



Public Schools of the Tarrytowns

2023 Capital Bond Project

High quality 21st century education to meet the needs of all learners of culturally, ethnically, and economically diverse backgrounds.



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Brian Fried, Assistant Superintendent for Business
Anthony DeMan, Director of School Facilities
Michelle DeFilippis, BOE President
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Dan Larkin, Sleepy Hollow High School Assistant Principal
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Brianna Staudt, Community Member
Amy White, Community Member
Paul Tozzi, Arris Contracting
Daryl Mastracci, MEMASI
Tina Mesiti-Céas, MEMASI



Facilities Advisory Committee

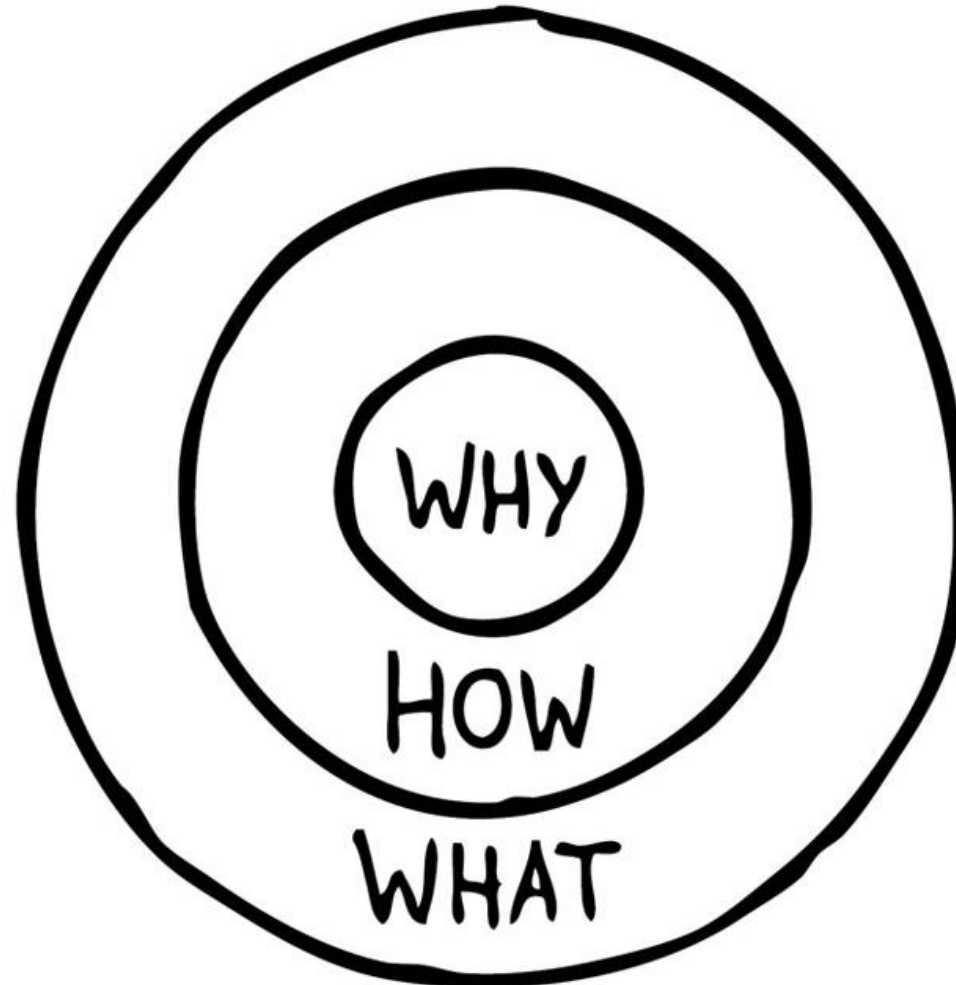
Dr. Ray Sanchez, Superintendent
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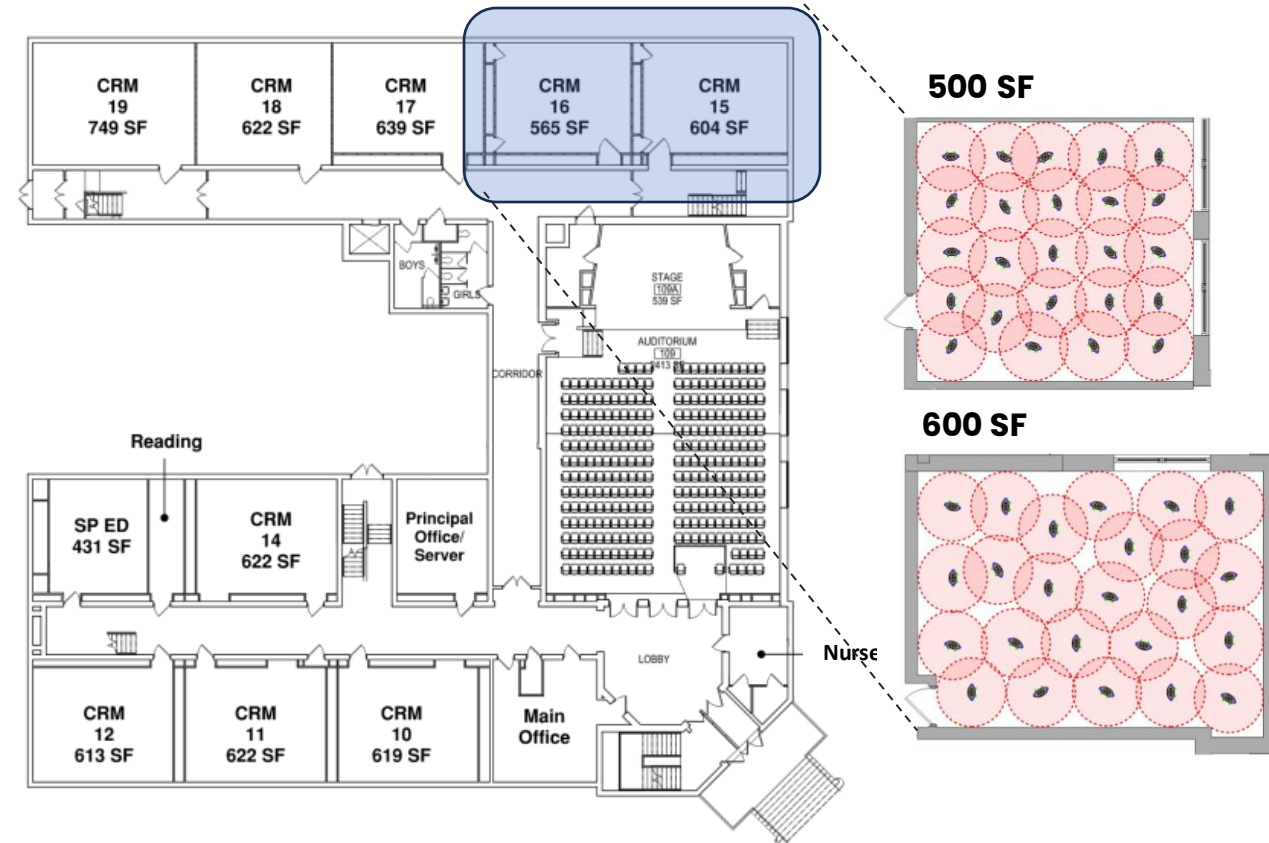
Why we do what we do – our cause, our beliefs





Winfield L. Morse (Gr 1-2)

- Classrooms are small, no flexibility
- Overall condition and appearance is uninviting
- Offices are disjointed; principal is separate, security officer is in lobby
- Nurse room is too small, outdated and internal bathroom is not handicap accessible
- Service providers are in make-shift spaces
- 4th Floor of original building is isolated, not easily accessible and lacks natural daylight
- Lacks modern school safety measures and secure entrance vestibule
- Building-wide:
 - antiquated heating and ventilation, electrical, and plumbing systems
 - current building codes, ADA compliance and accessibility
 - Sub-basement and basement flooding



First Floor Plan

Public Schools of the Tarrytowns

Rigor, Responsibility and Respect - Personalized Learning by Design

Challenges



Office & Bathroom Entrance



Winfield L. Morse (Gr 1-2)

Teacher's Workspace



Student Services



Music on Stage



Typical Classroom Door



Auditorium



Typical Classroom

MEMASI



Arris Contracting
Company, Inc.



Typical Corridor



Winfield L. Morse (Gr 1-2)



Classroom (Rm 19)

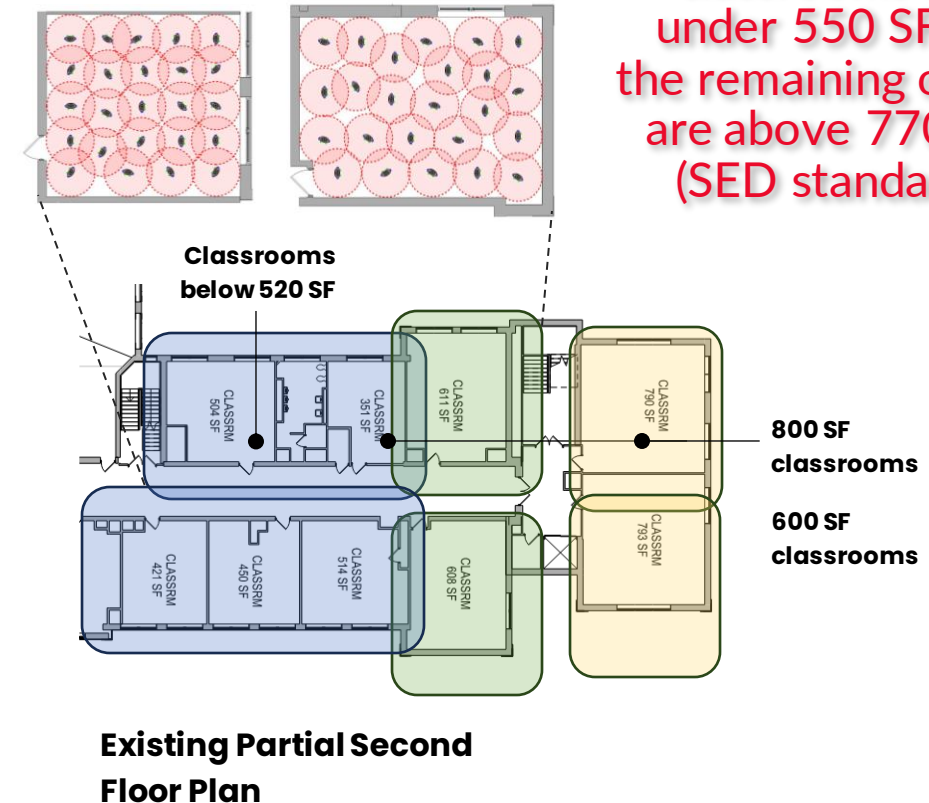


Gym Floor,
Bathroom and
Cafeteria Floor after
heavy rain in July
2023



Washington Irving Intermediate School (Gr 3-5)

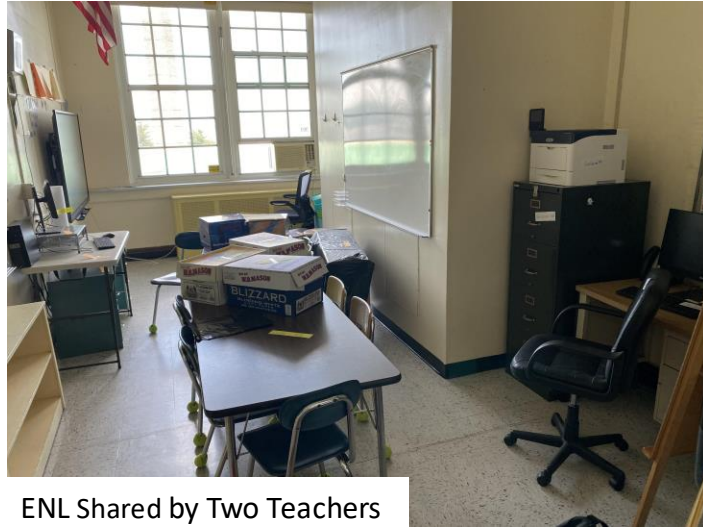
- Currently at 110% capacity, limiting creative instructional programs
- Lack of dedicated classroom space for specials:
 - Music is on a cart (no dedicated classroom)
 - Art will also be on a cart in 2024-25 school year when bubble group comes up from Morse
 - STEM will be a push-in model
 - Band instruction takes place in auditorium and Orchestra in a room off the cafeteria
- **13 out of 38 classrooms are under 550 SF, of the remaining only 9 are above 770 SF or 29 of 38 classrooms are under 770 SF (SED standard)**
- Building-wide:
 - antiquated heating and ventilation, electrical, and plumbing systems
 - modern school safety measures
 - current building codes, ADA compliance and accessibility (especially at the gym)



13 out of 38 classrooms are under 550 SF, of the remaining only 9 are above 770 SF (SED standard)



Washington Irving Intermediate School (Gr 3-5)



