HASTINGS-ON-HUDSON
UNION FREE SCHOOL DISTRICT



Referendum Planning Update
December 4, 2024

Presenters



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Agenda

1. Introduction
2. Presenters
3. Pre-Referendum Planning
4. Farragut Complex Additions/Renovations
5. Athletic Field Improvements
6. Capital Improvement From BCS
7. Pre-Referendum Planning Update
8. Revised Bond Referendum Budget
9. Proposed Project Schedule
10. Referendum Timeline

Pre-Referendum Planning

1 **Assess**

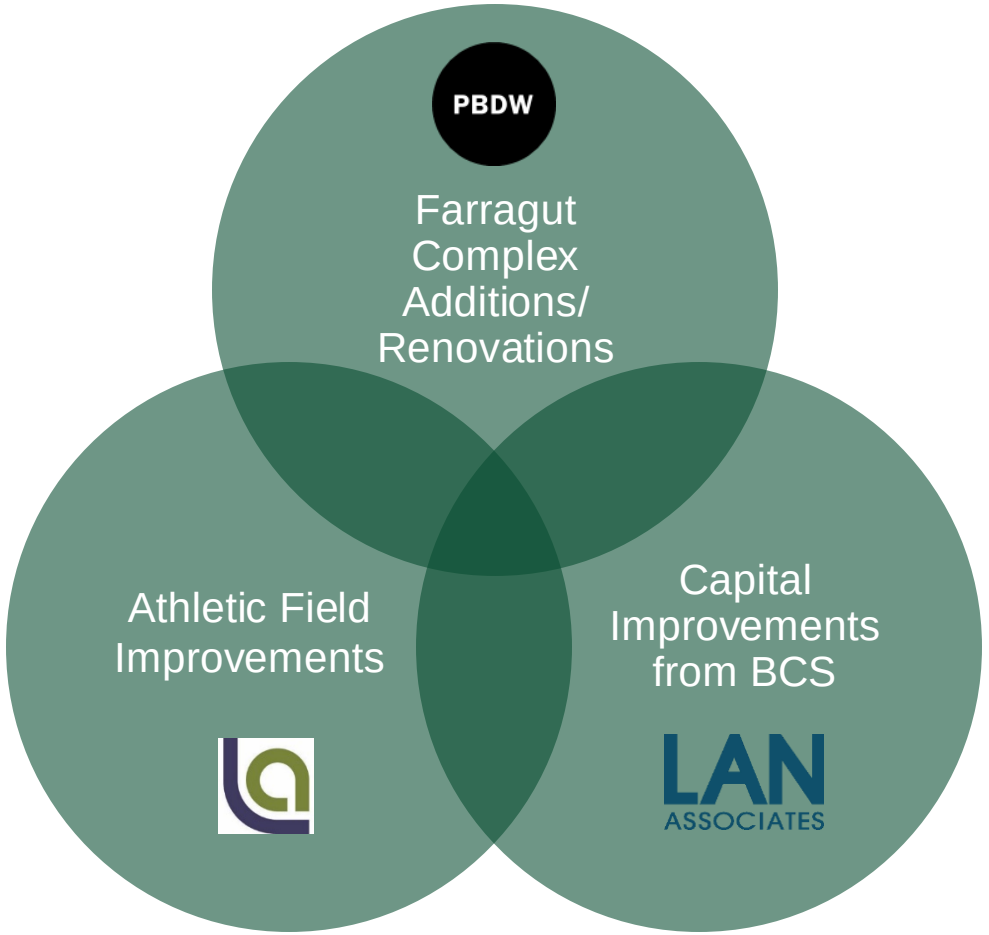
2 **Plan**

3 **Engage**

Step #1: Assess the physical condition of facilities. By gaining a clear understanding of your needs, the Design Team can develop options to address your needs and fund the project through a bond referendum.

Step #2: Develop the scope of work, key theme, and timeline for the referendum. It is imperative to develop a clear and concise message showcasing the referendum's benefits for the students and the local community. This should include gaining input from the Administration, Board of Education, and Community.

Step #3: Engage the Community. Clear and open communication with the public is key in a bond referendum. Develop a public outreach and communications plan that employs traditional and digital marketing techniques to inform the community. Educating the community on the importance of the critical upgrades proposed in the referendum and the value offered by investing in the student's future success.



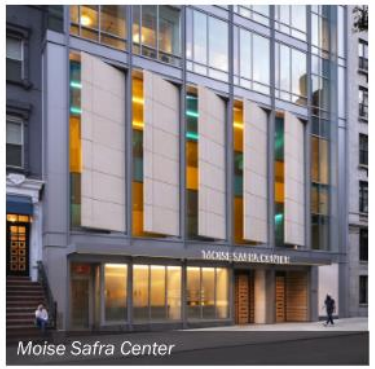
3- Key Elements of the Proposed Bond

PBDW ARCHITECTS

Reaching Back | Designing Forward

PBDW


LearningSpring School


Moise Safra Center


Reece School


Fellows Hall, Williams College


20 Times Square


Cooke School & Institute


Hastings-on-Hudson


Poly Prep Lower School


LearningSpring School


Green-Wood Columbarium


Riverdale Country School


New-York Historical Society

Farragut Complex

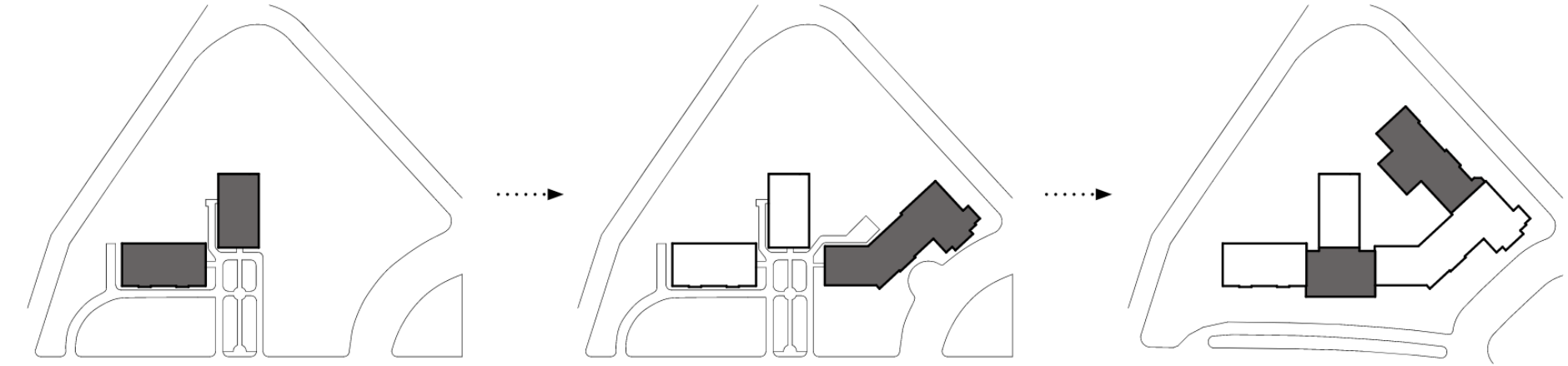


RFP January 8, 2024 Architectural Services for Master Planning:

- Space Inadequacy
- Flexibility Concerns
- Disparate Department Locations
- Organizational Bottlenecks

Evaluate additional space needs to align with evolving programmatic goals

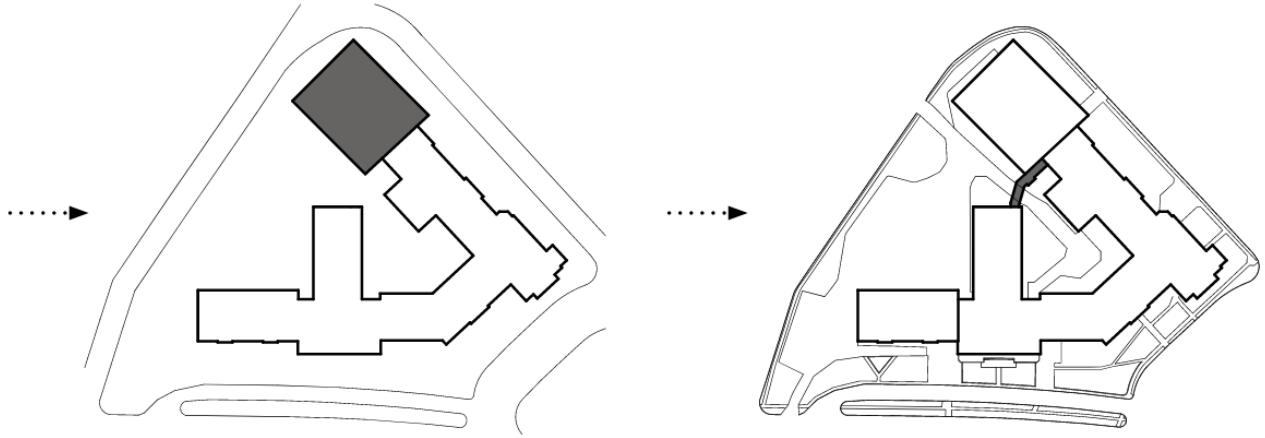
Farragut Complex



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

Farragut Complex Program Area Analysis



EXISTING BASEMENT PLAN



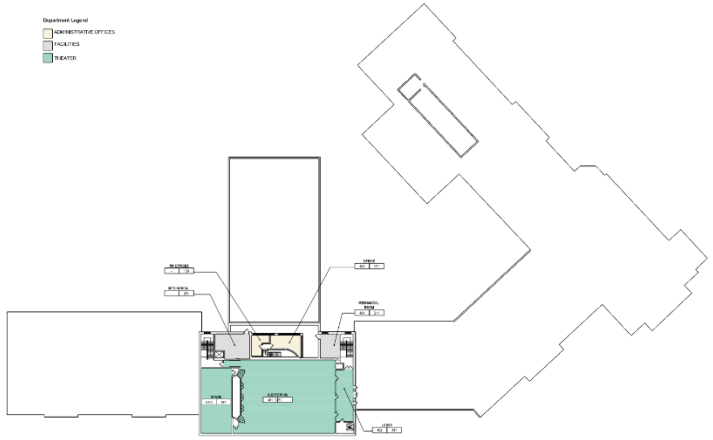
EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN



