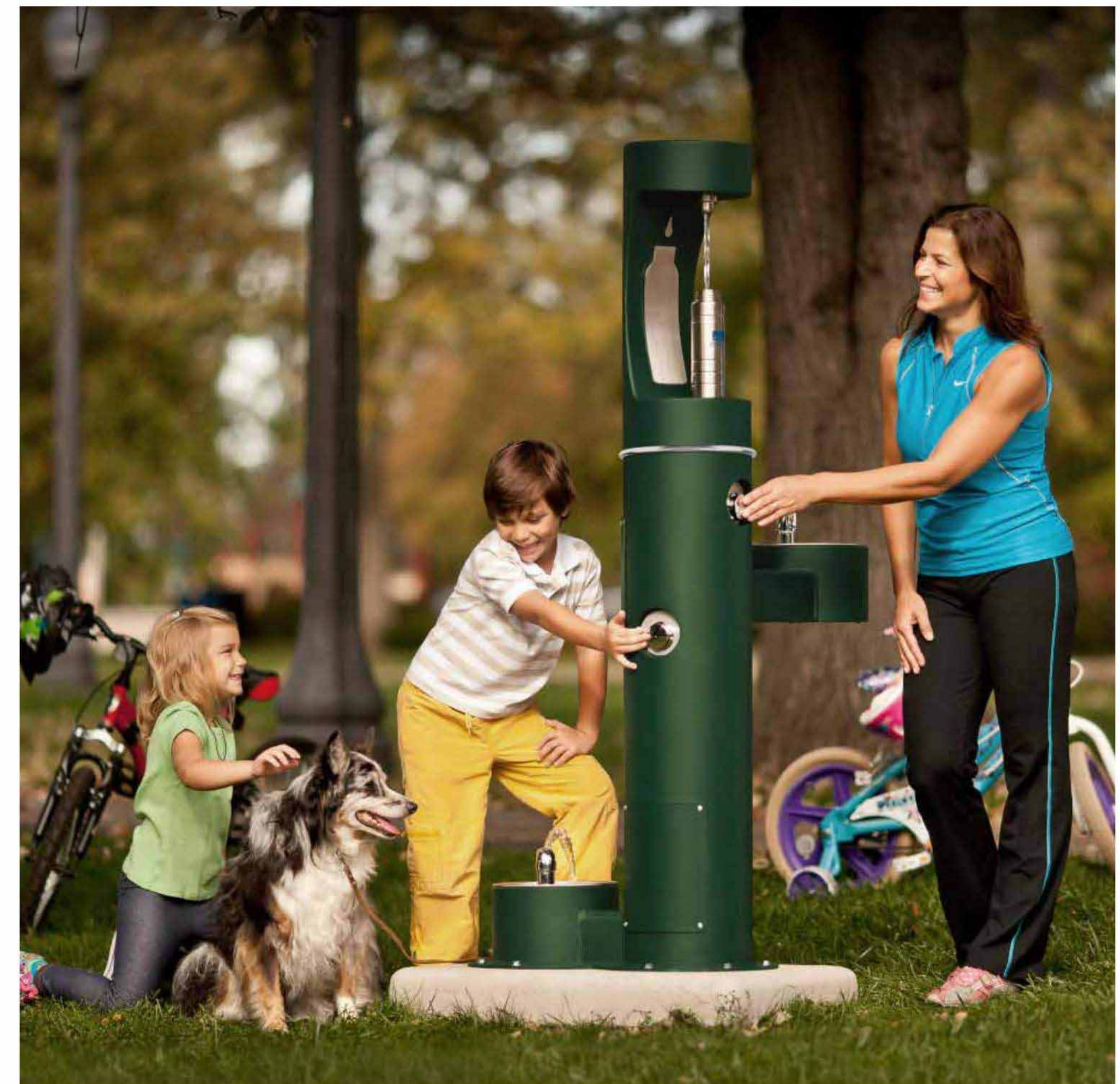
Doyle Field - Pittsfield



Buttery Brook Park - South Hadley

Outdoor Hydration Station

Depending on site utility access, additional amenities such as hydration stations may be installed near the courts or other high activity areas of the park.



**Northampton Pickle Ball
Preliminary Opinion of Cost**

<i>Item</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total</i>
Contractor Expenses				
1. General Conditions (2.5%)	SF	24000.00	\$0.60	\$14,400.00
2. Mobilization (1.5%)	LS	1	\$9,000.00	\$9,000.00
SUBTOTAL				\$23,400.00
Court				
1. Clearing	SF	24000.00	\$0.05	\$1,200.00
2. Removals	SF	24000.00	\$0.04	\$960.00
3. Cuts & Fills	SF	24000.00	\$0.92	\$22,080.00
4. Remove CB/MH tops	EA	4	\$2,000.00	\$8,000.00
5. 18" Drain Pipe	LF	75	\$156.00	\$11,700.00
6. Court Sub Base	SF	14660	\$2.45	\$35,917.00
7. Court Paving	SF	14660	\$4.00	\$58,640.00
8. Court Surfacing	SF	14660	\$1.90	\$27,854.00
9. Stone Edge	LF	346	\$21.60	\$7,473.60
10. Parking Lot Sub Base	SF	486	\$2.60	\$1,263.60
11. Parking Lot Paving	SF	486	\$3.20	\$1,555.20
12. Parking Signs	EA	1	\$1,000.00	\$1,000.00
13. Fence 8Ft	LF	544	\$95.60	\$52,006.40
14. Fence 4FT	LF	350	\$80.00	\$28,000.00
15. Net & Posts	per Court	6	\$2,500.00	\$15,000.00
16. Loam & Seed	SF	3600.00	\$0.93	\$3,348.00
SUBTOTAL				\$275,997.80
Shade Shelters & Benches				
1. Shade Shelters	EA	3	\$6,000.00	\$18,000.00
2. Benches	EA	3	\$900.00	\$2,700.00
SUBTOTAL				\$20,700.00
Outdoor Hydration				
1. Water Station	EA	1.00	\$16,000.00	\$16,000.00
2. Water Connection*	LS	1	\$5,000.00	\$8,000.00
SUBTOTAL				\$24,000.00
Self Contained Restroom				
1. Prefab Vault Restroom	LS	1.00	\$80,000.00	\$80,000.00
SUBTOTAL				\$80,000.00
TOTAL				\$424,097.80
20% Contingency				\$84,819.56
18% Contractor O&P				\$76,337.60
GRAND TOTAL				\$585,254.96
				\$481,254.00

**Pittsfield Courts
\$470,000**

* These items are site specific and cost will fluctuate depending on the location of the project. Price used is our best guess of the average cost for the items.

This opinion of probable cost is NOT a guaranteed amount, and may vary due to uncontrollable fluctuations in labor prices and material prices. The amount shown is based on our professional judgment, and current-year pricing for similar work in the region of the project.