2025 Bond Referendum

Hastings on Hudson UFSD

Board of Education: Progress Report

September 23, 2026

Agenda

1. Introduction
2. Presenters
3. Project Summary
4. Progress Report
5. Q&A

Design & Construction Team

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

Design Consultant



Bob Kernan, RLA
Assoc. Principal
Landscape Architect

LAN ASSOCIATES

Executive Architect



Matt Milnamow, AIA
Principal
Architect

PBDW ARCHITECTS
Reaching Back | Designing Forward

Design Architect



Rena Mande, AIA
Associate
Architect

TRITON CONSTRUCTION

Construction Manager



Kevin Sawyer
Vice President
Project Executive

Project Summary

2025 Bond Referendum – Three Propositions

Proposition #1
BCS Improvements to
Farragut MS/HS & Hillside E.S.

$11,254,780

Proposition #2
Additions & Renovations
to the Farragut Complex

$19,049,461

Proposition #3
Athletic Field Improvements at
the Burke Estate

$8,171,259

2025 Bond Referendum

$38,475,500

Approved on 6/17/25

Proposition #1: BCS Improvements

at Hillside E.S. & the Farragut Complex

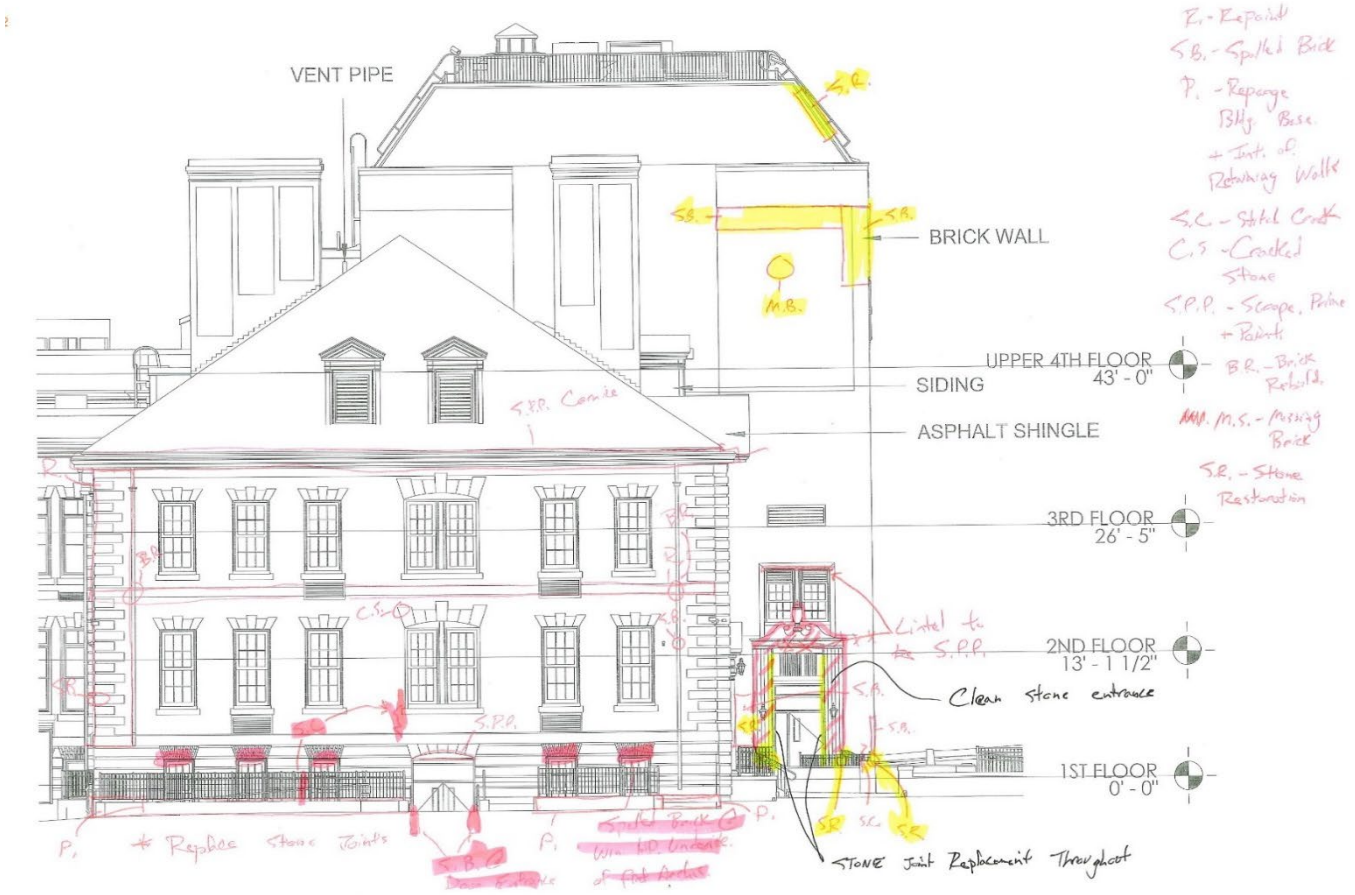
Project Goals:

1. Façade Preservation & Restoration at Farragut HS/MS
2. Replace Critically Obsolete HVAC Equipment & Modernize MEP Systems

Proposition #1
BCS Improvements
to Hillside E.S.
&
the Farragut Complex

$11,254,780

Passed on 6/17/25



Proposition #1: BCS Improvements

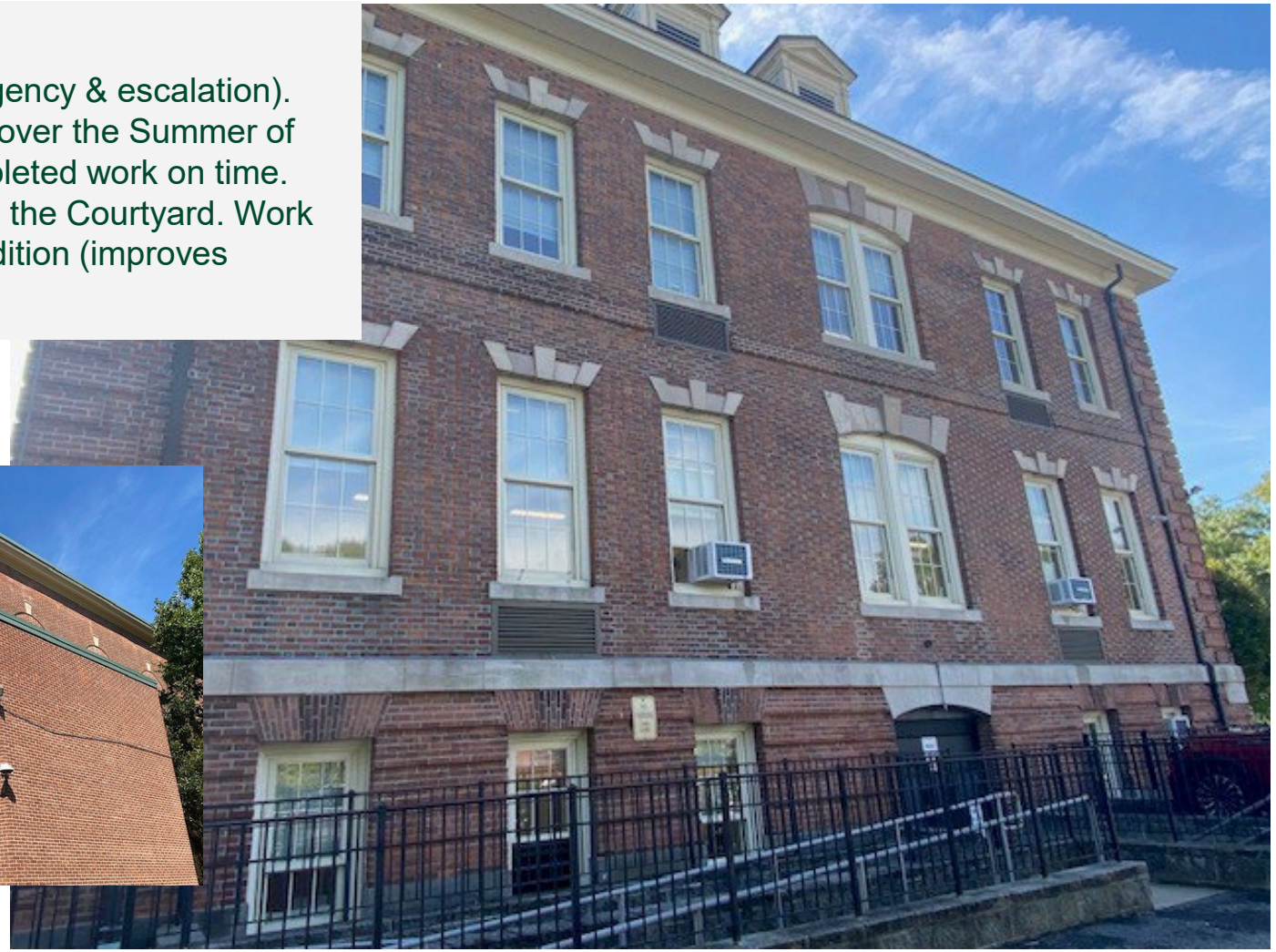
Façade Preservation & Restoration at the Farragut Complex

