



**Interscholastic Athletic Facility
Pre-Construction Update**

HESTER

UNION FREE SCHOOL DISTRICT

October 7, 2026



Key Team Members

the Palombo Group



William Devine

Project Manager
Construction
Management

LAN
ASSOCIATES



**Matthew
Milnamow, AIA**

Vice President
Architect

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



**Robert
Kerman, RLA**

Associate Principal &
Landscape Architect

LAN
ASSOCIATES



**Danielle
Farrell, AIA**

Assist. Vice President
Architect

Agenda

1. NYSED Approval Status / Bidding of Work
2. Project Scope
3. Pre-Construction Process
4. Construction Contracts
5. Bid Award Phase
6. Project Milestone Schedule
7. Important Things to Remember
8. Q&A



NYSED Approval Status/ Bidding of Work



NYSED

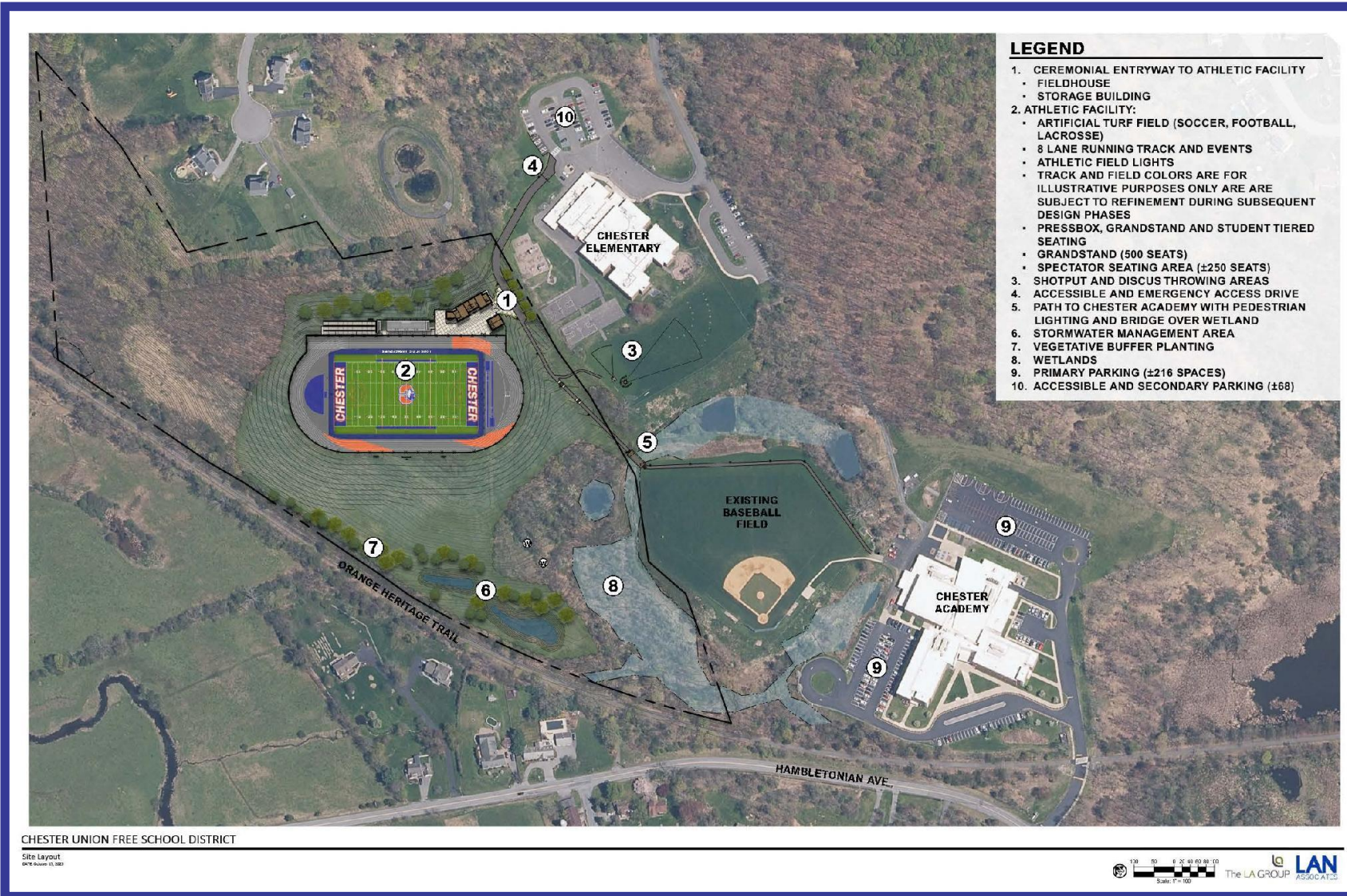
- Project Submitted July 12, 2026
- Project **APPROVED** September 14, 2026

