RYE NECK
UNION FREE SCHOOL DISTRICT

2026 BOND REFERENDUM
New Athletic Facility

December 17, 2025

LAN ASSOCIATES

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.

Key Team Members

DANIELLE FARRELL, AIA

K-12 Educational Leader

Architecture | NY Office

LAN ASSOCIATES

ROBERT KERNAN, RLA

Associate Principal &

Landscape Architect

The LA GROUP
Landscape Architecture & Engineering P.C.
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MATTHEW MILNAMOW, AIA

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Architecture | NY Office

LAN ASSOCIATES

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Our Services

- Architecture
- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering
- Civil Engineering
- Landscape Architecture
- Surveying
- Environmental Services
- Environmental Health & Safety
- Construction Administration

Since 1965

LAN is a full-service architecture and engineering firm that has provided professional services for 60 years.

With resources to provide all services in- house, LAN offers a holistic design approach with seamless coordination that reduces costs and speeds up development.

60 years experience

10 disciplines

130+ employees

LAN's Experience

GOSHEN HIGH SCHOOL FIELD HOUSE

GOSHEN CENTRAL SCHOOL DISTRICT

EDUCATIONAL K-12

In 2015, LAN was retained by the Goshen Central School District as their Architect-of-Record for annual capital projects and to provide the school district with pre-referendum design services. A proposed $30.4M capital project was approved in February 2017, as part of a bond referendum.

The capital project included the construction of a new state-of-the-art athletic facility at Goshen High School. In order to create a better fan experience, a 1,500 seat grandstand was designed that straddles over a new 6,500 sf masonry field house that includes team lockers rooms, public restrooms, a training room, and a concession stand. Mounted on top of the grandstand is a 450-sf press box, enabling broadcast crews and photographers to have a perfect site line of all the action.

The main multi-use artificial turf athletic field is surrounded by an eight-lane track, enabling the site to host track and field events, soccer, lacrosse, football and field hockey games. The facility is used by the High School Physical Education Department, interscholastic sports, youth sports and the community. The synthetic turf removed limitations on playtime and the lighting and grandstands opened opportunities for the town to congregate for games be it day or night.

The new athletic facility has been nicknamed the "Goshen Colosseum" and has helped bring together the community by reinvigorating school spirit and increasing student participation in sports.

"The new addition and athletic facilities would not have been possible without the vision and dedication of LAN. Their innovative design, professionalism and meticulous attention to detail were vital for the betterment of our facilities, which will benefit our students and entire community for many years"
Dan Connor, Former Superintendent

Reference:
Dr. Kurtis Kotes
Superintendent of Schools
Goshen Central School District
845.615.6720

Project Size: 6,500 SF

Cost: $4,143,725

Completion Date: August 2019

Project Manager:
Danielle Farrell, AIA, LEED AP BD+C

Project Number: 4.1277.45

LAN ASSOCIATES

ATHLETIC FACILITY UPGRADES AT MONROE-WOODBURY HIGH SCHOOL

MONROE-WOODBURY CENTRAL SCHOOL DISTRICT

EDUCATIONAL K-12

As part of a $8.5M Bond Referendum, LAN was hired by the Monroe-Woodbury Central School District to provide architectural and engineering services for upgraded athletic facilities at the District's High School, which shares the field with the middle and elementary schools.

A total of $7M of athletic facility improvements were completed. The existing grass athletic track and field was replaced with a new multi-use artificial turf athletic field and eight lane track including specific areas for steeplechase, pole vault, triple jump, and high jump. Site visibility was improved through the replacement of the existing athletic field lighting with new energy efficient, high CRI, LED athletic field lighting. The multi-sport scoreboard was also replaced. A new, 500 seat bleacher set was installed alongside the sideline, significantly improving the seating capacity for the new athletic complex. The existing softball field was relocated, improving various draining concerns.

With three schools utilizing the same facility, the project schedule was paramount to the success of the project. LAN worked with the District to strategically plan simultaneous construction of two fields over a three-month period in the summer, when use of the fields is less frequent. The upper field was constrained by two wetland areas, requiring LAN's Land Use team to orient the field in a manor that meet both the client and the NYCDEC's needs.

In order to develop a field that was built to last, LAN provided a multitude of additional services outside of field design, including geotechnical investigation, sewer system design, stormwater collection and management, soil erosion, sediment control and retaining wall design.

The fields were completed in time for the start of the District's football and soccer seasons.

Reference:
Mr. Andrzej Rudiak
Current Director of Facilities
Monroe-Woodbury Central School District
845.460.7000 Ext. 7071

Cost: $8.4M

Completion Date: Fall 2019

Project Manager:
Matthew Milnamow
AIA, LEED® AP BD+C

Project Number: 4.1348.10

LAN ASSOCIATES

BOND REFERENDUM FOR ATHLETIC FACILITIES UPGRADES

MOUNT PLEASANT CENTRAL SCHOOL DISTRICT

ATHLETIC FACILITY/EDUCATION K-12

Looking to upgrade their athletic facilities, the Mount Pleasant Central School District turned to the community for a $9.7M referendum. LAN was retained by the District to provide civil engineering, electrical engineering, and marketing support services to bring the project to fruition.

The scope of work for this project includes a complete renovation of the existing athletic complex at the Mount Pleasant Middle and High School complex to increase field playability for both the District and local community. The project includes the installation of an artificial turf field and surrounding track, LED lights for night games, a press box at the back of the existing bleachers, and a concrete pad with utilities to provide necessary power for food trucks to operate during events.

The main competition grass field will be replaced with artificial turf that will be infilled with ceramic coated sand, alleviating maintenance issues and increasing playability. This will allow the District to get more usage out of their field by avoiding the postponement of sporting events and having to play at a different field due to poor field conditions.

Five other fields at the high school and middle school campus will also get upgrades to improve the playability of the grass fields. New drainage systems, sodding, and irrigation systems, as well as new dugouts, bullpens, and bleachers will be added at multiple locations.

During the pre-referendum process, LAN's internal marketing team assisted the District with the design of referendum display boards to showcase the field upgrades to the public. The bond referendum vote took place on March 30, 2022, and was approved on a 3 to 1 basis. Construction has commenced and the project is anticipated to be completed in time for the start of the sports' season in Fall 2023.

Reference:
Dr. Peter Giarrizzo
Superintendent of Schools
Mt. Pleasant Central School District
914.769.5500

Project Size: 15.83 Acres

Cost: $9.7M

Completion Date:
Anticipated September 2023

Project Manager:
Matthew Milnamow
AIA, LEED® AP BD+C

Project Number: 4.1449.6

LAN ASSOCIATES

NYACK HIGH SCHOOL PRESS BOX & CONCESSION STAND

NYACK PUBLIC SCHOOLS

EDUCATIONAL K-12

LAN was retained by the Nyack Public School District to design a new press box and concession stand building for Nyack High School. The building is located at the top platform of the new, 1,700 spectator grandstand bleachers for the newly completed track and stadium. The building includes a press box with three rooms, a concession stand, and public restrooms for the stadium and surrounding fields.

The project was technically difficult, as the building was constructed on the top of a steep slope. The bleachers were installed on one side and a field on the opposite side.

The project was spearheaded by the Nyack Tower Fund, a community group of Nyack High School Alumni dedicated to fulfilling a dream to build a reduced size replica of the old Nyack High School. The building was dedicated as a memorial for many Nyack alumni, the cupola itself is being named the Sennas/Crowther Memorial Tower in honor of two Nyack High School alums who lost their lives in the Sept. 11, 2001 terrorist attacks.

The design team worked diligently and remained on schedule and on budget to complete the project in time for Nyack's varsity football home opener, where students and members of the community gathered to celebrate the official opening.

Project Size: 2,177 sf

Cost: $2,155,140

Completion Date: August 2018

Project Manager:
Danielle Farrell
AIA, LEED® AP BD+C

Project Number: 4.1253.60

LAN ASSOCIATES

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.

Our Services

- Landscape Architecture
- Site/Civil Engineering
- Environmental Planning and Permitting
- Community and Regional Planning
- Athletic Fields (Grass and Synthetic)
- Running Tracks, Track and Field Events
- Sports Courts
- Stadiums

The LA Group, Landscape Architecture and Engineering, P.C. has collaborated with clients to design over 200 athletic facilities, many of which include synthetic turf fields. This design experience includes every type of ball sport field on grass or synthetic turf, running tracks, tennis, pickleball and even a cricket pitch.

