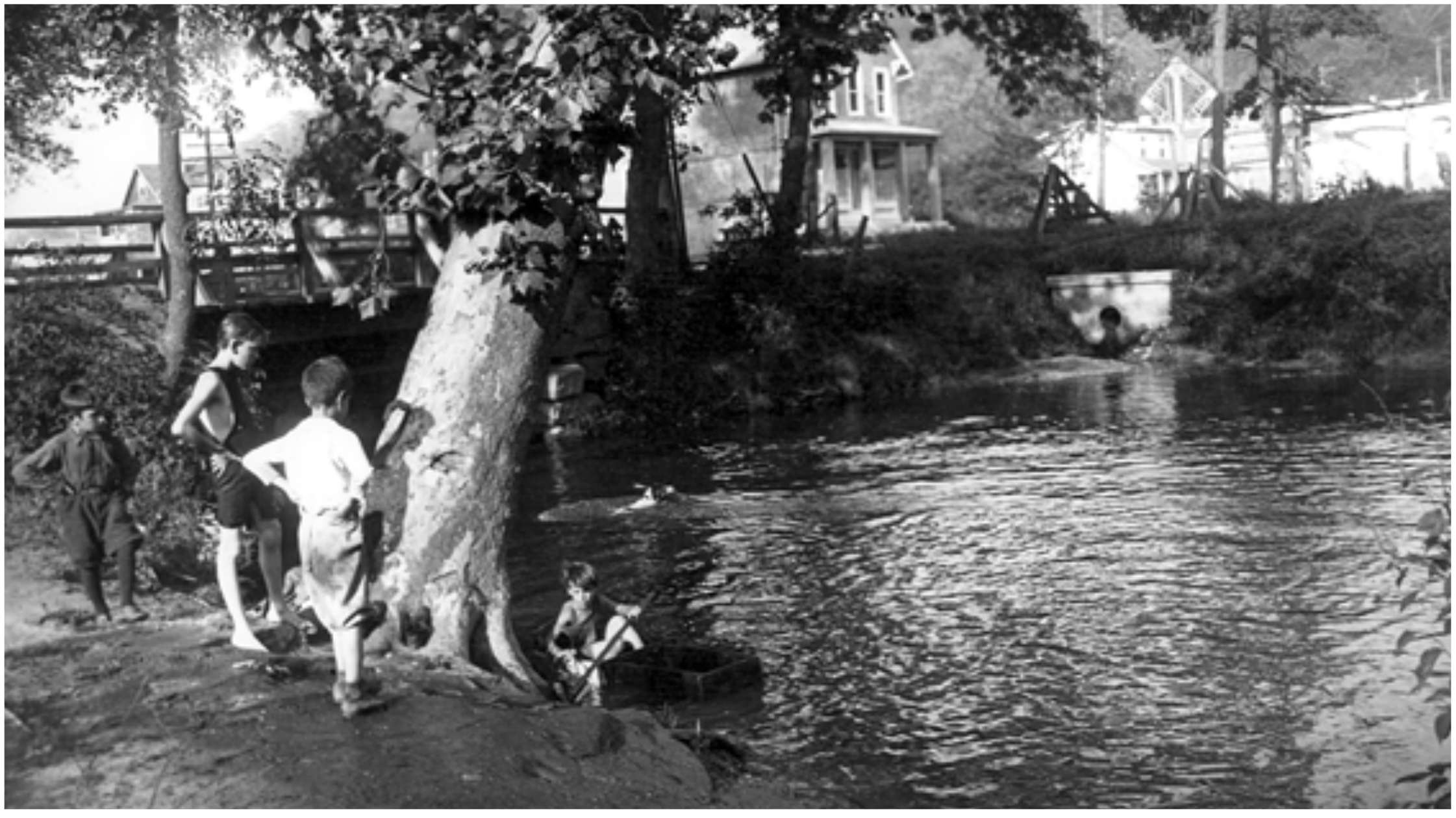
Hastings On Hudson Trustees
June 9, 2025 School Bond Presentation

1927



1963—67

1) Hillside Elementary Built -1963
2) Hillside pool - 1965
3) The Burke Estate purchased - 1967

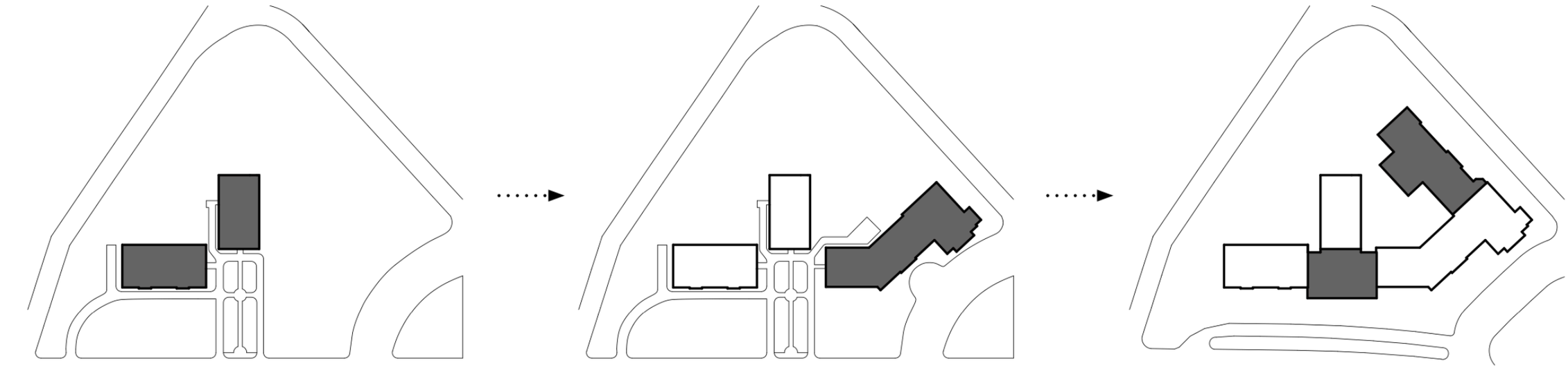
Thank You Hastings Historical Society

2025 School Bond

June 17th Vote

- What is in it?
- Why?
- Why now?

The Farragut Complex



ORIGINAL 1902 AND 1911 FARRAGUT AND WASHINGTON BUILDINGS

1925 MT HOPE ADDITION

1931 CENTRAL CONNECTION AND SCHOOL ST WING

The Farragut Complex is 5 buildings

1) Built in 1902, 1911, 1925, and 1931

2) Entirety of Middle School and High School classroom space

What's in the bond?

