

A short horizontal green bar.

November 15, 2024

Karen LaRocca-Fels, Director  
Ossining Public Library  
53 Croton Avenue  
Ossining, NY 10562

Re: Ossining Public Library  
OPL Renovation/Alteration Project  
Additional Services Request #2 (ASR2) (Rev1) – Additional Scope of Work

Dear Karen,

Since receiving Phil's request for a detailed itemization of the proposed additional fee related to the Additional Scope of Work that the Library has elected to proceed with, I went through all of our calculations in great detail. As a result, the additional proposed fee has been greatly reduced. The reduction is due to the fact that, in our original additional fee proposal we had used \$11,224,228.00 as the estimated cost for the original scope of work in our standing agreement. That estimated cost was taken from the Assessment Report. Since that estimate was prepared, we and Nasco have developed the estimated cost for the original scope of work. It turns out the current estimated cost for the original scope of work (see attached Cost Estimate - DRAFT 11 dated 11-15-24) is \$15,231,946.00. And the estimated cost for the Additional Scope of Work the Library is proceeding with, is \$5,097,973.00. The total estimated **Construction Cost** (Hard Cost) does not change from the 9-9-24 DRAFT 10 estimate, and remains \$20,329,919.00. In using this corrected analysis, the revised proposed additional fees are outlined and detailed below.

To reiterate the contents of our original proposed additional services letter of 9-30-24, we restate the following:

Lothrop Associates Architects D.P.C. proposes to amend its original Agreement dated April 20, 2023 to include the following Additional Architectural and Engineering Services for the Project.

We understand that the Library wishes to proceed with the increased scope of work as defined in the 100% Schematic Design Project Budget (#10) dated September 9, 2024. As noted in the document, a few work items will not go forward as part of the renovation project and the SITE/CIVIL work items have been assigned to SGH (Simpson Gumpertz & Heger).

We also understand that the Library wishes to have Lothrop coordinate and manage both the design deliverables and the permit applications required for the SITE/CIVIL work pertaining to the traffic circle, sidewalks, upper parking area accessible ramp to Croton Avenue Entry & the Library Site's retaining wall. This proposal includes a lump sum fee for these additional services.

**Additional Scope of Work:**

1. Extension of Stair #4 to a Roof Bulkhead (versus alternate ladder type to improve roof access)
2. Accessible Lactation Room at Existing Room #122, 2<sup>nd</sup> Floor Children's Library

3. Solar Panels at Roof
4. Relocation of MER for the Main Elevator (Elev #2) & Reversal of Elev Entry at Lower Level
5. Ornamental Stair #5 at Adult Library, Demo & Infill of Existing Stair #5, Reversal of Elevator Entry at Mezzanine, Removal of Closet, Ladder, Hatch, relocate Elec Panel, and two (2) Mezzanine level Meeting Rooms
6. Administrative Office Alterations and Expansion over Lobby Atrium, including Conference Room
7. IT/Technical Services Office/Work Area & Additional Data Closet at 2<sup>nd</sup> Floor existing Young Adult Program/Staff Room #207
8. Adult/Reference Staff Offices relocation to Young Adult Area (Room 210) & three (3) Meeting Rooms at existing Reference Staff Offices (Rooms #215 & 216)
9. Exterior Lower-Level Entry Vestibule within existing entry arch area
10. Relocation of Lower-Level Restrooms to create accessible, unisex/family restrooms, extension of Stair #3 to Lower Level with grand landing at 5000 Space, alterations to Staff Lounge and entrance hall to Auditorium for reconfiguration of Lower-Level Space
11. Lower-Level Staff Office, two Storage Rooms, and an Inter-Generational Community Use Program Space at 5000 Space (versus 216 SF Climate Controlled Custodial Office only)
12. Demo & infill of Stair #1, with Lower-Level landing to remain for access to new Inter-Generational Community Program Space
13. Non-Landscaping Alterations to Croton Avenue entry stairs
14. Croton Avenue Exterior Vestibule – enlarged area to incorporate fixed bench seating, and two (2) new entry doors, creating an exterior vestibule and waiting area
15. Children’s Library Staff Storage Millwork and alterations to increase Staff Workspace at Children’s Library

**Scope of Services:**

We will provide architectural and structural, mechanical, electrical, plumbing and fire protection engineering design services through 50% Design Development Phase for the above scope of work as delineated in our original agreement. The engineering services will be provided by Silman and OLA respectively.

