

# **HASTINGS-ON-HUDSON UNION FREE SCHOOL DISTRICT**



**Board of Education Work Session  
December 11, 2024**

# Presenters

*Phone a Friend*

**LAN**  
ASSOCIATES



**Matthew Milnamow, AIA**

Vice President  
Architect



**PBDW ARCHITECTS**  
— Reaching Back | Designing Forward —



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Associate  
Architect



## Agenda

1. Overview
2. Farragut Complex Updated Slides
3. Athletic Field Updated Slide
4. Budget Update
5. Question and Answer
6. Discussion with BoE



# Pre-Referendum Planning



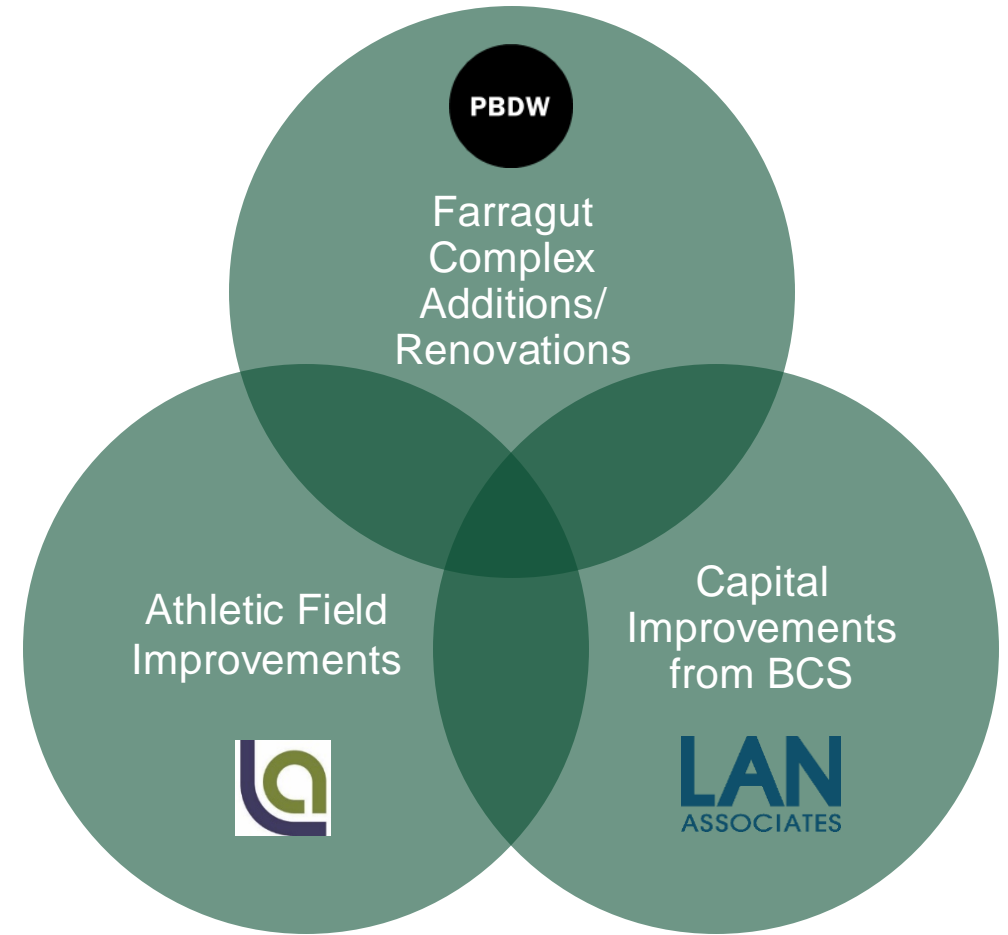
**Step #1: Assess the physical condition of facilities.** By gaining a clear understanding of your needs, the Design Team can develop options to address your needs and fund the project through a bond referendum.



