



Public Schools of the Tarrytowns

Capital Bond Project Update

January 15, 2025

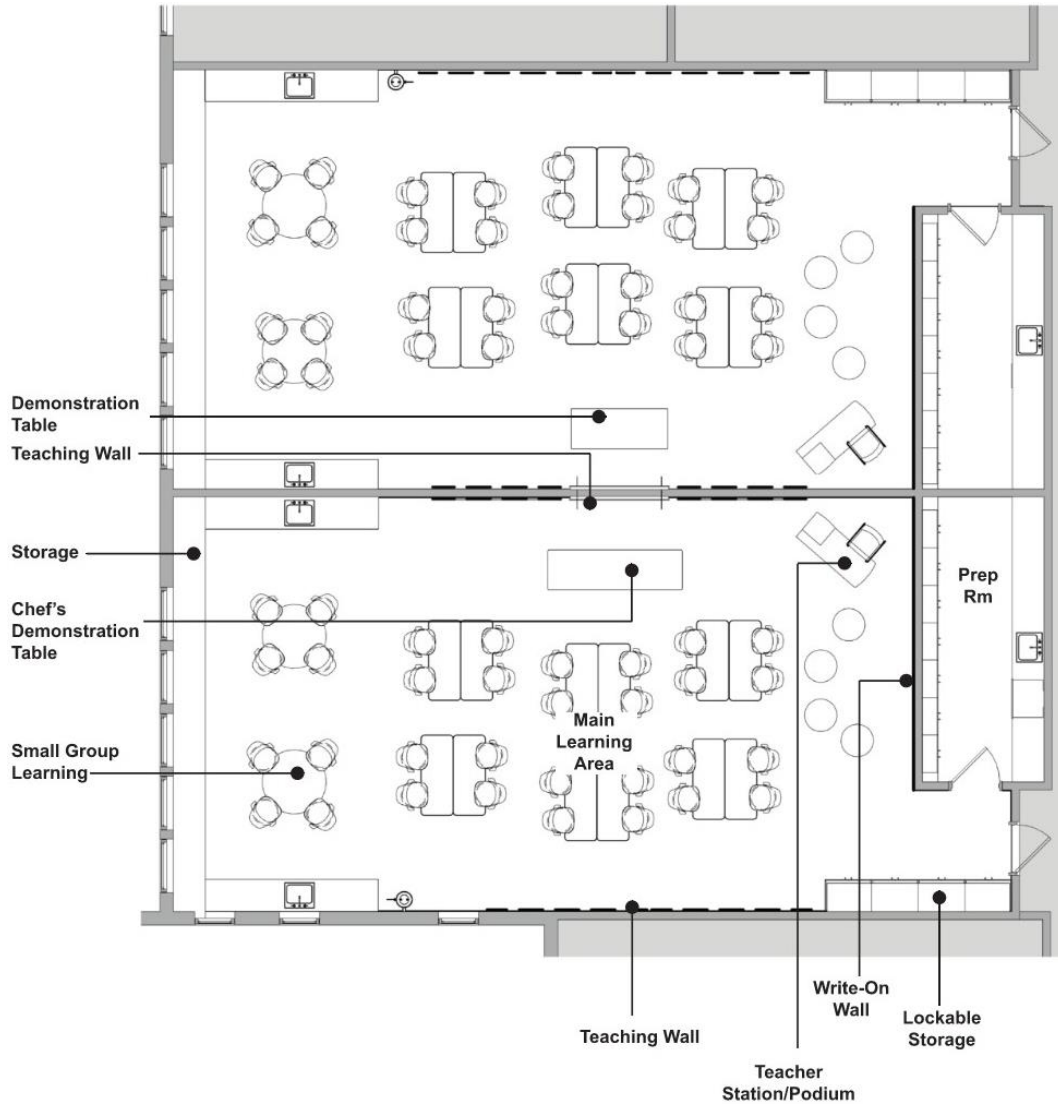
High quality 21st century education to meet the needs of all learners of culturally, ethnically, and economically diverse backgrounds.

Agenda

- Sleepy Hollow Middle School Science Classrooms
- Capital Bond Project Update
 - Sleepy Hollow HSMS Field Lighting
 - Washington Irving Field & Bleacher Project
 - WL Morse Addition & Renovations
- WL Morse Construction
 - Schedule
 - Phasing and Sequencing
 - Safety Controls
 - Environmental Protocols and Process
- Reopening Tappan Hill