The firm's active recreation design solutions have also included creative play environments. Having designed over 50 playgrounds for NYS agencies, municipalities, and schools, the firm incorporates activities for all age groups.

The LA Group's Experience

The LA GROUP

K-12 ATHLETIC FACILITIES EXPERIENCE

The LA Group, Landscape Architecture and Engineering, P.C.
Founded in 1974, The LA Group has an established reputation for excellence, which is reflected in the number of K-12 athletic facilities clients that they have collaborated with over the years.

- Addison Central School District, NY
- AuSable Valley Central School District, NY
- Ballston Spa Central School District, NY
- Binghamton Central School District, NY
- Bloomfield Central School District, NY
- Canajoharie Central School District, NY
- Cazenovia Central School District, NY
- Chenango Forks Central School District, NY
- Cobleskill-Richmondville Central School District, NY
- Corinth Central School District, NY
- Cornwall Central School District, NY
- Dobbs Ferry Union Free School District, NY
- Eastport-Manor Central School District, NY
- Emma Willard School-Troy, NY
- Enlarged City School District of Middletown, NY
- Fayetteville-Manlius Central School District, NY
- Greater Johnstown School District, NY
- Greenwich Central School District, NY
- Hartford Central School District, NY
- Hempstead Union Free School District, NY
- Hendrick Hudson Central School District, NY
- Highland Falls–Fort Montgomery Central School District, NY
- Hyde Park Central School District, NY
- Jamesville-Dewitt Central School District, NY
- Long Beach City Schools, NY
- Maine-Endwell Central School District, NY
- Malone Central School District, NY
- Middletown City School District, NY
- New Rochelle City School District, NY
- Niagara Falls City School District, NY
- Nyack Union Free School District, NY
- Pawling Central School District, NY
- Pelham Union Free School District, NY
- Philadelphia Public Schools, PA
- Pine Plains Central School District, NY
- Queensbury Union Free School District, NY
- Ramapo Central School District, NY
- Rochester City School District, NY
- Roosevelt Union Free School District, NY
- Salmon River Central School District, NY
- Saratoga Springs City School District, NY
- Scarsdale Union Free School District, NY
- Scotia-Glenville Central School District, NY
- Sodus Central School District, NY
- South Glens Falls Central School District, NY
- Sullivan West Central School District, NY
- Syracuse City School District, NY
- Tarrytown Union Free School District, NY
- Ticonderoga Central School District, NY
- Trumansburg Central School District, NY
- Valhalla Union Free School District, NY
- Voorheesville Central School District, NY
- Yonkers Public Schools, NY


Dobbs Ferry Union Free School District, NY


Fayetteville-Manlius Central School District, NY

Hendrick Hudson Central School District, NY

Long Beach City Schools, NY


Nyack Union Free School District, NY


Syracuse City School District, NY


Ticonderoga Central School District, NY

Scotia-Glenville Central School District Athletic and Pavement Improvements

Scotia, NY

Assisted School District with programming, SEQR review and community information forums to develop a successful referendum that includes multi-phased, campus wide athletic field improvements. Phase 1 includes the replacement of the natural grass stadium field with a multi-purpose, synthetic turf field lined to accommodate football, soccer, field hockey, boy's and girl's lacrosse. The existing running track was repaired and resurfaced to extend its useful life. Two D-Zones were installed to improve field event useability and add a steeplechase water hazard to make the venue attractive for future championship competition.

Existing worn natural grass fields were improved as part of Phase 2. A multi-purpose varsity baseball/ soccer area was sodded, drainage was installed, and irrigation was established to improve turf health and playability. Phase 2 also improved multiple practice fields. Phase 3 of the project focused on drainage, irrigation and sodding improvements for the designated field hockey/lacrosse area. This final phase of work concluded with a newly sodded varsity softball stadium and adjacent sodded multi-purpose playfield.

Maine-Endwell Central School District Athletic Facilities

Endwell, NY

As part of a $60M district-wide capital improvement project, The LA Group (as HMH Site & Sports Design) provided planning, design and construction administration services for approximately $3M in athletic facilities upgrades. Additionally, extensive pre-ref support, including conceptual plans and representation at public forums, was instrumental in a successful referendum on the first vote.

The existing track and natural grass field complex at the high school was becoming a safety concern and there was limited field use due to deteriorating conditions.

Upgrades include replacing the existing grass field with a new synthetic turf field designed for multi-sport use, reconstructing the running track, and providing a new press box, sound system, scoreboard, and bleachers that greatly improves accessibility from the existing parking area.

Other athletic improvements include the removal and replacement of seven tennis courts with associated fencing and equipment at the high school, as well as reconstruction of natural grass athletic fields at the middle school with improved drainage and new retaining walls allowing more space for the fields.

Our **TEAM** Experience

Our **TEAM** Experience

Liberty Central School District

$42.2M Bond Referendum
Passed on January 16, 2024

In July 2024, the school district replaced another design professional with LAN.

Around July 2024, LAN took over responsibility for the referendum and partnered with The LA Group to design the ~$7M of athletic facility improvements.

The project is under construction and will be completed by Summer of 2026.

Our **TEAM** Experience

Hastings-on-Hudson UFSD
Proposition #3: $8.2M
Passed on June 17, 2025

HASTINGS
Capital Bond
June 17, 2025

Capital Bond Vote: Official Results

Proposition #1
Yes: 2556
No: 276

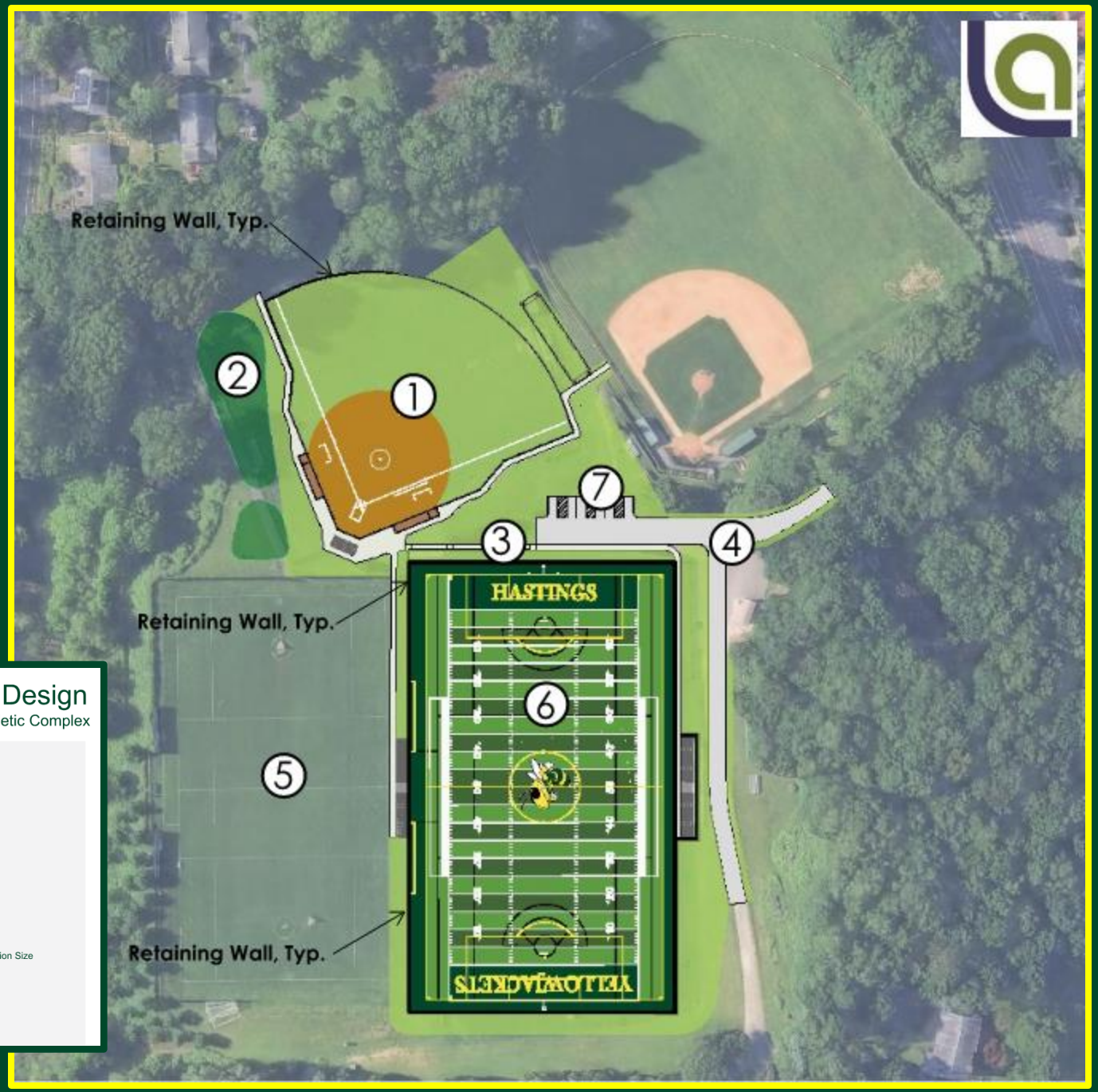
Proposition #2
Yes: 1772
No: 1046

Proposition #3
Yes: 1440
No: 1369

Revised Concept Design
Hudson-on-Hastings Burke Athletic Complex

Proposed Program:

1. **New Softball Field**
   1. New Natural Turf Softball Field
   2. Batting Tunnel (shared with baseball)
   3. New Dugouts and Backstop
2. **Stormwater Basin / Treatment**
3. **Accessible Ramp to Fields**
4. **Arrival Point**
5. **Existing Grass Field to Remain**
   1. New Accessible Path to Spectator Area
6. **New Multi-Sport Synthetic Turf Field**
   1. Soccer (200'x360')
   2. Football, Field Hockey and Lacrosse Regulation Size
   3. Bleachers
7. **Parking – 6 ADA Accessible Spots**



Our **TEAM** Experience

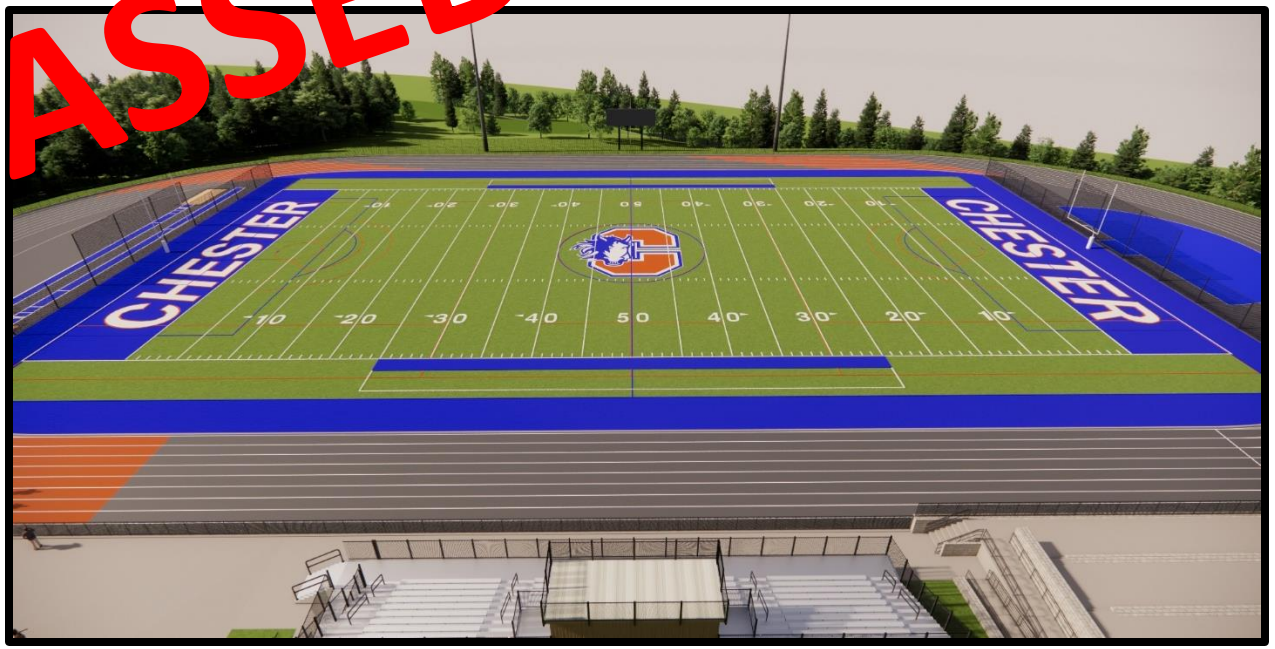
2025 Bond Referendum
New Athletic Facility

CHESTER
UNION FREE SCHOOL DISTRICT

$26.9M Bond Referendum
Voted on December 16, 2025

- Multi-use Synthetic Turf Field with 8-lane track.
- Field House (~3,200 S.F.) with Team Rooms, Public Restrooms, Training Room, and Concession Stand.
- Grandstand and/or bleachers with a seating capacity for ~750 visitors
- Press box
- Storage building for athletic equipment & maintenance equipment

PASSED



Rye Neck HS/MS Athletic Complex

Why Now?

Deteriorated Field and Structure Conditions


Soccer Field


Uneven conditions


Football Field & Track


Continuous Maintenance


Storage Building


Softball Dugouts


Soccer Field

Why Now?

Advantages of Field Upgrades - Fall and Spring Seasons

- Reduces need to make up or postpone practices and contests
  - Approximately **25% of games** in spring and fall need to be moved, postponed, or cancelled due to unplayable field/rain or heat index
  - This number INCLUDING Playoffs
  - At times, home field advantage had to be relinquished
  - Practices are impacted causing cancellations and sharing of the gymnasiums by varsity teams only
- Wouldn't have to rely on neighboring districts or local colleges for their turf
  - On occasion, rental fees apply
- Potential adjustment of fall and spring start dates

Why Now?

Advantages of Field Upgrades – Year Round

- Physical Education classes can use as teaching spaces year-round when possible
  - Displacement of classes when fields needs to be manicured/lined

- Additional location for recess
- If facility has lights, we can avoid heat index situations by playing in the evening when the heat is cooler
- Rental opportunity if we wanted to pursue or rent

Project Goals

Project Summary

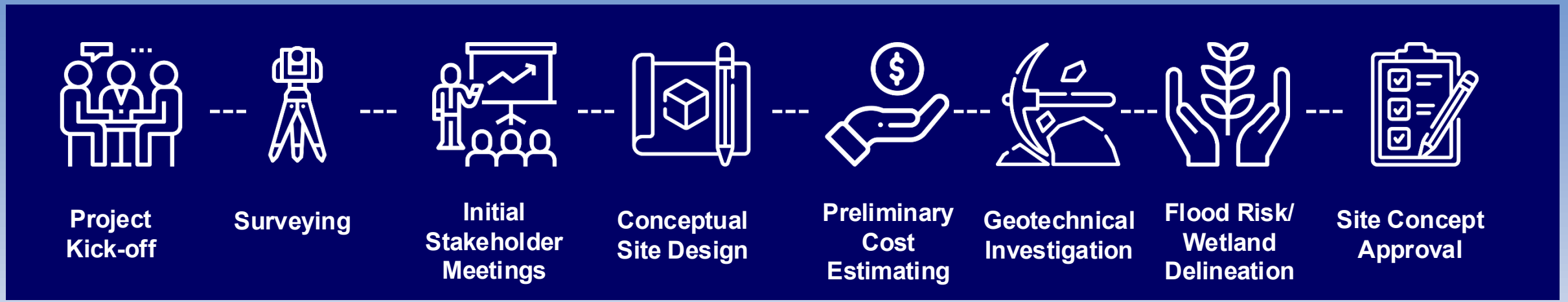
The Rye Neck Union Free School District engaged LAN Associates and their design partners, The LA Group, to explore redevelopment options for the district's existing athletic field complex. The current complex features a baseball field, softball field, smaller softball/kickball field, two soccer fields, a track and field facility, and four tennis courts.

To support this effort, the design team conducted a comprehensive feasibility study to evaluate the existing facilities and develop potential layout options. The study aimed to maximize site utilization while incorporating upgrades such as artificial turf and field lighting. In addition, the team considered future expansion opportunities to ensure proposed solutions addressed both the district's immediate needs and long-term goals.