ENL Shared by Two Teachers



OT/PT in Girls Locker Room



5th Grade Classroom



Typical Classroom



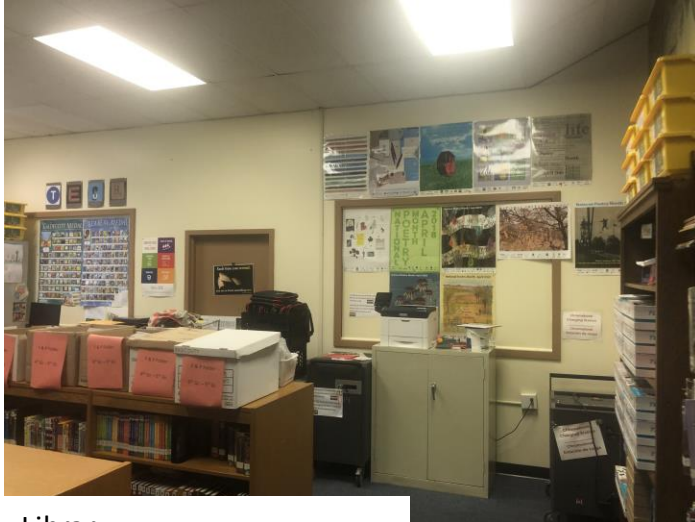
Social Worker Office



Speech Room



Washington Irving Intermediate School (Gr 3-5)



Library



Typical Classroom



Gymnasium

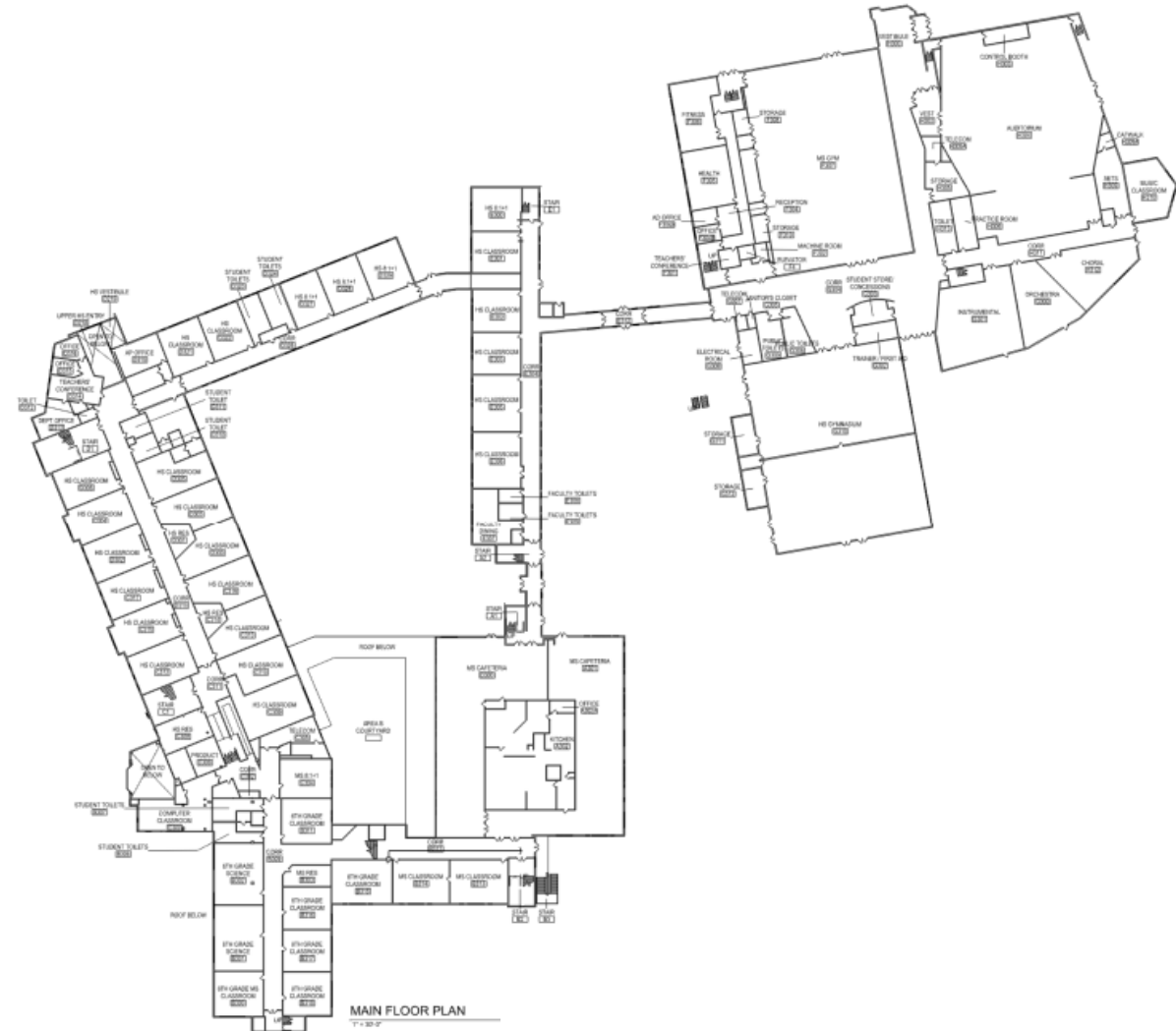


Typical Ceiling Condition



Sleepy Hollow Middle School High School (Gr 6-12)

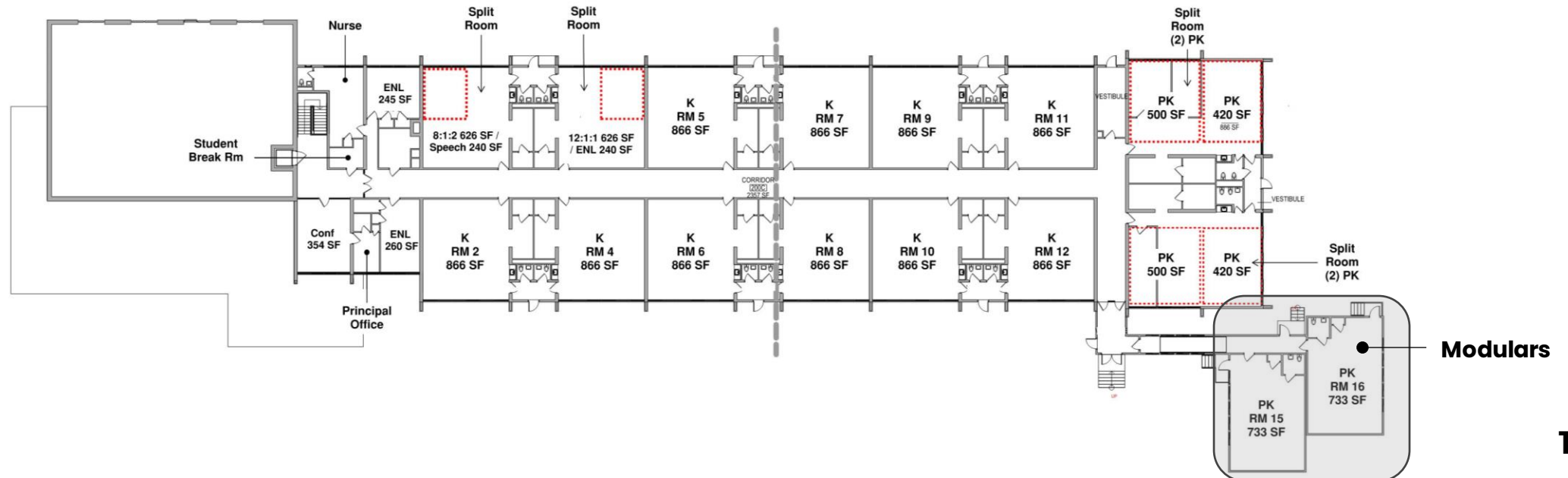
- Shared space between HS and MS is overutilized
- Lack of general classrooms and small group instruction
- Lack of Special Education/PPS spaces
- Lack of music spaces
- No Technology, STEAM or INNOVATION type space
- No room for program growth or innovative course creation





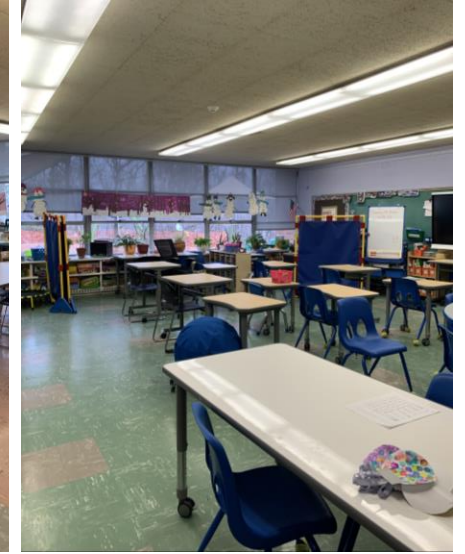
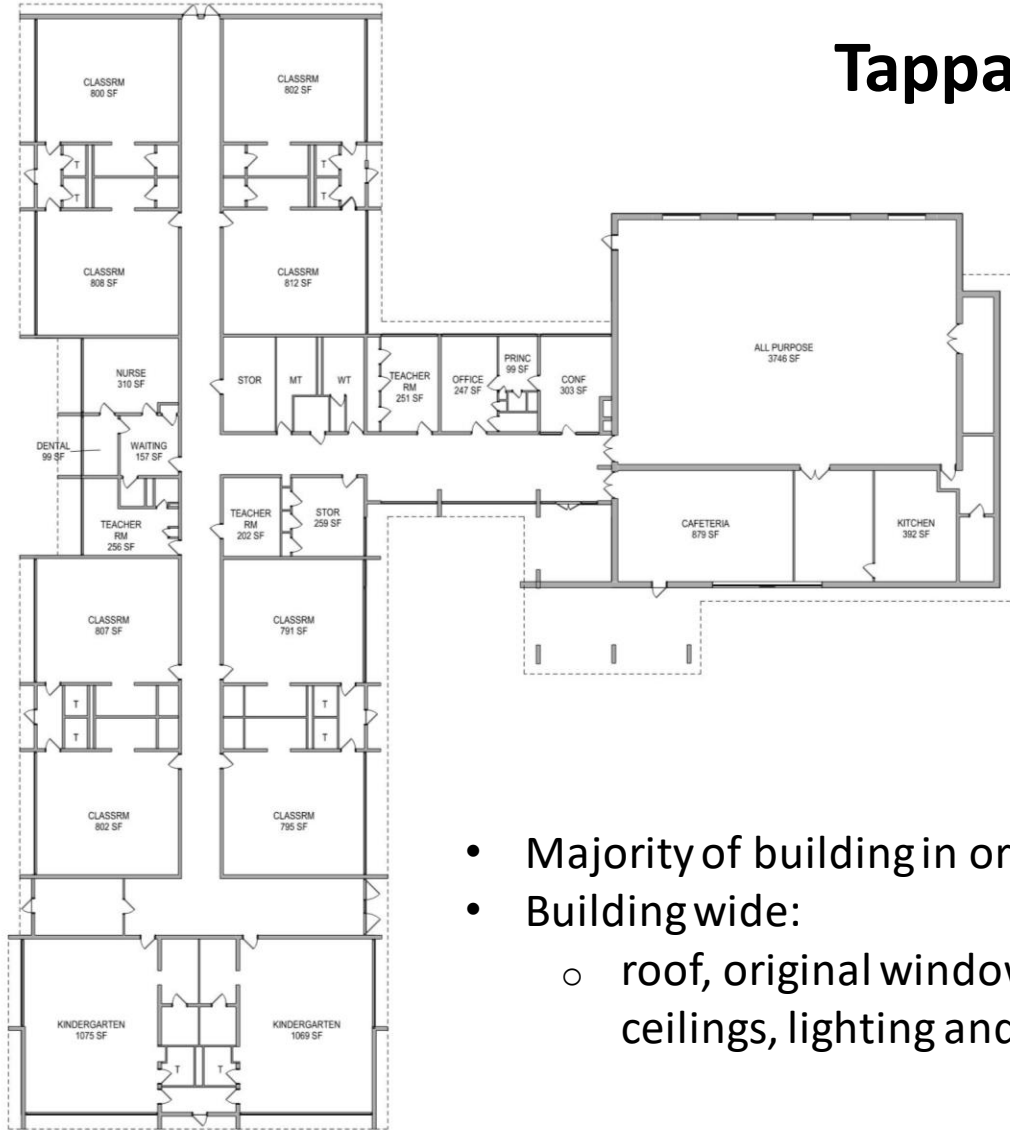
John Paulding Elementary School (Pk-K)

- Classrooms split to accommodate full-day Pre-K resulting in below standard classroom sizes and loss of space
- Student support services like Speech and ENL have been carved out of standard classrooms resulting in loss of general classroom space and small special education classrooms
- Offices, including the school psychologist's and social worker's offices are in spaces ½ the size of what they should be
- Security Officer in Vestibule
- Modulars, now housing PK, are beyond their useful life
- Building wide interior door & door hardware, flooring, and electrical and fire alarm systems

