



Capital Project Update Cost Projections

September 15, 2026

Presented By:

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SUFFERN CENTRAL
— SCHOOL DISTRICT —

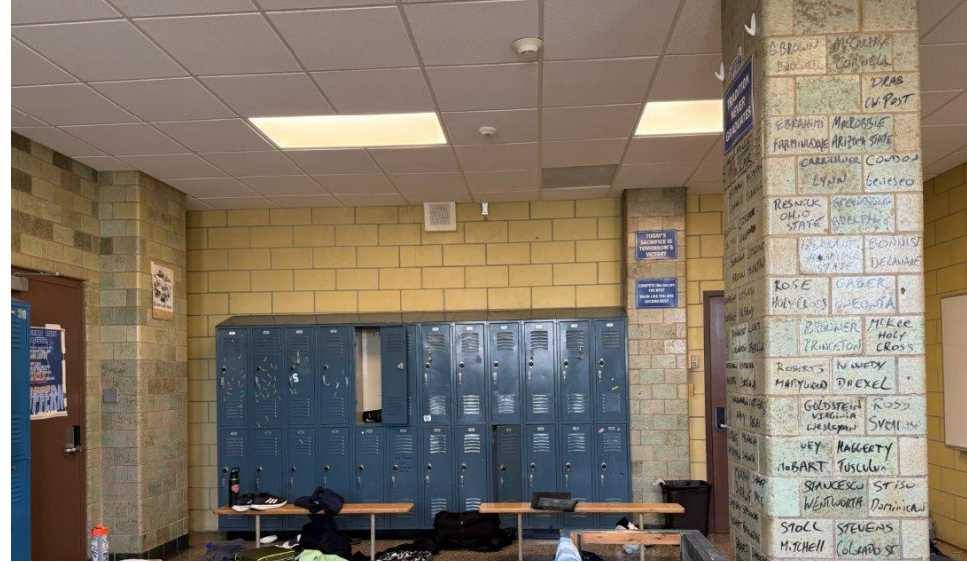
Theme I: Safety & Security



Theme III: Learning Spaces



Theme IV: Athletics & Performing Arts



Theme V: Infrastructure



Elementary Schools

All Elementary Schools:

- Renovate / Introduce Security Vestibule
- Expand / Relocate Lobby
- Renovate Nurse's Station
- Upgrade Emergency Communications Systems