Proposition #1 — Infrastructure Improvements

Bond Proposition #1
District-Wide Infrastructure Improvements ($11,254,780)
This proposition proposes critical upgrades across district facilities, including mechanical, electrical, plumbing, and masonry work. The focus is on replacing outdated equipment and systems, enhancing building performance, and addressing infrastructure deficiencies to extend the life and efficiency of our schools.

$11,254,780 - 29%

Farragut M.S./H.S.

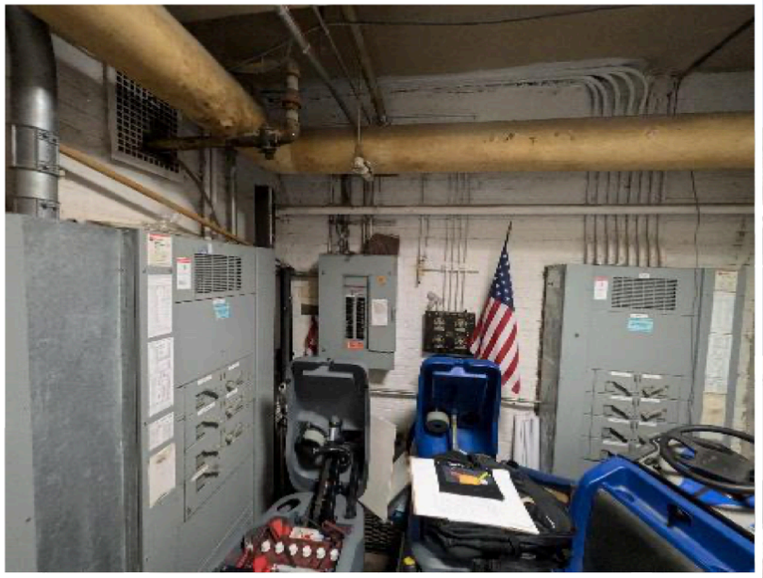
Building Envelope

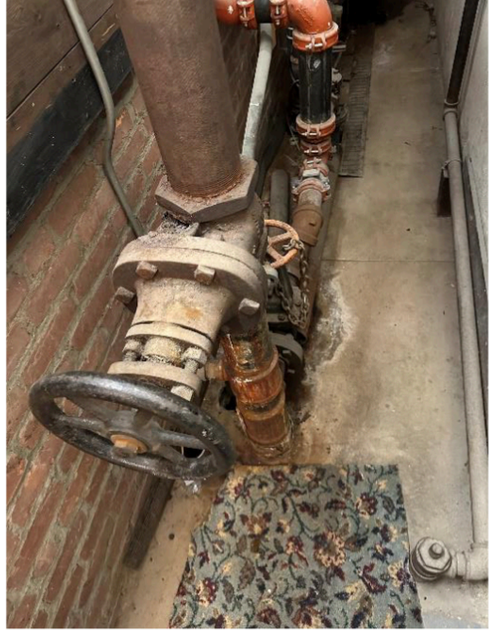
Façade Preservation
Masonry Restoration

Farragut M.S./H.S.

MEP Systems

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



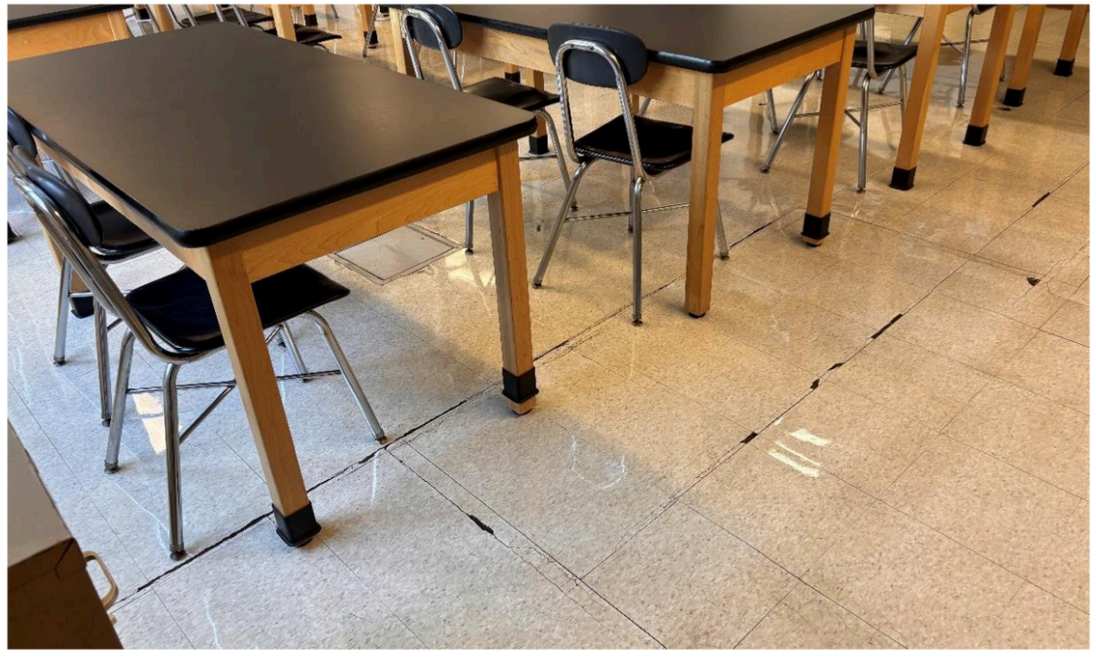


Farragut M.S./H.S.

Building Interior

Modernize Classrooms:

- Flooring Replacement
- Ceiling Replacement
- Lighting Replacement
- Casework Replacement



March Library Ceiling Collapse

- Unrelated to December flood; one of two collapses
- Cost over $100,000 out of our operating budget to repair
- This year we spent over $500,000 for unscheduled repairs


avigilon
BRUTE

Hasn't HOH bonded a lot?

