



**The Kingston Library**  
**Preliminary Referendum Budget Estimate**  
**Additions and Renovations Project**  
**Summary of Probable Cost**  
**June 9, 2022**

| Probable Cost Items  | Budget Amount        |
|--|----------------------|
| <b>1. Estimate of Construction Costs:</b>  |                      |
| Building Construction Costs (Included Geothermal Wall Cost)                        | 4,883,318            |
| Fire Sprinkler Construction Costs  | 256,972              |
| Plumbing Construction Costs  | 160,608              |
| HVAC Construction Costs  | 1,242,034            |
| Electrical Construction Costs  | 856,575              |
| <b>Building Construction Cost Sub Total:</b>                                       | <b>\$ 7,399,507</b>  |
| <b>2. Project Contingencies:</b>   |                      |
| Design Contingency @ 15%   | 1,109,926            |
| Escalation @ 8%  | 680,755              |
| Construction Contingency @ 10%   | 919,019              |
| <b>Project Contingencies Sub Total:</b>  | <b>\$ 2,709,700</b>  |
| <b>Building Construction Costs with Contingencies Estimate Total:</b>              | <b>\$ 10,109,207</b> |
| <b>3. Project Soft Cost &amp; Other Cost:</b>                                      |                      |
| <b>Consultant Fees *</b>   |                      |
| Architectural & Landscape / Civil & MEP Engineering Fees (Need Architect Input) *  | 860,000              |
| Project Manager Fees   | 458,500              |
| Public Relations *   | 8,000                |
| SEQR - Environmental / Traffic Study (Allowance) *                                 | 5,000                |
| Asbestos & Hazmat Survey with Roof Cut and Hazmat Design & Bid Document *          | 16,000               |
| Site Survey *  | 8,000                |
| Soil Survey & Borings *  | 8,000                |
| IT, Communication, Audio & Visual, Network & Security Design Consultant Fees *     | 36,000               |
| <b>Consultant Fees Sub Total:</b>  | <b>\$ 1,399,500</b>  |
| <b>Owner Fees *</b>  |                      |
| Legal Fees *   | 50,000               |
| Bond Counsel *   | 50,000               |
| Bond Closing Cost *  | 30,000               |
| Municipal Advisor *  | 25,000               |
| BAN Interest *   | 360,000              |
| Building Permit - Waive City of Kingston*  | -                    |
| Owner Builder's Risk Insurance *   | 25,000               |
| Bidding Expenses and Advertising (Download Only No Printing of Bid Documents) *    | 6,000                |
| Rental/Lease Costs for +/- 10,000 SF Temporary Library Estimated for (18) Months * | 240,000              |
| Retrofit Temporary Library Location Costs *  | 150,000              |
| Relocation Costs - Moving Out and Storage *  | 200,000              |
| Moving Expenses - Moving In *  | 50,000               |
| Miscellaneous Expenses *   | 6,000                |
| <b>Owner Fees Sub Total:</b>   | <b>\$ 1,192,000</b>  |
| <b>Testing &amp; Inspection *</b>  |                      |
| Air Monitoring & Air Sample Tests for HazMat Abatement *                           | 30,000               |
| SWPPP Inspection & Report (Under One Arces) *                                      | -                    |
| Material Testing & Inspection *  | 50,000               |
| <b>Testing &amp; Inspection Sub Total:</b>   | <b>\$ 80,000</b>     |
| <b>Interior Furniture, Equipments and Systems *</b>                                |                      |
| Tele/Data, Communication, Digital Network & Security*                              | 150,000              |
| Furniture (Assume Reuse Some of Existing Furniture) *                              | 600,000              |
| Audio & Visual Equipments *  | 10,000               |
| <b>Interior Furniture, Equipments and Systems Sub Total:</b>                       | <b>\$ 760,000</b>    |
| <b>Project Soft &amp; Other Cost Sub Total:</b>                                    | <b>\$ 3,431,500</b>  |
| <b>4. Project Soft Cost Contingency:</b>   |                      |
| Soft Cost Contingency @ 3%   | 102,945              |
| <b>Project Soft Cost Contingency Sub Total:</b>                                    | <b>\$ 102,945</b>    |
| <b>Total:</b>  | <b>\$ 13,643,652</b> |

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