

Rush-Henrietta Central School District

2026 CAPITAL IMPROVEMENT PROJECT



September 2026



AGENDA

1. Setting the Stage
2. Review District Master Plan
3. December 2026 Referendum Scope
4. Draft Timeline
5. Project Budget / Financial Plan
6. Next Steps
7. Questions



GOAL 2

Preparing Students for the Pathways to Tomorrow

2.1 Enhance Workforce Alignment and Readiness

Invest in world class facilities that prepare students for next-gen work and learning environments (i.e., maker spaces, flexible seating, technology labs, innovative and collaborative spaces).

MILESTONES ACCOMPLISHED



- Building Condition Survey & current District needs analyzed
- Master list of project scope established, and carefully prioritized
- Final scope of work established
- Project budget established
- Preliminary communications maintained with District administrative staff, BOE & stakeholders

TASKS CURRENTLY UNDERWAY



- Financial plan analysis
- SEQRA
- Project master schedule & Phasing plan
- Ongoing Communications
- Administration meetings
- 1-Page project bulletin to be distributed
- Community virtual forum

MASTER PLAN SUMMARY

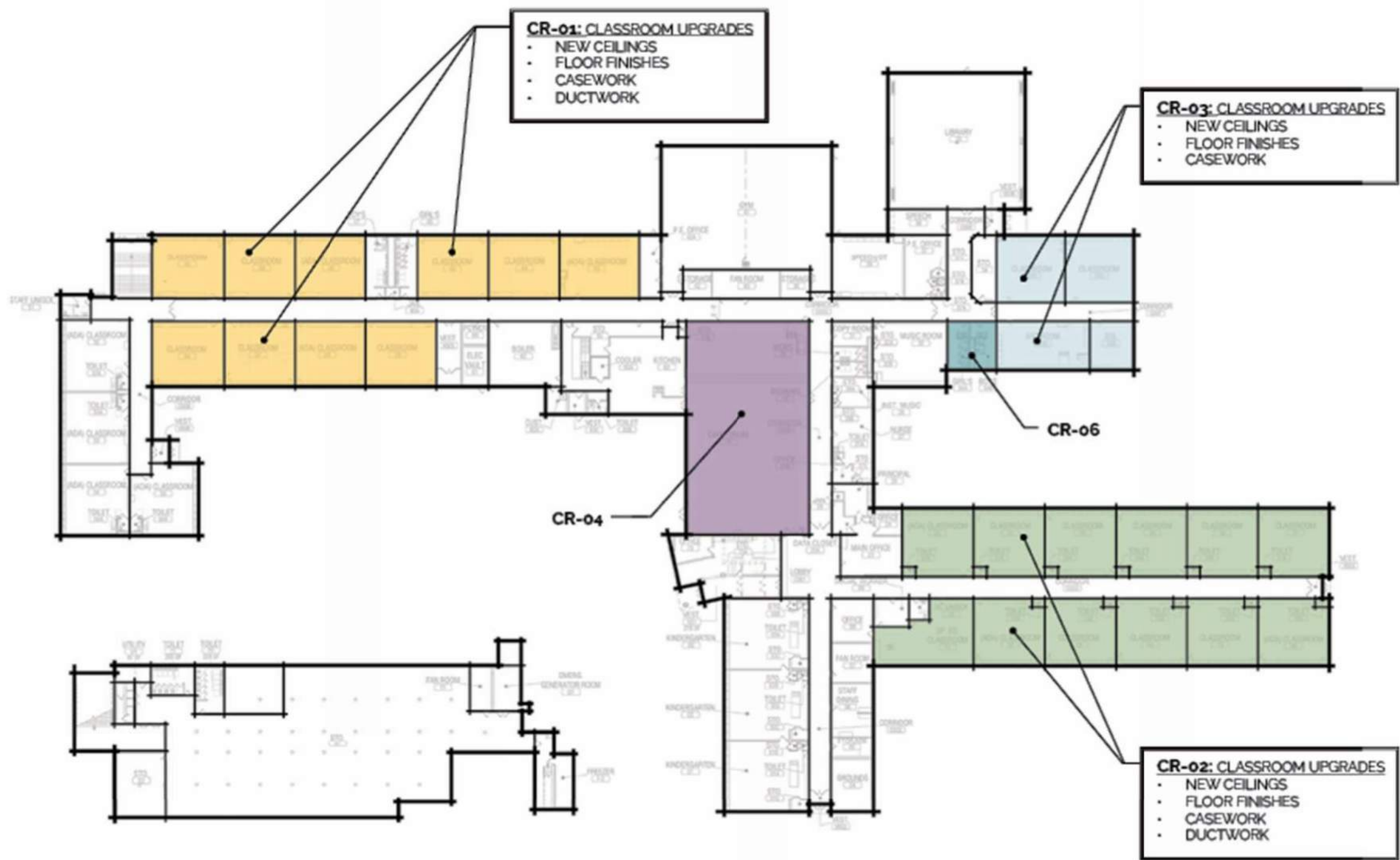


- Elementary Classroom Upgrades
- Air Conditioning Select Gathering Spaces
- Safety and Security
- Playgrounds
- High School Auditorium Improvements
- High School Athletics (Baseball/Softball/Multisport)
- Infrastructure Improvements
- Building Maintenance

K-3 SCHOOLS



Crane Elementary School



OVERALL SCOPE PLAN

NOT TO SCALE



PROJECT SCOPE:

- CR-01: CLASSROOM UPGRADES**
(8,250 SF)
- CR-02: CLASSROOM UPGRADES**
(10,500 SF)
- CR-03: CLASSROOM UPGRADES**
(3,500 SF)
- CR-04: CAFETERIA - RTU/DX UNIT**
(3,329 SF)
- CR-05: REPOINT MASONRY, REPAIR PRECAST SILL & LINTEL, CONTROL JOINT**
- CR-06: REMOVE & REPLACE METAL SPLINE CEILING** (350 SF)
- CR-07: REPLACE MDP**
- CR-08: REPLACE PANEL BOARDS**
- CR-09: INSTALL ADDITIONAL FIRE ALARM DEVICES TO MEET CODE, ADD STROBES TO OCCUPIED SPACES**
- CR-10: RECONSTRUCT MAIN ENTRANCE BUS LOOP**
(30,000 SF)
- CR-11: PLAYGROUND UPGRADES**