Program

1. Multi-Sport Synthetic Turf Athletic Field
   - Drainage Improvements
2. 6 Lane Running Track
   - Events in 'D' zones
   - LED Athletic Field Lighting
   - Multi-Sport Scoreboard
   - PA and Sound Systems
3. Grandstand Bleachers
   - Press Box
4. Multi-Sport Synthetic Turf Practice Field
   - LED Athletic Field Lighting
5. Field House
   - Public Restrooms
   - Concession Stand
   - Team Rooms
   - Storage
6. Baseball Field Upgrades (Backstop and fencing)
7. Softball Field Upgrades (Backstop and fencing)
8. Dugouts, Batting Cages, and Bullpens
9. Tennis Court Reconstruction
10. Entry Gate, Walkways, Bike Racks, Flagpole
11. Drop-off Loop and ADA Parking

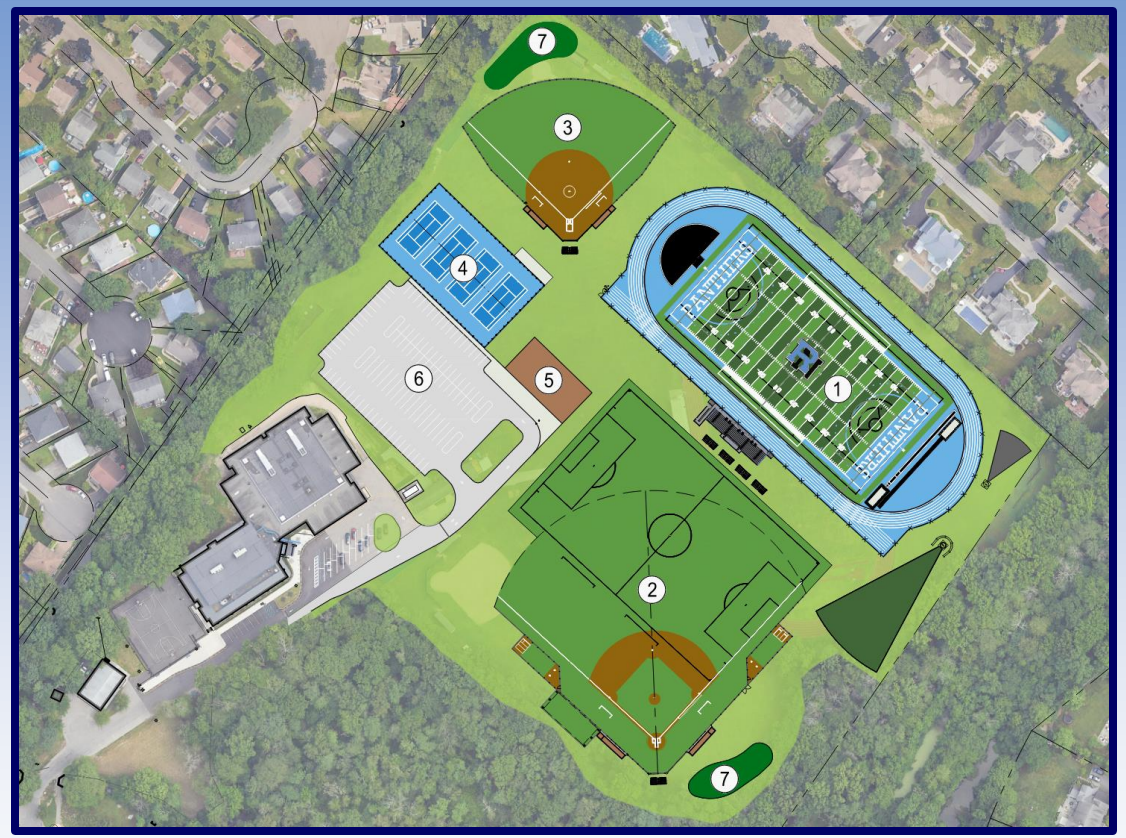
The Due Diligence Process



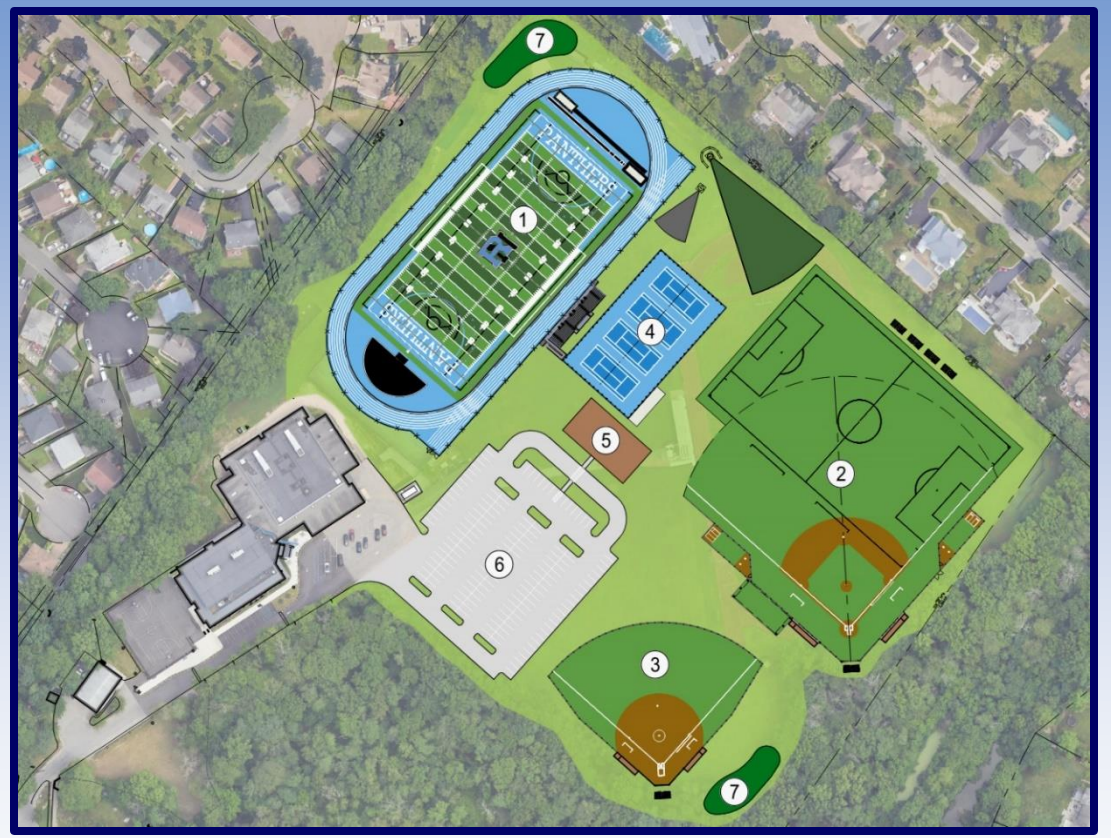
Feasibility Study Tasks:

1. Project Kick-off
2. Surveying
3. Initial Stakeholder Meetings
4. Conceptual Site Design
5. Preliminary Cost Estimate
6. Geotechnical Investigation
7. Flood Risk/Wetland Delineation
8. Site Concept Approval

Conceptual Site Design



Option 'A'



Option 'B'