Farragut Complex Program Area Analysis



HHS ENTRANCE LOBBY

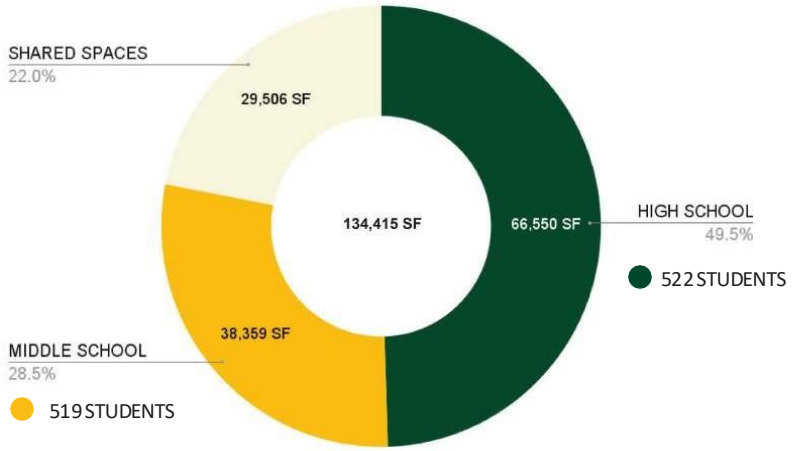


FMS WASHINGTON WING SECOND FLOOR LOCKERS

What we heard:

- Overall, the appearance of the Farragut Complex is dated. Does not reflect Hastings modern approach to pedagogy.
- Wayfinding in the building is confusing and creates bottlenecks.
- There are structural impediments to achieving goals of Portrait of a Hastings Learner with the existing organization of spaces and without flexible learning, meeting and workspaces.
- There is limited interdisciplinary collaboration due to spaces feel confined.

Farragut Complex Program Area Analysis

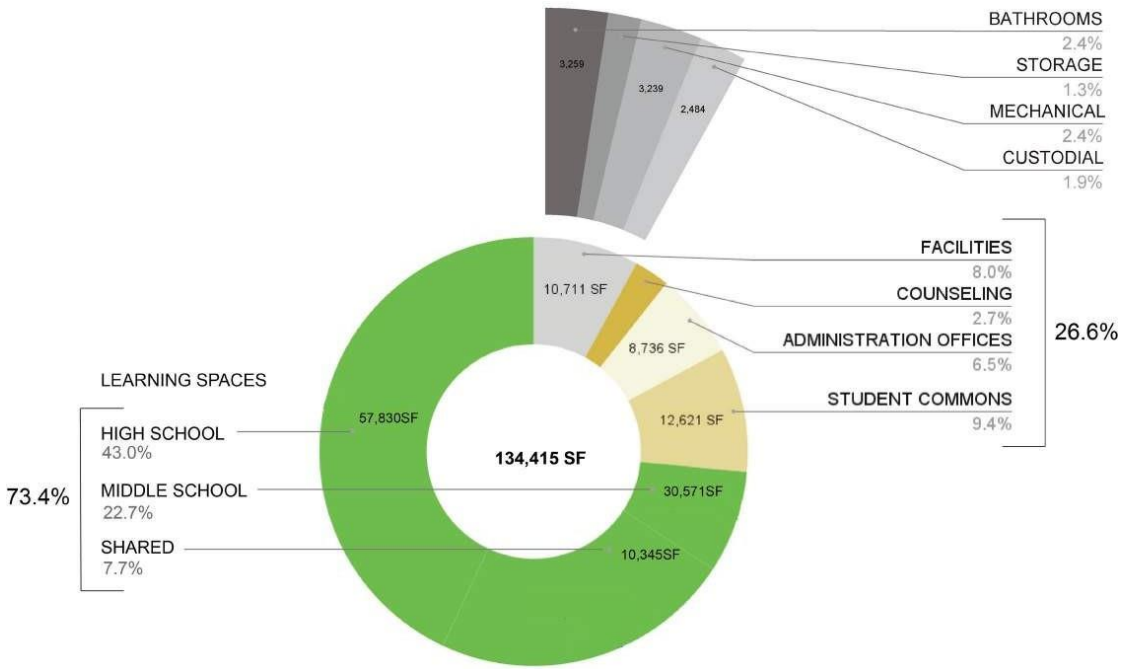


TOTAL DISTRIBUTION OF SPACES BETWEEN MIDDLE SCHOOL/HIGH SCHOOL

What we learned:

- Farragut Middle School is extremely tight on space, occupying less than 30% of the building program floor area for 50% of the building users. Every classroom is programmed throughout the day and students often bump into each other in corridors.

Farragut Complex Program Area Analysis



LEARNING SPACES VS. ADMIN/COMMONS/FACILITIES

What we learned:

- School is using space efficiently.
- More flexible spaces are needed for various types of activities, including conference rooms, department meetings, student group study areas, individual student and teacher meeting spaces, special education and quiet testing areas.
- Informal spaces are needed as additional work areas for student study and collaboration and for after-class meetings with teachers as well as general student gathering space.

Farragut Complex Program Area Analysis

ROOM SCHEDULE - SF/STUDENT/CLASS - HHS

Number	Name	Area	Existing Room Areas: SF per Student*	Existing Room Areas: Max # of Students	Existing Room Areas: Area over 770 SF
HS					
ART					
H203	CLASSROOM	1,058 SF	45 SF	23	288 SF
H207	ART ROOM	868 SF	45 SF	19	98 SF
ENGLISH					
H325	CLASSROOM	680 SF	30 SF	22	-90 SF
H326	CLASSROOM	636 SF	30 SF	21	-134 SF
H327	CLASSROOM	656 SF	30 SF	21	-114 SF
H331	CLASSROOM	690 SF	30 SF	22	-80 SF
LANGUAGE					
H118	CLASSROOM	622 SF	30 SF	20	-148 SF
H119	CLASSROOM	508 SF	30 SF	16	-262 SF
H127	CLASSROOM	723 SF	30 SF	24	-47 SF
H129	CLASSROOM	754 SF	30 SF	25	-16 SF
MATH					
H125	CLASSROOM	692 SF	30 SF	23	-78 SF
H321	CLASSROOM	755 SF	30 SF	25	-15 SF
H322	CLASSROOM	742 SF	30 SF	24	-28 SF
H323	CLASSROOM	737 SF	30 SF	24	-33 SF
H328	CLASSROOM	642 SF	30 SF	21	-128 SF
SCIENCE					
H301	CLASSROOM	1,057 SF	50 SF	21	287 SF
H304	CLASSROOM	1,084 SF	50 SF	21	314 SF
H305	CLASSROOM	1,221 SF	50 SF	24	451 SF
H306	CLASSROOM	988 SF	50 SF	19	218 SF
H308	CLASSROOM	801 SF	50 SF	16	31 SF
H309	CLASSROOM	978 SF	50 SF	19	208 SF
SOCIAL STUDIES					
H221	CLASSROOM	752 SF	30 SF	25	-18 SF
H223	CLASSROOM	757 SF	30 SF	25	-13 SF
H225	CLASSROOM	661 SF	30 SF	22	-109 SF
H227	CLASSROOM	656 SF	30 SF	21	-114 SF
H228	CLASSROOM	640 SF	30 SF	21	-130 SF
H229	CLASSROOM	690 SF	30 SF	22	-80 SF
SPECIALTY CLASSROOMS					
H226	CLASSROOM	639 SF	30 SF	21	-131 SF
H2002	HEALTH CLASSROOM	706 SF	30 SF	23	-64 SF
H5005	TV STUDIO	642 SF	30 SF	21	-128 SF
HS: 30		23,035 SF			
		avg. classroom size: 767 SF		only 4 of 30 classrooms accommodate 25 students	only science classrooms & art rooms comply with 770sf min

ROOM SCHEDULE - SF/STUDENT/CLASS - FMS

Number	Name	Area	Existing Room Areas: SF per Student*	Existing Room Areas: Max # of Students	Existing Room Areas: Area over 770 SF
MS					
ART					
F154	ART ROOM	687 SF	45 SF	15	-83 SF
ENGLISH					
F254	CLASSROOM	740 SF	30 SF	24	-30 SF
F255	CLASSROOM	832 SF	30 SF	27	62 SF
F257	CLASSROOM	784 SF	30 SF	26	14 SF
FIFTH GRADE					
F352	CLASSROOM	808 SF	30 SF	26	38 SF
F353	CLASSROOM	677 SF	30 SF	22	-93 SF
F354	CLASSROOM	876 SF	30 SF	29	106 SF
F355	CLASSROOM	775 SF	30 SF	25	5 SF
F356	CLASSROOM	758 SF	30 SF	25	-12 SF
F358	CLASSROOM	768 SF	30 SF	25	-2 SF
LANGUAGE					
F153	CLASSROOM	709 SF	30 SF	23	-61 SF
H101	CLASSROOM	616 SF	30 SF	20	-154 SF
H103	CLASSROOM	580 SF	30 SF	19	-190 SF
H105	CLASSROOM	733 SF	30 SF	24	-37 SF
MATH					
W161	CLASSROOM	680 SF	30 SF	22	-90 SF
W162	CLASSROOM	698 SF	30 SF	23	-72 SF
W163	CLASSROOM	602 SF	30 SF	20	-168 SF
W166	CLASSROOM	600 SF	30 SF	20	-170 SF
SCIENCE					
W261	CLASSROOM	666 SF	40 SF	16	-104 SF
W262	CLASSROOM	772 SF	40 SF	19	2 SF
W266	CLASSROOM	849 SF	40 SF	21	79 SF
W267	CLASSROOM	981 SF	40 SF	24	211 SF
SOCIAL STUDIES					
F252	CLASSROOM	837 SF	30 SF	27	67 SF
F253	CLASSROOM	776 SF	30 SF	25	6 SF
W165	CLASSROOM	599 SF	30 SF	19	-171 SF
W167	CLASSROOM	597 SF	30 SF	19	-173 SF
SPECIALTY CLASSROOMS					
-	FACS	631 SF	30 SF	21	-139 SF
W263	HEALTH CLASSROOM	639 SF	30 SF	21	-131 SF
MS: 28		20,273 SF			
		(excluding fifth grade) avg. classroom size: 678 SF		(excluding fifth grade) only 4 of 22 classrooms accommodate 25 students	only 7 of 28 classrooms comply with net 770sf min