NOTE: GYMNASIUM WILL GET A/C AS PART OF ENERGY PERFORMANCE CONTRACT (EPC) PROJECT

Fyle Elementary School

OVERALL SCOPE PLAN
NOT TO SCALE



PROJECT SCOPE:

- FY-01: CLASSROOM UPGRADES (12,540 SF)
- FY-02: RENOVATE LIBRARY, INCLUDE A/C (2,340 SF)
- FY-03: PAINT GYM, REPLACE FLOOR & PARTITION (3,750 SF)
- FY-04: REPOINT MASONRY, REPAIR PRECAST SILL & LINTEL, CONTROL JOINT
- FY-05: REMOVE & REPLACE METAL SPLINE CEILING (2,250 SF)
- FY-06: REPLACE HOT WATER SYSTEM
- FY-07: INSTALL FIRE SUPPRESSION TO EXISTING HOOD
- FY-08: REPLACE MAIN DISTRIBUTION PANEL
- FY-09: REPLACE PANEL BOARD LPE
- FY-10: PLAYGROUND UPGRADES



NOTE: GYMNASIUM WILL GET A/C AS PART OF ENERGY PERFORMANCE CONTRACT (EPC) PROJECT

Leary Elementary School



OVERALL SCOPE PLAN 
NOT TO SCALE

PROJECT SCOPE:

 **LE-01:** CAFETERIA - RTU/DX UNIT
(4846 SF)

LE-02: REPLACE HOT WATER SYSTEM

PREVIOUSLY APPROVED WORK AT LEARY:

- CLASSROOM UPGRADES
- LIBRARY RENOVATION
- BUS LOOP REPLACEMENT
- PARKING LOT RECONFIGURATION AND EXPANSION
- CERTAIN HVAC AND WINDOW REPLACEMENTS
- RESTROOM RENOVATIONS
- ELECTRICAL SERVICE UPGRADE
- CLOCK/PAGING SYSTEM

NOTE: GYMNASIUM WILL GET A/C AS PART OF ENERGY PERFORMANCE CONTRACT (EPC) PROJECT

Winslow Elementary School



OVERALL SCOPE PLAN

NOT TO SCALE

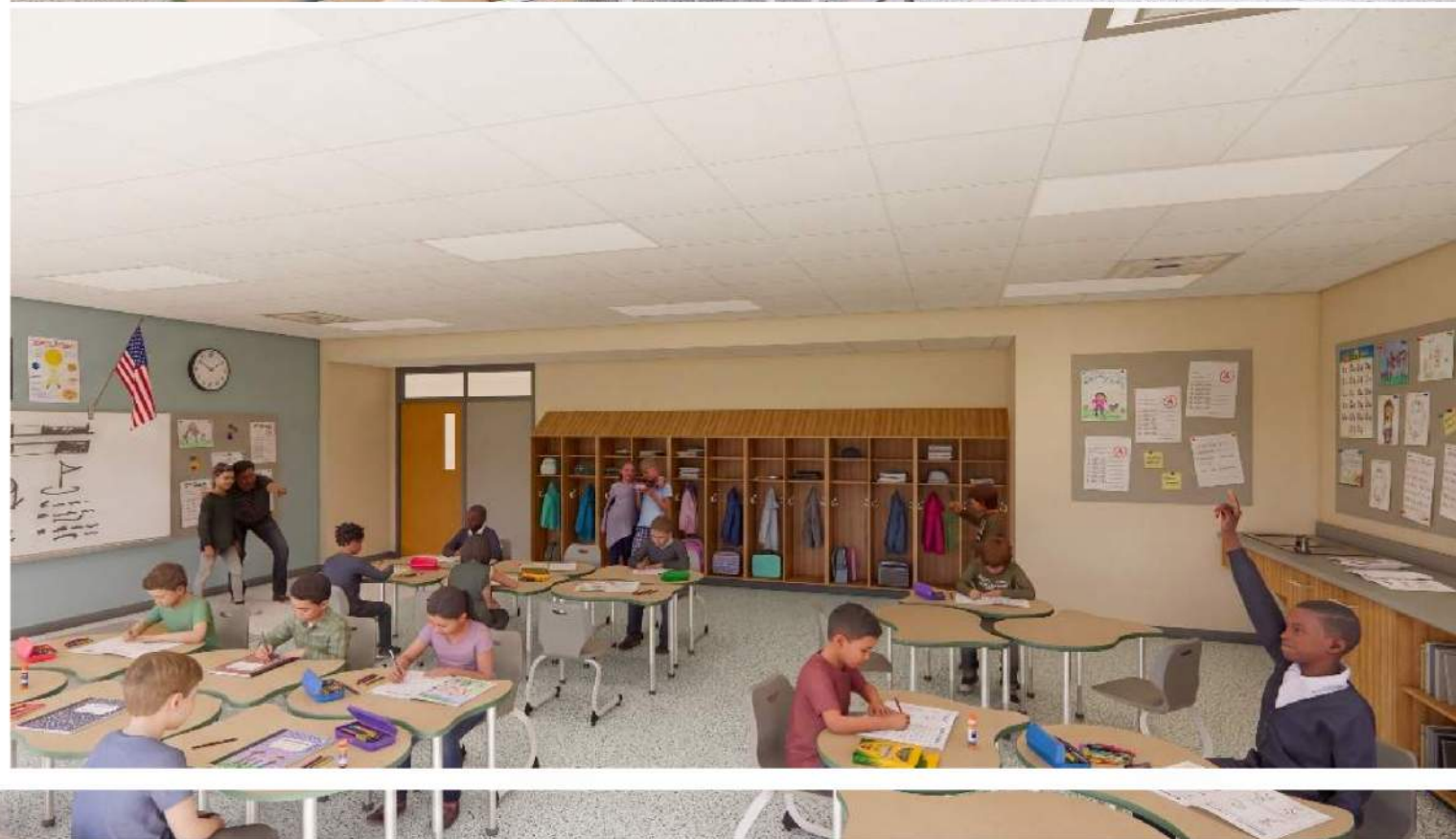


PROJECT SCOPE:

- WI-01: CLASSROOM UPGRADES**
(5865 SF)
- WI-02: CLASSROOM UPGRADES**
(7465 SF)
- WI-03: CLASSROOM UPGRADES**
(4537 SF)
- WI-04: CLASSROOM UPGRADES**
(6763 SF)
- WI-05: RENOVATE LIBRARY, INCLUDE A/C** (2015 SF)
- WI-06: CAFETERIA - RTU/DX UNIT**
(3329 SF)
- WI-07: REPAIR CAFETERIA ROOF DECK, SOUND PANELS** (3450 SF)
- WI-08: REPLACE GYMNASIUM INFILL PANELS** (400 SF)
- WI-09: REPLACE HOT WATER SYSTEM**
- WI-10: REPLACE PANEL BOARDS**
- WI-11: UPGRADE ELECTRICAL SERVICE**

NOTE: GYMNASIUM WILL GET A/C AS PART OF ENERGY PERFORMANCE CONTRACT (EPC) PROJECT

CLASSROOM UPGRADES PRELIMINARY CONCEPTS



LIBRARY RENOVATIONS PRELIMINARY CONCEPT



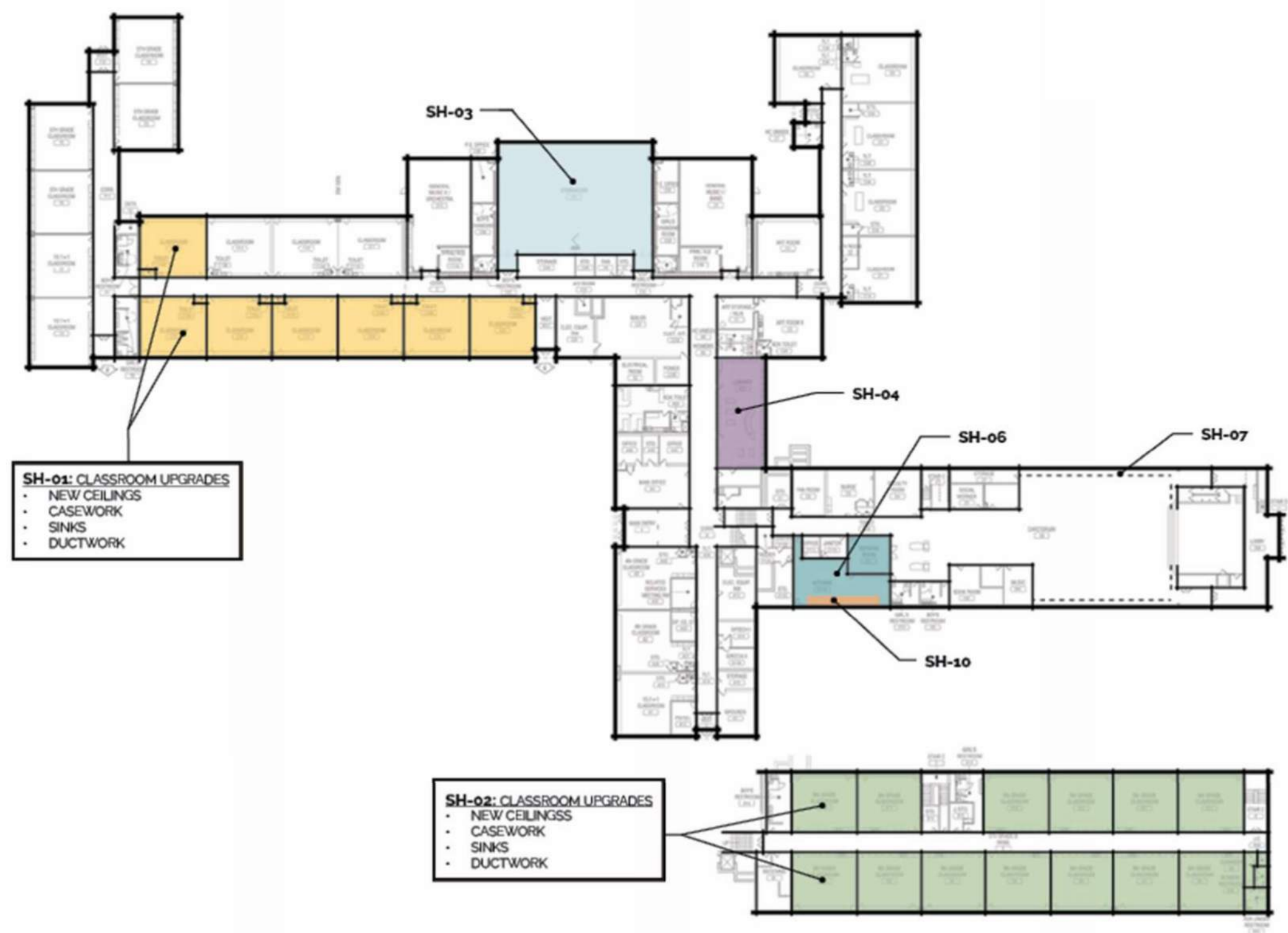
Fyle and Winslow

 **LaBella**
Powered by partnership.

4-6 SCHOOLS



Sherman Elementary School



OVERALL SCOPE PLAN 
NOT TO SCALE

PROJECT SCOPE:

-  **SH-01:** CLASSROOM UPGRADES (8665 SF)
-  **SH-02:** CLASSROOM UPGRADES (10,865 SF)
-  **SH-03:** GYMNASIUM - RTU/DX UNIT (3800 SF)
-  **SH-04:** LIBRARY - RTU/DX UNIT (1315 SF)
- SH-05:** REPOINT MASONRY, REPAIR PRECAST SILL & LINTEL CONTROL JOINT
-  **SH-06:** REMOVE & REPLACE METAL SPLINE CEILING (405 SF)
-  **SH-07:** ADD SOUND-ABSORBING PANELS IN CAFETERIA
- SH-08:** REPLACE HOT WATER SYSTEM
- SH-09:** RE-PIPE 3 BAY SINK TO MEET CURRENT CODE
-  **SH-10:** PROVIDE FIRE SUPPRESSION IN KITCHEN HOOD
- SH-11:** REPLACE FIRE PANEL (86,000 SF)