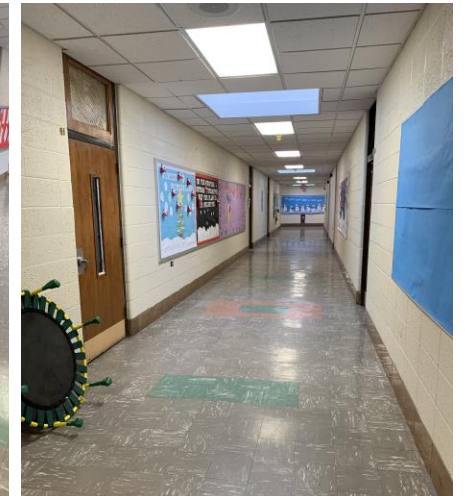




Tappan Hill School



- Majority of building in original state
- Building wide:
 - roof, original window system, flooring, ceilings, lighting and general finishes



Existing First Floor



We will take a 2-pronged approach to transform our schools

Instruction collaboration, creativity, communication and critical thinking

01 Learning Communities

From classrooms to learning centers with flexibility for individual study, traditional lecture & team-based learning with multiple teaching walls, media and write on surfaces

02 Extended Learning

Transparent break-out rooms, small group space, and conference rooms for independent and group work while maintaining supervision

03 Student Commons & Social Space

Flexible instructional space, community, event and social space zoned for small and large group and various learning modes

04 Technology / Innovation

Robotics, STEM/STEAM, Makerspace, Advanced Technologies, Building Sciences, Fashion, Art and Music

05 Student Wellness

Collocated for staff coordination and collaboration, and student use and comfort

Facilities

01 Safety & Security

Layering approach from exterior to interior; vestibules, exterior and interior doors systems, window systems, lighting and security devices

02 Health & Wellness

Healthy environments, clean filtered air, thermal comfort, lighting quality, clean drinking water, and sustainable building materials

03 Modern Infrastructure

Modern mechanical and electrical systems, improved efficiencies and energy savings

04 Accessibility

Access for all - Toilet rooms, interior and exterior entrance ways, doorways, site circulation and parking

05 Site Improvements

Athletic fields, parking lots, drives and roadways, sidewalks, exterior stairs and ramps and stormwater



Why do our facilities need transformation?

Key Takeaways

- 01** Our facilities face challenges and are impacting our ability to be innovative and provide a healthy and motivating learning environment, especially at the elementary level
- 02** Past investments focused on the middle school and high school to address increased enrollment, and as a result the infrastructure at our elementary schools is antiquated and continue to age
- 03** Overcrowding at WI and Morse continues to be a problem



Explored Scenarios including Peabody



Scenario 1:

Morse Additions & Renovations (GR 1-2)

- 4 story addition
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

WI Additions & Renovations (GR 3-5)

- 4 story additions
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

Sleepy Hollow MHS STEAM Lab Addition

John Paulding Additions & Renovations (GR PK-K)

- Vertical Expansion (6) instructional spaces
- Stair/Elevator addition
- Miscellaneous Infrastructure Upgrades

Scenario 4:

Morse Additions & Renovations (GR1-2)

- 4 story addition
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

WI Additions & Renovations (GR 3-5)

- 4 story additions
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

Sleepy Hollow STEAM Lab Addition

John Paulding (GR K assumes PK off-site or outsourced)

- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

Tappan – No Work

Scenario 2:

Morse Additions & Renovations (GR1-2)

- 4 story addition
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

WI Additions & Renovations (GR 3-5)

- 4 story additions
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

Sleepy Hollow MHS STEAM Lab Addition

John Paulding Minor Upgrades (GR K)

- Miscellaneous Infrastructure Upgrades

Tappan Minor Upgrades (GR PK)

- Miscellaneous Infrastructure Upgrades

Scenario 5:

Morse Additions & Renovations (GR1-2)

- 4 story addition
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

WI Additions & Renovations (GR 3-5)

- 4 story additions
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

Sleepy Hollow – No Work

John Paulding INNOVATION Center

- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

Tappan Addition & Renovations (Gr PK-K)

- Vertical Expansion and 4-Classroom Addition
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

Scenario 3:

Morse Additions & Renovations (GR1-2)

- 4 story addition
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

WI Additions & Renovations (GR 3-5)

- 4 story additions
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

Sleepy Hollow MHS STEAM Lab Addition

John Paulding (GR PK)

- Miscellaneous Infrastructure Upgrades

Tappan Renovations (GR K)

- Miscellaneous Infrastructure Upgrades

Scenario 6:

Morse Additions & Renovations (GR1-2)

- 4 story addition
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

WI Additions & Renovations (GR 3-5)

- 4 story additions
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

Sleepy Hollow – No Work

John Paulding INNOVATION Center

- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

Tappan Addition & Renovations (Gr K, assumes PK off-site)

- 3-Classroom Addition
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades
- **PK outsource or off-site**



Recommended Capital Project Program

Winfield L. Morse Additions & Renovations (Grades 1-2)

- 4 story, 6 classroom addition
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades

Washington Irving Intermediate Additions & Renovations (grades 3-5)

- 4 story, 11 classroom addition
- Interior Renovations, Infrastructure & Building Maintenance, HVAC Upgrades
- Turf Replacement and Bleacher Replacement

Sleepy Hollow HSMS Addition (grades 6-12)

- Building Classroom Addition
- Athletic Field Lights and Track Resurfacing

Tappan Hill Renovations

- Infrastructure Upgrades and Finish Replacements to Reoccupy
- Playground Replacement

John Paulding Renovations

- Removal of Modulars and Infrastructure Improvements

Public Schools of the Tarrytowns

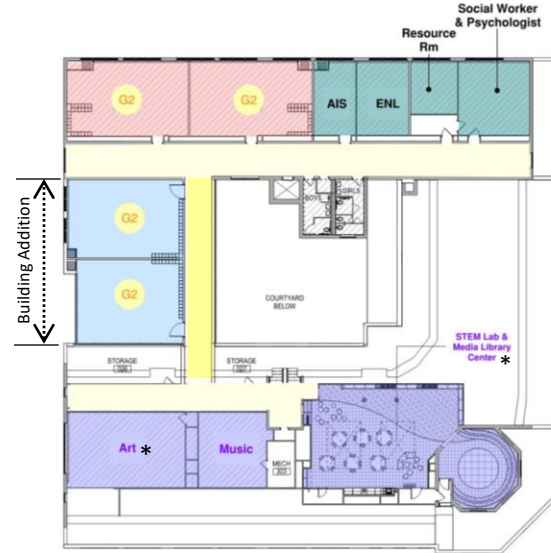
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Winfield L. Morse

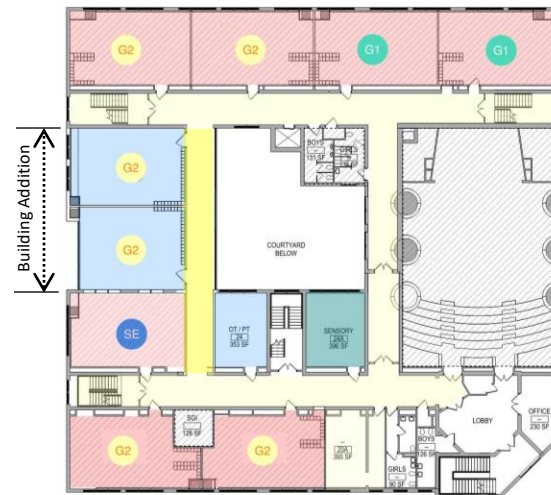


Proposed Project Highlights

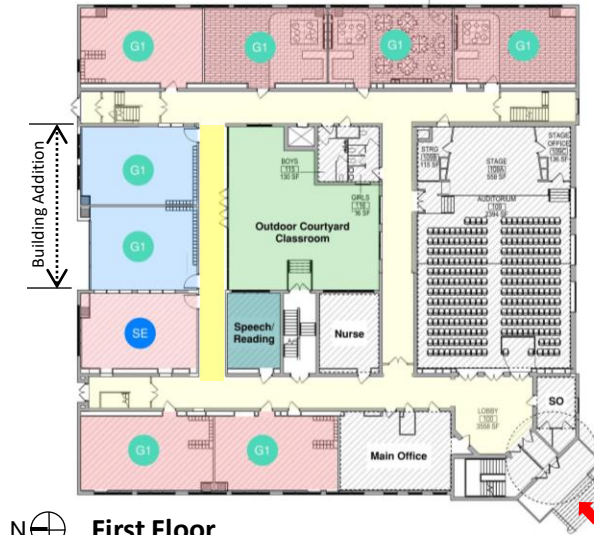
- Enlarge existing classrooms and **6 new classrooms** that meet State standards, enclosed secure outdoor courtyard classroom
- Overall building renovations; ceilings, lighting, and flooring
- Reorganization and upgrades; administrative offices, nurse room, and student support service space
- New corridor to connect 3rd floor and building wings, and improve overall building circulation
- Secure entrance vestibule & security office, new doors and door hardware, security systems, fire alarm and PA system
- ADA compliance and accessibility
- New heating, ventilation and air-cooling systems, electrical service upgrade, and improved energy efficiencies.



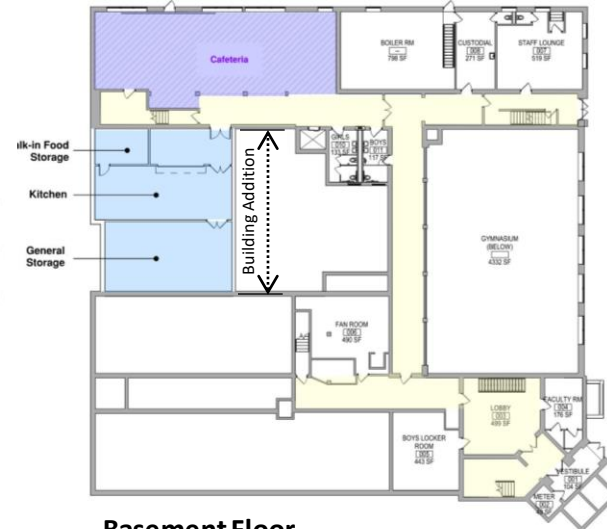
Third Floor



Second Floor



First Floor



Basement Floor

Program Legend

- 10 First Grade
- 10 Second Grade
- 2 Special Education (12:1:1)
- Student Services
- Essentials
- Building Addition
- Right-Sized Classroom
- Existing Circulation
- New Connector
- Renovations
- * Flex Space

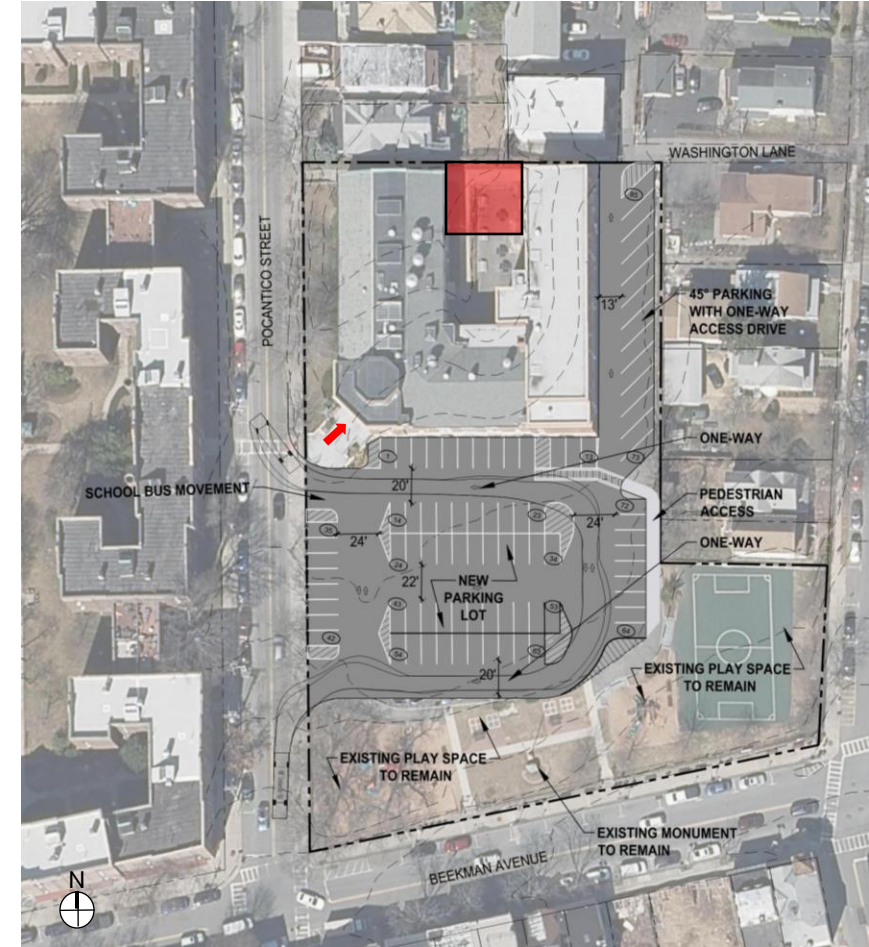
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Winfield L. Morse



