

# Districtwide Master Plan White Plains Public Schools

Presenter – H2M

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Presenter – H2M

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# The Master Plan Process . . .

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- Since 2018 the White Plains School District has been working with H2M and Triton to develop a Long-Range Master Plan for its Buildings, Grounds and Infrastructure.
- The Master Plan process included the creation of sub-committees:
  - **Athletics & Site** - City Recreation Commissioner & Deputy, Athletic Director, BOE President, Teachers, Parents, Physical Education Curriculum Coordinator.
  - **Education** - Assistant Superintendents for Special Education/PPS and Curriculum & Instruction, various Administrators, Director of IT, representatives from Finance Committee, teachers and community members.
  - **Facilities** – Teachers, Staff, Board Trustees, City of White Plains Representatives, Director of Facilities & Operations, District Clerk, Finance Committee Members & Clerk of the Committee.





# The Master Plan Process . . . .

The Process started with reviewing the District's New York State approved 2015 Building Condition Survey & Five-Year Capital Plan (BCS), which indicates the useful life of the buildings and infrastructure used to aid in preserving capital assets of the District. In addition, to identifying programs space needs.

- Each Committee conducted five (5) separate meetings in a round table event with an additional two (2) presentation meetings, (2) finance committee meetings and one (1) cost estimating meeting.
- The intent of the meetings was to determine and document various educational, athletic and physical plant (BCS) needs including priority and cost.
- The District developed and distributed a survey which went to all teachers, administrators and student parents from the 11 district buildings. The questionnaire requested feedback on items that would improve the school buildings and/or instructional space. Results were received in December 2018 & March 2019 respectively, which included results from 512 staff and 282 parents.



# The Master Plan Process...

The results of the process, including work outlined in the Building Condition Survey (BCS) totaled approximately \$395 million dollars including construction & soft costs to be completed in phases over the next 20+ years.

The needs were categorized into the following 6 major components:

- Ventilation / Filtration & Air Conditioning
- Infrastructure
- ADA Accessibility
- Program Space Renovations
- Program Space Additions
- Athletic Fields & Grounds

*Note: The initial plan has since been updated to account for ongoing improvements to date*





# Current Facilities & Building Age...



**Education House - 1916**  
Per BCS, requires a complete renovation & upgrades



**Dammann House - 1920**  
Per BCS this building has reached the end of its useful life and is recommended to be replaced



**Mamaroneck Ave E.S. - 1921**  
Per BCS, various improvements & upgrades continue to take place



**Eastview M.S. - 1925**  
**Complete Renovation 2012**



**George Washington E.S. - 1927**  
Per BCS, various improvements & upgrades continue to take place



**Highlands M.S. - 1928**  
Per BCS, requires a complete renovation & upgrades



**Rochambeau Alt H.S. - 1931**  
Per BCS, requires a complete renovation & upgrades



**Ridgeway E.S. - 1953**  
Per BCS, various improvement & upgrades continue to take place



**Church Street E.S. - 1956**  
Per BCS, various improvement & upgrades continue to take place



**White Plains H.S. - 1958**  
Per BCS, various improvements & upgrades continue to take place



**Field House - 1958**  
Recommended to be replaced to meet current function & athletic needs



**Post Road - 2010**



## The Master Plan Process... District Charge



- The Administration, H2M & Triton, gathered the information from the committees, including prioritizing, identifying various funding sources, phasing, and the associated impact on the educational process.
- Identified Funding Sources to accomplish this work are as follows:
  - Use of Voter Approved Capital Reserves
  - Federal and State Grants
  - Issuance of Voter Authorized Debt (Serial Bonds)
  - Annual Operating Budget (District Infrastructure Projects)