*Per NYSED Building Aid Guidelines chart: BAU for Secondary School - Pupil Station Method

LESS THAN 25 STUDENTS

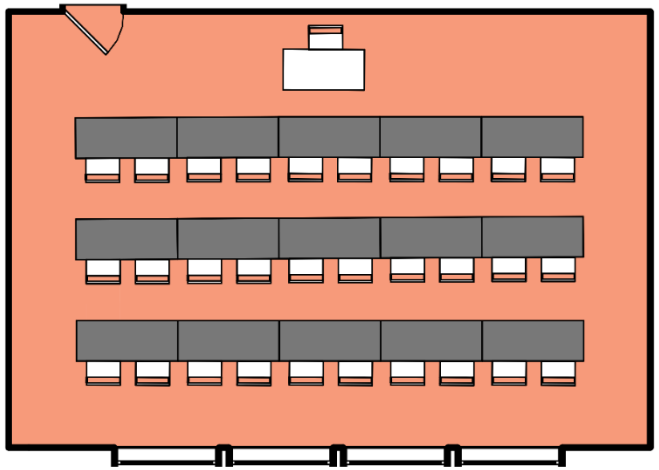
LESS THAN 770SF

What we learned:

- Classroom spaces are packed with students, prohibiting group work, flexible and collaborative learning environments.
- Classrooms are in need of modernization - more outlets, well designed smartboards and equitable access to electricity, some in need of new floors, ceiling, lighting.

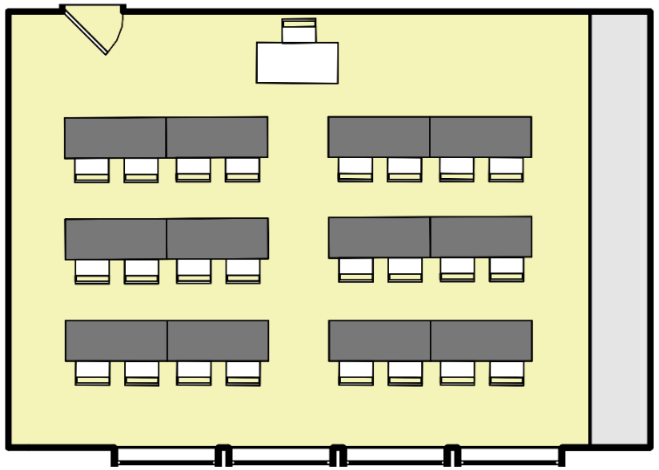
Farragut Complex Program Area Analysis

Teaching standards and pedagogical needs have evolved.



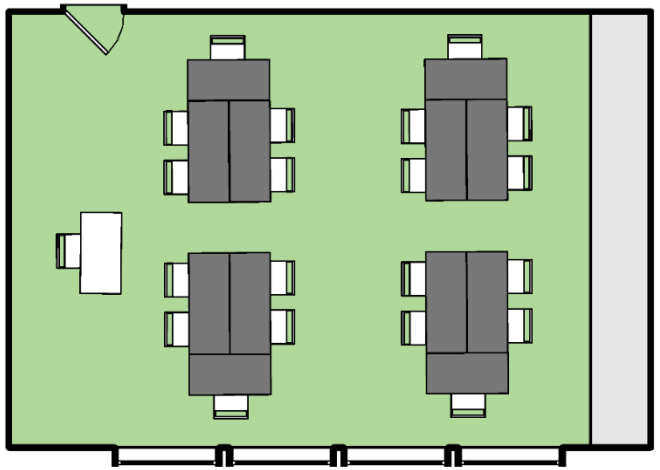
1.

680 SF
30 students
22 SF/student



2.

680 SF
24 students
28 SF/student



3.

680 SF
20 students
34 SF/student

Farragut Complex Program Area Analysis



BLUE LECTURE ROOM



HIGH SCHOOL CLASSROOM

What we learned:

- More and more project-based learning is happening without space to accommodate it.
- Accessibility is an issue.
- There's no Chorus Room.

Among other needs presented to the Board in May 2024.

Farragut Complex Program Area Analysis



CAFETERIA

What we learned:

- The Cafeteria is too crowded with lunch lines being long giving Middle School students too little time to eat and access to the Cafeteria congested from the MS hallways
- There is too little “hang out space” that HS students eat lunch sitting on the floor.
- There are no student bathrooms directly adjacent to the Cafeteria.

Farragut Complex Needs

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:

- 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.
- Create central makerspace, art suite, guidance shared between MS & HS

Farragut Complex Master Plan

PBDW

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:

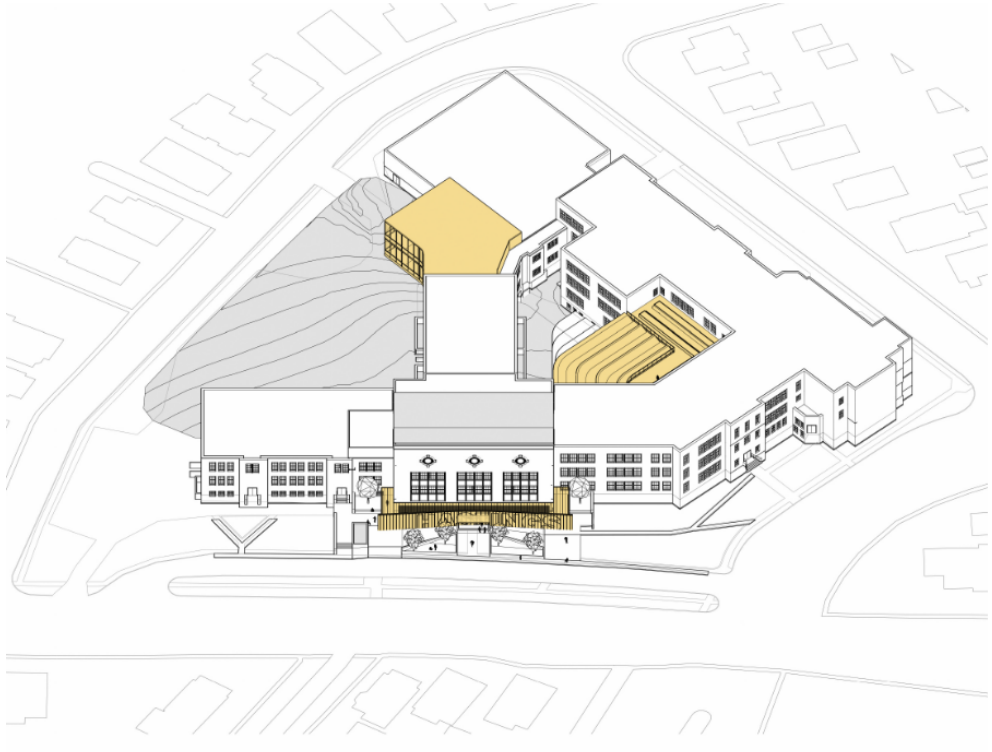
- 5,000 SF ea at Washtington 2nd & 3rd floors + 1st floor stair = 10,500 SF

Washington 3rd Floor:

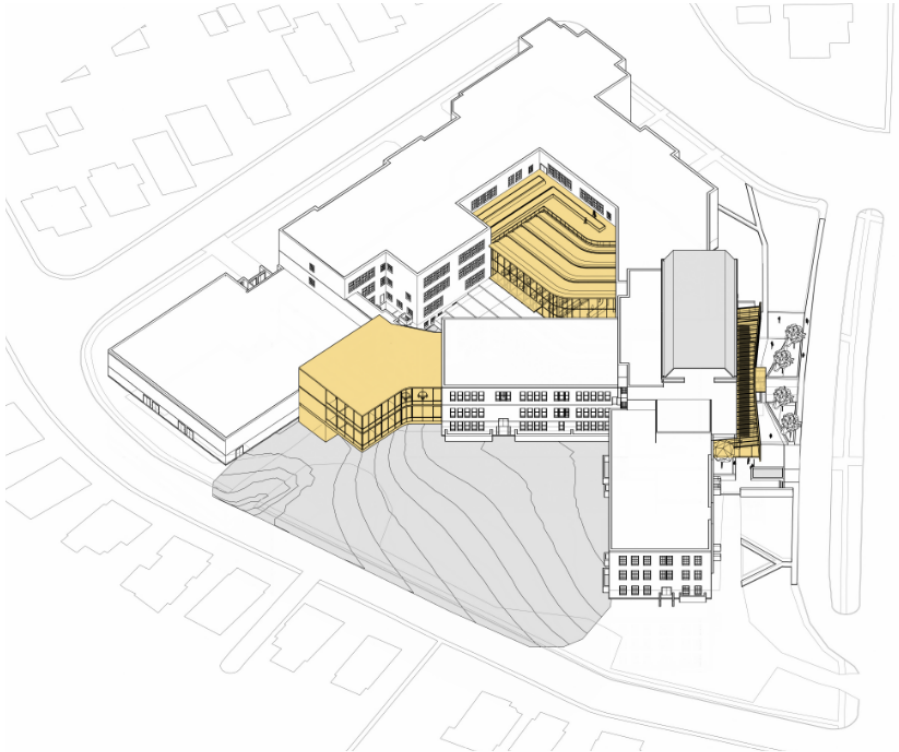
- 4,662 SF usable program space

Farragut Entry:

- 1,826 SF



OVERALL 3D VIEW LOOKING NORTH



OVERALL 3D VIEW LOOKING SOUTH

Farragut Complex Master Plan

PHASE ONE

CAFETERIA ADDITION AND NEW FARRAGUT ENTRY



FRONT ENTRY EXTERIOR VIEW



CAFETERIA ADDITION EXTERIOR VIEW

PHASE TWO

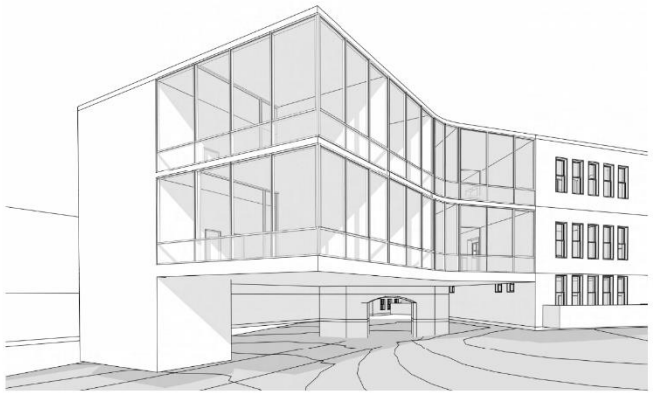
INTERIOR RESHUFFLE



AREAS OF INTERVENTION IN OVERALL FIRST FLOOR

PHASE THREE

WASHINGTON ADDITION



WASHINGTON ADDITION EXTERIOR VIEW

PHASE FOUR

INTERIOR REFINEMENTS



LOCKER ALCOVE INTERIOR VIEW

Farragut Complex Additions/Renovations

Why we stopped exploration of 5th grade to Hillside:



A minimum of 6 classrooms would be needed plus special education and support space.

- Building up at Hillside requires structural reinforcement of existing building - a major expense and compromising constructability.
- There is limited area to building out at Hillside without majorly encroaching on the fields or play space so has limited feasibility without purchase of wooded area for development.
- Adding population to Hillside further complicates parking, bus drop off/pick up congestion already experienced.
- Limited support spaces, science space, gym etc., to accommodate another grade level.
- Cafeteria scheduling issues and classroom space needs were addressed in the last bond, bringing the school up to a standard that should not be compromised.

Farragut Complex Additions/Renovations

PBDW

PHASE ONE

CAFETERIA ADDITION AND NEW FARRAGUT ENTRY



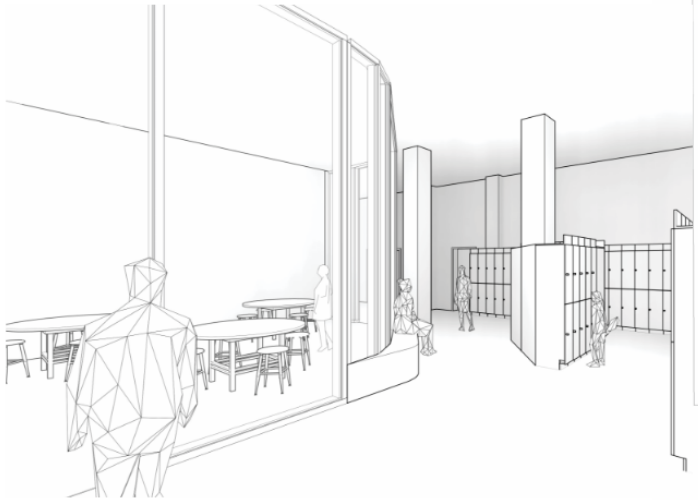
FRONT ENTRY EXTERIOR VIEW



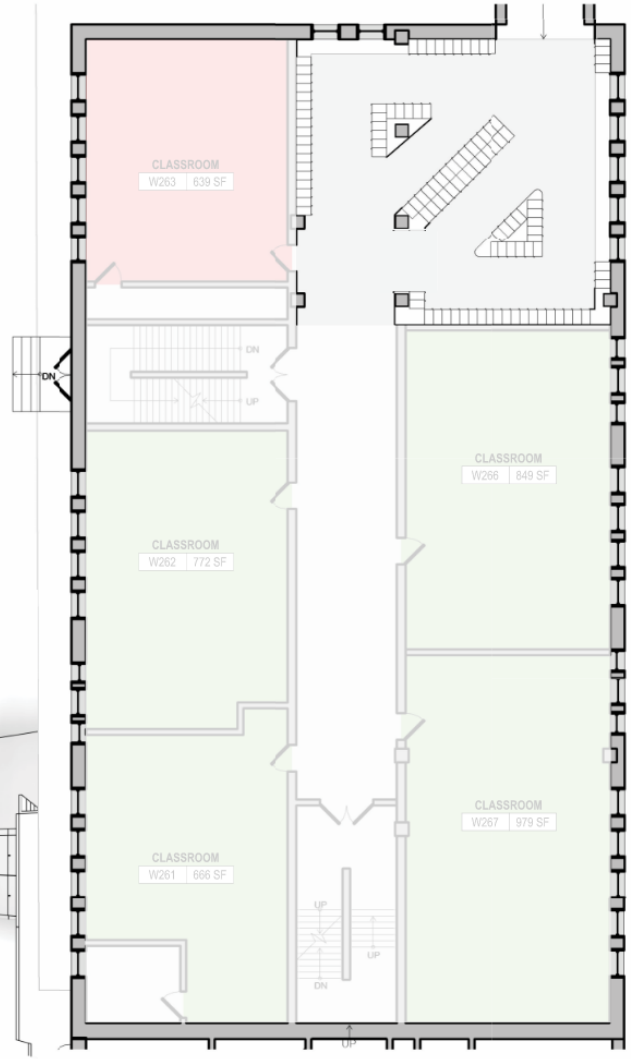
CAFETERIA ADDITION EXTERIOR VIEW

Farragut Complex Additions/Renovations

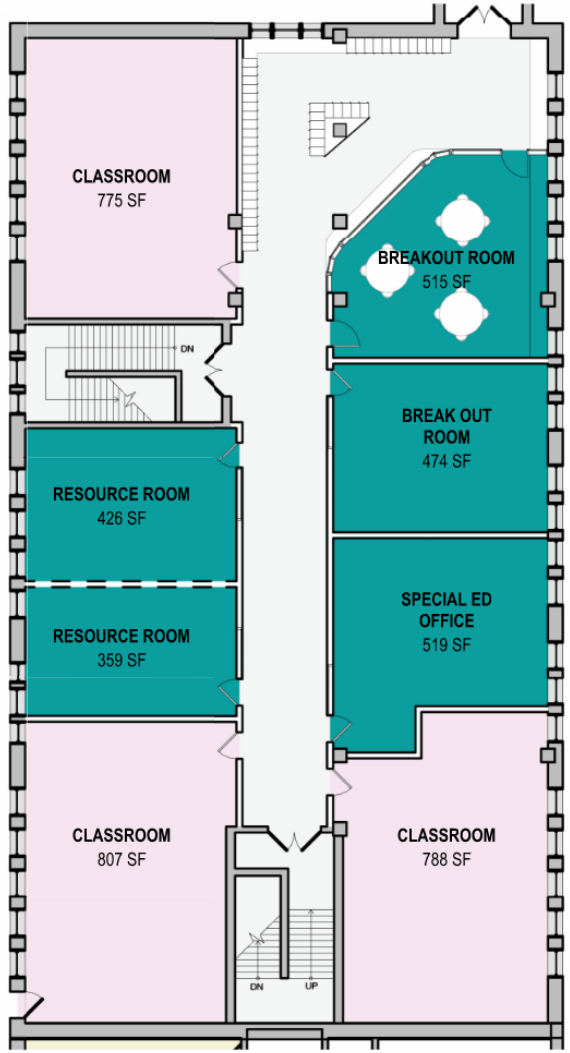
- Accomodates 220 (double tiered) lockers at 2nd floor and 90 at 3rd floor.
- Introduces a centralized locker niche that helps to resolve circulation.
- 3-4 classrooms are added at the Washington Third Floor.
- Special Education spaces are consolidated at the Washington Third Floor.