Vollmer Elementary School



OVERALL SCOPE PLAN

NOT TO SCALE



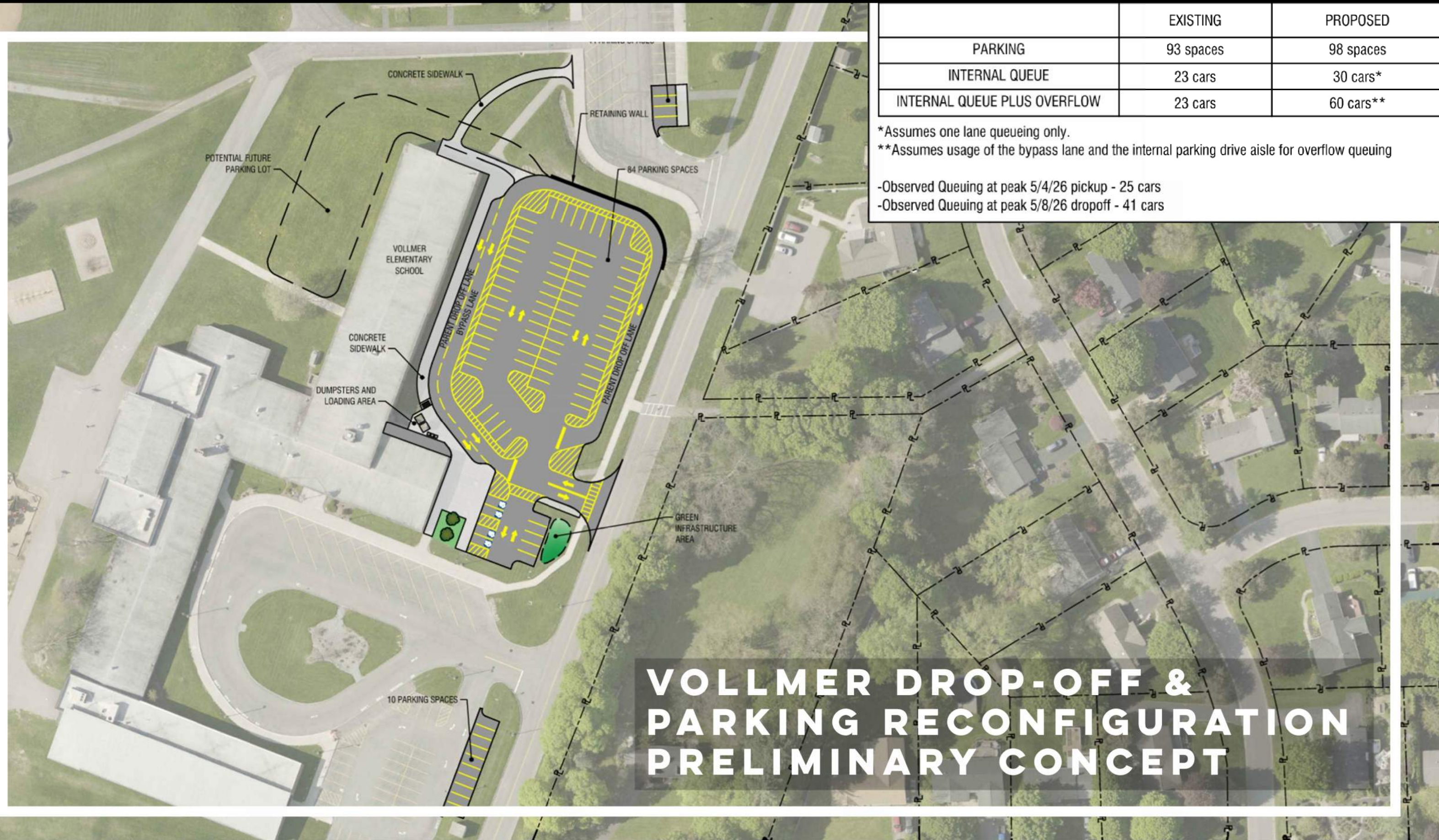
PROJECT SCOPE:

- VO-01:** GYMNASIUM - RTU/DX UNIT
(3850 SF)
- VO-02:** LIBRARY - RTU/DX UNIT
(1488 SF)
- VO-03:** REPOINT MASONRY, REPAIR
PRECAST SILL & LINTEL
CONTROL JOINT
- VO-04:** REMOVE & REPLACE METAL
SPLINE CEILING (205 SF)
- VO-05:** REPLACE DISHWASHER
- VO-06:** REPLACE HOT WATER SYSTEM
- VO-07:** REPLACE FREEZER/COOLER
ACCUs
- VO-08:** REPLACE PANEL BOARDS
- VO-09:** SITE UPGRADES
- RECONFIGURE NORTH LOT
 - RETAINING WALL
 - SIDEWALKS (CONCRETE)
 - ADDITIONAL PARKING SPACES
 - INSTALL ACCESSIBLE SIDEWALK TO DOOR 11