Sleepy Hollow MS Science Labs

Public Schools of the Tarrytowns

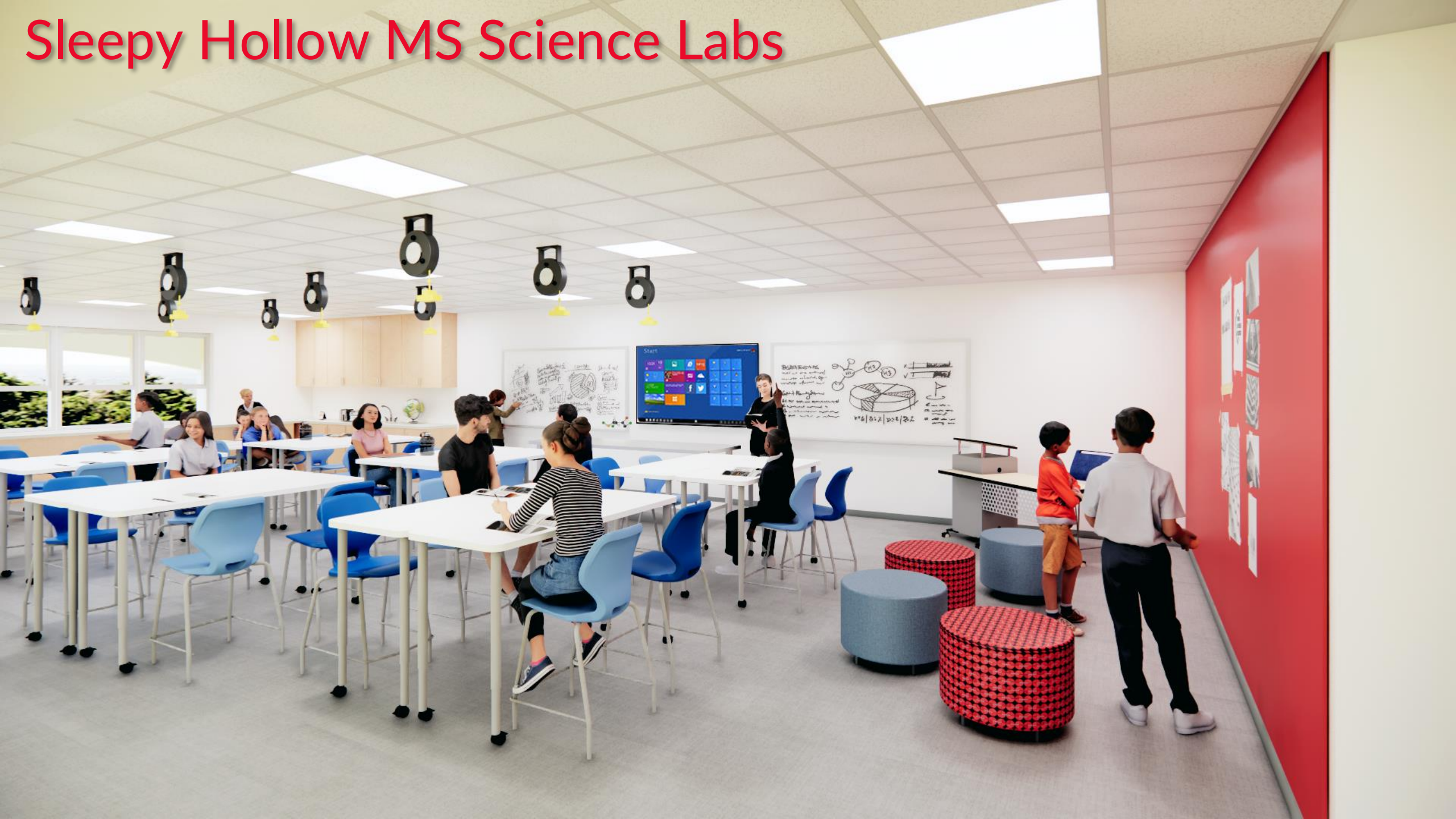


Existing



Proposed

Sleepy Hollow MS Science Labs

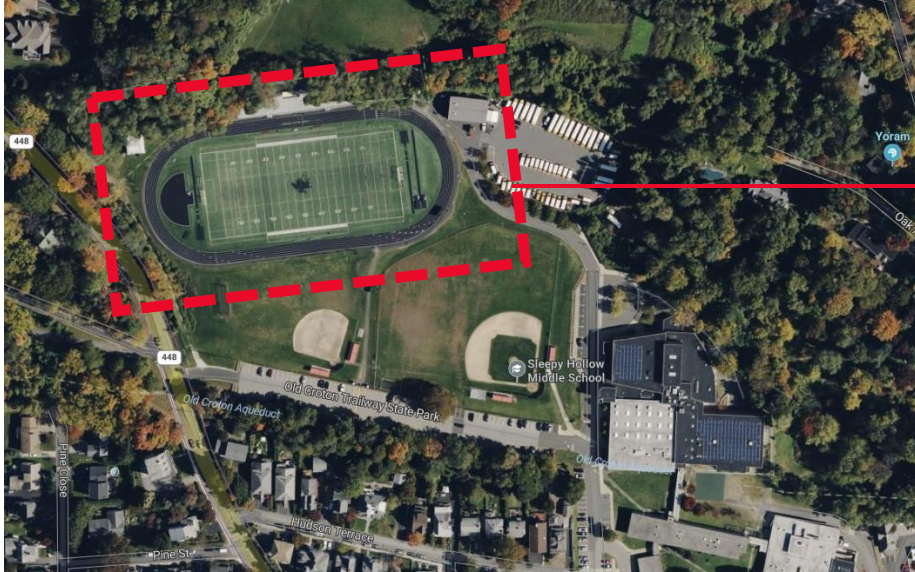


Sleepy Hollow HSMS Field Lighting

Public Schools of the Tarrytowns

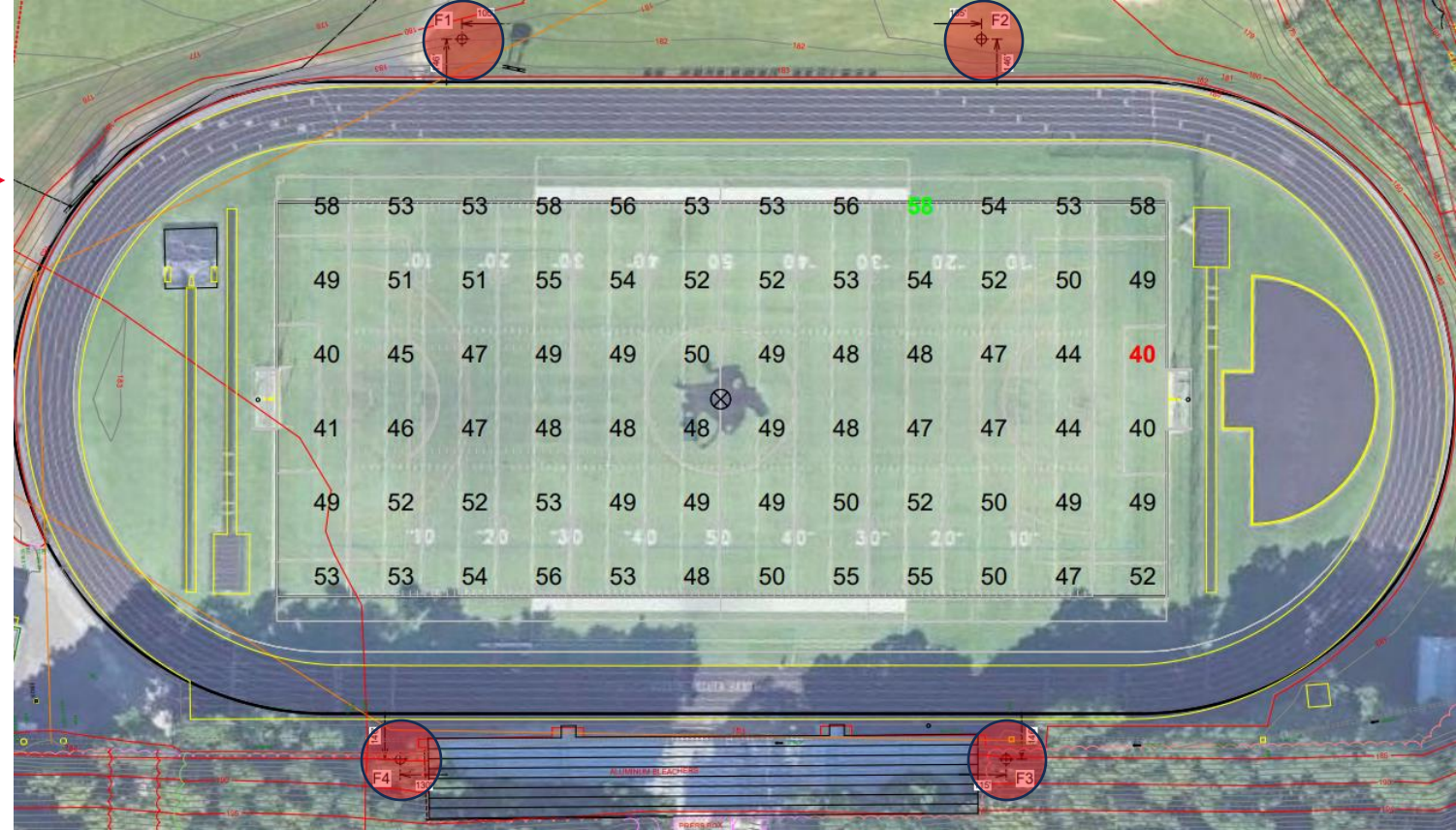


Existing



Schedule:

- Logged into SED for building permit & approval on 10/29/2024
- Anticipated construction summer 2025



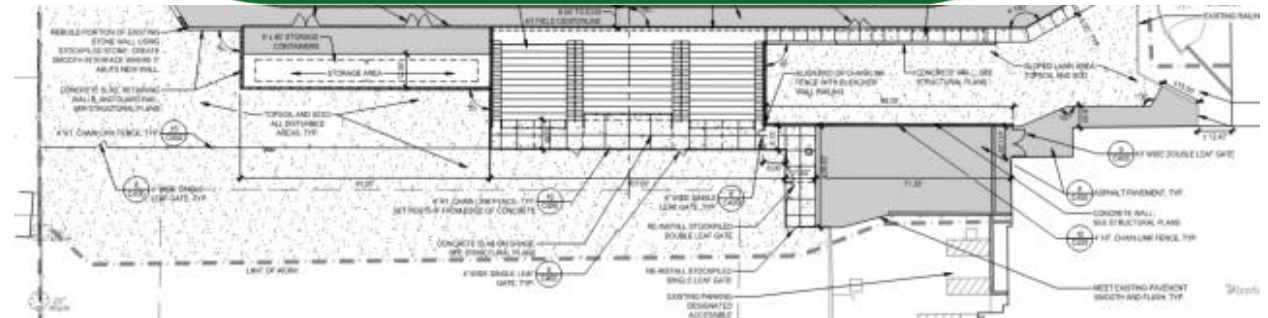
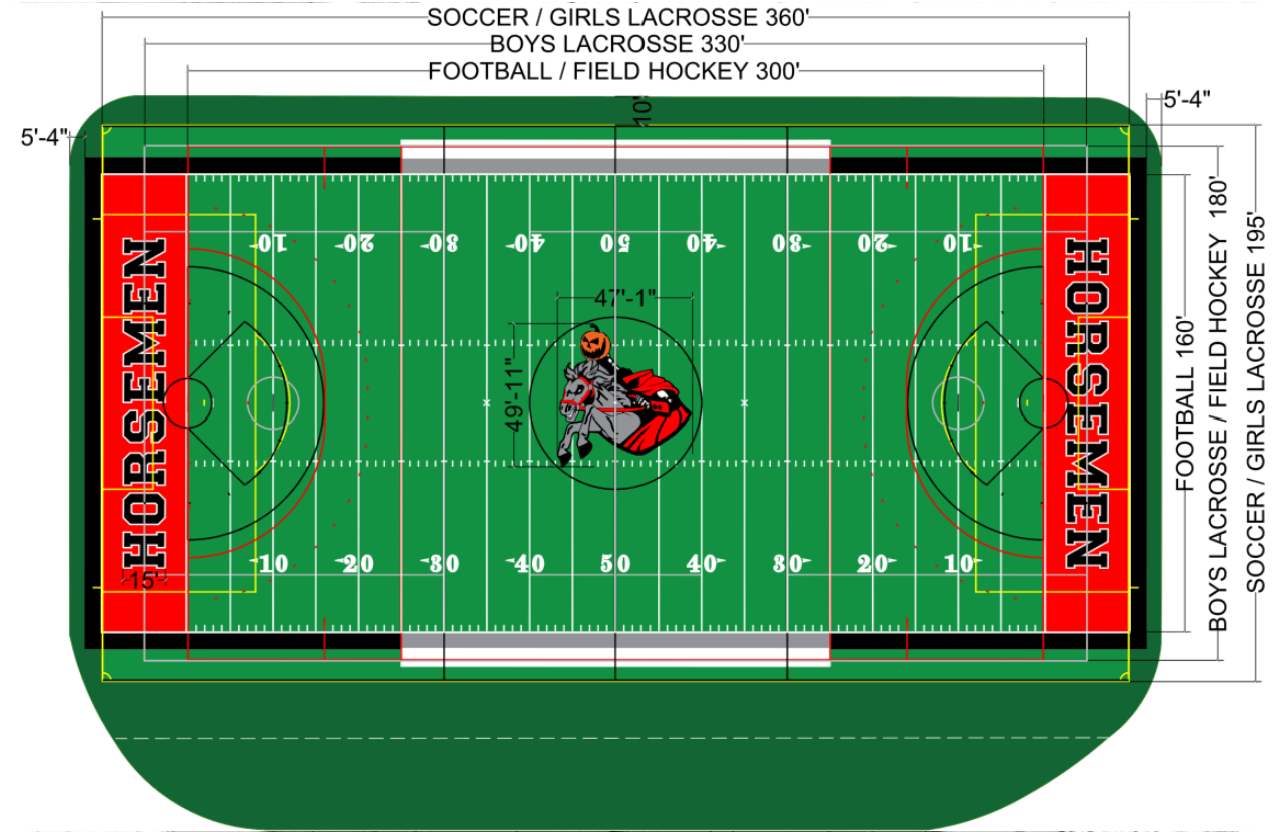
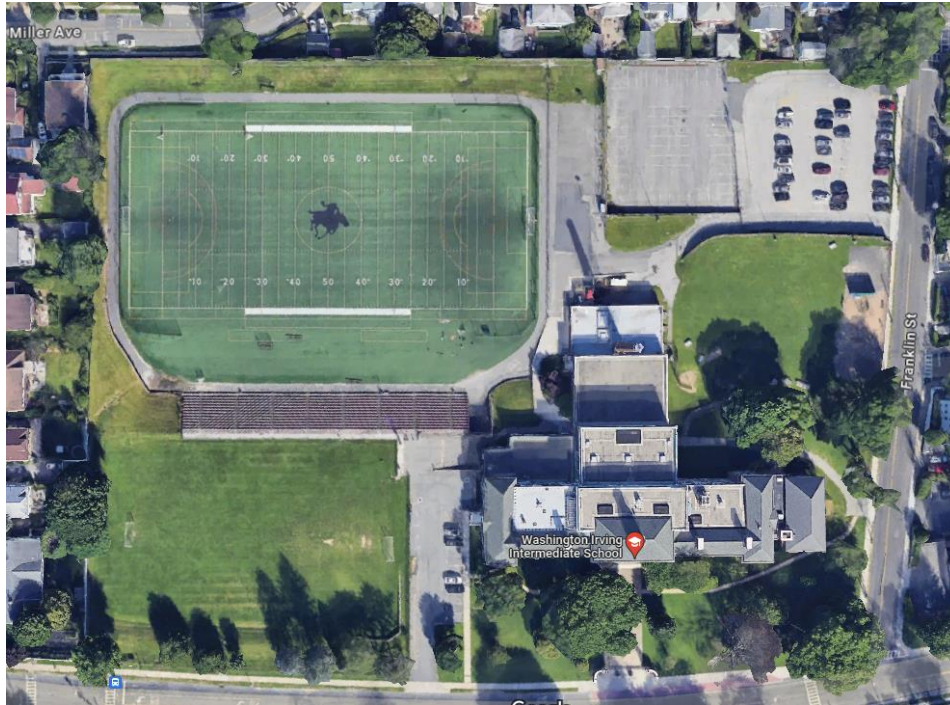
Field Lighting Plan

Washington Irving Field & Bleacher Project

Public Schools of the Tarrytowns



Existing



Washington Irving Field & Bleacher Project

Public Schools of the Tarrytowns



Scope:

- New bleachers & grass seating area
- New turf field and asphalt walking track
- New and improved fencing
- Improved site drainage

Schedule:

- Logged into SED for building permit & approval on 9/6/2024
- Anticipated construction summer 2025

The LA GROUP
Landscape Architecture & Engineering P.C.