Additionally, per your request, we will provide Building and Site Coordination Services as well as New York State Education Department (NYSED) Filing and Application Services for the Site Work being independently engineered, drawn and specified by Simpson-Gumpertz & Heger (SGH). More specifically, we will provide oversight, guidance, and preparation of NYSED Permit Applications for Simpson-Gumpertz & Heger (SGH) to sign, seal and provide design documents required for permit approval of their independent work related to SITE/CIVL Scope of Work. We will also coordinate the SITE/CIVIL work produced by Simpson-Gumpertz & Heger (SGH) with our work and the work of our consultants.

We include three additional renderings in this proposal, for a total of (6) six 3-D renderings for the Library’s use in pre-referendum marketing. These renderings will be developed with finish and fixture design schemes selected during the initial phase of our design development work.

**Compensation:**

For our additional Pre-Referendum design services related to the increased scope of work, we propose an additional Lump Sum Fee of Two Hundred Ninety-Six Thousand Seven Hundred Fifty Six Dollars and Seventy-Three Cents (\$296,756.73). This is in addition to the \$437,000.00 Lump Sum Fee in our standing agreement.

Also, per your request for Lothrop to provide Building and Site Coordination Services as well as New York State Education Department (NYSED) Filing and Application Services for the Site Work being independently engineered, drawn and specified by Simpson-Gumpertz & Heger (SGH), we propose a Lump Sum Fee of Thirty-Eight Thousand, Six Hundred Seventy Dollars and Zero Cents (\$38,670.00) for our additional services related to coordination and management of both the design deliverables and permit applications required for SITE/CIVIL work.

See itemized fee breakdown in the attached Pre-Referendum Fee Summary dated November 15, 2024.

**Reimbursable Expenses:**

Any costs incurred for the Project such as mileage for travel to and from the library, printing, photographs, delivery service, consultants, and building department consultant and filing fees shall be billed to you at cost times a 1.10 multiple. We estimate and recommend an additional \$3,800.00 allowance be added for reimbursable expenses.

If the foregoing meets with your approval, please sign below and return a copy for our records. Thank you.

Yours very truly,



Bob Gabalski, AIA  
Principal

Kathleen Sowle, RA  
Senior Project Manager

For Ossining Public Library:  
Karen La Rocca-Fels, Director

For Lothrop Associates Architects D.P.C.:  
Robert A. Gabalski, AIA - Principal

\_\_\_\_\_  
(Printed Name) (Title)

Robert A. Gabalski Principal  
\_\_\_\_\_  
(Printed Name) (Title)

\_\_\_\_\_  
(Signature) (Date)

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(Signature) (Date)

**Ossining Public Library  
Building Renovation  
Pre-Referendum Fee Summary  
Prepared by: Lothrop Associates Architects D.P.C. - Bob Gabalski  
Friday, November 15, 2024**

Item #	Work Item	Description	Hard Cost	Overall Fee %	Overall Fee	Pre-Ref SD Fee %	Pre-Ref 50% DD Fee %	Fee % Multiplier	Contract Fee (Proposed)
1		Original Pre-Referendum Scope of Work in current Contract	\$11,224,285.00	12.99%	\$1,458,034.62	20.00%	10.00%	1.00	\$437,000.00
2		Additional Pre-Referendum Scope OPL has decided to proceed with	\$5,097,972.00	15.00%	\$764,695.80	20.00%	10.00%	1.00	\$229,408.74
3	Work Item 10d	Create Lactation Room within Children's Library at existing ROOM# 122	\$199,620.00	15.00%	\$29,943.00	20.00%	10.00%	1.00	\$8,982.90
4	Work Item 14	Install solar panels on roofs	\$742,518.00	15.00%	\$111,377.70	20.00%	10.00%	1.00	\$33,413.31
5	Work Item 20	Relocate MER at Lower Level and reverse elevator entry side - ideally done with the relocation of restrooms & the extension of Stair # 3 to Lower Level	\$227,430.00	15.00%	\$34,114.50	20.00%	10.00%	1.00	\$10,234.35
6	Work Item 22	New Ornamental Stair #5 to Mezzanine - Located in Adult Library	\$170,872.00	15.00%	\$25,630.80	20.00%	10.00%	1.00	\$7,689.24
7	Work Item 23	Demolish existing stair to Mezzanine and infill opening to create useable floor area	\$45,043.00	15.00%	\$6,756.45	20.00%	10.00%	1.00	\$2,026.94
8	Work Item 24	New Meeting Rooms at Mezzanine	\$436,278.00	15.00%	\$65,441.70	20.00%	10.00%	1.00	\$19,632.51
9	Work Item 30	Infill area over lobby, reconfigure, build conference room - 2nd Floor Staff Offices & Conference Room	\$654,495.00	15.00%	\$98,174.25	20.00%	10.00%	1.00	\$29,452.28
10	Work Item 31	Tech Services and Data/IT Closet renovation	\$243,372.00	15.00%	\$36,505.80	20.00%	10.00%	1.00	\$10,951.74
11	Work Item 34	New Meeting Rooms at West Side of Adult Library (Adult Reference staff Offices) - wall demo, new storefront type walls for meeting rooms	\$275,608.00	15.00%	\$41,341.20	20.00%	10.00%	1.00	\$12,402.36
12	Work Item 37	New Entry Vestibule Lower Level - Vestibule within existing exterior arched alcove	\$246,976.00	15.00%	\$37,046.40	20.00%	10.00%	1.00	\$11,113.92

