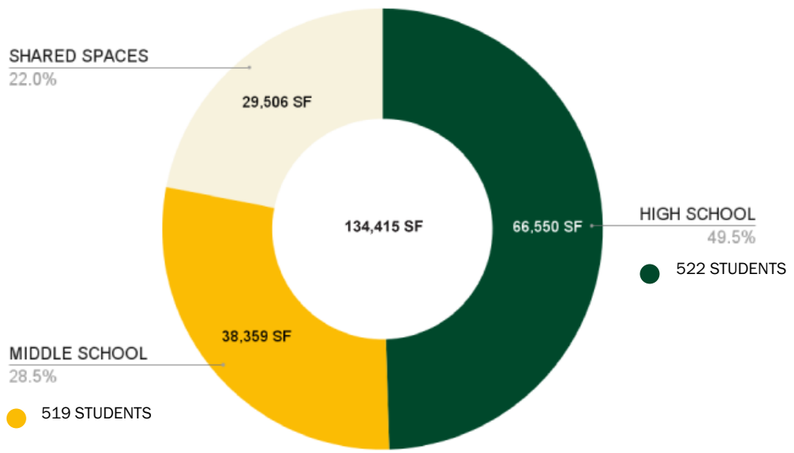


HASTINGS-ON-HUDSON UNION FREE SCHOOL DISTRICT
FARRAGUT COMPLEX MASTER PLAN REPORT

CONCEPT DESIGN REVIEW 10.08.24

PROGRAM SUMMARY



TOTAL DISTRIBUTION OF SPACES BETWEEN MIDDLE SCHOOL/HIGH SCHOOL

High Priority Needs

- **Middle School:**
  - Need 20% more space for classrooms, break out rooms and faculty offices:
    - 4-6 Classrooms @ 770sf min
    - 6 break out/resource rooms for Math and ELA 6th/7th/8th grade
    - 4-6 Faculty offices for Science/Math/Social Studies/English/Language
    - Consolidate Special Education staff offices for MS
  - Resolve circulation & lockers

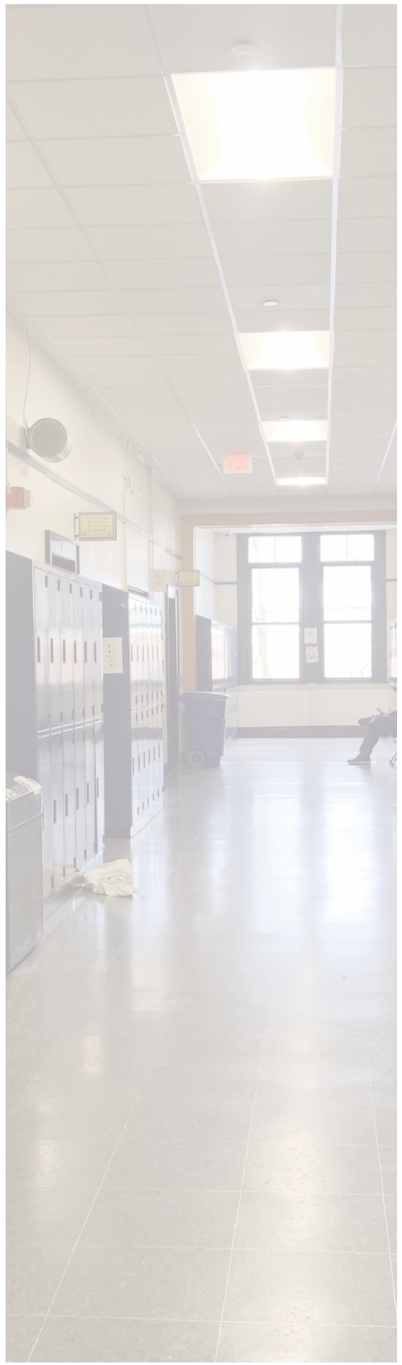
- **High School:**
  - Create break out spaces/hang out space/flex space for students and faculty
  - Update classrooms with outlets, whiteboards, smartboards, views into corridor

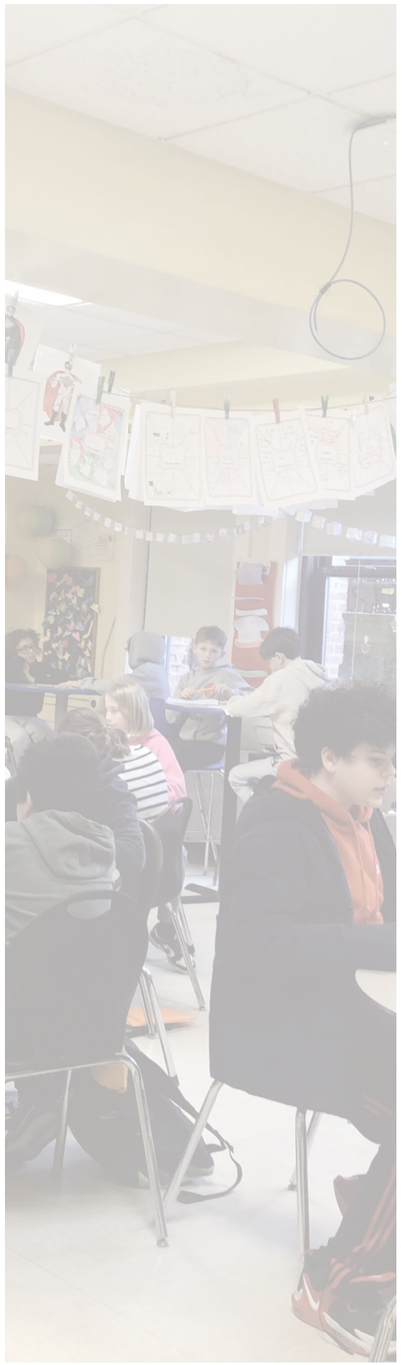
- **Shared:**
  - Create central makerspace, art suite, guidance shared between MS & HS
  - Update Blue Lecture Room as modern flex space for the building
  - Create private rooms for testing and sensitive zoom calls/meetings
  - Add new chorus room

Additional Needs:

- Renovate Athletics locker rooms & Farragut Gym, Add AC to Gyms
- Update stage and backstage area at HS Auditorium
- Identify and regularize storage appropriate for each program in the building
- Address multiple points of exit/entry for a more secure building
- Establish a cohesive color scheme throughout the school
- Address the need for student bathrooms adjacent to Cafeteria while ensuring easily accessible Faculty Bathrooms in the building











CONCEPTUAL DESIGN

CONCEPTUAL DESIGN SUMMARY

As a result of Programming studies, PBDW entered concept design with the intent to resolve the high level need for more space in Farragut Middle School. Two additions are proposed: one relocating the Cafeteria to the central courtyard and a second extending the Washington Wing for additional classrooms, break out space, resource rooms, lockers, bathrooms and better resolving circulation. A new entry for the school is also proposed, as well as other miscellaneous reorganization for better efficiency and cohesion in program throughout.

General:

- Flexibility and communal space are prioritized with all proposed layouts.
- Informal spaces that are now programmed as “Breakout Rooms” are provided as additional work areas for student study and collaboration and for after-class meetings with teachers.
- More transparency between spaces are achieved by implementing glass partitions to indicate spaces for collaboration.

Cafeteria Addition:

- 7,000 SF at 1st floor + 1,300 SF overlook = 8,300 SF

Washington Addition:

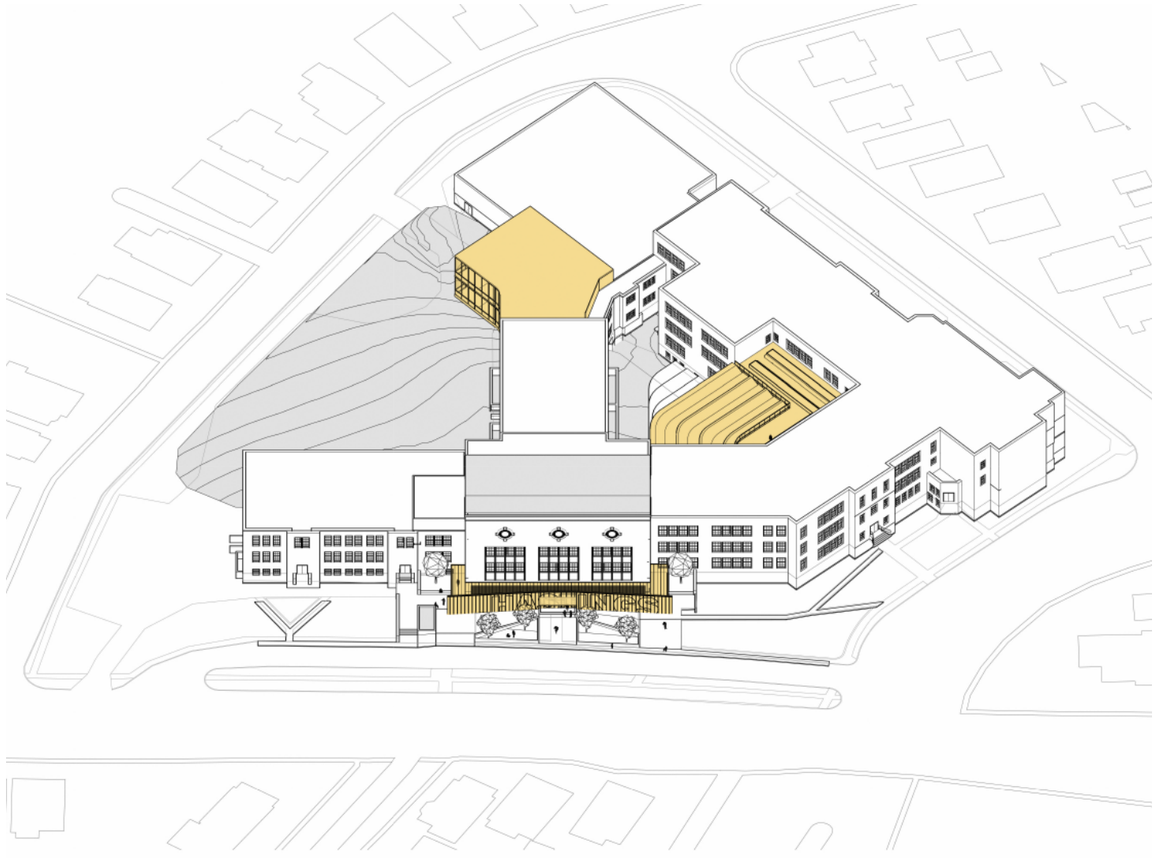
- 5,000 SF ea at Washtington 2nd & 3rd floors + 1st floor stair = 10,500 SF

Washington 3rd Floor:

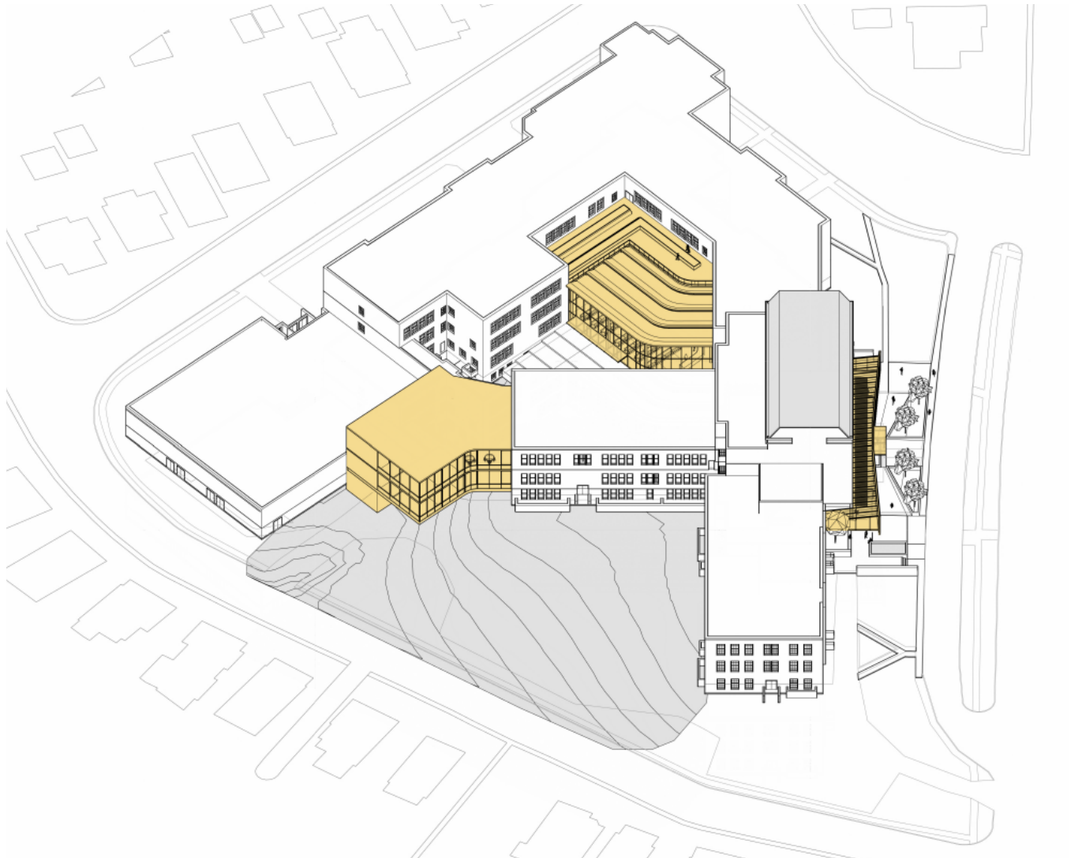
- 4,662 SF usable program space

Farragut Entry:

- 1,826 SF



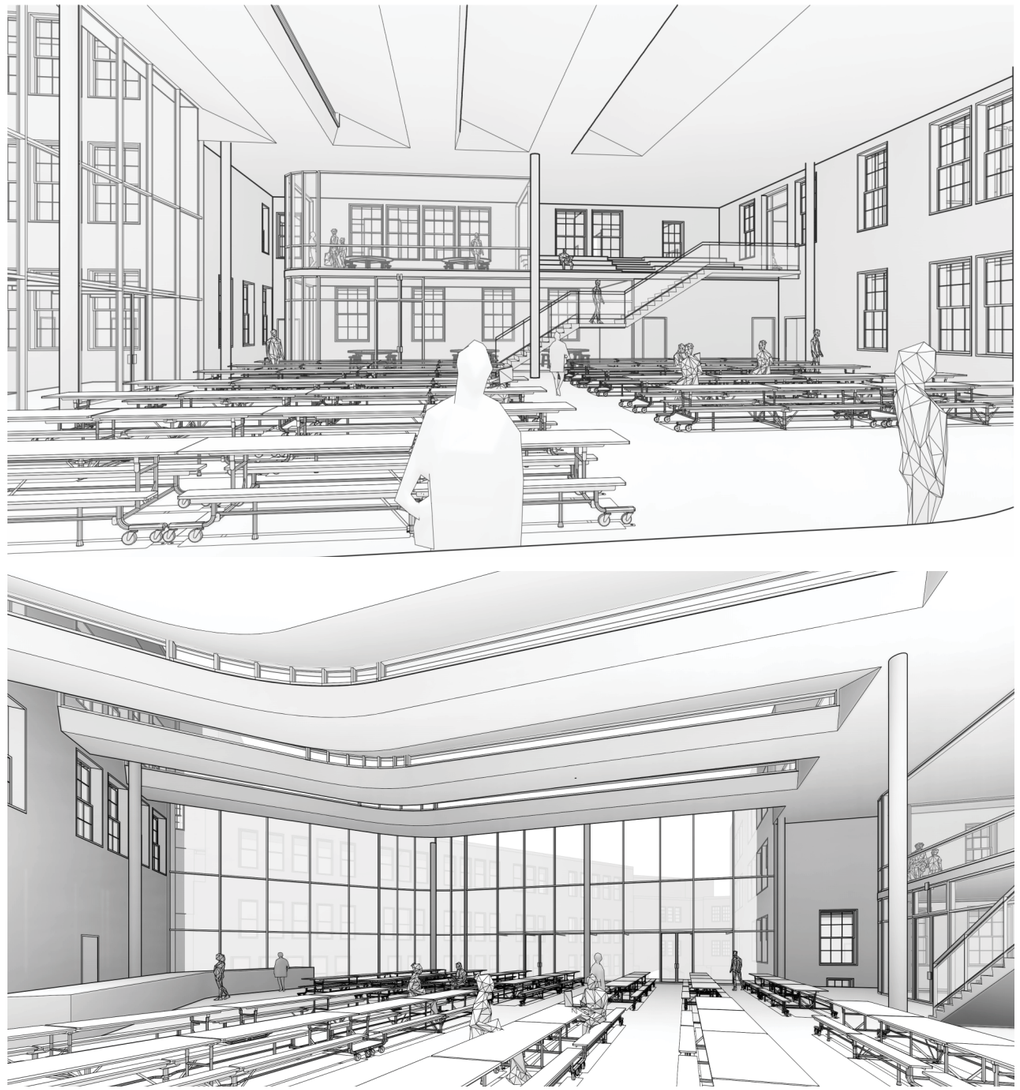
OVERALL 3D VIEW LOOKING NORTH



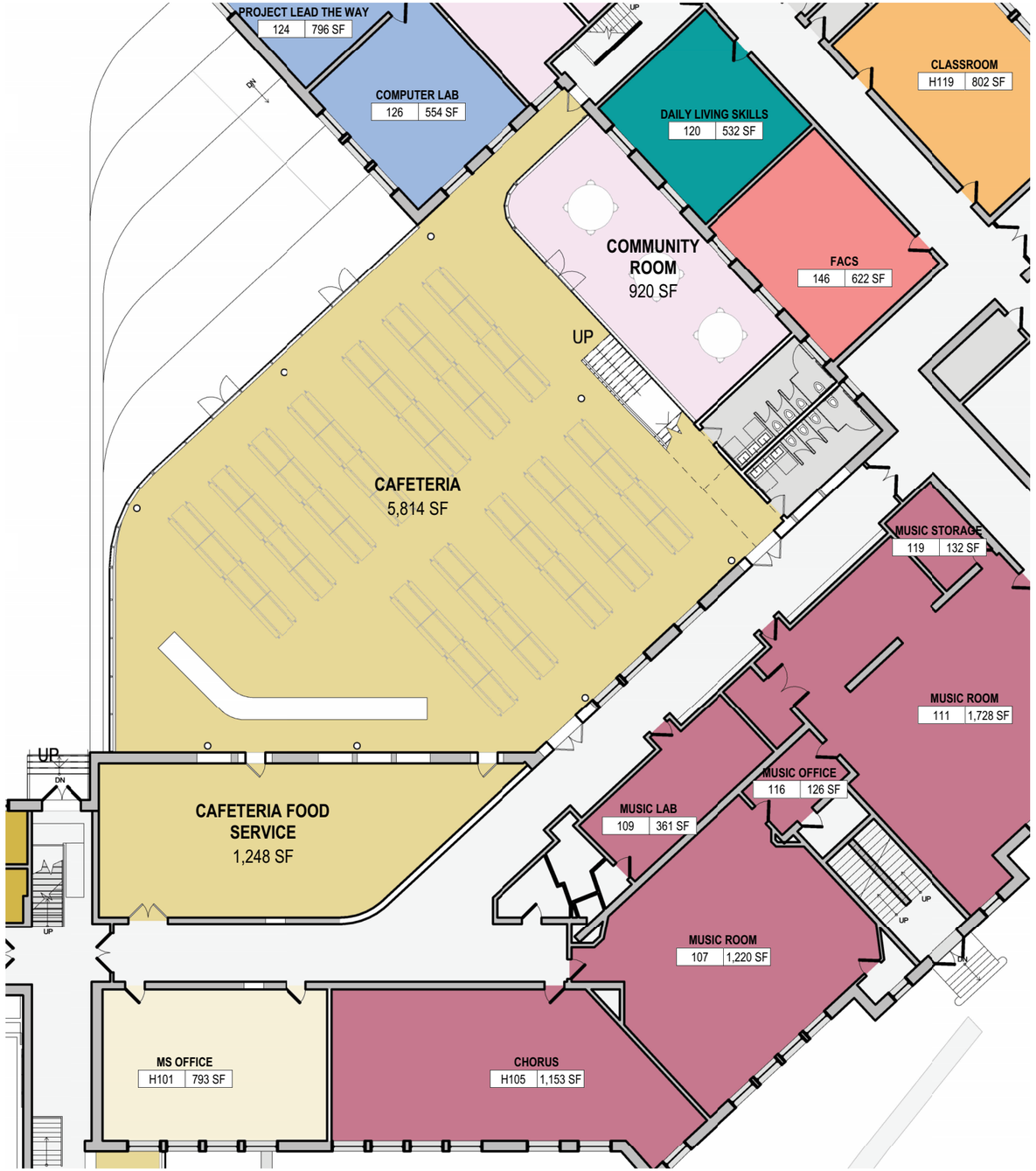
OVERALL 3D VIEW LOOKING SOUTH

CAFETERIA ADDITION - FIRST FLOOR

- Proposed layout accomodates 24 lunch tables.
- Introduces a community room comparable in size to the existing blue lecture room.
- Adds student bathrooms adjacent to Cafeteria.
- Tiered exterior landforming allows for outside gathering space during lunch.
- Servery is integrated into the cafetera space, with food service in a separate area.
- High glazing is introduced to the cafeteria to foster more transparency between interior and exterior.