WL Morse Scope & Design Schedule

Scope of Work Summary

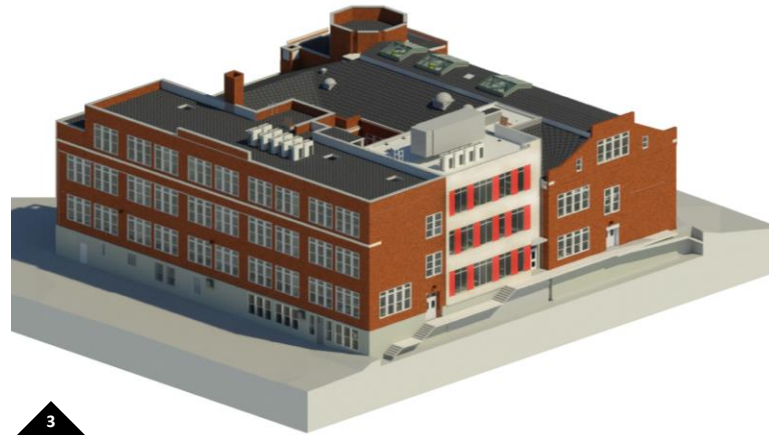
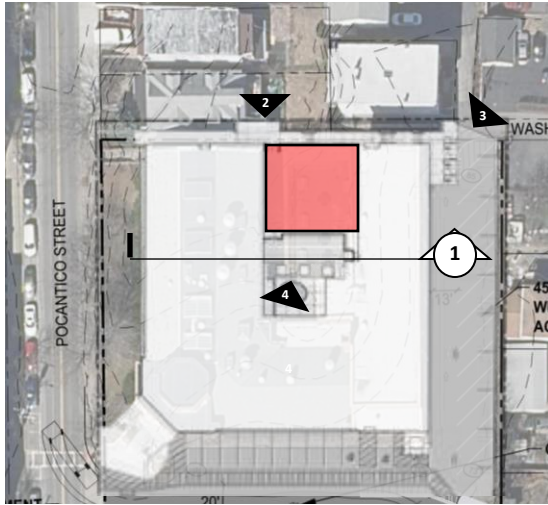
- Right-size classrooms
- New classroom addition
- Reorganization and upgrades to administrative & student support service spaces
- Secure entrance vestibule, security office and security system upgrades
- Decarbonization; removal of fossil fuel systems
- New HVAC systems & electric service upgrade
- New lighting, power, fire alarm, and IT systems
- New and improved plumbing systems
- Kitchen renovation
- Abatement

Schedule:

- Logged into SED on 9/6/2024
- Third Party Review started on 11/19
- Comments received on 11/25
- On schedule to bid in January 2025 and award in March 2025
- Submitted response/addendum to SED
- Preparing bid documents and finalizing finishes and furniture

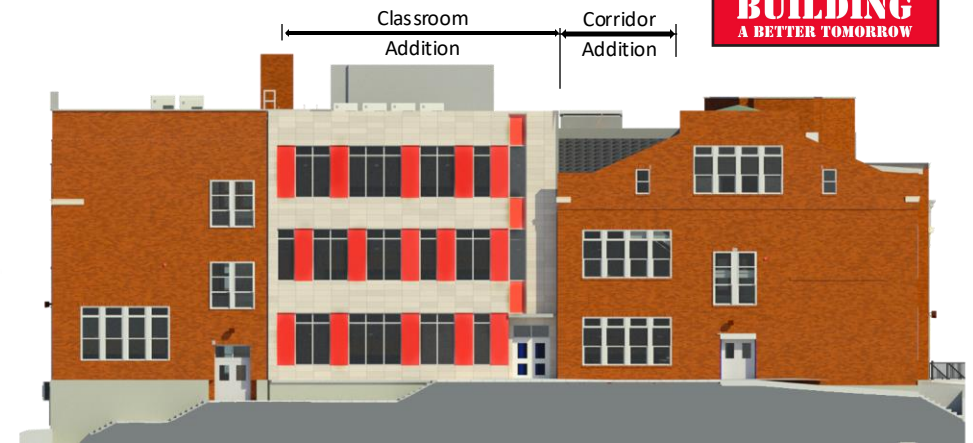
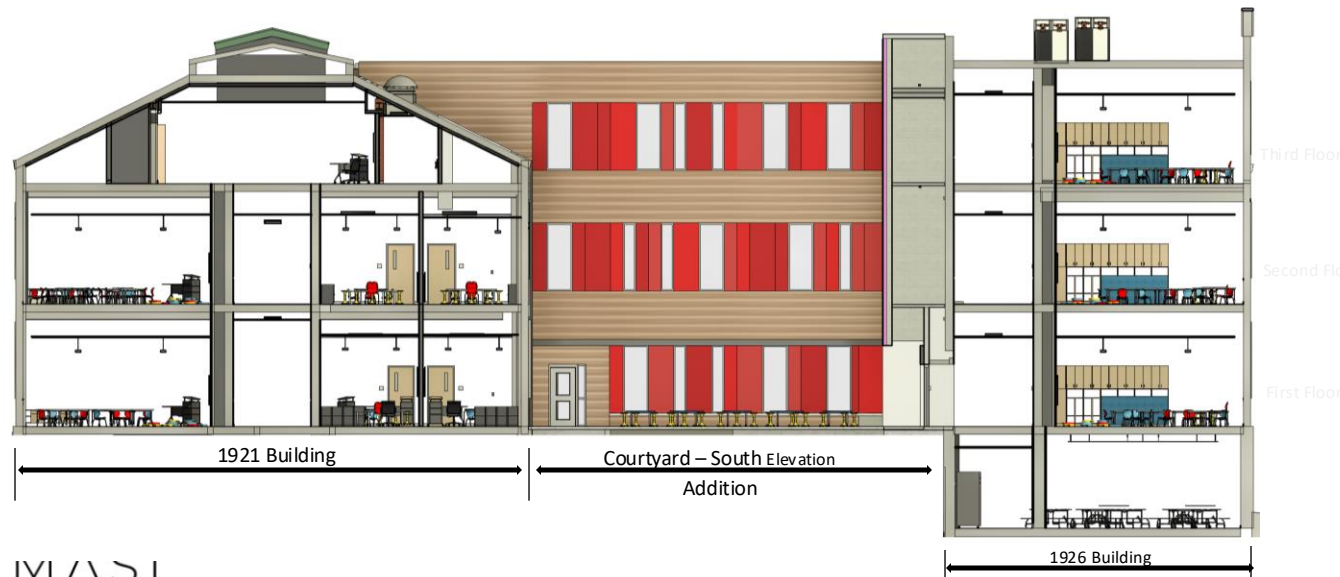
Winfield L. Morse

Public Schools of the Tarrytowns



Axon View looking Southwest

Section through Courtyard looking North



North Elevation



Courtyard View

Winfield L. Morse – Cafeteria

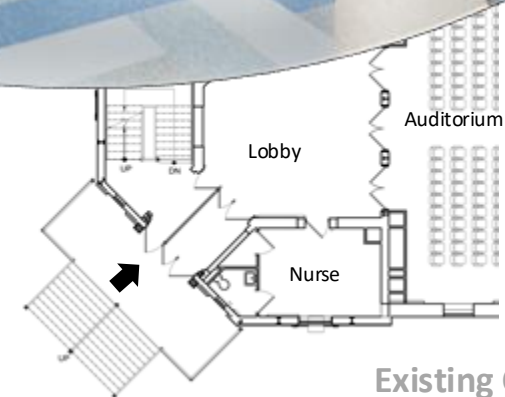
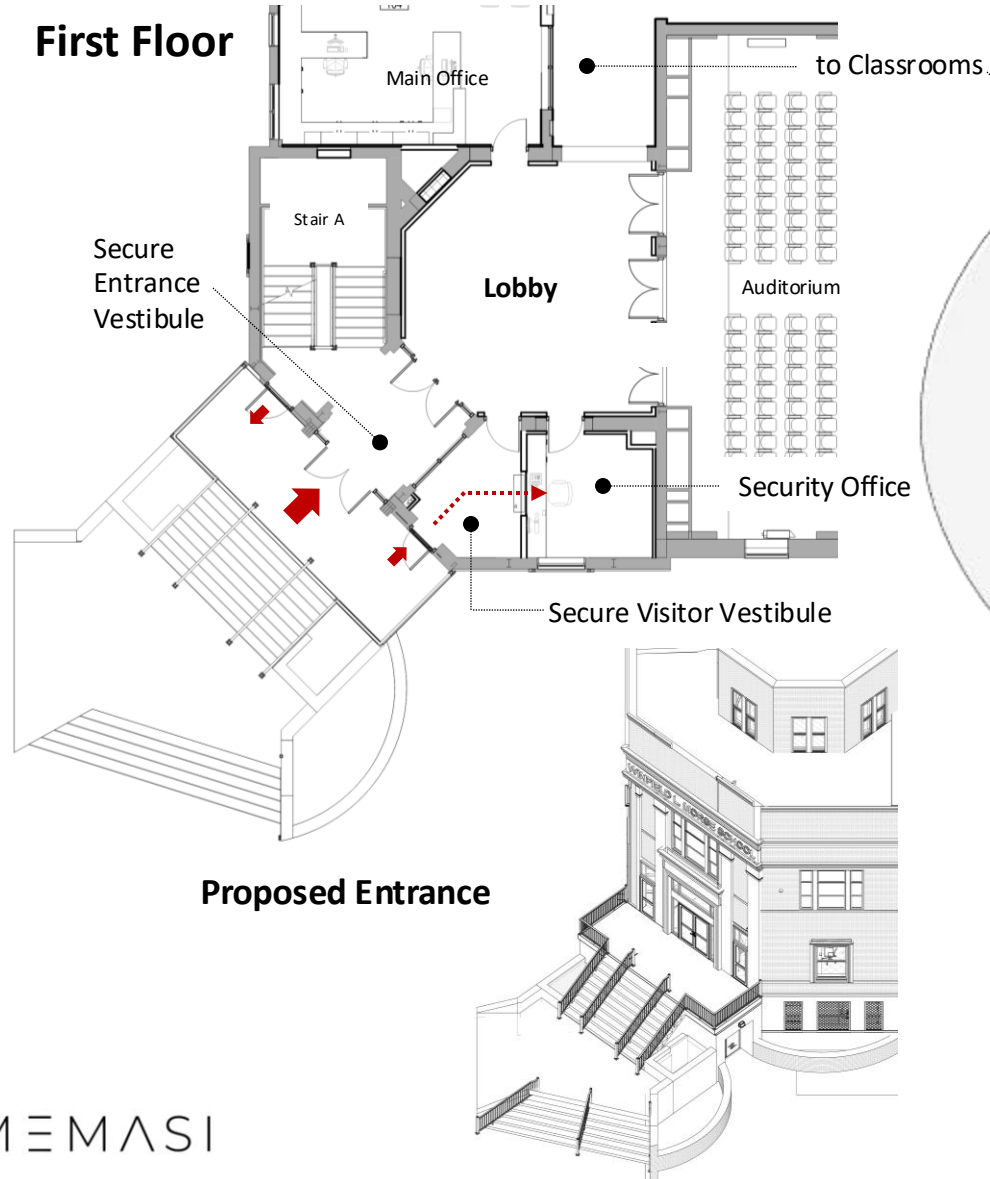