No. In the past 30 years neighboring districts like Dobbs Ferry, Ardsley, and Irvington have bonded $35M—$65M more than Hastings

Hastings-on-Hudson UFSD

BOND / DEBT COMPARISON

In the past 20 years, Hastings-on-Hudson has invested $18.15M into our physical plant via two bond issues–a 2000 bond for $10M and a 2014 bond for $8.15M.
This compares to an average of $57.9M invested by the neighboring towns of Dobbs Ferry, Irvington and Ardsley over the same period (all of which invested over $50M during this time). The effect can be seen in our annual debt service per student below:

TOWN	ANNUAL DEBT SERVICE/STUDENT (2017)
• Irvington	$2742
• Ardsley	$2270
• Dobbs Ferry	$1483
• Hastings (Post Bond)	$1266 (projected in 2020 if $18M bond passes)

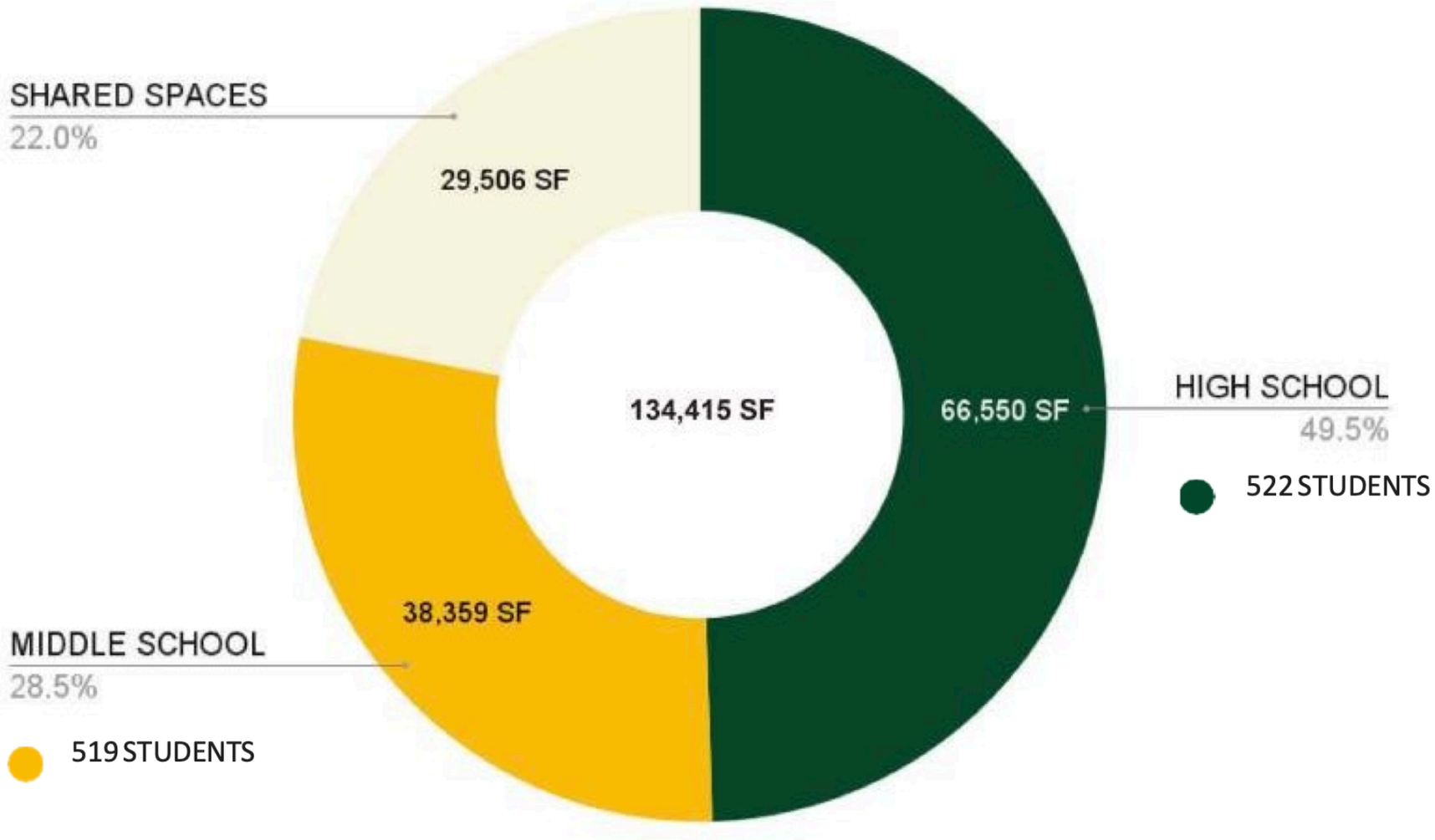
Since this 2018 chart:

HOH= $0 Dobbs Ferry = $20M Ardsley = $50M Irvington = $19M

Edgemont = $62M Tarrytown = $92M

Hasn’t HOH bonded a lot?

- Classroom space has been virtually untouched
- Despite all of our educational space dating from at least 1931
- Despite MS & HS buildings 123, 114, 100, 94 years old
- Apart from a High School Science lab update in the 2000 bond, no money from that bond nor the 2014 or 2018 bonds has touched these spaces
- We are not trying to catch up on dollars, but the lack of investment is catching up with us