**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.



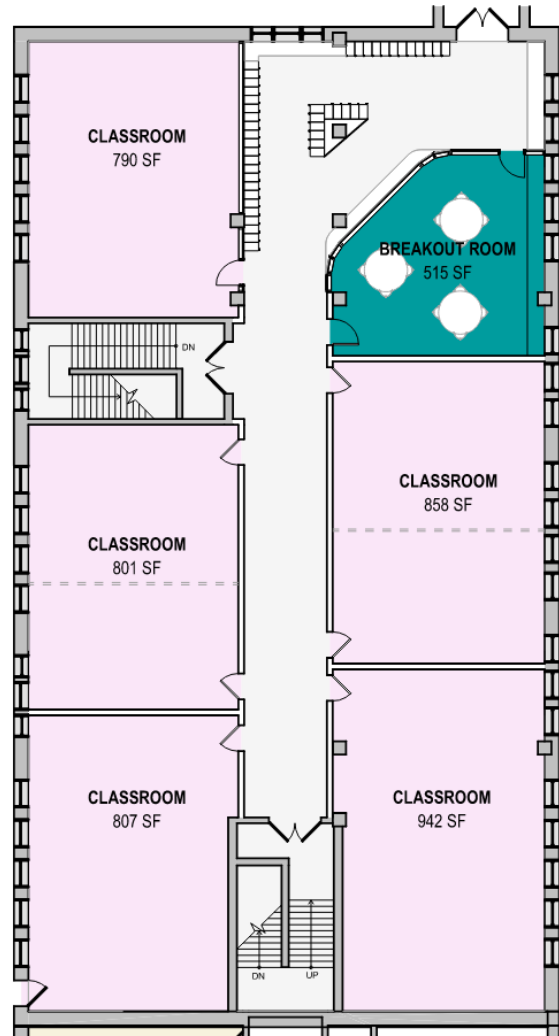
**Step #3: Engage the Community.** Clear and open communication with the public is key in a bond referendum. Develop a public outreach and communications plan that employs traditional and digital marketing techniques to inform the community. Educating the community on the importance of the critical upgrades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



## 3- Key Elements of the Proposed Bond

# Farragut Addition/Renovation

*New Cafeteria Construction and Reclamation of Old Cafeteria as Instructional Space*



WASHINGTON WING - THIRD FLOOR

Reasons for New Cafeteria Addition and Reclamation Recommendation:

## Instructional Space in FMS:

- Free Up Space in Washington Wing for 5 Classrooms, Resource Rooms/Special Ed.

## Instructional Space for HHS:

- Because classrooms are undersized, break out space and informal flexible workspace is needed. The new plan provides:
  - 3 new flexible class spaces:
    - Community Room off the Cafeteria Level
    - Break out Room at the Mezzanine (level with the HS Main Lobby)
    - Conference Room off the HS Main Lobby level
  - Plus 2 flexible workspaces:
    - Open seating at the Mezzanine (level with the HS Main Lobby)
    - Private pods at the HS Lobby level

## Building Circulation:

- Unlock the clogged flow in the building that has existed for decades.

## Cafeteria crowding

# Farragut Complex Master Plan

PHASE ONE  
CAFETERIA ADDITION AND NEW FARRAGUT ENTRY

Reasons for Cafeteria Addition as First Recommendation in lieu of Washington Addition/other:

## Washington Addition:

- Doesn't gain large classroom space needed for the MS: Washington addition is shaped and sized to enhance the play yard and not to impede on it so is more appropriate for break out rooms and needed MS faculty offices.
- Doesn't gain any flex space for HHS.
- Could exacerbate circulation issues without solving that first.
- Cost estimation came in at \$10.5M – higher than direct cost of Cafeteria Addition.

## Other Phases:

- Are intended to follow the Cafeteria Relocation.
- Can be undertaken over time under Capital Improvements budget.

PHASE TWO  
INTERIOR RESHUFFLE

PHASE FOUR  
INTERIOR REFINEMENTS

# Farragut Entry

Reasons for Farragut Entry Recommendation:

## **Resolves ADA accessibility to the school.**

- Provides equitable access for all users.
- Is aidable by the State.

## **Extends out from the building in front of the Farragut gym.**

- Does not encroach on the gym space.

## **Front façade is intended to be metal panels.**

- Distinguished from the historic brick.
- Easily customizable with imagery/graphics.
- Potentially a pre-patina eco panel that is highly durable, no maintenance, recyclable and cradle to cradle certified.
- Limited glazed areas at side returns and skylight to be Aluminum/Fiber Reinforced Polymer product for efficient daylighting.







