

NEW ROCHELLE PUBLIC LIBRARY



Budget and Bond Information Session

Investing in Infrastructure, Accessibility & Community Spaces

PROPOSED BOND AMOUNT

\$55,000,000

VOTE DATE

May 19, 2026

BOND ISSUANCE

2028 Earliest

EST. MONTHLY IMPACT

~\$17 / mo



“The library is not a shrine for the worship of books. It is not a temple where literary incense must be burned or where one’s devotion to the bound book is expressed in ritual... A library ... should be the delivery room for the birth of ideas - a place where history comes to life.”

NORMAN COUSINS, American political journalist and author



HOW WE GOT HERE: PROJECT HISTORY

2020

Facility Conditions Study

An independent assessment found major building systems - roof, HVAC, electrical, plumbing - were at or past their useful life. The study identified critical needs: replace failing systems, add fire sprinklers to the 3rd floor, and make the building fully ADA accessible.

2021

Strategic Plan Adopted

The Library's Board of Trustees adopted a Strategic Plan with a clear facilities goal: "Enhance the Library's facility so that it is best-in-class and built for the future." This established community-driven direction for the capital project.

2025

Cost Estimating & Bond Scoping

Professional cost estimators developed a detailed project scope and preliminary cost estimates.

2026

Community Vote — May 19, 2026

Registered voters in the New Rochelle school district will decide whether to authorize the \$55M bond. Polls open May 19, 2026.

This bond is the result of years of careful study, planning, and community engagement — not a rushed decision.

WHY THIS BOND IS NEEDED NOW

The New Rochelle Public Library building is aging and many core systems are reaching the end of their useful life.



Aging Roof & Systems

Core building systems require replacement; delays will drive costs higher.



Infrastructure Upgrades

HVAC, electrical, and plumbing systems need modernization for reliability.



Accessibility & ADA

Improvements required to ensure full access for all community members.



Outdated Public Spaces

Library spaces no longer meet how the community uses the Library today.

Making these investments now protects the building, improves safety, and modernizes spaces responsibly.

WHAT THE BOND WILL FUND



BOND FUNDS WILL BE USED FOR:

- Roof replacement and building envelope repairs
- HVAC, electrical, plumbing, and infrastructure upgrades
- Accessibility and ADA improvements
- Renovation of Children's, Teen, and Adult library spaces
- Study rooms, practice pods, and flexible programming areas
- Furniture, fixtures, and equipment related to renovations
- Professional services: architectural, engineering, and construction management

WILL NOT BE USED FOR:

- Library salaries or daily operating expenses
- Programs unrelated to building improvements
- Projects outside the voter-approved scope

COMMUNITY IMPACT:

- Spaces for students, families & adult learners
- Phased construction — Library stays open
- Supports growing demand for programs

Why Not Do Smaller Bonds?

The Trustees Diligently Considered 3 Scenarios:



Infrastructure Redo



Phased Plan



Full Renovation

Breaking it up by floor would cost taxpayers more over time:

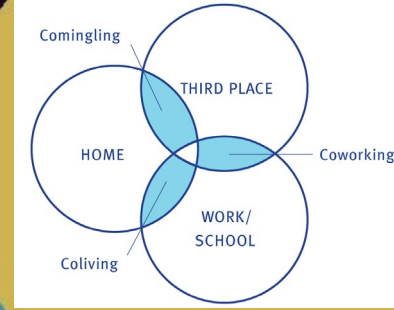
\$67,804,783



SPACES THAT INSPIRE





A Library Built for How People Actually Live

Today's best public libraries aren't just book collections — they're vibrant community anchors where people gather, learn, create, and connect. New Rochelle deserves that kind of library.