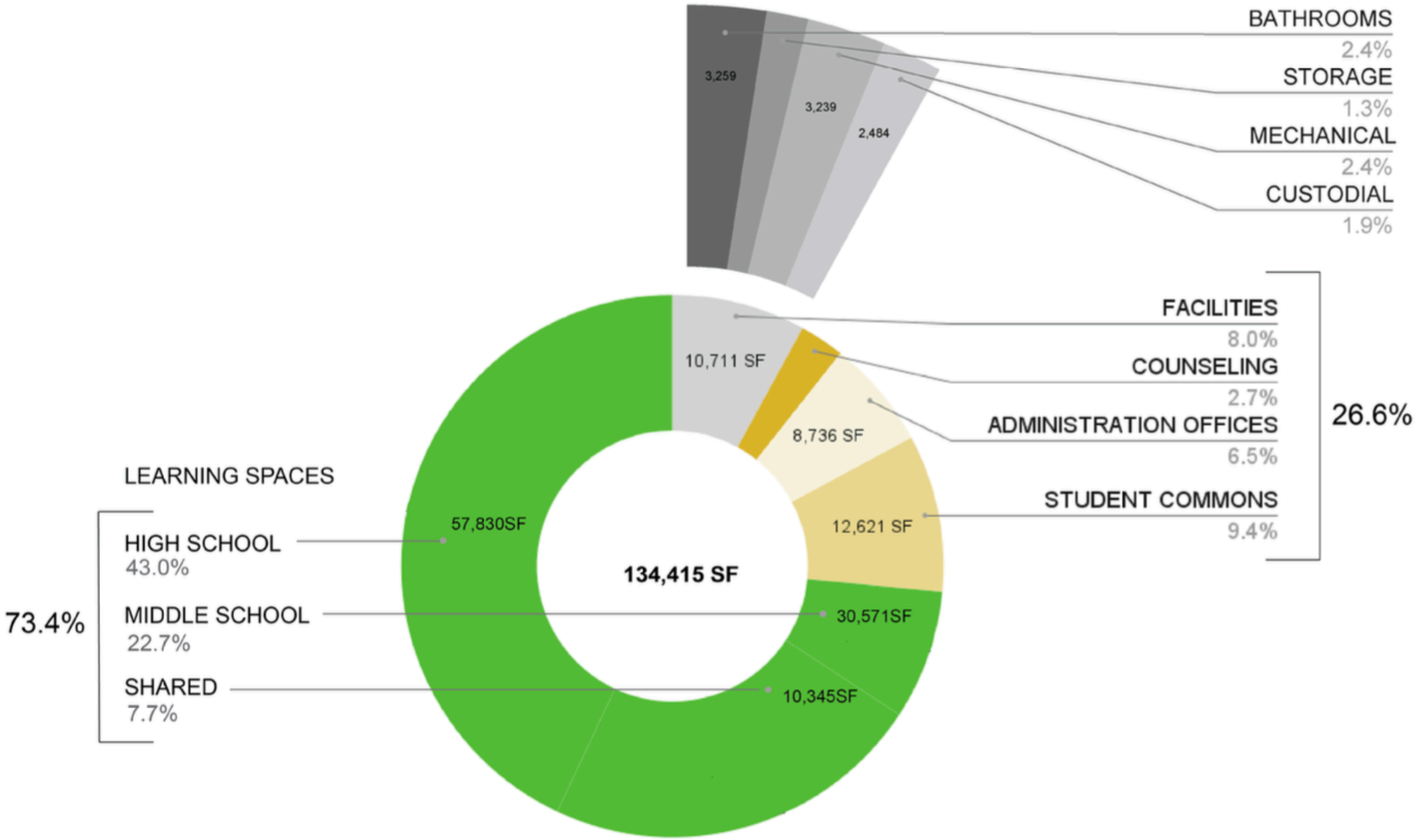


Space Comparison at Farragut Complex

High School Student - 127 sq ft

Middle School Student - 74 sq ft

42% less space



LEARNING SPACES VS. ADMIN/COMMONS/FACILITIES

Though the upcoming bond touches on each of our three schools, Proposition #2 at its heart is an attempt to redress the state of the Middle School, which is 40% smaller than the High School even though it serves the same number of students.

This lack of space happened not by design, it happened by downsizing—and flowed from decisions begun in the late 80s and early 90s when the school district fell to under 1000 students—40% smaller than it is today. During this time approximately 10,000 sq. ft and many classrooms that were in the Farragut Complex were turned into offices and a cafeteria.

This space never returned to the Middle School.

As the district population has rebounded (currently ~1630), along with NYS curriculum mandates and changes to special education which affect the Middle School, the community has made it known to our Board that our Middle School has become hard to learn in, hard to teach in, and hard to lead. Both data and observation bear this out.

Much of the work contained within Proposition #2 seeks therefore to redress something fundamental. It is about ingredients which our community may consider central and deserved for every child's opportunity in school: space, light, quiet, and organization.

What we know as Trustees is that families are more apt to describe their experience of the Middle School in these critical formative years in opposite terms—as tight, uncomfortable, loud, and chaotic—and that our most vulnerable students are impacted most.

Farragut Middle School has a space problem

The experience of the Middle School is cramped, noisy, disorganized

In Classrooms · In Hallways · In Lunchroom

Classrooms are used by different teachers at different times of the day, even for different subjects, while staff have no offices and no prep space

The Middle School has a space problem

How do you know?

Farragut Complex Classroom Comparison

MATH

MS— 2815 sq. ft.
HS — 4148

HS MATH Is 47% larger than MS math

SPED

MS — 1978
HS — 3410

HS SPED Is 75% larger than MS SPED

SCIENCE

HS — 7260
MS — 3268

HS SCIENCE Is 220% larger than MS SCIENCE

NEW — 5th Grade LAB ON A CART

ART

MS - 687
HS - 2926

HS ART Is 430% larger than MS art

NEW — 5th Grade ART ON A CART

The Middle School Has A Space Problem

How do you know?

- **NYS standards**

  19 of 24 classrooms below State mins

  All math classrooms

  All language classrooms

- **Every** science classroom below National Science Teaching Association standards

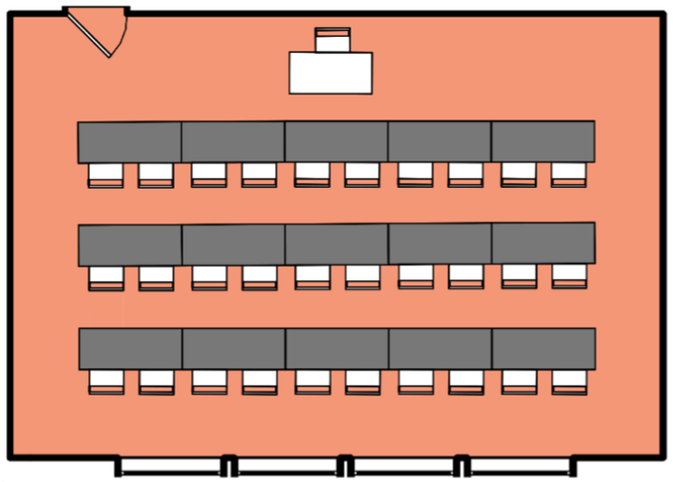
- Panorama SEL ‘attachment to school’ survey - 3X
- Principal and teacher feedback
- Parental feedback and experience
- ICT classes/learning do not have space to be effective

The Middle School Has A Space Problem

How do you know?

HOH Classification rate up 80—100% in past 10-15 years

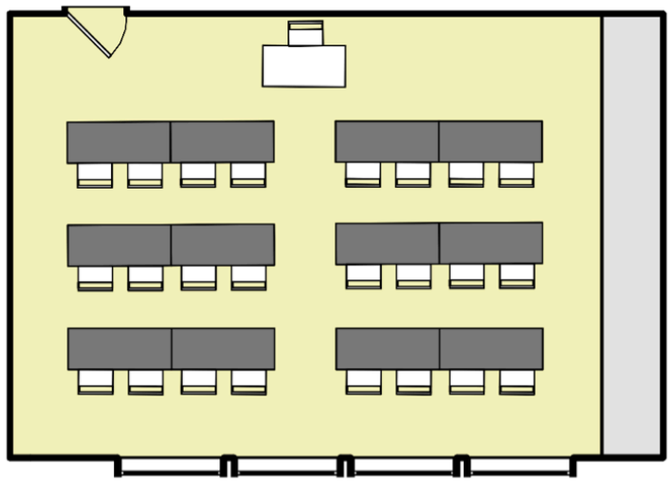
In-class crowding has increased



1.