13	Work Items 38a,b,c	Lower Level a) Add'l Mech Space between Stair #3 Extension to Lower Level (Projector Room remains) b) Extend Stair 3 to Lower Level incl grand landing at 5000 level c) New relocated restrooms (Unisex) and alterations to staff kitchen/break room (excludes relocation of Public Relations and Patron Services Office	\$1,456,854.00	15.00%	\$218,528.10	20.00%	10.00%	1.00	\$65,558.43
14	Work Item 40	Stair #1 - DEMO & INFILL upper run of stair for New Young Adult Area atr Lower Level (lower plinth remains) - \$8,000 +/- + infill of stair opening, FLOOR & CEILING replacement, HVAC, Electrical and FP \$159,000 Finishes/Repair	\$310,001.00	15.00%	\$46,500.15	20.00%	10.00%	1.00	\$13,950.05
15	Work Item 42	Exterior ALTERATIONS at existing stepped area sidewalk	\$74,983.00	15.00%	\$11,247.45	20.00%	10.00%	1.00	\$3,374.24
16	Work Item 45	Additional storage at Children's Staff Area - Allowance for Millwork	\$13,922.00	15.00%	\$2,088.30	20.00%	10.00%	1.00	\$626.49
17		Sub-Total: Additional Pre-Referendum Scope OPL has decided to proceed with							\$229,408.74
18		Additional Pre-Referendum Scope OPL has decided NOT to proceed with	\$5,350,117.54	15.00%	\$802,517.63	20.00%	10.00%	0.28	\$67,347.99
19		Sub-total Additional Fee							\$296,756.73
20		Sitework - SED Fee							\$38,670.00
21		<b>Totals</b>	<b>\$26,770,346.54</b>		<b>\$2,222,730.42</b>				<b>\$705,078.74</b>

1	<b>OSSINING PUBLIC LIBRARY - RENOVATION</b>					
2	100% Schematic Design - Project Budget - Preliminary Cost Estimate with Deleted Scope of Work (Draft 11) - Derived from NASCO's Construction Costs					
3	Friday, November 15, 2024					
4	LOTHROP ASSOCIATES ARCHITECTS D.P.C. (LAA)					
6	<b>WORK ITEM #</b>	<b>DESCRIPTION OF WORK</b>	<b>SGH SCOPE</b>	<b>DELETED SCOPE</b>	<b>ADDED SCOPE</b>	<b>VALUES(\$)</b>
5	<b>CRITICAL WORK - HVAC Equipment &amp; General/Structural Work for HVAC</b>					
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		<b>Total Estimated Construction "Hard" Costs</b>				<b>\$4,705,489</b>
24	<b>CRITICAL WORK - ALLOWANCE for RETAINING WALL</b>					
25	3	Retaining Wall Replacement (N.I.C. - SGH handling separately - all HARD & SOFT costs included)	\$3.6M			SGH SCOPE
26	<b>Total Estimated Construction "Hard" Costs for CRITICAL A&amp;E WORK (EXCLUDING RETAINING WALL)</b>					
27	<b>SOFT COSTS - Prepared by LAA</b>					
28	<b>Owner's Consultant Fees</b>					
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	<b>Additional Supplemental Services</b>					
40		IT, Communication, Audio & Visual, Network & Security Design Consultant Fees (Allowance)				\$75,000
41	<b>Total Owner's Consultant Fees for CRITICAL WORK</b>					
42	<b>Owner Fees</b>					
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