RP Connor Elementary

- Reconfigure cafe serving lines
- Replace electrical panel boards

Sloatsburg Elementary

- Boiler conversion

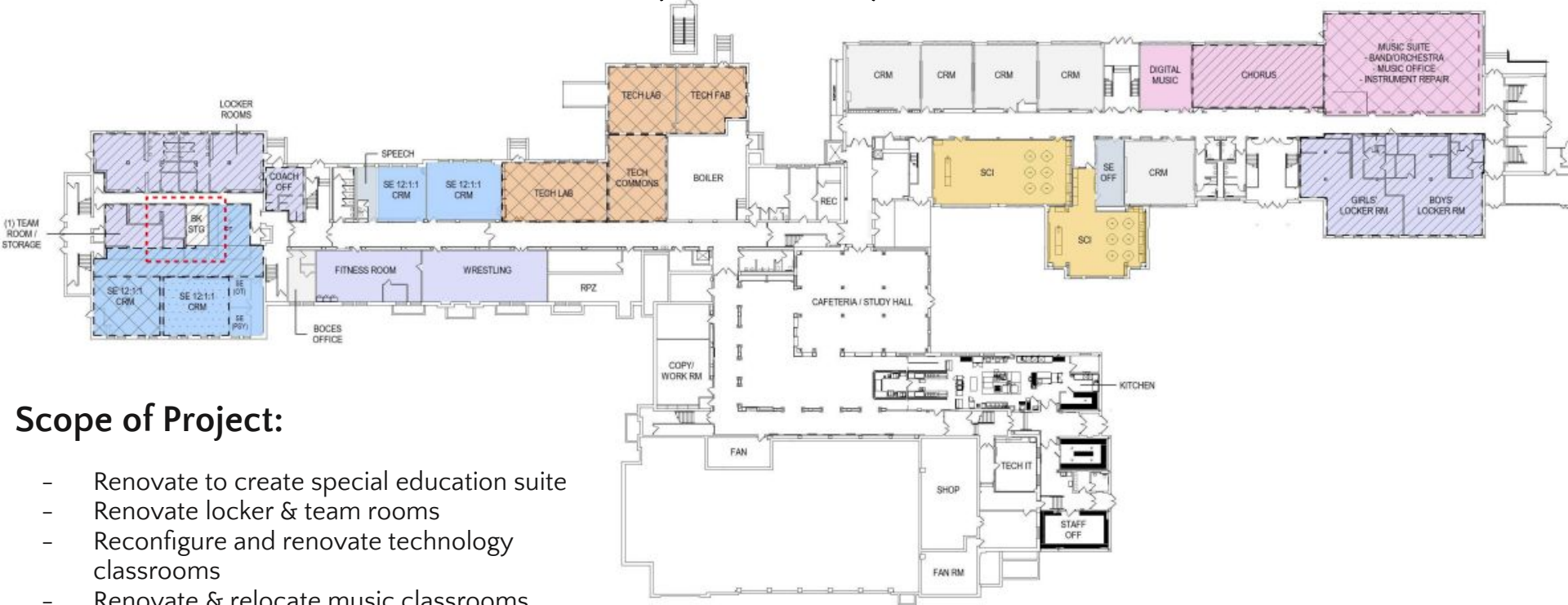
Montebello Elementary

- Reconstruct lobby staircase
- Replace electrical switch gear

Cherry Lane

- Replace specific ventilation units

Suffern Middle School (1st Floor)



Scope of Project:

- Renovate to create special education suite
- Renovate locker & team rooms
- Reconfigure and renovate technology classrooms
- Renovate & relocate music classrooms

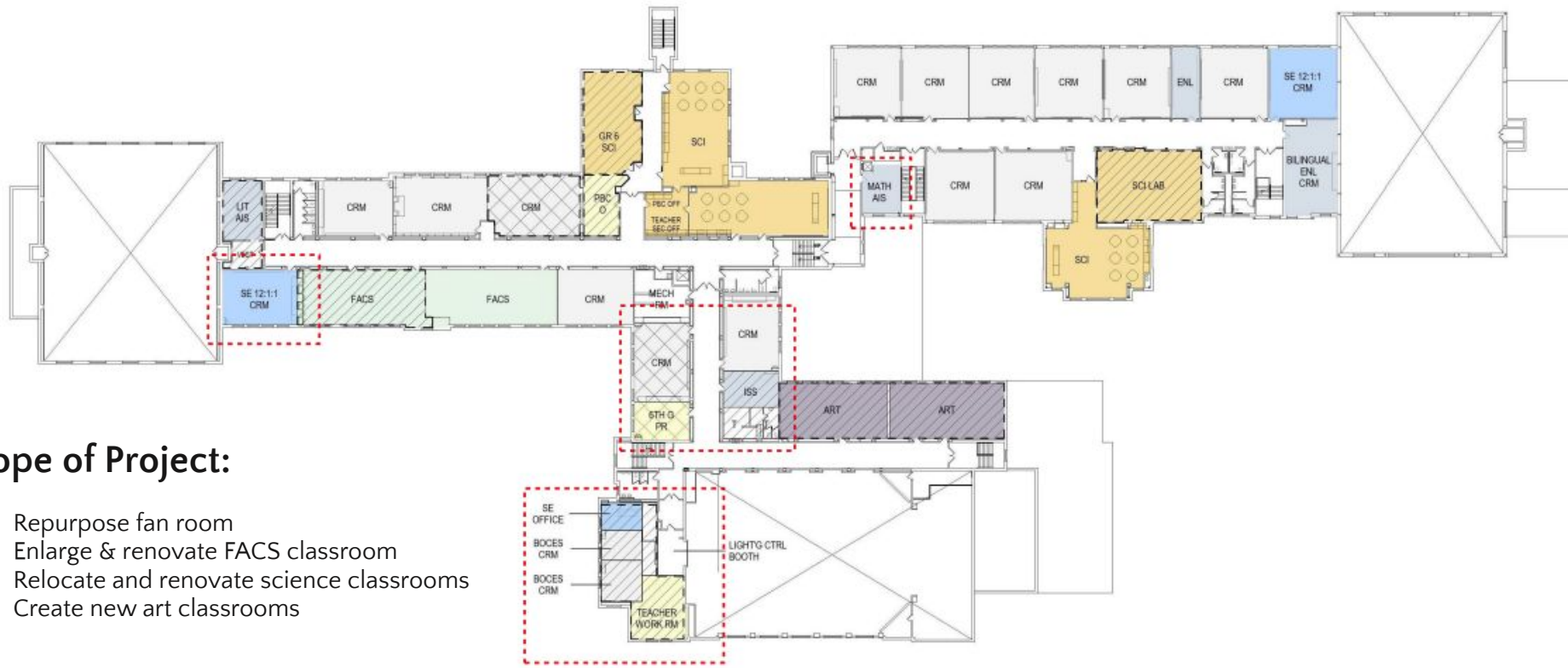
Suffern Middle School (2nd Floor)