Progress Report:

1. ~$1.2M pre-referendum construction budget (w/ contingency & escalation).
- Over the Summer, Completed ~$420k contract of work over the Summer of 2026. Quality of workmanship is good. Contractor completed work on time.
- Deferred ~$500k of envelope restoration work mostly in the Courtyard. Work to be performed with the Proposition #2 - Courtyard Addition (improves consistency & uniformity).





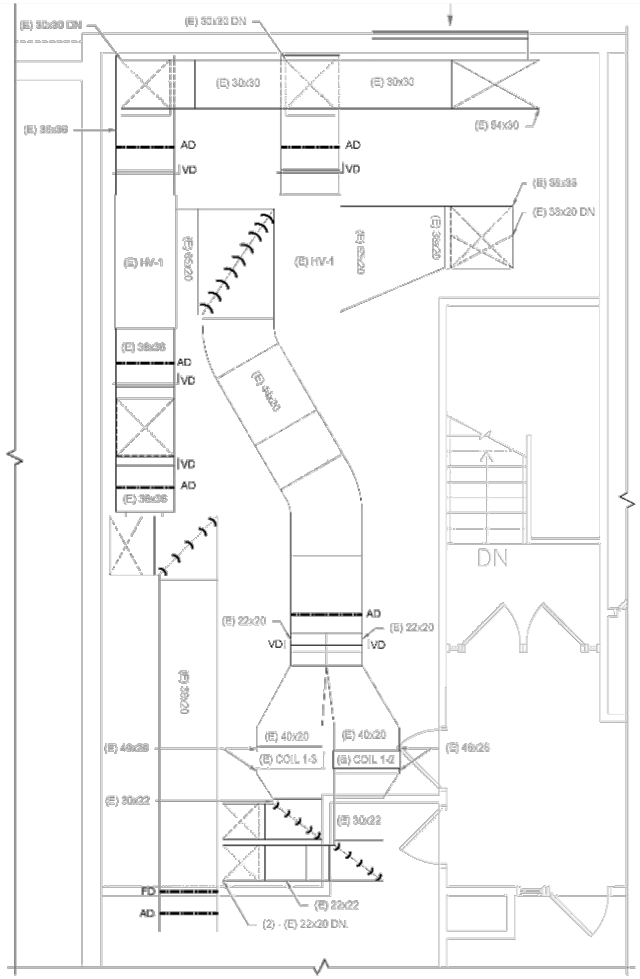


Progress Report: Proposition #1

MEP Improvements at Hillside Elementary School

Progress Report:

- ~$3.6M pre-referendum construction budget (w/ contingency & escalation) was established.
- The MEP improvements were designed and permitted by the NYSED.
- On 4/9/26, bids were received. The low bidder withdrew their bid. The next low bidder was over the $1.5M threshold to bid the work as a single prime. The school district's legal counsel indicated the project would need to be rebid as a multi-prime contract.
- The school district requested to supplement the original scope of work with a gym ceiling removal. LAN filed the additional work for a permit from NYSED on 7/2/26. We will rebid the project after we obtain a building permit.
- Construction of the MEP improvements will likely be completed by the Fall of 2027.



Progress Report: Proposition #1

MEP Improvements at the Farragut Complex

Progress Report:

- ~$5.0M pre-referendum construction budget (w/ contingency & escalation) was established.
- Early in the design process, it was decided to bundle the MEP improvements for Proposition #1 into the work associated with Proposition #2. This approach was taken to provide uniformity in the HVAC equipment, efficiency of energy systems and consistency in installation of MEP systems by the same contractors working in the building.
- The MEP improvements that are part of Proposition #1 at the Farragut Complex were submitted to NYSED on May 29, 2026, with the design of the Additions & Renovations that are part of Proposition #2.
- LAN is preparing an addendum to address review comments for the work which includes review comments for Proposition #2.
- Triton has estimated the cost of the proposed MEP improvements, and the costs align with the pre-referendum budget.
- This work will be bid after obtaining a building permit from the NYSED with the work associated with Proposition #2.