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53	Rental/Lease Costs - None, library will remain in operation during construction	\$0	\$0
54	Temporary Moving & Storage Costs (Allowance)	\$0	\$0
55	Miscellaneous Expenses	\$10,000	\$0
56	<b>Total Owner's Fees for CRITICAL WORK</b>		\$0
57	<b>TOTAL - Project Cost for CRITICAL WORK</b>		\$6,075,982
58	<b>HIGHEST PRIORITY WORK - "A" LIST</b>		
59	4 Roof Replacement		\$392,310
60	5 Repair Second Floor Vaulted Ceiling		\$142,475
61	6 Second Means of Egress from Mezzanine		
62	a - Extension of Stair #4 from 2nd Floor to Mezzanine		\$148,467
63	b - Extension of Stair #4 from Mezzanine to Roof		\$132,630
64	7 Add snow and icefall protection at roofs		\$88,625
65	8 Repair Gaps in Curtain Wall Covers		\$38,700
66	9 Repair leak at Front (Croton Avenue) Entrance - Remove Skylight, Alterations to drain/roof		\$113,568
67	10 Renovate Existing Restrooms throughout building		
68	a Renovate Lower Level Restrooms - (1) Gang Men's (1) Gang Women's		\$501,841
69	b Renovate Main Floor Restrooms - (3) Unisex (1) Children's (1) Staff		\$286,766
70	c Renovate 2nd Floor Restrooms - (2) Public (1) Staff		\$215,075
71	d Create Lactation Room within Children's Library at existing ROOM# 122	ADDED SCOPE	\$107,537
72	11 Lighting Improvements throughout building - \$12/SF x 45,000 SF		\$540,000
73	12 Install film on curtain wall glass		\$165,000
74a	13a Replace non-code compliant stair handrails		\$49,725
74b	13b Repair non-compliant ramp and stair in 5000 area		\$7,500
74c	13c Improve / fix Fireplace in existing location		\$25,000
75	14 Install solar panels on roofs - should be done with roof replacement / structural alterations at roof (ALLOWANCE)	ADDED SCOPE	\$400,000
76	15 Concrete paving alterations at walkway - if done in conjunction with Reconfigure Circle / Drive Rear Entrance, subtract \$10K \$51,375	\$51,375	SGH SCOPE
77	16 Accessible ramp/sidewalk from Upper Parking Lot to Front Entry - \$16,400	\$16,400	SGH SCOPE
78	Sub-Total "A" LIST:		\$3,355,219
79	General Conditions (10%)		\$335,522
80	Sub Total with General Conditions		\$3,690,741
81	G.C. Overhead & Profit (15%)		\$553,611
82	Sub Total with O.H. & P.		\$4,244,352
83	ESCALATION - 10.0%		\$424,435
84	Sub Total with ESCALATION		\$4,668,787
85	Contractor's Bond & Insurance (5%)		\$233,439
86	Sub Total HARD COSTS: "A" LIST		\$4,902,227
87	Design Contingency (10%)		\$490,223
88	Sub-total		\$5,392,449
89	Bidding Contingency (5%) Compounded		\$269,622
90	Sub-Total		\$5,662,072
91	Construction Contingency (10%) Compounded		\$566,207
92	Total Estimated Construction "Hard" Costs for "A" List:		\$6,228,279
93			
94	<b>SOFT COSTS - Prepared by LAA</b>		
95	<b>Owner's Consultant Fees</b>		
96	Architectural, Engineering & Cost Estimating Fees (15%) (Pre-Ref + Post Ref)		\$934,242
97	Construction Manager Fees - Calculated as 4% of Construction Cost (Allowance)		\$249,131
98	Property Survey (Badey & Watson) (Actual) - INCLUDED IN CRITICAL WORK		-
99	Hazardous Materials Testing, Reporting, Abatement Doc Prep (Allowance) - INCLUDED IN CRITICAL WORK		-
100	Air Monitoring during abatement (Allowance)- INCLUDED IN CRITICAL WORK		-
101	Controlled Inspections and Testing During Construction (Allowance)- INCLUDED IN CRITICAL WORK		-
102	SWPPP Design and Construction Testing (Allowance) - INCLUDED IN CRITICAL WORK		-
103	Geo-tech Investigation (Soil Borings) Allowance - INCLUDED IN CRITICAL WORK		-
104	<b>Additional Supplemental Services</b>		

