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20 February 2023

Ms. April Bliss, Library Director
Dunham Public Library
76 Main Street
Whitesboro, New York 13492

Re: **Phase III – 2nd Floor Addition, Estimate of Probable Costs**

Dear Ms. Bliss:

Holmes•King•Kallquist & Associates, per your request has developed an opinion of probable costs for the proposed second floor addition as envisioned in the master plan and concept development phase dated March 26, 2021 and presented to you and the Dunham Public Library Board of Trustees. It is our understanding that the library proposes to bond for the funds required for this building addition with the Whitesboro Central School District. It is also our understanding that a 2nd floor addition was envisioned in the original design and the construction documents, designed by Stetson-Dale Architects in 1984 developed the documents to support a second story addition.

We have developed an opinion of probable cost below based on the *2023 Square Foot Costs with RS Means Data* published by Gordian and our experience with developing additions for existing buildings.

Hard Costs:	Area	Estimated Cost / sf	Estimated Construction Cost
2 nd floor Addition	3,810 sf +/-	\$300 / sf	\$1,143,000
New Exit Stair @ 1 st floor	284 sf +/-	\$300 / sf	\$85,200
Re-Roof Existing area @ New Outdoor Terrace	1,754 sf +/-	\$40 / sf	\$70,160
		Subtotal	\$1,298,360
Soft Costs:			
New Furniture @ 2 nd floor			\$150,000
Estimated Architect & Engineering Fees			\$250,000
Legal and Bonding			\$150,000
Misc Permits, Insurance & Filing Fees			\$10,000
Allowance for presentation @ Planning Boards & other governmental agencies			\$20,000
		Subtotal	\$580,000
		Grand Total	\$1,878,360

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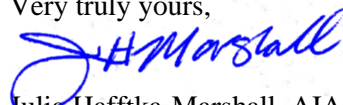
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Please feel free to contact us to discuss any questions you may have.

Very truly yours,


Julia Hafftk-Marshall, AIA
Associate