Scope of Project:

- Create secure, welcoming and efficient main entrance & offices
- Co-locate student support services
- Upgrade auditorium, library
- Relocate and upgrade assorted classrooms
- HVAC & electrical system upgrades
- Upgrade emergency communications systems

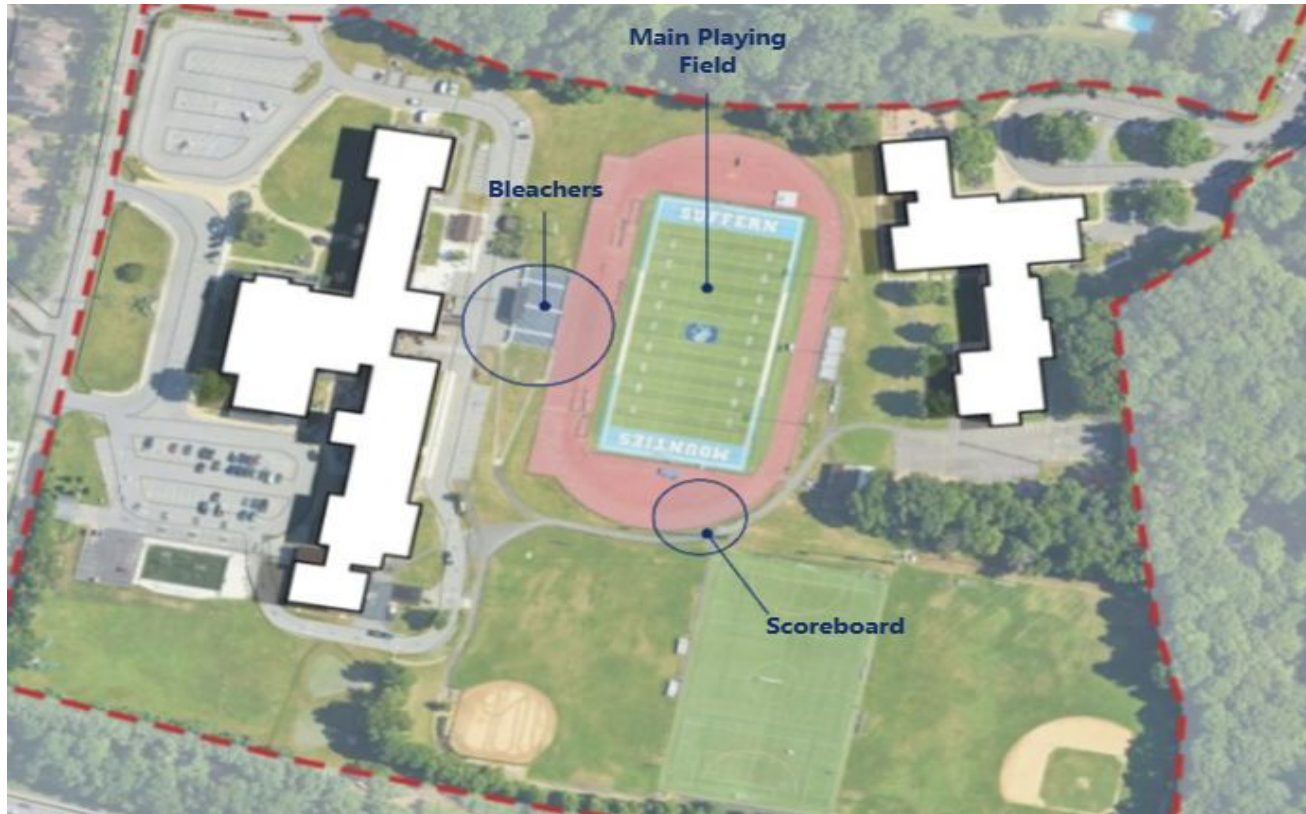
Suffern Middle School (3rd Floor)