Winfield L. Morse

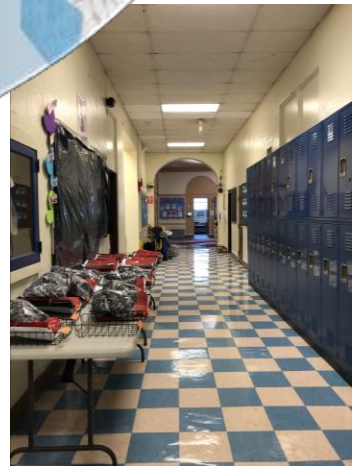
Public Schools of the Tarrytowns



First Floor

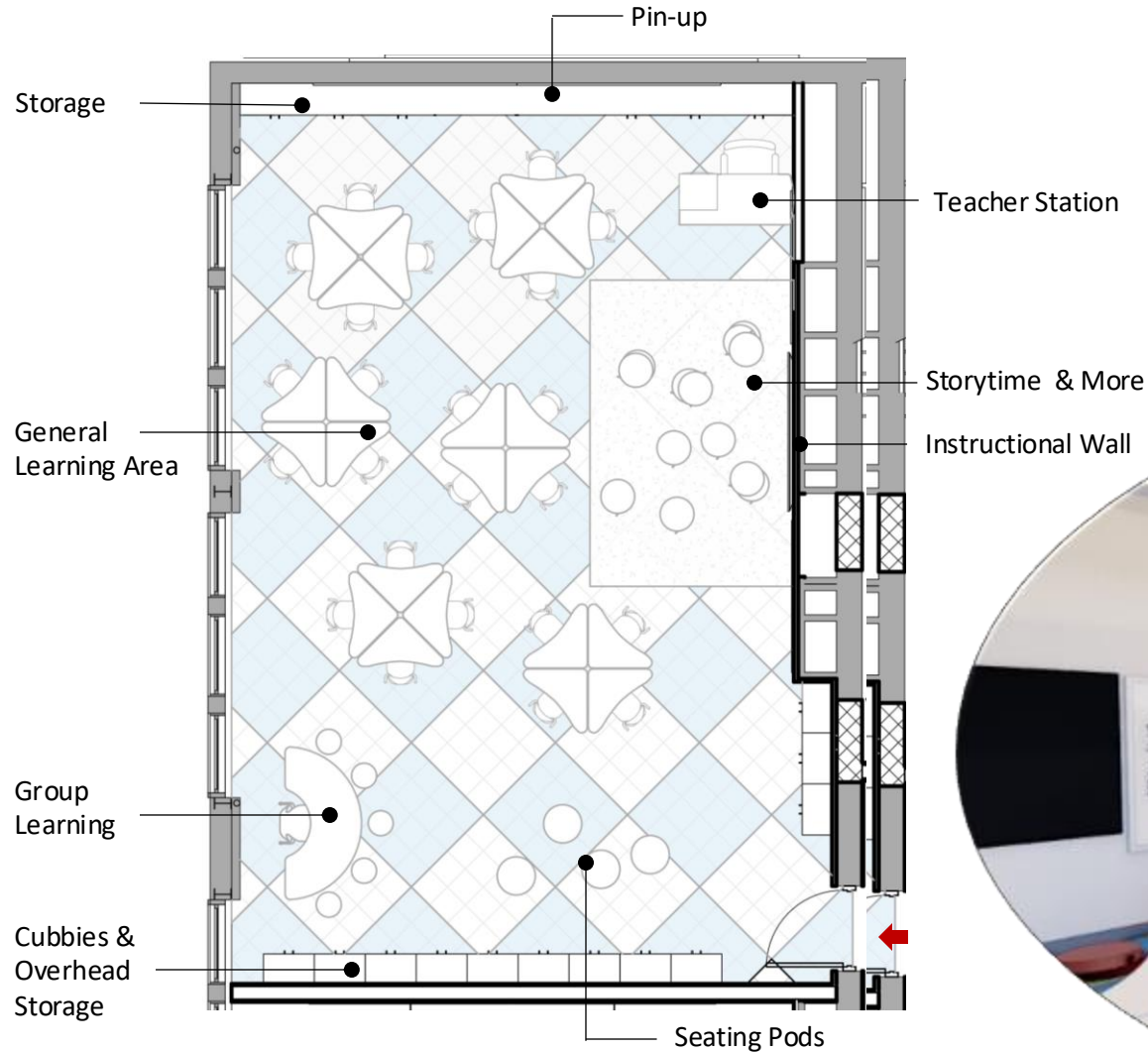


Existing Conditions

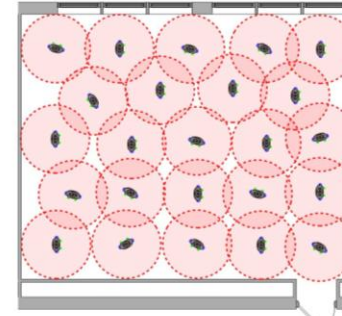


Winfield L. Morse – Typical Classroom

Public Schools of the Tarrytowns

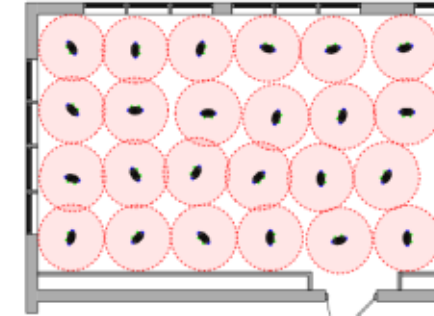


Existing Condition



620 sf

Proposed Minimum



770 sf



Winfield L. Morse – Typical Classroom

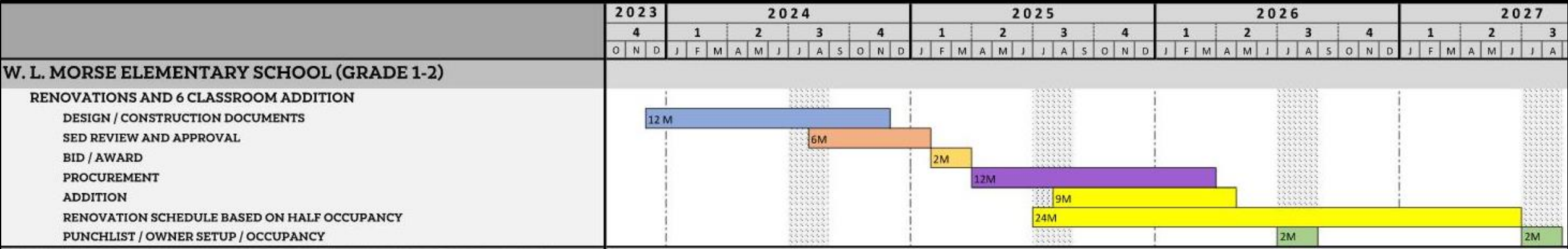


Winfield L. Morse – STEAM & Library



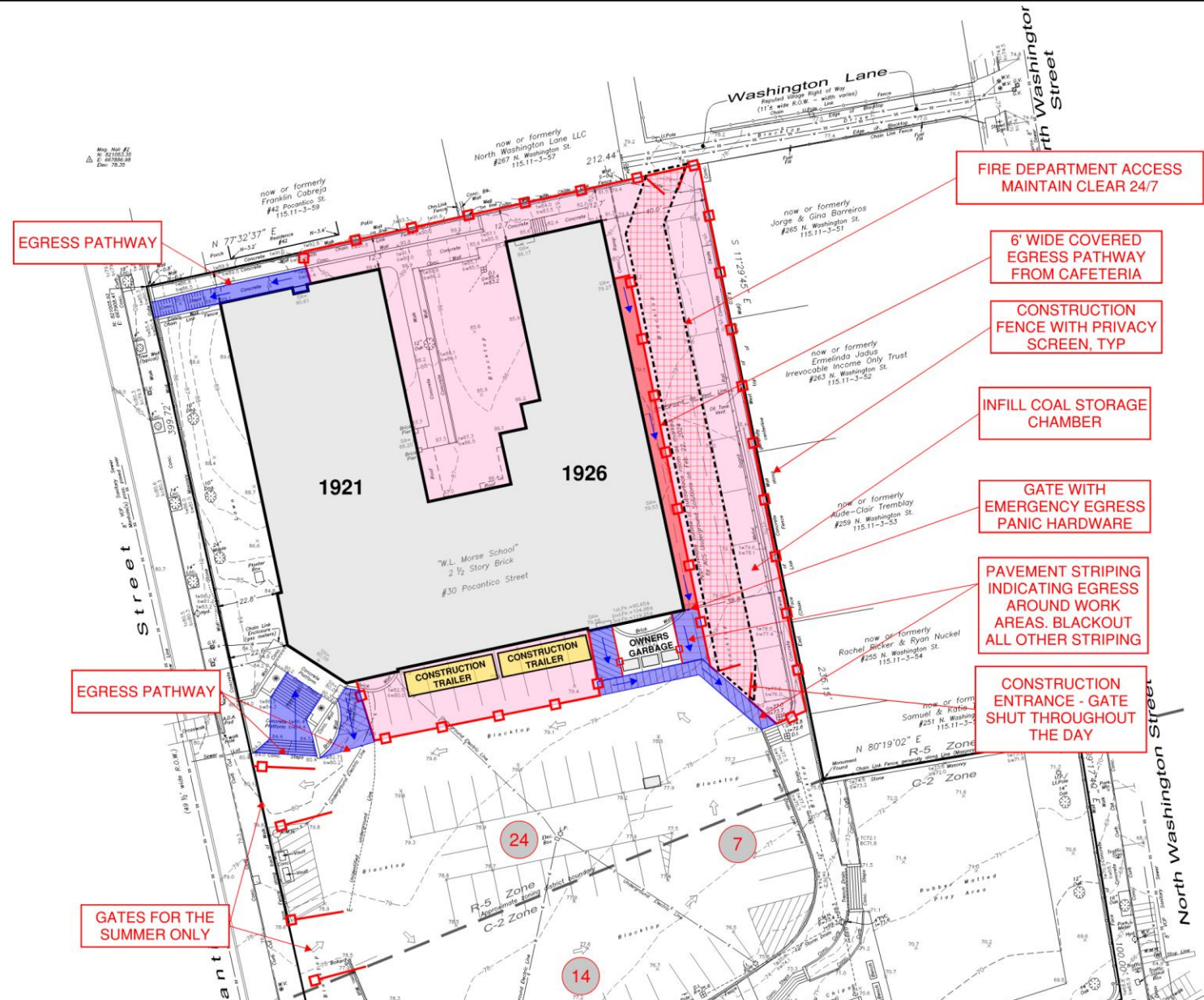
2023 Capital Bond Scope & Schedule Review

