



Hastings-on-Hudson Public Schools

27 Farragut Avenue
Hastings-on-Hudson, New York 10706



Facilities Committee Meeting Minutes

Date: Tuesday, June 11, 2024

Time: 2:00 p.m. (Called to order at 2:05 p.m.)

Location: Farragut Middle School Auditorium

Attendees

- Committee Members: Alex Dal Piaz, Silvia Robles
- Administrators: William McKersie, Melissa Szymanski, Maureen Caraballo, Lou Adipietro, Scott Wynne, Joe Martorana, Andrew Wendol
- Rena Mande and Leonard Leung from PBDW Architects
- Joe Lembo and Madhav Munshi from Kohler Ronan (virtually)
- Community Members: Dan Lemons, Lisa Eggert Litvin, Melissa Dallan Sbrega

1. Maureen Caraballo presented a comprehensive [Bond Planning and Multi-Year Programming](#) presentation to the Committee which included the following items:

a. Five-Year Priority Maintenance Work

- **Hillside Boiler Replacement:** \$1.7-\$1.9 million (to be funded through capital reserve fund)
- **Bond Work for Farragut Complex:**
 - Air Conditioning in Cochran Gym: \$550k-\$650k (New NYSED Requirement)
 - Air Conditioning in Farragut Gym: \$300k (New NYSED Requirement)
 - New Compressors for HS Auditorium: \$75k-\$100k
 - Heating/Cooling Univents Upgrade in Farragut MS: \$2 million
 - Partial Window Replacement in Farragut Complex: \$1.2 million (windows from 1995)
 - Bathroom Upgrades/Handicap Accessibility in HHS/MS: \$600k (identifying areas to add or upgrade bathrooms)
 - Girls Locker Room Upgrade: \$1.2 million (may split boys and girls for more equitable space)

- New Floors, Ceilings, Lighting, and Cabinets in 5th & 6th Grade Classrooms: \$1 million (approx. 12 classrooms)
- Building Management System for Heating and Cooling: \$1 million

b. Field Drainage and Upgrades

- **Turf Talents Drainage Options:** TBD-\$3 million
- **Artificial Turf, Lights, and Seating at Burke:** \$4.5 million
- Detailed plans to be developed over summer.

c. Timelines

- **Immediate Needs:** Some maintenance items to move forward.
- **Construction Managers and Architects:** Engage over the summer to prepare bond scope.
- **Final Recommendation for Bond:** Late September.
- **Environmental Impact Study:** To be completed by late November/early December.
- **Bond Scope Approval by BOE:** Late November/early December.
- **Bond Vote:** February-March 2025.
- **Construction Start:** July 2026 (projected to take at least a year).

d. Financing

- **Bond Anticipation Note (BAN):** Issued if work starts in summer 2026.
- **Assumed Bond Amount:** \$14.5 million.
- **Propositions for Bond Vote:**
 - Prop 1: Hillside Boiler paid through the capital reserve fund.
 - Prop 2: Key Infrastructure/Maintenance Work.
 - Prop 3: Turf Field and Lights.
 - Prop 4: Possible Building Addition or Renovations at Farragut.

e. Next Meetings and Presentations

- **Staff Meeting:** Voluntary meeting to share this presentation & PBDW presentation.
- **Committee Meetings Over the Summer:** Dates to be posted.

2. Needs Assessment and Phasing Discussion (PBDW)

a. Master Plan:

- Outline concept design addressing high-level needs.
- 20% increase in Farragut MS capacity.
- Improve circulation within both schools.
- Relocate the cafeteria to a build-out within the courtyard for easier access.
- Use freed-up space on the 3rd floor of the Washington wing for classrooms, breakout space, and potential office space.

3. Facilities Sustainability Report (Kohler Ronan)

Joe Lembo and Madhav Munshi from Kohler Ronan, Consulting Engineers joined virtually to discuss the results of their [Facilities Sustainability Report](#), reviewed sustainability initiatives and options for Farragut Complex and Hillside, and explored potential options for geothermal at Hillside.

a. Sustainability Initiatives for Hillside:

- **Option 1:** Replace window AC units with VRF heat pumps (air-cooled), replace boilers with gas-fired condensing, keep existing unit ventilators.
- **Option 2:** Replace window AC units with VRF heat pumps (geothermal), replace boilers with gas-fired condensing, keep existing unit ventilators.
- **Option 3:** Replace window AC units with VRF heat pumps (geothermal), replace boilers with water-to-water heat pumps, dedicated outside air unit (DOAS) for ventilation.
- **Option 4:** Replace existing unit ventilators with vertical air handling units.

b. Space Requirements:

- Options 2 & 3 require more space (potential small addition for geothermal equipment).
- Options 1 & 4 would use rooftop space.

c. Considerations:

- Cost
- Efficiency advantages
- Logistics
- Energy savings impact

4. Q&A/Additional Discussion

- **Village Building Analysis:** Extensive building analysis conducted 4 years ago, resulting in a list of approx. 100 potential projects.
- **Presentation to Community:** Ensure clarity in presenting major environmental issues and costs.
- **Lisa Litvin:**
 - Clarified costs.
 - Discussed cafeteria construction logistics.
 - Suggested abiding by Hastings building code laws.
 - Consider teacher contract impacts on the budget.
- **Alex Dal Piaz:** Consider potential tax revenue from the Electric Owl project.
- **Maureen Caraballo:** Explained the rationale for the proposals.

- **Melissa Sbrega:** Wants to be sure the turf and lights plans and materials provide for a robust case statement to the community.
- **Dan Lemons:** Reminded Committee of importance of balancing needs with ability of the residents to handle additional taxes.

5. Next Steps

- a. Faculty and Staff Feedback:** Open meeting to gather feedback before the break. Scheduled for June 18, 2024.
- b. Summer Meetings:** Schedule meetings with architects (targeting July).