



**Addendum A**  
**Addendum to the Prior Approved**  
**Preliminary Engineering Report**  
**North Creek Sewer District**  
**For**  
**The Town of Johnsburg**  
**Warren County**  
**New York**

Date of Prior Approved Report: June 9, 2022

Date of Addendum A: February 4, 2025

Description of Addendum A:

Due to the elapsed time from the prior approved report and the duration associated with obtaining permitting and required approvals, bids have been received for the project and the project costs have been updated accordingly as shown herein.

Original Estimated Project Capital Cost: \*\$7,625,000.00

- *Note: \*The prior engineering report listed \$7,630,880 although the completed bond was for \$7,625,000 and therefore, this was the number utilized and agreed upon for the approved budget with USDA RD (funding agency).*

Addendum A - Revised Estimated Project Capital Cost: **\$10,125,000.00**

- Notes:
  - *See the updated cost broken out in Table 1 below.*
  - *Table 2 shows the updated estimated user fees.*

Table 1: Updated Estimated Project Costs

ITEM	APPROVED BUDGET	MODIFIED BUDGET
<b>A. ADMINISTRATIVE</b>		
1. Legal	\$20,000.00	<b>\$40,000.00</b>
2. Bonding	\$60,000.00	\$60,000.00
3. Net Interest	\$100,000.00	\$100,000.00
4. Fiscal Coordination	\$75,000.00	<b>\$100,000.00</b>
5. Bookkeeping & Reporting		
6. Lands & Rights of Way		<b>\$25,000.00</b>
7. Single Audits		
8. Miscellaneous		
<b>Total A. Administrative</b>	<b>\$255,000.00</b>	<b>\$325,000.00</b>
<b>B. TECHNICAL SVCS.</b>		
1. Engineering		
a. Preliminary Engineering Services	\$112,229.00	\$112,229.00
b. Final Design Phase	\$101,270.00	\$101,270.00
c. Bidding and Negotiation Phase	\$7,500.00	\$7,500.00
d. Construction Phase	\$61,720.00	\$61,720.00
e. Post-Construction Phase	\$5,000.00	\$5,000.00
f. RPR Services	\$254,873.40	\$254,873.40
g. Additional Services		<b>\$57,407.60</b>
<b>Total B. Technical Svcs.</b>	<b>\$542,592.40</b>	<b>\$600,000.00</b>
<b>C. CONSTRUCTION</b>		
1. Construction Contracts		
a. Contract 1 - General	\$5,025,755.00	\$3,922,045.00
b. Contract 2 - Plumbing (Est.)	\$200,000.00	<b>\$150,000.00</b>
c. Contract 3 - Electrical	\$750,000.00	\$777,816.00
d. Contract 4 - Mechanical/HVAC (Est.)	\$50,000.00	<b>\$75,000.00</b>
e. Contract 5 - Collection		\$2,676,456.00
f. Private Lateral Connection (Est.)		<b>\$750,000.00</b>
2. Direct Expenditures		
a.		
b.		
c.		
<b>Total C. Construction</b>	<b>\$6,025,755.00</b>	<b>\$8,351,317.00</b>
<b>D. CONTINGENCY</b>		
1. Contingency	\$801,652.60	\$848,683.00
<b>Total D. Contingency</b>	<b>\$801,652.60</b>	<b>\$848,683.00</b>
<b>TOTAL PROJECT COST</b>	<b>\$7,625,000.00</b>	<b>\$10,125,000.00</b>

Table 2: Updated Estimated User Fees

<b>Updated Project Estimated Cost</b>	<b>\$</b>	<b>10,125,000.00</b>
RD Grant	\$	(1,493,000.00)
NBRC Grant	\$	(750,000.00)
ESD Grant	\$	(1,600,000.00)
County Assistance	\$	(2,500,000.00)
<b>1.5% - Amount to Finance</b>	<b>\$</b>	<b>3,782,000.00</b>
<b>Number of EDUs</b>	<b>\$</b>	<b>311.20</b>
<b>Cost/EDU (1.5%) - Debt Load</b>	<b>\$</b>	<b>421.90</b>
<b>Estimated Annual O&amp;M Cost</b>	<b>\$</b>	<b>72,500.00</b>
<b>Annual O&amp;M Cost per EDU</b>	<b>\$</b>	<b>232.97</b>
<b>Cost/EDU (1.5%) - Debt Load + O&amp;M</b>	<b>\$</b>	<b>654.87</b>

Notes:

- No changes to the total number of EDUs (311.2).
- Prior cost/EDU (1.5%) – Debt Load + O&M was \$614.90.
  - Prior estimated O&M was \$60,000 with an estimated annual O&M cost per EDU of \$192.83.
- 2025 State Comptroller Special District Average Estimated Cost Thresholds for Sewer Districts is \$663 (thresholds that do not require permission of the State Comptroller).