Site Plan



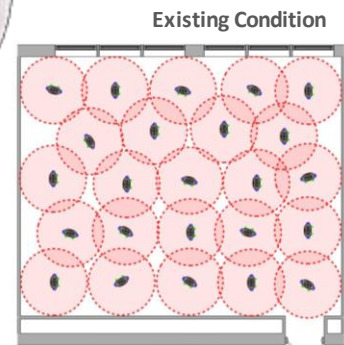
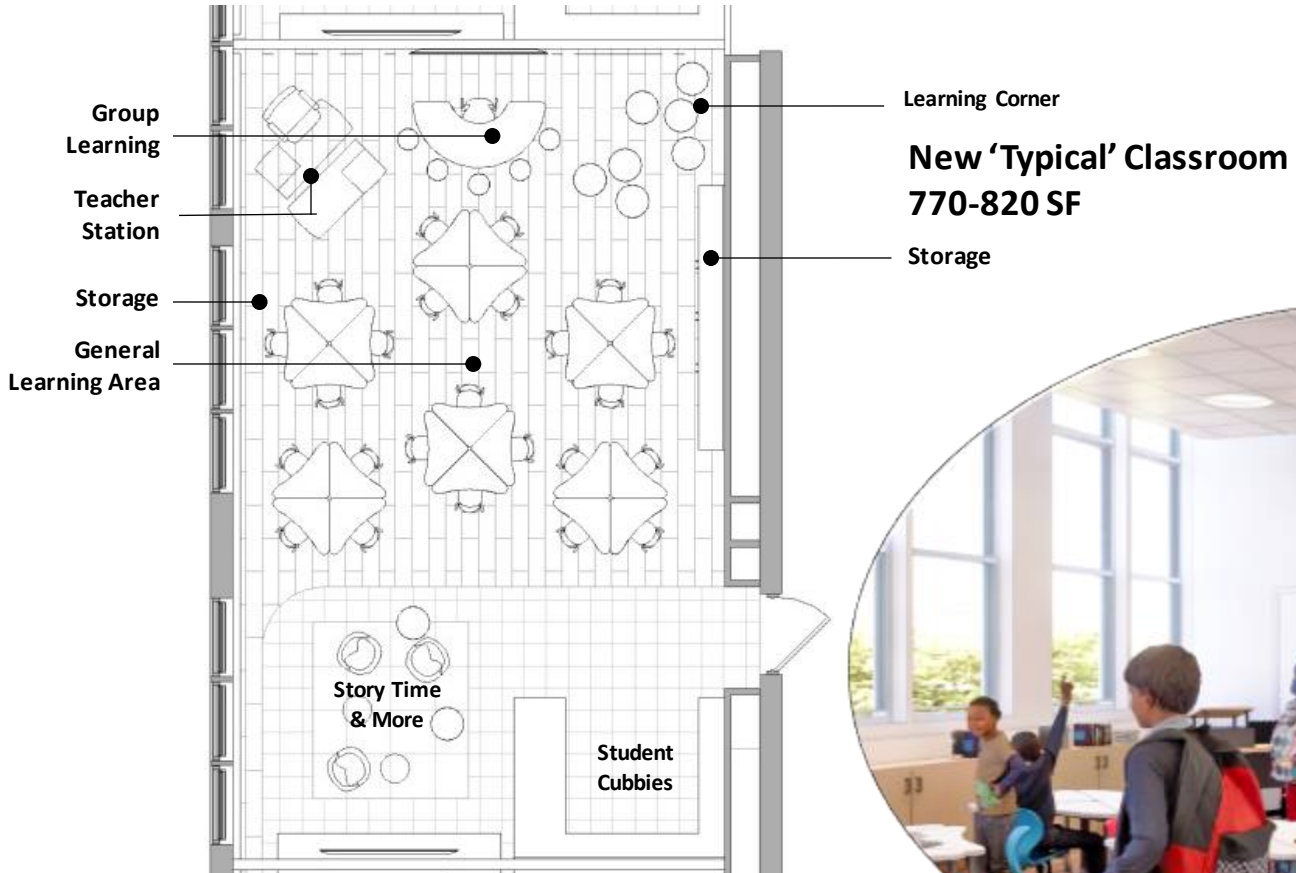
6 Classroom Addition



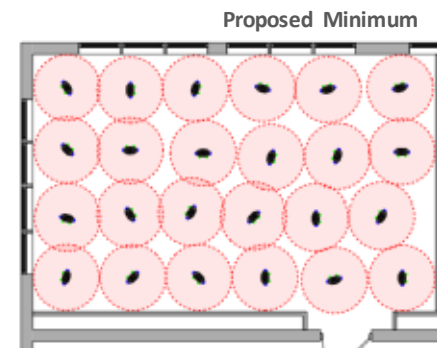
North Elevation



21st Century Classroom



620 sf



785 sf

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Winfield L. Morse



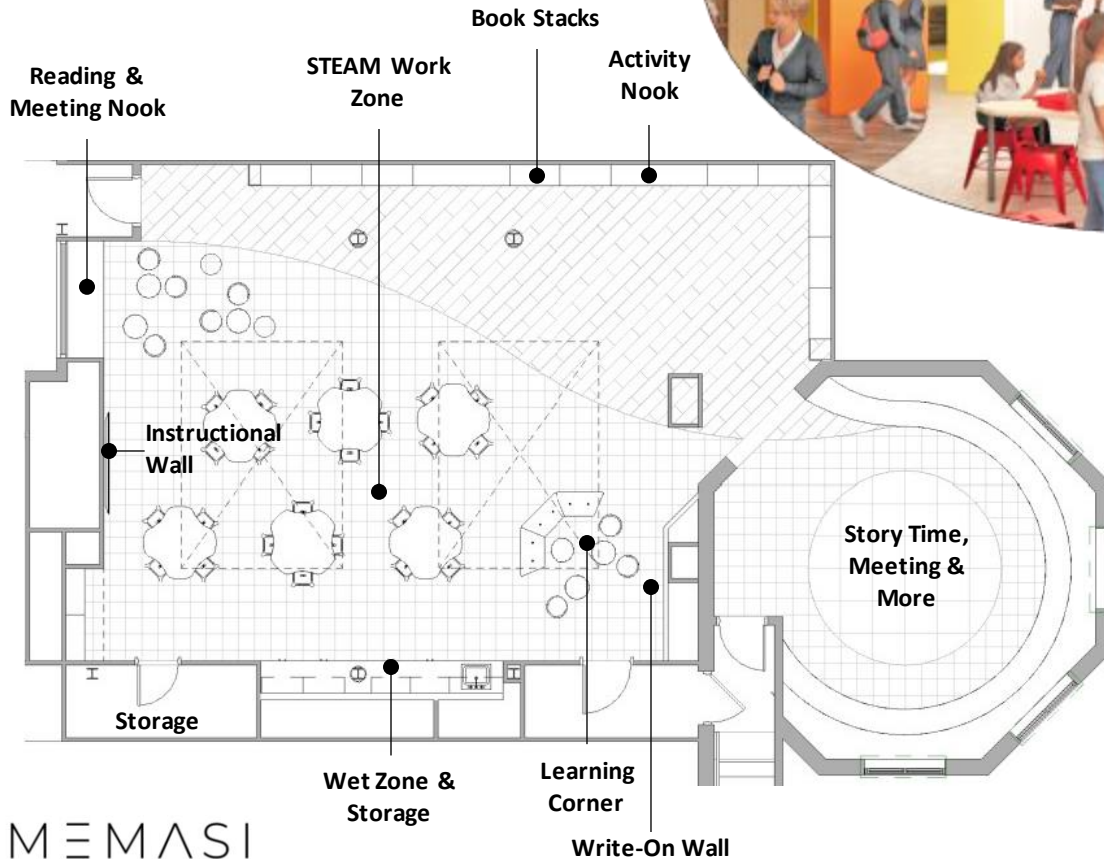
21st Century Classroom



MEMASI



STEAM Lab & Library



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Winfield L. Morse

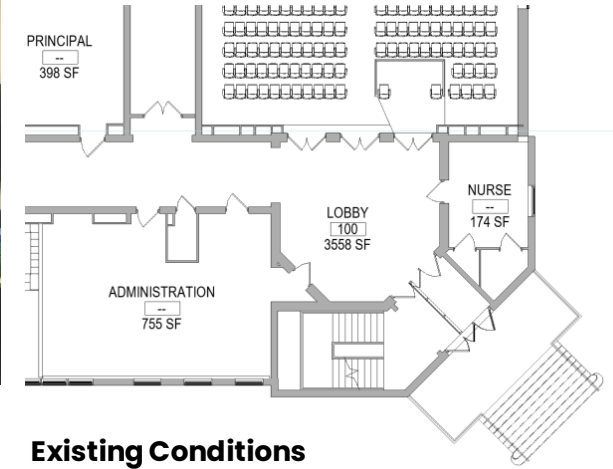
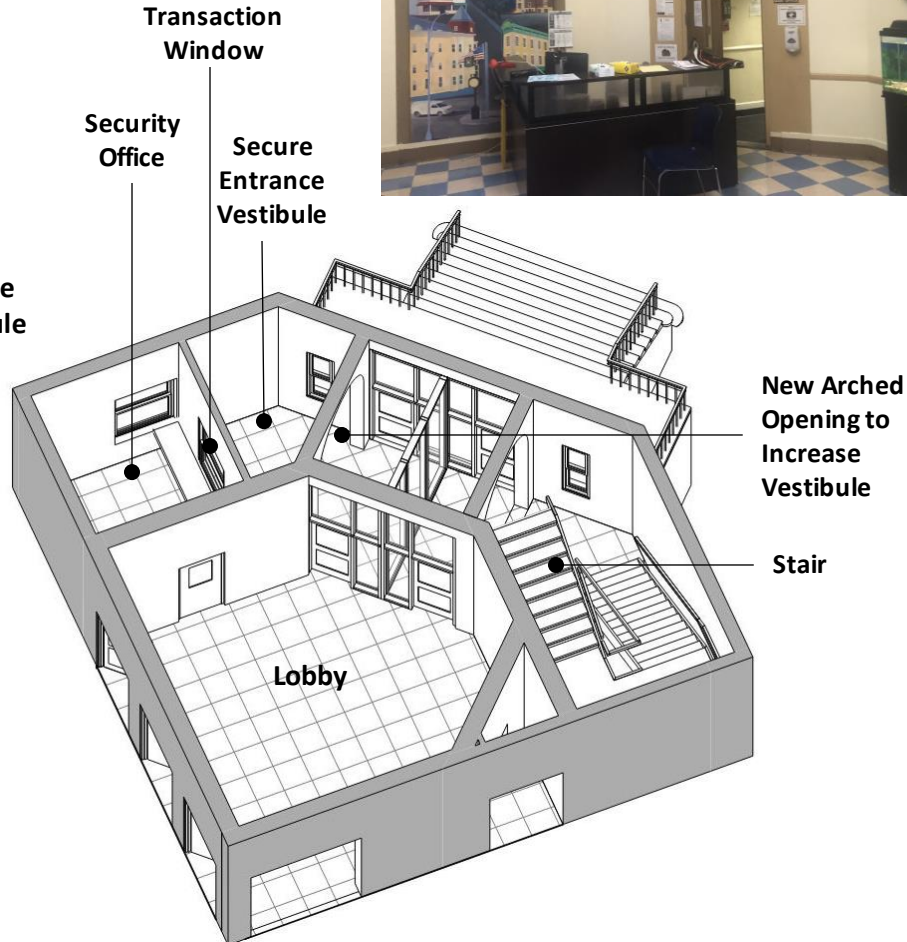
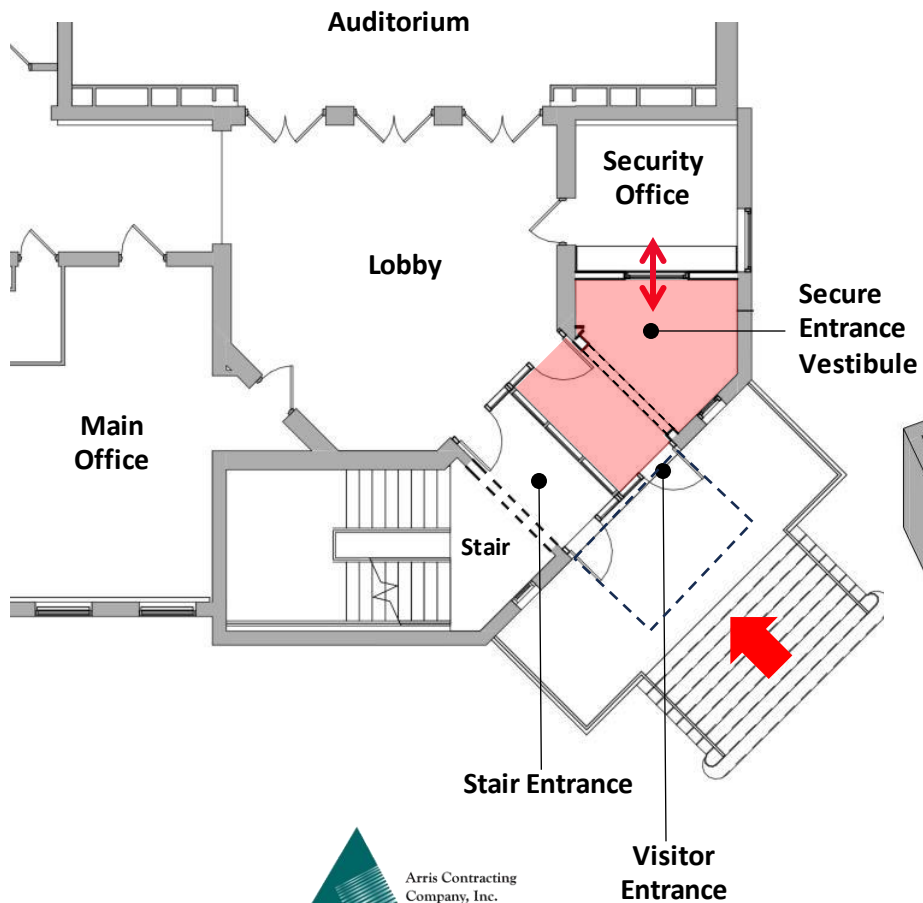