# Revised Concept Design

## Hudson-on-Hastings Burke Athletic Complex



### Proposed Program:

#### 1. Existing Baseball Field with Improvements

1. Maintain Existing Field
2. New Dugouts and Backstop
3. Repair Retaining Walls
4. Drainage Improvements

#### 2. New Softball Field

1. 190' Right Field and Left Field, 200' Center Field
2. Batting Tunnel (shared with baseball)

#### 3. Stormwater Basin / Treatment

#### 4. Accessible Ramp to Fields

#### 5. Arrival Point

#### 6. Existing Grass Field to Remain

1. New Accessible Path to Spectator Area

#### 7. 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: ±400 Seats

#### 8. Parking for ±30 Cars

#### 9. Future Skate Park Area









# Farragut M.S./H.S.

## *Recommended Improvements*

### **Building Envelope: (\$1.0M)**

- Masonry Restoration
- Façade Preservation

### **MEP Systems: (\$4.0M)**

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



# Hillside Elementary

## *Recommended Improvements*

### **Mechanical Systems:**

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





# Revised Budget Recommendation

2025 Bond Referendum

Hastings-on-Hudson Union Free School District

LAN Job #4.1716.03

## Proposed Changes:

### Farragut Addition/Renovation

- No Changes

### Athletic Facility & Field Improvements

- Turf Field Increase (Potential Rock) **(+\$200K)**
- Field Lighting Increase (Potential Rock) **(+\$100K)**
- Construction of New Natural Turf Softball Field **(+\$1M)**
- Grandstand Size and Seating Capacity Reduced from 600 to 400 seats **(-\$300K)**
- Added Press Box for Grandstands **(+400K)**
- Installation of New Dugouts at Baseball and Softball Fields (4) total **(+\$500K)**
- Drainage Improvements at Baseball field **(+\$125K)**
- Repair of Baseball Field Retaining Wall **(+\$125K)**