CAFETERIA INTERIOR



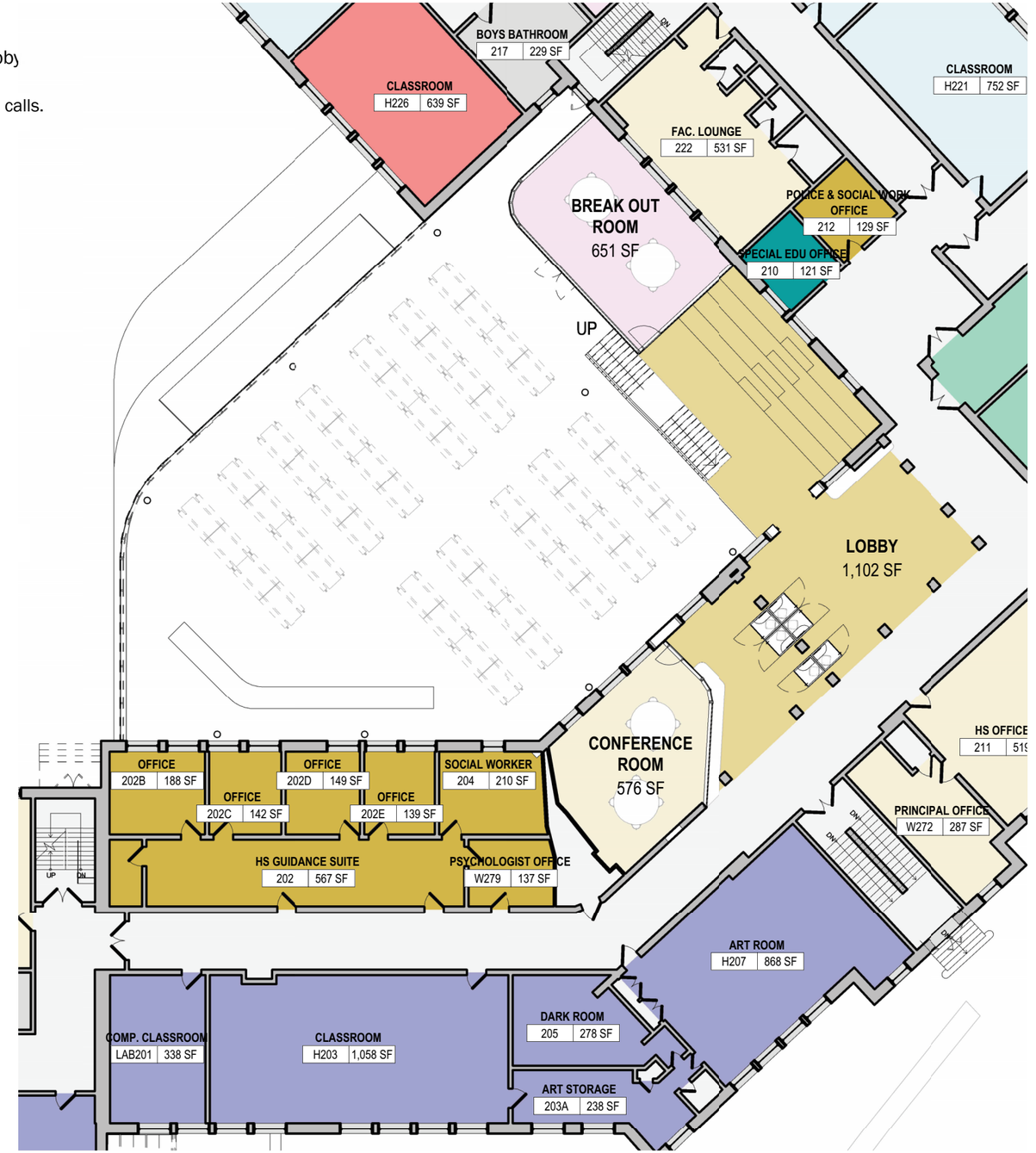
PROPOSED CAFETERIA FIRST FLOOR

CAFETERIA ADDITION - SECOND FLOOR

- An “outlook” is added as an impromptu “hang out” space for high school students adjacent to the lobby
- A breakout room is introduced as a collaborative space for students or faculty.
- The conference room is enlarged at the HS lobby & 6 phone booths/pods are added for private zoom calls.



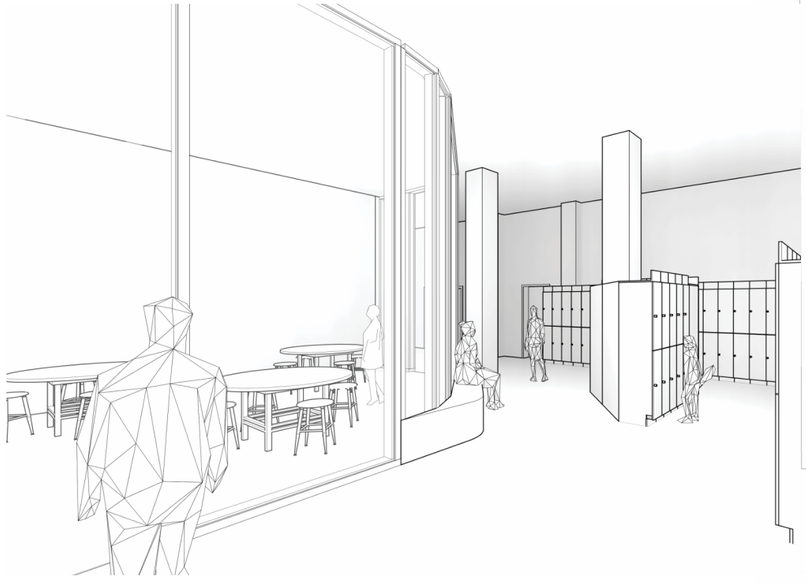
HIGH SCHOOL LOBBY VIEWS



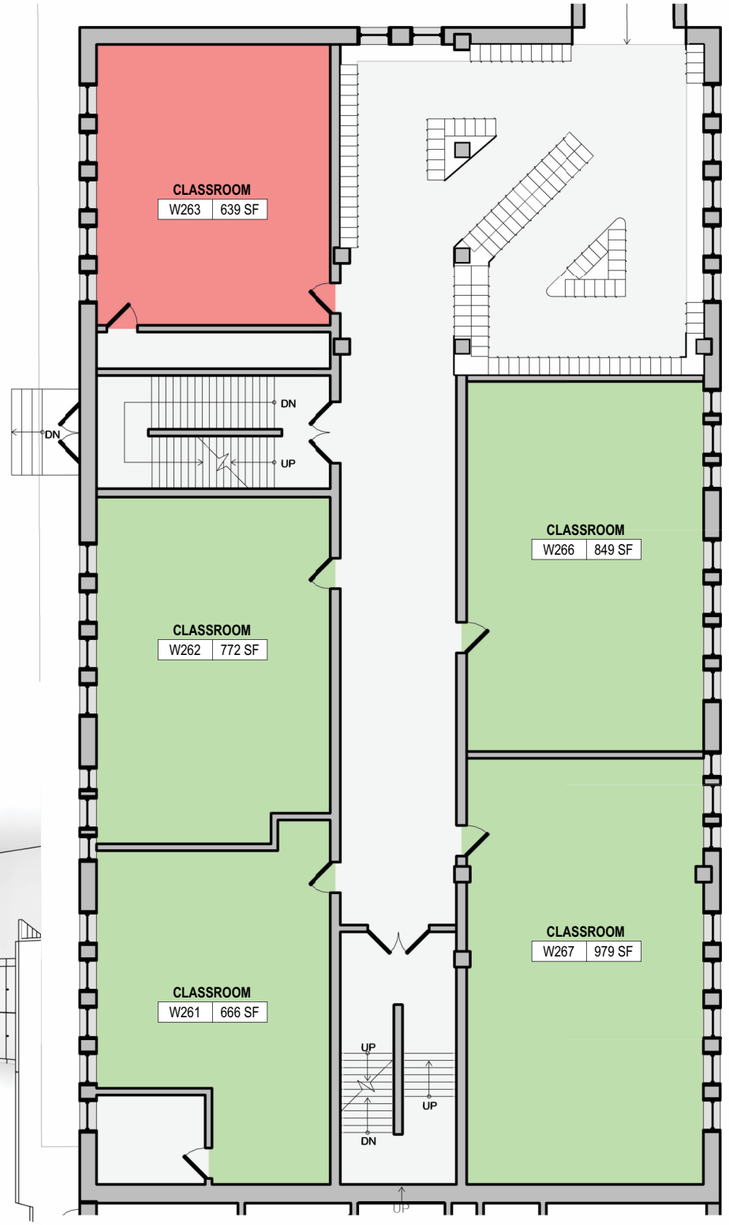
PROPOSED CAFETERIA SECOND FLOOR

WASHINGTON WING (WITHOUT ADDITION)

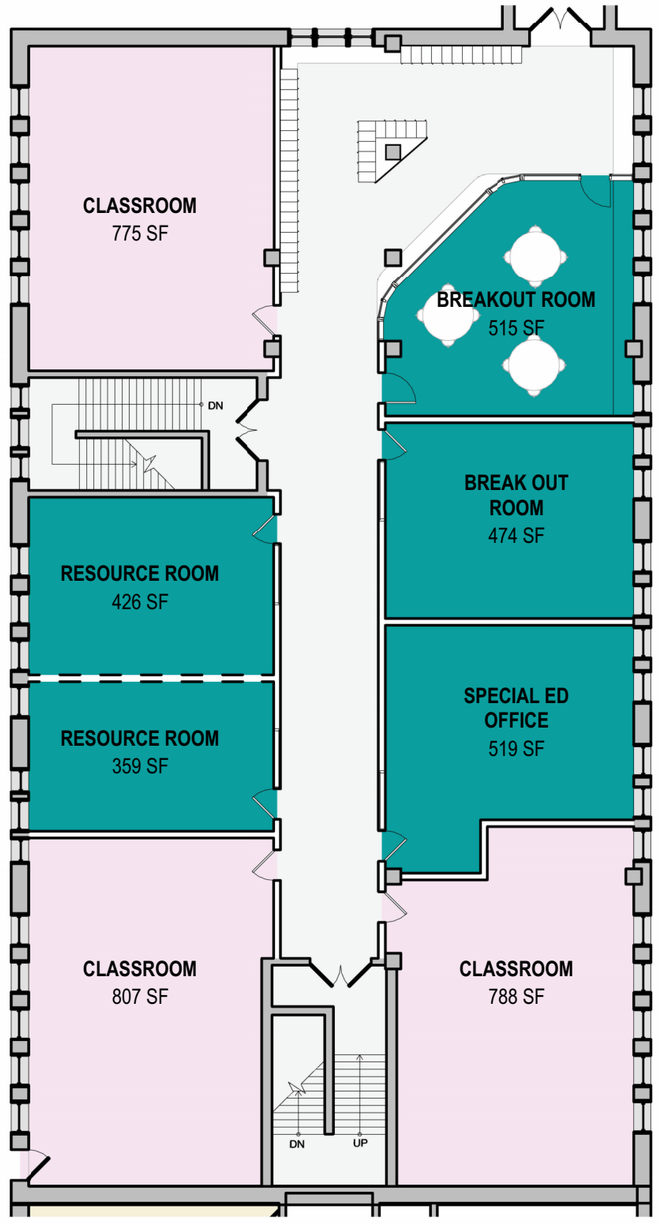
- Accomodates 248 (double tiered) lockers at 2nd floor and 90 at 3rd floor.
- Introduces a centralized locker niche that helps to resolve circulation.
- 3-4 classrooms are added at the Washington Third Floor.
- Special Education spaces are consolidated at the Washington Third Floor.