						\$0
						\$6,075,982
10%	15%	10%	5%	10%	5%	10%
\$431,541	\$496,272	\$545,899	\$573,194	\$630,514	\$662,039	\$728,243
\$156,723	\$180,231	\$198,254	\$208,167	\$228,983	\$240,432	\$264,476
\$163,314	\$187,811	\$206,592	\$216,921	\$238,614	\$250,544	\$275,599
\$145,893	\$167,777	\$184,555	\$193,782	\$213,161	\$223,819	\$246,201
\$97,488	\$112,111	\$123,322	\$129,488	\$142,437	\$149,558	\$164,514
\$42,570	\$48,956	\$53,851	\$56,544	\$62,198	\$65,308	\$71,839
\$124,925	\$143,664	\$158,030	\$165,931	\$182,525	\$191,651	\$210,816
\$552,025	\$634,829	\$698,312	\$733,227	\$806,550	\$846,878	\$931,565
\$315,443	\$362,759	\$399,035	\$418,987	\$460,885	\$483,930	\$532,323
\$236,583	\$272,070	\$299,277	\$314,241	\$345,665	\$362,948	\$399,243
\$118,291	\$136,034	\$149,638	\$157,120	\$172,832	\$181,473	\$199,620
\$594,000	\$683,100	\$751,410	\$788,981	\$867,879	\$911,272	\$1,002,400
\$181,500	\$208,725	\$229,598	\$241,077	\$265,185	\$278,444	\$306,289
\$54,698	\$62,902	\$69,192	\$72,652	\$79,917	\$83,913	\$92,304
\$8,250	\$9,488	\$10,436	\$10,958	\$12,054	\$12,657	\$13,922
\$2,500	\$2,875	\$3,163	\$3,321	\$3,653	\$3,835	\$4,219
\$440,000	\$506,000	\$556,600	\$584,430	\$642,873	\$675,017	\$742,518
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0

						\$6,186,091
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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	<b>Owner Fees</b>			
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	<b>SECONDARY WORK - "B" LIST</b>			
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 - <b>DOES NOT INCLUDE REMOVALS OF STAIR #1, ELEVATOR #1 &amp; FURNISHINGS</b>		\$631,733
127	19	<b>Built-in Furnishings / Shelves / Tables / Chairs &amp; Study Bar/Counter - Lower Level Young Adult Area</b>		\$142,150
128	20	Relocate MER at Lower Level and reverse elevator entry side - <i>ideally done with the relocation of restrooms &amp; 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 - <b>MUST BE DONE IN CONJUNCTION WITH New Ornamental Stair #5 To Mezzanine</b>		ADDED SCOPE \$24,265
132	24	New Meeting Rooms at Mezzanine - <b>REQUIRES DEMO &amp; RELOCATION of STAIR #5, Extension of Stair #4 to Mezzanine &amp; Mezzanine Level Elevator #2 Access Reversal.</b>		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 - <b>NO FURNITURE or DIGITAL AV EQUIPMENT INCLUDED</b>	\$140.311k	ADDED SCOPE
135	27	OPTION 2 - <i>acoustically enclosed, NO FURNITURE OR EQUIP INCLUDED</i>		Deleted
136	28	OPTION 1 - <i>NOT acoustically enclosed (\$80,462) - reduce above by \$60,000</i>		
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 - <i>2nd Floor Staff Offices &amp; Conference Room</i>		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 - <i>OPL BOT allocation of \$320,000 (not from NASCO Estimate)</i>		-
141	33	Relocate Adult Services Offices and Reference Desk - <i>to East Side of Adult Library (existing YA Area)</i>		\$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
143	35	New Circulation Desk - stand alone project estimate: <i>\$42,000 from NASCO + \$10,000 Allowance for ELEC/IT/DATA</i>		\$52,000
144		Sub-Total "B" LIST:		\$2,762,870

							\$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	
\$57,200	\$65,780	\$72,358	\$75,976	\$83,573	\$87,752	\$96,527	