680 SF
30 students
22 SF/student

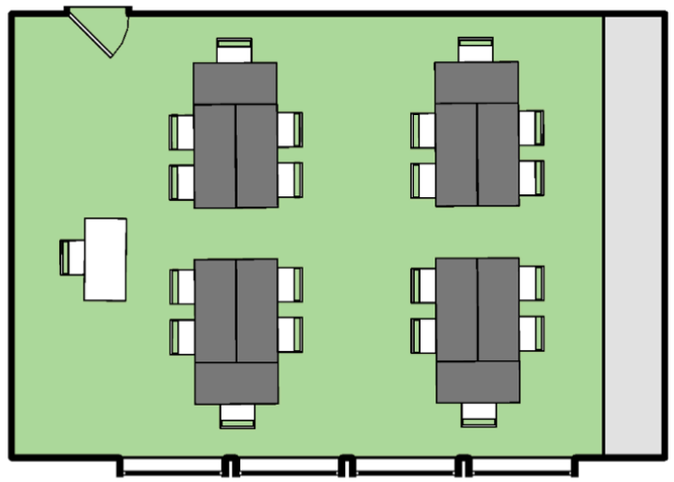
Not recommended



2.

680 SF
24 students
28 SF/student

Current usage



3.

680 SF
20 students
34 SF/student

Recommended

ICT classes need space to function

ICT is now 30% of MS schedule — 2X only 10 years ago

The Middle School Has A Space Problem

How do you know?

HOH Classification rate up 80-100% in past 10-15 years

The Hastings-on-Hudson school district in New York recently settled a federal lawsuit brought against it in June 2014 by a group of parents of special needs students. According to The Rivertowns Enterprise July 8, 2016 newspaper, the School Board approved the settlement at its June 21, 2016 meeting. In the lawsuit, parents had complained that there was a pattern in the District of inaccurate classifications that were based solely on a desire to save the district money. The Complaint sought an

Classification process has improved but the MS spaces required to support that (ICT, testing) do not exist

Children take tests in hallways

No testing space

Middle School need more classroom space

ICT classes help all students

The Middle School Has A Space Problem

How do you know?

If we removed 10,000 sq. ft. from the Middle School today?

What would be intolerable if it happened now, has already happened, is happening, and will keep happening to successive classes of HOH students

STAFF QUOTES

"Classrooms are unevenly sized. Not large enough for enrollment"

"Shared classrooms don't have adequate storage spaces so multiple departments materials are left in open classroom areas"

"Classroom floors are warped and uneven. Tables rock."

"Students up on top of each other, fights/pushing/shoving/bullying occur."

"Middle School is a 'hot mess'"

"This is first time people who use spaces are consulted."

"Classrooms are designed for 15 students not for 25-26 students."

"Closets are turned into offices."

"MS art room is tiny, in a cave basement."

"Building physically stuck in 1950s. Curriculum stuck in 1990s."

"MS science classrooms are not capped at 24 so class sizes are 27-28. Unsafe."

The Middle School Has A Space Problem

A space problem is only solved by having more space.

After over three years of work with multiple technical partners, the Board carefully considered what minimum of space the school could effectively add and what would be the most cost-effective way to add that space.

What's in the bond?

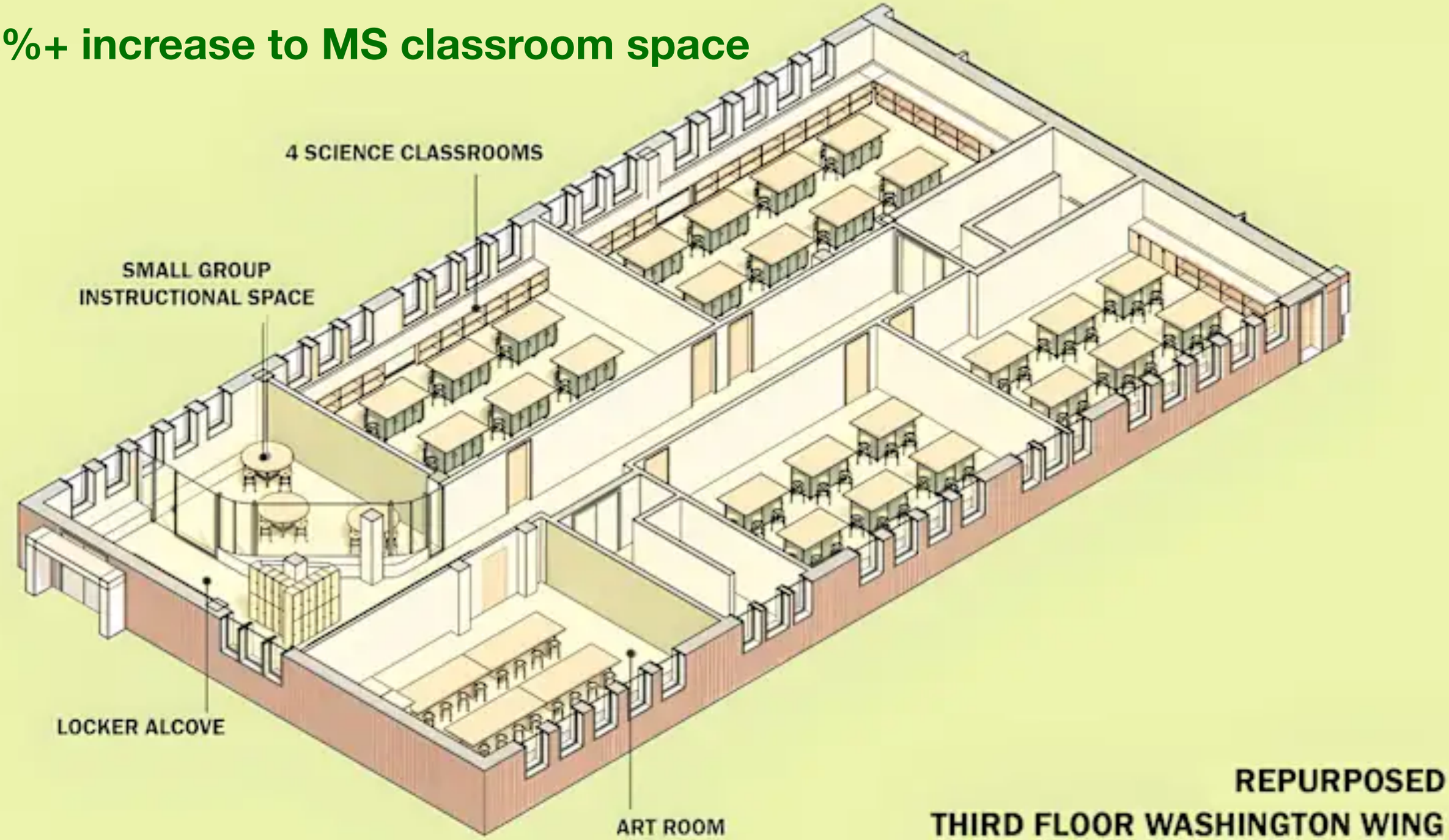
Proposition #2 — Building Construction & Improvements