LOCKER NICHE & BREAK OUT ROOM VIEW

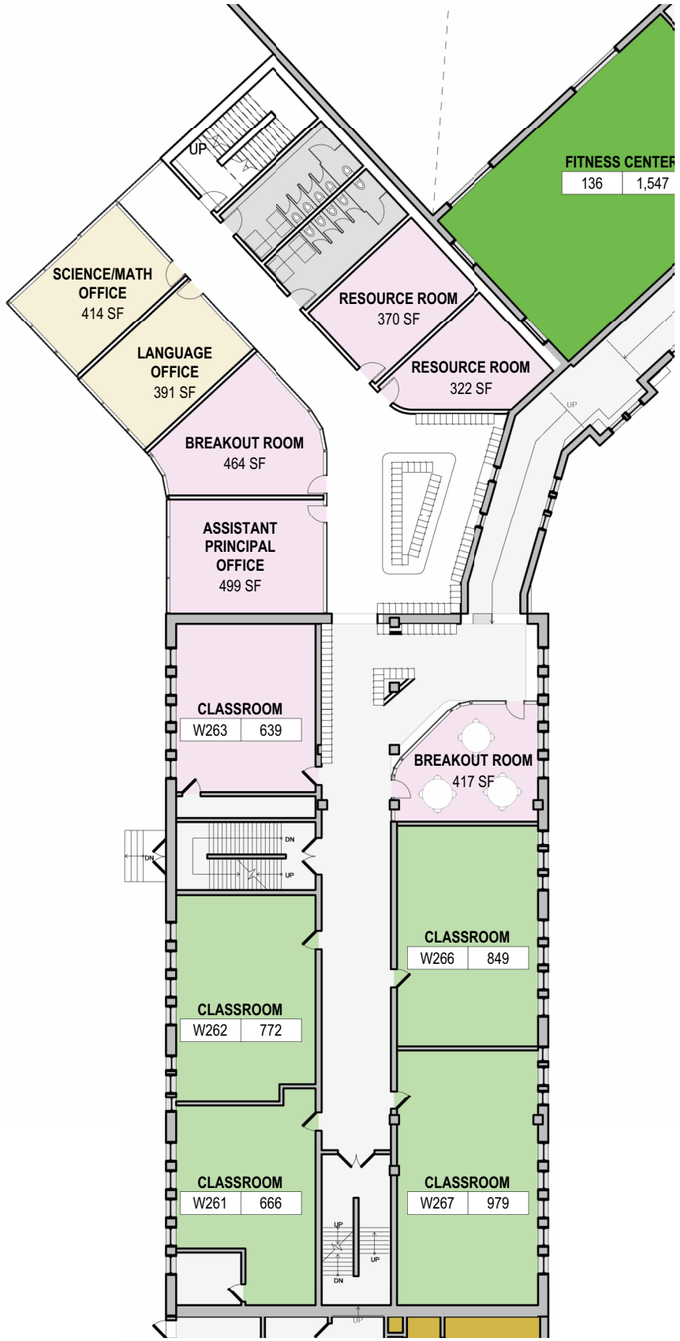


WASHINGTON WING PROPOSED SECOND FLOOR PLAN

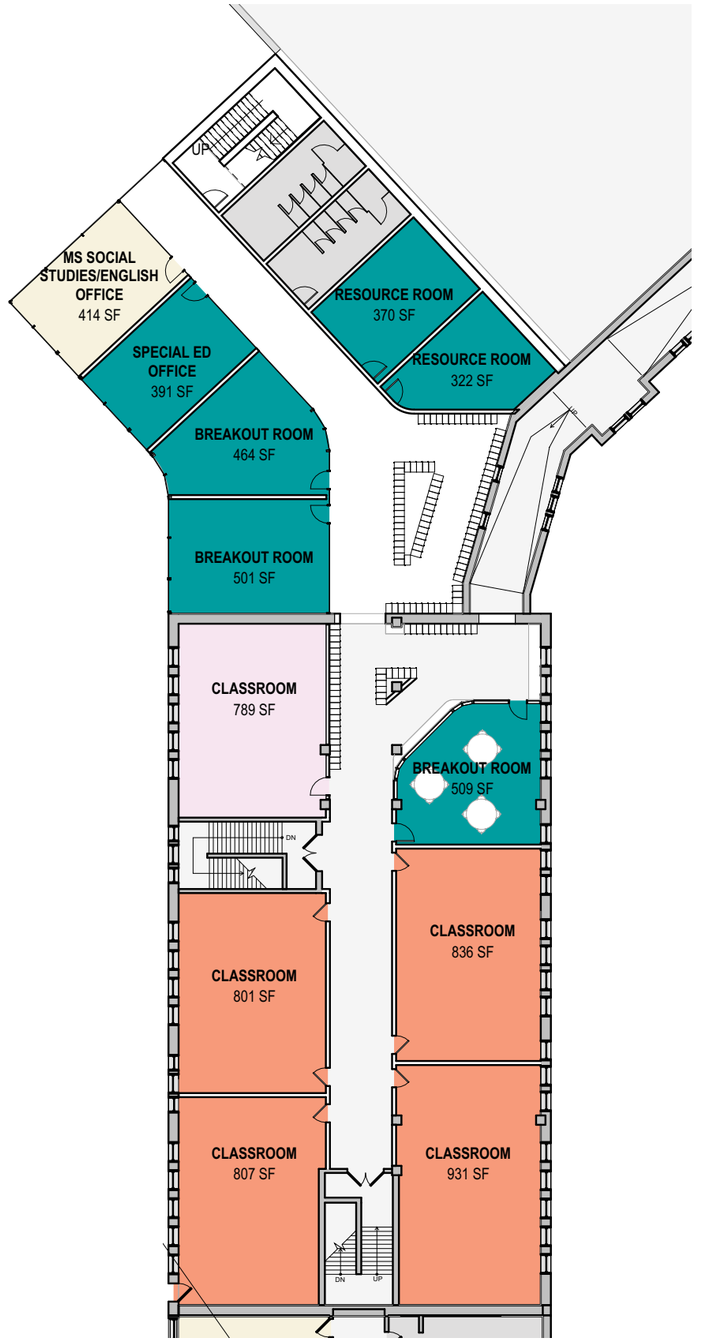


WASHINGTON WING PROPOSED THIRD FLOOR PLAN

WASHINGTON WING ADDITION



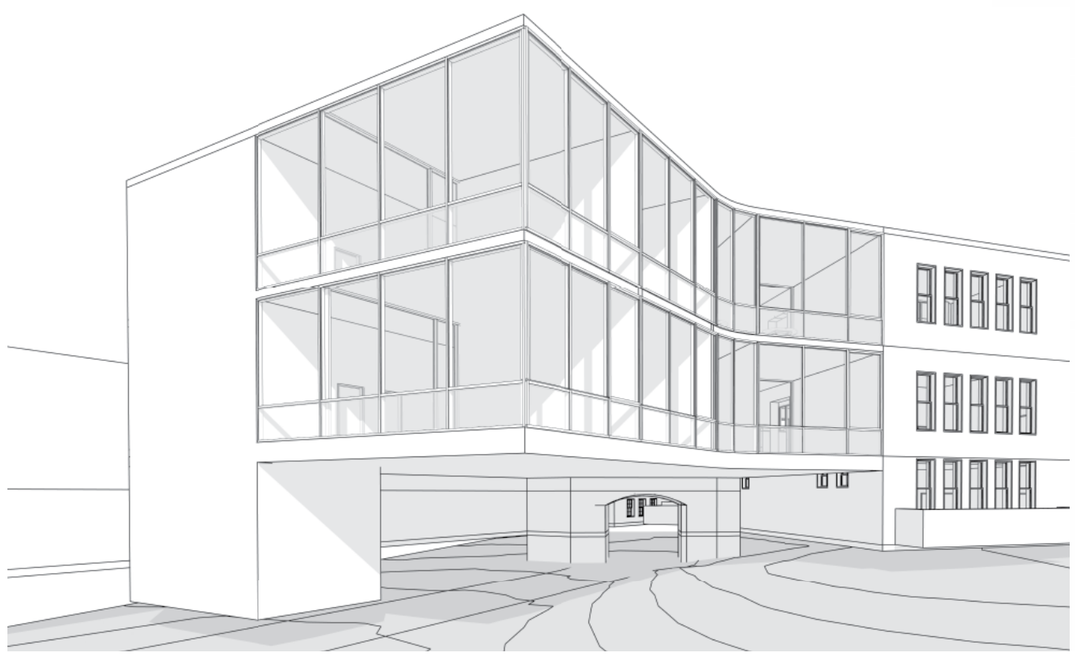
WASHINGTON WING ADDITION PROPOSED SECOND FLOOR PLAN



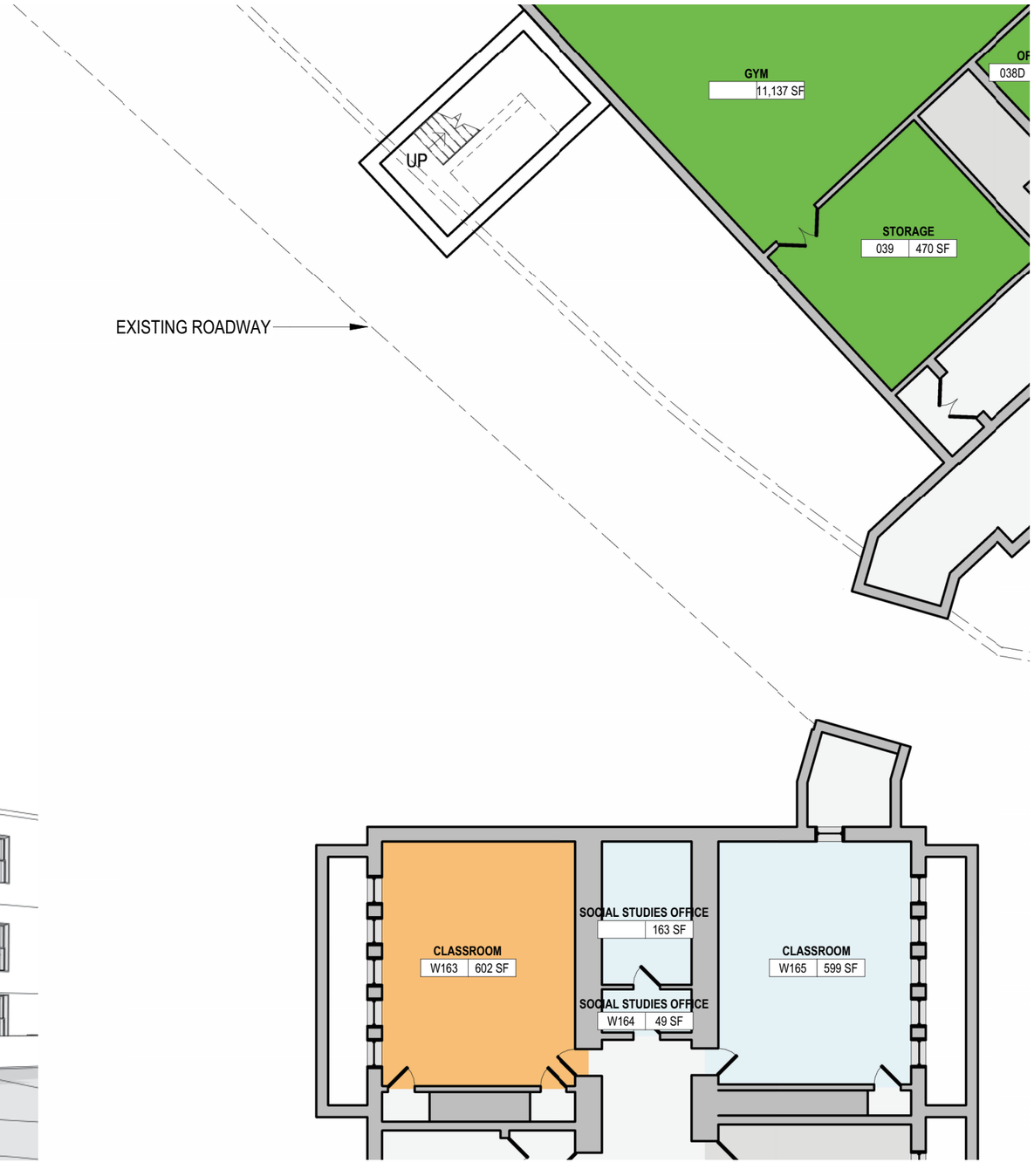
WASHINGTON WING ADDITION PROPOSED THIRD FLOOR PLAN

WASHINGTON WING ADDITION

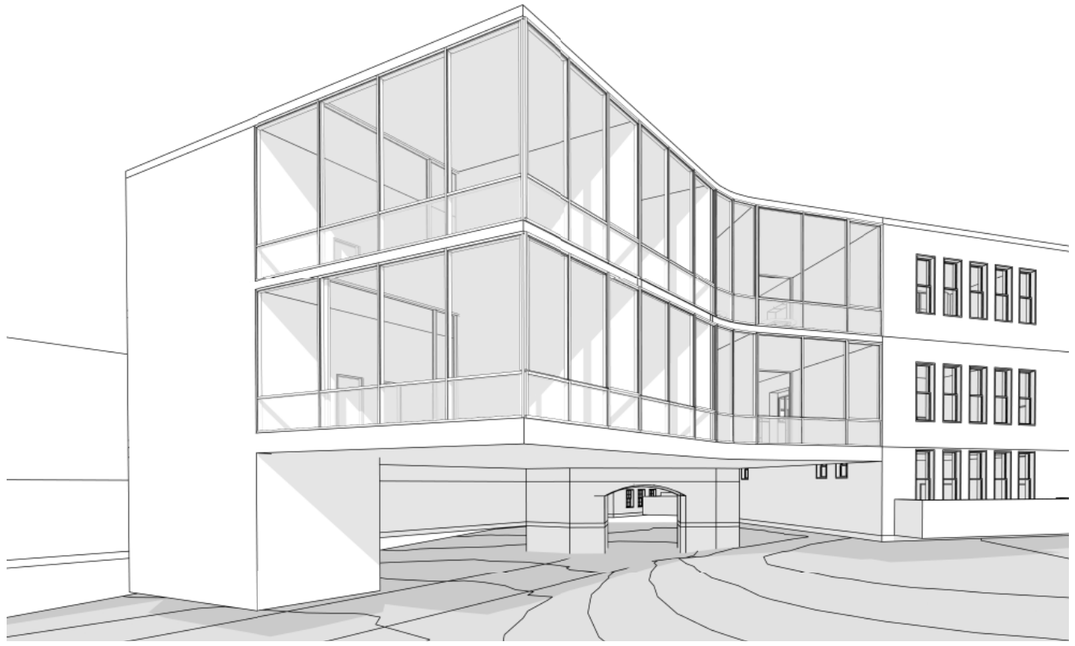
- The proposed Washington Wing addition adds a total of 5 new classrooms, 6 break out rooms, 4 resource rooms and 4 offices totalling 10,000 SF of new program floor area
- The new second and and third level each add 2 breakout rooms, 2 resource rooms, 2 offices, 2 bathrooms, and a locker niche.
- Accomodates 258 (double tiered) lockers on 2nd floor & 270 on 3rd floor.
- The addition adds a new mode of circulation through the middle school and a new exit at ground level. Field verification needs to be performed to ensure maintaining use of the existing roadway.
- The design introduces a new sense of transparency to the existing bridge with the introduction of a new material language for Farrugut Middle school.



