2026 Bond Referendum - Athletic Fields

Rye Neck Union Free School District

LAN Job #4.1588.20

Description	Unit	Quantity	Cost/Unit	Subtotal	Notes
Athletic Improvements					
DIV 1 - GENERAL CONDITIONS	ALLOW	1	$277,679.82	$277,679.82	*From Savin Estimate 3/25/26*
DIV 2 - EXISTING CONDITIONS	ALLOW	1	$455,990.70	$455,990.70	*From Savin Estimate 3/25/26*
DIV 3 - CONCRETE	ALLOW	1	$129,934.53	$129,934.53	*From Savin Estimate 3/25/26*
DIV 4 - MASONRY	ALLOW	1	$65,451.84	$65,451.84	*From Savin Estimate 3/25/26*
DIV 5 - METALS	ALLOW	1	$0.00	$0.00	*From Savin Estimate 3/25/26*
DIV 6- WOOD, PLASTIC COMPOSITES	ALLOW	1	$1,592.32	$1,592.32	*From Savin Estimate 3/25/26*
DIV 7 - THERMAL & MOISTURE CONTROL	ALLOW	1	$3,502.55	$3,502.55	*From Savin Estimate 3/25/26*
DIV 8 - OPENINGS	ALLOW	1	$0.00	$0.00	*From Savin Estimate 3/25/26*
DIV 9 - FINISHES	ALLOW	1	$0.00	$0.00	*From Savin Estimate 3/25/26*
DIV 10 - SPECIALTIES	ALLOW	1	$14,515.11	$14,515.11	*From Savin Estimate 3/25/26*
DIV 11 - EQUIPMENT	ALLOW	1	$799,291.60	$799,291.60	*From Savin Estimate 3/25/26*
DIV 12 - FURNISHINGS	ALLOW	1	$0.00	$0.00	*From Savin Estimate 3/25/26*
DIV 13 - SPECIAL CONSTRUCTION	ALLOW	1	$1,924,894.99	$1,924,894.99	*From Savin Estimate 3/25/26*
DIV 14 - CONVEYING SYSTEMS	ALLOW	1	$0.00	$0.00	*From Savin Estimate 3/25/26*
DIV 21 - FIRE SUPPRESSION	ALLOW	1	$0.00	$0.00	*From Savin Estimate 3/25/26*
DIV 22 - PLUMBING	ALLOW	1	$0.00	$0.00	*From Savin Estimate 3/25/26*
DIV 23 - HVAC	ALLOW	1	$0.00	$0.00	*From Savin Estimate 3/25/26*
DIV 26 - ELECTRICAL	ALLOW	1	$1,266,597.16	$1,266,597.16	*From Savin Estimate 3/25/26*
DIV 27 - COMMUNICATION	ALLOW	1	$5,900.00	$5,900.00	*From Savin Estimate 3/25/26*
DIV 28 - ELECTRONIC SAFETY & SECURITY	ALLOW	1	$0.00	$0.00	*From Savin Estimate 3/25/26*
DIV 31 - EARTHWORK	ALLOW	1	$797,739.10	$797,739.10	*From Savin Estimate 3/25/26*
DIV 32 - EXTERIOR IMPROVEMENTS	ALLOW	1	$4,120,031.76	$4,120,031.76	*From Savin Estimate 3/25/26*
DIV 33 - UTILITIES	ALLOW	1	$906,737.60	$906,737.60	*From Savin Estimate 3/25/26*
				$10,769,859.08	
Contractor Overhead (outside expense)			10%	$1,076,985.91	
Contractor Profit			5%	$592,342.25	
Bonds & Insurance			4%	$497,567.49	
Athletic Improvements Construction Subtotal:				**$12,936,754.73**	
Escalation			11.60%	$1,500,663.55	*Project mid-point/construction as summer 2028*
Design Contingency (at conceptual design)			15.00%	$2,165,612.74	
Construction + Escalation + Design Contingency				**$16,603,031.02**	
Construction Contingency			5.00%	$830,151.55	
CONSTRUCTION GRAND TOTAL (ATHLETICS)				**$17,433,182.57**	