Public Schools of the Tarrytowns



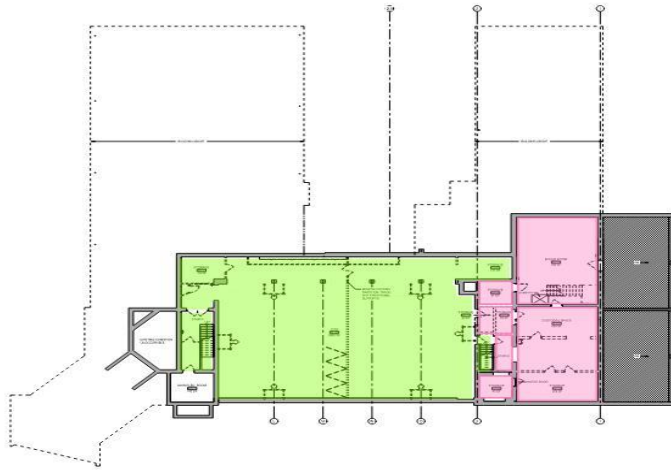
Summer 2025

Public Schools of the Tarrytowns

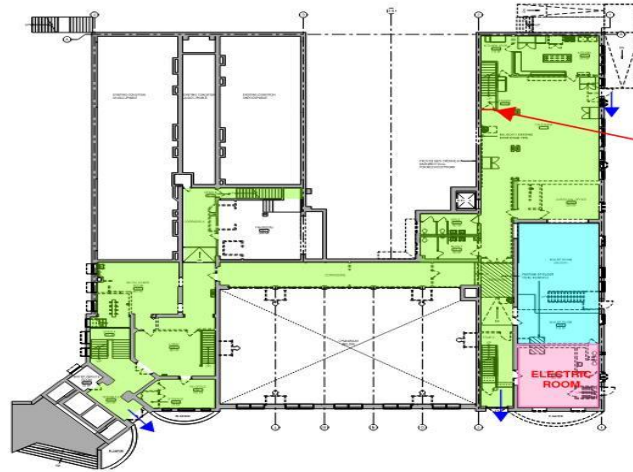


Summer 2025

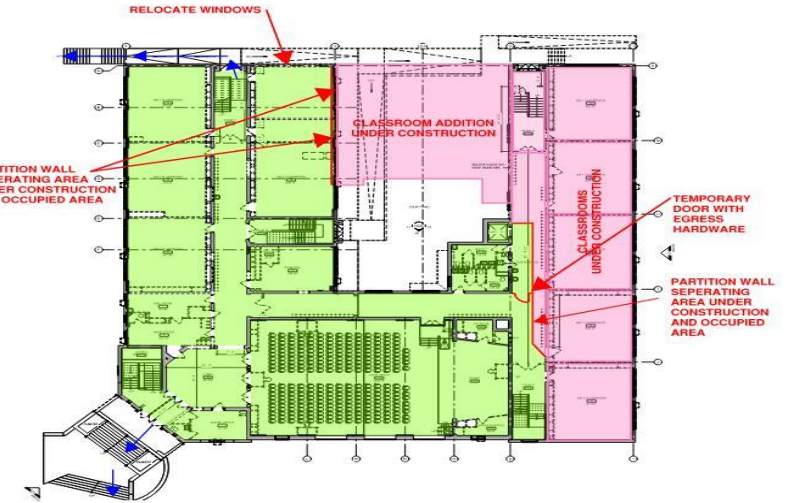
Public Schools of the Tarrytowns



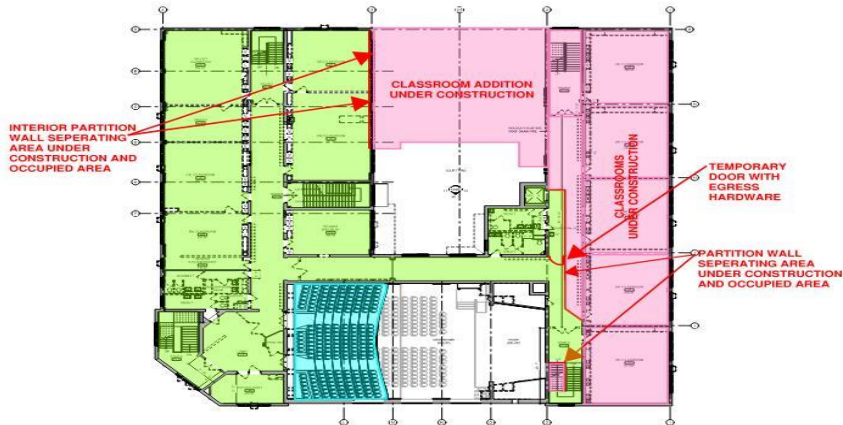
SUB- BASEMENT FLOOR PLAN



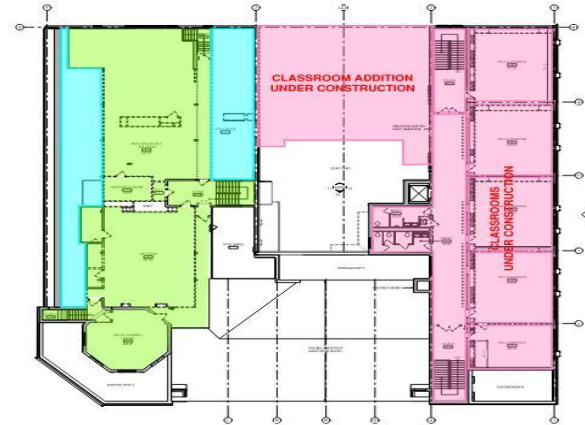
BASEMENT FLOOR PLAN



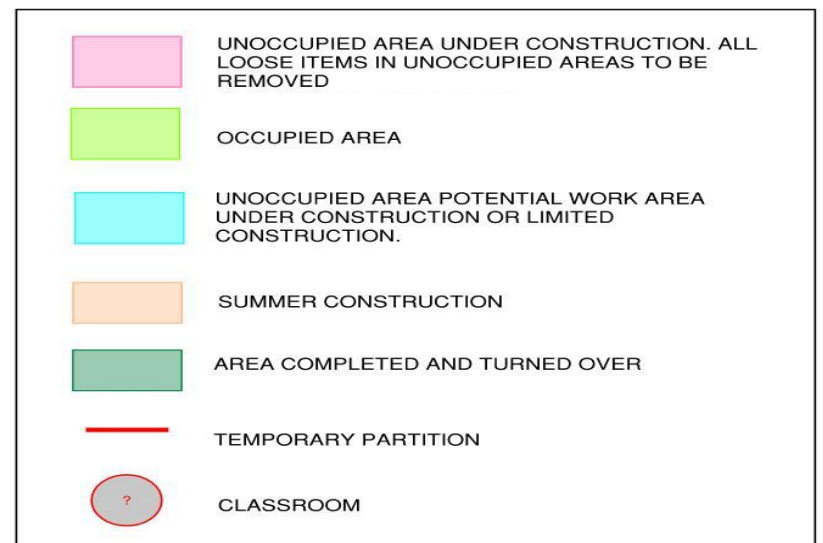
FIRST FLOOR PLAN



SECOND FLOOR PLAN

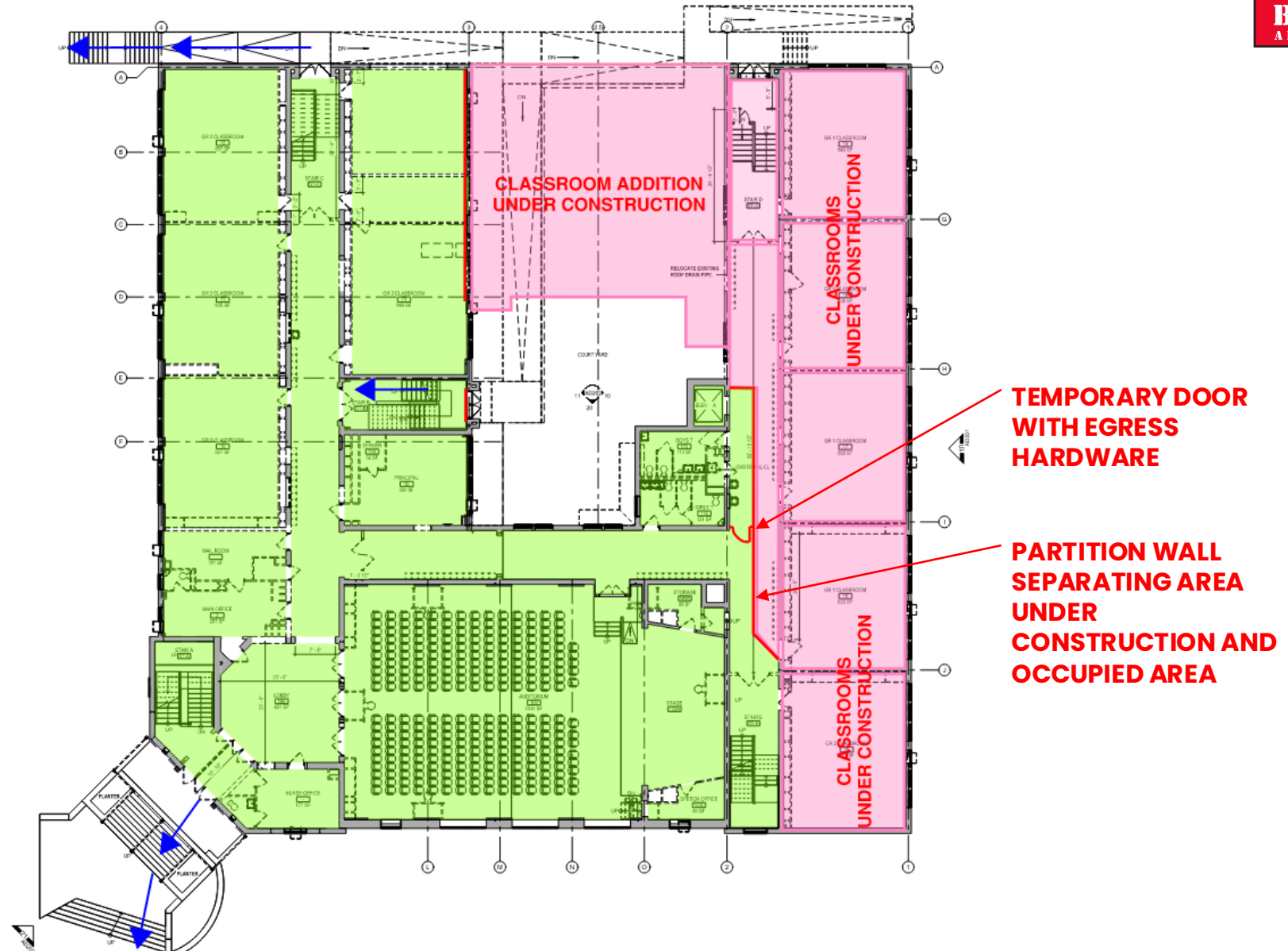


THIRD FLOOR PLAN



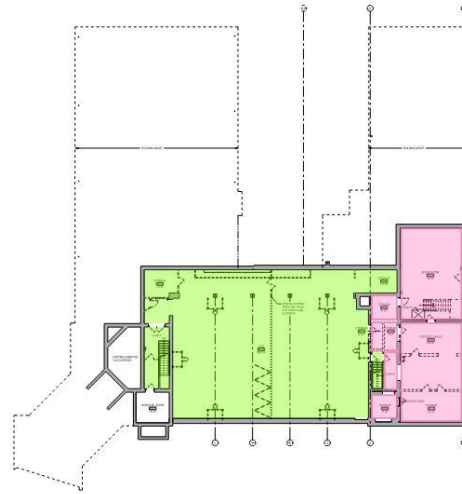
Summer 2025

Public Schools of the Tarrytowns

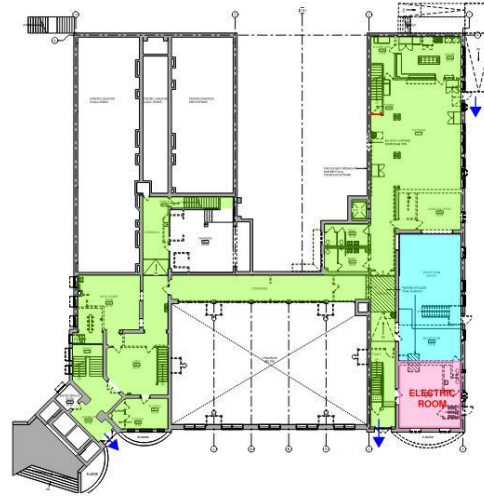


School Year 2025-2026

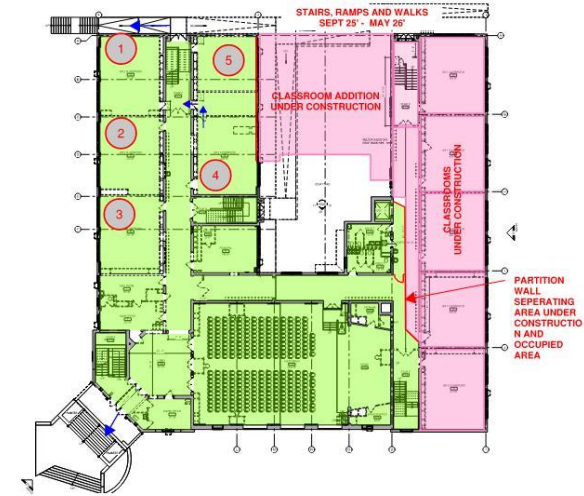
Public Schools of the Tarrytowns