LOCKER NICHE & BREAK OUT ROOM VIEW



WASHINGTON WING PROPOSED SECOND FLOOR PLAN



WASHINGTON WING PROPOSED THIRD FLOOR PLAN

Farragut Complex Additions/Renovations

PBDW

PHASE 01



AREAS OF INTERVENTION IN OVERALL FIRST FLOOR

Farragut Complex Additions/Renovations

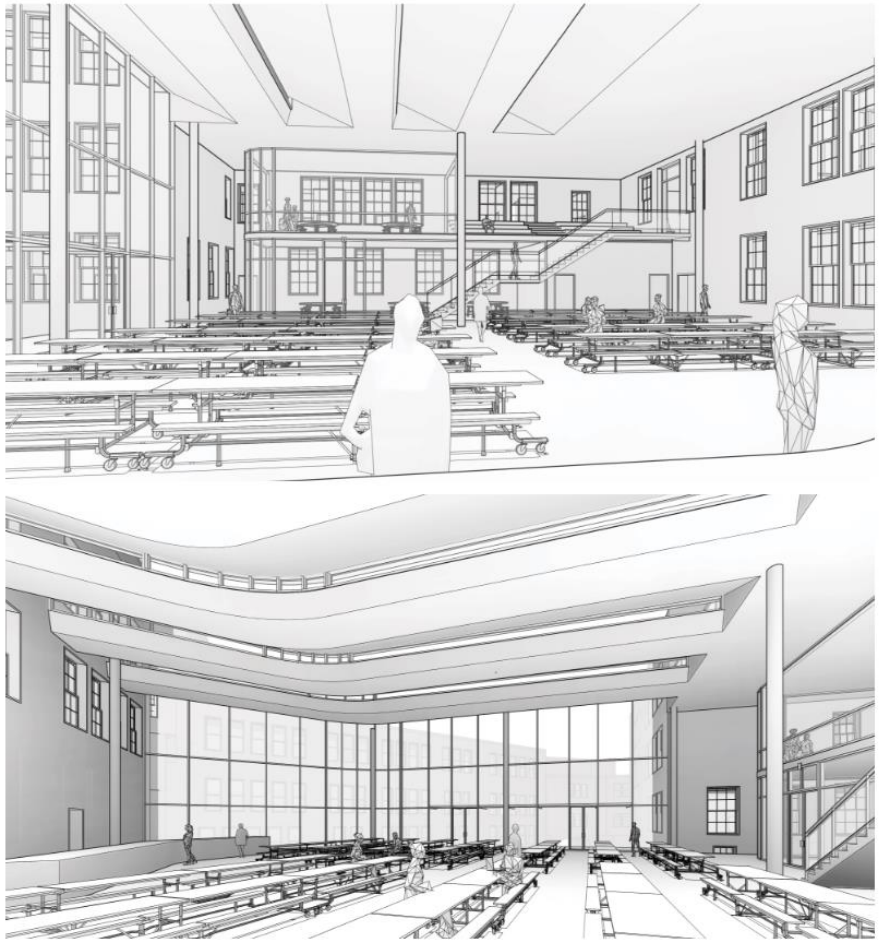


CAFETERIA PERSPECTIVE SECTION

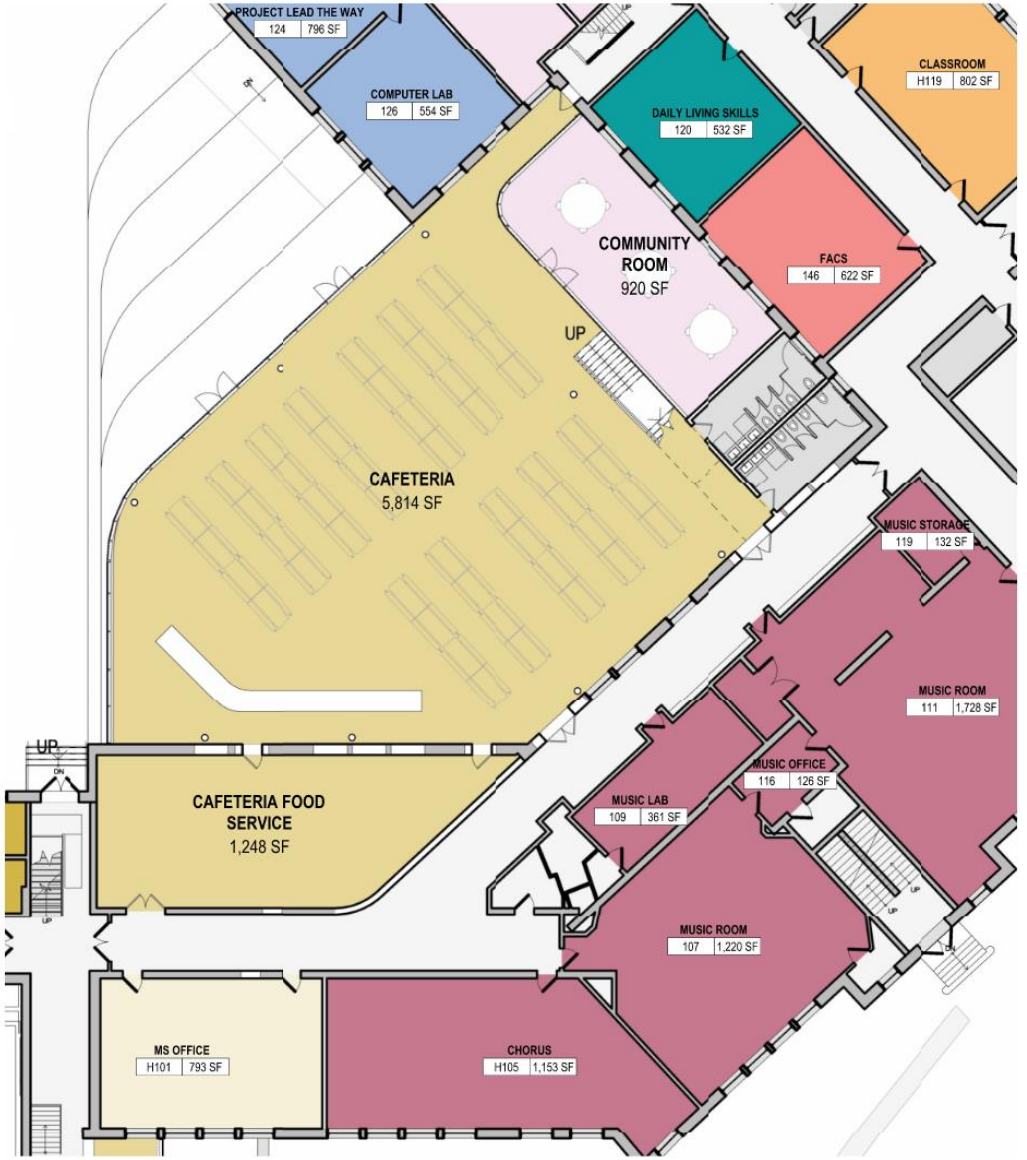
Farragut Complex Additions/Renovations

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

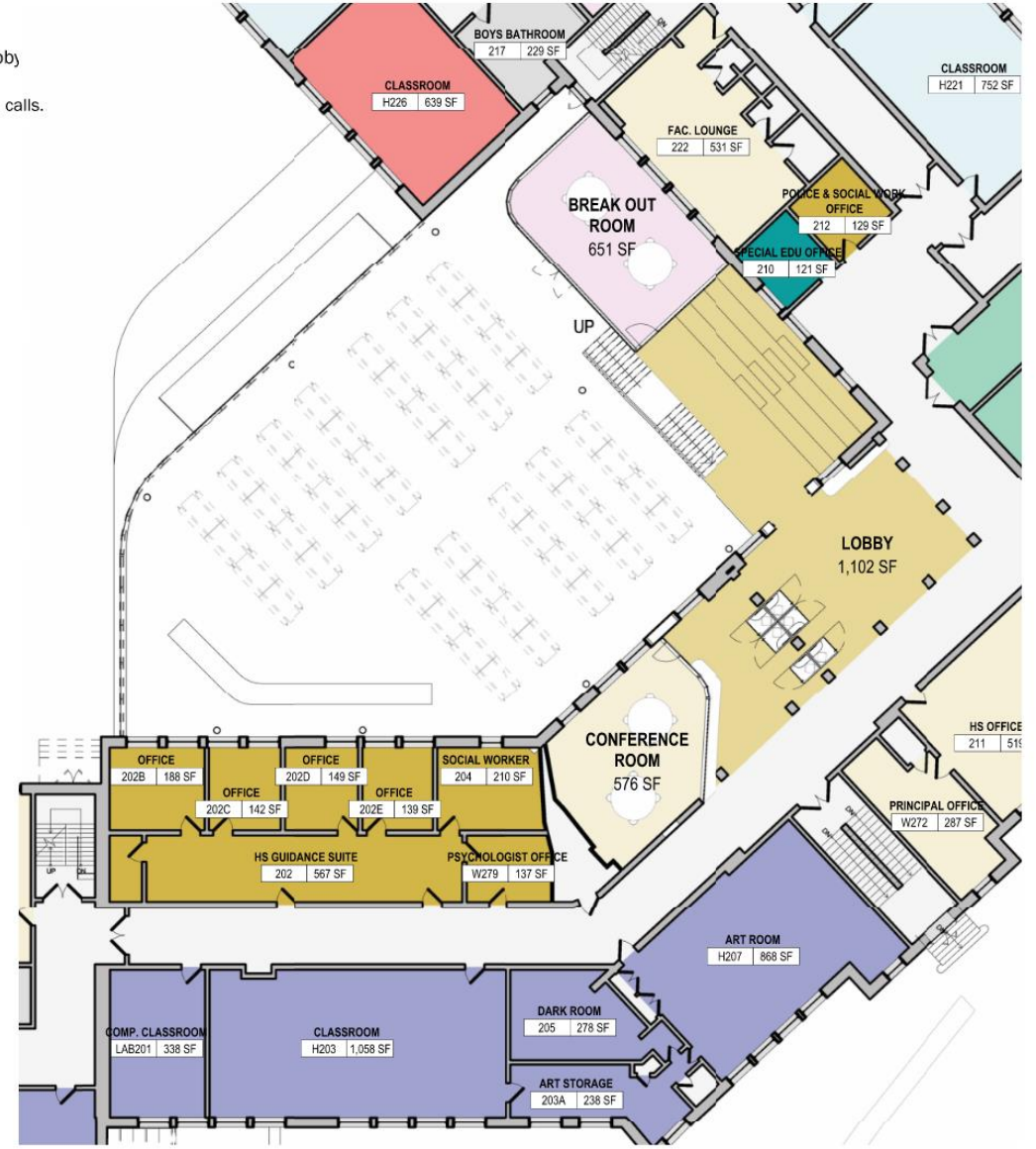
Farragut Complex Additions/Renovations

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.