WASHINGTON ADDITION EXTERIOR



WASHINGTON WING ADDITION PROPOSED FIRST FLOOR PLAN



WASHINGTON ADDITION EXTERIOR VIEW

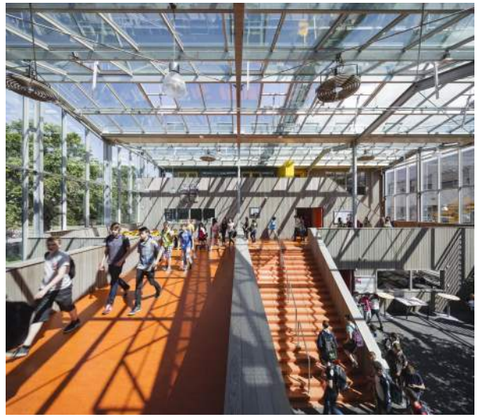


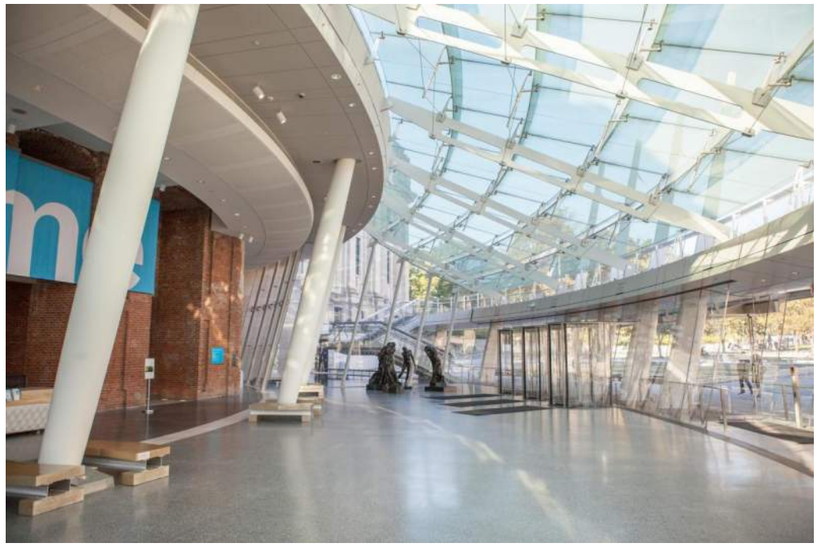
CAFETERIA ADDITION EXTERIOR VIEW

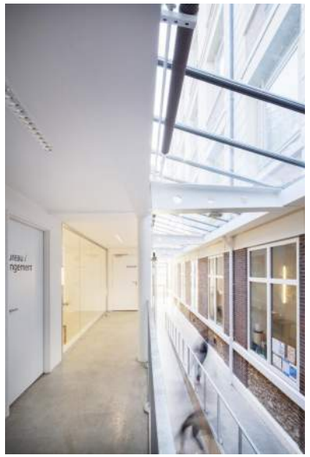


CAFETERIA PERSPECTIVE SECTION

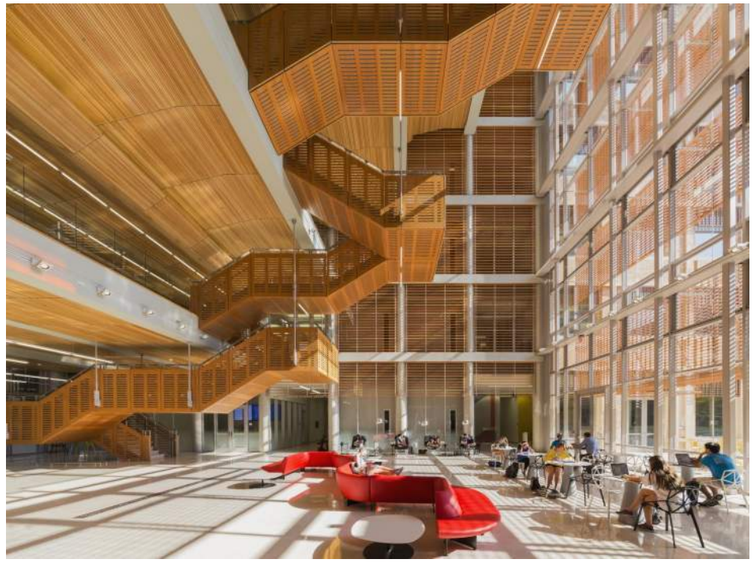




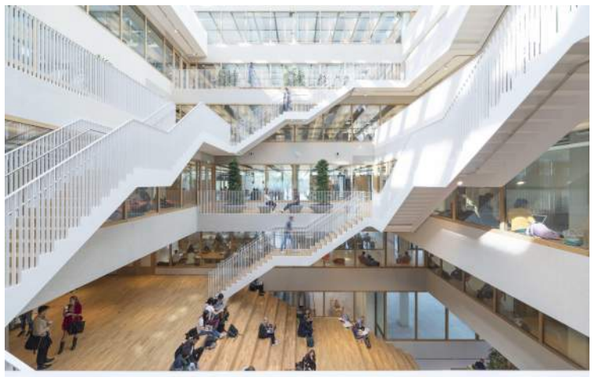




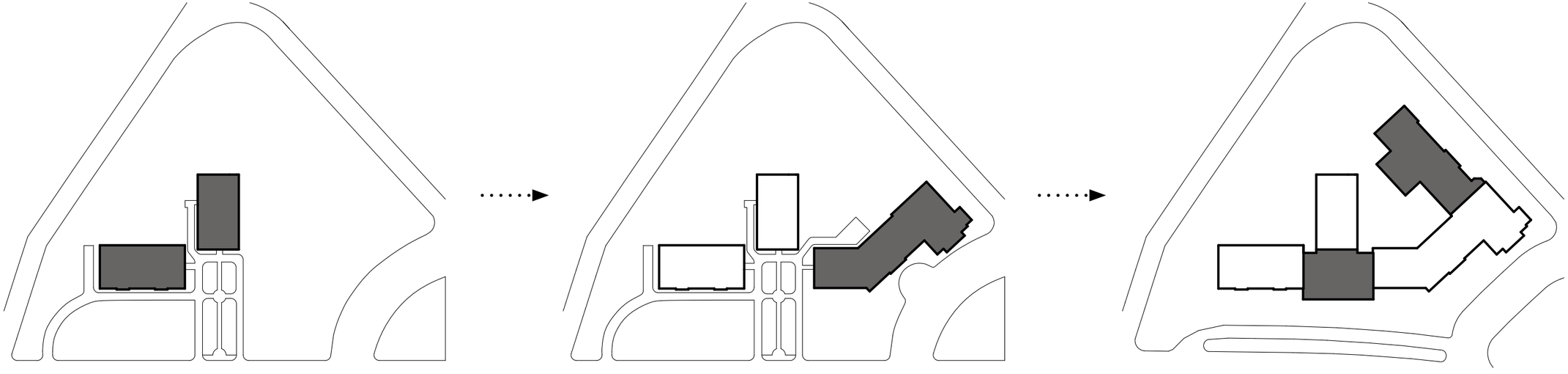








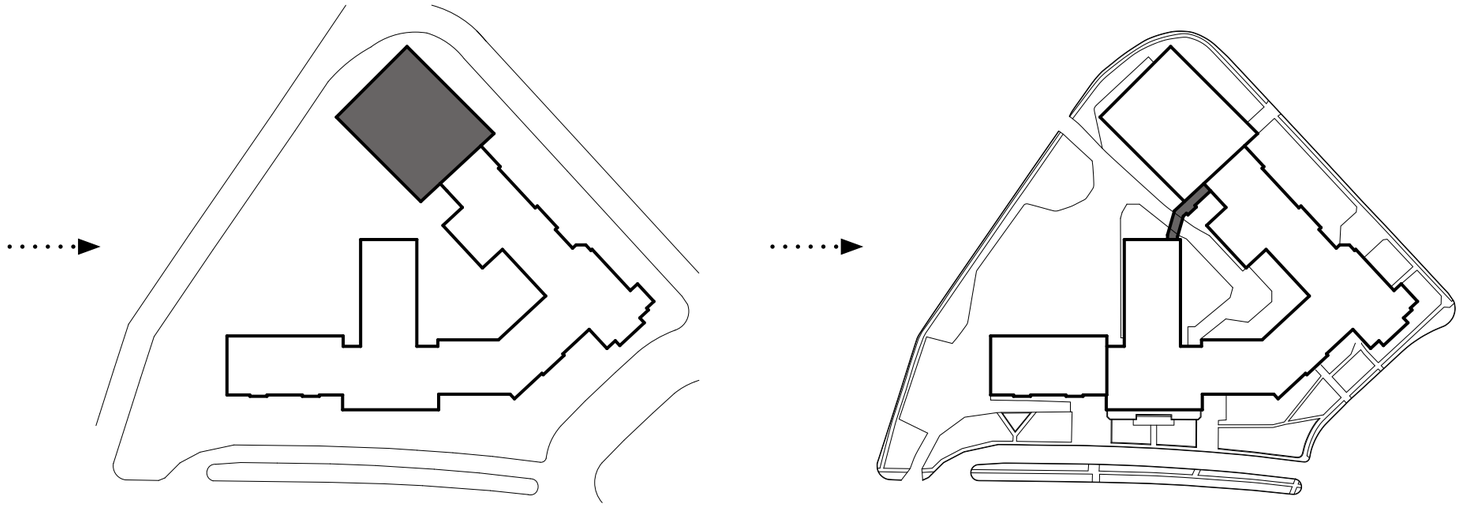
INSPIRATION IMAGERY



ORIGINAL 1902 AND 1911 FARRAGUT AND WASHINGTON BUILDINGS

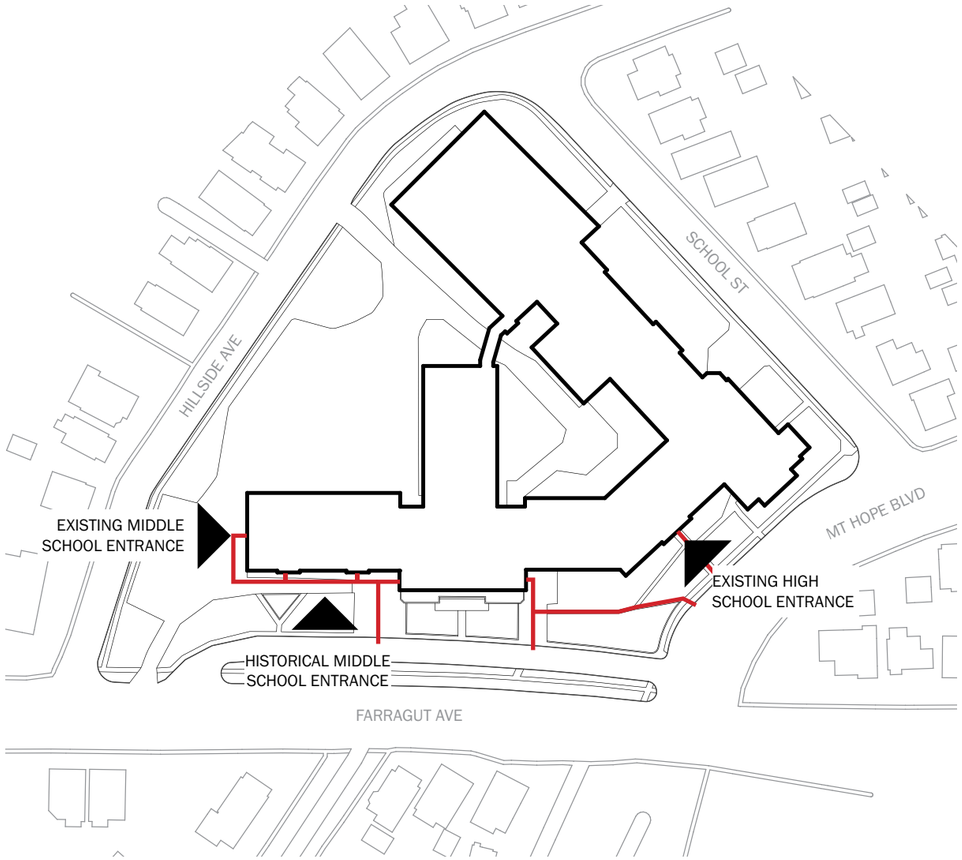
1925 MT HOPE ADDITION

1931 CENTRAL CONNECTION AND SCHOOL ST WING

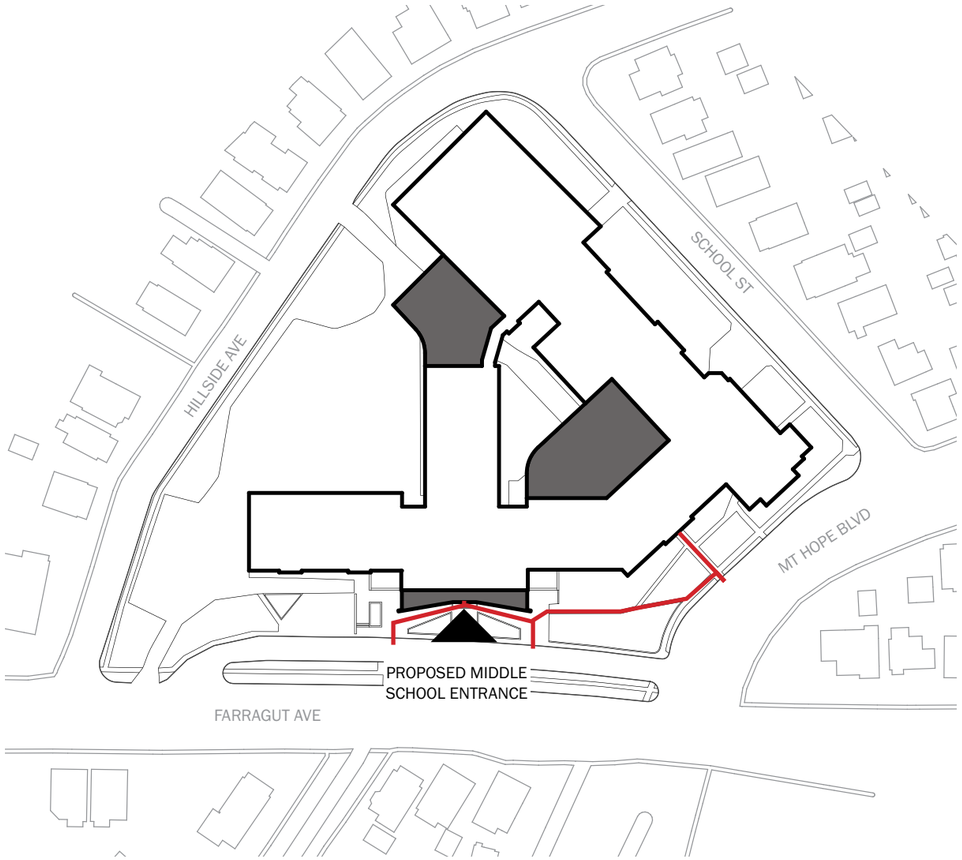


1975 HIGH SCHOOL WING EXTENSION

1989 BRIDGE



EXISTING SITE PLAN



PROPOSED SITE PLAN

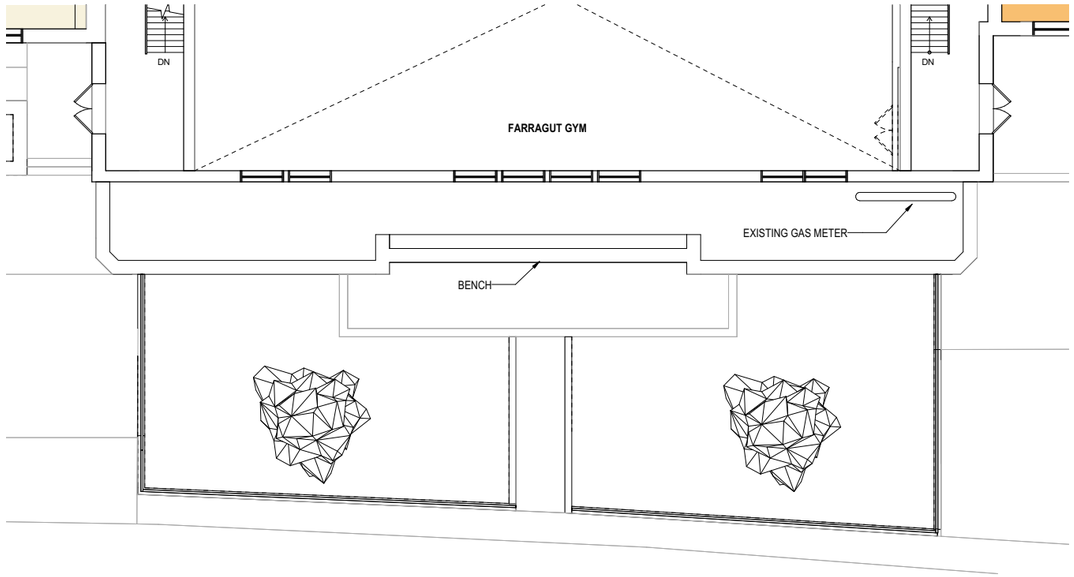


PROPOSED CIRCULATION WITH NEW MIDDLE SCHOOL ENTRY

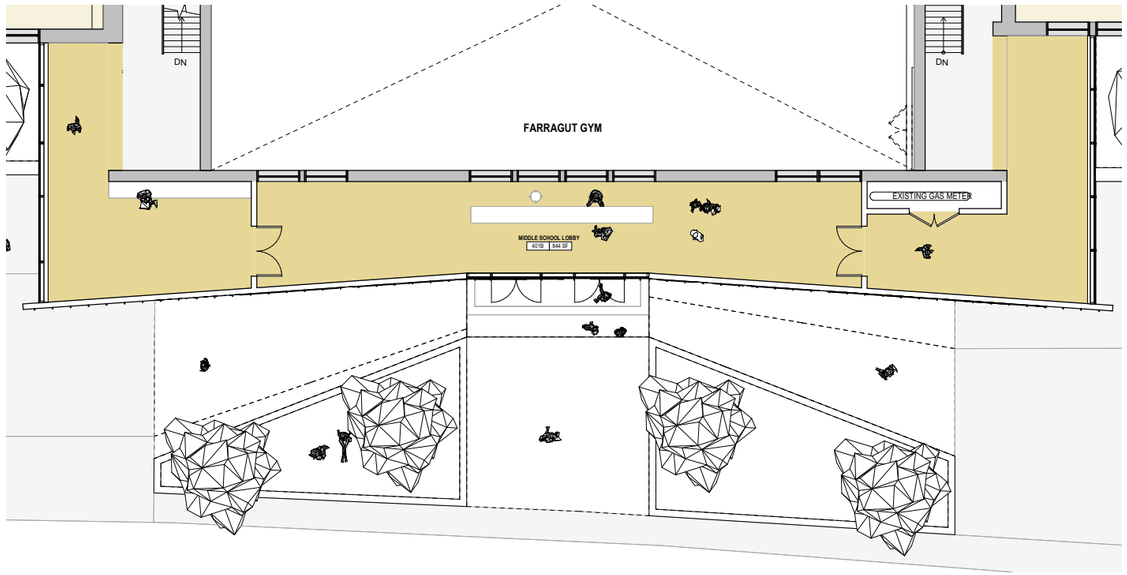
FARRAGUT MIDDLE SCHOOL - PROPOSED ENTRYWAY



EXISTING FARRAGUT FACADE



EXISTING FARRAGUT FIRST FLOOR AT OUTDOOR BENCH



PROPOSED FARRAGUT ENTRY

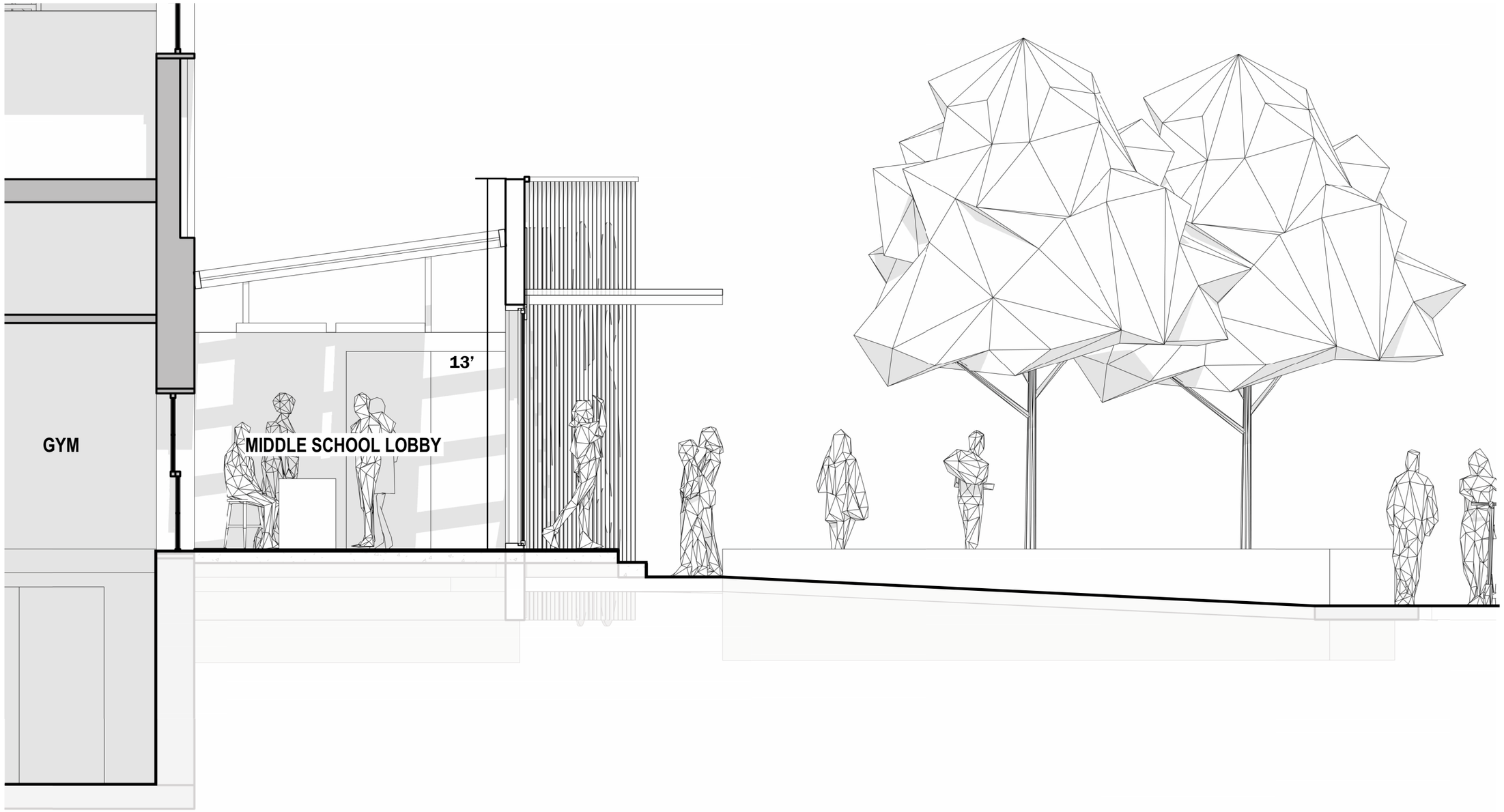
FARRAGUT MIDDLE SCHOOL - PROPOSED ENTRYWAY - AXONOMETRIC



FARRAGUT MIDDLE SCHOOL - PROPOSED ENTRYWAY - EXTERIOR VIEW



FARRAGUT MIDDLE SCHOOL - PROPOSED ENTRYWAY - SECTION





HASTINGS-ON-HUDSON UNION FREE SCHOOL DISTRICT
FARRAGUT COMPLEX MASTER PLAN REPORT

PHASING

PHASE ONE

CAFETERIA ADDITION AND NEW FARRAGUT ENTRY



FRONT ENTRY EXTERIOR VIEW



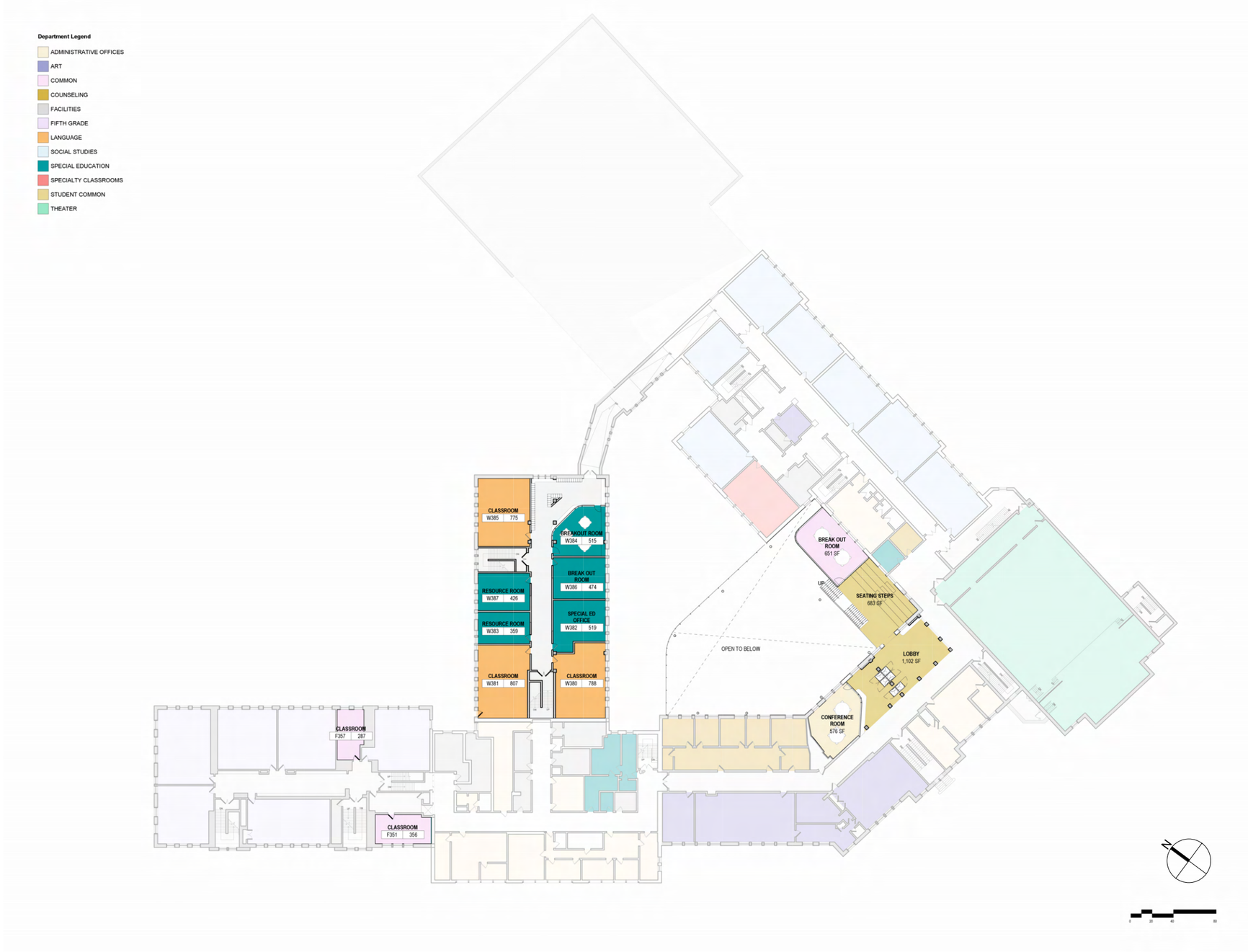
CAFETERIA ADDITION EXTERIOR VIEW