Bond Proposition #2
Instructional Space and Accessibility Enhancements ($19,049,465)
Contingent upon the approval of Proposition #1, this measure supports the expansion and modernization of the Farragut Middle School/High School complex. Key components include constructing new classrooms and special education spaces, cafeteria renovations and relocation, a redesigned main entrance, and compliance upgrades to meet current accessibility and safety codes.

$19,049,465 - 50%

- 6 Classrooms
- New Cafeteria
- Entryway

20%+ increase to MS classroom space



Current cafeteria coverts back to MS educational space

Why convert the current cafeteria: it is 50% too small by NYS standards, will require equipment upgrades, and lays out perfectly for the 6,000 sq ft of bright, top-floor classrooms which it used to be

- The current cafeteria occupies prime, bright MS space
- Frees-up our largest existing classrooms for space needs

The New Cafeteria

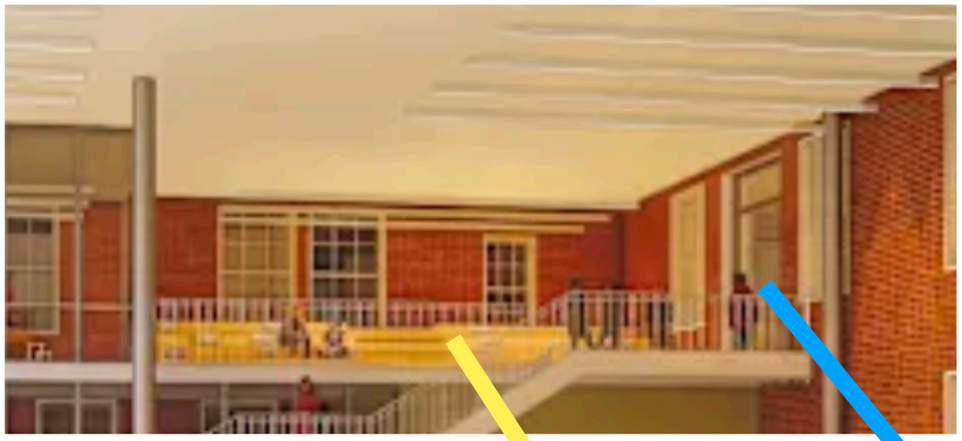
Once the old one is repurposed
students need a new one

New cafeteria 33% larger than current one

- North-facing, modern insulation code, temp control not an issue
- Above is a concept rendering; there will be a design process

North facing, bound on all sides by taller structures

- Maintained empty
- Middleschoolers not allowed
- All doors alarmed



The Cafeteria connects

Unused space becomes meaningful

PLAYGROUND

Faster, more organized throughout

- New bathrooms, four entries, more seating, playground access
- Quicker service space—‘food truck’ vs ‘drive-through’
- Faster, more organized Middle School changeover

Kids give up on the lunchroom, playground, outdoor time

- They eat: hallways, stairwells, locker alcove, library, **bathrooms**
- Kids don’t eat
- Kids take food to class

The New Cafeteria

The Board has assessed the proposed new cafeteria location as optimal

1) We do not find a better place for it to go

2) We do not find a better way it creates value for the students, the school, and the community

3) We do not find a less-expensive way that allows the addition of 6 classrooms to the Middle School

Old Cafeteria + New Cafeteria

How do you know this is the best solution?

PBDW — FC Master Plan space analysis - over 10 weeks
LAN Group — Building Conditions Survey

- They know the building the way you know your house
- Interviews with staff
- Ran down dozens of ideas and permutations. *Burke? Playground?*
- Reconversion allows maximal use of in-house trades
- Plan does not block future building-out options

Old Cafeteria + New Cafeteria

How do you know this is the best solution?

The HTA has endorsed it

Hastings Teachers Association endorses the entirety of the bond

Can it look different?

Can it cost less?

There will be a design phase

— The bond phase is to budget properly

— Design phase will have public input and process

— Hours of public comment, conversations, and 100’s of letters have changed many aspects of the bond:

spend, format, no lights, two fields, turf type, micro-plastics filter, entry look, classroom count

Go back and do it again

> We have a space problem <

Square footage = expense

So you could make it smaller?

Make what smaller? We have taken a minimum approach

Hillside expansion was 17,000 sq. ft.— this build is 7,000

Make it less expensive?

Least expensive = do it now

- **NYS 47.5% reimbursement rate likely lower**
- **Construction costs well-above inflation**

Construction Costs Well-Above Inflation

Construction increase over last five years

+4.5%, 19%, 14%, 5%, 5% = **47.5%**

US CPI inflation over last five years

+1.23%, 4.70%, 8%, 4.12%, 2.9% = **26.3%**

> Construction costs run higher than inflation <

- Something even more modest likely will cost more
- 2018 bond? +49.3% on $18M = $26.8M

Middle School Space Problem

> No Plan B waiting in the wings <

Bond process would not be
back for several years

Status quo would continue

Field Space Problem

Likely to limit community programming - AYSO Soccer

The Entryway

$940,000 | roughly $1—1.50 per mo

Is about Security

Is about Accessibility

Two modern baseline requirements of any school

SHPO-approved ADA-compliant entry concept

$940,000 | roughly $1—1.50 per mo

SHPO-approved ADA-compliant entry concept

$940,000 | roughly $1—1.50 per mo

Begins to unlock the accessibility of the Farragut Complex

- Unattended, must call
- Takes minutes to enter and exit
- Elevator this leads to requires a key

Code-compliant but a liability for access considerations

A student sent out of district is 2-3X more expensive

More expensive than building the entry

High School ‘accessibility’ is no real access

4min between classes, for a 6-9min trip

SITE DOCUMENTATION

HOH UFSD FARRAGUT MASTER PLAN

Middle School Lunch ‘accessibility’

15mins or more

How much of the problem does the entry solve?

