

**ESTABLISHED  
1919**

**New Rochelle Public Library  
Main Branch Library  
Infrastructure Renovation Project**

**vs.**

**Building Renovation Project**

**vs.**

**Individual Building Renovation Projects  
Preliminary Conceptual Budget Estimate  
January 14, 2026**

**CALGI**



CONSTRUCTION MANAGEMENT  
OWNER'S REPRESENTATIVE  
CONSULTING  
GENERAL CONTRACTING

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January 14, 2026

Ms. Eugenia Schatoff, Executive Director  
New Rochelle Public Library  
One Library Plaza  
New Rochelle, NY 10801

**RE: New Rochelle Public Library  
Main Branch Library Infrastructure Renovation Project vs.  
Building Renovation Project vs. Individual Building Renovation Projects  
Preliminary Conceptual Budget Estimate  
CCC Project # 202507**

Dear Ms. Schatoff,

We submit for your review our Preliminary Conceptual Budget Estimate regarding the construction of the Main Branch Library - Infrastructure Renovation Project vs. Building Renovation Project vs. Individual Building Renovation Projects. Our budget estimate is based on discussions from Zoom Meeting on December 23, 2025 at 2:00 PM and January 9, 2026 at 1:00 PM and the following reports: Physical Conditions Assessment Technical Report dated February 28, 2020, and Existing Conditions Photographs dated February 10, 2020, as prepared by Architectural Preservation Studio, DPC.; Window, Curtain Wall, and Skylight Conditions Assessment Report dated June 15, 2011, as prepared by Wank Adams Slavin Associates, LLP and Roof Assessment Report dated March 4, 2025 as prepared by MA Caputo Associates, LLC.

<b>Infrastructure Renovation Project Probable Cost</b>	<b>Amount</b>
<b>1. Project Construction Costs: "Hard Costs"</b>	
General Construction	12,515,798
Plumbing Construction	624,056
Fire Sprinkler System Construction	485,377
HVAC Construction	3,536,320
Electrical Construction	2,496,226
<b>Infrastructure Construction Cost Sub Total:</b>	<b>\$19,657,777</b>
72,330 SF Cost per Square Foot for Total Construction Costs: "Hard Costs":	\$272
<b>2. Project Contingencies:</b>	
Design Contingency @ 10%	1,965,778
Bidding Contingency @ 5%	1,081,178
Construction Contingency @ 10%	2,270,473
Phased Project Contingency @ 10%	2,997,025
<b>Project Contingencies Sub Total:</b>	<b>\$8,314,454</b>
<b>3. Project Soft Cost &amp; Other Cost:</b>	<b>\$6,352,525</b>
<b>4. Project Soft Cost Contingency:</b>	<b>\$190,576</b>
<b>Total Project Cost:</b>	<b>\$34,515,332</b>
72,330 SF Cost per Square Foot for Total Project Cost:	\$477

*Celebrating Over a Century of Construction Services*

<b>Building Renovation Project Probable Cost</b>		<b>Amount</b>
<b>1. Project Construction Costs: "Hard Costs"</b>		
General Construction		20,041,013
Plumbing Construction		1,086,656
Fire Sprinkler System Construction		1,003,067
HVAC Construction		4,597,389
Electrical Construction		3,510,733
	<b>Building Construction Cost Sub Total:</b>	<b>\$30,238,858</b>
	72,330 SF Cost per Square Foot for Total Construction Costs: "Hard Costs":	\$418
<b>2. Project Contingencies:</b>		
Design Contingency @ 10%		3,023,886
Bidding Contingency @ 5%		1,663,137
Construction Contingency @ 8%		2,794,070
Phased Project Contingency @ 8%		3,017,596
	<b>Project Contingencies Sub Total:</b>	<b>\$10,498,689</b>
<b>3. Project Soft Cost &amp; Other Cost:</b>		<b>\$13,858,500</b>
<b>4. Project Soft Cost Contingency:</b>		<b>\$420,563</b>
	<b>Total Project Cost:</b>	<b>\$55,016,610</b>
	72,330 SF Cost per Square Foot for Total Project Cost:	\$761

The following budget estimate is based on individual project delivery scenarios.

<b>Individual Building Renovation Projects Probable Cost</b>		<b>Amount</b>
<b>1. Project Construction Costs: "Hard Costs"</b>		
Roofing		2,195,754
Exterior Envelope		4,853,772
3rd Floor - 20,030 SF		7,165,957
2nd Floor - 21,430 SF		7,626,435
1st Floor (First Half) - 10,660 SF		4,084,042
1st Floor (Second Half) - 10,660 SF		4,084,042
Cellar Floor Renovation - 9,550 SF		3,718,949
	<b>Building Construction Cost Sub Total:</b>	<b>\$33,728,951</b>
	72,330 SF Cost per Square Foot for Total Construction Costs: "Hard Costs":	\$466
<b>2. Project Contingencies: Individual Building Renovation Projects</b>		
Design Contingency @ 10%		3,372,895
Bidding Contingency @ 8%		2,968,148
Construction Contingency @ 10%		4,007,000
Phased Project Contingency @ 12%		5,289,239
	<b>Project Contingencies Sub Total:</b>	<b>\$15,637,282</b>
<b>3. Project Soft Cost &amp; Other Cost:</b>		<b>\$17,901,500</b>
<b>4. Project Soft Cost Contingency:</b>		<b>\$537,050</b>
	<b>Total Project Cost:</b>	<b>\$67,804,783</b>
	72,330 SF Cost per Square Foot for Total Project Cost:	\$937

## **Infrastructure Renovation Project Preliminary Conceptual Scope of Work Summary:**

### **Demolition**

- Asbestos and hazardous material in existing library building will be abated in preparation for the infrastructure renovation work.
- Selective demolition, including walls, ceilings, flooring and finishes will be removed to facilitate infrastructure renovation work.