CONSTRUCTION GRAND TOTAL		**$17,433,182.57**	
A/E (LAN) Fee	8.00%	$1,394,654.61	*Budget estimate based on cost of construction (Includes CA)*
Construction Manager	3.80%	$662,460.94	*As per RFP*
Bond Counsel	4.20%	$732,193.67	
Builder's Risk Insurance			
Building Commissioning			
Special Inspections during Construction			
Printing & Advertising Costs			
Legal Services			
Env. Consultant - Test/Sample			
Env. Consultant - Design			
Env. Consultant - Monitoring			
Misc. Softs Costs			
Soft Cost Subtotal		**$2,789,309.21**	
Projected Total Bond Cost		**$20,222,491.78**	

LAN Associates, Engineering, Planning, Architecture, Surveying, LLP (LAN) has no control over the cost of labor, materials, equipment, or services furnished by others, over the contractor's methods of determining prices, or over competitive bidding or market conditions. LAN's opinions of probable total costs and construction costs provided herein are made on the basis of LAN's experience and qualifications and represent LAN's best judgment as an experienced and qualified professional architecture & engineering firm, familiar with the construction industry. LAN does not guarantee that the proposals, bids, or actual project or construction costs will not vary from the above estimated costs prepared by this office. Actual construction costs may vary substantially from this estimate for many reasons including, but not limited to the following:

1. The business climate at the time of bidding and construction.
2. Availability of construction workers with necessary skills at the time of construction.
3. Contractor's workers compensation rates and insurance requirements.
4. Contractor's assessment of cost of warranted work, and;
5. Contractor's perception of risk.

LAN ASSOCIATES

2026 Bond Referendum - Renovation Work

Rye Neck Union Free School District

LAN Job #4.1588.20

Description	Unit	Quantity	Cost/Unit	Subtotal	Notes
Capital Improvements					
Daniel Warren Window Replacement	ALLOW	1	$1,000,000.00	$1,000,000.00	*From Architectural Window*
Daniel Warren K Wing HVAC Upgrade	ALLOW	1	$600,000.00	$600,000.00	*Estimate From Gerard*
MS/HS Electrical Work	ALLOW	1	$270,000.00	$270,000.00	*Additional Electrical Work (4.1588.19)*
MS/HS HVAC Unit Replacement(s)	ALLOW	1	$265,000.00	$265,000.00	*Estimate From Gerard*
Capital Improvement Construction Subtotal				**$2,135,000.00**	
Escalation			11.60%	$247,660.00	*Project mid-point/construction as summer 2028*
Design Contingency at conceptual design			15.00%	$357,399.00	
Construction + Escalation + Design Contingency				**$2,740,059.00**	
Construction Contingency			5.00%	$137,002.95	
CONSTRUCTION GRAND TOTAL (CAPITAL IMPROVEMENTS)				**$2,877,061.95**	

CONSTRUCTION GRAND TOTAL		**$2,877,061.95**	
A/E (LAN) Fee	8.00%	$230,164.96	*Budget estimate based on cost of construction (Includes CA)*
Construction Manager	5.25%	$151,045.75	
Bond Counsel	4.00%	$115,082.48	
Builder's Risk Insurance			
Building Commissioning			
Special Inspections during Construction			
Printing & Advertising Costs			
Legal Services			
Env. Consultant - Test/Sample			
Env. Consultant - Design			
Env. Consultant - Monitoring			
Misc. Softs Costs			
Soft Cost Subtotal		**$496,293.19**	
Projected Total Bond Cost		**$3,373,355.14**	

LAN Associates, Engineering, Planning, Architecture, Surveying, LLP (LAN) has no control over the cost of labor, materials, equipment, or services furnished by others, over the contractor's methods of determining prices, or over competitive bidding or market conditions. LAN's opinions of probable total costs and construction costs provided herein are made on the basis of LAN's experience and qualifications and represent LAN's best judgment as an experienced and qualified professional architecture & engineering firm, familiar with the construction industry. LAN does not guarantee that the proposals, bids, or actual project or construction costs will not vary from the above estimated costs prepared by this office. Actual construction costs may vary substantially from this estimate for many reasons including, but not limited to the following:

1. The business climate at the time of bidding and construction.
2. Availability of construction workers with necessary skills at the time of construction.
3. Contractor's workers compensation rates and insurance requirements.
4. Contractor's assessment of cost of warranted work, and;
5. Contractor's perception of risk.