145	General Conditions (10%)	\$276,287		
146	Sub Total with General Conditions	\$3,039,157		
147	G.C. Overhead & Profit (15%)	\$455,874		
148	Sub Total with O.H. & P.	\$3,495,031		
149	ESCALATION - 10.0%	\$349,503		
150	Sub Total with ESCALATION	\$3,844,534		
151	Contractor's Bond & Insurance (5%)	\$192,227		
152	<b>Sub Total HARD COSTS: "B" LIST</b>	<b>\$4,036,760</b>		
153	<b>Design Contingency (10%)</b>	<b>\$403,676</b>		
154	<b>Sub-total</b>	<b>\$4,440,436</b>		
155	<b>Bidding Contingency (5%) Compounded</b>	<b>\$222,022</b>		
156	<b>Sub-Total</b>	<b>\$4,662,458</b>		
157	<b>Construction Contingency (10%) Compounded</b>	<b>\$466,246</b>		
158	<b>Total Estimated Construction "Hard" Costs for "B" List:</b>	<b>\$5,128,704</b>		
159				
160	<b>SOFT COSTS - Prepared by LAA</b>			
161	<b>Owner's Consultant Fees</b>			
162	Architectural, Engineering & Cost Estimating Fees (15%) (Pre-Ref + Post Ref)	\$769,306		
163	Construction Manager Fees - Calculated as 4% of Construction Cost (Allowance)	\$205,148		
164	Property Survey (Badey & Watson) (Actual) - INCLUDED IN CRITICAL WORK	-		
165	Hazardous Materials Testing, Reporting, Abatement Doc Prep (Allowance) - INCLUDED IN CRITICAL WORK	-		
166	Air Monitoring during abatement (Allowance)- INCLUDED IN CRITICAL WORK	-		
167	Controlled Inspections and Testing During Construction (Allowance)- INCLUDED IN CRITICAL WORK	-		
168	SWPPP Design and Construction Testing (Allowance) - INCLUDED IN CRITICAL WORK	-		
169	Geo-tech Investigation (Soil Borings) Allowance - INCLUDED IN CRITICAL WORK	-		
170	<b>Additional Supplemental Services</b>			
171	Furniture and Shelving Consultant Design Fee (Allowance)	\$25,000		
172	IT, Communication, Audio & Visual, Network & Security Design Consultant Fees	\$75,000		
173	<b>Total Owner's Consultant Fees for "B" List WORK</b>	<b>\$1,074,454</b>		
174	<b>Owner Fees</b>			
175	Bond Counsel (Allowance)	\$75,000		
176	Bond Closing Cost (Allowance)	\$50,000		
177	Financial Advisor Cost (Allowance)	\$20,000		
178	Investor Services Fee (Allowance)	\$30,000		
179	Publication Fee (Allowance)	\$2,500		
180	Printing (Allowance)	\$4,000		
181	BAN Interest for One Year (Allowance)	\$78,000		
182	Building Permit - NYSED Permit	\$0		
183	Owner Builder's Risk Insurance (2% Allowance)	\$15,000		
184	Bidding Expenses and Advertising (Download Only No Printing of Bid Docs)	\$1,500		
185	Rental/Lease Costs - None, library will remain in operation during construction	\$0		
186	Temporary Moving & Storage Costs (Allowance)	\$90,000		
187	Miscellaneous Expenses	\$10,000		
188	<b>Total Owner's Fees for for "B" List WORK</b>	<b>\$0</b>		
189	<b>TOTAL - Project Cost for for "B" List WORK</b>	<b>\$6,203,158</b>		
190	<b>OPTIONAL WORK - "C" LIST</b>			
191	<b>36</b> New covered area/open canopy between building and traffic circle - (4) Columns w/Tensile Canopy	\$160,250	ADDED SCOPE	Deleted
192	<b>37</b> New Entry Vestibule Lower Level - Vestibule within existing exterior arched alcove		ADDED SCOPE	\$133,048
193	<b>38</b> Lower Level - (3) mutually inclusive Scopes of work as follows:			
194	<b>a</b> Add'l Mech Space between Stair #3 Extension to Lower Level (Projector Room remains)			
195	<b>b</b> Extend Stair 3 to Lower Level incl grand landing at 5000 level		ADDED SCOPE	\$784,818
196	<b>c</b> New relocated restrooms (Unisex) and alterations to staff kitchen/break room* (excludes relocation of Public Relations and Patron Services Office - Cost is reduced \$5,000 for this relocation)			
197	*Lower Level New relocated restrooms eliminates Upgrades to LL Restrooms (Scope A, LINE #67)			-\$501,841
198	<b>39</b> Main Level New Lobby & Vestibule - (5) mutually inclusive Scopes of work as follows:			