CLASSROOM UPGRADES PRELIMINARY CONCEPT



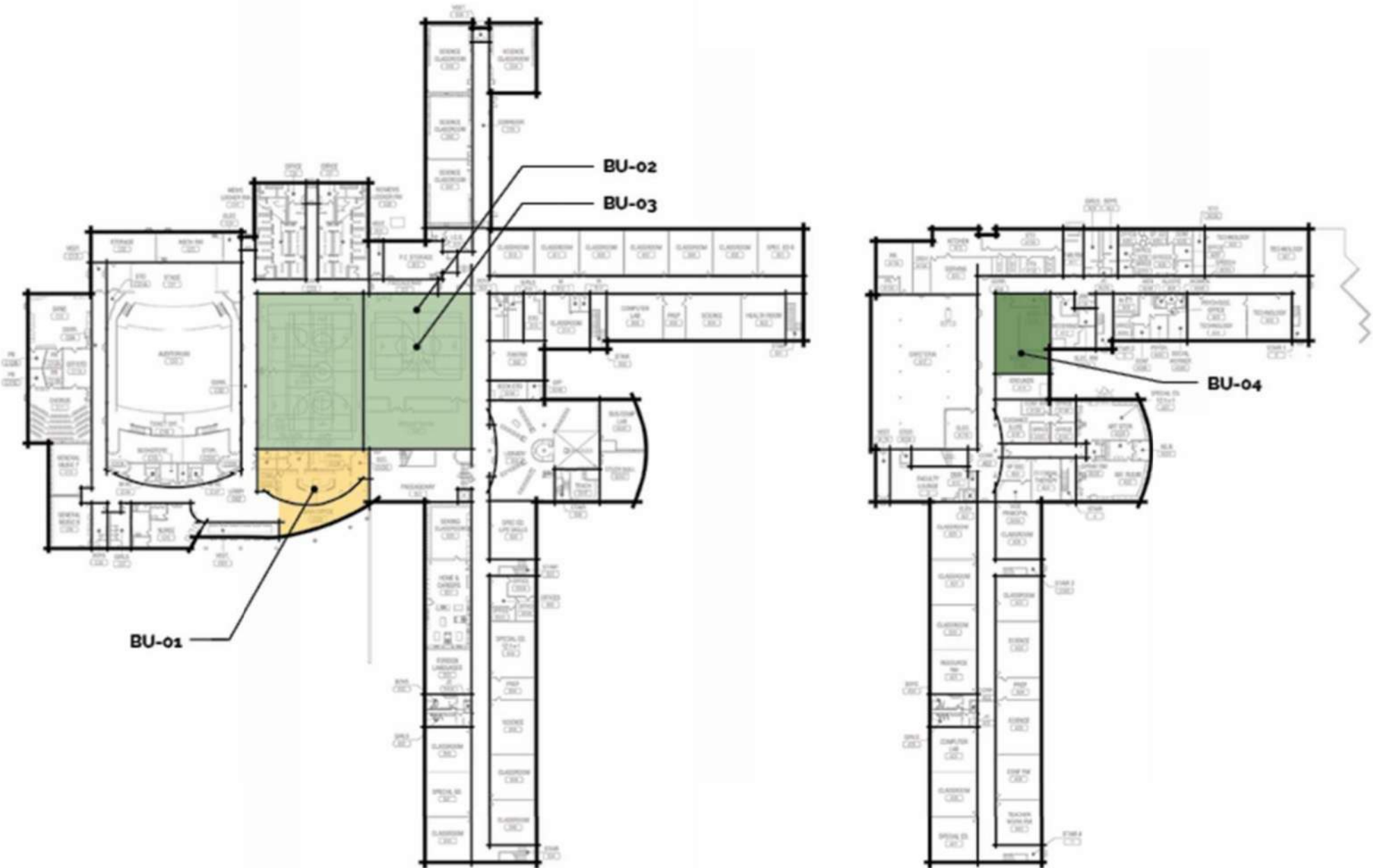
Sherman
LaBella
Powered by partnership.



JUNIOR HIGH SCHOOLS



Burger Junior High School



OVERALL SCOPE PLAN

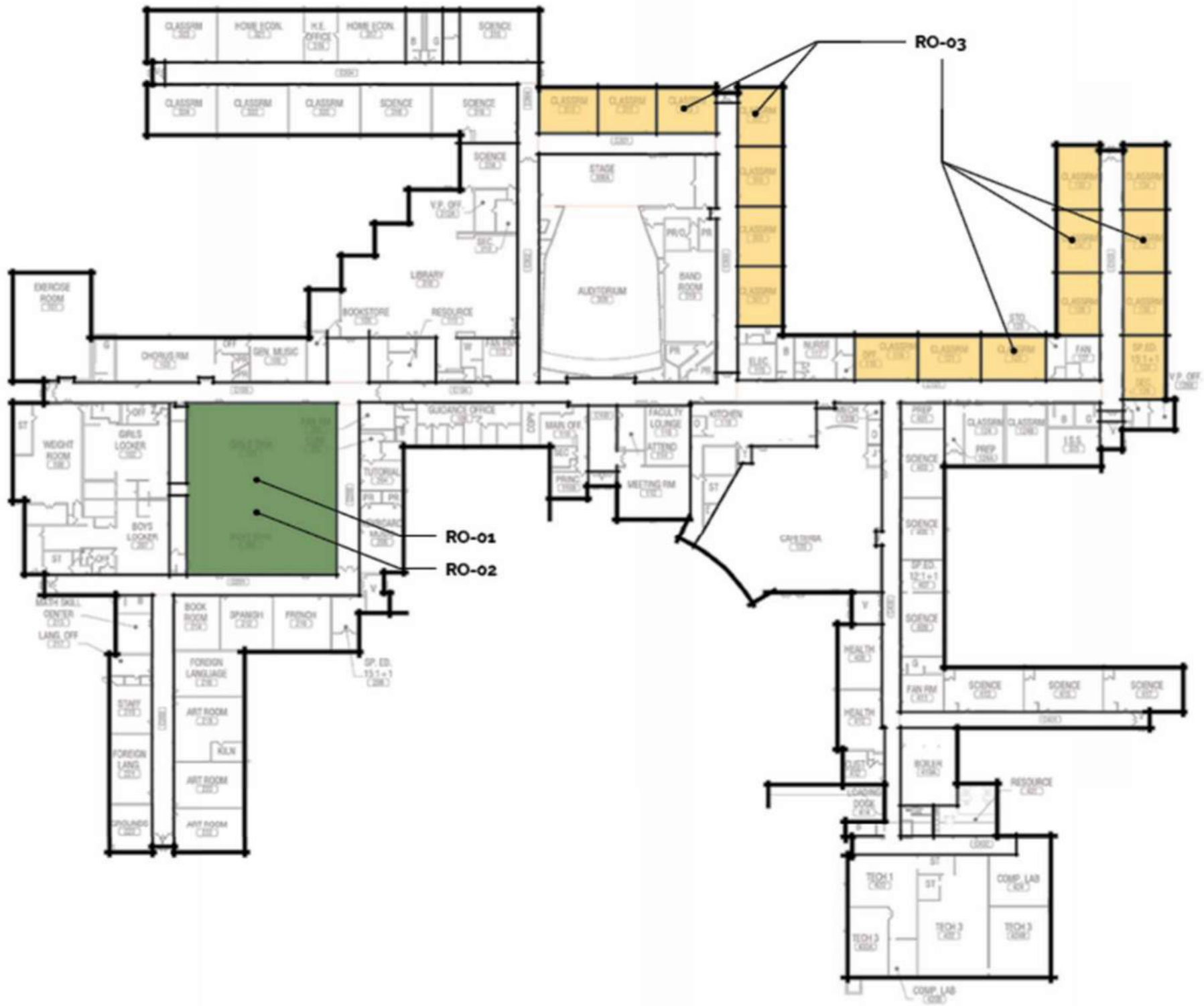
NOT TO SCALE



PROJECT SCOPE:

- BU-01:** SECURED ENTRY - RELOCATE MAIN OFFICE (1500 SF)
- BU-02:** GYMNASIUM - RTU/DX UNIT (12,764 SF)
- BU-03:** REFINISH GYMNASIUM FLOOR (6175 SF)
- BU-04:** REPLACE BOILERS & ACCESSORY EQUIPMENT (FULL PLANT)
- BU-05:** REPLACE FIRE ALARM TO MEET CURRENT CODE (147,000 SF)

Roth Junior High School



OVERALL SCOPE PLAN

NOT TO SCALE



PROJECT SCOPE:

- RO-01:** GYMNASIUM - RTU/DX UNIT (7215 SF)
- RO-02:** REPLACE GYMNASIUM FOLDING PARTITION, REMOVE PEG BOARD (2115 SF)
- RO-03:** REPLACE CARPET TILE

PREVIOUSLY APPROVED WORK AT ROTH:

- RUNNING TRACK REPLACEMENT (2027)
- AUDITORIUM A/V SYSTEM UPGRADES (2027)
- BASEBALL INFIELD REPLACEMENT (FALL 2026)
- BOILER SYSTEM REPLACEMENT, LOCKER ROOMS, DIGITAL SIGNAGE, REROOFING ENTIRE BUILDING (2022-23)

SENIOR HIGH SCHOOL



Rush-Henrietta Senior High School

OVERALL SCOPE PLAN

NOT TO SCALE



PROJECT SCOPE:

- HS-01:** AUDITORIUM AUDIO / VISUAL UPGRADES
- HS-02:** REFINISH GYMNASIUM FLOOR (16,700 SF)
- HS-03:** HVAC UPGRADES (6565 SF)
- HS-04:** HVAC UPGRADES (6000 SF)
- HS-05:** HVAC UPGRADES (14,200 SF)
- HS-06:** ELECTRICAL SERVICE UPGRADES

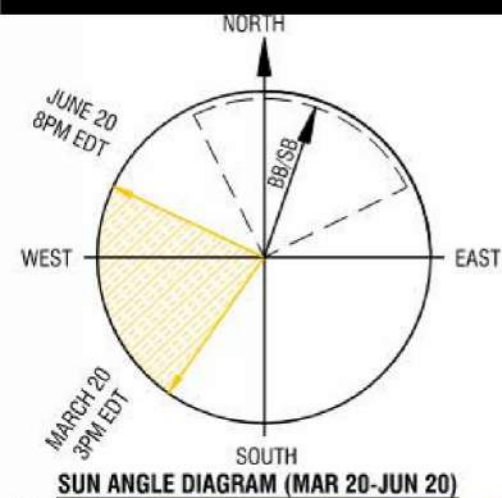
HS-07: SITE UPGRADES

- NEW BASEBALL/SOCCER AND SOFTBALL TURF, UNDERGROUND STORAGE, DUGOUTS, NETTING, LIGHTING, SCOREBOARDS, BATTING CAGES, BLEACHERS
- CONCRETE WALKWAYS AT FIELDS
- MEDIUM DUTY ASPHALT FIELD ACCESS ROAD
- TOILET FACILITIES
- UTILITIES - WATER, SANITARY, STORM, POWER

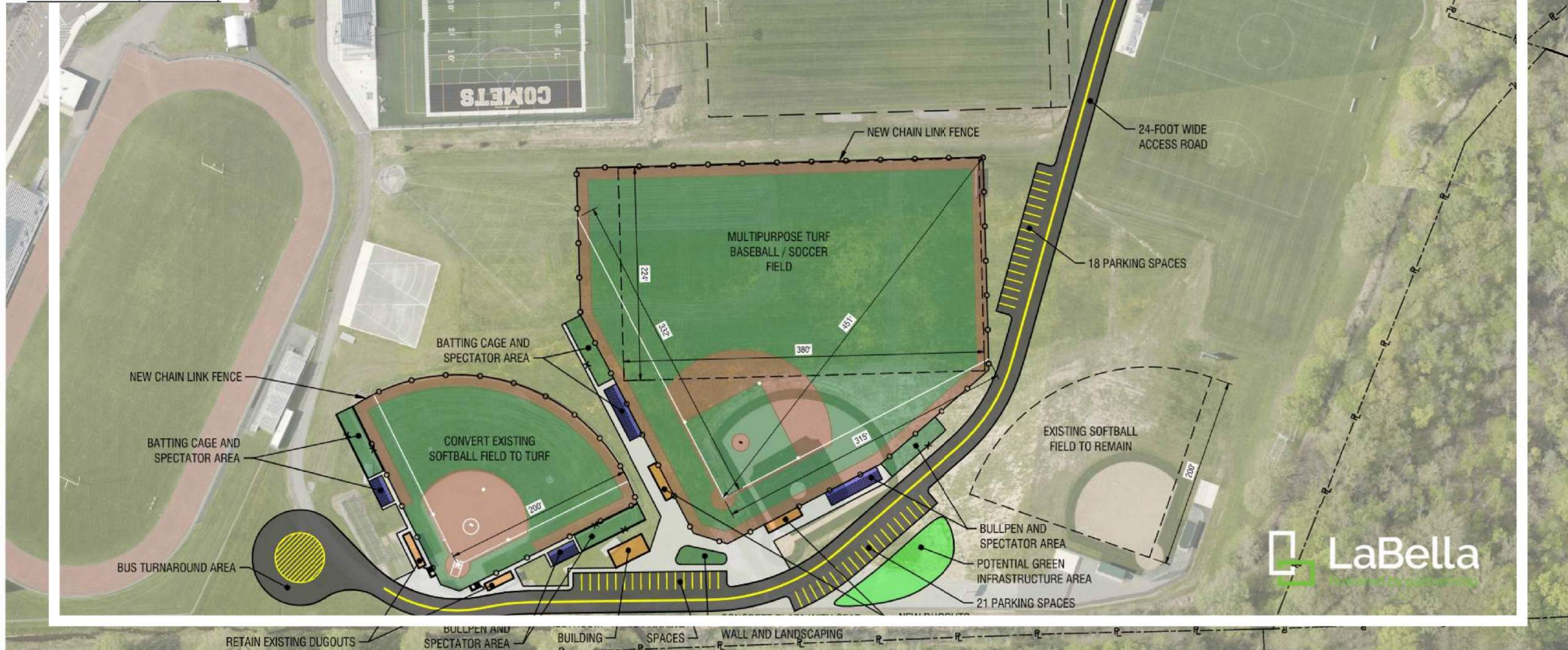
PREVIOUSLY APPROVED WORK AT R-H SHS:

- TENNIS COURTS AND STADIUM
- ACCESS ROAD TO E. HENRIETTA
- MAIN ENTRY SECURE VESTIBULE
- THEATER SUPPORT SPACES
- POOL RENOVATION
- CERTAIN ROOF AREA REPLACEMENTS
- BOILER REPLACEMENTS





FIELD RENOVATION & ACCESS PRELIMINARY CONCEPT



Webster Learning Center



OVERALL SCOPE PLAN

NOT TO SCALE



PROJECT SCOPE:

- WE-01:** SECURED ENTRY - REPLACE DOORS, ACCESS CONTROLS, SECURITY
- WE-02:** CAFETERIA - RTU/DX UNIT (5415 SF)
- WE-03:** GYMNASIUM - RTU/DX UNIT (6309 SF)

ADDITIONAL WORK



Parker Administration Building



OVERALL SCOPE PLAN
NOT TO SCALE



PROJECT SCOPE:

- AD-01:** OFFICE UPGRADES (300 SF)
- AD-02:** DEVELOP RECORDS RETENTION
- AD-03:** REPLACE BOILER

West Henrietta Education Building & TOC



OVERALL SCOPE PLAN

NOT TO SCALE



PROJECT SCOPE:

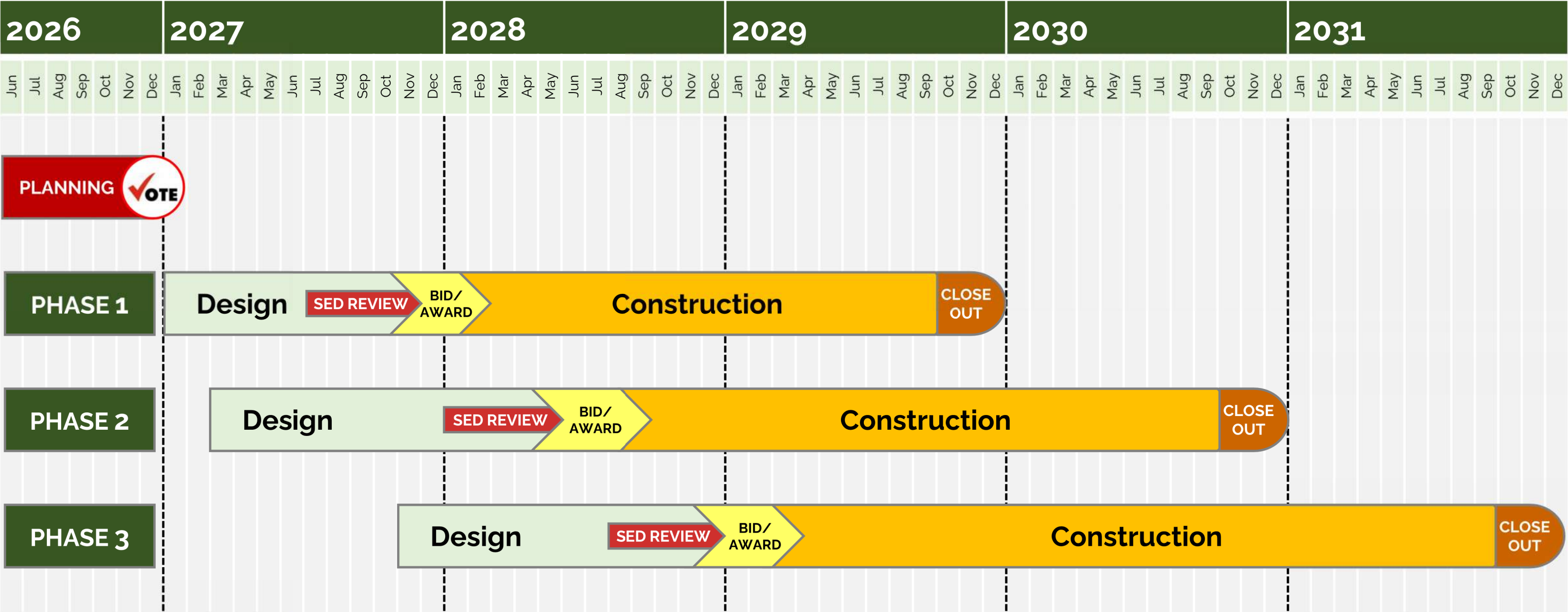
- WH-01: REPLACE ROOF ON ORIGINAL BUILDING
- WH-02: STORAGE WAREHOUSE - GAS UNIT HEATERS
- WH-03: MAIN BUILDING - TERMINAL UNITS, PIPING
- WH-04: REPLACE/CONVERT STEAM BOILER

TOC-01: REFINISHING OF FUEL ISLAND CANOPY

DRAFT TIMELINE



Key Milestones ► Preliminary Project Timeline



KEY PROJECT MILESTONES

Referendum Vote: December 2026
Design Phase: 2027 – 2028
Construction Phase: 2028 – 2031
Final Closeout: December 2031



PROJECT BUDGET / FINANCIAL PLAN



Proposed Capital Project Financials

- Total Est. Referendum — **\$98,750,000**
- Capital Reserve — **\$45,460,000**
- Serial Bonds — **\$53,290,000**
- State Building Aid — **72.5%**
- Est. % of Project Costs Eligible for Building Aid — **73.9%**

No Additional Tax Impact on the Local Levy is Expected

Why Issue Debt?

- **Bonding allows for larger projects to be completed at once** — one planned, bundled project replaces years of smaller cash projects, allowing the district to coordinate work across buildings and systems
 - By using a combination of reserve funds, bonding, and state aid, the district is able to complete significantly more improvements without impacting taxes
 - 2026-27 Budget included transfer to Capital of \$5,080,000
 - It would take nearly 20 years to save up enough funds to complete a \$98,750,000 Capital Project with cash

Why Issue Debt?