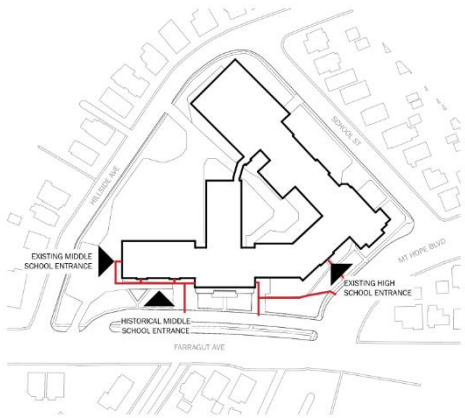


HIGH SCHOOL LOBBY VIEWS

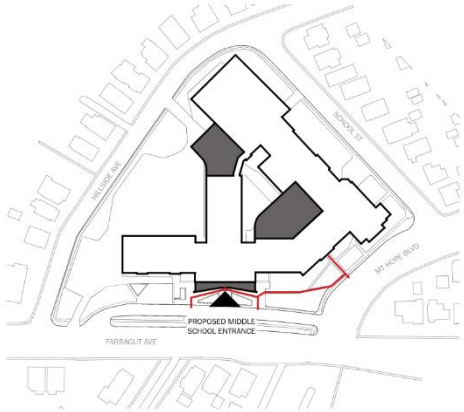


PROPOSED CAFETERIA SECOND FLOOR

Farragut Complex Additions/Renovations



EXISTING SITE PLAN



PROPOSED SITE PLAN

FARRAGUT MIDDLE SCHOOL - PROPOSED ENTRYWAY - AXONOMETRIC



Farragut Complex Additions/Renovations

PBDW

PHASE ONE

CAFETERIA ADDITION AND NEW FARRAGUT ENTRY



FRONT ENTRY EXTERIOR VIEW



CAFETERIA ADDITION EXTERIOR VIEW

Athletic Field Improvements

Hudson-on-Hastings Burke Athletic Complex

Burke Estate Site:

- Improve playability of natural grass field(s) to minimize loss of use and extend hours of use.
- Evaluate drainage and irrigation improvements to the natural grass fields.
- Evaluate converting a natural grass field into artificial turf.
- Consider installing athletic field lighting.
- Consider parking opportunities.
- Determine the feasibility and costs of options.
- Provide a conceptual site plan depicting athletic field improvements, athletic field lighting, installation of a new grandstand and a press box.



Previous Design Options

Hudson-on-Hastings Burke Athletic Complex





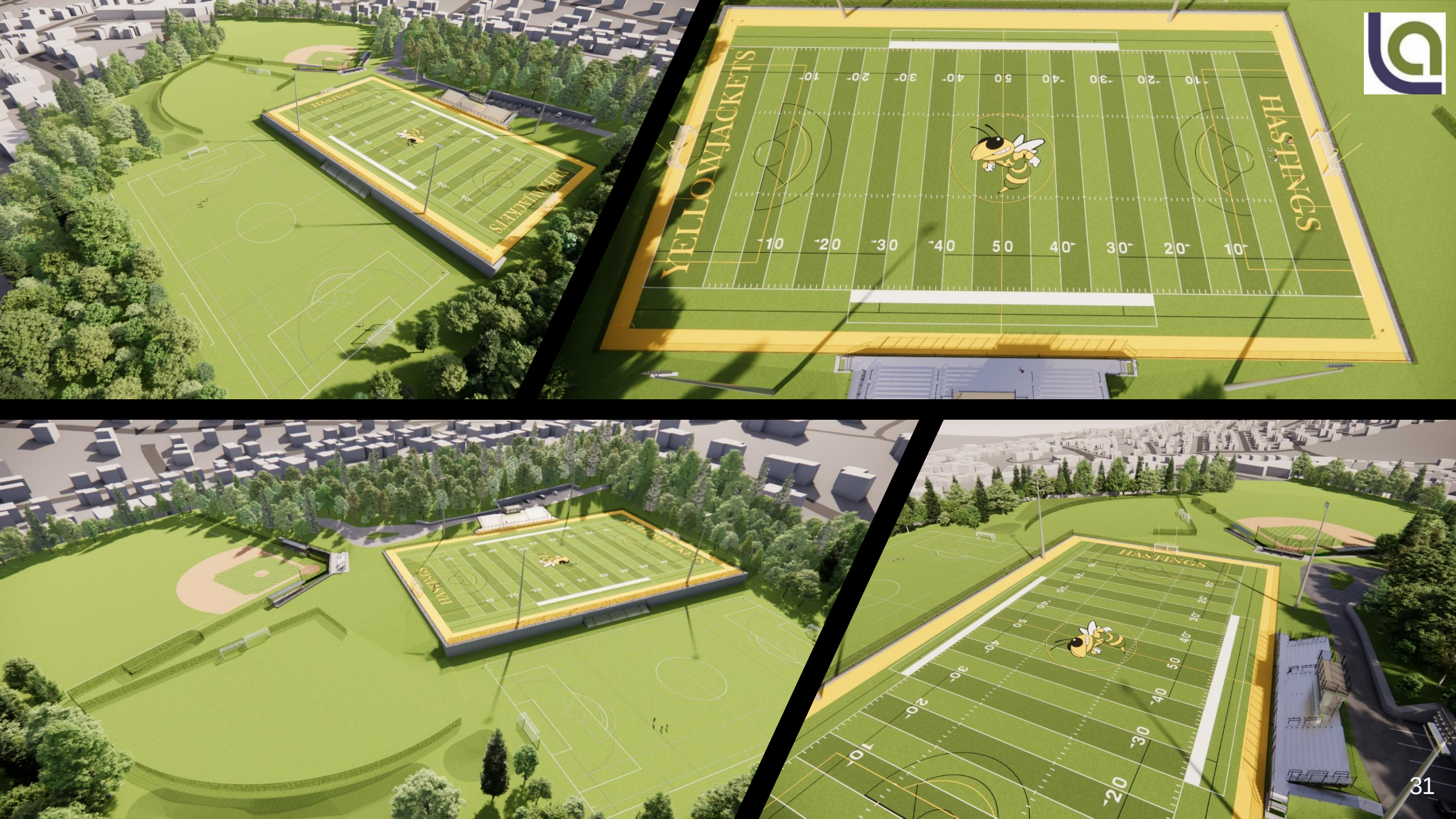
Revised Concept Design

Hudson-on-Hastings Burke Athletic Complex

Proposed Program:

1. **Existing Baseball Field with Grass Outfield**
    1. Maintain Existing Field and Amenities
2. **Existing Natural Grass Practice Field**
    1. Size Modified to Accommodate Drainage Basin
3. **Existing Lower Natural Grass Field**
    1. Maintain Existing Field and Amenities
    2. Possible Reconstruction of Disturbed Areas
4. **New Multi-Sport Synthetic Turf Field**
    1. Soccer (200'x360')
    2. Football, Field Hockey and Lacrosse Regulation Size
    3. LED Field Lights
    4. Grandstand and Press Box Capacity: ±500 Seats
5. **Parking for ±30 Cars**
6. **Drop Off / Emergency Vehicle Turn Around**
7. **Stormwater Basin / Treatment**
8. **Future Skate Park Area**




HASTINGS
YELLOWJACKETS

Revised Concept Design

Concept Images









Synthetic Turf Fields

How can a Synthetic Athletic Field Benefit K-12 Schools?

- Decreased Maintenance Cost
- Decreased Water Usage
- Lush Green Field Year Round
- Increased Durability
- Faster Drainage after Storms
- Increase in Available Playtime
- Freedom from Seasonal Limitations
- No Downtime for Field after Heavy Use
- Elimination of Pesticides and Fertilizers
- Multipurpose Use
- Consistent level playing fields help reduce injuries
- Reduction of carbon footprint and noise pollution with less use of gas-powered machinery to maintain fields

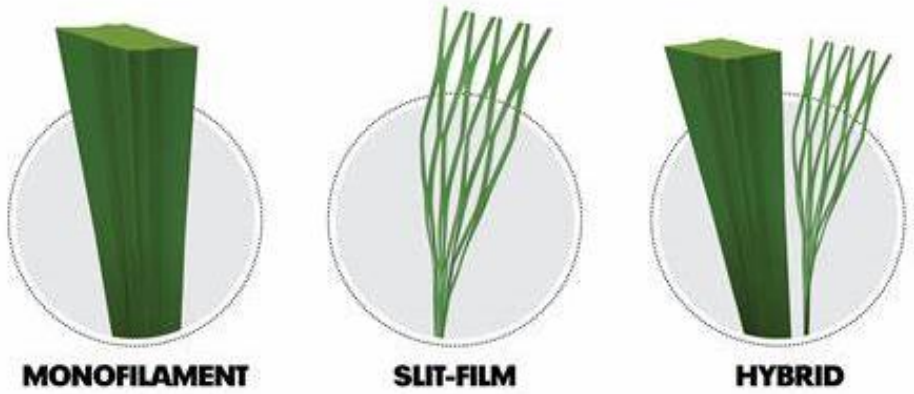


Turf Product Considerations



Turf Product Selection

- Manufacturer
- Fiber Type and Length
- Shock Pad
- Tuft Gauge
- Infill Type





Turf Product Considerations

Infill Products

Product	Description	Typical Maintenance	Warranty	Cost Upcharge
Crumb Rubber	Ground Up Recycled Rubber Tires (Mixed w/Sand) 90% of the Market Uses Crumb Rubber Perception of Toxicity Higher temperatures Can be recycled for reuse infields	Grooming Decompaction Add Infill at High Use Areas Annual GMAX Monitoring	12 Years	Least Expensive
EPDM	Recycled Virgin Rubber (Mixed w/Sand) The Product is likely to have less contaminants More commonly used in Westchester area Higher temperatures Can be recycled for reuse infields	Grooming Decompaction Add Infill at High Use Areas Annual GMAX Monitoring	12 Years	$130K Upcharge
Coated Sand	Acrylic Coated Silica Sand Harder surface, requires installation of shock pad Can be more abrasive Lower temperatures	Groom Decompaction Add Infill at High Use Areas Annual GMAX Monitoring	8 Years	$350K Upcharge
Organic Infill	Cork, Shells, Coconut, Walnut Shells, etc. Requires shock pad Lower temperatures Holds moisture and can freeze Tends to migrate and breaks down Cork infill has been around the longest Walnut shells concerns with allergies Coconut requires irrigation $40K upcharge Rarely used	Increased Grooming Replace/replenish infill $30K Annual GMAX Monitoring	8 Years	$350K Upcharge