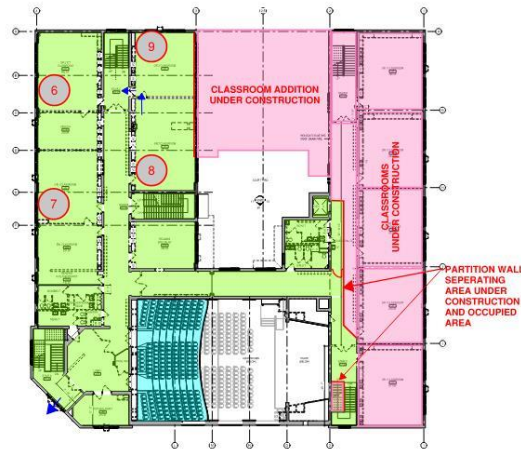
SUB- BASEMENT FLOOR PLAN



BASEMENT FLOOR PLAN



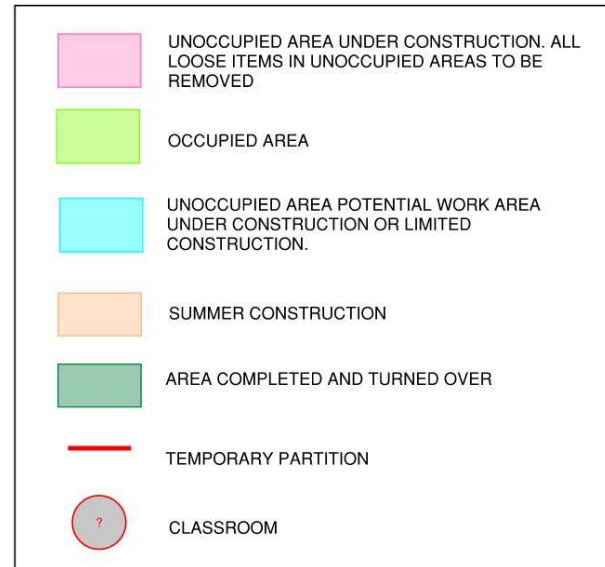
FIRST FLOOR PLAN



SECOND FLOOR PLAN

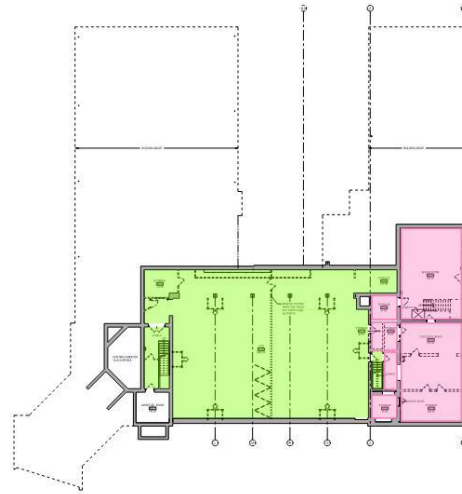


THIRD FLOOR PLAN

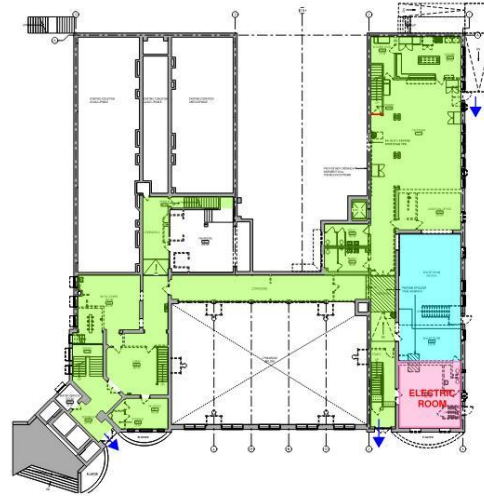


Summer 2026

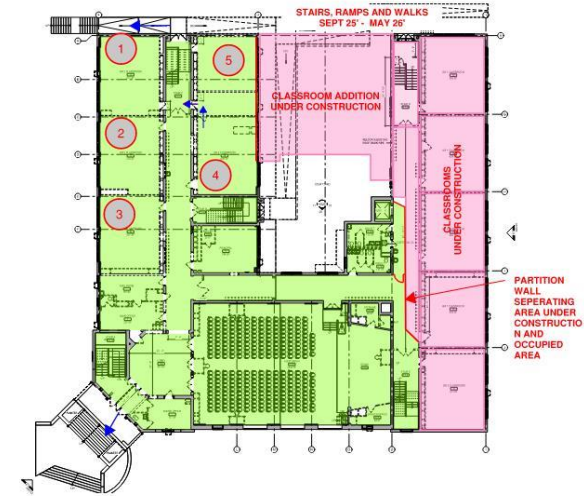
Public Schools of the Tarrytowns



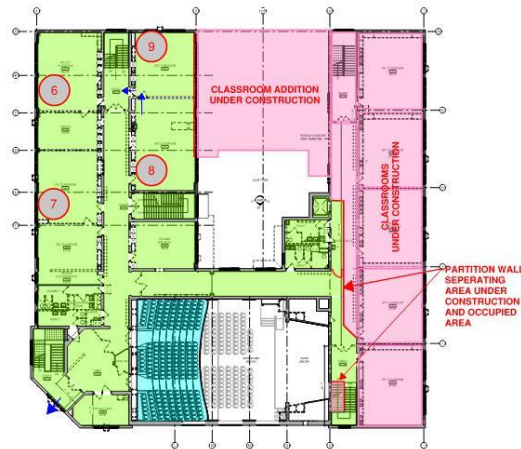
SUB- BASEMENT FLOOR PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

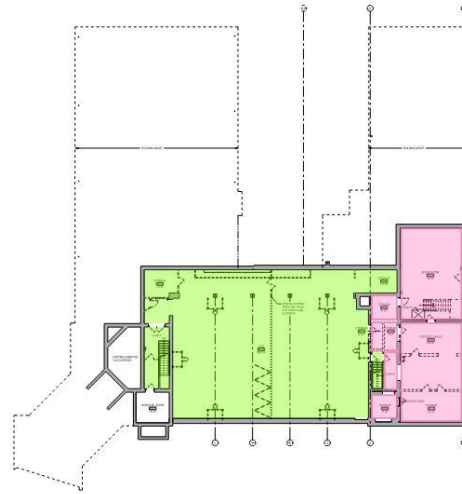


THIRD FLOOR PLAN

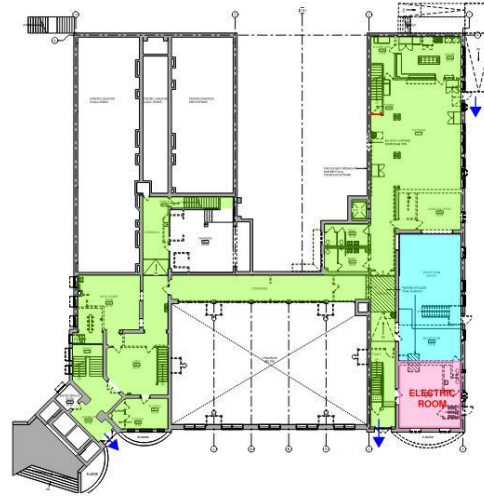


School Year 2026-2027

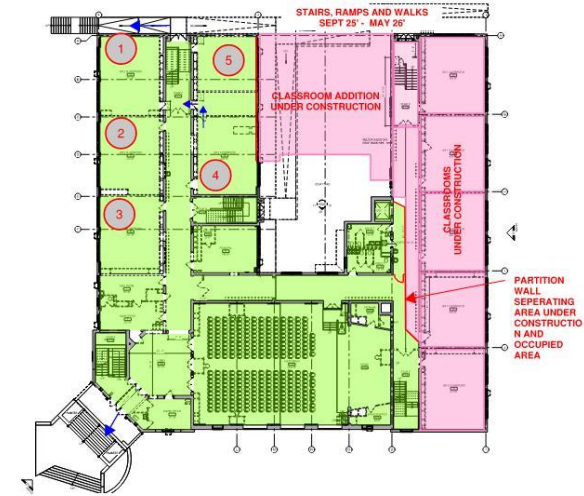
Public Schools of the Tarrytowns



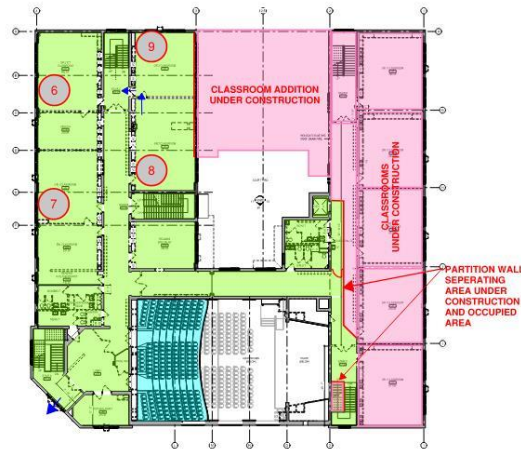
SUB- BASEMENT FLOOR PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