### **Site Work**

- Minor repair work for concrete curb, asphalt driveway, paver, steel bollard, retaining wall, trench drain, catch basin and planter etc.
- Minor landscape work and installation of site furnishings, inclusive shrub and groundcover planting, installation of bike rack etc.

### **Concrete**

- Installation of concrete floor patch for plumbing pipe trench.

### **Masonry**

- Masonry restoration work is to be performed before the installation of insulated metal wall panel cladding.

### **Steel**

- Installation of new structural steel support for new infrastructure equipment.
- Minor metal fabrication work to be performed for supporting the infrastructure renovation work.

### **Wood and Plastic**

- Installation of steel stud framing for new walls, ceilings, soffits and facias.

### **Thermal and Moisture**

- Installation of insulated metal wall panel cladding of the exterior wall surfaces.
- Removal of existing roofing and replace with PVC roof system.
- Installation of firestopping and caulking to facilitate the infrastructure renovation work.

### **Doors and Windows**

- Replacement of doors and frames as required for the infrastructure renovation work.
- Replacement of existing skylights with the new roof replacement project.
- Replacement of existing windows and curtain wall systems with a uniform style and color.

### **Finishes**

- Install drywall at metal stud walls, ceilings, soffits and facias.
- Installation of new acoustic ceiling system, where existing ceiling were removed for installation of new HVAC and electrical infrastructure work.
- Installation of porcelain and ceramics tile finishes at toilet rooms.
- Painting of walls, ceilings and surfaces as needed for completing the infrastructure renovation project.

### **Specialties**

- Allowances for louvers, screens and access panels for HVAC infrastructure equipment.
- Toilet accessories for toilet rooms renovation.
- Replacement of outdated fire extinguishers.

### **Equipment, Furnishings and Special Construction**

- Window treatments for new window replacement project.
- Allowance for refurbishment of existing elevator infrastructure.

### **Plumbing**

- Plumbing infrastructure renovation, including piping, fixtures and equipment replacement.

### **Fire Protection System**

- Extend existing fire protection system for 2<sup>nd</sup> and 3<sup>rd</sup> floors, inclusive of fire sprinkler piping, heads and valves for complete coverage of 2<sup>nd</sup> and 3<sup>rd</sup> floors.

### **HVAC System**

- Replacement of existing HVAC equipment that are nonfunctioning, ageing and/or at the end of their useful life.

### **Electrical System**

- Replacement of existing main electrical panels as they are at the end of their useful life.
- Replacement of existing lighting fixtures with LED lighting fixtures.

## **Building Renovation Project Preliminary Conceptual Scope of Work Summary:**

### **Demolition**

- Asbestos and hazardous material in existing library building will be abated in preparation for the building renovation work.
- Selective demolition, including walls, ceilings, flooring and finishes will be removed to facilitate building renovation work.

### **Site Work**

- Repair work for concrete curb, asphalt driveway, paver, steel bollard, retaining wall, trench drain, catch basin and planter etc.
- Landscape work and installation of site furnishings, inclusive shrub and groundcover planting, installation of bike rack etc.

### **Concrete**

- Cutting concrete floor opening and trench for MEP works. Installation of concrete floor patch for MEP works.

### **Masonry**

- Masonry restoration work is to be performed before the installation of insulated metal wall panel cladding.
- Masonry interior wall construction for building renovation work.

### **Steel**

- Installation of new structural steel support for new MEP equipment.
- Metal fabrication work to be performed to support the building renovation work.

### **Wood and Plastic**

- Installation of steel stud framing for new walls, ceilings, soffits and facias for building renovation work.

### **Thermal and Moisture**

- Sound attenuation batts insulation for new interior wall construction.
- Installation of insulated metal wall panel cladding of the exterior wall surfaces.
- Removal of existing roofing and replace with PVC roof system.
- Installation of firestopping and caulking to facilitate the building renovation work.

### **Doors and Windows**

- Replacement of doors and frames as required for the building renovation work.
- Replacement of existing skylights with the new roof replacement project.
- Replacement of existing windows and curtain wall systems with a uniform style and color.

### **Finishes**

- Install drywall at metal stud walls, ceilings, soffits and facias for building renovation work.
- Installation of new acoustic ceiling system for building renovation and where existing ceiling were removed for installation of new HVAC and electrical infrastructure work.
- Installation of porcelain and ceramics tile finishes at toilet rooms.
- Painting of walls, ceilings and surfaces as needed for completing the building renovation project.

### **Specialties**

- Allowances for louvers, screens and access panels for HVAC infrastructure equipment.
- Toilet accessories for toilet rooms renovation.
- Replacement of outdated fire extinguishers.
- New signage for interior spaces and exterior building signage.

### **Equipment, Furnishings and Special Construction**

- Appliances for staff lounge.
- Window treatments for new window replacement project.
- Allowance for new elevator.

### **Plumbing**

- Plumbing system renovation, including piping, fixtures and equipment replacement.

### **Fire Protection System**

- New fire sprinkler layout for cellar and 1<sup>st</sup> floors and extend fire protection system for 2<sup>nd</sup> and 3<sup>rd</sup> floors, inclusive of fire sprinkler piping, heads and valves for complete coverage.