- **Larger projects buy better bids** — larger scopes attract more bidders, while mobilization, supervision, equipment, and other fixed costs are spread across the project, lowering unit costs
- **Waiting raises the price** — construction inflation and deferred maintenance mean the same scope costs more over time — and the eventual project can grow in both scope and price
- **Delaying capital work to save cash** — aging building systems can fail and waiting to complete this work can turn planned projects into emergency projects and unplanned repairs

Bonding Aligns with the State Aid System

- **New York's building-aid formula assumes borrowing:**
 - Building aid is reimbursed at an assumed interest rate
 - Building aid is paid annually over 15, 20, or 30 years depending on project type
- **Paying cash creates a timing mismatch:**
 - The district fronts the entire project cost, while the state aid stream is spread over the assumed amortization period
 - Borrowing aligns debt service with the timing of the building aid reimbursement
 - Best practice when budgeting is to match revenues and expenses

How the Bonding Process Works

- **Bond Anticipation Notes (BANS)**

- Bond anticipation notes are short-term financings (typically one year) issued to pay for project costs prior to the issuance of permanent financing
- Timing and dollar amount of borrowings are determined based off of a monthly cash flow analysis provided by construction manager
- Capital Reserve/Cash contribution is used first to minimize interest expense on borrowings

- **Serial Bonds**

- Serial bonds are sold for a term of 15, 20, or 30 years matched to the project type

- **Repayment follows a set schedule** — serial bond principal and interest is repaid in installments and is structured to align with the timing of building aid payments

Pre-Vote
Maturity Schedule

PROJECTED NET LOCAL SHARE OF DEBT SERVICE

Proposed \$98,750,000 Capital Project

Proposed 16 -Year Maturity Schedule

NOTE:
This Financial plan is used for illustrative purposes only and is based upon many variables: timing of events, interest rates and District cash flow needs. Your particular financial plan may vary significantly based upon actual future events.

A	B	C	D	E	F C + E	G	H F - G	I	J H - I
Maturity Date	Capital Reserve	Annual Principal Payment	Remaining Principal Amount Outstanding	Annual Interest Payment	Annual Debt Service	Less State Building Aid	Gross Local Share	Less Debt Service Offsets	Net Local Share
6/15				6.000% Bonds 5.000% Notes		5.500%			
			\$ 53,290,000						
2029 #	\$ 45,460,000	\$ -	53,290,000	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	\$ 499,028 ¹	\$ 972
2030	-	2,290,000	51,000,000	3,197,400	5,487,400	5,487,366	34	-	34
2031	-	2,425,000	48,575,000	3,060,000	5,485,000	5,487,366	(2,366)	-	(2,366)
2032	-	2,570,000	46,005,000	2,914,500	5,484,500	5,487,366	(2,866)	-	(2,866)
2033	-	2,725,000	43,280,000	2,760,300	5,485,300	5,487,366	(2,066)	-	(2,066)
2034	-	2,890,000	40,390,000	2,596,800	5,486,800	5,487,366	(566)	-	(566)
2035	-	3,065,000	37,325,000	2,423,400	5,488,400	5,487,366	1,034	-	1,034
2036	-	3,250,000	34,075,000	2,239,500	5,489,500	5,487,366	2,134	-	2,134
2037	-	3,445,000	30,630,000	2,044,500	5,489,500	5,487,366	2,134	-	2,134
2038	-	3,650,000	26,980,000	1,837,800	5,487,800	5,487,366	434	-	434
2039	-	3,870,000	23,110,000	1,618,800	5,488,800	5,487,366	1,434	-	1,434
2040	-	4,100,000	19,010,000	1,386,600	5,486,600	5,487,366	(766)	-	(766)
2041	-	4,345,000	14,665,000	1,140,600	5,485,600	5,487,366	(1,766)	-	(1,766)
2042	-	4,605,000	10,060,000	879,900	5,484,900	5,487,366	(2,466)	-	(2,466)
2043	-	4,885,000	5,175,000	603,600	5,488,600	5,487,366	1,234	-	1,234
2044	-	5,175,000	-	310,500	5,485,500	5,487,366	(1,866)	-	(1,866)
Totals	\$ 45,460,000	\$ 53,290,000		\$ 29,514,200	\$ 82,804,200	\$ 82,310,497	\$ 493,710	\$ 499,028	\$ (5,318)

Interest/Principal 55.38%

2023-24 Tax Levy \$ 91,832,236
Average Net Local Share/2023-24 Tax Levy 0.00%

Notes: 1. Estimated use of Capitalized Interest.

Bonding is common for projects this size

Recent Positive Voter Referendums in Monroe County:

Brighton	2017 \$64,965,000.00	2024 \$19,125,000.00	2026 \$13,600,000.00	
Brockport CSD	2017 \$19,873,000.00	2021 \$11,335,000.00	2023 \$28,270,000.00	2024 \$64,980,000.00
Churchville-Chili	2022 \$66,730,000.00	2026 \$49,890,000.00		
Fairport CSD	2023 \$45,827,000.00	2025 \$73,500,000.00		
Gates Chili	2017 \$68,324,000.00	2022 \$45,500,000.00	2025 \$88,000,000.00	
Greece	2018 \$107,825,000.00	2024 \$72,550,000.00		
Penfield	2018 \$22,588,000.00	2019 \$7,550,000.00	2021 \$72,900,000.00	2025 \$73,151,892.00
Pittsford	2023 \$69,822,169.00	2026 \$48,700,000.00		
Spencerport	2022 \$23,410,000.00	2024 \$80,000,000.00		
Webster	2018 \$69,500,000.00	2023 \$85,000,000.00		

NEXT STEPS:

Defining the Path to a Potential Capital Project

- Provide Update to the Board of Education
- Community Engagement on Upcoming Public Referendum
- Anticipated Board Adoption of Proposition Resolution and SEQR at October 20, 2026 BOE Meeting

Opportunities to Learn More

6 p.m. September 16

Parker Admin Building
2034 Lehigh Station Road
Or online at rhnet.org/future

6 p.m. September 22

Virtual Meeting Only
rhnet.org/future

6 p.m. November 12

Parker Admin Building
2034 Lehigh Station Road

5:30 p.m. December 8

Parker Admin Building
2034 Lehigh Station Road

QUESTIONS & PROJECT INFO

Submit questions at this link: rhnet.org/CIPQuestions
or by using the onscreen QR code.

Project info can be found at: rhnet.org/CIP



Submit questions