Bidding

- Out to Bid: October 1, 2026
- Pre-Bid Meeting: October 7, 2026 (Today)
- Bids Due: October 29, 2026
- Bid Review: October 30 - November 13, 2026
- BOE Award: November 18, 2026
- Kickoff Meeting: End of November



Athletic Facility: Overall Proposed Site Plan





Athletic Facility: Enlarged Proposed Site Plan



LEGEND

1. ENTRYWAY TO ATHLETIC COMPLEX
2. FIELD HOUSE
3. STORAGE BUILDING
4. ATHLETIC COMPLEX:
 - TURF FIELD (SOCCER, FOOTBALL, LACROSSE)
 - 8 LANE RUNNING TRACK AND EVENTS
 - FIELD LIGHTS
 - TRACK AND FIELD COLORS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO REFINEMENT DURING SUBSEQUENT DESIGN PHASES
5. 500 SEAT GRANDSTAND WITH PRESSBOX
6. STUDENT TIERED SEATING AREA
7. SCOREBOARD AND FLAG POLE
8. CONNECTION TO THROWING AREA AND CHESTER ACADEMY

CHESTER UNION FREE SCHOOL DISTRICT

Sports Complex
04/10/2024

Scope of Work

New Athletic Sports Facility

- Synthetic Multi-Purpose Field
- Bleachers / Press Box
- Track and Field Events
- Sports Field Lighting
- Sports Field Scoreboard
- Sports Field Public Address System

New Field House

- Team Rooms
- Trainer's Room
- Public Restrooms
- Concession Stand

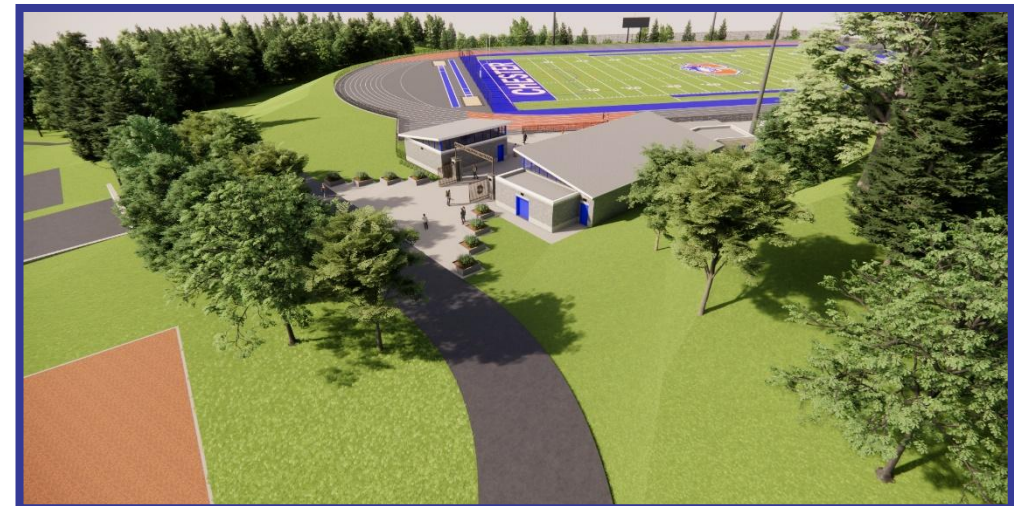
New Storage Building

- Athletic Storage
- Field Maintenance Storage



Pre-Construction Process

- Cost Estimates – **Complete**
- Site Logistics Plan – **Complete**
- Milestone Schedule – **Complete**
- “Front End” Specifications – **Complete**
 - Bid Forms
 - General Conditions / Contracts
 - Scope of Work Summaries
 - Milestone Schedule
 - Alternates
 - Allowances / Unit Prices
 - Temporary Facilities





Construction Contracts

Public Bid Contracts:

- GC: General Construction Work
- PC: Plumbing Construction Work
- MC: Mechanical Construction Work
- EC: Electrical Construction Work
- SC: Site Work/Sports Field Construction

State Contracts:

- Bleachers / Press Box
- Sports Field Lighting
- Score Board
- Synthetic Field Turf
- Rubber Track Coating





Bid Award Phase

“Goals for a Successful Bid”

- Solicit contractors to assure competitive bidding
- Contracts have been broken out to bring the most value back to the district
- Schedule and conduct pre-bid conferences
- Advertise for the project and notify the local plan houses
- Publicly open bids, tabulate and evaluate bids
- Qualify the low bid prime contractors
- Develop recommendations for award of prime contracts





Project Milestone Schedule



*Factors that could Influence Construction

NYSED Permitting Duration - Start Date
NYS DEC Tree Felling Window 11/1-3/31 - Tree Felling by CUFSD 1/5/26-3/31/26
Weather - Delivery Method: CoOp vs Competitive Bid



Important Things to Remember

- Students and staff safety is **FIRST PRIORITY**
- Construction workers and students / staff will be separated
- All contractors are required to display identification when on site.
- Construction Manager has full time supervision during construction



Questions?