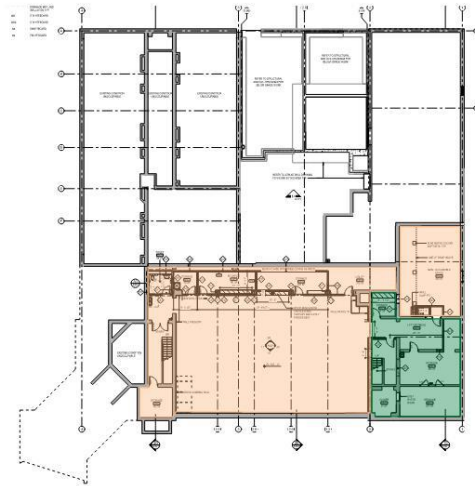


THIRD FLOOR PLAN



Summer 2027

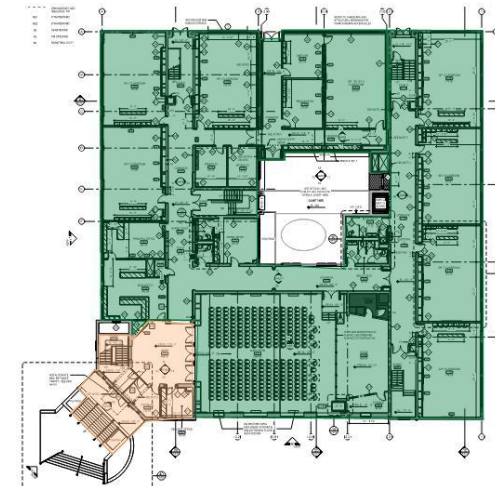
Public Schools of the Tarrytowns



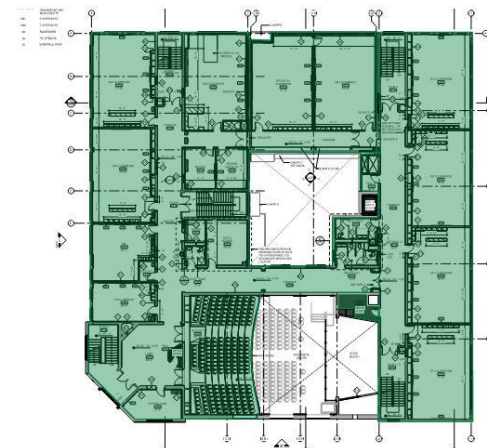
SUB- BASEMENT FLOOR PLAN



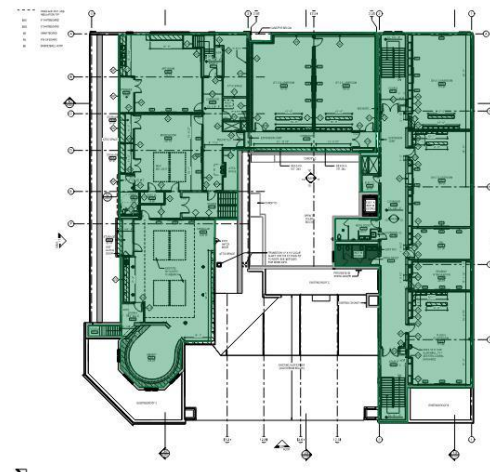
BASEMENT FLOOR PLAN










FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

-  UNOCCUPIED AREA UNDER CONSTRUCTION. ALL LOOSE ITEMS IN UNOCCUPIED AREAS TO BE REMOVED
-  OCCUPIED AREA (SUMMER MAINTAIN EXISTING SYSTEMS, TEMPORARY DUST PARTITIONS ONLY)
-  UNOCCUPIED AREA, POTENTIAL LIMITED CONSTRUCTION
-  SUMMER CONSTRUCTION ONLY
-  AREA COMPLETED AND TURNED OVER TO OCCUPY
-  TEMPORARY DUST PARTITION / WITH SOUND CURTIAN (SEE 015000) INSTALLATION PRIOR TO WORK STARTING
-  EGRESS TO BE MAINTAINED AT ALL TIMES WHILE THE BUILDING IS OCCUPIED

Construction Safety controls aligned with State Education Department regulations

Construction Traffic

Arrival time and delivery times scheduled to avoid peak traffic times

Hazardous Material Removals

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

Construction Noise

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

State Mandated SED 155.5 Regulations

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

Public Schools of the Tarrytowns

15000 - 1

Temporary Facilities & Controls

Public Schools of the Tarrytowns



3.16 VENTILATION AND HUMIDITY CONTROL FOR CONSTRUCTION

- A. General Contractor will provide temporary ventilation as required for protecting the building from and adverse effects of high humidity during abatement and construction activities. Select dehumidification and ventilating equipment that will not have a harmful effect on completed installations or elements being installed. Coordinate ventilation requirements and have sufficient quantity of units to produce necessary ambient conditions.
1. Each Contractor shall be responsible for his own temporary ventilation required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of high humidity.
 2. Ventilate enclosed area to dissipate humidity, and to prevent accumulation of dust, fumes, vapors or gases.
 3. Provide equipment as necessary for air and fresh exchange for the work area per OSHA standards.
 4. General Contractor will provide negative air machines with filtration of sufficient size / qty to fully ventilate the square footage of work areas and exhaust any dust / fumes through flexible duct hose to exterior top eliminate any odors / smoke.
 5. Any contractor whom allows water filtration to building is responsible for cleanup and commercial dehumidifiers of sufficient size / qty to prevent mold growth. Failure to immediately address (4 hours notice) will result in the Owner hiring others and back charging in order to insure a safe environment.

3.17 CONSTRUCTION DUST CONTROL AND INDOOR AIR QUALITY (IAQ) PLAN

- A. The General Work Contractor shall be responsible for Construction Dust Control and the IAQ Plan implementations. See specifications section 015600 Construction Dust Control.

3.21 TEMPORARY SITE SAFETY AND DIRECTIONAL SIGNS

- A. The General Contractor shall provide signs as required below. Install signs where required or indicated to inform public and persons seeking entrance to project. All signage and posts become the property of the owner at the conclusion of the project.
- B. Construct signs in accordance with section 619 of the NYS DOT standard specifications (MUTCD overall sign size, letter size, metal signage). Support on breakaway metal posts or attach to fencing; do not attach signs to buildings or permanent construction.
- C. Include relocating temporary site safety and directional signs as many times as required or directed.
- D. For construction traffic control/flow at entrances/exits as designated by the Owner (6 required) Large sign 4'x 4' Orange with Black Letters ("Construction Entrance Only")
- E. To direct visitors (4 required)
- F. For Construction parking (2 required)
- G. To direct deliveries (4 required)
- H. Emergency egress only - Construction area (4 required)
- I. Per OSHA Standards as necessary
- J. For "No Smoking" safe work site at multiple locations (12 required)
- K. Construction Area - Do Not Enter (30) mount on fence
- L. No Trespassing (30) mount on fence
- M. A premobilization meeting to establish location and quantities of all signage will be reviewed/ approved by the Construction Manager.

Temporary Facilities & Controls

Public Schools of the Tarrytowns



3.25 TEMPORARY PARTITIONS AND FLOOR PROECTIONS

- A. General Contractor shall erect and maintain dustproof partitions and temporary enclosures to limit dust and dirt migration and to separate work areas from fumes.
1. Construct dustproof, floor to underside of structure partitions of not less than 3-5/8" – 20 ga. studs, 16" on center, 1 layer of 6 mil poly sheet inside/outside, sound batt insulation, 5/8" type x gypsum each side taped and painted (where occupied). Acoustical caulk sealed perimeter to prevent dust migrations. Partition to extend from Floor to underside of Roof /Floor Deck or structure above. Equip partitions with dustproof doors and security locks as needed (as shown). Provide sound curtains similar to "Sound Curtains" by Sound Seal G BSC 25, each shall be hung on the Construction Side with overlapping seams by 6". 1 Hour Fire Rated Assembly
 2. In addition to any temporary partition locations shown on drawings, General Contractor will include in his base bid (10) ea. 10' x 16' temporary partitions meeting the above criteria for use where directed.
 3. Temporary Floor Protections - Shall be "Ram- Board" Heavy Duty with taped joints or equivalent. Finish Flooring (new or existing) will be fully covered by GC. Areas of isolated MEP work will be protected with Ram-Board by the individual prime contractor.
 4. Any unfinished openings (e.g.- windows, doors, fire shutters, etc.) which remain in place by the start of school in September will be completely enclosed with fire-rated AC plywood painted

Construction Dust Control

Public Schools of the Tarrytowns



BUILDING
A BETTER TOMORROW

| | | | | | | | | | |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--|---|
| PUBL 2024 PHAS | PUBL 2024 PHAS | PUBL 2024 PHAS | PUBL 2024 PHAS | PUBL 2024 PHAS | PUBL 2024 PHAS | PUBL 2024 PHAS | PUBL 2024 PHAS | PUBLIC SCHOOLS OF THE TARRYTOWNS 2024 CAPITAL BOND PROJECT PHASE 1 | SECTION 015600 COSTRUCTION DUST CONTROL |
| PUBLIC SCHOOLS OF THE TARRYTOWNS 2024 CAPITAL BOND PROJECT PHASE 1 | | | | | | | | | SECTION 015600 COSTRUCTION DUST CONTROL |
| Section 01 56 00 CONSTRUCTION DUST CONTROL | | | | | | | | | General and specified in |
| PART 1: General | | | | | | | | | |
| 1.1. Related Documents | | | | | | | | | tainments |
| A. Drawings, Details of Construction and general provisions of Contract, including General and Supplementary Conditions and Divisions -1 Specification Sections, apply to work specified in this section. | | | | | | | | | |
| 1.2. Summary | | | | | | | | | struction |
| A. Section Includes: | | | | | | | | | |
| 1. Airborne construction dust/ containment control in: | | | | | | | | | |
| a. Buildings occupied during remodeling | | | | | | | | | |
| b. Existing building temporarily unoccupied | | | | | | | | | |
| c. Finished spaces that are unoccupied and construction dust/airborne containments are still being generated (i.e. punchlist completion) | | | | | | | | | htractor ated ar materials, |
| B. Related Sections: | | | | | | | | | e les into |
| 1. Section 01 73 29 – Cutting, Drilling and Parching: Removal of debris. | | | | | | | | | |
| 2. Section 01 33 00 – Submittals: Work and producers for containment of construction dust/airborne contaminants. | | | | | | | | | |
| 3. Section 01 50 00 – Temporary Facilities: Temporary barriers/chutes; cleaning. | | | | | | | | | ht of |
| 4. Section 02 41 19 – Selective Demolition | | | | | | | | | ry temporary nd maintain |
| 1.3. Policy | | | | | | | | | |
| A. Airborne contaminants control is critical in all areas noted in Paragraph 1.2A. Contractor shall limit dissemination of airborne contaminants produced by construction-related activities, including dust, chalk, powders, aerosols, fumes, fibers and other similar materials, in order to provide protection of persons and equipment. | | | | | | | | | quiring access |
| 1. Construction activities causing disturbance of existing dust, or other airborne contaminants, must be conducted in tight enclosures cutting any flow particles into occupied areas. | | | | | | | | | 013216 - 1 |
| 2. Ceilings, walls in Project area must be secure at all time. | | | | | | | | | |
| 1.4. Submittals | | | | | | | | | |

Construction Dust Control

Public Schools of the Tarrytowns



3.1 INSPECTION

- A. Before any demolition or construction begins, a complete field review of all Project Areas (airborne contaminant control areas) and policies will be conducted and work plan revised if required. Initial work plan shall be presented at dust control preconstruction meeting.