Proposition #2: Additions & Renovations

Farragut Complex

LAN ASSOCIATES

Project Goals & Summary:

1. Gain Instructional Space and Special Education spaces for Farragut MS.
2. Resolve accessibility and circulation issues.

Achieved by:

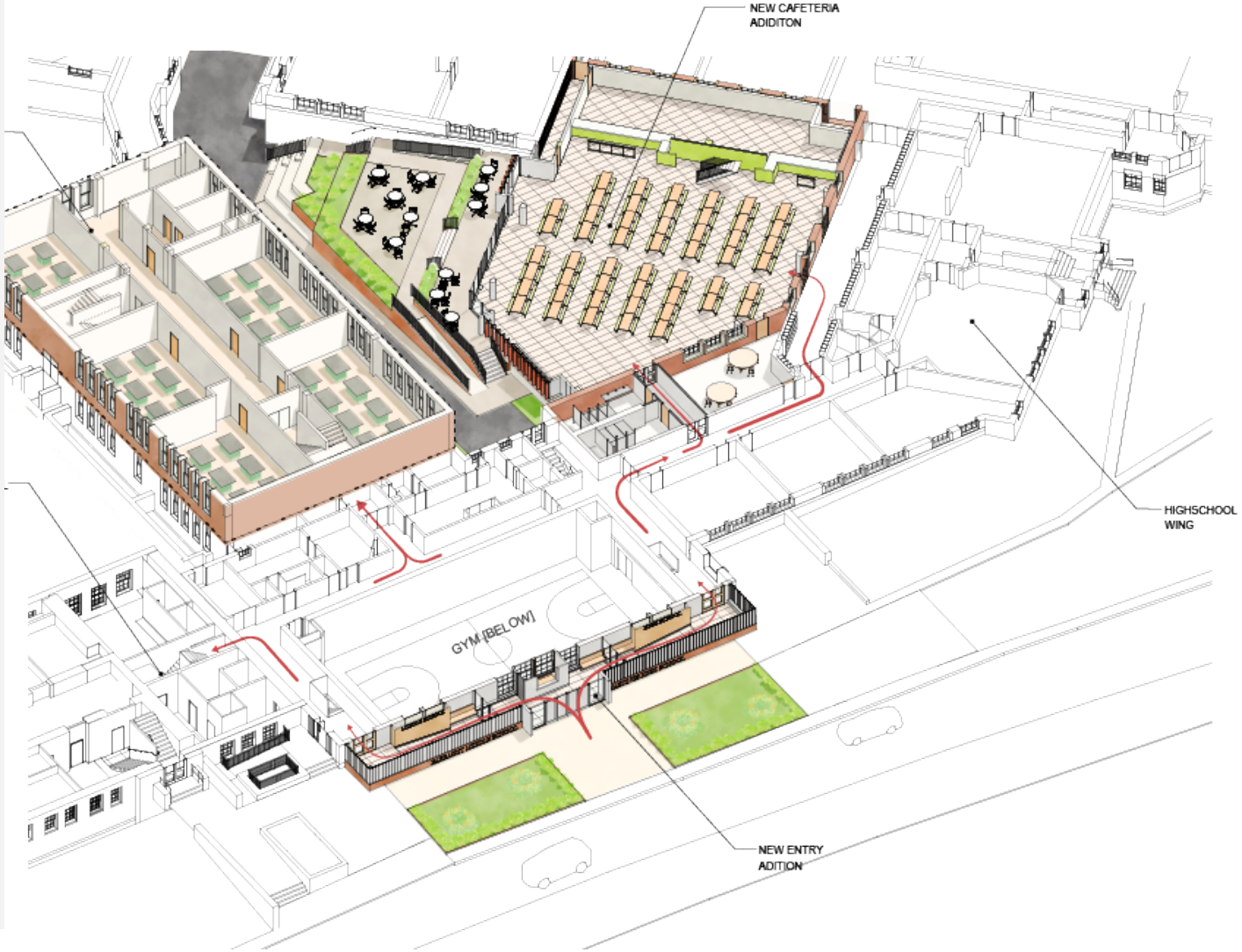
1. Moving Cafeteria out of top floor of Washington Wing to repurpose for FMS program space.
2. Addition of new accessible entry.
3. Reprogram and renovate the Washington Wing.

