

1	OSSINING PUBLIC LIBRARY - RENOVATION					
2	100% Schematic Design - Project Budget - Preliminary Cost Estimate with Deleted Scope of Work (Draft 10) - Derived from NASCO's Construction Costs					
3	Monday, September 9, 2024					
4	LOTHROP ASSOCIATES ARCHITECTS D.P.C. (LAA)					
6	WORK ITEM #	DESCRIPTION OF WORK	SGH SCOPE	DELETED SCOPE	ADDED SCOPE	VALUES(\$)
5	CRITICAL WORK - HVAC Equipment & General/Structural Work for HVAC					
7	1	Critical HVAC Equipment Upgrade				\$2,284,881
8	2	General Construction & Structural Work Related to HVAC @ Roof (ALLOWANCE)				\$250,000
9		Sub-Total CRITICAL WORK:				\$2,534,881
10		General Conditions (10%)				\$253,488
11		Sub Total with General Conditions				\$2,788,369
12		G.C. Overhead & Profit (15%)				\$418,255
13		Sub Total with O.H. & P.				\$3,206,624
14		ESCALATION - 10.0%				\$320,662
15		Sub Total with ESCALATION				\$3,527,287
16		Contractor's Bond & Insurance (5%)				\$176,364
17		Sub Total HARD COSTS: CRITICAL WORK				\$3,703,651
18		Design Contingency (10%)				\$370,365
19		Sub-total				\$4,074,016
20		Bidding Contingency (5%) Compounded				\$203,701
21		Sub-Total				\$4,277,717
22		Construction Contingency (10%) Compounded				\$427,772
23		Total Estimated Construction "Hard" Costs				\$4,705,489
24	CRITICAL WORK - ALLOWANCE for RETAINING WALL					
25	3	Retaining Wall Replacement (N.I.C. - SGH handling separately - all HARD & SOFT costs included)	\$3.6M		SGH SCOPE	
26		Total Estimated Construction "Hard" Costs for CRITICAL A&E WORK (EXCLUDING RETAINING WALL)				\$4,705,489
27	SOFT COSTS - Prepared by LAA					
28	Owner's Consultant Fees					
29		Architectural, Engineering & Cost Estimating Fees - (15%) Pre & Post Ref - USING LINE# 23 ONLY - CRITICAL WORK				\$705,823
30		A, B, & C Scopes, ADDED AFTER CONTRACT (4/20/24) - ESTIMATED HARD COSTS	\$6,180,813			
31		Pre & Schematic Design for A,B,C Scopes ADDED AFTER OPL-LAA Contract date 4/20/23	\$185,424			
32		Construction Manager Fees - Calculated as 4% of Construction Cost (Allowance)				\$188,220
33		Property Survey (Badey & Watson) (Actual)				\$21,450
34		Hazardous Materials Testing, Reporting, Abatement Doc Prep (Allowance)				\$75,000
35		Air Monitoring during abatement (Allowance)				\$50,000
36		Controlled Inspections and Testing During Construction (Allowance)				\$150,000
37		SWPPP Design and Construction Testing (Allowance)				\$75,000
38		Geo-tech Investigation (Soil Borings) Allowance				\$30,000
39	Additional Supplemental Services					
40		IT, Communication, Audio & Visual, Network & Security Design Consultant Fees (Allowance)				\$75,000
41		Total Owner's Consultant Fees for CRITICAL WORK				\$1,370,493
42	Owner Fees					
43		Bond Counsel (Allowance)	\$75,000			\$0
44		Bond Closing Cost (Allowance)	\$50,000			\$0
45		Financial Advisor Cost (Allowance)	\$20,000			\$0
46		Investor Services Fee (Allowance)	\$30,000			\$0
47		Publication Fee (Allowance)	\$2,500			\$0
48		Printing (Allowance)	\$4,000			\$0
49		BAN Interest for One Year (Allowance)	\$83,100			\$0
50		Building Permit - NYSED Permit	\$0			\$0
51		Owner Builder's Risk Insurance (Allowance)	\$20,000			\$0
52		Bidding Expenses and Advertising (Download Only No Printing of Bid Docs)	\$1,500			\$0

With General Conditions Markup	With OH&P Markup	With Escalation Markup	With Contractor Bond & Insurance Markup	With Design Contingency 10%	With Bidding Contingency	With Construction Contingency
10%	15%	10%	5%	10%	5%	10%
\$2,513,369	\$2,890,374	\$3,179,412	\$3,338,383	\$3,672,221	\$3,855,832	\$4,241,415
\$275,000	\$316,250	\$347,875	\$365,269	\$401,796	\$421,885	\$464,074