Part of it. The start of it.

1) It solves an equity of access

The ability to come and go as one pleases

2) Access to elevator

3) Access to ADA bathrooms in the new cafeteria

4) Access to cafeteria

5) Access to playground/outdoors through cafeteria

> Entryway is the first part of mobility enhancement <

Mobility Plan

1) Recommended Egress Study and Accessibility Study
2) Possible elevator solutions

Mobility Plan

Hillside is ADA-compliant

What's in the bond?

Proposition #3 — Burke Athletic Fields

Bond Proposition #3
Athletic and Recreational Facilities at Burke Estate ($8,171,250)
Contingent upon the approval of both Proposition #1 and Proposition #2, this proposition funds improvements at the Burke Estate. Planned work includes the installation of a synthetic turf field, construction of a synthetic turf softball field, bleachers and dugouts, as well as site grading, irrigation, drainage, and retaining wall upgrades.

$8,171,250 - 21%


Old Croton Trailway State
Broadway
Farragut Ave
Hillside Ave
Hillside Ave
Hastings-On-Hudson
Public Schools
School St
Rosedale Ave
Olinda Ave
Hopke Ave
Mt Hope Blvd
Broadway
1
Forge Institute
Burke Estate
2
Farragut Ave

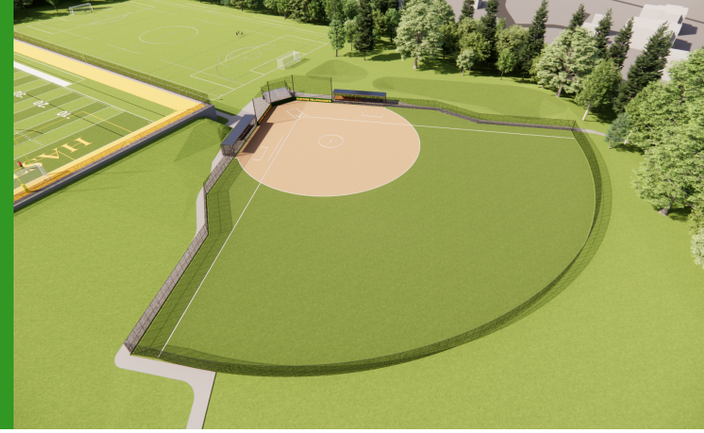
What's in the bond?

Proposition #3 — Burke Athletic Fields
Key Field Specifications

- **'No infill' turf — no rubber infill**
  - Reduces amount of synthetic polymers by up to 80%
- **Recyclable and/or capable of being repurposed**
- **Micro-plastics filter**
- **12 year warranty**
- **No PFAS**

Facts About The Artificial Turf Hastings Is Considering

PROPOSITION #3 IN THE SCHOOL BOND VOTE



JUNE 17

1. **It uses no rubber infill** – This new kind of turf uses no rubber infill. This lack of rubber cuts down on the amount of synthetic polymers in a field by up to 80% – that's 275,000 lbs. of rubber NOT used

2. **It will not get as hot as traditional artificial turf** – No-infill turf is much cooler because it doesn't have the heat-sink mass of 125 tons of black rubber in it

3. **It will be recyclable and/or reusable** – Turf recycling has been going on in Europe for years and is now being done in the USA. At the end of its lifespan, the Hastings turf will be recycled.

4. **It will not contain PFAS chemicals** – Traditional turf fields contain PFAS chemicals, but recent New York State regulations mandate zero PFAS turf. The turf Hastings is considering would have zero PFAS.

5. **Hastings fields will employ a state-of-the-art micro-plastics filter** – The drainage system for the turf fields will use an active filter capable of removing micro-plastics from water that drains through the turf

- **More home games** as fewer of our games are cancelled or moved due to field closures
- **Less bussing** as we don't have to relocate games to other schools
- **Every sport remains mostly grass.** With only 2-of-7 fields converted, every team will still spend most time on grass.

What's in the bond?

Proposition #3 — Burke Athletic Fields

Key Field Specifications

Microplastics Filtration System

The bond also includes necessary site improvements for the baseball field, including improved drainage, new dugouts and fencing, and reconstruction of the retaining wall to enhance safety. New parking will be added at the Burke Estate to allow handicapped accessibility.

We are striving to have the best quality and "greenest" artificial field available on the market. Due to public competitive bidding requirements, we are not able to identify a specific firm or product in advance. However, we can list the specifications (specs) for the RFP process. On May 20, 2025, the BOE endorsed by consensus a set of Preliminary Synthetic Turf Requirements. Available on the Bond Webpage, the specifications stress that the product must be environmentally responsible, safe, and high-performing for multi-sport athletic use; infill must exclude rubber-based products, using approved organic or mineral alternatives; support various sports (e.g., lacrosse, soccer, football); has a 12-year warranty per NYSED standards, and be recyclable or repurposable; must be free of lead and PFAS; and, is from manufacturers with over 10 years of experience, including at least 25 large-scale U.S. installations and 10 in public school districts. Lastly, the stormwater management design for the project will be developed in full compliance with New York State Department of Environmental Conservation (NYSDEC) stormwater standards. The design will incorporate a filtration system to effectively reduce total suspended solids (TSS) and microplastics, thereby enhancing water quality and supporting environmental sustainability.

What's in the bond?

Proposition #3 — Burke Athletic Fields

Not Artificial Turf vs Grass Fields

Grass Model that works (2 of 7)

vs

Grass Model that does not (0 of 7)

- Field overuse, closed for the community
- Fall 2023 alone, 71 home games cancelled
- Spring 2025 to May 20th, 35 home games cancelled
- By end of the summer, HOH will be only one in Westchester

What's in the bond?