Proposition #2

Additions & Renovations
to the Farragut Complex

$19,049,461

Passed on 6/17/25



PBDW ARCHITECTS
Reaching Back | Designing Forward

Collaborative Process

Proposition #2

PBDW ARCHITECTS
Reaching Back | Designing Forward

Creative Steering to
Deliver Aesthetic
& Program Expectations

LAN ASSOCIATES

Design Execution,
Code Compliance
& Documentation

HASTINGS

TRITON CONSTRUCTION

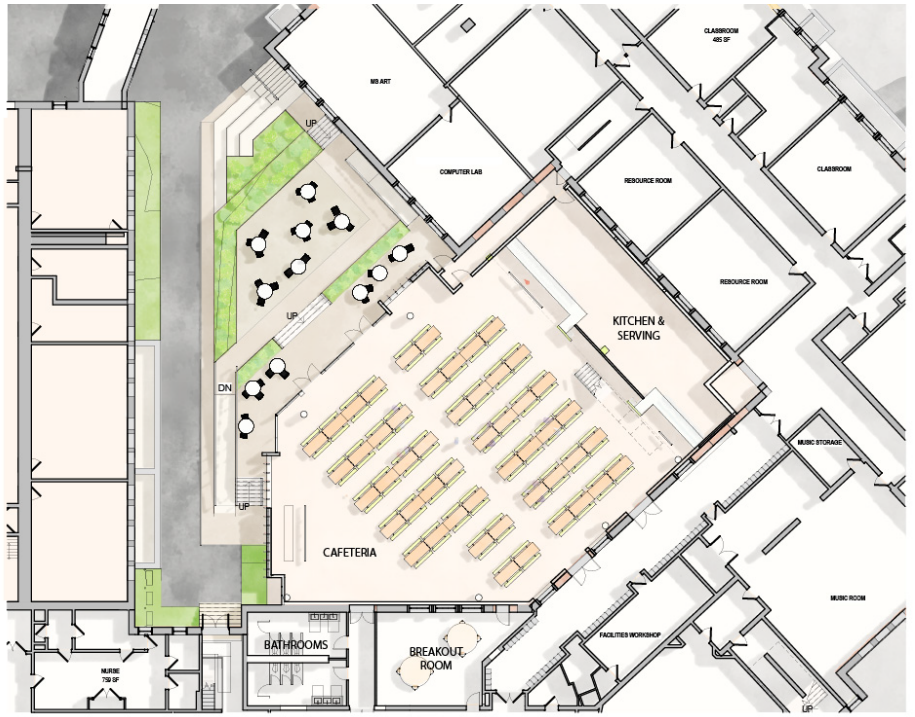
Cost Evaluations, Identify &
Evaluate Value Engineering
Options

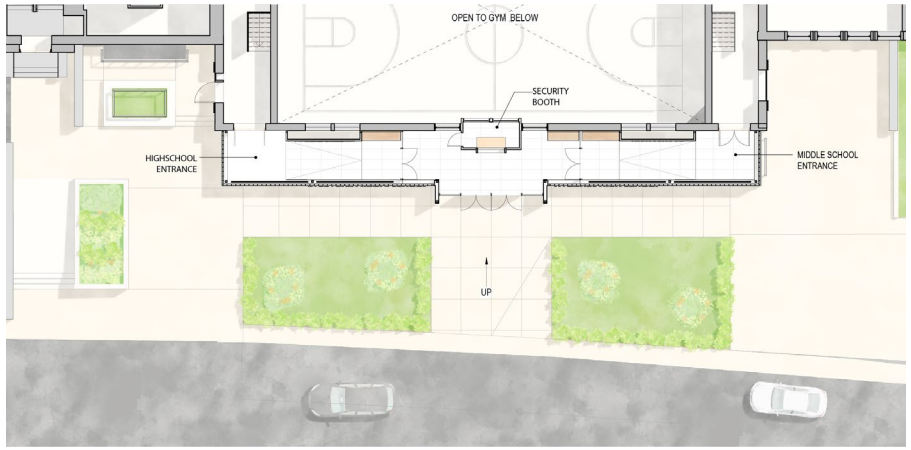
Progress Report: Proposition #2

Additions & Renovations to the Farragut Complex

Progress Report - Executive Summary:

- On May 29, 2026, the permit documents were submitted to NYSED so the construction documentation could be finalized while awaiting review.
- In July, LAN received a significant amount of review comments by a new reviewer at the NYSED, and NYSED directed the school district to submit additional documents supporting the need for the project.
- LAN is preparing an addendum to address review comments for the work which includes review comments for Proposition #1 and Proposition #2.
- The additions and renovations (Proposition #2) will be bid with the deferred envelope restoration work and MEP improvements (Proposition #1) after obtaining a building permit from the NYSED.



