



Ossining Public Library
Review of Schematic Design Budget Estimate
by Lrthrop Derived from NASCO's Budget and SGH MSE Wall Stabilization Report
and SGH MSE Wall Stabilization Report with Ellana's Estimate
Ossining Public Library Renovation Project
Summary of Probable Cost
REVISED 4/9/2025

Probable Cost Items	Budget Amount
1. Estimate of Construction Costs: "Hard Costs"	
Critical Work - HVAC Equipment & General/Structural Work for HVAC with 10% General Conditions, 15% OH&P, 10% Escalation and 5% Bonds & Insurance Compounded	3,703,651
Highest Priority Work - "A" List with 10% General Conditions, 15% OH&P, 10% Escalation and 5% Bonds & Insurance Compounded	4,902,227
Secondary Work - "B" List with 10% General Conditions, 15% OH&P, 10% Escalation and 5% Bonds & Insurance Compounded	4,036,760
Optional Work - "C" List with 10% General Conditions, 15% OH&P, 10% Escalation and 5% Bonds & Insurance Compounded	3,392,078
Critical Work and "A", "B" & "C" Lists Construction Cost Sub Total:	\$ 16,034,716
SGH MSE Wall Stabilization Option #2 - Ground Anchors with 19% General Conditions, 5.5% general Requirements, 8% OH&P, 8% Escalation and 2.20% Bonds & Insurance. Total 42.7 % NOT Compounded	2,482,390
SGH Parking and Stormwater Restoration	807,000
Critical Work and "A", "B" & "C" Lists & SGH MSE Wall Stabilization Option #2 and Parking and Stormwater Restoration Construction Cost Sub Total:	\$ 19,324,106
2. Project Contingencies:	
Design Contingency @ 10% for Critical Work and "A", "B" & "C" Lists Compounded	1,603,472
Bidding Contingency @ 5% for Critical Work and "A", "B" & "C" Lists Compounded	881,910
Construction Contingency @ 10% for Critical Work and "A", "B" & "C" Lists Compounded	1,852,010
Critical Work and "A", "B" & "C" Lists Project Contingencies Sub Total:	\$ 4,337,392
Critical Work and "A", "B" & "C" Lists Construction Costs with Contingencies Total:	\$ 20,372,108
Design Contingency @ 15% for SGH MSE Wall Stabilization Option #2 - Ground Anchors NOT Compounded	260,932
Construction Contingency @ 5% for SGH MSE Wall Stabilization Option #2 - Ground Anchors NOT Compounded	86,978
Design Contingency @ 15% for Parking and Stormwater Restoration NOT Compounded	121,050
Construction Contingency @ 5% for Parking and Stormwater Restoration NOT Compounded	92,805
SGH MSE Wall Stabilization Option #2 and Parking and Stormwater Restoration Project Contingencies Sub Total:	\$ 561,765
SGH MSE Wall Stabilization Option #2 and Parking and Stormwater Restoration Construction Costs with Contingencies Total:	\$ 3,851,155
Critical Work and "A", "B" & "C" Lists & SGH MSE Wall Stabilization Option #2 and Parking and Stormwater Restoration Construction Costs with Contingencies	\$ 24,223,263
3. Project Soft Cost & Other Cost:	
Consultant Fees *	
Architectural Building Conditions Assessment Services - Lothrop's Report dated August 2, 2022 **	Funded
Pre-Referendum Services - Architectural, Engineering & Cost Estimating Fees (Based on \$11,224,285.00)	Funded
Pre-Referendum Services Additional Fees - Architectural, Engineering & Cost Estimating Fees (Based on \$20,372,108.00)	Funded
Pre-Referendum Services Additional Fees - Architectural, Engineering & Cost Estimating Fees (Based on \$5,350,118.00 NOT to Proceed) Completed 28%	Included in above "REVISED" Fees
Post-Referendum Services - Architectural, Engineering & Cost Estimating Fees (Based on \$11,224,285.00)	1,021,300
Post-Referendum Services Additional Fees - Architectural, Engineering & Cost Estimating Fees (Based on \$20,372,108.00)	960,522
Post-Referendum Services Additional Fees - Lothrop Fees for Coordination of SGH's NYSED Filing	Funded