STEAM Lab & Library





Secure Entrance Vestibule



Existing Conditions



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Intermediate School



Proposed Site Plan



Existing Site Plan



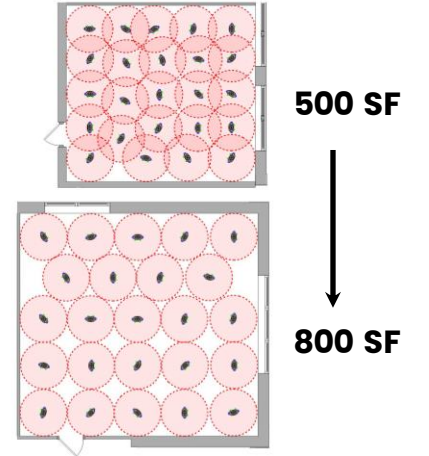
NOTES:

- A** REPLACE FRONT ENTRANCE STEPS AND ADD RAMP
- B** COURTYARD WITH WALKWAYS AND TABLES FOR LUNCH
- C** BUILDING ADDITION
- D** STORMWATER MANAGEMENT AREA
- E** NEW PLAYGROUND
- F** RESTRIPED AND REPLACE EXISTING PARKING LOTS (±90 SPACES)
- G** EXISTING RETAINING WALLS TO REMAIN
- H** REPLACE TURF CARPET
- I** REMOVE EXISTING BLEACHERS; REPLACE WITH 500 SEAT BLEACHER

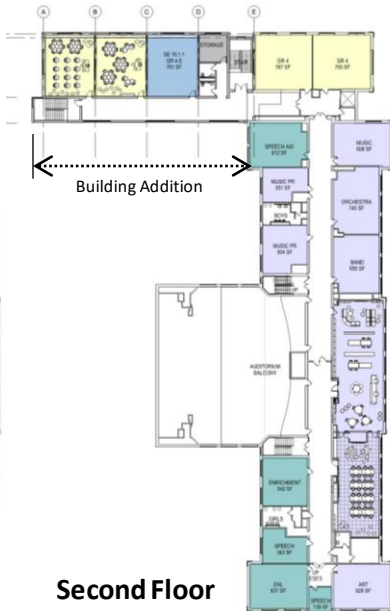
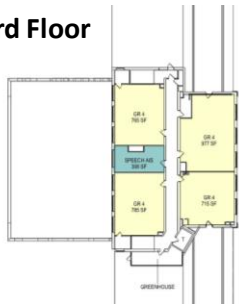


Proposed Project Highlights

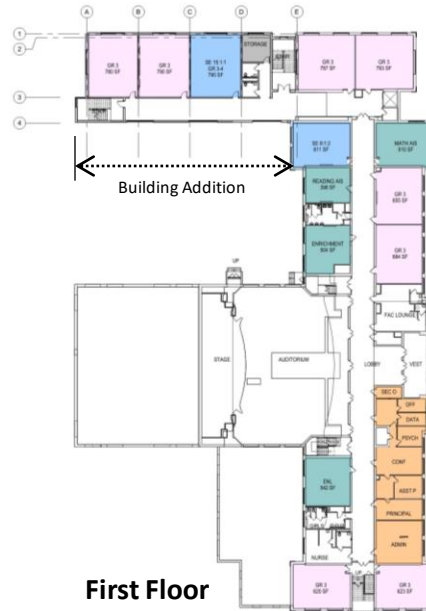
- **11 new classrooms** that meet State standard size
- Overall building renovations; ceilings, lighting, and flooring
- Reorganization and renovations; administrative space, student support service space, and specials like, art, music and library, and new STEAM space
- Security upgrades; new door and door hardware, security devices, fire alarm and PA system
- ADA compliance and accessibility; Gym elevator
- New heating, ventilation and air-cooling systems, electrical service upgrade, and improved energy efficiencies
- Turf Replacement, bleacher replacement and new playground



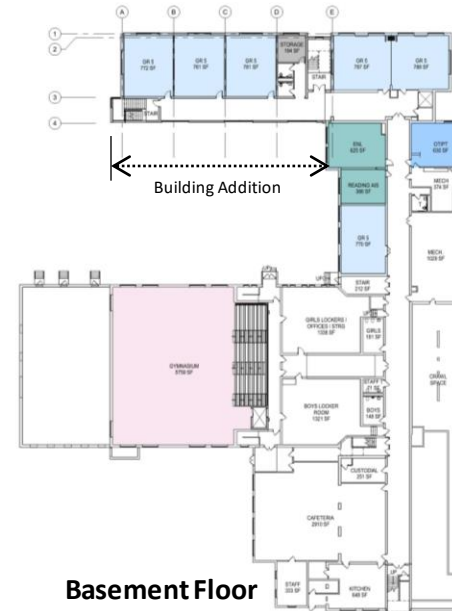
Partial Third Floor



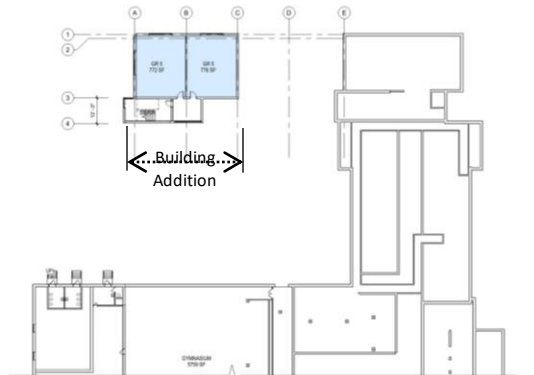
Second Floor



First Floor



Basement Floor



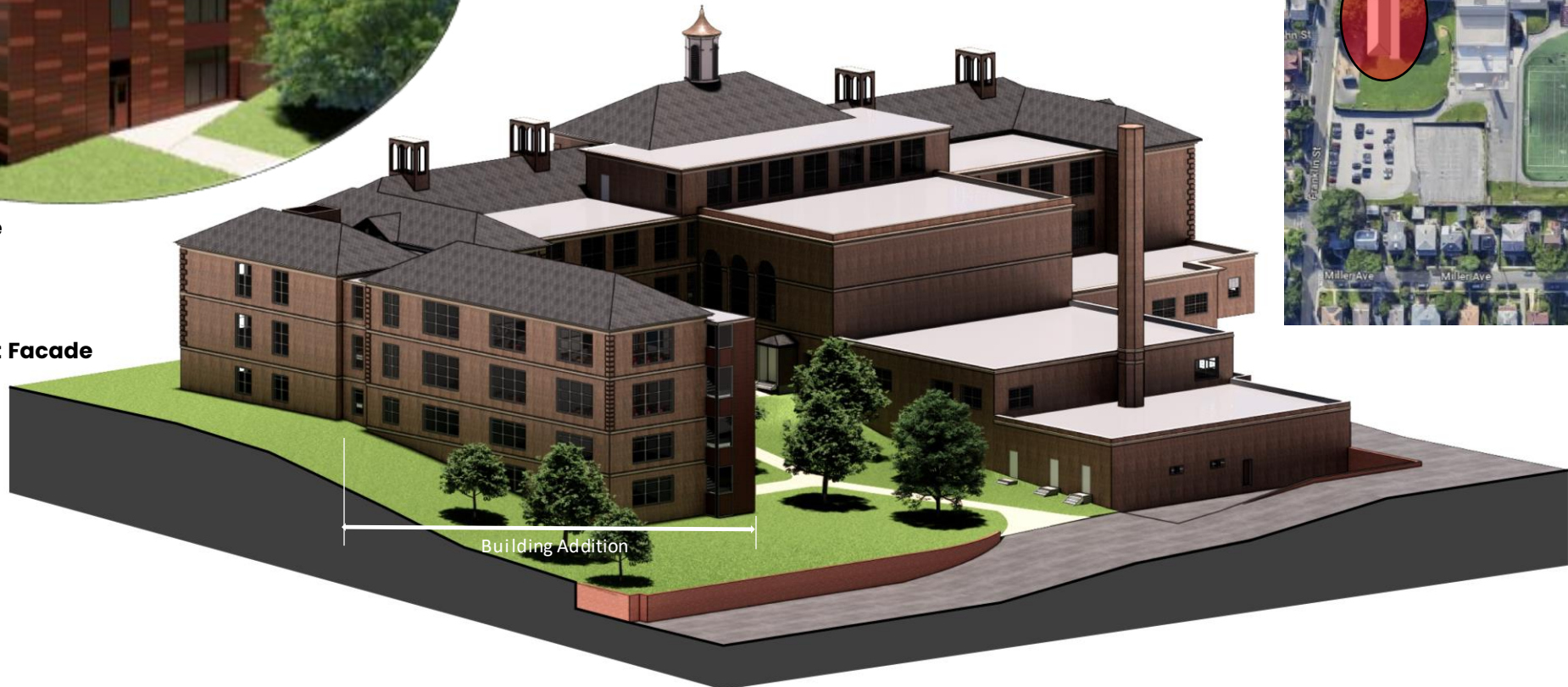
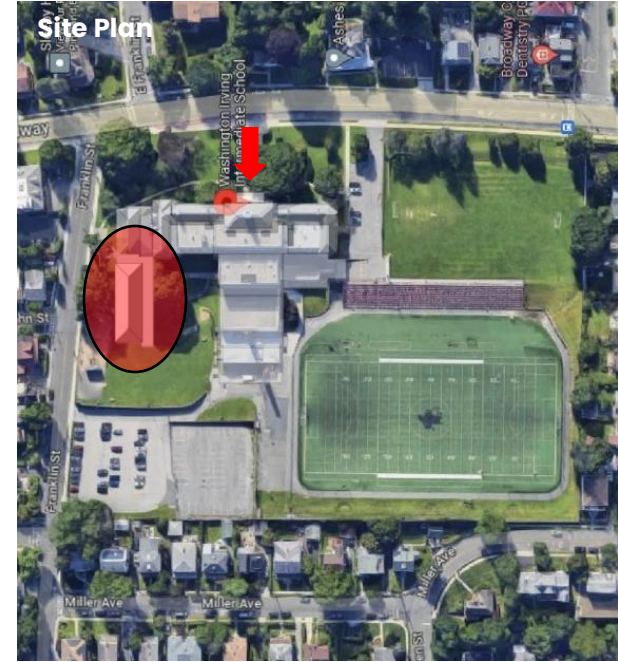
Partial Sub-Basement Floor