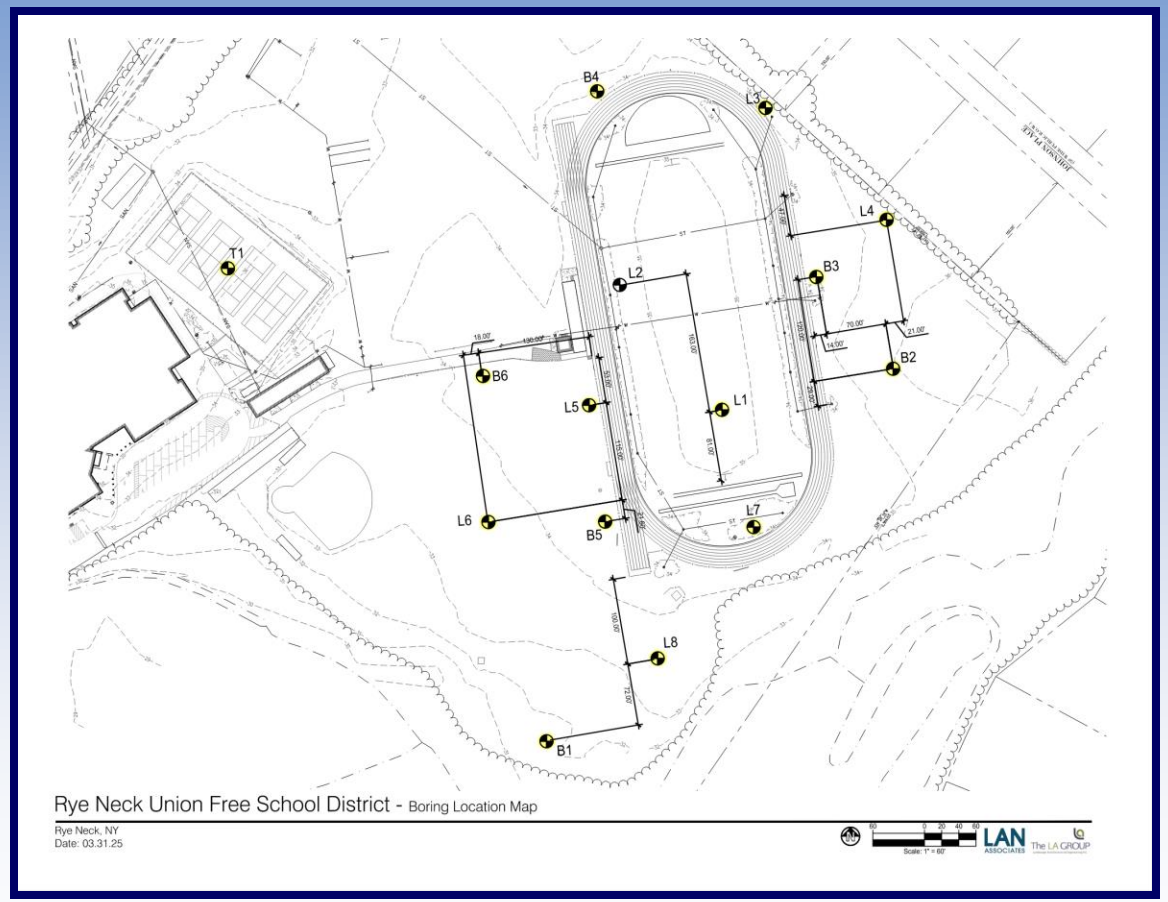
Geotechnical Report

Scope:

- Five (5) borings, designated as borings B-1 through B-5, advanced at various locations throughout the site to gather subsurface information for site improvements such as new fields, the new running track, and new pavement.
- One (1) boring, designated boring B-6, for the proposed concession building.
- Eight (8) borings, designated as L-1 through L-8, advanced at new light tower locations.
- One (1) boring, designated as T-1, for the potential reconstructed tennis courts.

Conclusion:

- Excavation should be feasible with conventional construction equipment. While unlikely, cobbles and boulders may be encountered.
- Given the relatively shallow groundwater table encountered at the site, it is likely that at least some localized dewatering may be needed to construct some of the foundations. Dewatering using sump pits and pumps should be sufficient.
- The existing fill and native soil found on the site will generally be suitable for use as fill, both as structural and general fill.
- It may be advisable to perform monitoring to document that the construction does not adversely affect the existing structures and utilities adjacent to the proposed construction.
- Ground water was observed and varied from 4.5' to 14'.



Flood Risk Report

Findings, Comments and Recommendations:

- Restrict development within floodway.
- Floodplain development regulations do not specifically prohibit development; however, guidelines are provided that need to be met.
- A municipal floodplain development permit will be required.
- Recommend raising synthetic field elevations above they floodplain or greatest extent possible.
- The proposed building should be located outside of the 100-year floodplain and the ground floor should be elevated to the greatest extent possible.
- All mechanical infrastructure will need to be flood proofed.
- Soil surveys indicated poor draining soils. Accompanied with anticipated high groundwater elevations will prove difficult for construction and add cost to the project.

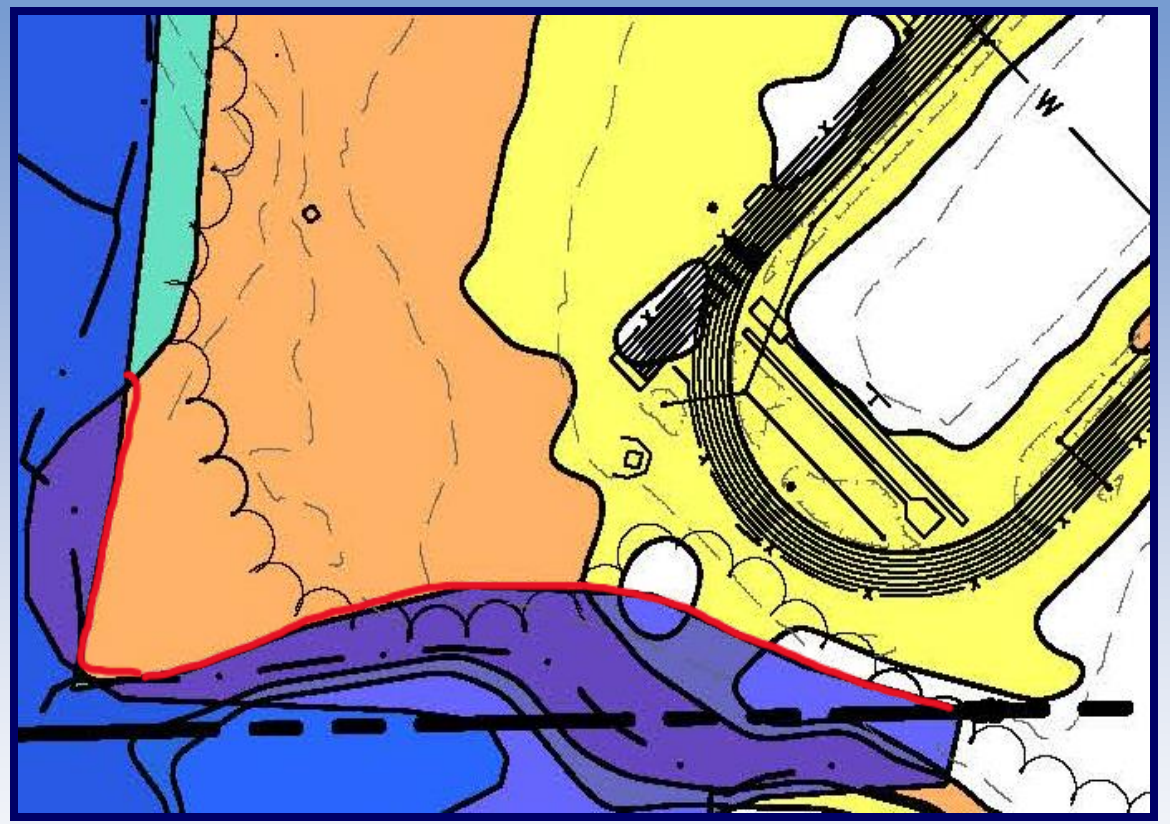
Wetland Delineation

Initial Steps:

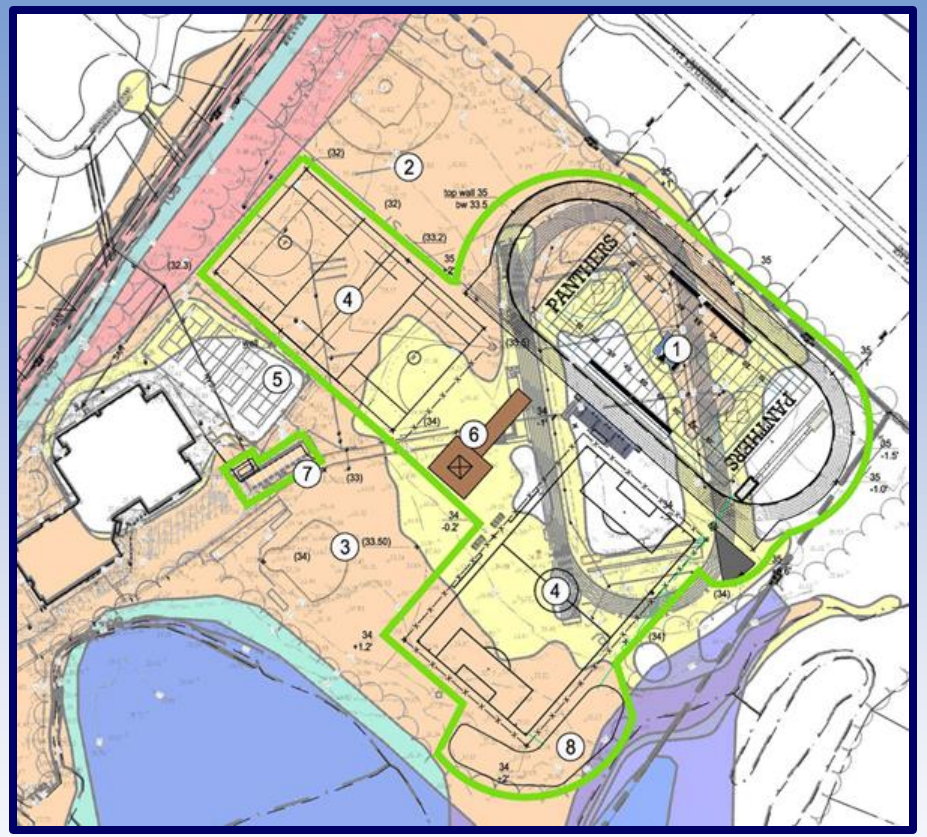
- Wetland delineation, marked with field flags.
- Confirm wetland delineation with NYS DEC.
- Survey location of field flags.
- Issue wetland delineation report and survey delineation map to NYS DEC for certification.

Post Referendum Steps:

- Determine extent of disturbance within 100' wetland adjacency area.
- Submit wetland adjacency disturbance application to NYS DEC.



Revised Conceptual Site Design



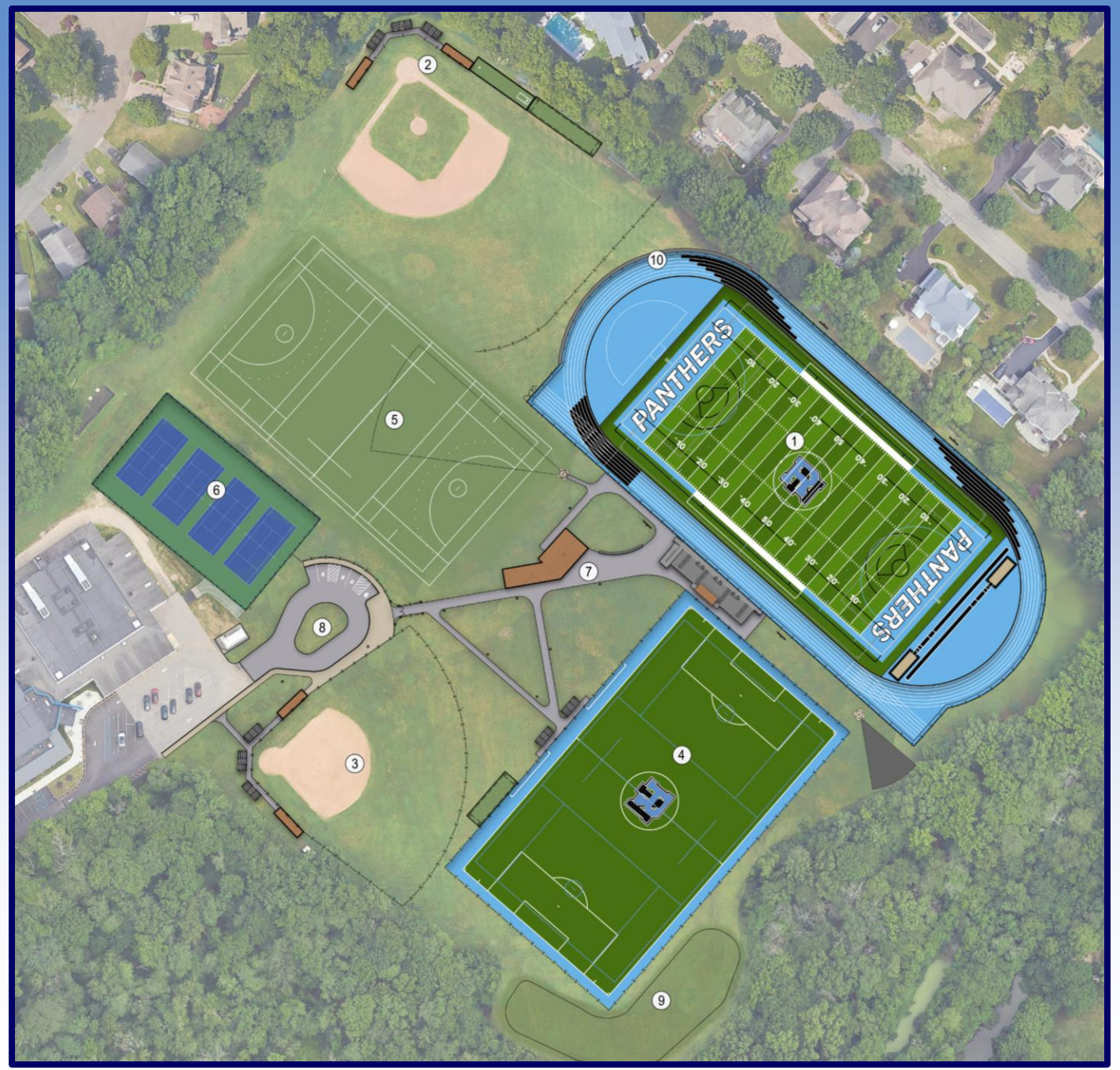
Flood Map Overlay

Option ‘C'

Final Site Plan

KEYED NOTES

1. Track and Multipurpose Syn. Turf Field
   - 6 Lane Track
   - Throwing Events
   - Grandstand and Pressbox
   - Field Lighting
2. Baseball Field Improvements
   - Dugouts, Backstop, and Bleachers
   - Bullpen and Batting Cage
   - Outfield Fencing
3. Softball Field Improvements
   - Dugouts, Backstop, and Bleachers
   - Batting Cage
   - Fencing
4. Multisport Synthetic Turf Field
   - Bleachers
   - Field Lighting
5. Multisport Natural Turf Field
6. Tennis Courts
   - With Drainage Improvements
7. Concessions Stand and Storage Building
8. Accessible Parking Lot and Drop Off Loop
9. Stormwater Pond
10. Retaining Wall



Pre-Referendum Next Steps

Final Concept Site Plan Approval: (Complete)

BOE Confirmation of Referendum Intent: (Complete)

Construction Management (CM) Firm Selection: (Underway)
RNUFSD will select a Construction Management Firm (CM) to provide advice related to budgeting, phasing, scheduling, value engineering and site logistics. The CM will also provide cost estimates for the work during the Pre-Referendum Phase. Hiring a CM during the Pre-Referendum Phase will allow them to:

- Become familiar with the existing site conditions impacted by the scope of work.
- Assist the Design Professionals with developing design options and a scope of work.
- Provide an independent third-party budget analysis to assist the Design Professionals in developing a budget recommendation for the bond referendum.
- Develop and prepare a preliminary master schedule.
- Meet regularly with the Design Professionals and assist with documents and presentations required for the Referendum Vote.
- Attend District Community outreach meetings by the BOE prior to the Vote.

Field House Design:
LAN will develop a schematic design for the Field House/Concession Stand building. Once a design is approved, a 3D model of the Field House will be developed for use in the PR campaign.

Field House Concepts

Pre-Referendum Next Steps

Professional Cost Estimating:
The CM will prepare a construction cost estimate to develop an accurate budget for the referendum and ensure the development of the site is executed responsibly.

Referendum and Construction Schedules:
The CM and Design team will develop referendum and construction schedules for the project. Development of schedules require careful coordination between administrators, architects, and the CM to establish clear priorities and timelines. The construction schedule will be created to align with academic calendars, minimize disruption, and ensure the project is completed efficiently and on budget.