Scope of Project:

- Repurpose fan room
- Enlarge & renovate FACS classroom
- Relocate and renovate science classrooms
- Create new art classrooms

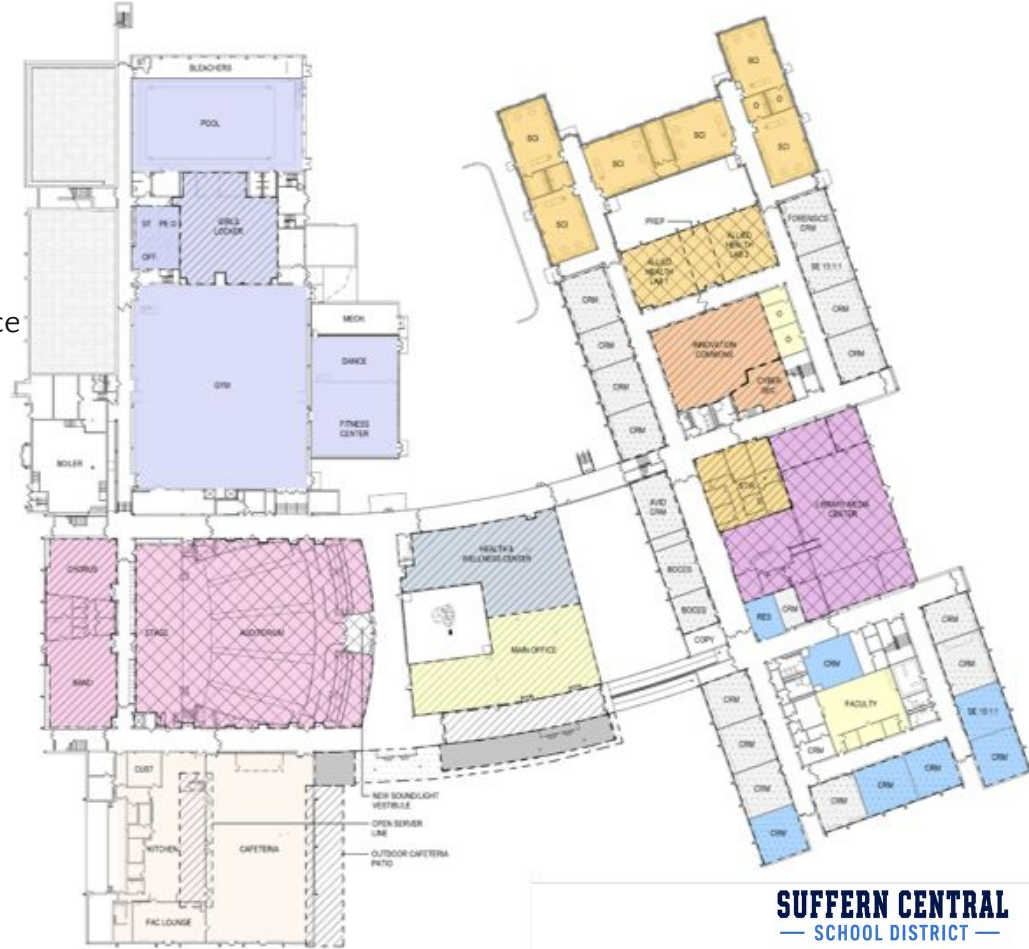
SMS Athletic Facilities



Suffern High School Ground Floors

Scope of Projects:

- Create a secure, welcoming and efficient main entrance
- Co-locate nurse, counseling, clinical service spaces
- Create auditorium / lobby restrooms
- Renovate classrooms, library, STIR & music
- Introduce allied health classrooms
- Convert mini-theater to modern innovation commons
- Renovate girls locker & team rooms
- Introduce AC to main gym
- Boiler replacement, electrical system upgrades
- Upgrade emergency communications system



Suffern High School Upper Floors

Scope of Projects:

- Upgrade wood construction
- Create robotics fabrication lab
- Renovate art studios
- Upgrade general education classrooms
- Renovate boys locker & team rooms



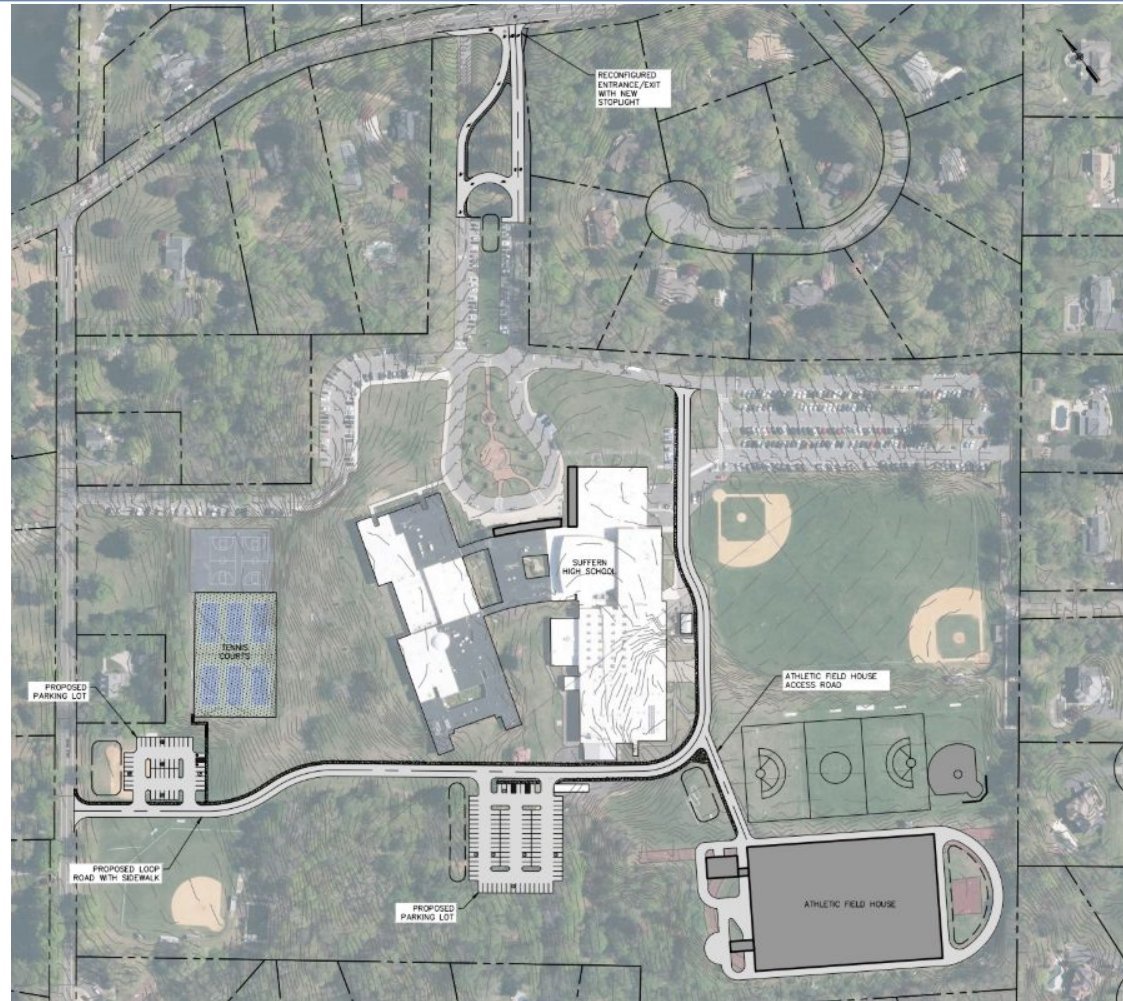
SHS Campus

Scope of Projects:

- New driveway and add parking
- Replace and add tennis courts
- Relocate JV grass softball field

Possible Field House Project:

- Indoor athletic facility
- Additional parking lot



Estimated Cost Range

Essential Projects:

All items reviewed will cost an estimated \$79.7M

State aid estimated to be 43% of the cost (reducing cost ~\$34M)

Project Completion 3-4 years (2028 - 2031)

Total by Building	Priority 1	Priority 1A (Delete addition @ SMS)	Priority 2
Suffern HS Total Project Cost	\$32,258,252	\$32,258,252	\$8,326,281
Suffern MS Total Project Cost	\$26,646,950	\$24,991,910	\$2,312,306
Cherry Lane ES Total Project Cost	\$1,383,928	\$1,383,928	\$0
Montebello ES Total Project Cost	\$1,819,321	\$1,819,321	\$0
RP Connor Total Project Cost	\$3,192,364	\$3,192,364	\$0
Sloatsburg ES Total Project Cost	\$1,085,373	\$1,085,373	\$3,918,538
Viola ES Total Project Cost	\$0	\$0	\$0
Hillburn Admin Bldg Total Project Cost	\$0	\$0	\$0
Totals by Category	\$66,386,189	\$64,731,148	\$14,557,125

Arriving at Costs:

District Name: Suffern CSD						
Facility Name: Suffern High School						
Item #	Priority	Description	Priority 1	Priority 2	Priority 3	Comments
	Interiors					
I-2	1	Auditorium Renovation (14,570 SF)	\$1,750,000			Existing seating to remain
I-3	1	Library Renovation (8,360 SF)	\$1,500,000			
I-5	3	Kitchen Serving Line Renovation, incl. open wall between kitchen & cafeteria, provide new serving counters, add fire shutters, etc.			\$250,000	
	2	Create outdoor eating space with shade canopy adjacent cafeteria		\$350,000		
I-6	2	Renovate Girls, Boys, and Team Locker Rooms and 1st floor PE Offices (Girls: 3,430 SF; Boys: 5,960 SF)		\$1,750,000		
	1	Renovate and reorganize the Main Office (3,840 SF)	\$600,000			
	1	Renovate and reorganize the Health & Wellness Center (4,520 SF)	\$680,000			
	1	Music Classrooms Renovations (Band, Chorus, spaces in-between - 4,410 SF)	\$670,000			
	2	Renovate the Mini-theaters into Innovation Commons (3,130 SF)		\$470,000		
	3	Create Cyber Security Room (720 SF)			\$110,000	Does not include computer equipment
	1	Renovate Technology and Robotics (Rms 147, 149, 151 to Allied Health Labs - 3,140 SF)	\$320,000			Does not include health equipment
	1	New Technology Hub w/ Robotics , Technology Lab, and Wood Construction (Former Metal Shop, File Storage Rm, & Wood Shop - 4,330 SF)	\$650,000			Does not include technology equipment
	1	Art Classroom Renovations, third floor area only as 1 (4,740 SF)	\$710,000			
	2	Renovate General & Special Education classrooms (Total approx. 29,200 SF in 38 CR's)		\$1,837,000		Assumes replacement of ceilings (not lighting), paint walls, and new flooring only + 50 sf/markerboards per CR
	1	Renovate Psychology spaces to STIR spaces (2,040 SF)	\$310,000			
	3	Remove lockers and restore finishes behind (50 lockers)			\$40,000	Remove lockers, restore finishes, add millwork benches

[illegible]