### **HVAC System**

- Replacement of existing HVAC equipment that are nonfunctioning, ageing and/or at the end of their useful life.
- New HVAC air duct distribution.

Ms. Eugenia Schatoff, Executive Director  
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### **Electrical System**

- Replacement of existing main electrical panels as they are at the end of their useful life.
- Replacement of existing lighting fixtures with LED lighting fixtures.
- New electrical power and circuit distribution.

### **Individual Building Renovation Projects Preliminary Conceptual Scope of Work Summary:**

The scope of work for individual building renovation projects is the same as building renovation project. The difference is the project delivery scenarios are not the same. The building renovation project is design, bid and constructed in phases with the same prime contractors vs. individual building renovation projects are design, bid and constructed as independent projects with different prime contractors.

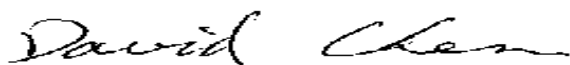
- Individual projects are as follows:
  - Roofing and Skylight Replacement Project
  - Exterior Envelope - Insulated Metal Wall Panel & Window, Curtain Wall and Doors Project
  - 3rd Floor Renovation Project - 20,030 SF
  - 2nd Floor Renovation Project - 21,430 SF
  - 1st Floor (First Half) Renovation Project - 10,660 SF
  - 1st Floor (Second Half) Renovation Project - 10,660 SF
  - Cellar Floor Renovation Project - 9,550 SF
- Individual Projects listed above are bid and constructed as separate project with its own project schedule.
- With this project delivery scenario, it requires more time and coordination and would create more downtime between projects.
- Different timeframes for bidding with different market conditions, projects can run into budget constraints.

The budget estimate currently is based on multiple prime contracts and Prevailing Wage Rate.

Review attached "Summary of Probable Cost" sheet for more information and cost breakdown.

We trust that our budget estimate will be of assistance to you in your further development of this project. Should you have any questions regarding our budget, please feel free to call.

Very truly yours,  
**Calgi Construction Company, Inc.**



David Chen  
Estimator/Project Manager

cc: Dominic Calgi, CCC



**New Rochelle Public Library  
Main Branch Library**

**Infrastructure Renovation Project vs. Building Renovation Project vs. Individual Building Renovation Projects**  
**Preliminary Conceptual Budget Estimate**  
**Summary of Probable Cost**