Community Engagement & Public Relations:
Passing a bond referendum requires community outreach and support. An athletic & recreational facility will be used by the Public, and for this reason, they should be designed with the feedback and support of the community. The school district should begin a public relations campaign to inform the community of the need, solicit feedback and build consensus for support of the project. We encourage Rye Neck UFSD to consider hosting interactive public forums. LAN can create presentation graphics to describe the scope of work for the proposed bond referendum. The presentation graphics will include a conceptual site plan and schematic floor plans with key project information. These boards can be printed and displayed at public meetings, shared on the District's website, or distributed in a residential public mailing.

Presentation Board Examples

Example Site Renderings

Proposed Pre-Referendum Schedule

Pre Referendum Schedule	Duration	Start	Finish
Begin SEQRA (State Environmental Quality Review Act) Process)	1 day	12/1/25	12/2/25
CRIS Filing (Cultural Resource Information System – NYS Historic Preservation Office)	2 months	12/2/25	1/31/26
Scope clarification, final design, PR products and CM estimating	11 days	1/31/26	2/11/26
BOE Meeting: Declare Intent to be Lead Agency (need week to prepare draft EAF)		2/11/26	2/11/26
Letter to Interested Agencies (Unlisted, Coordinated Review) 30 Day Review Period	2 days	2/13/26	3/15/26
30 Day coordinated review time requirement	30 days	3/15/26	3/15/26
BOE Meeting: Determination of SEQRA Lead Agency Resolution	3 days	3/18/26	3/25/26
Complete SEQRA and issue to BOE	7 days	3/25/26	3/25/26
BOE Meeting: Determination of SEQRA Significance & Board Resolution for SEQRA Negative Declaration. Approve design and budget. Establish date for Voter Resolution	84 days	6/17/26	6/17/26
Initial Wetland Permits Application	* 6 months	6/24/26	12/21/26
Consultant Contracts (To allow design work to begin immediately following vote)	1 month	6/24/26	7/24/26
Voter Referendum earliest date 45 days after SEQRA Determination		8/1/26	8/1/26
Voter Referendum		**Fall 2026**	

Proposed Post-Referendum Schedule

Design and Construction Schedule	Duration	Start	Finish
Referendum Vote		**Fall 2026**	
Schematic Design – Short phase, primarily done during pre-referendum	**1 month**	**9/22/26**	**10/22/26**
Design Development	**2 months**	**10/22/26**	**12/21/26**
Receive Wetland Permits – This was initiated already	*** 6 months**	**6/24/26**	**12/21/26**
Estimates – Final cost estimates by CM	**1 month**	**12/21/26**	**1/20/27**
Construction Documents	**3 months**	**1/20/27**	**4/20/27**
SED Submission and review	*** 6 months**	**2/19/27**	**8/18/27**
Bid Documents	**1 month**	**8/18/27**	**9/17/27**
Bid Period	**1 month**	**9/17/27**	**10/17/27**
Award and Contracts	**1 month**	**10/17/27**	**11/16/27**
Construction Period	**** 8 to 12 months**	**3/1/28**	**11/26/28 *****
* Duration subject to change based on agency review times			
** Duration subject to change based on CM and District review and approval			
*** Construction Duration subject to change based on weather conditions			

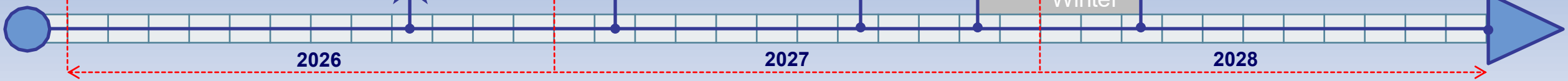
Anticipated Project Milestone Schedule

Referendum Vote
Fall 2026

Design
Sept. 2026 – Feb. 2027
~5 Months

Bidding/Contracts
August 2027 – Nov. 2027
3 Months

***** Target Substantial Completion Date**
November 2027



Pre-Referendum
December 2025 to
September 2026

***Permitting**
Feb. 2027 – August 2027
~6 Months

****Construction**
March 2028 – November 2028
8 Months – 12 Months*

Factors that Could Influence Schedule

*NYSED: Duration subject to change based on agency review times
** Duration subject to change based on CM and District review and approval
*** Construction Duration subject to change based on weather conditions

Financials

Initial Cost Estimate

Item		Estimated Amount
Removals and Earthwork		$400,000
Tennis Court Reconstruction		$450,000
Track and Multipurpose Synthetic Turf Field		$5,200,000
Multipurpose Synthetic Turf Field		$1,800,000
Natural Turf Practice Field Enhancements		$55,000
Baseball & Softball Field Improvements		$560,000
Amenities (Entrance Gate, Fencing, Walkways, Parking, etc.)		$1,000,000
Concession Stand Building and Storage Below Grandstands		$2,650,000
Total Construction Costs		**$12,115,000**
Soft Costs (A/E Fees, CM Fees, Legal, Bonding, etc.)	18%	$2,180,700
Contingencies (Unforeseen Conditions, Change Orders, etc.)	27%	$3,271,050
Grand Total		**$17,566,750**

Financials

What other work are we proposing?

- Door replacements, interior and exterior
- Boiler modifications at MS/HS
- Window repairs at Daniel Warren
- HVAC unit replacements and additions
- Data cabling upgrade at the MS/HS