11 Classroom Addition



Courtyard Facing Facade



Franklin Street Facade

Building Addition



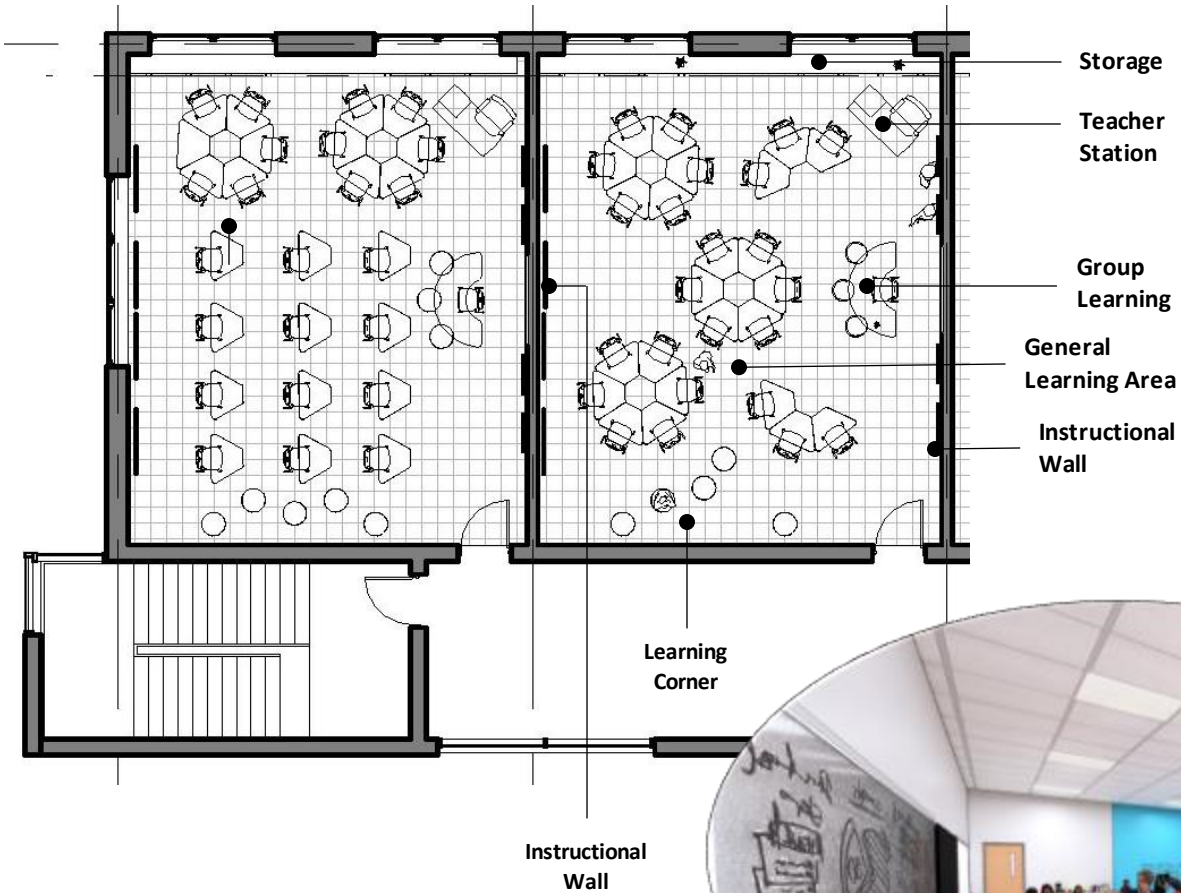
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Washington Irving
Intermediate School



21st Century Classroom



New 'Typical' 800 SF Classroom

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21st Century Classroom



MEMASI

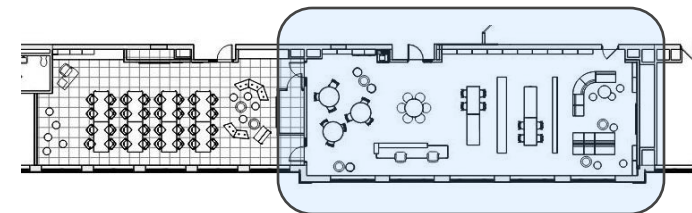
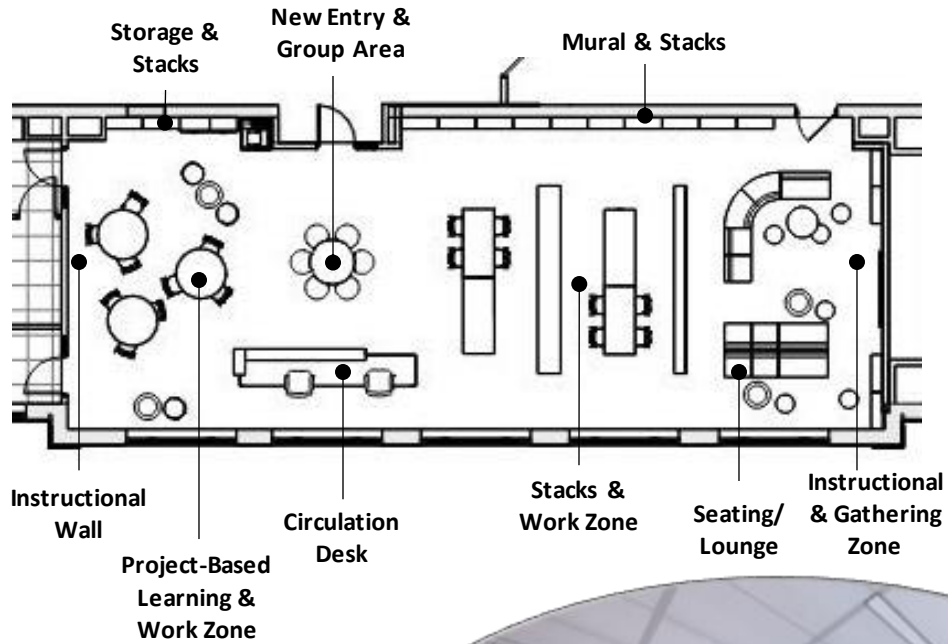
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Library & STEAM Lab



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WI proposed



BUILDING
A BETTER TOMORROW

Library & STEAM Lab



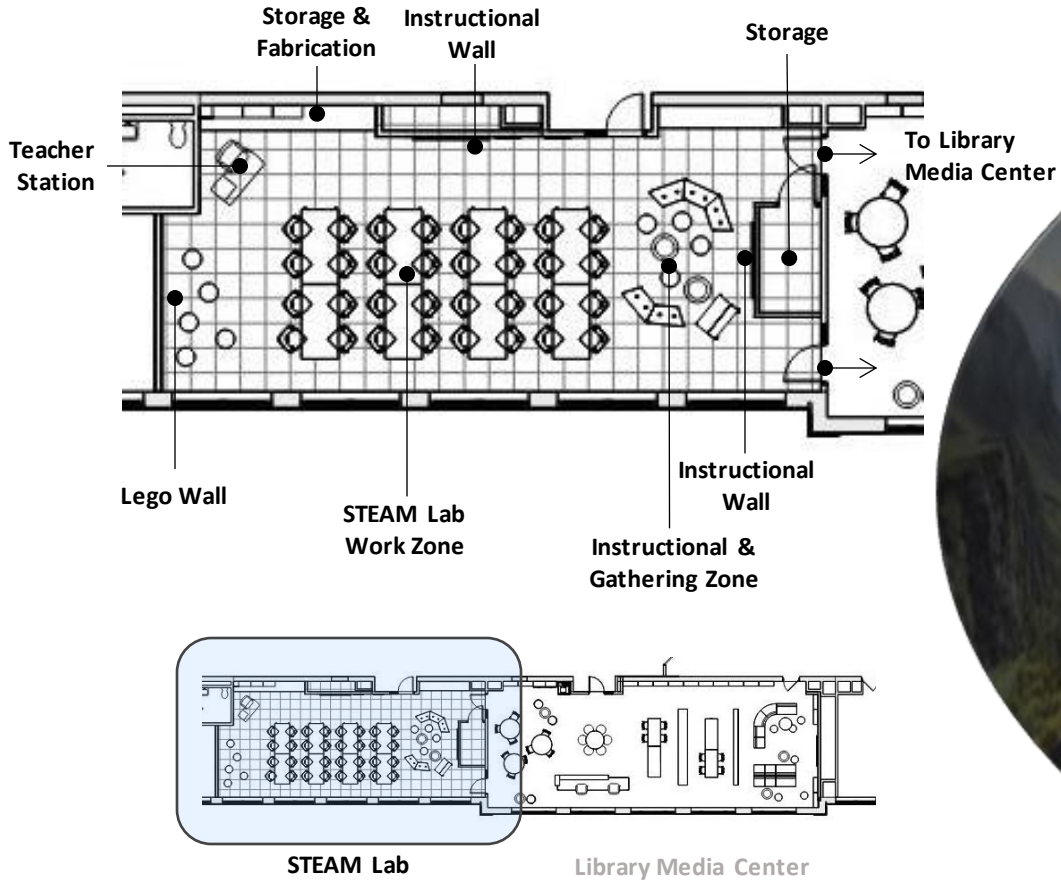
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Library & STEAM Lab



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Library & STEAM Lab



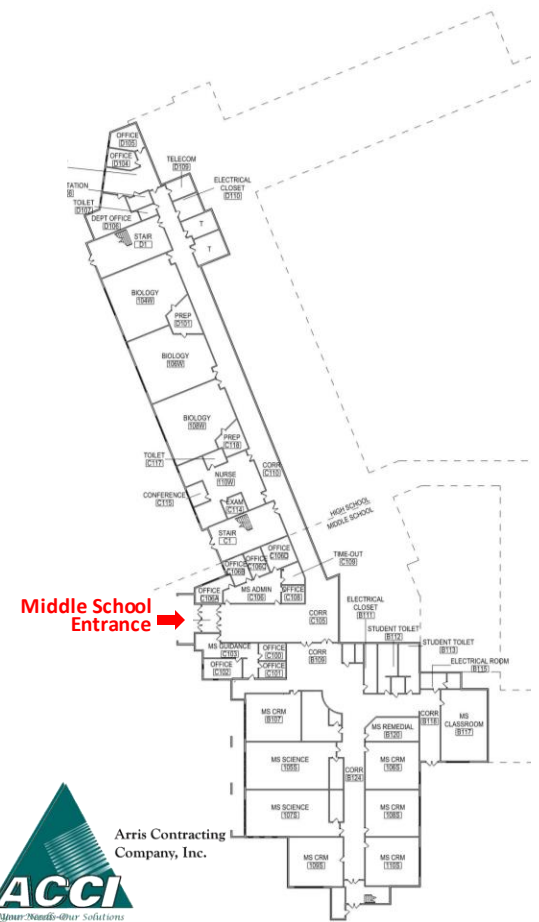
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Sleepy Hollow High School Middle School