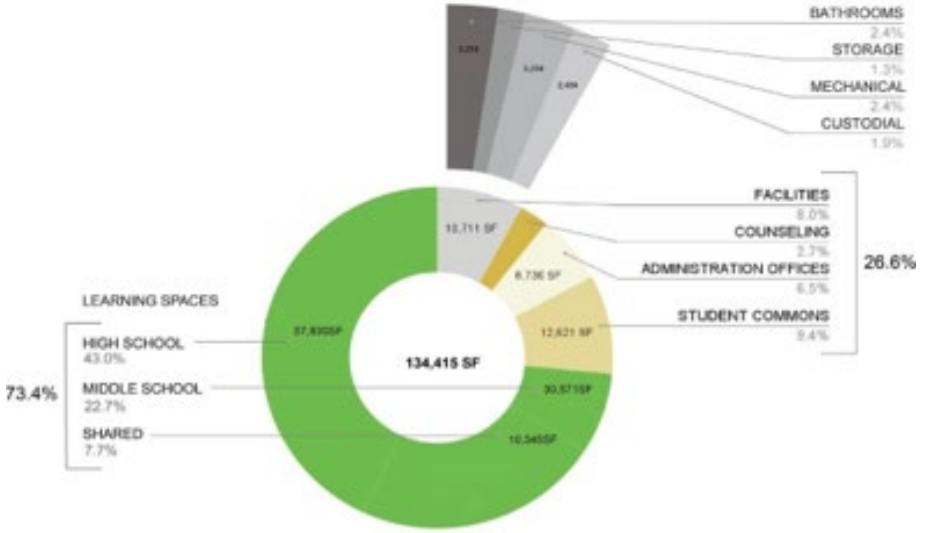


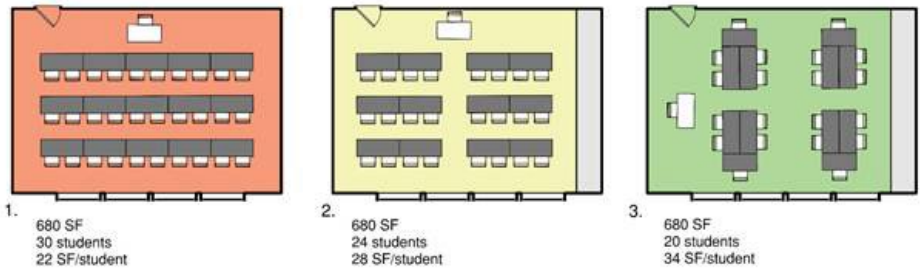
Progress Report: Proposition #2

Additions & Renovations to the Farragut Complex

Progress Report:

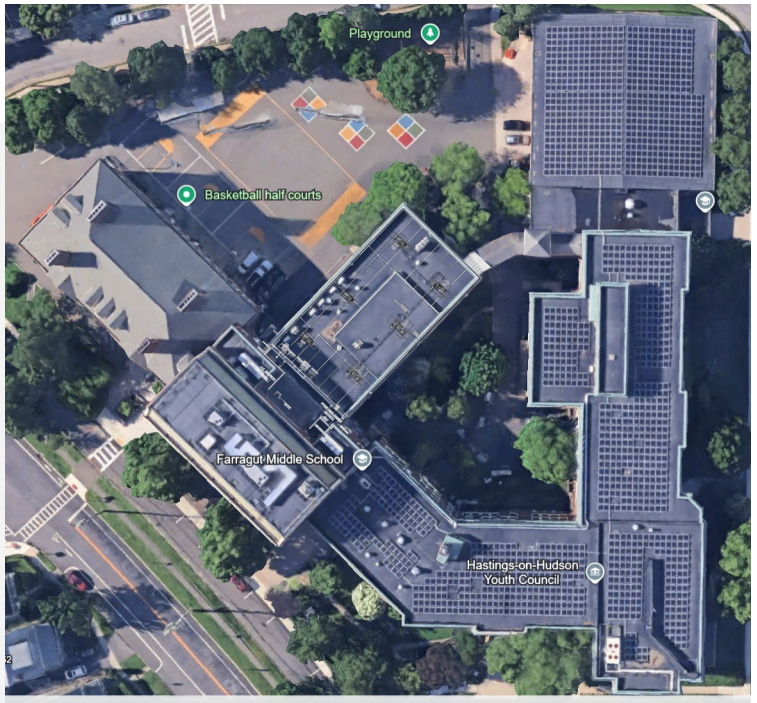
- NYSED directed the school district to submit additional information such as a Facility Needs Assessment, enrollment projections, Special Ed Space requirements, drawings depicting the existing and proposed conditions and various workbook forms.
- Preparation of these documents typically requires 2-4 months to complete and requires a tremendous amount of involvement and input from the school district.
- LAN redirected staff working on the project to prepare the additional information. Progress towards responding to code review comments and preparing the construction documents were put on hold to prepare additional documents.