3.2 CONTAINMENT ENCLOSURES AND BARRIERS

- A. Air Quality Contaminant Control: Fasten windows shut, ventilate barricaded construction areas by use of fans to the outside of building.
 - 1. Maintain a minimum negative airflow of 100 +/- 10 FPM with door fully open at barricade entrance openings and during window replacement by use of fans vented to outside of building.
 - 2. Secure operable exterior windows and doors/windows not required for construction access as required to maintain negative airflow.

3.5 ENFORCEMENT

- A. Failure to maintain containment areas will result in issuance of written warning: if situation is not corrected within four (4) hours of receipt of warning, Owner will have cause to stop the work as provided in the General Conditions of the Contract for Construction. All costs associated with Owner's written order to stop the Work and remobilization shall be borne by the Contractor

Construction Dust Control

Public Schools of the Tarrytowns



CONSTRUCTION INDOOR AIR QUALITY (IAQ) PLAN

The General Work Contractor shall complete and submit this plan no later than thirty (30) days after receipt of Notice to Proceed.

General Work Contractor: _____

Name: _____ Title: _____

Telephone: _____ Fax: _____

Email: _____

I have read and understood and will implement the following Construction IAQ Plan

Signature: _____ Date: _____

I. CONSTRUCTION DUST CONTROL AND VENTILATION

Provide a written narrative and plan associated with the rejected dust control and ventilation



Asbestos Abatement and Lead Based Paint Safe Work Practice Overview

State Mandated SED 155, NYS ICR 56 and EPA 40CFR AHERA Regulations

Hazardous Material Removals

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

1. During the initial project development phase an inspection to identify Asbestos Containing Materials, Lead Based Paint and Universal Wastes are performed.
2. Specifications are developed utilizing all current best practices in compliance New York State Education Department (SED), New York State Department of Labor (NYS DOL) and United States Environmental Protection Agency (US EPA), by a licensed Asbestos Project Designer and Professional Engineer (P.E.).
3. Designs include Specifications, Drawings and Building Code 56 Variances.
4. Prior to contract award the perspective contractors are required to submit documentation demonstrating they have the knowledge, equipment, etc. to complete the project safely and responsibly.



Asbestos Abatement and Lead Based Paint Safe Work Practice Overview

Hazardous Material Removals

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



State Mandated SED 155, NYS ICR 56 and EPA 40CFR AHERA Regulations

1. All Abatement will be notified with New York State Department of Labor (NYS DOL) and United States Environmental Protection Agency (US EPA).
2. All Contractors and Workmen are properly licensed and trained to perform abatement safely and professionally.
3. Oversight is provided by Quality Environmental Solutions & Technologies, a third party firm independent of the General and Abatement contractors.
4. Work is performed in a regulated area enclosed with plastic barriers constructed in such a way as to prevent fiber migration. Daily air sampling as well as final air sampling is performed to ensure safety and compliance.
5. All waste removed from the building is double bagged and stored in special containers. With proper warning labels and demarcation.
6. All work area cleaning are done multiple times to prepare the area for Final air sampling.
7. The abatement area is kept sealed until all Re-occupancy Criteria is achieved for both visual and air monitoring.
8. Visual inspections prior to final air sampling are performed in strict compliance to ASTM Standard ASTM1368
9. Final air sampling is performed using the EPA AHERA compliant analysis of either Phase Contrast Microscopy (PCM) and/or Transmission Electron Microscopy (TEM).



Re-Opening Tappan

Tappan Hill as Swing Space

Summer 2025

- District to address ceilings and lighting

Summer 2026

- Roof replacement

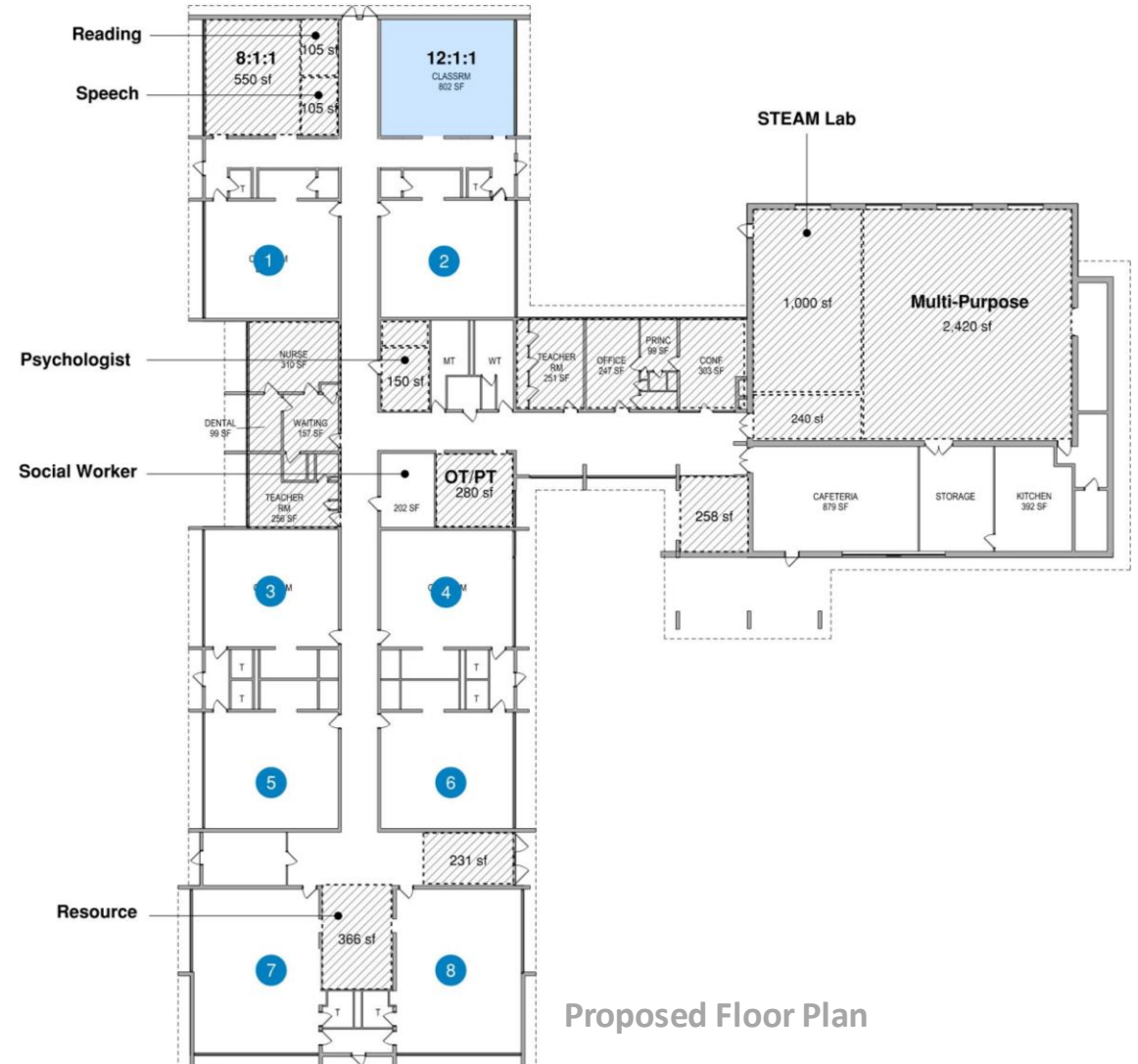
Summer 2027

- Flooring replacement
- Window system replacement

Tappan Hill Permanent Occupancy

Summer 2027

- Minor re-organization and renovations





Milestones: Staffing



| Fall 2024 | Winter 2025 | Spring 2025 | Summer 2025 |
|--|-------------|-------------|-------------|
| <div>Planning: Assignments of all Staffing: Morse & Tappan Hill</div> <div>Planning: Classroom/Office/Clinical Assignments: Morse & Tappan Hill</div> <div>K-2 Master Schedule Specials (Art- Music - Phys Ed - STEAM)</div> <div>Communication of Assignments</div> | | | |

| | | | |
|-----|-------------|-------------|-----------|
| Key | Not Started | In Progress | Completed |
|-----|-------------|-------------|-----------|



Milestones: Food Service



| Fall 2024 | Winter 2025 | Spring 2025 | Summer 2025 |
|--|---|--|-------------|
| <div>Whitsons: Staffing both schools</div> | <div>Walkthrough Kitchen w Whitsons: Review equipment</div> <div>Recycle / Refuse Cans for cafeteria</div> <div>Dumpster Needs: Village</div> <div>Cafeteria Tables: Determine needs for both schools</div> | <div>Finalize Composting Plan: Tappan Hill</div> | |

| | | | |
|-----|-------------|-------------|-----------|
| Key | Not Started | In Progress | Completed |
|-----|-------------|-------------|-----------|



Milestones: Safety



| Fall 2024 | Winter 2025 | Spring 2025 | Summer 2025 |
|--|---|---|-------------|
| | Review of Safety Plans for both Morse & Tappan Hill | | |
| | Preparation/Setup Needs: Security at Tappan Hill | | |
| Review of Playground/Recess Plans for Tappan | | Fire Drill/Evacuation Signage for Tappan Hill | |
| | | Tappan Hill Safety Team | |

| | | | |
|-----|-------------|-------------|-----------|
| Key | Not Started | In Progress | Completed |
|-----|-------------|-------------|-----------|



Milestones: Technology



| Fall 2024 | Winter 2025 | Spring 2025 | Summer 2025 |
|---|---|---|--|
| <div>Tappan Hill Webpage: Set / Ready to Go for Fall of 2025!</div> | <div>Infrastructure Planning/Ordering: Switches - Cables - Access Points</div> <div>Digital Signage</div> | <div>Phone System / Fax line: Programming etc</div> | <div>Moving/Setup: Classroom / Office computers, Smartboards</div> <div>Tech Systems: Active Directory, ClassLink, One Sync</div> <div>Infinite Campus: Preparation/Scheduling for Tappan Hill</div> |
| Key | Not Started | In Progress | Completed |



Milestones: “Tasks”



| Fall 2024 | Winter 2025 | Spring 2025 | Summer 2025 |
|--|-------------|-------------|-------------|
| <div>Secured a Moving Company</div> <div>Ordering boxes for packing classrooms/offices</div> <div>Creating a plan for June packing</div> <div>Summer Student Workers: Bldgs/Grounds & Technology</div> <div>Transportation: Scheduling inclusive of Before/After School Activities</div> <div>Creating a timeline/schedule of tasks for summer work in both schools</div> <div>Tappan Hill: Water bottle Fillers</div> | | | |
| Key | Not Started | In Progress | Completed |



Milestones: “Tasks”



| Fall 2024 | Winter 2025 | Spring 2025 | Summer 2025 |
|--|--|-----------------------------------|---|
| <div>“Decluttering” @ Morse</div> <div>Traditions: Plans for consistency between Morse & Tappan Hill</div> | <div>Planning: Parent/Student Orientations (incoming 1st grade)</div> <div>Planning: Visits to Tappan Hill for Staff</div> <div>Planning for Time to Pack up Classrooms (June) / Setup up (August)</div> | <div>“Decluttering” Part II</div> | <div>Classroom/ Office Setup: for those who moved</div> |
| Key | Not Started | In Progress | Completed |



BUILDING
A BETTER TOMORROW