**January 14, 2026**

Probable Cost Items	A		B	B vs. A	C		C vs. B
	Infrastructure Renovation Project Budget Amount	Building Renovation Project Budget Amount		Variance +/-	Individual Building Renovation Projects Budget Amount		Variance +/-
<b>1. Estimate of Construction Costs: "Hard Costs"</b>							
General Construction	12,515,798	20,041,013	7,525,215		Roofing	2,195,754	
Plumbing Construction	624,056	1,086,656	462,600		Exterior Envelope	4,853,772	
Fire Sprinkler System Construction	485,377	1,003,067	517,690		3rd Floor - 20,030 SF	7,165,957	
HVAC Construction	3,536,320	4,597,389	1,061,069		2nd Floor - 21,430 SF	7,626,435	
Electrical Construction	2,496,226	3,510,733	1,014,507		1st Floor (First Half) - 10,660 SF	4,084,042	
					1st Floor (Second Half) - 10,660 SF	4,084,042	
					Cellar Floor Renovation - 9,550 SF	3,718,949	
<b>Construction "Hard Costs" Sub Total:</b>	<b>\$ 19,657,777</b>	<b>\$ 30,238,858</b>	<b>\$ 10,581,081</b>			<b>\$ 33,728,951</b>	<b>\$ 3,490,093</b>
<b>72,330 SF Cost per Square Foot for Total Construction Costs: "Hard Costs":</b>	<b>\$ 272</b>	<b>\$ 418</b>	<b>\$ 146</b>			<b>\$ 466</b>	<b>\$ 48</b>
<b>2. Project Contingencies:</b>							
					<b>Individual Projects Contingencies</b>		
Design Contingency	10% 1,965,778	10% 3,023,886	1,058,108		10%	3,372,895	349,009
Bidding Contingency	5% 1,081,178	5% 1,663,137	581,959		8%	2,968,148	1,305,011
Construction Contingency	10% 2,270,473	8% 2,794,070	523,597		10%	4,007,000	1,212,930
Phased Project Contingency	12% 2,997,025	8% 3,017,596	20,571		12%	5,289,239	2,271,643
<b>Project Contingencies Sub Total:</b>	<b>\$ 8,314,454</b>	<b>\$ 10,498,689</b>	<b>\$ 2,184,235</b>			<b>\$ 15,637,282</b>	<b>\$ 5,138,593</b>
<b>Construction "Hard Costs" with Contingencies Total:</b>	<b>\$ 27,972,231</b>	<b>\$ 40,737,547</b>	<b>\$ 12,765,316</b>			<b>\$ 49,366,233</b>	<b>\$ 8,628,686</b>
<b>3. Project Soft Cost &amp; Other Cost:</b>							
<b>Consultant Fees *</b>							
Architectural & MEP Building Conditions Assessment Services *	74,925	110,000	35,075			180,000	70,000
Pre-Referendum Services - Architectural, MEP Engineering Fees *	500,000	730,000	230,000			1,030,000	300,000
Post-Referendum Services - Architectural, MEP Engineering Fees *	2,422,100	3,530,000	1,107,900			4,330,000	800,000
<b>A/E Consultant Fees Sub Total:</b>	<b>\$ 2,997,025</b>	<b>\$ 4,370,000</b>	<b>\$ 1,372,975</b>			<b>\$ 5,540,000</b>	<b>\$ 1,170,000</b>
Supplemental Service Consultant Fees - Electrical Service Study Fees *	30,000	30,000	-			30,000	-
Supplemental Service Consultant Fees - Commissioning *	150,000	150,000	-			350,000	200,000
Supplemental Service Consultant Fees - Energy Modeling *	35,000	35,000	-			35,000	-
Supplemental Service Consultant Fees - Acoustical Evaluation *	45,000	45,000	-			45,000	-
<b>Supplemental Services Consultant Fees Sub Total:</b>	<b>\$ 260,000</b>	<b>\$ 260,000</b>	<b>-</b>			<b>\$ 460,000</b>	<b>200,000</b>
Pre-Referendum Services - Project Manager Fees *	50,000	120,000	70,000			210,000	90,000
Post-Referendum Services - Pre Construction Phase Project Manager	130,000	260,000	130,000			410,000	150,000
Construction Phase - Project Manager Fees *	1,130,000	2,016,000	886,000			2,946,000	930,000
<b>Project Manager Consultant Fees Sub Total:</b>	<b>\$ 1,310,000</b>	<b>\$ 2,396,000</b>	<b>\$ 1,086,000</b>			<b>\$ 3,566,000</b>	<b>\$ 1,170,000</b>
Civil Engineering SWPPP Design Fee *	35,000	35,000	-			35,000	-
Hazardous Materials Testing, Reporting, Abatement Doc. Prep *	75,000	150,000	75,000			150,000	-
Property Metes-and-Bounds and Topographic Survey *	25,000	25,000	-			25,000	-
Geo-tech Investigation *	N/A	N/A	N/A			N/A	N/A
IT, Communication, Audio & Visual, Network & Security Design	N/A	120,000	120,000			150,000	30,000
<b>Other Consultant Fees Sub Total:</b>	<b>\$ 135,000</b>	<b>\$ 330,000</b>	<b>\$ 195,000</b>			<b>\$ 360,000</b>	<b>\$ 30,000</b>
<b>Design, Project Manager &amp; Other Consultant Fees Sub Total:</b>	<b>\$ 4,702,025</b>	<b>\$ 7,356,000</b>	<b>\$ 2,653,975</b>			<b>\$ 9,926,000</b>	<b>\$ 2,570,000</b>
<b>Owner Fees *</b>							
Legal Fees **	100,000	150,000	50,000			250,000	100,000
Bond Counsel *	80,000	120,000	40,000			180,000	60,000
Bond Closing Cost *	56,000	95,000	39,000			135,000	40,000
Financial Advisor Cost *	25,000	45,000	20,000			60,000	15,000
Investor Services Fee *	30,000	60,000	30,000			80,000	20,000
Publication Fee *	3,500	10,000	6,500			20,000	10,000
Printing *	6,500	12,500	6,000			22,500	10,000
BAN Interest for One Year *	950,000	1,460,000	510,000			1,770,000	310,000
Building Permit - City of New Rochelle Permit (Waived by City)*	Waived	Waived	Waived			Waived	Waived
Owner Builder's Risk Insurance *	90,000	180,000	90,000			270,000	90,000
Bidding Expenses and Advertising (Download Only No Printing) *	3,500	8,000	4,500			16,000	8,000
Owner Moving Expenses - Shifting Collections etc.*	150,000	650,000	500,000			750,000	100,000
Miscellaneous Expenses *	6,000	12,000	6,000			12,000	-
<b>Owner Fees Sub Total:</b>	<b>\$ 1,500,500</b>	<b>\$ 2,802,500</b>	<b>\$ 1,302,000</b>			<b>\$ 3,565,500</b>	<b>\$ 763,000</b>
<b>Testing &amp; Inspection *</b>							
Air Monitoring & Air Sample Tests for HazMat Abatement Construction	50,000	100,000	50,000			180,000	80,000
SWPPP Inspection & Report (Under One Acres of Site Disturbance) *	N/A	N/A	N/A			N/A	N/A
Material Testing & Inspection *	100,000	120,000	20,000			150,000	30,000
<b>Testing &amp; Inspection Sub Total:</b>	<b>\$ 150,000</b>	<b>\$ 220,000</b>	<b>\$ 70,000</b>			<b>\$ 330,000</b>	<b>\$ 110,000</b>
<b>Interior Furniture, Equipments and Systems *</b>							
Tele/Data, Communication, Digital Network & Security **	N/A	750,000	750,000			950,000	200,000
Furniture **	N/A	2,650,000	2,650,000			2,950,000	300,000
Audio & Visual Systems Equipment **	N/A	80,000	80,000			180,000	100,000
<b>Interior Furniture, Equipments and Systems Sub Total:</b>	<b>\$ -</b>	<b>\$ 3,480,000</b>	<b>\$ 3,480,000</b>			<b>\$ 4,080,000</b>	<b>\$ 600,000</b>
<b>Project Soft &amp; Other Cost Sub Total:</b>	<b>\$ 6,352,525</b>	<b>\$ 13,858,500</b>	<b>\$ 7,505,975</b>			<b>\$ 17,901,500</b>	<b>\$ 4,043,000</b>
<b>4. Project Soft Cost Contingency:</b>							
Soft Cost Contingency **	3% 190,576	3% 420,563	229,987		3%	537,050	116,487
<b>Project Soft Cost Contingency Sub Total:</b>	<b>\$ 190,576</b>	<b>\$ 420,563</b>	<b>\$ 229,987</b>			<b>\$ 537,050</b>	<b>\$ 116,487</b>
<b>Total Project Cost:</b>	<b>\$ 34,515,332</b>	<b>\$ 55,016,610</b>	<b>\$ 20,501,278</b>			<b>\$ 67,804,783</b>	<b>\$ 12,788,173</b>
<b>5. Project Alternates:</b>							
Add Alternate No. 1 **							
Add Alternate No. 2 **							
<b>Project Alternates Total:</b>							
<b>72,330 SF Cost per Square Foot for Total Project Cost:</b>	<b>\$ 477</b>	<b>\$ 761</b>	<b>\$ 283</b>			<b>\$ 937</b>	<b>\$ 177</b>

