RYE NECK UNION FREE SCHOOL DISTRICT
300 HORNIDGE ROAD
MAMARONECK, NEW YORK 10543
BOARD OF EDUCATION
FACILITIES COMMITTEE MEETING
NOVEMBER 20, 2024

Present: Carolyn Mahar, Chairperson & Assistant Superintendent for Business & Finance
Dr. Eric Lutinski, Superintendent of Schools (Via Telephone)
Trustee Elizabeth Yong
Trustee Halli Gatenio
John Gonnella, Community Representative
Heather Harvey, Community Representative
Anthony Hayden, Community Representative
Tanya Preisser, Community Representative
Christine Sheridan, Community Representative
Paul Sutter, Community Representative

I. Opening of Meeting

The meeting was called to order at 6:07 p.m.

II. Presentation by Doug Mayone, Fischer Energy Partners

Mr. Mayone began by explaining that Fischer Energy is an energy/carbon management consulting firm with a focus on vendor/produce agnostic project development and operations improvements. He reviewed the scope of their work for Rye Neck which is to perform an energy master planning study, including collaborating with the architects for appropriate upgrades with energy efficiency and resilience; provide energy modeling and operating cost analysis of upgrades to existing HVAC equipment including the addition of central air equipment as proposed by LAN; provide incentive management for reimbursement of 50-100% of the total design and engineering costs via the NYSERDA Clean Green Schools Initiative; and deliver an energy master planning report outlining recommended capital investments for energy improvements across the district.

Next, he reviewed the economics of the engagement which is as follows: a gross cost of $110,500 (this includes Fischer Energy cost and LAN proposal) less the NYSERDA incentive rebate of ($110,500) leaving a net cost to the District of $0. The total rebate amount will be determined when NYSERDA issues a purchase order to Fischer Energy. He stated that it is possible that some aspects of LAN's scope could be denied funding.

Discussion was had as to whether there is a cap on the program, whether or not we can reduce natural gas usage, the timeline for the project, energy storage and management, cost of air conditioning in the elementary schools, and additional opportunities for track 1 funding should we need a more focused study.

III. Presentation by Danielle Farrell, LAN Associates

State of Capital Projects

Ms. Farrell began by giving an overview of the history of LAN and the services they offer and gave an update on the capital project work performed for the District. She stated that the MS/HS parking lot and Daniel Warren pavement projects are substantially complete, and all the projects voted for in May are at the State for review. These include the MS/HS security upgrades, Daniel Warren masonry restoration, F.E. Bellows and annex masonry restoration, F.E. Bellows and annex sitework, and the MS/HS gym roofing project.

Athletic Field Study

Ms. Farrell explained the project goals for the MS/HS athletic complex and stated that the design team started a feasibility study to assess the existing facilities, explore potential field layouts, and explore general enhancements/upgrades, and consider future possibilities for the facility. She stated that the proposed program considerations are a multi-sport synthetic turf athletic field; a 6-8 lane running track; grandstand bleachers and press box centralized to cater to multiple fields; a field house with locker rooms/coaches room, public restrooms, concession stand, training room and storage; a multi-sport synthetic turf practice field; synthetic turf baseball and softball fields; dugouts, batting cage and bullpens; 4 tennis courts; golf practice facility; walkways, bike racks, flagpole; and additional parking.

She then presented two renderings of two potential field designs and walked through the timeline of the athletic field redesign process. Discussion was had regarding the pros and cons of a synthetic turf field; mitigation that may be required if turf is installed; the need for a drainage study; how much field space would be lost due to parking; the lifespan of turf and future maintenance costs; concerns about one lane in and out of the new parking lot in the first scenario; and the need for ease of access for emergency vehicles.

Discussion was had regarding whether or not the designs can change after feedback, landscape design, and obtaining more information on photometrics and sound.

IV. Looking Ahead

Committee Goals for the 2024-25 School Year

The committee will receive status updates on 2024 voter approved projects. They will evaluate if it is necessary or needed to authorize any additional projects within the capital reserve fund, or other project work that may require bonding. They will review open items included in the 2022 Building Condition Survey at the next meeting.

Next Meeting Date & Location

As the proposed meeting date on the agenda did not work for most, Mrs. Mahar will send out a survey regarding the next meeting date.

V. **Adjournment**

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

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Carolyn Mahar