PHASE 01



AREAS OF INTERVENTION IN OVERALL FIRST FLOOR

PHASE 01



AREAS OF INTERVENTION IN OVERALL SECOND FLOOR

PHASE TWO

INTERIOR RESHUFFLE



WASHINGTON WING:
SMALL MATH CLASSROOMS
CRAMMED IN GROUND FLOOR

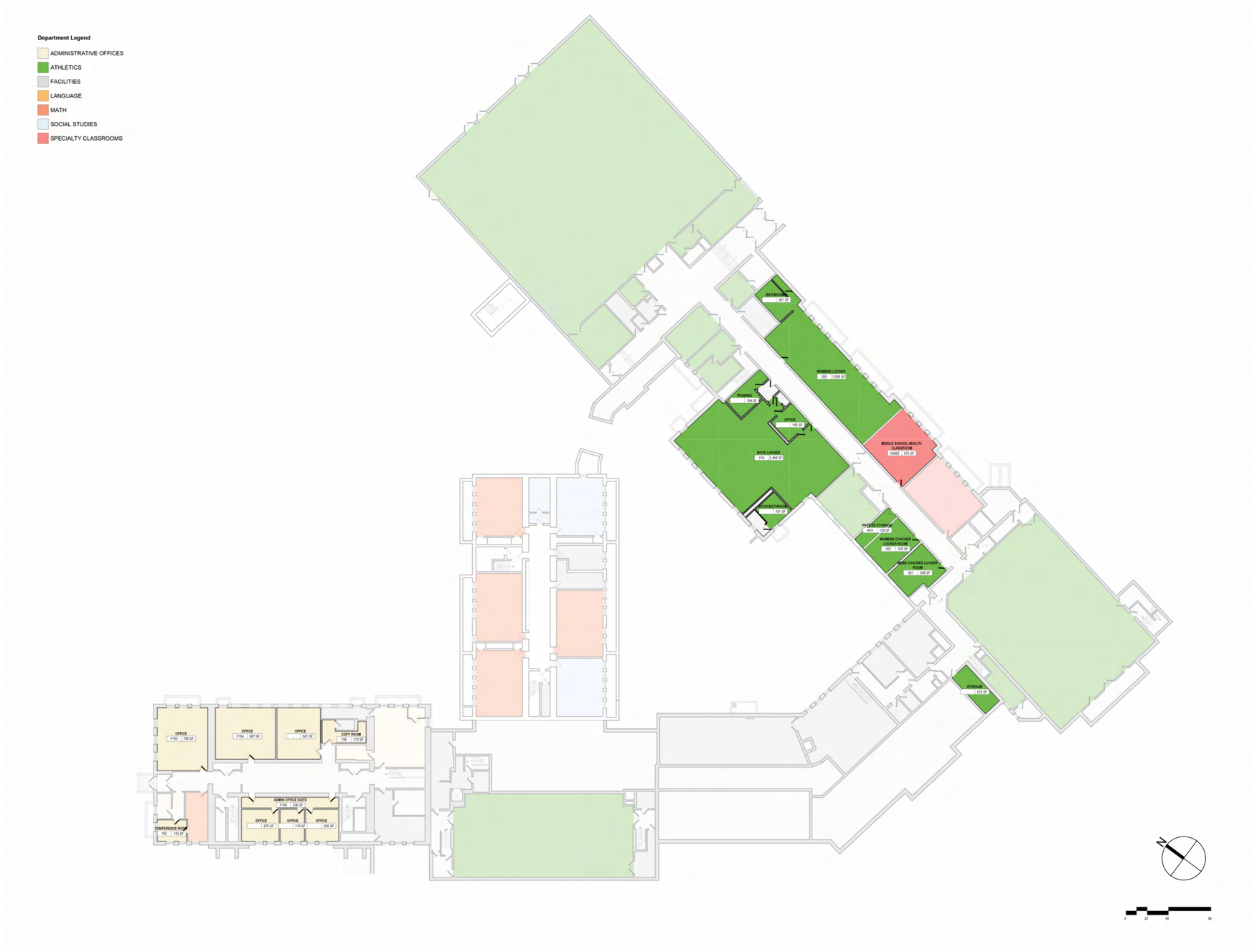
FARRAGUT WING:
MIX OF PROGRAM, NOT COHESIVE
ART & GUIDANCE SEPARATED BTW MS/HS

EXISTING MIDDLE SCHOOL GUIDANCE = **918 SF**

HS WING:
WOMEN'S LOCKER ROOM SMALL
MEN'S LOCKER ROOM CONVOLUTED
COACHES LOCKER ROOMS INAPPROPRIATE
MIXED STORAGE FOR ALTHETICS/PE/OUTSIDE PROGRAMS
MS HEALTH & HS HEALTH SEPARATED
TV STUDIO ISOLATED FROM OTHER ARTS ELECTIVES

EXISTING OVERALL BASEMENT

PHASE 02



AREAS OF INTERVENTION IN OVERALL BASEMENT

Department Legend

- ADMINISTRATIVE OFFICES
- ATHLETICS
- COMPUTER/ ROBOTICS
- COUNSELING
- ENGLISH
- FACILITIES
- LANGUAGE
- MATH
- MUSIC
- SCIENCE
- SOCIAL STUDIES
- SPECIAL EDUCATION
- SPECIALTY CLASSROOMS



HS WING:
MIX OF PROGRAM, NOT COHESIVE
INEFFICIENT USE OF CLASSROOMS
CONVOLUTED PATHWAYS TO KEY PROGRAMS

WASHINGTON WING:
SPECIAL ED NOT COHESIVE
HEALTH SEPARATED FROM PE

FARRAGUT WING:
MS OFFICE IN VESTIGAL LOCATION

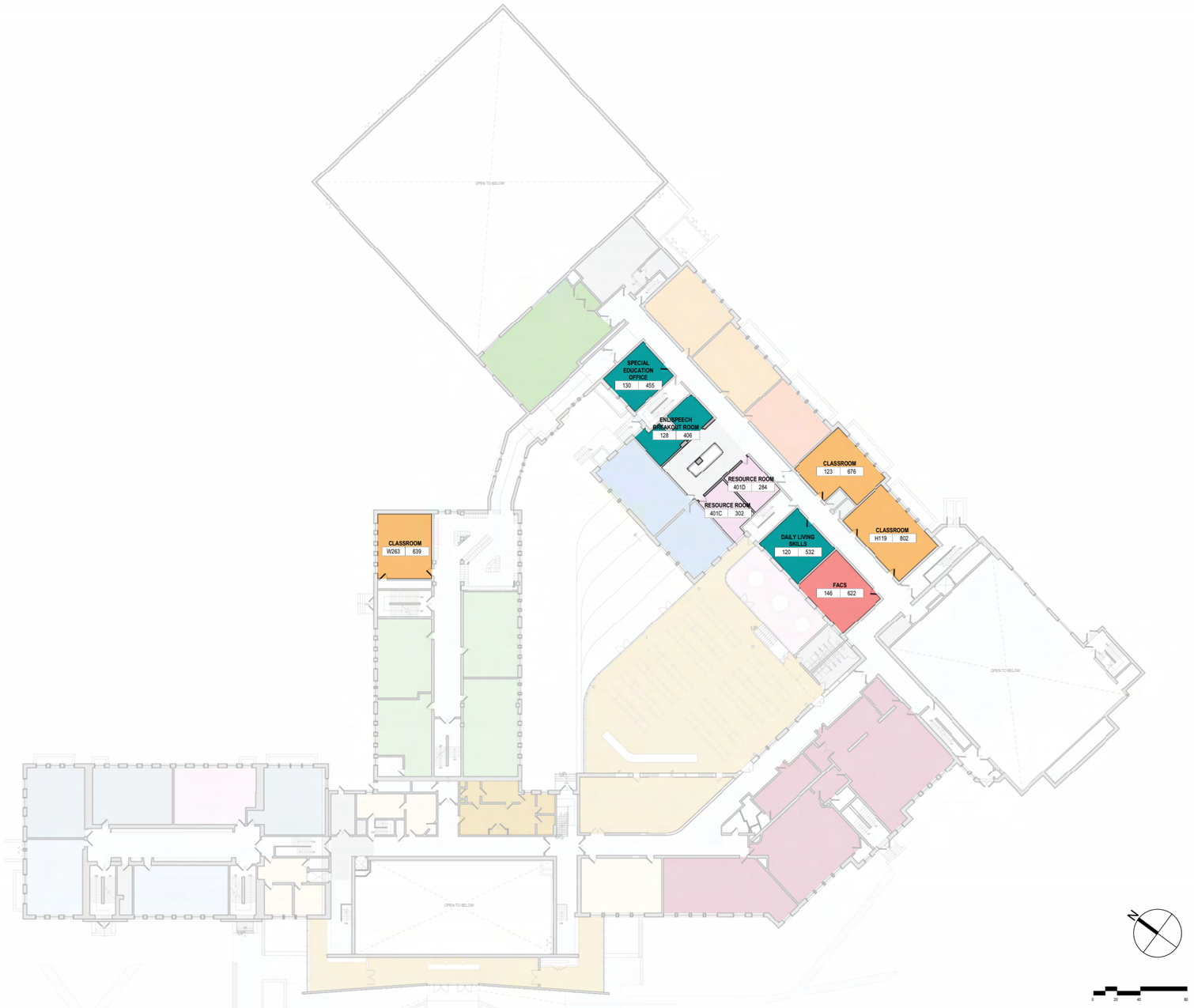
CENTRAL WING:
MS ENTRY NOT DEFINED
MS LANGUAGE SEPARATED FROM OTHER MS PROGRAMS
MUSIC PROGRAM MISSING CHORUS ROOM

EXISTING OVERALL FIRST FLOOR

PHASE 02

Department Legend

- ADMINISTRATIVE OFFICES
- ATHLETICS
- COMMON
- COMPUTER/ ROBOTICS
- COUNSELING
- ENGLISH
- FACILITIES
- LANGUAGE
- MATH
- MUSIC
- SCIENCE
- SOCIAL STUDIES
- SPECIAL EDUCATION
- SPECIALTY CLASSROOMS
- STUDENT COMMON