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

\*\* ALLOWANCE NUMBER - Items that require input from Owner



# New Rochelle Public Library Preliminary Conceptual Budget Estimate Main Branch Library Infrastructure Renovation Project

Job Name: Main Branch Library Infrastructure Renovation Project  
Location: New Rochelle Public Library  
Architect: TBD

Date: January 14, 2026  
Sheet No.: 1 of 1  
Estimator: DC

			Updating of Estimated Construction Costs		Budget #2		Updating of Estimated Construction Costs	
CSI #	Description of Work	Item #	Company	Amount	Company	Amount	Company	Amount
# 01 00 00	General Conditions:	1	CCC	\$1,200,000.00			CCC	\$1,200,000.00
# 01 70 00	Demolition:	2	CCC				CCC	\$0.00
	- Hazmat Abatement	a	CCC	\$216,000.00			CCC	\$216,000.00
	- Selective Demolition	b	CCC	\$360,000.00			CCC	\$360,000.00
# 31 30 00	Site Work:	3	CCC				CCC	\$0.00
	- Site Demolition	a	CCC	\$90,000.00			CCC	\$90,000.00
	- Site Work	b	CCC	\$150,000.00			CCC	\$150,000.00
	- Landscape	c	CCC	\$60,000.00			CCC	\$60,000.00
	- Site Furnishings	d	CCC	\$30,000.00			CCC	\$30,000.00
# 03 00 00	Concrete:	4	CCC				CCC	\$0.00
	- In Place	a	CCC	\$150,000.00			CCC	\$150,000.00
# 04 00 00	Masonry:	5	CCC				CCC	\$0.00
	- Masonry Restoration	a	CCC	\$90,000.00			CCC	\$90,000.00
	- Masonry (Allowance)	b	CCC	\$90,000.00			CCC	\$90,000.00
# 05 00 00	Steel:	6	CCC				CCC	\$0.00
	- Structural Steel (HVAC Eq. Supp	a	CCC	\$360,000.00			CCC	\$360,000.00
	- Metal Fabrications	b	CCC	\$90,000.00			CCC	\$90,000.00
# 06 00 00	Wood and Plastic:	7	CCC				CCC	\$0.00
	- Rough Carpentry	a	CCC	\$300,000.00			CCC	\$300,000.00
# 07 00 00	Thermal & Moisture:	8	CCC				CCC	\$0.00
	- Insulated Metal Wall Panel and W	a	CCC	\$2,520,000.00			CCC	\$2,520,000.00
	- Roofing	b	CCC	\$1,200,000.00			CCC	\$1,200,000.00
	- Firestopping and Caulking	c	CCC	\$60,000.00			CCC	\$60,000.00
# 08 00 00	Doors & Windows:	9	CCC				CCC	\$0.00
	- Doors, Frames and Finish Hardw	a	CCC	\$360,000.00			CCC	\$360,000.00
	- Skylight	b	CCC	\$480,000.00			CCC	\$480,000.00
	- Aluminum Window & Curtain W	c	CCC	\$1,080,000.00			CCC	\$1,080,000.00
	- Aluminum Entrances Doors	d	CCC	\$300,000.00			CCC	\$300,000.00
	- Glazing	e	CCC	\$15,000.00			CCC	\$15,000.00
# 09 00 00	Finishes:	10	CCC				CCC	\$0.00
	- Drywall Assemblies	a	CCC	\$210,000.00			CCC	\$210,000.00
	- Acoustical System	b	CCC	\$240,000.00			CCC	\$240,000.00
	- Vinyl & Carpet Flooring with Bas	c	CCC	\$360,000.00			CCC	\$360,000.00
	- Porcelain & Ceranice Tile	d	CCC	\$120,000.00			CCC	\$120,000.00
	- Painting	e	CCC	\$195,000.00			CCC	\$195,000.00
# 10 00 00	Specialties:	11	CCC				CCC	\$0.00
	- Louver, Screen & Access Panel	a	CCC	\$195,000.00			CCC	\$195,000.00
	- Toilet & Janitor Accessories	b	CCC	\$66,000.00			CCC	\$66,000.00
	- Fire Extinguishers	c	CCC	\$18,000.00			CCC	\$18,000.00
# 11 00 00	Equilment Furnishings Special Constr	12	CCC				CCC	\$0.00
	- Window Treatment	a	CCC	\$105,000.00			CCC	\$105,000.00
	- Entrance Mat and Grids	b	CCC	\$12,000.00			CCC	\$12,000.00
	- Elevator (Refurbish)	c	CCC	\$108,000.00			CCC	\$108,000.00
# 22 30 00	Plumbing:	13	CCC	\$540,000.00			CCC	\$540,000.00
# 21 11 00	Fire Protection System: (2nd & 3rd Flo	14	CCC	\$420,000.00			CCC	\$420,000.00
# 23 00 00	HVAC:	15	CCC	\$3,060,000.00			CCC	\$3,060,000.00
# 26 00 00	Electrical:	16	CCC	\$2,160,000.00			CCC	\$2,160,000.00
	Net Job Cost			\$17,010,000.00				\$17,010,000.00