Districts with Synthetic Turf Fields

1.	Albertus Manus	
2.	Brewster	
3.	Carmel	
4.	Clarkstown North	
5.	Clarkstown South	
6.	Croton Harmon	EPDM
7.	Dobbs Ferry	Crum Rubber
8.	East Ramapo	
9.	Eastchester	
10.	Edgemont	
11.	Haldane	
12.	Harrison	
13.	Hendrick Hudson	
14.	Irvington	Organic
15.	John Jay CR	
16.	John Jay EF	
17.	Keo Academy	
18.	Mamaroneck	
19.	Mount Vernon	
20.	Nanute	EPDM
21.	North Salem	
22.	Pawling	Crum Rubber
23.	Peral River	
24.	Peekskill	
25.	Port Chester	
26.	Poughkeepsie	
27.	Putnam Valley	
28.	Ramapo	EPDM
29.	Roy C Ketcham	
30.	Rye	EPDM
31.	Scarsdale	EPDM
32.	Spring Valley	EPDM
33.	Tappan Zee	
34.	Ursuline	
35.	Wappinger	
36.	Woodlands	
37.	Alexander Hamilton	
38.	Arlington	
39.	Blind Brook	
40.	Briarcliff Manor	EPDM
41.	Bronxville	
42.	Fox Lane	EPDM
43.	Horace Greeley	
44.	Lakeland	
45.	Mahopac	
46.	New Rochelle	Crum Rubber
47.	North Rockland	Crum Rubber
48.	Ossining	
49.	Pelham	Crum Rubber
50.	Pleasantville	
51.	Sleepy Hollow	
52.	Somers	EPDM
53.	Suffern	
54.	Tackhoe	
55.	Valhalla	Crum Rubber
56.	Walter Panas	EPDM
57.	Westlake	
58.	White Plains	
59.	York Town	EPDM
60.	Nyack	EPDM
61.	Goshen	EPDM

Additional Turf Information

1. **Environmental Protection Agency (EPA) Mandate**
   - **Starting in 2026 Turf Product Manufacturing must be PFAS free.**

2. **Crumb Rubber Reports**
   - **April 2024 EPA Report: Tire Crumb Exposure Characterization Report http://epa.gov/tirecrumb**
   - **Findings: "***In general, the findings from the report support the premise that while chemicals are present as expected in the tire crumb rubber, human exposure appears to be limited based on what is released into air or simulated biological fluids."*

3. **Synthetic turf is hotter than natural turf**
   - **Due to our climate and season of play, typically not a large concern in NYS.**
   - **CoolPlay alternate fill topping can help keep the field cooler (upcharge of $40k).**

4. **Maintenance Cost**
   - **Natural Turf Approximately $40k per year.**
   - **Synthetic Turf Approximately $5k per year**

Capital Improvements from BCS



Farragut High School/Middle School:

The Farragut Complex requires routine capital work, which is expected at a building that is over 50 years old. The building envelope requires restoration and preservation to prevent more pervasive problems from occurring. The condition of the Washington Bridge addition requires further evaluation.

Modernizing the mechanical systems to provide mechanical ventilation should be prioritized. The District should plan for critical obsolescence of mechanical equipment.

In the interior of the building, the space use, allocation, organization & relationships are dysfunctional throughout the entire building. Classrooms are undersized. The Cafeteria is overcrowded. There is a limited variety of instructional/learning environments. The existing building lacks flexible or dynamic instructional environments and learning opportunities. The interior environment is outdated and requires modernization. The facility requires upgrades to a variety of specialty spaces: Maker Space(s), Chorus Room, Therapeutic Spaces, Private Testing & Counseling Rooms. Renovations to update the instructional environment in many of the classrooms should be considered. There is an imbalance of gender-specific locker room spaces. Wayfinding is challenging. Signage is limited. There is a lack of universal accessibility to the lowest floor level and throughout the building. Several building additions and significant interior renovations are recommended.



Hillside Elementary School:

Hillside E.S. is in overall good condition. As part of the 2018 bond referendum, the School District made significant improvements to Hillside E.S. including a new addition.

The site requires minor work. Additional parking is needed, and a study should be performed to evaluate modifications to the entrance drive that would create more parking and a bus lane. The District reports storm drainage issues that also need to be evaluated.

The District should plan for critical obsolescence of mechanical equipment. Boilers are approaching the end of their expected life. The building envelope requires minimal preventative maintenance. Window replacement in the older section of the building should be prioritized. Modernizing the mechanical systems to provide mechanical ventilation should be prioritized. Updating the instructional environment of some of the classrooms should also be considered.

Farragut M.S./H.S.

Recommended Improvements

Building Envelope: ($1.0M)

- Masonry Restoration
- Façade Preservation

Building Interior: (Removed)

MEP Systems:($4.0M)

- Mechanical
  - Replace Critically Obsolete HVAC Units
  - Provide Mechanical Ventilation
  - Replace DDC Controls
- Electrical
  - Upgrade Electrical Service
  - Provide Additional Outlets



Farragut M.S./H.S.

Masonry Restoration













Farragut M.S./H.S.

Masonry Restoration













Farragut M.S./H.S.

MEP System Upgrades

Mechanical

- Replace Critically Obsolete HVAC Units
- Provide Mechanical Ventilation
- Replace DDC Controls

Electrical

- Upgrade Electrical Service
- Provide Additional Outlets



Electrical Upgrades



OS&Y Gate Valve to be Replaced



EF-16 to be Replaced



Exhaust Fan next to Auditorium



Air-cooled chiller for Green Gym to be Replaced

Hillside Elementary

Recommended Improvements

Site:

- Parking Study (Removed)
- Drainage Study (Removed)

Building Envelope:

- Window Replacement (Removed)

Building Interior: (Removed)

- Modernize Classrooms
  - Flooring Replacement
  - Ceiling Replacement
  - Lighting Replacement
  - Casework Replacement

Mechanical Systems:

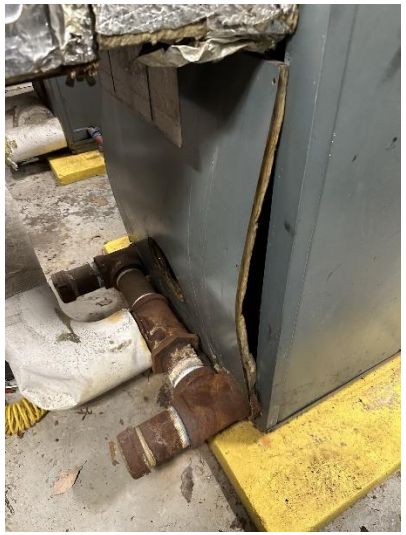
- Replace (4) H&V Units
- Provide Mechanical Ventilation
- Replace Pneumatic Controls
- Replace Lead-Positive Water Piping
- Replace Boilers & Flue Piping



Hillside Elementary

MEP System Improvements

Replace (4) H&V Units
Provide Mechanical Ventilation
Replace Pneumatic Controls
Replace Lead-Positive Water Piping
Replace Boilers & Flue Piping



Damaged Boiler Casing



Existing HV-1



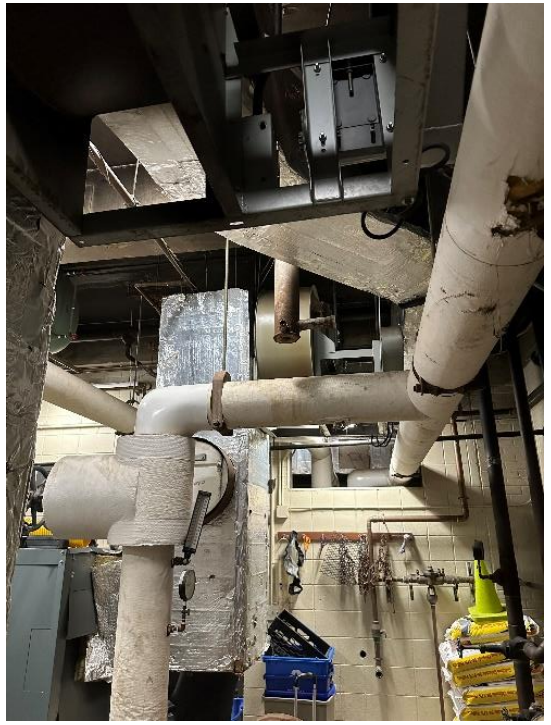
Pneumatic Controls



Existing Boiler



Hot Water Circulating Pump



Boiler Flue and Piping



Existing AHU

Pre-Referendum Planning Update:

Updates based on BoE and Community Feedback

- A preliminary Budget of **~$62.3M** (~$54.3M Construction Cost) was presented on November 19, 2024. The budget included the scope of work recommended by LAN Associates and our strategic partners based on our site observations and the requests of the District. This entire scope of work is not considered *affordable* by the District or community.
- The HoH Administration and Design Team were tasked to reduce the scope of work and achieve a more affordable bond proposition.
- The Bond should address the following:
  - Capital Improvements identified by the BCS to maintain buildings and critical systems.
  - Provide more instructional space for FMS and HHS students.
  - Provide high quality athletic and recreational playing surfaces to match best practice approach of mix of natural and artificial turf options.
- The strongest concerns expressed at previous presentations to the BoE include the following:
  - The high price tag that will increase taxes and develop hardship on the community.
  - Student experience and environmental impacts of synthetic turf fields.
  - The amount of state building aid that will be eligible for the project.
  - Spending money on wants vs. needs.