FOR OUR CHILDREN

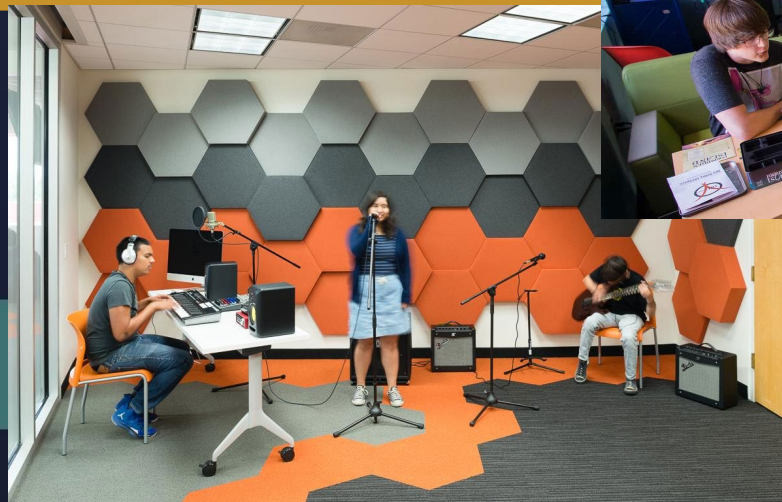
A Children's Floor Built to Spark Curiosity

-  Dedicated early literacy zone for ages 0–5
-  Expanded picture book & chapter book collections
-  Hands-on maker & creativity stations
-  Fully ADA-accessible throughout every level



FOR OUR TEENS & YOUNG ADULTS

A Space That Takes Teens Seriously



Makerspace

3D printing, laser cutting,
recording studio

Study Rooms

Private booking for homework
& projects

Digital Lab

Coding, video editing, digital
skills

Their Own Zone

Designed with teen input — not
for them, with them



FOR EVERYONE

The Community's Living Room

The library is New Rochelle's most democratic space — free, open to all, and central to civic life. The renovation transforms it into a place people choose to come, not just a place they pass through.

- Flexible programming & event spaces
- Quiet study + collaborative work zones
- Expanded community meeting rooms
- Café-inspired adult reading lounge

A LANDMARK FOR THE CITY

A Building That Welcomes Everyone

An illustration of a modern building facade. The building is light beige with several rectangular windows. A central entrance is highlighted with a darker beige rectangular base. There are four stylized green trees with brown trunks, two on each side of the central entrance. The background is a light blue gradient.

Full ADA Access

Every floor, every space — no exceptions. Ramps, elevators, and accessible restrooms throughout.

Community Landmark

Honoring the Award of Excellence for Library Architecture from the American Institute of Architects (AIA) and the American Library Association in 1980 .

Sustainable Design

Energy-efficient systems, updated HVAC, and a roof that won't leak — built to last 50+ years.

PROJECT COST BREAKDOWN



| Category | Amount |
|-------------------------------|---------------------|
| General Construction | \$20,041,013 |
| Plumbing | \$1,086,656 |
| Fire Sprinkler System | \$1,003,067 |
| HVAC | \$4,597,389 |
| Electrical | \$3,510,733 |
| Hard Costs Subtotal | \$30,238,858 |
| Project Contingencies | \$10,498,689 |
| Soft Costs & Other | \$13,858,500 |
| Soft Cost Contingency | \$420,563 |

TOTAL PROJECT COST:

\$55,016,610

\$55M

Proposed Bond Amount

Authorized by voters

**72,330
SF**

Building Size

Total renovation area

\$418

Cost per Sq Ft (Hard)

Construction costs only

\$761

Cost per Sq Ft (Total)

Full project cost

COST & TAX IMPACT



What does this mean for the average New Rochelle homeowner?

🕒 NO TAX IMPACT UNTIL 2028 AT THE EARLIEST — Bond issuance will not occur before 2028. Taxpayers pay nothing until bonds are issued.



\$204

Per Year

Est. impact once bonds issued



\$17

Per Month

Approx. monthly — after 2028



\$55M

Bond Amount

Voter-approved total

Actual tax impact varies based on individual property assessment. This is a targeted investment in essential public infrastructure spread over time.