Square Foot of Floor	72330
Cost of The Building Construction	\$17,010,000
Cost per Square Foot for Building Construction	\$235
Cost of Total Project Construction Cost	\$19,657,777
Cost per Square Foot for total Project Construction Cost	\$272

Sub Total	\$17,010,000.00
Insurance @ 3%	\$510,300.00
Sub Total	\$17,520,300.00
Bond @ 2%	\$350,406.00
Sub Total	\$17,870,706.00
Fee @ 10%	\$1,787,070.60
Gross Job Cost	\$19,657,776.60



# New Rochelle Public Library Preliminary Conceptual Budget Estimate Main Branch Library **Building Renovation Project**

Job Name: Main Branch Library Building Renovation Project  
Location: New Rochelle Public Library  
Architect: TBD

Date: **January 14, 2026**  
Sheet No.: 1 of 1  
Estimator: DC

CSI #	Description of Work	Item #	Preliminary Schematic Budget Estimate		Budget #2		Preliminary Schematic Budget Estimate	
			Company	Amount	Company	Amount	Company	Amount
# 01 00 00	General Conditions:	1	CCC	\$2,025,240.00			CCC	\$2,025,240.00
# 01 70 00	Demolition:	2	CCC				CCC	\$0.00
	- Hazmat Abatement	a	CCC	\$571,407.00			CCC	\$571,407.00
	- Selective Demolition	b	CCC	\$867,960.00			CCC	\$867,960.00
# 31 30 00	Site Work:	3	CCC				CCC	\$0.00
	- Site Demolition	a	CCC	\$180,000.00			CCC	\$180,000.00
	- Site Work	b	CCC	\$300,000.00			CCC	\$300,000.00
	- Landscape	c	CCC	\$120,000.00			CCC	\$120,000.00
	- Site Furnishings	d	CCC	\$60,000.00			CCC	\$60,000.00
# 03 00 00	Concrete:	4	CCC				CCC	\$0.00
	- In Place	a	CCC	\$325,485.00			CCC	\$325,485.00
# 04 00 00	Masonry:	5	CCC				CCC	\$0.00
	- Masonry Restoration	a	CCC	\$202,524.00			CCC	\$202,524.00
	- Masonry (Allowance)	b	CCC	\$209,757.00			CCC	\$209,757.00
# 05 00 00	Steel:	6	CCC				CCC	\$0.00
	- Structural Steel (HVAC Eq. Supp)	a	CCC	\$433,980.00			CCC	\$433,980.00
	- Metal Fabrications	b	CCC	\$216,990.00			CCC	\$216,990.00
# 06 00 00	Wood and Plastic:	7	CCC				CCC	\$0.00
	- Rough Carpentry	a	CCC	\$867,960.00			CCC	\$867,960.00
	- Finish Carpentry	b	CCC	\$578,640.00			CCC	\$578,640.00
	- Millwork	c	CCC	\$289,320.00			CCC	\$289,320.00
# 07 00 00	Thermal & Moisture:	8	CCC				CCC	\$0.00
	- Insulation and Waterproofing	a	CCC	\$289,320.00			CCC	\$289,320.00
	- Insulated Metal Wall Panel	b	CCC	\$2,520,000.00			CCC	\$2,520,000.00
	- Roofing	c	CCC	\$1,200,000.00			CCC	\$1,200,000.00
	- Firestopping and Caulking	d	CCC	\$72,330.00			CCC	\$72,330.00
# 08 00 00	Doors & Windows:	9	CCC				CCC	\$0.00
	- Doors, Frames and Finish Hardw	a	CCC	\$383,349.00			CCC	\$383,349.00
	- Skylight	b	CCC	\$480,000.00			CCC	\$480,000.00
	- Aluminum Window & Curtain W	c	CCC	\$1,080,000.00			CCC	\$1,080,000.00
	- Aluminum Entrances Doors	d	CCC	\$300,000.00			CCC	\$300,000.00
	- Glazing	e	CCC	\$21,699.00			CCC	\$21,699.00
# 09 00 00	Finishes:	10	CCC				CCC	\$0.00
	- Drywall Assemblies	a	CCC	\$867,960.00			CCC	\$867,960.00
	- Acoustical System	b	CCC	\$723,300.00			CCC	\$723,300.00
	- Vinyl & Carpet Flooring with Bas	c	CCC	\$578,640.00			CCC	\$578,640.00
	- Porcelain & Ceranic Tile	d	CCC	\$216,990.00			CCC	\$216,990.00
	- Painting	e	CCC	\$390,582.00			CCC	\$390,582.00
# 10 00 00	Specialties:	11	CCC				CCC	\$0.00
	- Louver, Screen & Access Panel	a	CCC	\$235,072.50			CCC	\$235,072.50
	- Visual Display	b	CCC	\$20,000.00			CCC	\$20,000.00
	- Signage	c	CCC	\$35,000.00			CCC	\$35,000.00
	- Toilet & Janitor Accessories	d	CCC	\$86,796.00			CCC	\$86,796.00
	- Folding Partition	e	CCC	\$200,000.00			CCC	\$200,000.00
	- Fire Extinguishers	f	CCC	\$21,699.00			CCC	\$21,699.00
# 11 00 00	Equipment Furnishings Special Constr	12	CCC				CCC	\$0.00
	- Appliances	a	CCC	\$15,200.00			CCC	\$15,200.00
	- Window Treatment	b	CCC	\$130,194.00			CCC	\$130,194.00
	- Entrance Mat and Grids	c	CCC	\$21,699.00			CCC	\$21,699.00
	- Elevator	d	CCC	\$202,524.00			CCC	\$202,524.00
# 22 30 00	Plumbing:	13	CCC	\$940,290.00			CCC	\$940,290.00
# 21 11 00	Fire Protection System:	14	CCC	\$867,960.00			CCC	\$867,960.00
# 23 00 00	HVAC:	15	CCC	\$3,978,150.00			CCC	\$3,978,150.00
# 26 00 00	Electrical:	16	CCC	\$3,037,860.00			CCC	\$3,037,860.00
	Net Job Cost			\$26,165,877.50				\$26,165,877.50