							\$5,128,704
							\$1,074,454
							\$0
							\$6,203,158
10%	15%	10%	5%	10%	5%	10%	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$146,353	\$168,306	\$185,136	\$194,393	\$213,832	\$224,524	\$246,976	
\$863,300	\$992,795	\$1,092,074	\$1,146,678	\$1,261,346	\$1,324,413	\$1,456,854	
-\$552,025	-\$634,829	-\$698,312	-\$733,227	-\$806,550	-\$846,878	-\$931,565	
\$897,670	\$1,032,321	\$1,135,553	\$1,192,331	\$1,311,564	\$1,377,142	\$1,514,856	

199	a	Infill floor opening at SE corner of Croton Ave Entry (overlooking Lower Level)			
200	b	New Vestibule at Croton Avenue			\$816,064
201	c	Remove small elevator and infill floor opening - \$47,503 - DOES NOT include HVAC Alterations			
202	d	Lobby Conversational Seating Area			
203	40	Stair #1 - DEMO & INFILL upper run of stair for New Young Adult Area atr Lower Level (lower plinth remains) - \$8,000 +/- + infill of stair opening , FLOOR & CEILING replacement, HVAC, Electrical and FP \$159,000 Finishes/Repair - MUST BE DONE WITH Extension of Stair # 3 to LOWER LEVEL		ADDED SCOPE	\$167,000
204	41	5000 Space Renovation - includes Climate Controlled Office for Custodial/Facilities Staff & New Window at West Wall			\$580,369
205	42	Exterior ALTERATIONS at existing stepped area sidewalk		ADDED SCOPE	\$40,394
206	43	Main Level (Lobby) Reading/Browsing Areas - must be done with relocation of Main Circulation Desk. Cost estimate includes NEW HVAC, Sprinkler, Elec, Lighting, Flooring, Ceiling, wall repair and painting, Café Counter & Furnishings			\$260,760
207	44	Alternate Lobby/Reading/Seating/Browsing - must be done with relocation of Main Circulation Desk. WITHOUT NEW HVAC/CEILING WORK + \$10,000 Allowance for acoustical treatments in existing ceiling: reduce estimate above by \$150,000 ALLOWANCE (includes Hard Costs)			
208	45	Additional storage at Children's Staff Area - Allowance for Millwork		ADDED SCOPE	\$7,500
209	46	Program Room Wash-up Rm & Storage for Program Supplies - reconfigure sink			\$33,520
210	47	Program Room New Floor Finish - includes removal & replacement of flooring + painting existing walls & doors	\$13,926		Deleted
211	48	Infill Second Floor at Cheever Room - includes Local History Room Display Cabinet Allowance of \$14,250 for Millwork	\$180,109		Deleted
212	49	Local History / Meeting Room - included in the above Cheever Room infill at 2nd Floor	\$103,700		Deleted
213	50	Replace Tables on 2nd floor with smaller 1-2 person tables - allowance for new casegoods: \$25,000	\$25,000		Deleted
214	51	Relocate AV Collection to 2nd floor - NO CONSTRUCTION COST	\$40,000		Deleted
215	52	Create Technology Intensive Digital Media Space - 200-300 SF (ALLOWANCE)	\$230,000		Deleted
216		Sub-Total "C" LIST:			\$2,321,632
217		General Conditions (10%)			\$232,163
218		Sub Total with General Conditions			\$2,553,795
219		G.C. Overhead & Profit (15%)			\$383,069
220		Sub Total with O.H. & P.			\$2,936,864
221		ESCALATION - 10.0%			\$293,686
222		Sub Total with ESCALATION			\$3,230,551
223		Contractor's Bond & Insurance (5%)			\$161,528
224		Sub Total HARD COSTS: "C" LIST			\$3,392,078
225		Design Contingency (10%)			\$339,208
226		Sub-total			\$3,731,286
227		Bidding Contingency (5%) Compounded			\$186,564
228		Sub-Total			\$3,917,851
229		Construction Contingency (10%) Compounded			\$391,785
230		Total Estimated Construction "Hard" Costs for "C" List:			\$4,309,636
231					
232		<b>SOFT COSTS - Prepared by LAA</b>			
233		<b>Owner's Consultant Fees</b>			
234		Architectural, Engineering & Cost Estimating Fees (15%) (Pre-Ref + Post Ref)			\$646,445
235		Construction Manager Fees - Calculated as 4% of Construction Cost (Allowance)			\$172,385
236		Property Survey (Badey & Watson) (Actual) - INCLUDED IN CRITICAL WORK			-
237		Hazardous Materials Testing, Reporting, Abatement Doc Prep (Allowance) - INCLUDED IN CRITICAL WORK			-
238		Air Monitoring during abatement (Allowance)- INCLUDED IN CRITICAL WORK			-
239		Controlled Inspections and Testing During Construction (Allowance)- INCLUDED IN CRITICAL WORK			-
240		SWPPP Design and Construction Testing (Allowance) - INCLUDED IN CRITICAL WORK			-
241		Geo-tech Investigation (Soil Borings) Allowance - INCLUDED IN CRITICAL WORK			-
242		<b>Additional Supplemental Services</b>			
243		Furniture and Shelving Consultant Design Fee (Allowance) - INCLUDED IN SCOPE "B" WORK			-