Lothrop's Pre-Referendum and Post-Referendum A/E Consultant Fees Sub Total:	\$ 1,981,822
Supplemental (Optional) Service - Electrical Service Study and Upgrade Design Fees	30,000
Supplemental (Optional) Service - Commissioning (By OLA)	130,000
Supplemental (Optional) Service - Energy Modeling	35,000
Supplemental (Optional) Service - Acoustical Evaluation of the HVAC Upgrade	41,800
Supplemental (Optional) Service Consultant Fees Sub Total:	\$ 236,800
SGH Engineering Services Fees (For MSE Wall Investigation and Reports) **	Funded
SGH Engineering Budget Fees (Interim Repairs of Sidewalk at Lower Parking Lot)	Funded
SGH Post-Referendum Services Budget Fees (Design Fees for MSE Wall Stabilization Option #2 - Ground Anchors)	Funded
SGH Bid Phase Assistance/Construction Administration Services	675,000
SGH Engineering Consultant Fees Sub Total:	\$ 675,000
Pre-Referendum Services - Project Manager Fees	Funded
Post-Referendum Services - Pre Construction Phase Project Manager Fees	98,000
Construction Phase - Project Manager Fees (Building Renovation Project - Full-Time "18" Months)	840,000
Construction Phase - Project Manager Fees (MSE Wall & Parking Renovation Project - Part-Time "10" Months)	280,000
Calgi Project Manager Consultant Fees Sub Total:	\$ 1,218,000
MSE Wall Monitoring from 2016-2021 **	Funded
MSE Wall Monitoring from 2022-Present-2025 **	Funded
MSE Wall - Temp. Fence Rental from 2022-Present-2025 **	25,000
Civil Engineering SWPPP Design Fee *	35,000
Hazardous Materials Testing, Reporting, Abatement Doc. Prep (No Need as the Library was Constructed 2007) (Lothrop Allowance \$75,000.00)*	N/A
Property Metes-and-Bounds and Topographic Survey (Badey & Watson - Actual)	Funded
Geo-tech Investigation (Soil Borings for MSE Wall) **	Funded
IT, Communication, Audio & Visual, Network & Security Design Consultant Fees *	50,000
Other Consultant Fees Sub Total:	\$ 110,000
Design, Project Manager & Other Consultant Fees Sub Total:	\$ 4,221,622
Owner Fees *	
Legal Fees *	80,000
Bond Counsel *	75,000
Bond Closing Cost *	50,000
Financial Advisor Cost *	20,000
Investor Services Fee *	30,000
Publication Fee *	2,500
Printing *	4,000
BAN Interest for One Year *	850,000
Building Permit - NYSED Permit (Third Party Review Program) *	31,000
Owner Builder's Risk Insurance *	45,000
Bidding Expenses and Advertising (Download Only No Printing of Bid Documents) *	1,500
Rental/Lease Costs for Temporary Library *	500,000
Retrofit Temporary Library Location Costs *	150,000
Relocation Costs - Moving Out and Back & Temp Storage Costs *	350,000
Owner Moving Expenses - Moving Out and Back *	50,000
Miscellaneous Expenses *	6,000
Owner Fees Sub Total:	\$ 2,245,000
Testing & Inspection *	
Air Monitoring & Air Sample Tests for HazMat Abatement (N/A as the Library was Constructed 2007) (Lothrop Allowance \$50,000.00)*	N/A
Civil Engineering - SWPPP Inspection & Report *	Included in above "SGH" Fees
Material Testing & Inspection *	150,000
Testing & Inspection Sub Total:	\$ 150,000
Interior Furniture, Equipments and Systems *	
Tele/Data, Communication, Digital Network & Security*	
Furniture (Assume Reuse Most of Existing Furniture) *	50,000
Audio & Visual Systems Equipment *	25,000
Interior Furniture, Equipments and Systems Sub Total:	\$ 75,000
Project Soft & Other Cost Sub Total:	\$ 6,691,622
4. Project Soft Cost Contingency:	
Soft Cost Contingency *	85,115
Project Soft Cost Contingency Sub Total:	\$ 85,115
Total:	\$ 31,000,000

* ALLOWANCE NUMBER - Items that require input from Project Team
** ALLOWANCE NUMBER - Items that require input from Owner