AREAS OF INTERVENTION IN OVERALL FIRST FLOOR



WASHINGTON WING:
INEFFICIENT 3RD LEVEL CAFETERIA

FARRAGUT WING:
MS SPECIAL ED SPACES NOT CONSOLIDATED

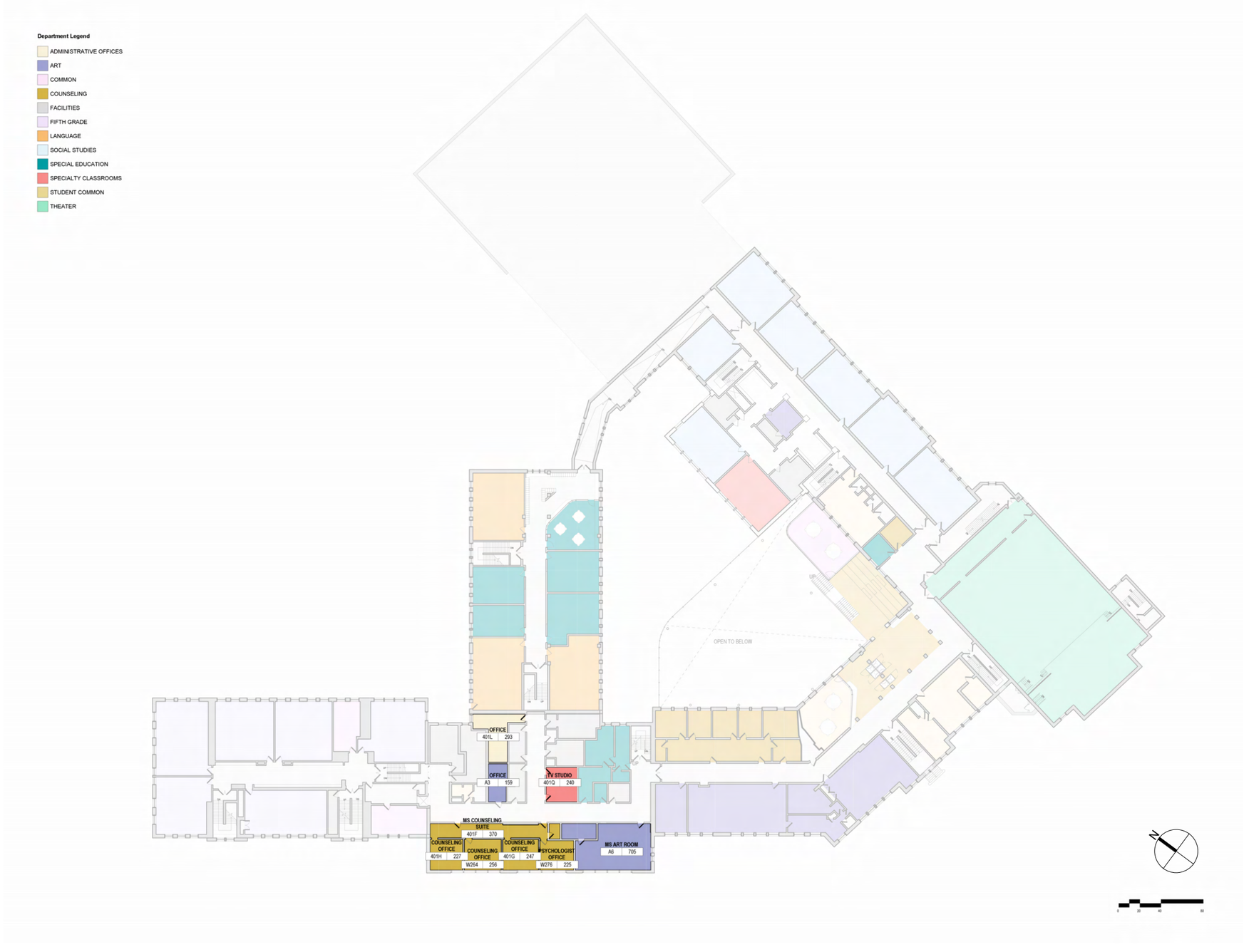
HS WING:
LOCKER ALCOVES NOT WELL USED

EXISTING ADMIN SF = **2,853 SF**

CENTRAL WING:
ADMIN SUITE IS CENTRALIZED IN THE BUILDING

EXISTING OVERALL SECOND FLOOR

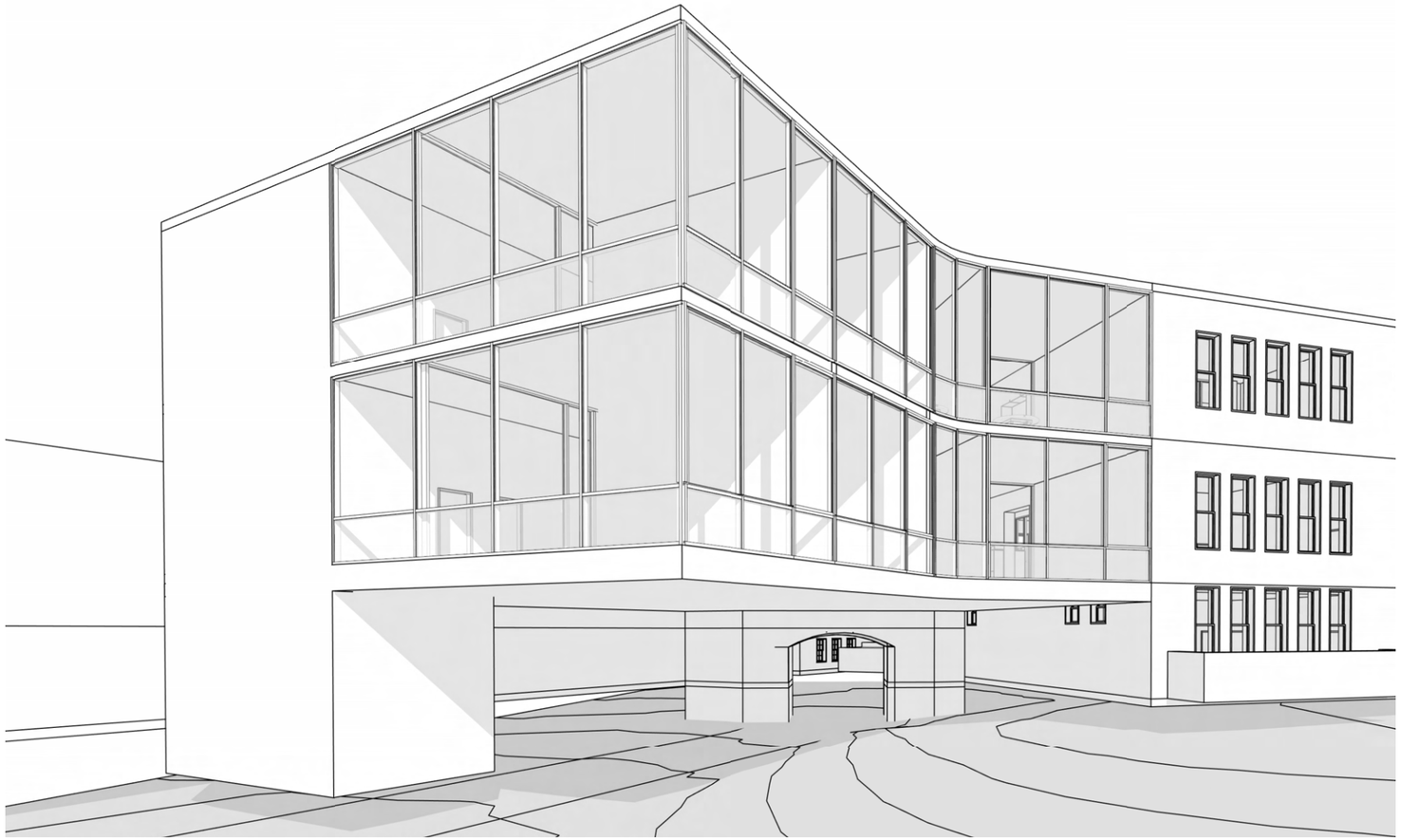
PHASE 02



AREAS OF INTERVENTION IN OVERALL SECOND FLOOR

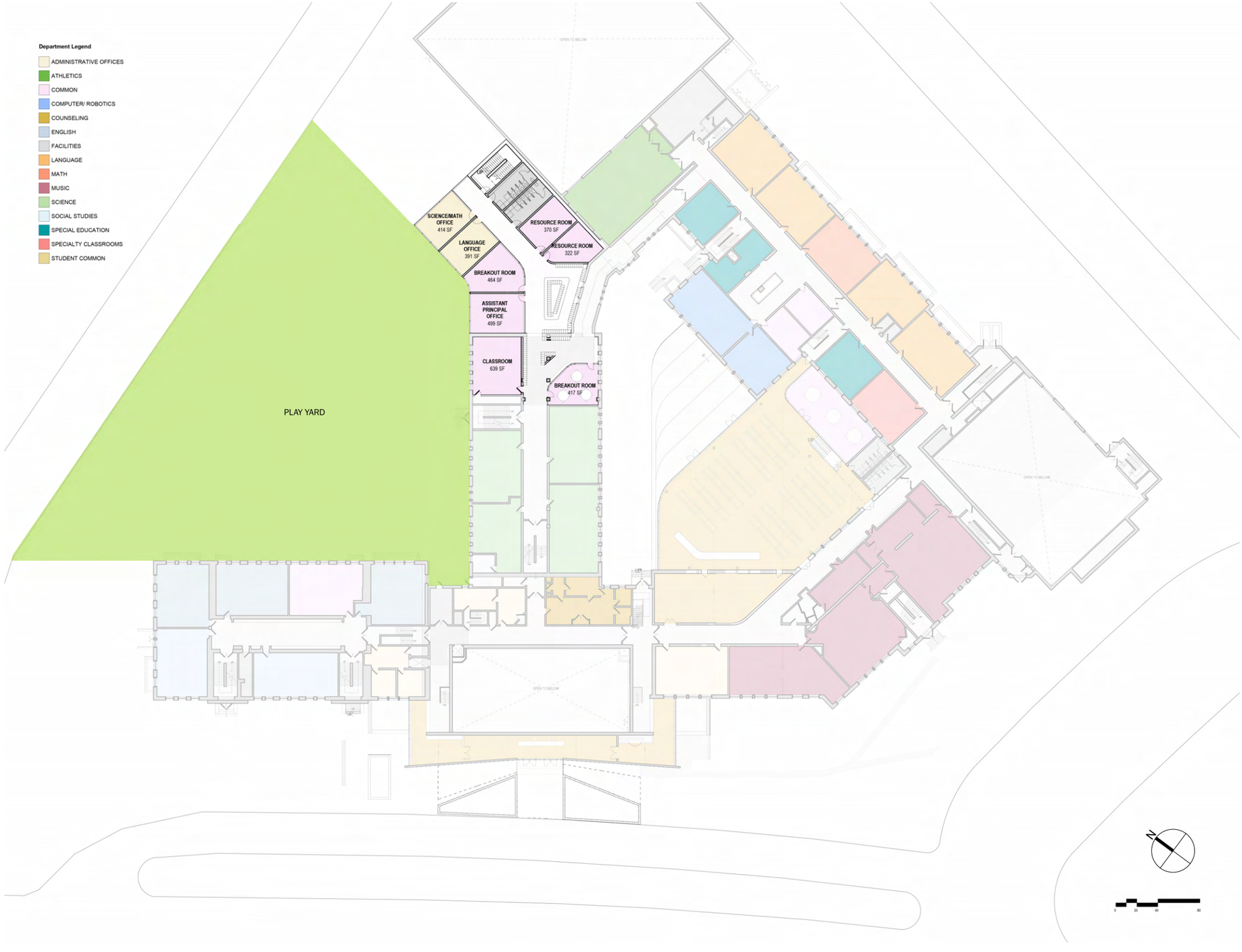
PHASE THREE

WASHINGTON ADDITION



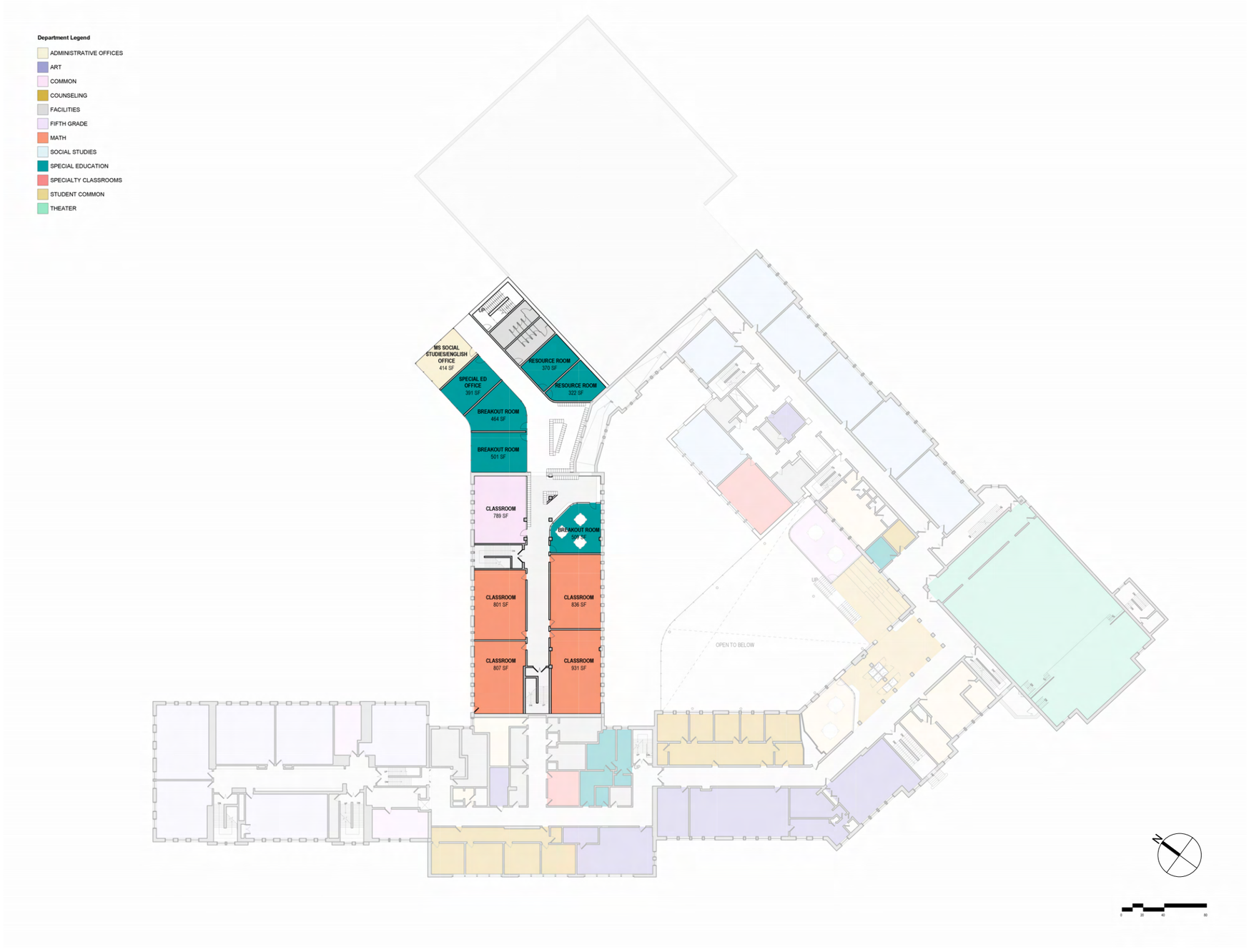
WASHINGTON ADDITION EXTERIOR VIEW

PHASE 03



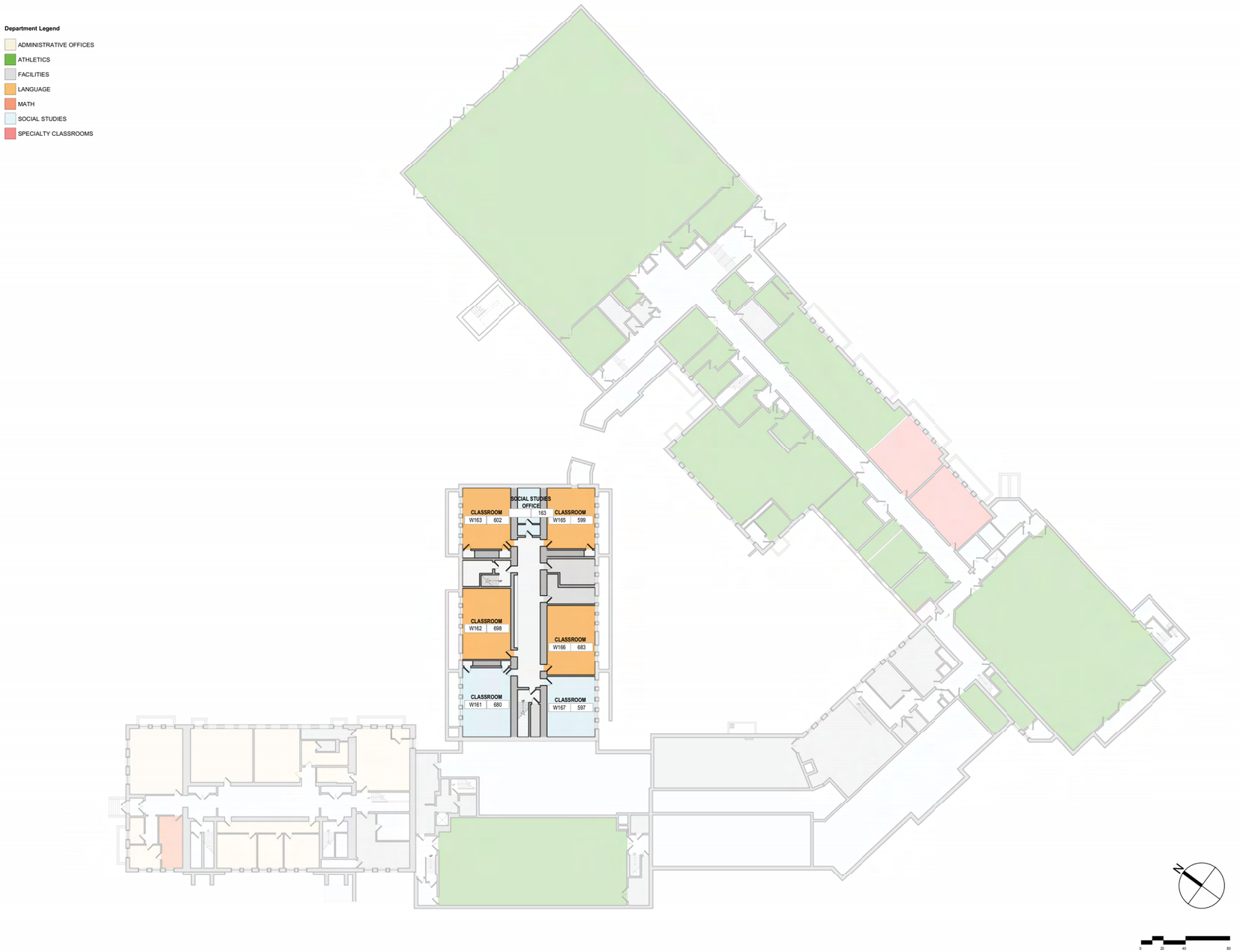
AREAS OF INTERVENTION IN OVERALL FIRST FLOOR

PHASE 03



AREAS OF INTERVENTION IN OVERALL SECOND FLOOR

PHASE 03



AREAS OF INTERVENTION IN OVERALL BASEMENT

PHASE FOUR

INTERIOR REFINEMENTS

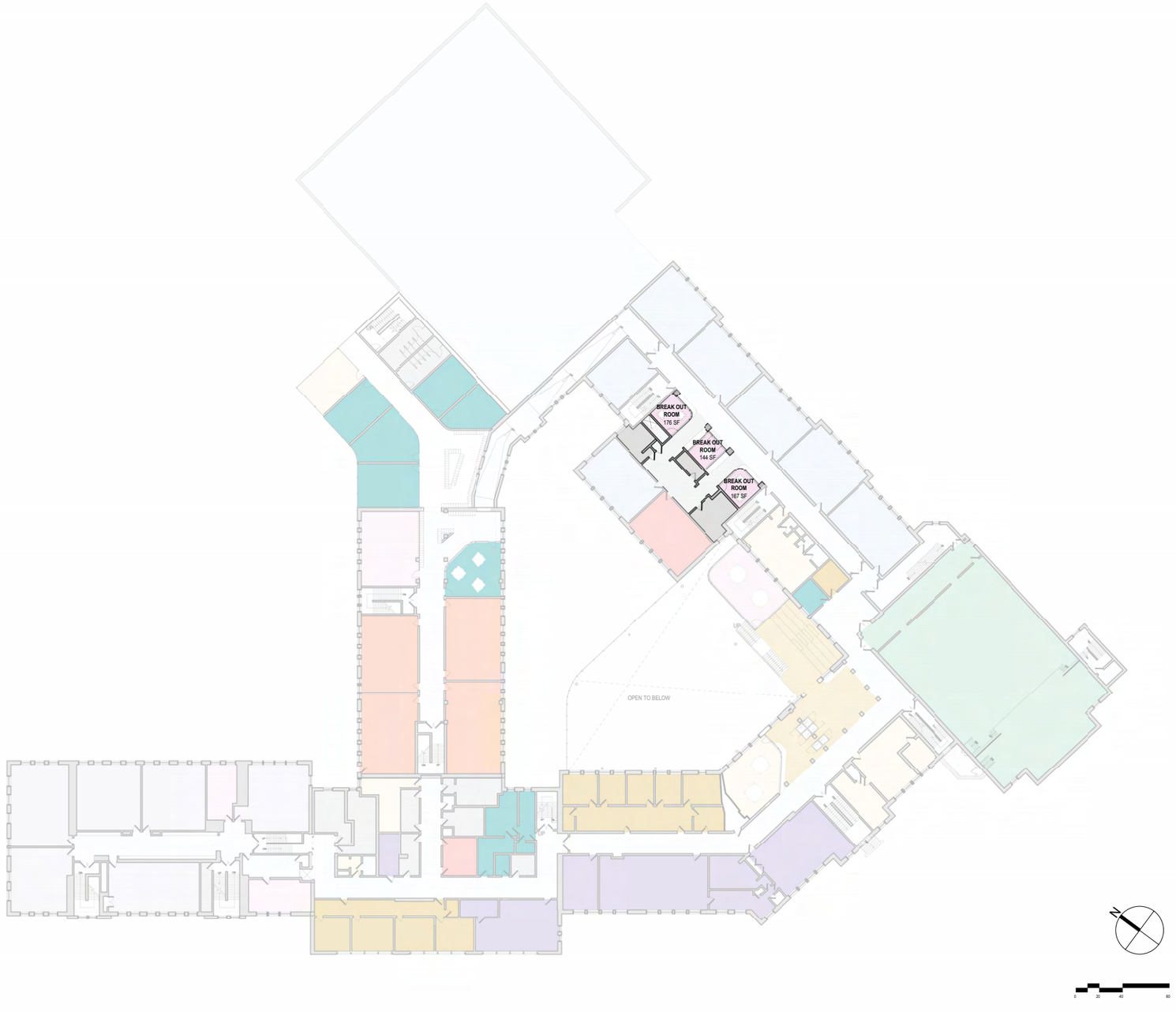


LOCKER ALCOVE INTERIOR VIEW

PHASE 04

Department Legend

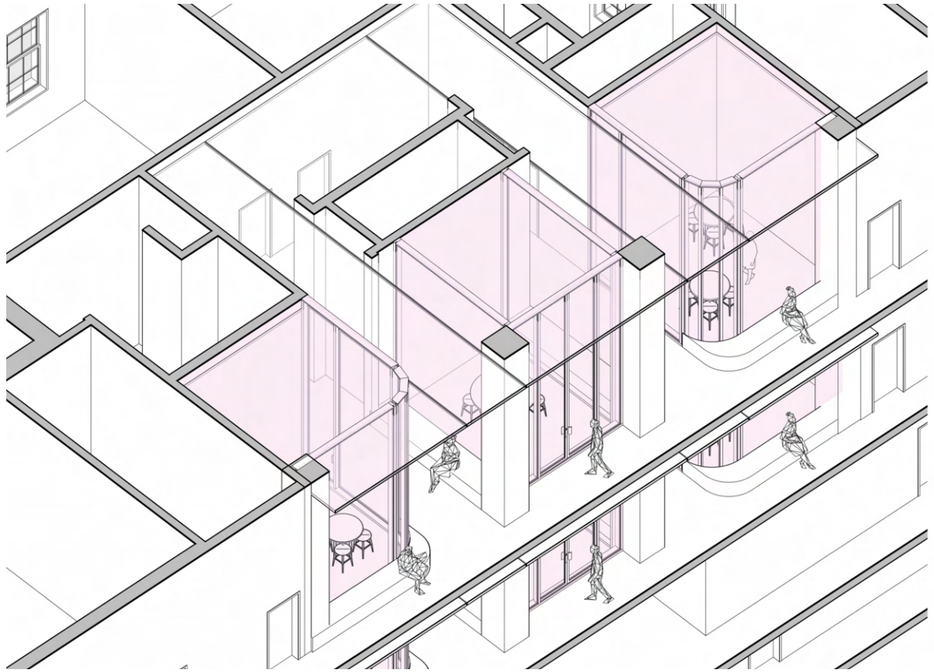
- ADMINISTRATIVE OFFICES
- ART
- COMMON
- COUNSELING
- FACILITIES
- FIFTH GRADE
- MATH
- SOCIAL STUDIES
- SPECIAL EDUCATION
- SPECIALTY CLASSROOMS
- STUDENT COMMON
- THEATER



AREAS OF INTERVENTION IN OVERALL SECOND FLOOR

HIGH SCHOOL PROPOSED LOCKER ALCOVE TRANSFORMATION

HS Locker Alcoves are converted into usable break out rooms.