Vote: May 19, 2026 | www.nrpl.org

WHY THERE ARE NO FINAL DRAWINGS YET



Final architectural drawings are completed after voter approval. This is standard practice — and it protects taxpayers.



Protects Taxpayer Funds

Avoids spending money on detailed design before the community approves the project.



Follows Legal & Fiscal Process

Ensures the Library follows proper legal and fiscal procedures required for public bonds.



Community Input Shapes Design

Allows residents to inform and influence final design decisions after approval.



Keeps Project Cost-Controlled

Maintains flexibility for value engineering and competitive bidding on final plans.

Voter approval authorizes the Library to complete design and construction responsibly.

WHAT HAPPENS IF THE BOND PASSES



1

Community Engagement

Resident input gathered to confirm priorities and shape the project.

2

Architectural & Engineering Design

Professional teams complete detailed plans and specifications.

3

Final Cost Estimates & Bidding

Competitive bidding ensures value; costs are finalized.

4

Bond Issuance — 2028 at Earliest

Bonds will not be issued before 2028. No taxpayer cost goes into effect until this step.

5

Phased Construction & Public Oversight

Work completed in phases; Library stays open. Regular public updates and board oversight throughout.

2026-2027 PROPOSED BUDGET

| | 2025-2026 (Adjusted) | 2026-2027 Proposed | % Change | Notes |
|---------------------------------------|-------------------------|-----------------------|--------------|--|
| Category | \$5,563,200 | \$5,737,514 | 3.04% | Includes negotiated salary increases and estimated pension & health costs |
| Facilities & Equipment | \$423,860 | \$423,860 | 0.00% | No change |
| Utilities | \$242,724 | \$242,724 | 0.00% | No change |
| Contracted Services | \$256,239 | \$268,295 | 4.69% | Standard contracted services |
| Library Materials | \$323,316 | \$323,316 | 0.00% | Maintains core collection and reflects e-content usage |
| Tax-Related & Debt Service | \$269,029 | \$275,000 | 2.22% | Covers SCAR, tax certiorari, and debt service |
| Future Projects & Capital Funding | \$85,000 | \$15,000 | 0.00% | Last year included one-time space study funding; base funding remains \$15,000 |
| Programming Budget | \$143,200 | \$143,200 | 0.00% | Last year included one-time additional funding; base funding remains \$143,200 |
| Legal/Audit/Insurance | \$124,050 | \$136,000 | 9.63% | Includes standard funding plus additional audit/legal costs last year |
| Payroll, Web Tech, Postage & Supplies | \$97,050 | \$100,421 | 3.47% | System upgrades and operational costs |
| | | | | |
| Total Levy | \$7,377,668 | \$7,665,330 | 3.75% | Annual Increase for Average Homeowner: \$17.04 |

OVERSIGHT & ACCOUNTABILITY

Your investment is protected by multiple layers of oversight.

Voter-Approved Purposes Only



Bond funds may only be used for the specific purposes authorized by voters on May 19, 2026.

Board of Trustees Oversight



Spending is overseen by the Library Board of Trustees, a publicly accountable governing body.

Public Audit & Reporting



All funds are subject to independent public audit and transparent financial reporting.

Capped Amount & Tax Impact



The bond amount and resulting tax impact are capped at the amount approved by voters.

Questions? Learn more at www.nrpl.org

Join us to learn more, ask questions, and get involved.

TUESDAY

April 28, 2026

7:00 PM

In Person at the Library • Online

Both sessions will be held **in person at the New Rochelle Public Library** and **online**. Visit www.nrpl.org for registration and meeting links.

Questions? Contact us at www.nrpl.org

QUESTIONS

Info Sessions: Thu Apr 16 & Tue Apr 28 | 7 PM | In Person & Online

www.nrpl.org