\$183,700	\$211,255	\$232,381	\$244,000	\$268,399	\$281,819	\$310,001
\$638,406	\$734,167	\$807,583	\$847,963	\$932,759	\$979,397	\$1,077,337
\$44,433	\$51,098	\$56,208	\$59,019	\$64,921	\$68,167	\$74,983
\$286,836	\$329,861	\$362,848	\$380,990	\$419,089	\$440,043	\$484,048
\$8,250	\$9,488	\$10,436	\$10,958	\$12,054	\$12,657	\$13,922
\$36,872	\$42,403	\$46,643	\$48,975	\$53,873	\$56,566	\$62,223
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0

\$4,309,637

244	IT, Communication, Audio & Visual, Network & Security Design Consultant Fees - INCLUDED IN SCOPE "B" WORK			-
245	<b>Total Owner's Consultant Fees for "C" List WORK</b>			<b>\$818,831</b>
246	<b>Owner Fees</b>			
247	Bond Counsel (Allowance)			\$75,000
248	Bond Closing Cost (Allowance)			\$50,000
249	Financial Advisor Cost (Allowance)			\$20,000
250	Investor Services Fee (Allowance)			\$30,000
251	Publication Fee (Allowance)			\$2,500
252	Printing (Allowance)			\$4,000
253	BAN Interest for One Year (Allowance)			\$69,138
254	Building Permit - NYSED Permit			\$0
255	Owner Builder's Risk Insurance (Allowance)			\$10,000
256	Bidding Expenses and Advertising (Download Only No Printing of Bid Docs)			\$1,500
257	Rental/Lease Costs - None, library will remain in operation during construction			\$0
258	Temporary Moving & Storage Costs (Allowance)			\$90,000
259	Miscellaneous Expenses			\$10,000
260	<b>Total Owner's Fees for for "C" List WORK</b>			<b>\$362,138</b>
261	<b>TOTAL - Project Cost for for "C" List WORK</b>			<b>\$5,490,604</b>
262	<b>OTHER, NON GC/CONTRACT COSTS - OPL BOT Figures - ALLOWANCES</b>			
263	<b>Interior Furniture &amp; Systems</b>			
264	Tele/Data/Comm/Digital Network/Security <u>(Allowance - figure supplied by OPL BOT B&amp;G Committee)</u>			\$50,000
265	Furniture Furnishings & Equipment <u>(Allowance - figure supplied by OPL BOT B&amp;G Committee)</u>			\$50,000
266	Audio & Visual Systems Equipment (Allowance)			\$25,000
267	<b>Total Furniture and Systems Costs</b>			<b>\$125,000</b>
268	<b>PROJECT TOTAL COSTS FOR CRITICAL, A, B &amp; C CATEGORIES OF WORK</b>			<b>\$25,181,396</b>
269				<b>DOES NOT INCLUDE FURNITURE &amp; SYSTEMS, \$125K ALLOWANCE</b>

			<b>\$818,831</b>
			<b>\$362,138</b>
			<b>\$5,490,605</b>
			<b>\$125,000</b>
			<b>\$25,139,209</b>
			<b>DOES NOT INCLUDE FURNITURE &amp; SYSTEMS, \$125K ALLOWANCE</b>

NOTES:

- 1 Owner's Fees can vary significantly from those included in this estimate. Actual Owner's Fees are customarily provided by the Owner's Financial Advisor. Owner's Fees in this estimate will be updated from time to time when provided by the Owner's Financial Advisor.
- 2 Owners Fees: For simplicity, I have "zeroed out" (removed) the Owner's Fees from the "Critical", "Group A" and "Group B" Work Categories. I have only included them in the "Group C" Work Category. If Items to be included in the Project are only selected from "Critical", "Group A" and "Group B" Work Categories, the Owner's Fees from "Group C" will need to be added to the Estimated Cost for "Critical", "Group A" and "Group B" Work.