## FORM E

## RURAL DEVELOPMENT (RD) PROJECT BUDGET/COST CERTIFICATION

Project Name: North Creek SewerDate: 02/10/25Report No.: 1

Actual:

Estimate:

## Funding Source(s)

## Amount

RD Loan	\$8,262,000.00
RD Loan	
RD Grant	\$1,493,000.00
RD Grant	
SUB TOTAL:	\$7,775,000.00

## Other Funding Source(s)

## Amount

Other Source:	NSRC	\$750,000.00
Other Source:	ESD	\$1,600,000.00
Other Source:	Warr. Co. On. Tax	\$2,600,000.00
	SUBTOTAL:	\$4,850,000.00
	TOTAL:	\$12,625,000.00

ITEM	APPROVED BUDGET	MODIFIED BUDGET	PREVIOUS EXPENDITURES	EXPENDITURES THIS PERIOD	EXPENDITURES TO DATE	BALANCE REMAINING
<b>A. ADMINISTRATIVE</b>						
1. Legal	\$20,000.00	\$40,000.00			\$0.00	\$40,000.00
2. Bonding	\$60,000.00	\$60,000.00			\$0.00	\$60,000.00
3. Net Interest	\$100,000.00	\$100,000.00			\$0.00	\$100,000.00
4. Fiscal Coordination	\$75,000.00	\$100,000.00			\$0.00	\$100,000.00
5. Bookkeeping & Reporting					\$0.00	\$0.00
6. Lands & Rights of Way		\$25,000.00			\$0.00	\$25,000.00
7. Single Audits					\$0.00	\$0.00
8. Miscellaneous					\$0.00	\$0.00
<b>Total A. Administrative</b>	<b>\$255,000.00</b>	<b>\$325,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$325,000.00</b>
<b>B. TECHNICAL SVCS.</b>						
1. Engineering						
a. Preliminary Engineering Services	\$112,229.00	\$112,229.00			\$0.00	\$112,229.00
b. Final Design Phase	\$101,270.00	\$101,270.00			\$0.00	\$101,270.00
c. Bidding and Negotiation Phase	\$7,500.00	\$7,500.00			\$0.00	\$7,500.00
d. Construction Phase	\$61,720.00	\$61,720.00			\$0.00	\$61,720.00
e. Post-Construction Phase	\$5,000.00	\$5,000.00			\$0.00	\$5,000.00
f. RFR Services	\$254,873.40	\$254,873.40			\$0.00	\$254,873.40
g. Additional Services		\$57,407.60			\$0.00	\$57,407.60
<b>Total B. Technical Svcs.</b>	<b>\$542,692.40</b>	<b>\$600,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$600,000.00</b>
<b>C. CONSTRUCTION</b>						
1. Construction Contracts						
a. Contract 1 - General	\$5,025,755.00	\$3,922,045.00			\$0.00	\$3,922,045.00
b. Contract 2 - Plumbing (Est.)	\$200,000.00	\$150,000.00			\$0.00	\$150,000.00
c. Contract 3 - Electrical	\$750,000.00	\$777,816.00			\$0.00	\$777,816.00
d. Contract 4 - Mechanical/HVAC (Est.)	\$50,000.00	\$75,000.00			\$0.00	\$75,000.00
e. Contract 5 - Collection		\$2,676,456.00			\$0.00	\$2,676,456.00
f. Private Lateral Connection (Est.)		\$750,000.00			\$0.00	\$750,000.00
2. Direct Expenditures					\$0.00	\$0.00
a.					\$0.00	\$0.00
b.					\$0.00	\$0.00
c.					\$0.00	\$0.00
<b>Total C. Construction</b>	<b>\$6,025,755.00</b>	<b>\$8,351,317.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,351,317.00</b>
<b>D. CONTINGENCY</b>						
1. Contingency	\$801,652.60	\$848,683.00				
<b>Total D. Contingency</b>	<b>\$801,652.60</b>	<b>\$848,683.00</b>				<b>\$848,683.00</b>
<b>TOTAL PROJECT COST</b>	<b>\$7,825,000.00</b>	<b>\$10,125,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,125,000.00</b>

I certify to the best of my knowledge and belief that the billed costs or disbursements are in accordance with the terms of the project and that the reimbursement represents the Federal share due, which has not been previously requested and that an inspection has been performed and all work is in accordance with the terms of the award.

Applicant

Title

Engineer/Architect

Richard Engineering  
Services, LLC

Reviewed By

Date Reviewed 2/12/2025

(revised 11/2008)