Revised Bond Referendum Budget

Revised Budget Recommendation
2025 Bond Referendum
Hastings-on-Hudson Union Free School District
LAN Job #4.1716.03

Description	Unit	Quantity	Cost/Unit	Subtotal	Notes
Farragut Middle School/High School					
Entrance Addition	SF	1,100	$850.00	$935,000.00	*ADA/Wayfinding Improvement*
Misc. 1st Floor Renovations	SF	2,500	$400.00	$1,000,000.00	*To be coordinated with PBDW*
Cafeteria Addition	SF	8,500	$1,100.00	$9,350,000.00	*Includes Kitchen*
Misc. 2nd Floor Renovations	SF	3,200	$400.00	$1,280,000.00	*To be coordinated with PBDW*
Renovate former Cafeteria	SF	6,700	**$450.00**	$3,015,000.00	*Create specialized instructional space & counseling offices.* ***Reduction in cost per SF - Some work could be performed using in-house resources.***
Kitchen FF&E	ALLOW	1	$500,000.00	$500,000.00	
Cafeteria FF&E	ALLOW	1	$300,000.00	$300,000.00	
Office, Specialty & Renovated Classroom Furnishings	ALLOW	1	$500,000.00	$500,000.00	
Miscellaneous Capital Projects					
Masonry Restoration	ALLOW	1	$1,000,000.00	$1,000,000.00	*Allowance for 25-30% of total building facade*
~~Renovate Farragut Wing~~	~~ALLOW~~	~~0~~	~~$0.00~~	~~$0.00~~	***Removed - To be performed using capital and in-house resources***
MEP Upgrades	ALLOW	1	$4,000,000.00	$4,000,000.00	*MEP upgrades from the Five-Year Plan*
			Subtotal	**$21,880,000.00**	
The Burke Estate: Athletic Facility & Field Improvements					
Installation of **(1)** Synthetic Turf Athletic Fields	ALLOW	**1**	**$2,000,000.00**	$2,000,000.00	***Reduced from 2 fields to 1***
Installation of Athletic Field Lighting at **(1)** Field	ALLOW	**1**	**$1,200,000.00**	$1,200,000.00	***Reduced from 2 fields to 1*** *Includes electrical service & distribution upgrades*
Installation of (600 seat) Grandstands	ALLOW	1	$800,000.00	$800,000.00	
Installation of Drainage Improvements (Retention Basin)	ALLOW	1	$250,000.00	$250,000.00	*Construction of a retention basin & stormwater infrastructure*
Construction of Parking Lot (**30** spaces)	ALLOW	1	$750,000.00	$750,000.00	*Required for ADA compliance*
Misc. Site Improvements	ALLOW	1	$500,000.00	$500,000.00	*Construction of Access Drive/Loop & Retaining Walls*
~~Installation of (4) Dugouts~~	~~EA~~	~~0~~	~~$0.00~~	~~$0.00~~	***Removed from Scope***
~~Installation of Drainage Improvements (Grass Fields)~~	~~EA~~	~~0~~	~~$0.00~~	~~$0.00~~	***Removed from Scope***
			Subtotal	**$5,500,000.00**	
Hillside Elementary School					
Mechanical, Electrical, Plumbing Upgrades	ALLOW	1	**$3,000,000.00**	$3,000,000.00	*From the BCS & Five-Year Plan -* ***Scope reduced by $750,000***
~~Replace windows (Old Section)~~	~~ALLOW~~	~~1~~	~~$0.00~~	~~$0.00~~	***Removed - To be performed using capital and in-house resources***
~~Interior Renovations~~	~~ALLOW~~	~~1~~	~~$0.00~~	~~$0.00~~	***Removed - To be performed using capital and in-house resources***
			Subtotal	**$3,000,000.00**	
			Subtotal	**$30,380,000.00**	
		Contingency	10%	$3,038,000.00	
		Escalation	12%	$4,010,160.00	*6%/year for two years*
		Recommended Construction Budget		**$37,428,160.00**	
		Incidental Soft Costs: Subtotal		**$5,621,379.20**	*Estimated Soft Costs Based on Allowances and Initial % of Construction*
		Incidental Reserve/Contingency	5%	**$281,068.96**	
		Projected Total Bond Cost		**$43,330,608.16**	

Proposed Reductions:

Former Cafeteria Renovations

- Reduction in cost per SF as some work will be performed using in-house recourses. (-$1.675M)

Farragut Wing Interior Renovations

- Removed. Work to be performed using capital and in-house resources. (-$1.5M)

Athletic Facility & Field Improvements

- Reduced from two (2) fields to one (1) field. All other fields to remain natural grass. No baseball or softball field renovations. (-$3.5M)
- Reduced from two (2) lighted fields to one (1) lighted field. (-$2.8M)
- Reduced parking to 30 spaces. (-$250,000)
- Removed four (4) dugouts. (-$400,000)
- Removed Drainage Improvements of grass fields (-$200,000)

Hillside Elementary School

- MEP Scope reduced by (-$750,000)
- Window Replacement - Removed. Work to be performed using capital and in-house resources. (-$375,000)
- Interior Renovations - Removed. Work to be performed using capital and in-house resources. (-$2.25M)

Revised Budget Recommendation

2025 Bond Referendum

Hastings-on-Hudson Union Free School District

LAN Job #4.1716.03

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		Incidental Reserve/Contingency	5%	$281,068.96	
		Projected Total Bond Cost		**$43,330,608.16**	

$62,382,936

$43,330,608

Construction Cost Reduction of $13,700,000

Total Bond Reduction of $19,052,328

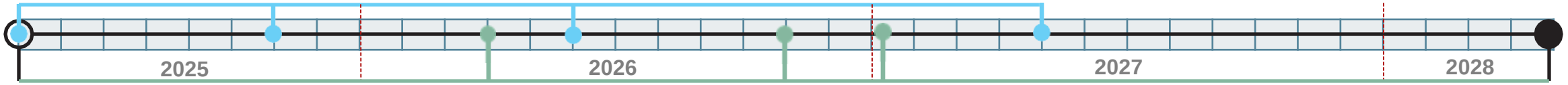
Proposed Project Schedule

Design Phase 1
May 21, 2025 – November 4, 2025
~6 Months

NYSED Review Phase 1
November 6, 2025 – June 3, 2026
~30 Weeks
(Co-Op Pricing)

Construction Phase 1
June 4, 2026 – May 5, 2027

Substantial Completion Phase 1
May 5, 2027



Referendum Vote
May 20, 2025

Design Phase 2
November 6, 2025 – April 21, 2026
~12 Months

NYSED Review Phase 2
April 23, 2026 – November 18, 2026
~30 Weeks

Bidding Phase 2
November 19, 2026 – January 13, 2027

Construction Phase 2
January 14, 2027 – May 31, 2028

Substantial Completion Phase 2
May 31, 2028

REFERENDUM TIMELINE AND NEXT STEPS

The schedule below is for planning purposes only and LAN will be periodically updating the schedule as the project progresses. The final scheduling will be contingent upon the timing collectively agreed to by the entire project team.

01 — 9/24/24: Schematic Presentation - Athletic Fields

LAN & The LA Group provided conceptual site plans for the athletic facility improvements at the Burke Estate to the District leadership for review and feedback. The school district provided feedback.

02 — 10/1/24: Referendum Planning Kickoff Meeting

LAN, PBDW, HoH UFSD & Triton met to discuss the project. Attendees reviewed PBDW's design progress and approach for project phasing. Attendees discussed the delineation of labor, expectations, milestone goals. Attendees coordinated deliverable milestones.

03 — 9/30/24 - 10/25/24: Athletic Field Schematic Design Revisions

The LA Group revised the conceptual site plans of the proposed site development and athletic field improvements based on feedback from HoH UFSD.

04 — 10/8/24: PBDW Presentation to BoE Farragut Building Additions

PBDW presented a master plan to the BoE for a multi-phased project with additions and renovations to the Farragut Complex. BoE to provide feedback and direction to PBDW.

05 — 10/24/24: Meeting to Review BCS and Five-Year Plan

LAN to met with HoH UFSD to review a draft of the Five-Year Plan.

06 — 10/28/24 - 11/22/24: Cost Estimate Preparation

Triton to provide cost estimating advice. Triton and LAN to prepare master budget document. LAN and PBDW to modify the schematic designs based on feedback from the HoH UFSD.

07 — 11/6/24: LAN / LA Group to attend BoE Meeting - Athletic Fields

LAN to introduce the firm(s) to the BoE. The LA Group to present a master plan for athletic facility improvements at the Burke Estate.

08 — 11/19/24: Referendum Budget Recommendation Milestone

LAN, PBDW, and Triton to finalize and present a referendum recommendation and budget recommendation for a potential referendum. HoH UFSD to provide feedback and direction.

09 — 12/4/24: BoE Presentation of Proposed Scope of Work

LAN, PBDW, and The LA Group present revised scope of work to BoE. Revised changes made based on community and District feedback.

10 — 12/17/24: BoE Approval of Scope of Work

The BoE approves the scope of work and begins Public Relations Campaign.

11 — 12/23/24 - 1/3/25: Hazardous Materials Testing

QuES&T to perform a pre-renovation survey (over winter break) and collect samples for hazardous materials testing.

12 — 1/6/25 - 1/24/25: Addition Renderings

PBDW prepares renderings of the proposed addition(s) and renovations. LAN assists with preparing marketing materials. The HoH UFSD begins an active marketing campaign to notify the Public of a potential bond referendum. SHPO provides feedback on the proposed building additions.

13 — 1/8/25: Regular BoE Meeting (Begin SEQR Process)

The BoE declares intent to be the lead agency for the unlisted action and circulates a Notice of Intent to involved agencies (including SHPO again). The BoE begins to evaluate the environmental impact of the project.

14 — 2/21/25: SEQR 30-day lead agency circulation expires

The lead agency has (20) calendar days to make its determination of significance.

15 — 3/11/25: Regular BoE Meeting (SEQR Determination)

The BoE should be prepared to declare lead agency status and make an environmental determination on the action.

16 — 4/4/25: The HOH UFSD publishes referendum

17 — 5/20/25: Budget Vote & Bond Referendum

Questions?