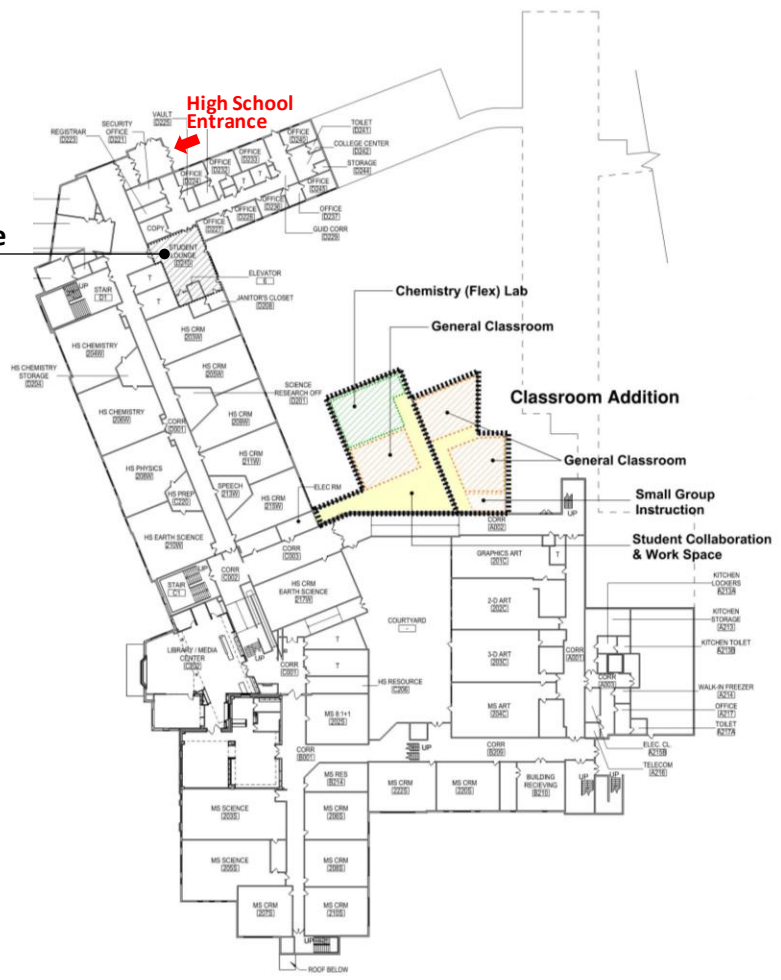
Sleepy Hollow HSMS



MEMASI

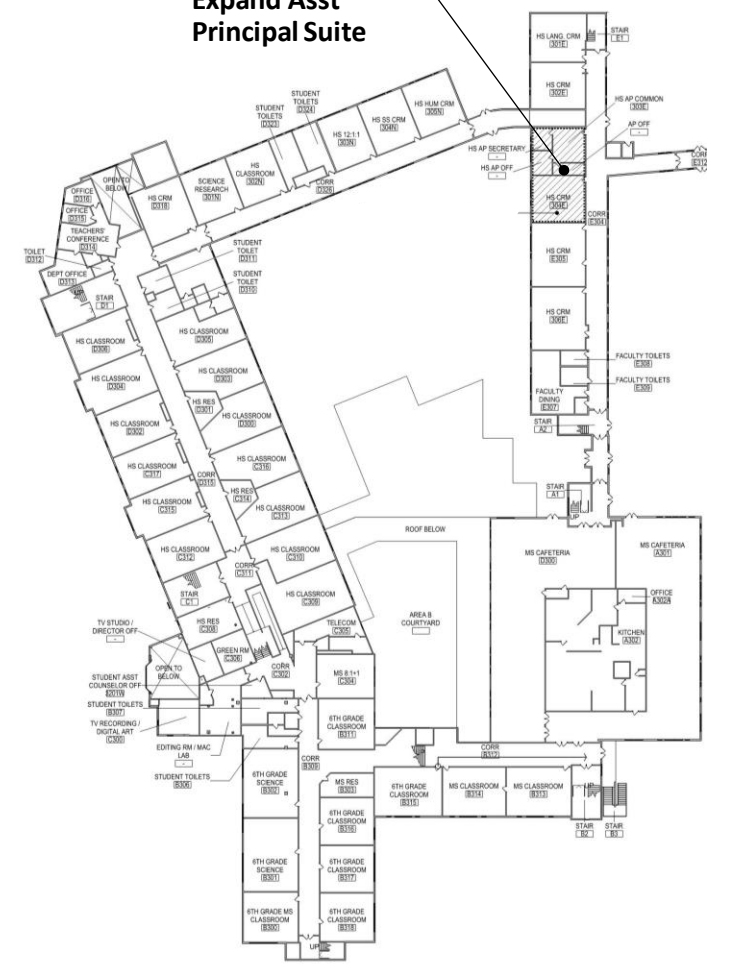
Lower Level

Reclaim Student Lounge for PAES Lab/Resource Center



First Floor

Relocate HS Classroom and Expand Asst Principal Suite

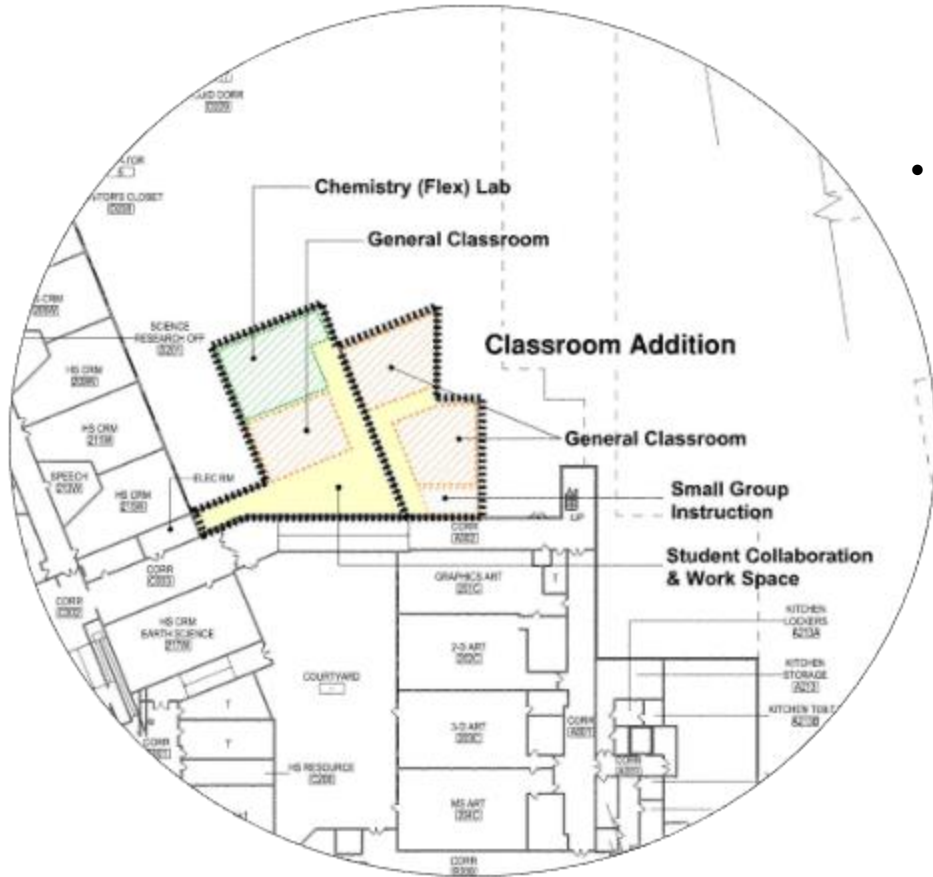
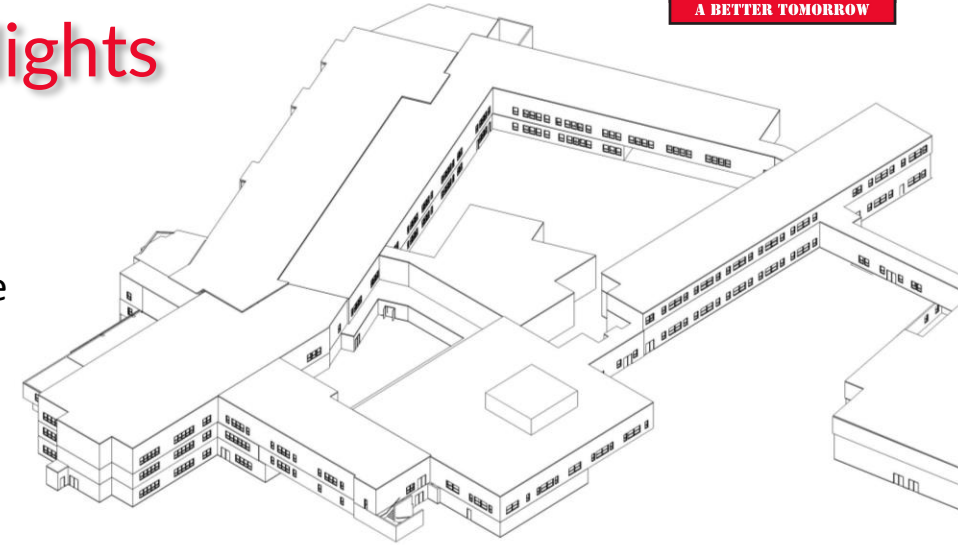


Main Level/Second Floor



Proposed Project Highlights

- 6,000 sq ft addition
- 3 General Classrooms
- 1 Chemistry (Flex) Lab
- Student Collaboration Workspace
- Small Group Instruction Space
- Athletic field lights and track resurfacing



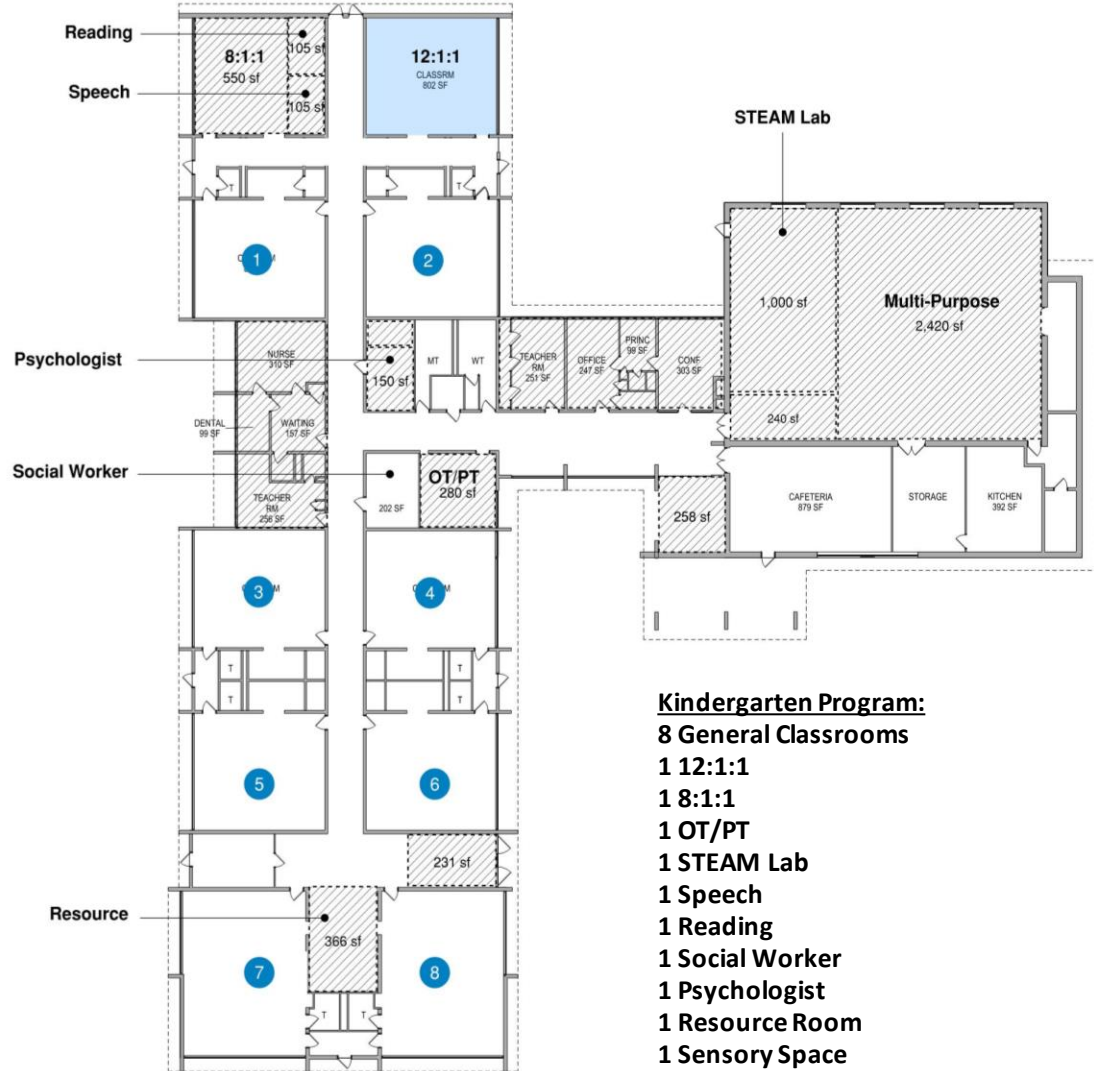
Enlarged First Floor



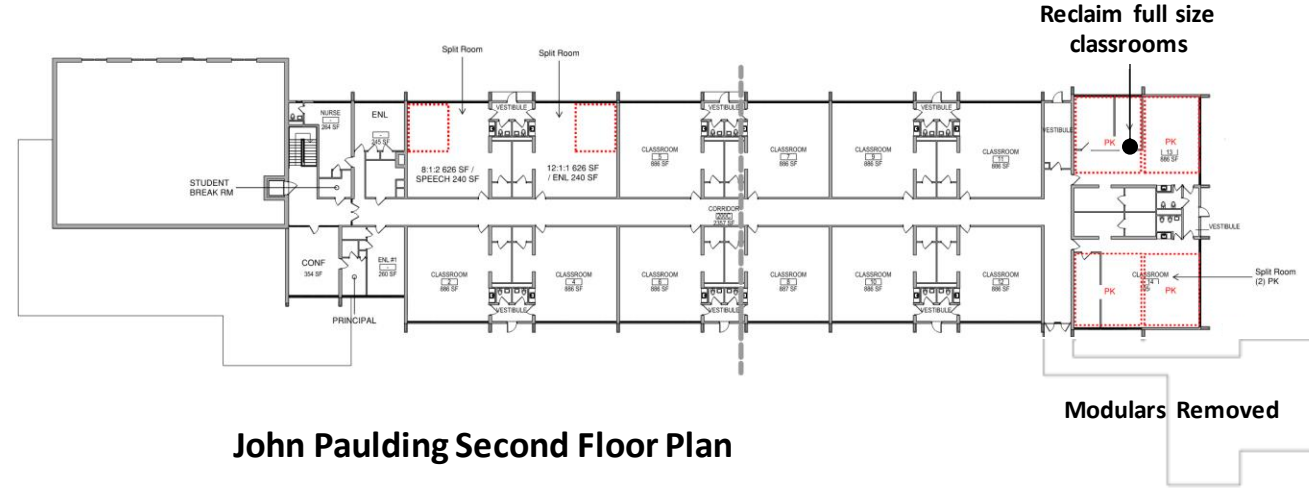
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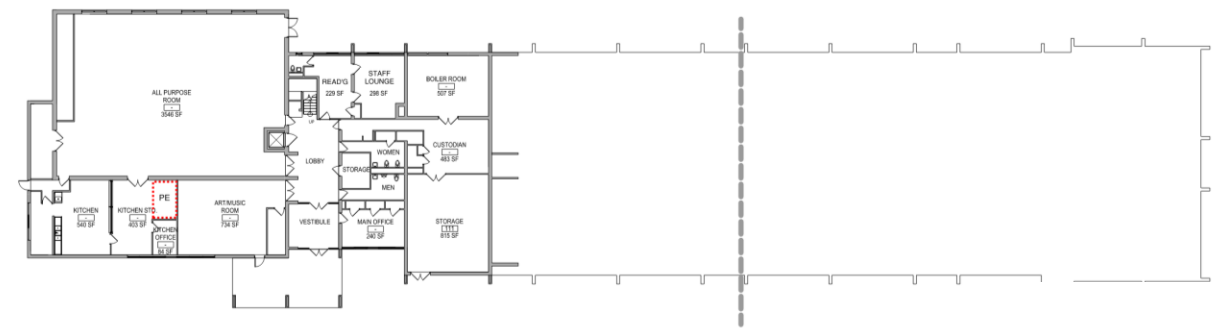
Tappan Hill and John Paulding Schools