Proposition #3 — Burke Athletic Fields

Field Cost Comparison

Natural Turf VS Synthetic Turf Cost and Useage Comparison

Hastings on Hudson

The LA GROUP

Natural Turf Soccer Field Costs							
Year 1		**Year 2-10**		**Year 11-20**			
Construct new field	$920,000	Maintenance ($35k p/yr)	$315,000	Maintenance ($35k p/yr)+ ($200k Re-establish crown and resod)	$550,000		
Mowing and Lining	$4,000	Cancellations ($500 p/event. 10 p/yr)	$4,500	Cancellations ($500 p/event. 10 p/yr)	$5,000		
Total Costs	$924,000	Total Costs	$319,500	Total Costs	$555,000	Total	$1,798,500

Synthetic Turf Soccer Field Costs							
Year 1		**Year 2-10**		**Year 11-20**			
Construct new field	$1,700,000	Maintenance ($2k p/yr)	$18,000	Yearly Maintenance ($2k p/yr)	$20,000		
				Re-carpet	$1,000,000		
Total Costs	$1,700,000	Total Costs	$18,000	Total Costs	$1,020,000	Total	$2,738,000

Cost Differential							
Year 1	$776,000	Year 2-10	-$301,500	Year 11-20	$465,000	Total	$939,500

New Grass Field = $1.8M 20 year cost = 50% Budget/ 50%Bond

New AT Field = $2.7M 20 year cost = 2% Budget/ 98% Bond

$35,000 yearly difference on budget per field

High School Athletics Participation

(2023-24)

Participation by Grade:	Total Students Per Grade:	Percentage by Grade:
Total Freshman Athletes: 102	Total Freshman: 132	Freshman: 77.3%
Total Sophomore Athletes: 87	Total Sophomores: 112	Sophomore: 77.7%
Total Junior Athletes: 88	Total Juniors: 128	Juniors: 68.8%
Total Senior Athletes: 80	Total Seniors: 136	Seniors: 58.8%
Merged Athletes (Hastings Lead School): 8		
Total Athletes: 357 (365 / Merged)	Total Students: 508 (516 w/merged)	Total Percent: 70.3%

Middle School Athletics Participation

(2023-24)

Participation by Grade:	Total Numer of MS Students:	Percentage by Grade:
Total 7th Grade Athletes: 105	Total 7th Grade Students: 130	7th Grade: 80.8%
Total 8th Grade Athletes: 117	Total 8th Grade Students: 144	8th Grade: 81.3%
Total # of 7th & 8th Grade Athletes: 222	Total # of 7th & 8th Graders: 274	Total Percentage: 81.02%

What will the bond cost?

- **Bond payments will not begin until 2029**
- **HOH has a 47.5% reimbursement rate for the bond**

Home Assessment:

	$800,000	**$1.1M**	**$1.35M**
	$540	$720	$900
	($45/mo)	($60/mo)	($75/mo)
By 2049:	$12,100	$16,100	$20,100

These numbers should be somewhat lower if you qualify for various exemptions NYS Star, Enhanced Star, Veterans Exemption, or the local exemptions passed by our Board—the Senior Exemption and the FF/EMS Exemption

New York State Enrollment

Home Values

- Only about 10% of 706 NYS school districts grew from 2013-2023; the rest shrank

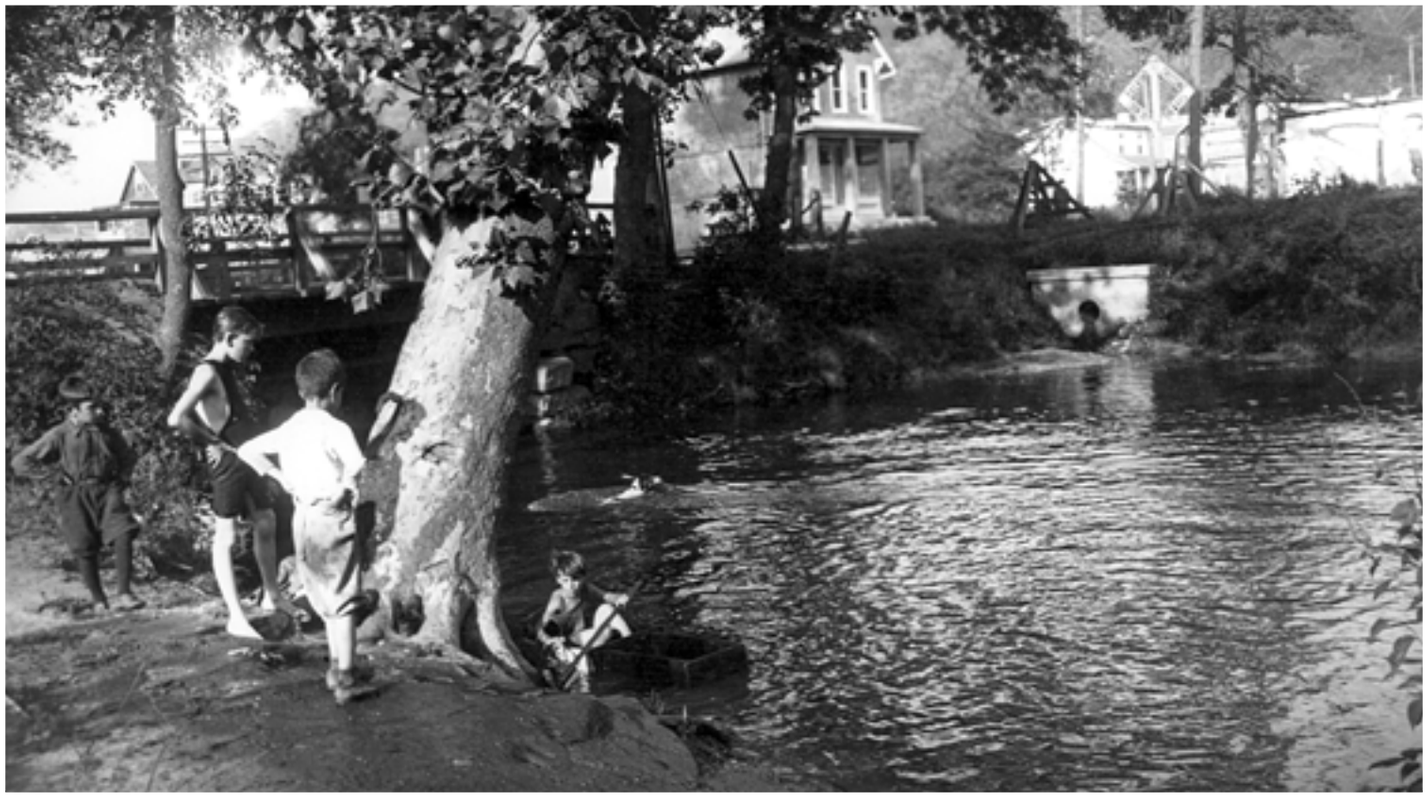
- Of the ~56 districts in Westchester & Putnam, only 11 grew

- Hastings was one of those — +2.3% enrollment

- Home value stability is driven by young families moving in; schools are a main driver

- Communities around us continue to bond much more

You Are The School



Thank you!

Questions?