# Enrollment Info:

**BUDGET 2022-2023**  
**CHANGES IN GRADE ENROLLMENT**  
*(without new housing developments)*

	ACTUAL					PROJECTED				
GRADE	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
K	544	517	524	487	438	483	462	465	455	440
1	509	540	521	498	500	437	482	461	464	454
2	528	490	530	492	479	490	428	473	452	455
3	488	519	507	512	474	477	488	426	471	450
4	537	482	533	496	477	474	477	488	426	471
5	530	541	496	515	489	479	476	479	490	428
SC Elementary/Ungd	140	150	105	122	83	88	86	83	83	84
6	531	524	542	486	479	479	469	466	469	480
7	465	526	528	525	486	478	478	468	465	468
8	549	463	515	523	513	482	474	474	464	461
SC Middle School/Ungd	96	83	87	76	87	71	75	69	75	70
9	532	566	492	520	533	529	497	489	489	478
10	475	506	533	470	526	515	511	480	472	472
11	476	462	480	538	463	518	507	503	473	465
12	453	482	465	479	543	467	523	511	507	477
SC High School/Ungd	138	129	150	155	137	141	126	118	101	93
Alt. High School/SC	133	125	106	100	72	89	89	89	89	89
<b>Total K-12</b>	<b>7,124</b>	<b>7,105</b>	<b>7,114</b>	<b>6,994</b>	<b>6,779</b>	6,697	6,648	6,542	6,445	6,335
Out-Placed	74	60	57	62	54	59	59	59	59	59
<b>Total Enrollment</b>	<b>7,198</b>	<b>7,165</b>	<b>7,171</b>	<b>7,056</b>	<b>6,833</b>	6,756	6,707	6,601	6,504	6,394
CHANGE	107	(33)	6	(142)	(223)	(77)	(49)	(106)	(97)	(110)
% Change	1.51%	-0.47%	0.08%	-1.97%	-3.16%	-1.13%	-0.72%	-1.57%	-1.45%	-1.67%





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# WPCSD MASTER PLAN PHASE I - 2022

Ventilation, Filtration & Air Conditioning Improvements  
Renovations, Improvements & Educational Program Space Upgrades  
Athletic Improvements



# Phase I - Ventilation, Filtration & Air Conditioning

Many classrooms utilize older unit ventilators with obsolete technology filtration technology.

Most classrooms do not have air conditioning, with select rooms utilizing window units. Students spend over 75% of time in classrooms.

Various common spaces including auditoriums, cafeterias & main offices are air-conditioned







# Ventilation, Filtration & Air Conditioning

SCHOOL	ESTIMATED CONSTRUCTION COST
Church Street E.S.	\$3.0m
George Washington E.S.	\$3.2m
Mamaroneck E.S.	\$4.2m
Post Road E.S.	Already Completed
Ridgeway E.S.	\$1.9m
Eastview M.S.	\$2.5m
Highlands M.S.	\$2.5m
White Plains H.S.	\$4.5m
Rochambeau H.S.	\$4.5m
Total Estimated Cost	\$26.3m





# Phase I – Ventilation, Filtration & Air Conditioning

Funding Source	\$
Dormitory Authority State Of New York – Grant	\$2.75m
Federal Coronavirus Response and Relief Supplemental Appropriation Act (CRRSA Act II)	\$4.10m
Federal American Rescue Plan (ARP)	\$6.80m
Capital Reserve (2019) – Requires Voter Authorization to use funds	\$12.65m
Total Project Cost – <b>ZERO COST TO TAXPAYERS</b>	\$26.30m





# Ventilation, Filtration & Air Conditioning – Operating Costs

SCHOOL	ADDITIONAL YEARLY ELECTRICAL COSTS* (APPROXIMATELY)	ADDITIONAL YEARLY MAINTENANCE COSTS** (APPROXIMATELY)
Church Street E.S.	\$12,000	\$15,000
George Washington E.S.	\$11,000	\$15,000
Mamaroneck E.S.	\$13,000	\$17,000
Post Road E.S.	N/A	N/A
Ridgeway E.S.	\$10,000	\$13,000
Eastview M.S.	\$21,500	\$28,000
Highlands M.S.	\$27,000	\$35,000
White Plains H.S.	\$47,000	\$49,000
Rochambeau H.S.	\$10,500	\$14,000
Total Estimated Cost	\$152K	\$186K

\*When fully installed (anticipated 2024).

\*\*Maintenance costs will likely begin after ~3 years, after warrantees expire.





White Plains High School

# Phase I - Renovations, Improvements & Educational Program Space



# Church Street E.S. - Renovations & Improvements

Scope	Detail	Cost
Library with Innovation Lab	New casework, furniture, technology equipment, and finishes	\$750K
Corridors	Create fire separation between corridors and classrooms. New cubbies in south/north side classrooms	\$4.15M
New Front Door Entrance (ADA)	Wheelchair access to main entrance	\$84.5K
Cafeteria & Kitchen Serving Line	Reconfigure space and install new equipment	\$703K
TOTAL		\$5.7M





# George Washington E.S. Renovations & Improvements



Scope	Detail	Cost
Gym Ventilation Upgrades	Replace existing air handler (Note: Districtwide filtration is for classrooms)	\$230K
Cafeteria & Kitchen Serving Line	Reconfigure space and install new equipment to provide better flow	\$1.72K
TOTAL		\$1.95M