Tappan Hill Floor Plan



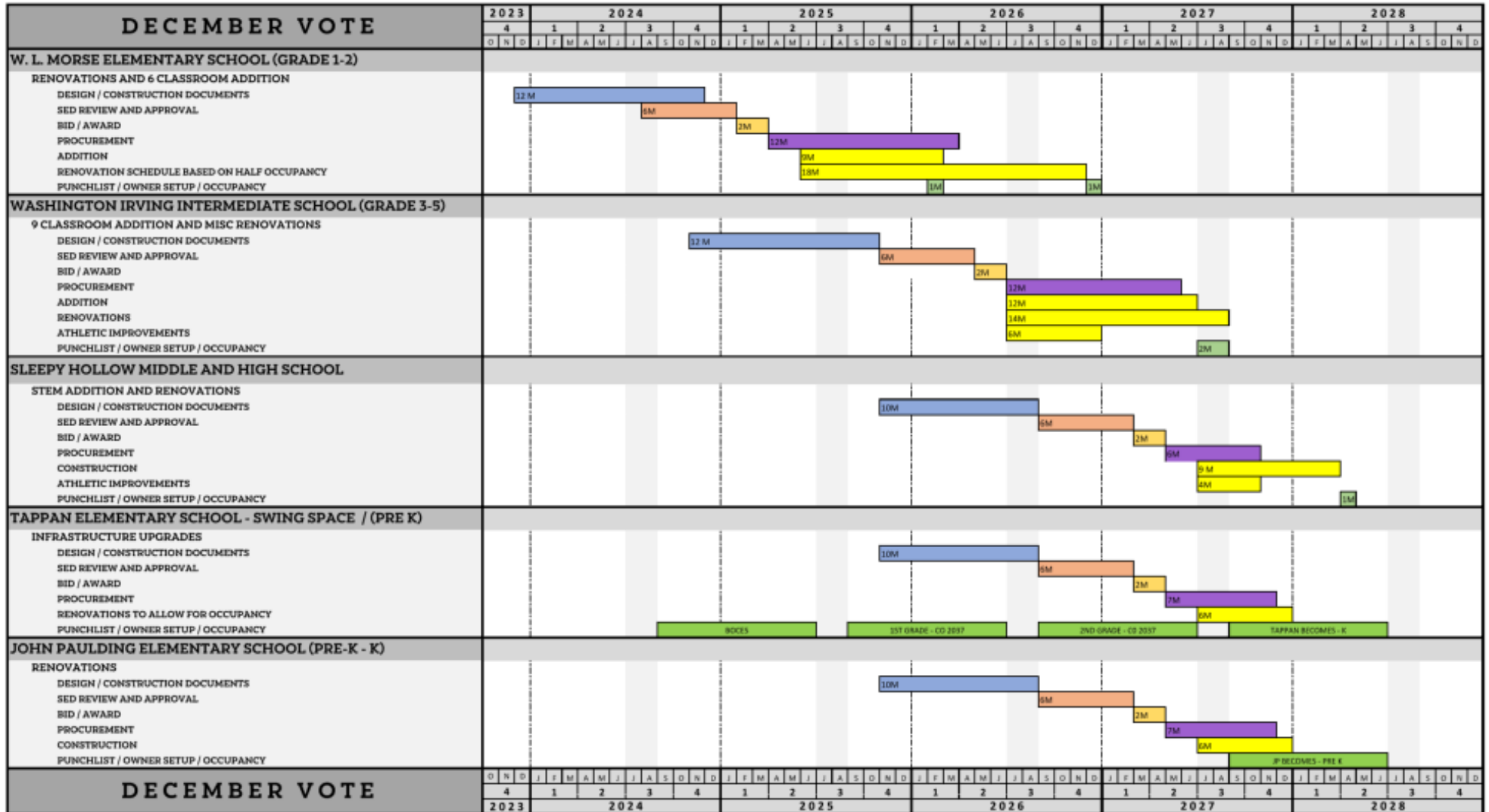
John Paulding Second Floor Plan



John Paulding First Floor Plan



DRAFT 2023 Master Planning Schedule and Sequence



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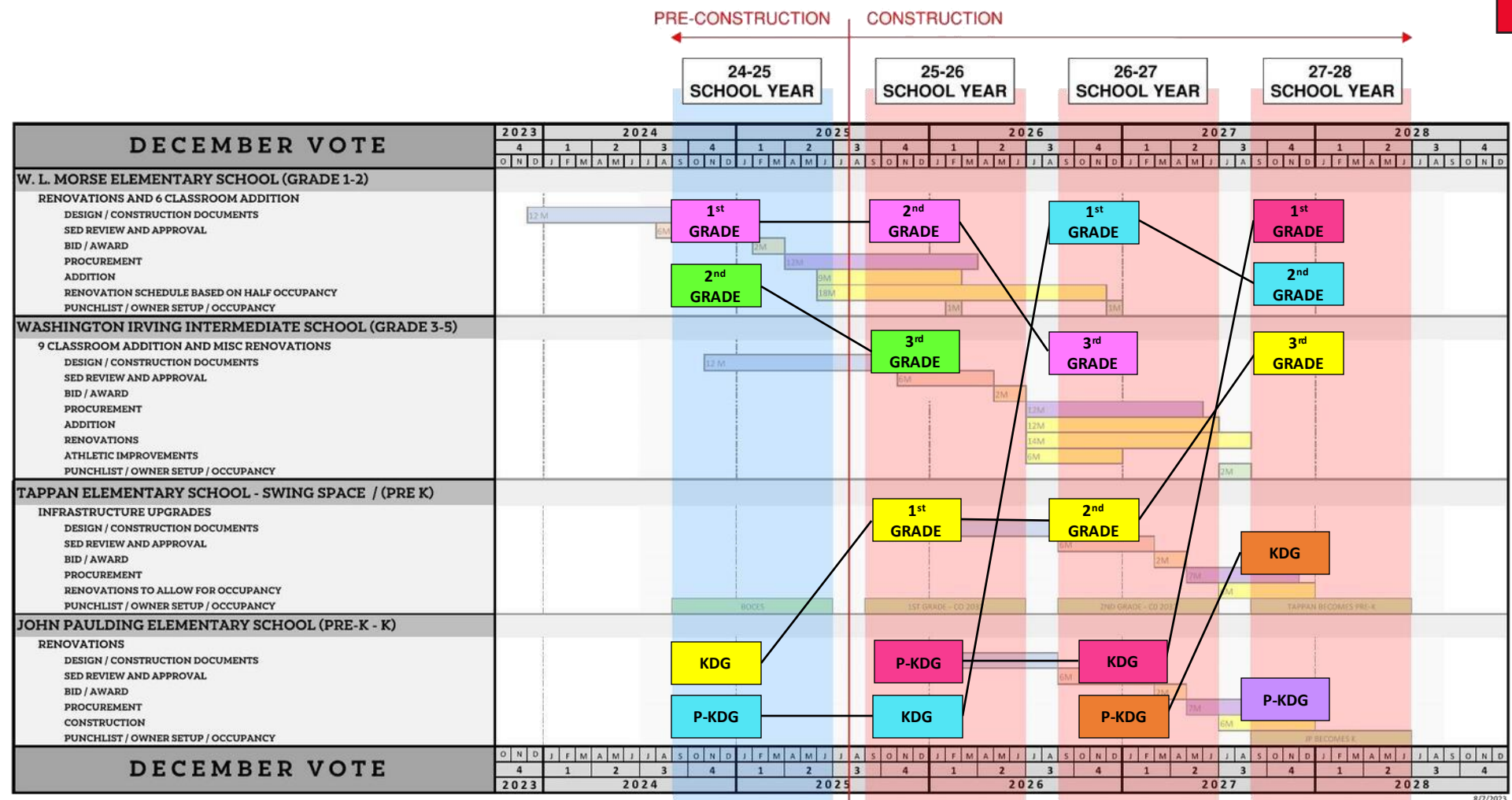
WI Intermediate School Site Staging Plan



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Construction Phasing



TARRYTOWN CENTRAL SCHOOL DISTRICT 2023 MASTER PLANNING SCHEDULE AND SEQUENCE - PRELIMINARY -



Construction Safety controls aligned with State Education Department regulations

Construction Traffic

Arrival time and delivery times scheduled to avoid peak traffic times

Removal of hazardous materials completed under strict compliance with all regulations, including buildings un-occupied, and require 3rd party monitoring

Construction Noise

Peak construction noise limited to foundation and structural steel installation and cold formed metal saw cutting take place within defined construction hours ONLY

State Mandated SED 155.5 Regulations

1. Occupied building spaces comply with minimum requirements to maintain a certificate of occupancy.
2. All school construction areas are tested for lead and asbestos.
3. General safety and security standards adhered to; material storage, gates and fencing, overhead protection, and photo-identification of all workers.
4. Construction areas separated from occupied areas at all time.
5. Construction operations below 60 dba in occupied spaces. 60 dba registers as “conversation in a restaurant, office, background music; air conditioning unit heard at 100 feet. Classified as “Fairly Quiet”.
Source: www.industrialnoisecontrol.com
6. Chemical fumes and gases produced by construction are monitored and controlled to ensure they do not enter occupied portions of the building.
7. ‘Off-gassing’ of volatile organic compounds (glues, paints, carpeting, etc.) are scheduled, cured, or ventilated in accordance with manufacturer recommendations before a space is occupied.
8. Interior asbestos abatement is not performed while a building section is occupied. Isolation of ventilation systems and windows is provided for all exterior asbestos abatement.
9. Disturbed surfaces are tested for lead. Abatement plan prepared by a certified Lead Risk Assessor detailing lead abatement requirements is provided.

Public Schools of the Tarrytowns

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Estimated Project Cost



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Capital Project Planning	Estimated Project Cost
WL Morse Elementary School as 2 Summer Project	
Classroom Addition - 4 Story 8,085sf	\$7,016,413
Interior Renovations	\$10,858,595
Infrastructure & Building Maintenance	\$8,159,926
Heating & Ventilating Upgrades	\$6,829,932
Air Cooling Option	\$1,816,705
WL Morse Elementary School Total	\$34,681,571
Washington Irving Elementary School	
Classroom Addition - 4 Story 17,250sf	\$14,701,274
Interior Renovations	\$4,143,238
Infrastructure & Building Maintenance	\$5,140,784
Heating & Ventilating Upgrades	\$7,693,297
Air Cooling Option	\$1,715,537
Sitework Improvements	\$1,027,453
Washington Irving Elementary School Total	\$34,421,583
Sleepy Hollow Middle School High School	
Stem Lab Addition - 5,850sf	\$6,372,961
Sleepy Hollow Middle School High School Total	\$6,372,961
John Paulding Elementary School	
Infrastructure & Building Maintenance	\$4,547,427
John Paulding Elementary School Total	\$4,547,427
Tappan Hill Elementary School Total	
Infrastructure & Building Maintenance	\$5,265,006
New Playground	\$244,783
Tappan Hill Elementary School Total	\$5,509,789
Capital Project Planning - Subtotal	\$85,533,330

Athletic Improvements	Estimated Project Cost
Washington Irving Elementary School	
Athletic Improvements	\$4,614,166
Washington Irving Elementary School Total	\$4,614,166
Sleepy Hollow Middle School High School	
Athletic Field Lights	\$1,376,324
Track Resurfacing	\$1,247,313
Turf Field Replacement (if budget allows)	
Sleepy Hollow Middle School High School Total	\$2,623,637
Athletic Improvements - Project Subtotal	\$7,237,804
2023 Capital Project Totals	
	\$92,771,134
Projected Capital Reserve Savings	\$6,000,000
Projected Borrowings	\$86,771,134

Notes:

- Above estimates include Allowances for Hazmat, Escalation, Contingency & Soft Costs
- 3% Allowance for FF&E figured for additions and new buildings
- 5% Hazmat Allowance figured for work in existing buildings



Based on Draft Construction Schedule

Tax Impact Calculation

As of 8/1/2023

Percent Annual Tax Levy Increase Due to Debt Service			Annual Cost Increase for Average Home \$750,000			Monthly Cost Increase for Average Home \$750,000		
Fiscal Year	Greenburgh	Mount Pleasant	Fiscal Year	Greenburgh	Mount Pleasant	Fiscal Year	Greenburgh	Mount Pleasant
2025	0.00%	0.00%	2025	\$ -	\$ -	2025	\$ -	\$ -
2026	1.40%	1.40%	2026	\$ 202.12	\$ 202.14	2026	\$ 16.84	\$ 16.84
2027	1.63%	1.63%	2027	\$ 240.15	\$ 240.13	2027	\$ 20.01	\$ 20.01
2028	1.58%	1.58%	2028	\$ 238.49	\$ 238.47	2028	\$ 19.87	\$ 19.87
2029	1.13%	1.13%	2029	\$ 175.18	\$ 175.17	2029	\$ 14.60	\$ 14.60
No Tax Levy Increase After 2029			No Tax Levy Increase After 2029			No Tax Levy Increase After 2029		

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Projected Net Debt Service



Projected Net Debt Service





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