Square Foot of Floor	72330
Cost of The Building Construction	\$26,165,878
Cost per Square Foot for Building Construction	\$362
Cost of Total Project Construction Cost	\$30,238,858
Cost per Square Foot for total Project Construction Cost	\$418

Sub Total	\$26,165,877.50
Insurance @ 3%	\$784,976.33
Sub Total	\$26,950,853.83
Bond @ 2%	\$539,017.08
Sub Total	\$27,489,870.90
Fee @ 10%	\$2,748,987.09
Gross Job Cost	\$30,238,857.99



# New Rochelle Public Library Preliminary Conceptual Budget Estimate Main Branch Library Individual Building Renovation Projects

Job Name: Main Branch Library Building Renovation Project  
Location: New Rochelle Public Library  
Architect: TBD

Date: January 14, 2026  
Sheet No.: 1 of 1  
Estimator: DC

			Preliminary Schematic Budget Estimate		Budget #2		Preliminary Schematic Budget Estimate	
CSI #	Description of Work	Item #	Company	Amount	Company	Amount	Company	Amount
	<b>Roofing Replacement</b>	<b>1</b>	CCC				CCC	\$0.00
# 01 00 00	- General Conditions	a	CCC	\$220,000.00			CCC	\$220,000.00
# 07 00 00	- Roofing	b	CCC	\$1,200,000.00			CCC	\$1,200,000.00
	- Skylight	c	CCC	\$480,000.00			CCC	\$480,000.00
	<b>Exterior Envelope</b>	<b>2</b>	CCC				CCC	\$0.00
# 01 00 00	- General Conditions	a	CCC	\$300,000.00			CCC	\$300,000.00
# 07 00 00	- Insulated Metal Wall Panel	b	CCC	\$2,520,000.00			CCC	\$2,520,000.00
# 08 00 00	- Aluminum Window & Curtain Wall	c	CCC	\$1,080,000.00			CCC	\$1,080,000.00
	- Aluminum Entrances Doors	d	CCC	\$300,000.00			CCC	\$300,000.00
	<b>3rd Floor Renovation - 20,030 SF</b>	<b>3</b>						
# 01 00 00	- General Conditions	a	CCC	\$610,030.03			CCC	\$610,030.03
# 01 70 00	- Demolition	b	CCC	\$433,557.06			CCC	\$433,557.06
# 31 30 00	- Site Work	c	CCC	\$198,801.04			CCC	\$198,801.04
# 03 00 00	- Concrete	d	CCC	\$98,040.54			CCC	\$98,040.54
# 04 00 00	- Masonry	e	CCC	\$124,184.69			CCC	\$124,184.69
# 05 00 00	- Steel	f	CCC	\$196,081.08			CCC	\$196,081.08
# 06 00 00	- Wood and Plastic	g	CCC	\$522,882.89			CCC	\$522,882.89
# 07 00 00	- Thermal & Moisture	h	CCC	\$108,933.93			CCC	\$108,933.93
# 08 00 00	- Doors & Glazing	i	CCC	\$122,006.01			CCC	\$122,006.01
# 09 00 00	- Finishes	j	CCC	\$836,612.62			CCC	\$836,612.62
# 10 00 00	- Specialties	k	CCC	\$180,296.73			CCC	\$180,296.73
# 11 00 00	- Equipment Furnishings Special Construction	l	CCC	\$111,333.70			CCC	\$111,333.70
# 22 30 00	- Plumbing	m	CCC	\$283,228.23			CCC	\$283,228.23
# 21 11 00	- Fire Protection System	n	CCC	\$261,441.44			CCC	\$261,441.44
# 23 00 00	- HVAC	o	CCC	\$1,198,273.28			CCC	\$1,198,273.28
# 26 00 00	- Electrical	p	CCC	\$915,045.05			CCC	\$915,045.05
	<b>2nd Floor Renovation - 21,430 SF</b>	<b>4</b>						
# 01 00 00	- General Conditions	a	CCC	\$649,230.03			CCC	\$649,230.03
# 01 70 00	- Demolition	b	CCC	\$461,417.06			CCC	\$461,417.06
# 31 30 00	- Site Work	c	CCC	\$211,575.82			CCC	\$211,575.82
# 03 00 00	- Concrete	d	CCC	\$104,340.54			CCC	\$104,340.54
# 04 00 00	- Masonry	e	CCC	\$132,164.69			CCC	\$132,164.69
# 05 00 00	- Steel	f	CCC	\$208,681.08			CCC	\$208,681.08
# 06 00 00	- Wood and Plastic	g	CCC	\$556,482.89			CCC	\$556,482.89
# 07 00 00	- Thermal & Moisture	h	CCC	\$115,933.93			CCC	\$115,933.93
# 08 00 00	- Doors & Glazing	i	CCC	\$129,846.01			CCC	\$129,846.01
# 09 00 00	- Finishes	j	CCC	\$890,372.62			CCC	\$890,372.62
# 10 00 00	- Specialties	k	CCC	\$191,882.44			CCC	\$191,882.44
# 11 00 00	- Equipment Furnishings Special Construction	l	CCC	\$118,487.91			CCC	\$118,487.91
# 22 30 00	- Plumbing	m	CCC	\$301,428.23			CCC	\$301,428.23
# 21 11 00	- Fire Protection System	n	CCC	\$278,241.44			CCC	\$278,241.44
# 23 00 00	- HVAC	o	CCC	\$1,275,273.28			CCC	\$1,275,273.28
# 26 00 00	- Electrical	p	CCC	\$973,845.05			CCC	\$973,845.05
	<b>1st Floor Renovation (First Half) - 10,660 SF</b>	<b>5</b>						