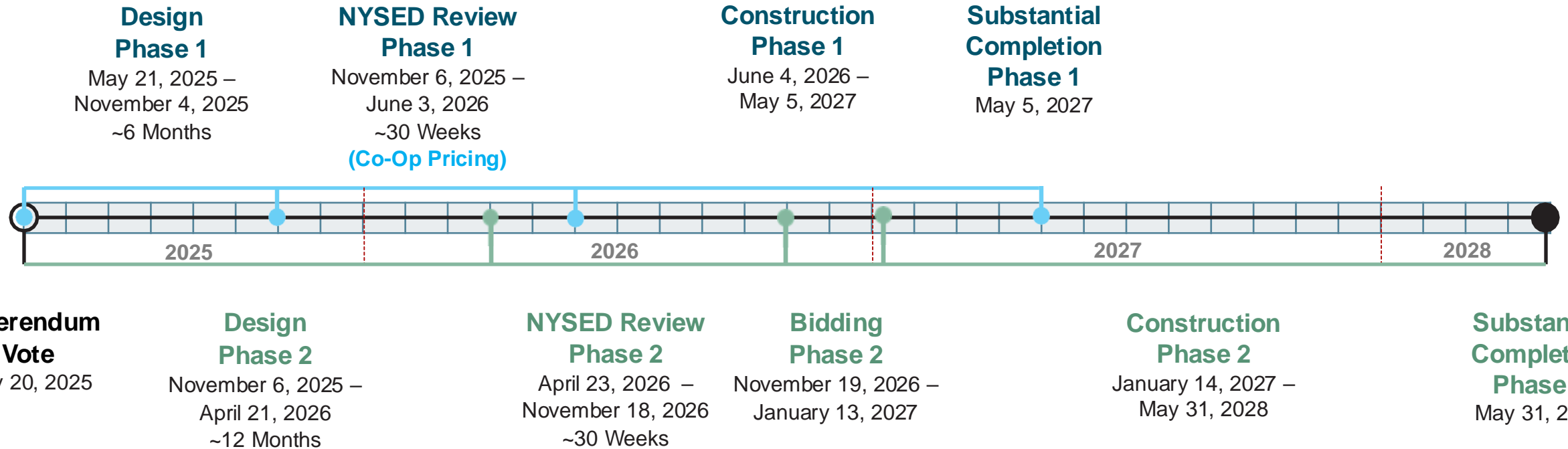
### Hillside Elementary School

- No changes

Description	Unit	Quantity	Cost/Unit	Subtotal	Notes
<b>Farragut Middle School/High School</b>					
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. Some work will 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
MEP Upgrades	ALLOW	1	\$4,000,000.00	\$4,000,000.00	MEP upgrades from the Five-Year Plan
			Subtotal	<b>\$21,880,000.00</b>	
<b>The Burke Estate: Athletic Facility &amp; Field Improvements</b>					
Installation of (1) Synthetic Turf Athletic Field	ALLOW	1	\$2,200,000.00	\$2,200,000.00	Potential rock
Installation of Athletic Field Lighting at (1) Field	ALLOW	1	\$1,300,000.00	\$1,300,000.00	Includes electrical service & distribution upgrades. Potential rock
Construction of New Softball Field	ALLOW	1	\$1,000,000.00	\$1,000,000.00	Construct a new natural grass softball field
Installation of (400 seat) Grandstands	ALLOW	1	\$500,000.00	\$500,000.00	Reduced from 600 seats to 400 seats
Installation of Press Box	ALLOW	1	\$400,000.00	\$400,000.00	
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	4	\$125,000.00	\$500,000.00	
Drainage Improvements (Natural Turf Baseball Field)	ALLOW	1	\$125,000.00	\$125,000.00	
Repair Retaining Wall	ALLOW	1	\$125,000.00	\$125,000.00	
			Subtotal	<b>\$7,650,000.00</b>	
<b>Hillside Elementary School</b>					
Mechanical, Electrical, Plumbing Upgrades	ALLOW	1	\$3,000,000.00	\$3,000,000.00	From the BCS & Five-Year Plan
			Subtotal	<b>\$3,000,000.00</b>	
			Subtotal	<b>\$32,530,000.00</b>	
	Contingency		10%	\$3,253,000.00	
	Escalation		12%	\$4,293,960.00	6%/year for two years
	<b>Recommended Construction Budget</b>			<b>\$40,076,960.00</b>	
	<b>Incidental Soft Costs: Subtotal</b>			<b>\$5,959,235.20</b>	Estimated Soft Costs Based on Allowances and Initial % of Construction
	Incidental Reserve/Contingency		5%	\$297,961.76	
	<b>Projected Total Bond Cost</b>			<b>\$46,334,156.96</b>	

**\$46,334,157**

# Proposed Project Schedule





# 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 meet 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



# Question and Answer:

*Updates based on BoE and Community Feedback*

1. We are all familiar with the tall field light stanchions (like those at Chemka Pool here in Hastings). However, I have also seen some much shorter (tree-level) lights and am wondering what 'shorter' lighting options may exist? An example of this are the ones used to light the basketball courts at the Irvington riverfront park.

**Answer:** We are not familiar with the lighting installed at Chemka Pool (yet), but it is possible the lighting used at Chemka Pool is not LED lamps with directional shields. Installing shorter light poles will likely require installing more lighting poles to achieve the same photometric illumination levels necessary for interscholastic competition. Installing shorter lighting poles is not the most cost-effective means to provide the best lighting outcome. When designed properly, using taller light poles permit steeper aiming angles which can help to minimize the visibility of the lamp, and the glare caused by seeing the lamp.

As part of any field lighting design, LAN and the LA Group will prepare a field photometric layout. Field photometric layouts are crucial for accurately assessing and designing lighting systems, ensuring optimal illumination, energy efficiency, and compliance with safety standards by mapping light distribution and intensity across a given area.

# Question and Answer:

*Updates based on BoE and Community Feedback*

2. If light pollution were determined to be an issue, particularly for houses along Burnside Drive, would it be an option to bolster the existing treeline with a fast-growing, tall screen comprised of something like Thuja Green Giants or similar?