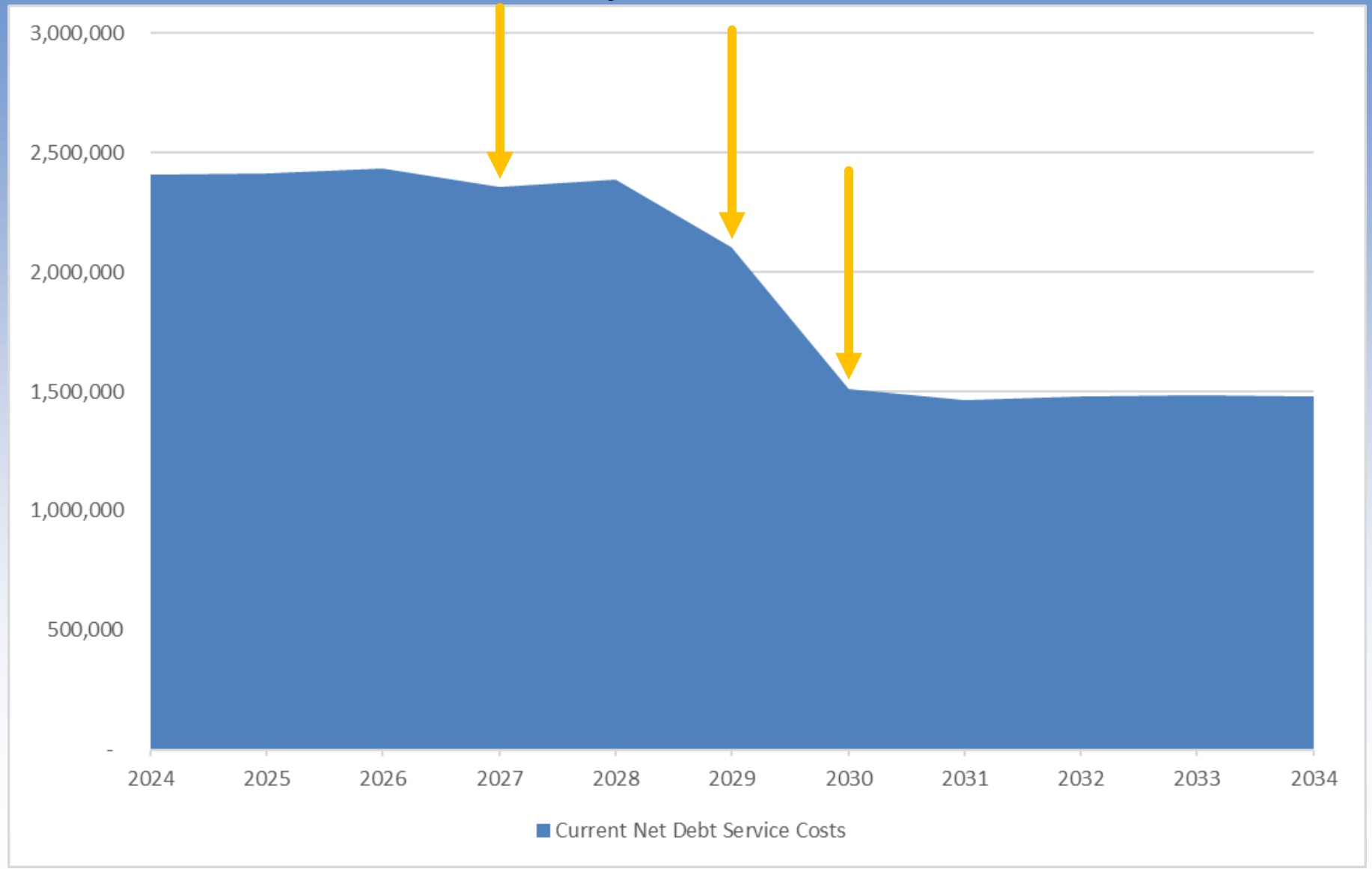
Financials

Current Debt

Date of Vote	Bond Amount	Description	Bond Maturity Date
December 2005	$ 3,924,978	Daniel Warren Elementary School two-story addition, MS/HS renovations Note: Authorized of $4,678,250 funded by $3,924,978 from bonds and $753,272 from capital reserve fund This bond was refunded in 2021 when debt for science center and MS gym were issued.	1/15/2028
December 2012 & May 2013	8,570,000	Two propositions: Prop #1: District wide: roofing repairs, plumbing work, creation of field at FE Bellows, paving/sidewalks/patio at MS/HS, replace three HVAC units at MS/HS, new HVAC units at elementary school auditoriums, replace gas line at MS/HS, fire alarm system upgrades: $7,100,000 Prop #2: Security work including cameras, card readers, telephone system, access doors: $1,470,000	5/1/2029
September 2015	1,750,320	**Energy Performance Contract:** paid for by savings realized due to energy conservation. Not a public bond vote.	9/1/2030
February 2018 & February 2020	6,280,000	Two propositions: Prop #1: District wide roofs repairs/replacement and masonry $6,280,000	6/15/2034
	11,555,000	Prop #2: MS Addition to Gymnasium, eight classroom science center addition at MS/HS, reconfiguration of MS/HS interior classroom spaces, new performing arts center seating: $21,325,000	3/15/2048 and 6/15/2050
	9,595,000	Supplemental Bond for 2018 capital projects due to price escalation, included in bond maturing in 2050: $2,900,000 (Total funding for Prop #2 included a transfer from Prop #1 in February 2018 of $1,163,000)	
	925,143	Bonded in three pieces, $12M, $10M, both resized with bond premium, and one for $925K	3/1/2026
Total bond principal	**$ 42,600,441**		
Total principal outstanding at June 30, 2026	**$ 24,866,904**		

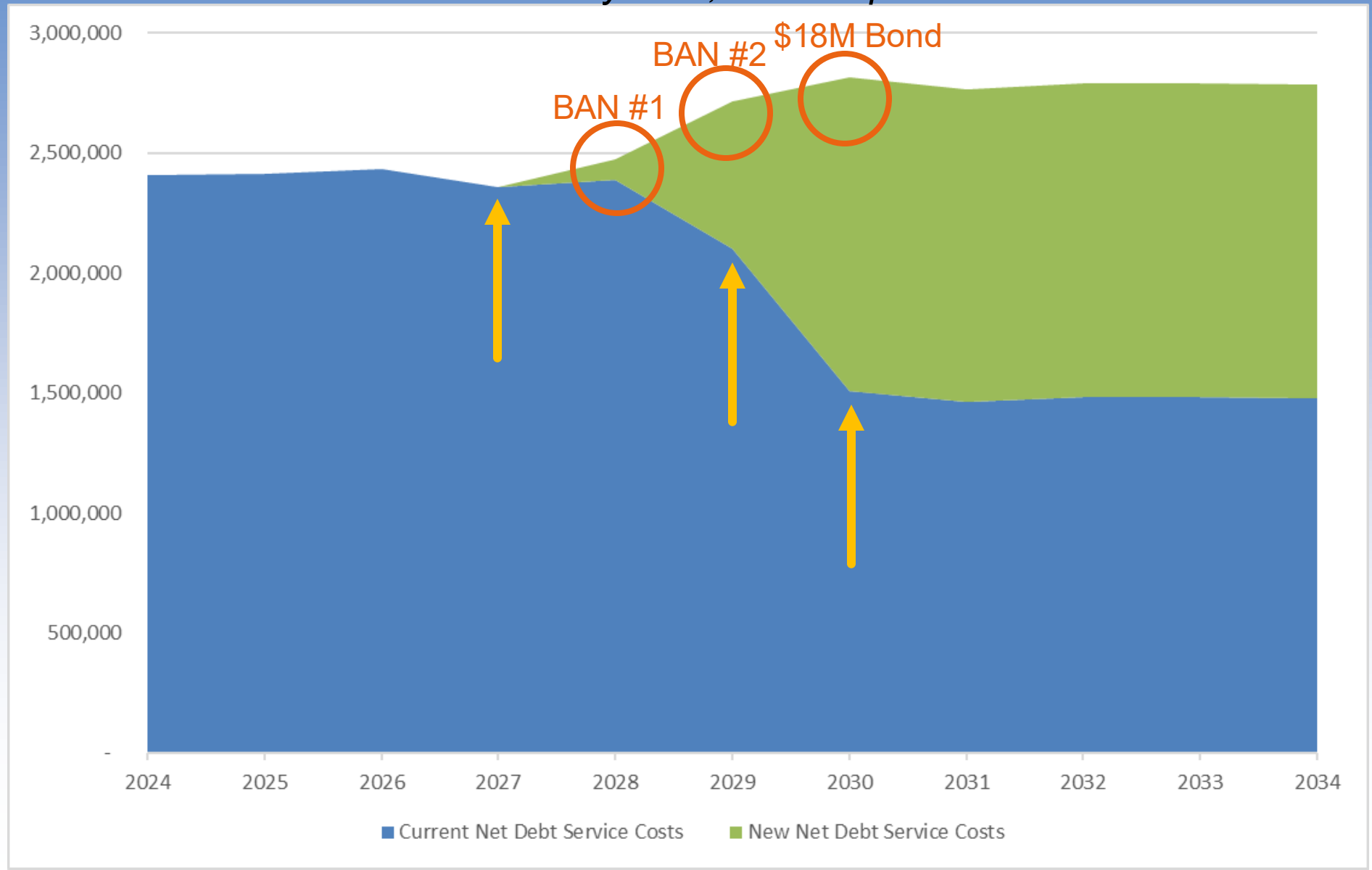
Financials

Rye Neck Current Debt Service Costs by Year



Financials

Rye Neck Current Debt Service Costs by Year, with Proposed New Debt



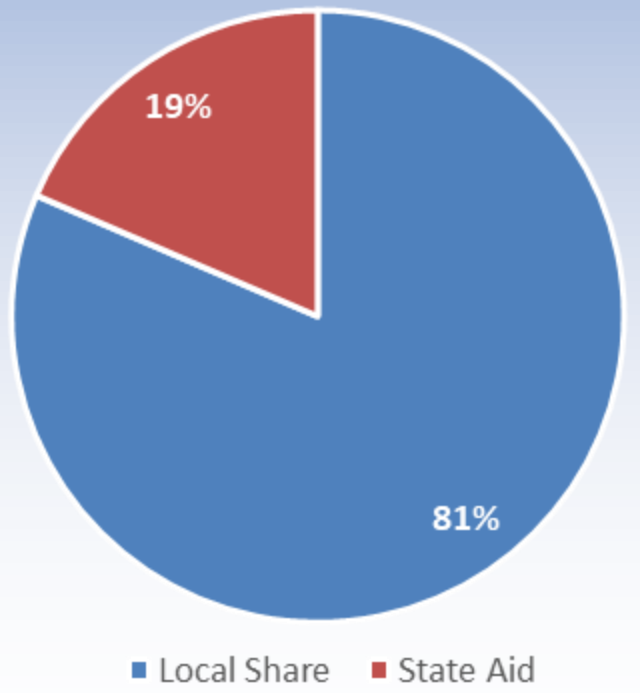
Funding

- Total Estimated Project Costs: $20.0M

$18.0M Bond

$ 2.0M Use of Capital Reserve Fund

- Percentage Eligible for State Aid: 50.00%
- RN Current Building Aid Rate: 33.80%
- State Assumed Interest Rate: 3.75%
- Estimated State Aid Per Year: $307,900



Questions