\$4,705,489

\$4,705,489

\$1,370,493

104	Additional Supplemental Services			
105	Furniture and Shelving Consultant Design Fee (Allowance) - INCLUDED IN SCOPE "B" WORK			-
106	IT, Communication, Audio & Visual, Network & Security Design Consultant Fees - INCLUDED IN SCOPE "B" WORK			-
107	Total Owner's Consultant Fees for "B" List WORK			\$1,183,373
108	Owner Fees			
109	Bond Counsel (Allowance)			\$75,000
110	Bond Closing Cost (Allowance)			\$50,000
111	Financial Advisor Cost (Allowance)			\$20,000
112	Investor Services Fee (Allowance)			\$30,000
113	Publication Fee (Allowance)			\$2,500
114	Printing (Allowance)			\$4,000
115	BAN Interest for One Year (Allowance)			\$72,000
116	Building Permit - NYSED Permit			\$0
117	Owner Builder's Risk Insurance (Allowance)			\$12,500
118	Bidding Expenses and Advertising (Download Only No Printing of Bid Docs)			\$1,500
119	Rental/Lease Costs - None, library will remain in operation during construction			\$0
120	Temporary Moving & Storage Costs (Allowance)			\$0
121	Miscellaneous Expenses			\$10,000
122	Total Owner's Fees for for "A" List WORK			\$0
123	TOTAL - Project Cost for for "A" List WORK			\$7,411,652
124	SECONDARY WORK - "B" LIST			
125	17	Reconfigure Traffic Circle at Rear Entrance - <i>includes full depth demo and replacement, new Sidewalk/Concrete Paving Alterations at Walkway (Rear Entry)</i>	\$152,930	SGH SCOPE
126	18	Relocate Teen Room to Lower Level - DOES NOT INCLUDE REMOVALS OF STAIR #1, ELEVATOR #1 & FURNISHINGS		\$631,733
127	19	Built-in Furnishings / Shelves / Tables / Chairs & Study Bar/Counter - Lower Level Young Adult Area		\$142,150
128	20	Relocate MER at Lower Level and reverse elevator entry side - <i>ideally done with the relocation of restrooms & the extension of Stair # 3 to Lower Level - INCLUDES \$10,000 allowance for alterations elsewhere for MER relocation, NEW LOCATION of MER TBD</i>		ADDED SCOPE \$122,518
129	21	Infill SE corner floor opening at Main(Croton Avenue) Entrance overlooking Lower Level - <i>if this alteration is done in conjunction with Stair #1 Removal, subtract \$10,000</i>		\$57,503
130	22	New Ornamental Stair #5 to Mezzanine - Located in Adult Library		ADDED SCOPE \$92,050
131	23	Demolish existing stair to Mezzanine and infill opening to create useable floor area - MUST BE DONE IN CONJUNCTION WITH New Ornamental Stair #5 To Mezzanine		ADDED SCOPE \$24,265
132	24	New Meeting Rooms at Mezzanine - REQUIRES DEMO & RELOCATION of STAIR #5, Extension of Stair #4 to Mezzanine & Mezzanine Level Elevator #2 Access Reversal.		ADDED SCOPE \$235,026
133	25	Redesign and relocate Children's Service Desk - <i>does not include HVAC/SPRINKLER Alterations, Renovation/Expansion of Staff Office in Children's Library - includes \$15,000 ALLOWANCE added for ceiling installation/suspended acoustical elements.</i>		\$69,910
134	26	Children's Library Learning Lab for 12 Students/ Storefront Type Walls - NO FURNITURE or DIGITAL AV EQUIPMENT INCLUDED	\$140.311k	ADDED SCOPE
135	27	OPTION 2 - acoustically enclosed, NO FURNITURE OR EQUIP INCLUDED		Deleted
136	28	OPTION 1 - NOT acoustically enclosed (\$80,462) - reduce above by \$60,000		
137	29	Relocate MAIN FLOOR Circulation Desk to Central Area including associated renovation - <i>Rear Wall /Create Corridor at Restrooms, new ceiling feature/acoustical, new millwork (\$75,600 Circ Desk Allowance)</i>		\$414,521
138	30	Infill area over lobby, reconfigure, build conference room - 2nd Floor Staff Offices & Conference Room		ADDED SCOPE \$352,581
139	31	Tech Services and Data/IT Closet renovation - <i>(300 SF +/- @ \$437.02/SF)</i>		ADDED SCOPE \$131,106
140	32	Reconfigure Adult Services Offices and Reference Desk - OPL BOT allocation of \$320,000 (not from NASCO Estimate)		-
141	33	Relocate Adult Services Offices and Reference Desk - to East Side of Adult Library (existing YA Area)		\$289,035
142	34	New Meeting Rooms at West Side of Adult Library (Adult Reference staff Offices) - <i>wall demo, new storefront type walls for meeting rooms - does not include new Circ Desk (see below) nor new Staff Offices (see above)</i>		ADDED SCOPE \$148,472

							\$1,183,373
							\$0
							\$7,369,464
10%	15%	10%	5%	10%	5%	10%	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$694,906	\$799,142	\$879,056	\$923,009	\$1,015,310	\$1,066,076	\$1,172,683	
\$156,365	\$179,820	\$197,802	\$207,692	\$228,461	\$239,884	\$263,872	
\$134,770	\$154,985	\$170,484	\$179,008	\$196,909	\$206,754	\$227,430	
\$63,253	\$72,741	\$80,015	\$84,016	\$92,418	\$97,039	\$106,743	
\$101,255	\$116,443	\$128,088	\$134,492	\$147,941	\$155,338	\$170,872	
\$26,692	\$30,695	\$33,765	\$35,453	\$38,998	\$40,948	\$45,043	
\$258,529	\$297,308	\$327,039	\$343,391	\$377,730	\$396,616	\$436,278	
\$76,901	\$88,436	\$97,280	\$102,144	\$112,358	\$117,976	\$129,774	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$455,973	\$524,369	\$576,806	\$605,646	\$666,211	\$699,521	\$769,474	
\$387,839	\$446,015	\$490,616	\$515,147	\$566,662	\$594,995	\$654,495	
\$144,217	\$165,849	\$182,434	\$191,556	\$210,711	\$221,247	\$243,372	
\$317,939	\$365,629	\$402,192	\$422,302	\$464,532	\$487,759	\$536,534	
\$163,319	\$187,817	\$206,599	\$216,929	\$238,622	\$250,553	\$275,608	