Scope	Detail	Cost
Library with Innovation Lab	New casework, furniture, technology equipment, and finishes	\$520K
Corridors Upgrades	Replace ceilings, floors, wall finishes	\$2.48M
Music Room ADA Improvements	Wheelchair access to music room	\$500K
Cafeteria & Kitchen Serving Line	Reconfigure space and install new equipment	\$1.75M
Roof Recoating	Recoat roof to extend useful life	\$585K
TOTAL		\$5.8M

# Mamaroneck Avenue E.S. Renovations & Improvements





# Ridgeway E.S. - Renovations & Improvements



Scope	Detail	Cost
Innovation Lab	Incorporate innovation lab into existing library	\$335K
Cafeteria & Kitchen Serving Line	Reconfigure space and install new equipment	\$1.55M
TOTAL		\$1.9M



# Eastview M.S. Renovations & Improvements

Scope	Detail	Cost
Innovation lab	Renovate Mac lab 113 into innovation lab	\$195K
TOTAL		\$195K

- Innovation Lab Upgrades (Mac Lab 113)
- Estimated Cost \$195k





Scope	Detail	Cost
Full interior renovations	Classroom/office finish updates, flooring, ceilings, walls, casework, science classroom renovations	\$8.35M
Air Handler Replacement	Replace antiquated air handler for cafeteria (Note: Districtwide filtration is for classrooms)	\$400K
Boiler Plant Upgrades	Replace antiquated heating equipment	\$750K
Kitchen/Cafeteria Area Renovations	Renovate kitchen, cafeteria, pantry and support spaces.	\$1M
TOTAL		\$10.5M

# Rochambeau H.S. – Renovations & Improvements



Scope	Detail	Cost
Project Lead the way upgrades	Convert storage space to support programing space for project lead the way	\$780K
Air Handler and Ventilation Replacement	Provide relief air louvers in numerous areas	\$195K
Corridor Ceiling	Replace existing spline ceilings and install ACT ceilings	\$5.9M
Casework Replacement	Replace casework in the music wing	\$450K
ADA Access in E-building	Elevator or Lift to access gym/pool to make it ADA accessible	\$775K
TOTAL		\$8.1M

# White Plains High School Renovation & Improvements





# Dammann House Replacement – H.S. Addition

- Demolish Dammann House, per BCS report
- Construct New ~ 50K SQ. FT Educational Facility with twenty-three (23) new classrooms and support spaces to include:
  - Life Skills programing
  - Vocational programing
  - Social, Emotional Support offices
  - Additional Science Labs
  - Music rooms, visual arts, dance studio
  - Family Information Center
  - IT Department
  - Staff Development Center
  - Health Services Offices
  - Additional parking
- Estimated Cost \$33m





# Dammann House Replacement - H.S. Addition



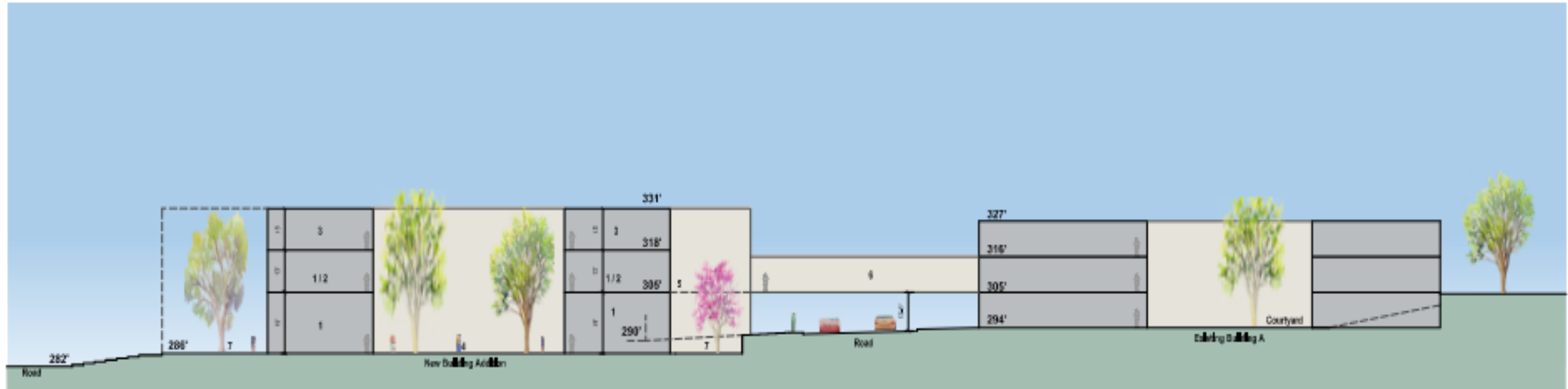
**South Elevation - Overall View**



**South Elevation - Proposed Addition**



# Dammann House Replacement - H.S. Addition



## Building Section

SCALE: 1/8" = 1'-0"