# 01 00 00	- General Conditions	a	CCC	\$347,670.03			CCC	\$347,670.03
# 01 70 00	- Demolition	b	CCC	\$247,094.06			CCC	\$247,094.06
# 31 30 00	- Site Work	c	CCC	\$113,301.25			CCC	\$113,301.25
# 03 00 00	- Concrete	d	CCC	\$55,875.54			CCC	\$55,875.54
# 04 00 00	- Masonry	e	CCC	\$70,775.69			CCC	\$70,775.69
# 05 00 00	- Steel	f	CCC	\$111,751.08			CCC	\$111,751.08
# 06 00 00	- Wood and Plastic	g	CCC	\$298,002.89			CCC	\$298,002.89
# 07 00 00	- Thermal & Moisture	h	CCC	\$62,083.93			CCC	\$62,083.93
# 08 00 00	- Doors & Glazing	i	CCC	\$69,534.01			CCC	\$69,534.01
# 09 00 00	- Finishes	j	CCC	\$476,804.62			CCC	\$476,804.62
# 10 00 00	- Specialties	k	CCC	\$102,755.22			CCC	\$102,755.22
# 11 00 00	- Equipment Furnishings Special Construction	l	CCC	\$63,451.62			CCC	\$63,451.62
# 22 30 00	- Plumbing	m	CCC	\$161,418.23			CCC	\$161,418.23
# 21 11 00	- Fire Protection System	n	CCC	\$149,001.44			CCC	\$149,001.44
# 23 00 00	- HVAC	o	CCC	\$682,923.28			CCC	\$682,923.28
# 26 00 00	- Electrical	p	CCC	\$521,505.05			CCC	\$521,505.05
	<b>1st Floor Renovation (Second Half) - 10,660 SF</b>	<b>6</b>						
# 01 00 00	- As Same as (Firat Half)	a	CCC				CCC	
	<b>Cellar Floor Renovation - 9,550 SF</b>	<b>7</b>						
# 01 00 00	- General Conditions	a	CCC	\$316,590.03			CCC	\$316,590.03
# 01 70 00	- Demolition	b	CCC	\$225,005.06			CCC	\$225,005.06
# 31 30 00	- Site Work	c	CCC	\$103,172.67			CCC	\$103,172.67
# 03 00 00	- Concrete	d	CCC	\$50,880.54			CCC	\$50,880.54
# 04 00 00	- Masonry	e	CCC	\$64,448.69			CCC	\$64,448.69
# 05 00 00	- Steel	f	CCC	\$101,761.08			CCC	\$101,761.08
# 06 00 00	- Wood and Plastic	g	CCC	\$271,362.89			CCC	\$271,362.89
# 07 00 00	- Thermal & Moisture	h	CCC	\$56,533.93			CCC	\$56,533.93
# 08 00 00	- Doors & Glazing	i	CCC	\$63,318.01			CCC	\$63,318.01
# 09 00 00	- Finishes	j	CCC	\$434,180.62			CCC	\$434,180.62
# 10 00 00	- Specialties	k	CCC	\$93,569.41			CCC	\$93,569.41
# 11 00 00	- Equipment Furnishings Special Construction	l	CCC	\$57,779.35			CCC	\$57,779.35
# 22 30 00	- Plumbing	m	CCC	\$146,988.23			CCC	\$146,988.23
# 21 11 00	- Fire Protection System	n	CCC	\$135,681.44			CCC	\$135,681.44
# 23 00 00	- HVAC	o	CCC	\$621,873.28			CCC	\$621,873.28
# 26 00 00	- Electrical	p	CCC	\$474,885.05			CCC	\$474,885.05
	Net Job Cost			\$29,185,877.50				\$29,185,877.50
Square Foot of Floor			72330		Insurance @ 3%			\$875,576.33
Cost of The Building Construction			\$474,885		Sub Total			\$30,061,453.83
Cost per Square Foot for Building Construction			\$416		Bond @ 2%			\$601,229.08
Cost of Total Project Construction Cost			\$33,728,951		Sub Total			\$30,662,682.90
Cost per Square Foot for total Project Construction Cost			\$466		Fee @ 10%			\$3,066,268.29
					Gross Job Cost			\$33,728,951.19

The logo for CALGi features the word "CALGi" in a bold, red, sans-serif font. The letter "C" is stylized with a vertical line extending upwards from its top and a small downward-pointing arrowhead at the bottom center of the letter's opening.

CONSTRUCTION COMPANY, INC.