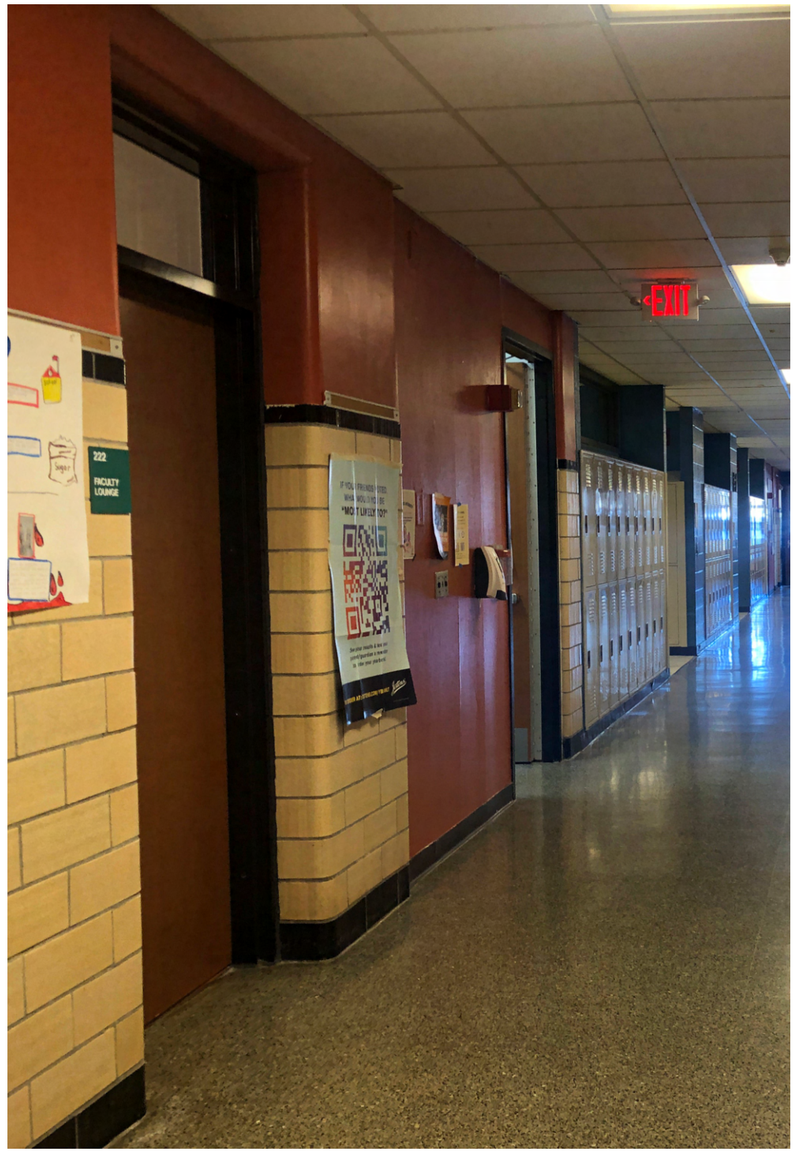
PROPOSED HIGH SCHOOL LOCKER ALCOVE VIEWS



PROPOSED HIGH SCHOOL LOCKER ALCOVE SECOND FLOOR IDENTICAL TO THIRD FLOOR)

CLASSSROOM ENTRY PORTAL

Classroom entry through the building can be modernized to add a side lite and wood portal.



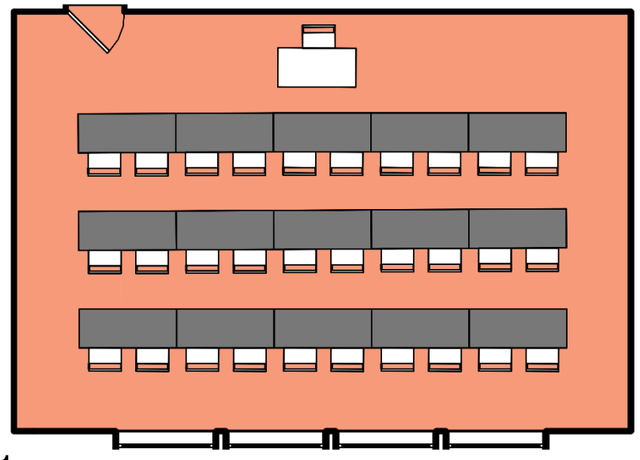
EXISTING CLASSROOM ENTRYWAY



PROPOSED CLASSROOM ENTRYWAY



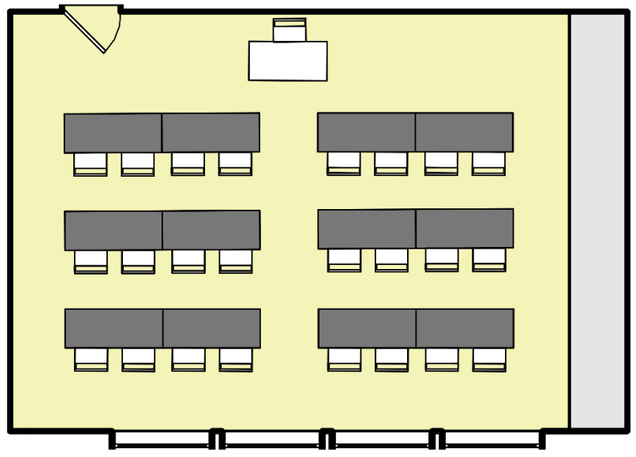
PROPOSED CLASSROOM ENTRYWAY



1.

680 SF
30 students
22 SF/student

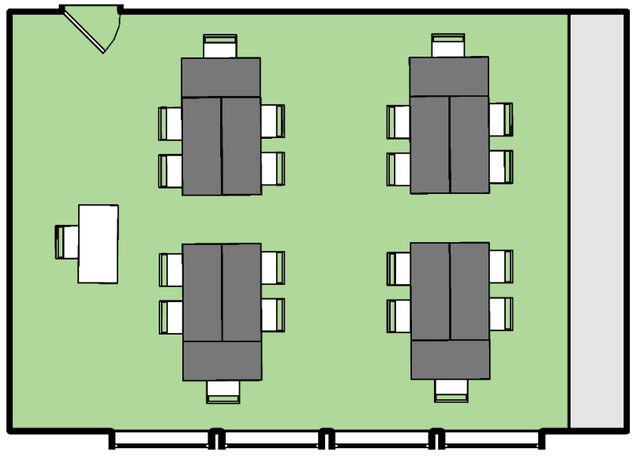
Not recommended



2.

680 SF
24 students
28 SF/student

Current usage



3.

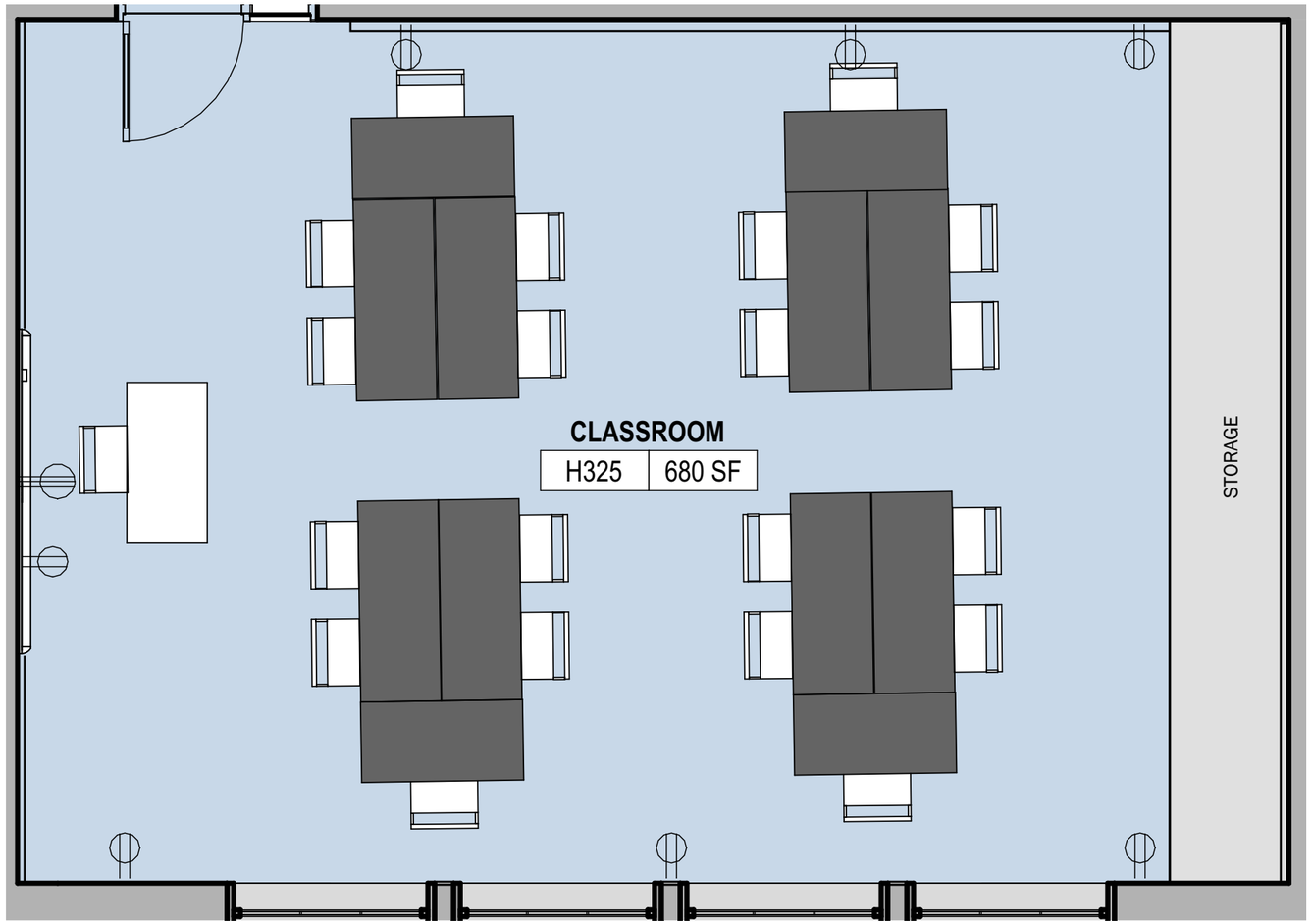
680 SF
20 students
34 SF/student

Recommended

STANDARD CLASSROOM LAYOUT - PLAN

Classrooms through out the building should be updated with modern technology, finishes, lighting and furniture.

- CLASSES APPROPRIATELY SIZED FOR CLASSROOM
- TABLES IN PLACE OF DESKS
- FLEXIBLE LAYOUT
- UPDATED TECHNOLOGY
- ACCESS TO OUTLETS
- SMARTBOARDS AND WORKSTATION CONTROLS CENTRALLY LOCATED
- AREAS FOR STANDARDIZED HANGING MATERIAL SURFACE
- WIDENED GLAZED ENTRY DOOR FOR MORE TRANSPARENCY



CONCEPTUAL DESIGN SUMMARY

As a result of Programming studies, PBDW entered concept design with the intent to resolve the high level need for more space in Farragut Middle School. Two additions are proposed: one relocating the Cafeteria to the central courtyard and a second extending the Washington Wing for additional classrooms, break out space, resource rooms, lockers, bathrooms and better resolving circulation. A new entry for the school is also proposed, as well as other miscellaneous reorganization for better efficiency and cohesion in program throughout.

General:

- Flexibility and communal space are prioritized with all proposed layouts.
- Informal spaces that are now programmed as “Breakout Rooms” are provided as additional work areas for student study and collaboration and for after-class meetings with teachers.
- More transparency between spaces are achieved by implementing glass partitions to indicate spaces for collaboration.

Cafeteria Addition:

- 7,000 SF at 1st floor + 1,300 SF overlook = 8,300 SF

Washington Addition:

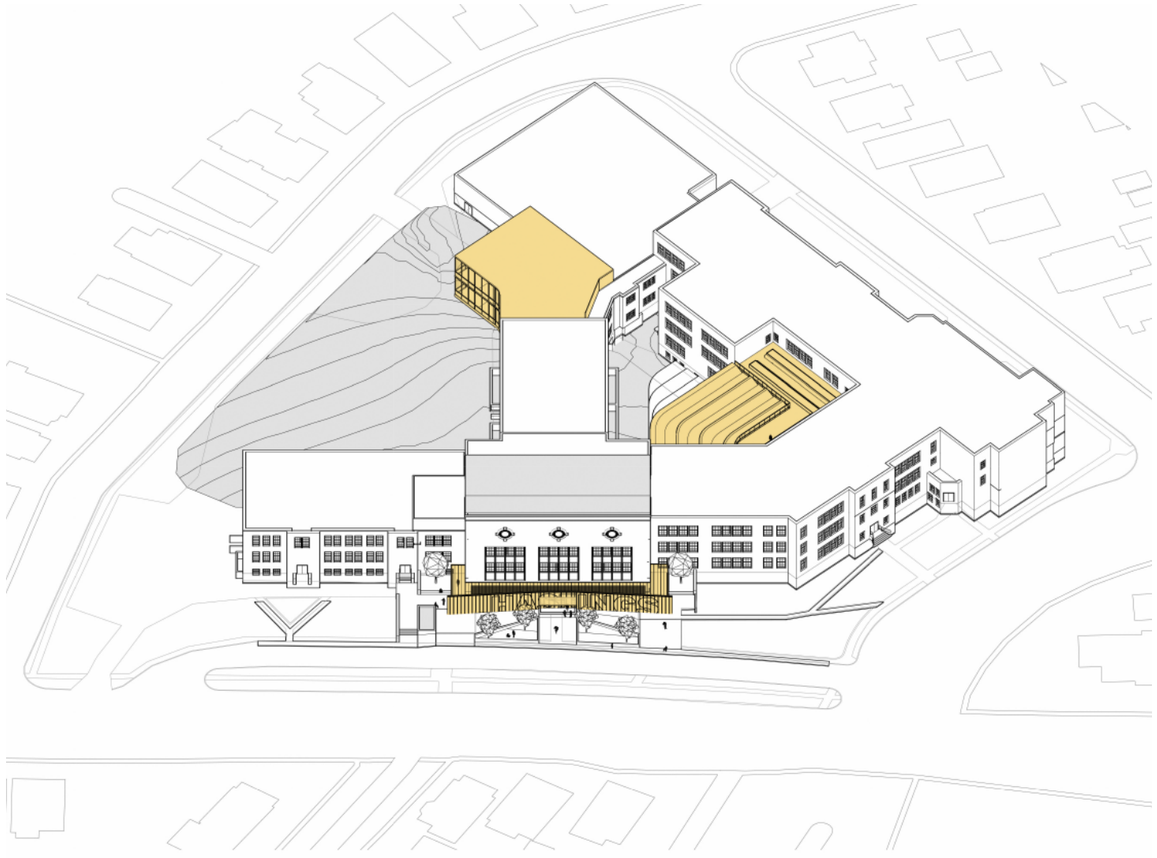
- 5,000 SF ea at Washtington 2nd & 3rd floors + 1st floor stair = 10,500 SF

Washington 3rd Floor:

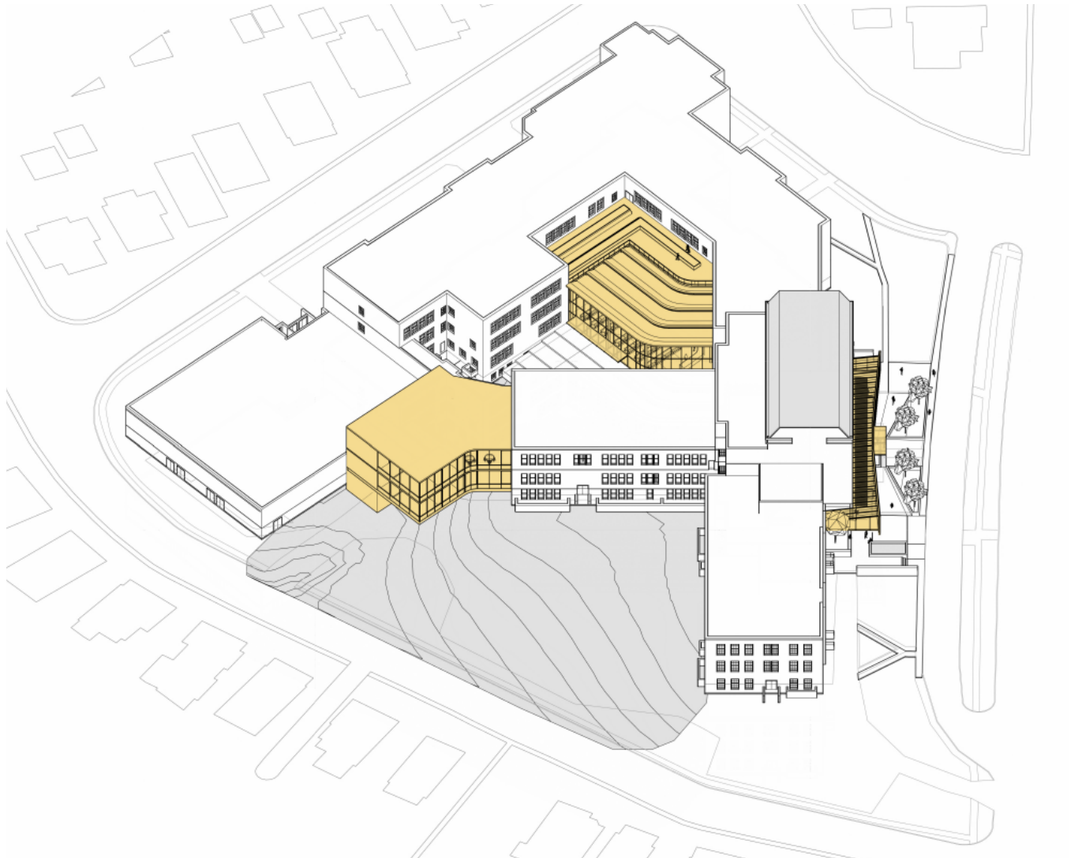
- 4,662 SF usable program space

Farragut Entry:

- 1,826 SF



OVERALL 3D VIEW LOOKING NORTH



OVERALL 3D VIEW LOOKING SOUTH





WASHINGTON WING:
SMALL MATH CLASSROOMS
CRAMMED IN GROUND FLOOR

FARRAGUT WING:
MIX OF PROGRAM, NOT COHESIVE
ART & GUIDANCE SEPARATED BTW MS/HS

EXISTING MIDDLE SCHOOL GUIDANCE = **918 SF**

HS WING:
WOMEN'S LOCKER ROOM SMALL
MEN'S LOCKER ROOM CONVOLUTED
COACHES LOCKER ROOMS INAPPROPRIATE
MIXED STORAGE FOR ALTHETICS/PE/OUTSIDE PROGRAMS
MS HEALTH & HS HEALTH SEPARATED
TV STUDIO ISOLATED FROM OTHER ARTS ELECTIVES