**Answer:** The athletic field lighting would be specified as fully-shielded LED lamps with app-based photometric and dimming controls. The shields prevent light from “spilling” over onto adjoining property. The Board of Education will evaluate the potential for the lighting installation to affect neighboring properties. The Board of Education would be supportive of planting a landscape buffer. If planting a landscape buffer will be effective in mitigating a direct line of sight to a lit field.

3. Will there be a look at light pollution in the current / Environmental Impact process and if it's deemed to be an issue, ideas around reducing the impact to adjacent homes?

**Answer:** Yes. The design team will provide photometric analysis and information for the Board of Education to evaluate the potential for the lighting installation to affect neighboring properties. The Board of Education will evaluate options to minimize the impact of the project on the environment and neighboring properties.

# Question and Answer:

*Updates based on BoE and Community Feedback*

4. Field Cost Benefit Analysis / Life Cycle analysis (add to chart presented by architects on 12/4)  
- can we add a column to compare the turf options with natural grass and include costs to maintain / frequency ie sodding is required every x years, upkeep requires x man hours to maintain per year and any associated costs that we need to cover in a rain event.

**Answer:** LAN and the school district will prepare a comparative life cycle cost analysis for natural grass and synthetic turf fields.

5. Grandstand is spec'ed for \$800k - could we settle for something less grand?

**Answer:** The grandstands have been reduced from 600 seats to 400 seats resulting in a \$300k reduction on the cost estimate projection.



# Question and Answer:

*Updates based on BoE and Community Feedback*

6. Regarding lighting, at the Nov meeting, the thinking was that lighting should definitely be included in order to lengthen usage time of the fields. At the last meeting, we started to discuss the idea of whether lighting is needed to extend play time. Can we discuss this further? Can we have the architect advise on whether there could be a compromise that, as part of this project, we install the infrastructure to allow future/ temporary lighting hookup?

**Answer:** Installing athletic field lighting is recommended to maximize the ROI for installing a synthetic turf field.

7. Would the centralized entry on Farragut mean that we lose the current (basement) Farragut Gym? This seems so; would this have any impact on programming?

**Answer:** No. There is no impact to the Farragut Gym or programming at the Farragut Gym.

# Question and Answer:

*Updates based on BoE and Community Feedback*

8. For field lights, I am finding LED systems that can lower nuisance/light pollution as they are intensity-adjustable. For example, the Phillips PerfectPlay system can be set to a range of % intensities. 100% may be used for match play, but lower levels are used to either gently augment natural light or to provide 'practice' lighting at a lower intensity, or on only a portion of the pitch. Systems are also app-controlled so coaches can make quick adjustments on the fly. Are any such systems available to us?

**Answer:** Yes. The athletic field lighting would be specified as fully-shielded LED lamps with app-based photometric and dimming controls. The shields prevent light from “spilling” over onto adjoining property. Musco Sports Lighting is the industry leader in the manufacturing and installation of athletic field lighting. Musco Sports Lighting offers a comparable system, named, “Control-Link”, to manage, control and monitor athletic field lighting from anywhere, at anytime, by using an application on your smart phone.

# Question and Answer:

*Updates based on BoE and Community Feedback*

9. For me, a major issue that we need a thorough deep dive on is the healthy/safety of turf - I can say more, but you know what I mean and we MUST do our due diligence.

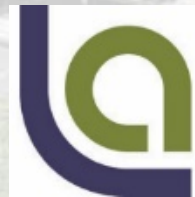
**Answer:** LAN will provide more health & safety resources to the Board of Education for review. It's vital to understand that if a student-athlete wishes to participate in regional HS sports that it will be unavoidable to compete on a synthetic turf field in Westchester County.

10. As a matter of diligence, are we prepared to do any geotechnical inquiry at Burke to ensure that the considered fields are appropriate for turf and the required drainage?

**Answer:** Yes. A geotechnical investigation could not be performed until the scope of work is clearly defined. Now there is now enough clarity on the scope of work to obtain a proposed from a consultant to continue our due diligence and perform the geotechnical investigation. A request for proposal has been prepared and sent out by our design professional. We anticipate starting the geotechnical investigation in January.



# Board Discussion



**LAN**  
ASSOCIATES