Progress Report: Proposition #2

Additions & Renovations to the Farragut Complex



Progress Report – Energy Code Compliance Challenges:

- The NYS Building Code was updated in January 2026 (after the referendum was passed, and after a substantial portion of the project was designed).
- New energy code provisions were adopted, and on-site renewable energy is now required by code. LAN evaluated this code requirement and believed the building complied with the code because of the existing on-site photovoltaic installation. NYSED suggested obtaining a variance from the Department of State.
- LAN unsuccessfully pursued a variance from the Department of State, so we reviewed the requirements of ASHRAE 90.1 and discovered similar code requirements. This effort took several months to unfold.
- LAN and the School District have explored options to install new photovoltaic (“PV”) panels on the building. LAN believes the upper portion of the Washington Wing roof could be a good location to install a new PV array. LAN has scheduled a site visit on 9/14/26 with Murray Engineering and the District to evaluate the roof structure in the area and determine if it is adequate for a solar installation.
- Documentation of the building envelope is being finalized to address some of the new code requirements expressed by NYSED during the code review.

Progress Report: Proposition #2

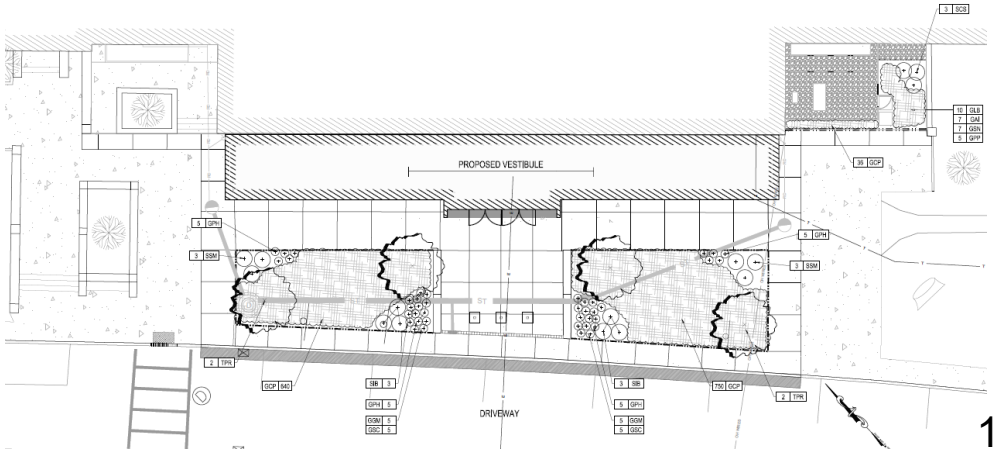
PBDW ARCHITECTS

Additions & Renovations to the Farragut Complex

Progress Report – Design Update:

- The major design elements remain the same as the Design Development drawings delivered by PBDW early this year.
- Design detailing and coordination is progressing with LAN's construction documentation and engineering team.
- Budget reconciliation was needed, eliminating the occupied Cafeteria roof, which is now mechanical space.
- Interior finishes have been reviewed and selected- and can be present to the board at the next meeting.
- Interior detailing is progressing and being finalized with LAN There are two large trees at the front of the school that will be removed. As these trees have approached the end of their life span, their limbs extend over the building creating risk and maintenance challenges. Construction of the addition cut and undermine their root system.
- There will be trees and landscaping planted in their place. The landscape plan specifies a significant number of planted areas at the courtyard and front entry.





Progress Report: Proposition #1 & #2

Schedule Update & Logistics Coordination

Forecast:

- Permitting: LAN is preparing Addendum #2: Optimistically, NYSED will review the additional documentation by late Fall. LAN believes that NYSED will review Addendum #2 in 10-15 days. If there are no further review comments, NYSED will likely issue a building permit by mid-November. If there are additional review comments, LAN will prepare another addendum.
- Bid Period: The remaining work for Proposition #1 and Proposition #2 are trending towards a bid period in Early 2027.
- Construction Start Date: The project is trending towards a bid award in Spring 2027, with a mobilization period in the Spring, and significant construction starting in the Summer of 2027.