EXISTING OVERALL BASEMENT

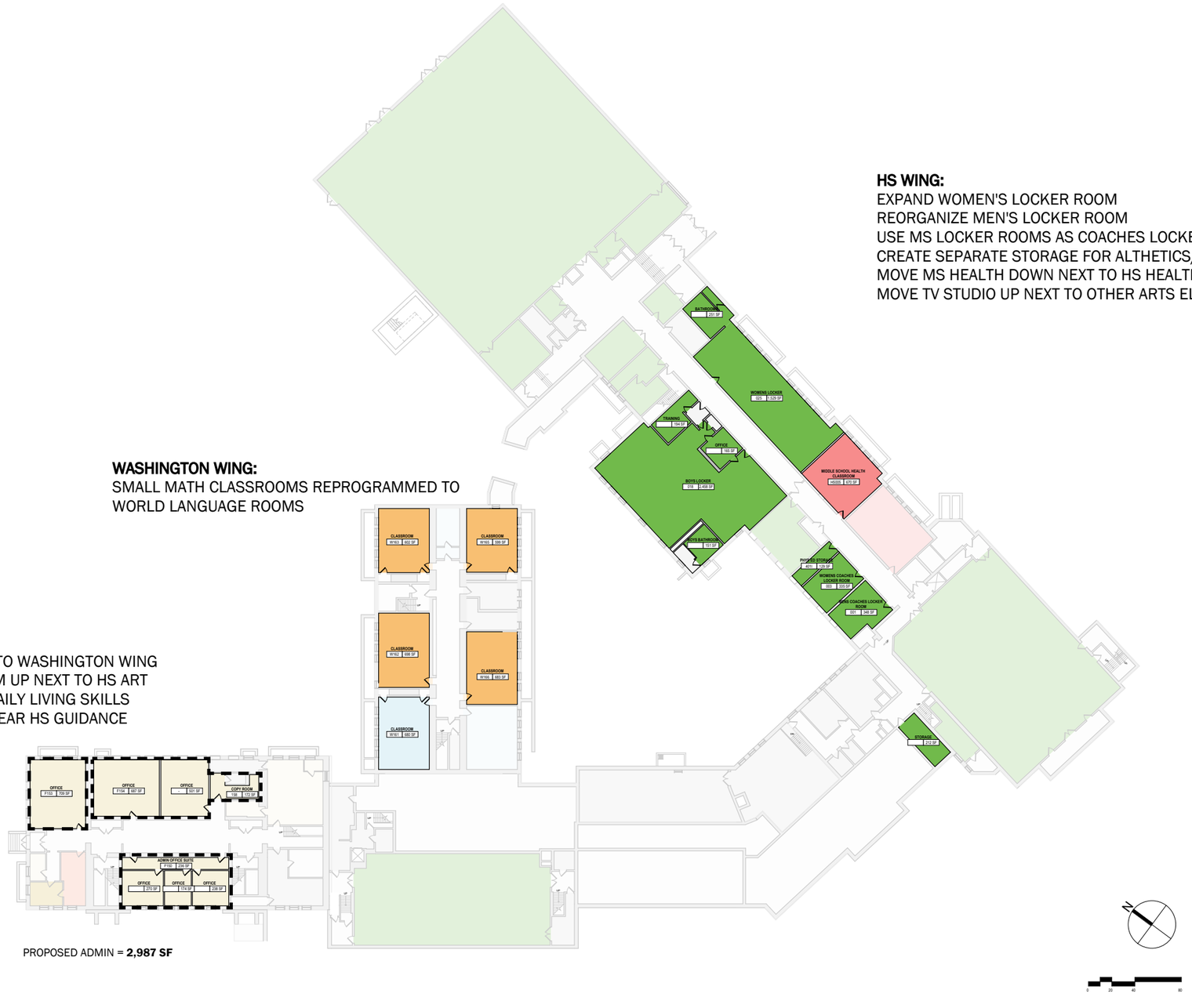
Department Legend

- ADMINISTRATIVE OFFICES
- ATHLETICS
- COUNSELING
- FACILITIES
- LANGUAGE
- MATH
- SOCIAL STUDIES
- SPECIALTY CLASSROOMS

HS WING:
EXPAND WOMEN'S LOCKER ROOM
REORGANIZE MEN'S LOCKER ROOM
USE MS LOCKER ROOMS AS COACHES LOCKER ROOMS
CREATE SEPARATE STORAGE FOR ALTHETICS/PE/OUTSIDE PROGRAMS
MOVE MS HEALTH DOWN NEXT TO HS HEALTH
MOVE TV STUDIO UP NEXT TO OTHER ARTS ELECTIVES

WASHINGTON WING:
SMALL MATH CLASSROOMS REPROGRAMMED TO WORLD LANGUAGE ROOMS

FARRAGUT WING:
MOVE LANG CLASSROOM TO WASHINGTON WING
MOVE MS ART CLASSROOM UP NEXT TO HS ART
MOVE FACS UP NEXT TO DAILY LIVING SKILLS
MOVE MS GUIDANCE UP NEAR HS GUIDANCE



PROPOSED ADMIN = **2,987 SF**

AREAS OF INTERVENTION IN OVERALL BASEMENT



HS WING:
EXPANDED WOMEN'S LOCKER ROOM
REORGANIZE MEN'S LOCKER ROOM
HEALTH CLASSROOMS CENTRALIZED
DEDICATED COACHES LOCKER ROOMS
SEPARATE STORAGE FOR ALTHETICS/PE/OUTSIDE PROGRAMS

WASHINGTON WING:
SMALL MATH CLASSROOMS REPROGRAMMED TO
WORLD LANGUAGE ROOMS

FARRAGUT WING:
ADMIN OFFICES & FACULTY LOUNGE

PROPOSED OVERALL BASEMENT

Department Legend

- ADMINISTRATIVE OFFICES
- ATHLETICS
- COMPUTER/ ROBOTICS
- COUNSELING
- ENGLISH
- FACILITIES
- LANGUAGE
- MATH
- MUSIC
- SCIENCE
- SOCIAL STUDIES
- SPECIAL EDUCATION
- SPECIALTY CLASSROOMS



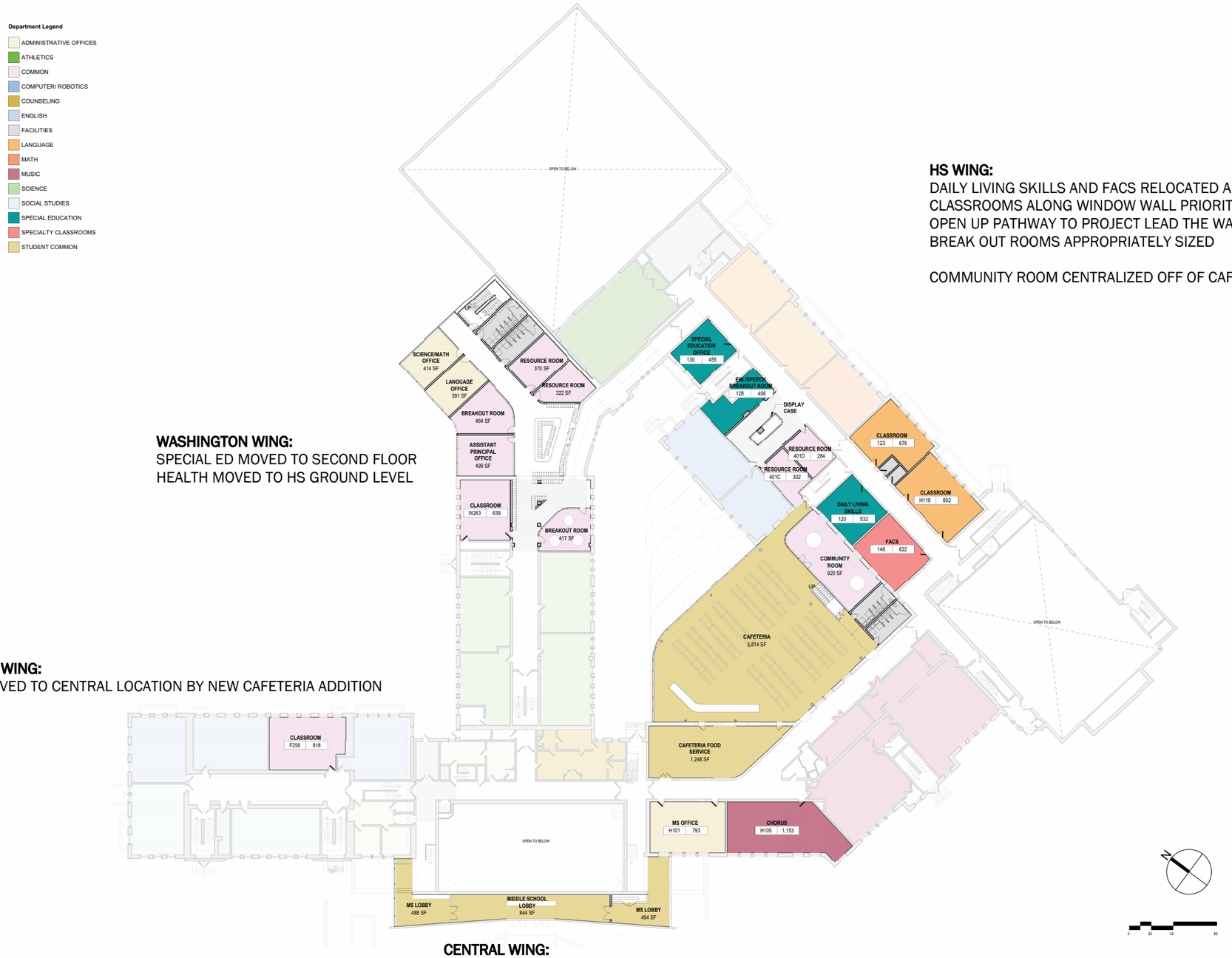
HS WING:
MIX OF PROGRAM, NOT COHESIVE
INEFFICIENT USE OF CLASSROOMS
CONVOLUTED PATHWAYS TO KEY PROGRAMS

WASHINGTON WING:
SPECIAL ED NOT COHESIVE
HEALTH SEPARATED FROM PE

FARRAGUT WING:
MS OFFICE IN VESTIGAL LOCATION

CENTRAL WING:
MS ENTRY NOT DEFINED
MS LANGUAGE SEPARATED FROM OTHER MS PROGRAMS
MUSIC PROGRAM MISSING CHORUS ROOM

EXISTING OVERALL FIRST FLOOR



WASHINGTON WING:
SPECIAL ED MOVED TO SECOND FLOOR
HEALTH MOVED TO HS GROUND LEVEL

HS WING:
DAILY LIVING SKILLS AND FACS RELOCATED ADJACENT TO EACHOTHER
CLASSROOMS ALONG WINDOW WALL PRIORITIZED FOR CLASS PROGRAM
OPEN UP PATHWAY TO PROJECT LEAD THE WAY
BREAK OUT ROOMS APPROPRIATELY SIZED

COMMUNITY ROOM CENTRALIZED OFF OF CAFETERIA

FARRAGUT WING:
OFFICE MOVED TO CENTRAL LOCATION BY NEW CAFETERIA ADDITION

AREAS OF INTERVENTION IN OVERALL FIRST FLOOR

CENTRAL WING:
NEW MAIN ENTRY & MS OFFICE
NEW CAFETERIA ADDITION AT FIRST FLOOR
ADDED CHORUS ROOM
MS LANGUAGE RELOCATED TO LOWER WASHINGTON WING

Department Legend

- ADMINISTRATIVE OFFICES
- ATHLETICS
- COMMON
- COMPUTER/ ROBOTICS
- COUNSELING
- ENGLISH
- FACILITIES
- LANGUAGE
- MATH
- MUSIC
- SCIENCE
- SOCIAL STUDIES
- SPECIAL EDUCATION
- SPECIALTY CLASSROOMS
- STUDENT COMMON

HS WING:
LANGUAGE CENTRALIZED
SPECIAL ED CENTRALIZED W/ FLEXIBLE RESOURCE ROOMS
OPEN PAHTWAY TO PROJECT LEAD THE WAY
COMMUNITY ROOM & CAFETERIA ADDITION AS CENTRALIZERS

WASHINGTON WING:
SCIENCE AND BREAK OUT WING
W/ FLEX CLASSROOM
DEDICATED MS DEPT OFFICES



FARRAGUT WING:
CLASSROOM WING

CENTRAL WING:
NEW MAIN ENTRY, MS OFFICE AND CAFETERIA CENTRALIZED
MUSIC & CHORUS PROGRAM COHESIVE

PROPOSED OVERALL FIRST FLOOR



WASHINGTON WING:
INEFFICIENT 3RD LEVEL CAFETERIA

FARRAGUT WING:
MS SPECIAL ED SPACES NOT CONSOLIDATED

HS WING:
LOCKER ALCOVES NOT WELL USED

EXISTING ADMIN SF = **2,853 SF**

CENTRAL WING:
ADMIN SUITE IS CENTRALIZED IN THE BUILDING

EXISTING OVERALL SECOND FLOOR

Department Legend

- ADMINISTRATIVE OFFICES
- ART
- COMMON
- COUNSELING
- FACILITIES
- FIFTH GRADE
- MATH
- SOCIAL STUDIES
- SPECIAL EDUCATION
- SPECIALTY CLASSROOMS
- STUDENT COMMON
- THEATER



HS WING:
LOCKER ALCOVES REPURPOSED AS BREAK OUT SPACES
NEW HS ENTRY ZONE OVERLOOKING CAFETERIA
CENTRAL HS CONFERENCE ROOM & BREAK OUT SPACE

WASHINGTON WING:
MATH CLASSROOMS MOVED TO NEW FLOOR
SPECIAL EDUCATION WING ADDITION
FLEX CLASSROOM

FARRAGUT WING:
FLEX SPACES FOR 6TH GRADE

PROPOSED MIDDLE SCHOOL GUIDANCE = **1,069 SF**

CENTRAL WING:
ADMIN MOVED DOWN TO FARRAGUT LOWER LEVEL
MS GUIDANCE MOVED UP
MS ART MOVED UP
TV STUDIO AROUND ART ELECTIVES

AREAS OF INTERVENTION IN OVERALL SECOND FLOOR



HS WING:
CLASSROOM & BREAK OUT SPACES LEVEL
ACTIVATED HS LOBBY

WASHINGTON WING:
NEW CLASSROOM LEVEL
SPECIAL EDUCATION WING ADDITION

FARRAGUT WING:
5TH GRADE FLOOR

CENTRAL WING:
CENTRAL GUIDANCE AND ART SUITE

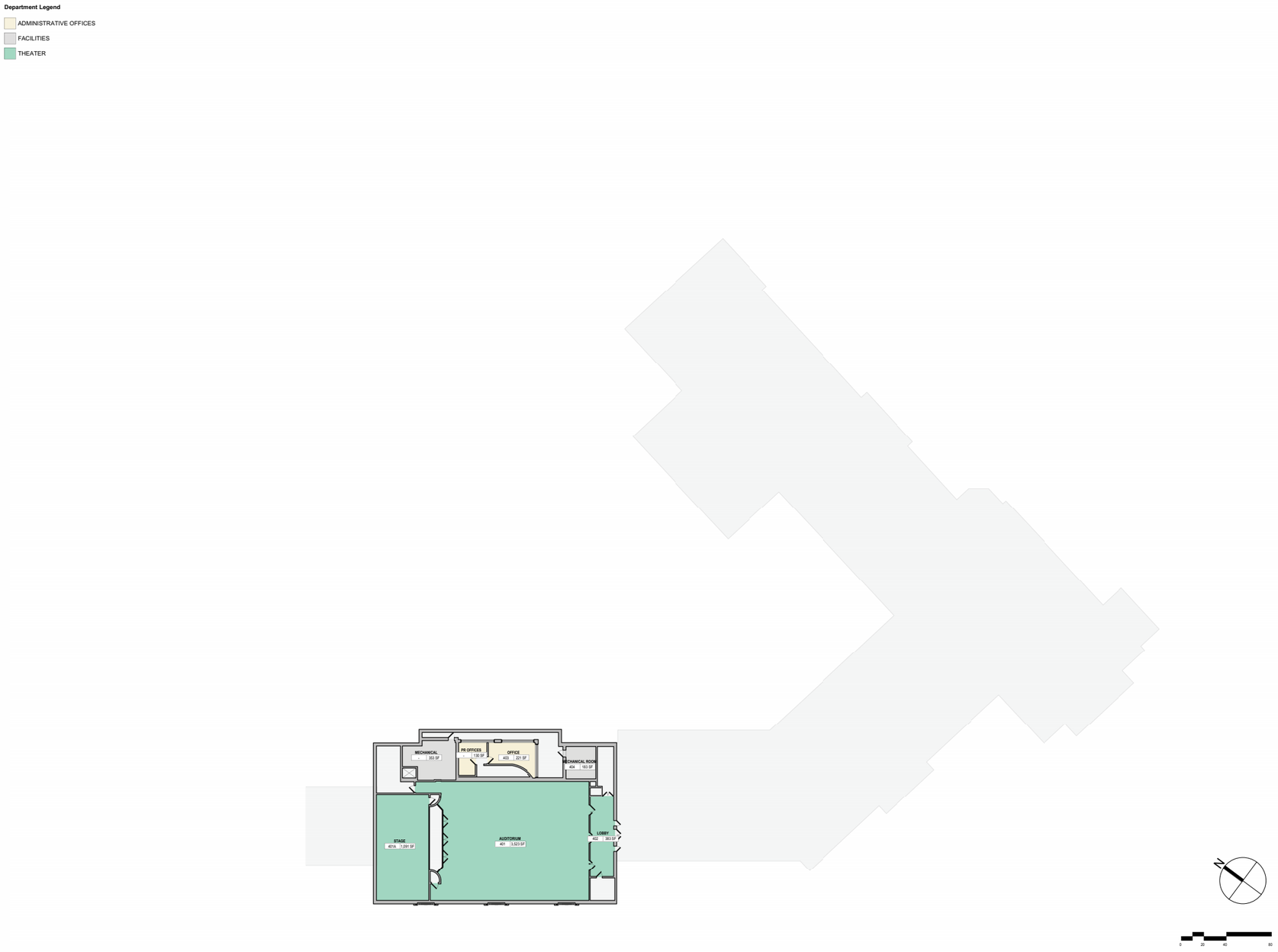
PROPOSED OVERALL SECOND FLOOR

Department Legend

- ADMINISTRATIVE OFFICES
- COMMON
- COMPUTER/ ROBOTICS
- ENGLISH
- FACILITIES
- MATH
- SCIENCE
- SPECIAL EDUCATION
- STUDENT COMMON



PROPOSED OVERALL THIRD FLOOR



PROPOSED OVERALL FOURTH FLOOR