### PROGRAM SPACES

- |   |                                |
|---|--------------------------------|
| 1. Vocational Program                     | 4. Interior Courtyard          |
| 2. Alternative HS Program                 | 5. Roof Garden                 |
| 3. District Administration Office Program | 6. Connecting Bridge           |
|   | 7. Outside Instructional Space |



# Phase I – Athletic Improvements

Scope	Detail	Cost
Turf and Lighting	Install turf and sports lighting for field 12	\$4.2M
TOTAL		\$4.2M



# Establishment of New Capital Reserve

**Established by Voter Authorization in 2022 – New Capital Reserve to be used to fund Phase II and Future Master Plan Projects**

- Used to pay for capital project construction costs
- Funded through unexpended funds (savings) in general fund and other legally available funds
- Total Reserve \$50m
- Period to be funded, over 15 years
- Reduces taxpayer burden



# Phase I - Renovations, Improvements, Educational Program Space & Athletics

Funding Source	\$
Capital Reserve (2019) – Requires Voter Authorization to use funds	\$11.4m
Serial Bond Issuance (replaces expiring debt service) – Requires Voter Authorization to issue Debt Service	\$60.0m
Total Project Cost – TAX NEUTRAL TO TAXPAYERS*	\$71.4m
Establishment of New 2022 Capital Reserve	\$0.00

\*Stabilizing the District’s debt service obligation to proactively neutralize additional tax increases.





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# WPCSD MASTER PLAN PHASE II -2025

# Phase II 2025– Renovations & Improvements

- Renovate Highlands M.S.
- Renovate Education House
- Replace H.S. Field House with new building to include Health & Wellness
- Turf Softball/Baseball Fields
- Estimated Cost \$59.8m







# Phase II – Renovations & Improvements

Funding Source Required in 2025	\$
Capital Reserve (2022) – Requires Voter Authorization to use funds	\$32.8m
Serial Bond Issuance (replaces expiring debt service) – Requires Voter Authorization to issue Debt Service	\$27.0m
Total Project Cost – <b>TAX NEUTRAL TO TAXPAYERS*</b>	\$59.8m

\*Stabilizing the District’s debt service obligation to proactively neutralize additional tax increases.





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Various Long-Range Infrastructure Projects have been identified and will be included in Future Annual Operating Budgets



# Identified Work to be Included in Future Phases of Master Plan

## Infrastructure Upgrades:

- Exterior Emergency Lighting
- Boiler Plant Upgrades
- Magnetic Door Hold Opens
- Window Replacements
- Interior Lighting Upgrades
- Oil Tank Replacements
- Exterior Building Repairs
- Production Lighting
- Flooring Replacements
- Electrical Upgrades
- Window Treatments
- ADA Upgrades

## Program Space Renovations:

- Gym Renovations
- Classroom Renovations
- Lobby Renovations
- Basement Renovations
- Updated/Flexible Furniture
- Library Renovations
- Media Center Upgrades
- Dark Room Renovations

## Program Space Additions:

- Multipurpose Space Additions
- Amphitheatre Additions
- Exercise Room Additions
- Storage Space Additions
- 50 Meter Pool Addition
- Vehicle Shelter
- Concession Building
- Wrestling Room

## Field/Ground & Athletics:

- New parking lots
- Exterior Walkways
- Walking Paths
- Asphalt Repair
- Sidewalk Repair
- Locker Room Upgrades
- Gym Bleacher Upgrades
- Gym Backboard Upgrades
- Gym Scoreboard Upgrades
- Field Drainage
- Fencing
- Retaining Walls
- Field Upgrades
- Track Upgrades



## Next Steps

Task	Target Dates
Meeting # 4 with Board Master Plan Sub-Committee	November 22, 2021
Board of Education declare its intent to be Lead Agency for Phase I - SEQRA Type I	December 13, 2021
Board of Education Meeting - LRP/Fund Balance Projections – Identify additional deposit into 2019 Capital Reserve	January 10, 2022
Meeting with the entire Board of Education to review plan	January 18, 2022
Board of Education Meeting - SEQRA Declaration of Lead Agency and Determination of Significance	February 15, 2022
Board of Education Meeting - Bond Counsel's Resolution for the Board of Education to authorize a proposition for voters to approve issuance of Serial Bonds and the Use of Capital Reserve	February 15, 2022
Legal Notices	February 28, 2022
Presentations to the Community	February to May 17, 2022





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Thank you, any questions?