Field House Cost & Benefits

Estimated Cost: \$19M - \$22.5M

Not eligible for State aid

Cost Offset Possibilities:

Transfer from Capital Reserve Account

Revenue Predictions of \$300K - \$400K annually

Benefits of Field House:

More teams practice at SHS

All athletes practice right after school

Indoor track no longer travels to the Armory

Use for physical education classes

Community organizations use facility

Different facility than Torne Valley Bubble

Possible Timeline:

[illegible]

Acronyms

SD = Schematic Design Phase
DD = Design Development Phase
CD = Construction Document Phase
B/I/C = Bonds, Insurance, Contract

Bid / Award

Submittals
Construction
Closeout

State Environmental Quality Review Act (SEQRA):

All agencies required to comply before taking action on funding

Using NY State's full environmental assessment form – evaluate potential environmental impacts

Four Steps for the Board:

1. Request LEAD AGENCY – 9/15 meeting
2. Review Design Team Part I of the Full EAF – 10/20 meeting
3. Review Part 2 of the Full EAF with the Design Team – 10/20 meeting
4. Issue a Negative Declaration as impacts are anticipated to be small – 10/20 meeting

Initial Approximate Tax Levy Impact:

Estimated Tax Levy Impact:

- Total increase of 3.5% over 4 yrs
- Example would be:
 - Year 1: 0.8% increase
 - Year 2: 0.9% increase
 - Year 3: 0.9% increase
 - Year 4: 0.9% increase

Estimated Impact on **\$56K** Assessed Home:

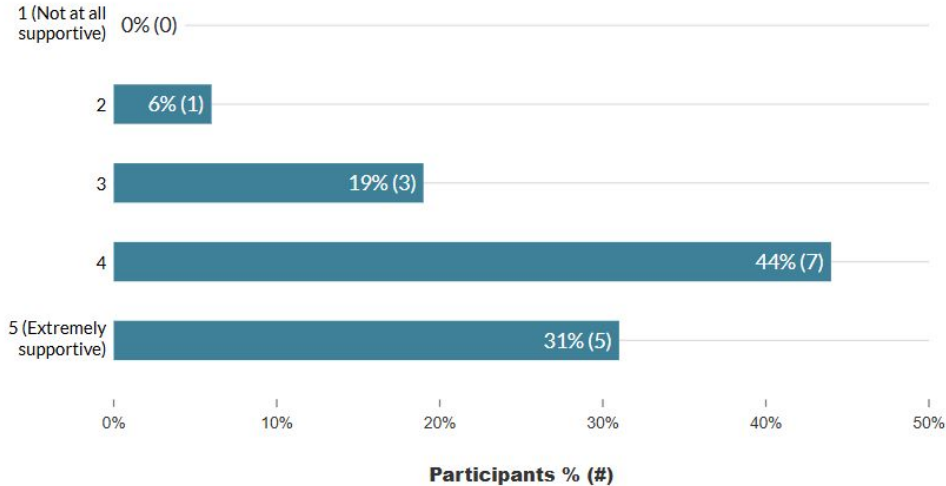
- Total increase approx \$400 over 4 yrs
- Example would be:
 - Year 1: \$100 increase
 - Year 2: \$100 increase
 - Year 3: \$100 increase
 - Year 4: \$100 increase
 - Year 5 & beyond: no increase

Important: Many factors will influence these numbers and will cause the amount to increase or decrease. This is a rough approximation.

This is for the main proposition only (not the field house)

Mountie Minds Feedback

Based on the Mountie Minds Community Forum presentation you received, how supportive are you of moving forward with this capital project?



Topics to Address Further:

Explore SHS driveway options

Efficiency Analysis

Field House Logistics & Costs

The Path Forward:



Sept 1: BOE Meeting – Architectural Presentation

Sept 8 & 14: Mountie Minds Capital Bond Forum

Sept 15: BOE Meeting – Update: Cost & Scope Presentation

Oct 6: BOE Meeting – Refinement of Proposal to BOE

Oct 20: BOE Meeting Target for BOE Vote on Capital Project

October – December: Informing the Public of Vote

December 15: Voting on Capital Bond Project for SCSD