Proposition #3: Athletic Field Improvements

The Burke Estate - Athletic Facility

Project Goals:

1. Extend hours of use and minimize loss of use
2. Consolidate HS athletics to the Burke Estate.
3. Improve playability of surfaces by conversion of two natural turf fields to artificial surface and upgrades to existing natural grass fields (four fields total)
4. Improve player and spectator experiences.
5. Improve site access for the mobility impaired.
6. Improve drainage and stormwater management.
7. Preserve natural wooded look around estate

Proposition #3

Athletic Field Improvements

$8,171,259

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Proposition #3: Athletic Field Improvements

The Burke Estate - Athletic Facility

The LA GROUP
Landscape Architecture & Engineering P.C.



Before



After

Progress Report: Proposition #3

Athletic Field Improvements at the Burke Estate

Progress Report:

- The school district has a ~$5.8M construction contract for the project, and we're currently trending under the pre-construction budget.
- The project started construction on or around 5/28/26 and is progressing on schedule.
- As anticipated some rock was found during excavation and has been removed from the site.
- The school district will make additional improvements to the baseball field (batting cage, bullpens, extended backstop and fence replacement).
- Some stormwater infrastructure work has started. Routine weekly SWPPP inspections are being performed, and stormwater management has been controlled with no off-site impacts.
- Weather permitting, construction will be completed by the end of 2027.



Progress Report: Proposition #3

Athletic Field Improvements at the Burke Estate

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Site Clearing & Removals









Rock Removal





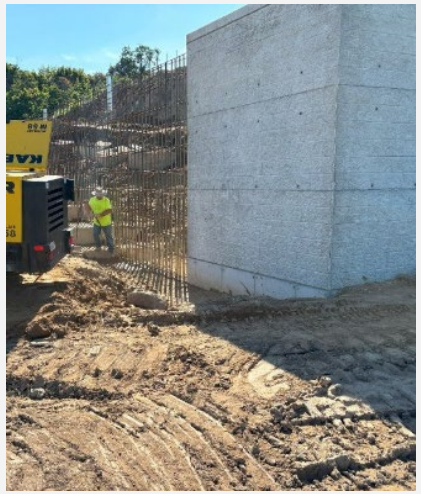
Progress Report: Proposition #3

Athletic Field Improvements at the Burke Estate

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Landscape Architecture & Engineering P.C.

Concrete Retaining Wall Complete







Stormwater Infrastructure





Progress Report:

Cost Estimating & Budget Evaluation

Summary:

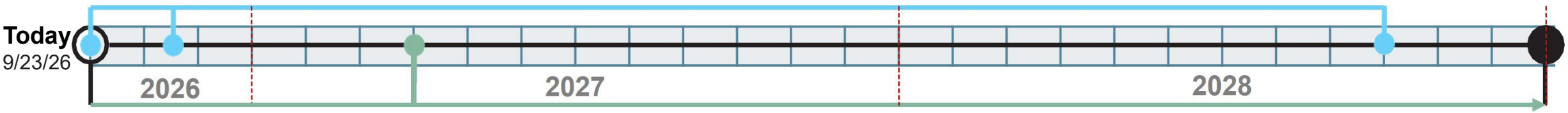
- Triton has completed their reconciliation of the NYSED submission package. Using the established budget, Triton compared the available funding for the Farragut MS/HS work against the reconciled cost estimate. The available $20M budget consists of the remaining MEP allocation for Proposition #1 combined with the budget for Proposition #2.
- Based on the current design, Triton estimates the construction work will cost ~$20M.
- This cost projection continues to include a >$500K design contingency and 5% construction contingency.
- Given the stage of design and the level of contingency presently carried, Triton believes the project is effectively aligned with the established budget and is in a strong position as the team advances toward final construction documents and bidding.
- Moving forward, several scope items have been removed from the base cost estimate and are suggested to be included as Add Alternates to provide the school district with flexibility to award contracts.
- Overall, the reconciliation confirms the project remains aligned with the school district's budget and Triton believes the project is well-positioned heading into the final stages of design documentation.

Project Schedule

Proposition #2 (& Remaining Work for Proposition #1)

File Preliminary Submission & Addendum #2
October 2026

Substantial Completion
Fall 2028



NYSED Review
4th Quarter 2026

Bidding
1st Quarter 2027

Construction
Summer 2027 – Fall 2028

Questions?

LAN ASSOCIATES

PBDW ARCHITECTS
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