

Hempstead UFSD

Potential Bond Referendum

January 10, 2022 Update



A Vision Forward

Facility Committee

Purpose



Provide recommendation(s) to the Board of Education for work scope relative to a potential **Phase 2 Bond Referendum** of approximately **\$75 Million** in value.

Consider District-Wide Roofing Needs & Infrastructure Needs as listed in the Building Condition Survey (BCS), as well as Spatial & Educational Needs for Student-Based Learning.

Facility Committee Meetings



March 22, 2021	Meeting #1	Overall Master Plan Context
April 12, 2021	Meeting #2	Potential Phase 2 Bond
April 26, 2021	Meeting #3	(Roofing) + (BCS) + (Space)
May 10, 2021	Meeting #4	ABGS Middle School Space
May 24, 2021	Meeting #5	(Roofing) + (BCS) + (MS Space)
June 7, 2021	Meeting #6	(Roofing) + (BCS) + (MS Space)
October 12, 2021	Meeting #7	Potential Phase 2 Bond
October 26, 2021	Meeting #8	Potential Phase 2 Bond
December 6, 2021	Meeting #9	Potential Phase 2 Bond
December 20, 2021	Meeting #10	Potential Phase 2 Bond
January 10, 2022	Meeting #11	Potential Phase 2 Bond

Master Plan Phases

The Big Picture

- Phase 1 Bond** (Rhodes School) + (Remove 24 Modular CR's)
- Energy Performance Contract (EPC)** (District Infrastructure)
- Annual Budgets** (Ongoing District Maintenance Items)
- Phase 2 Bond** (Roofing) + (BCS) + (Spatial)
- Future Phases 3 & Beyond** (Additional District-Wide Work Scope)

Master Plan

Full District Overview

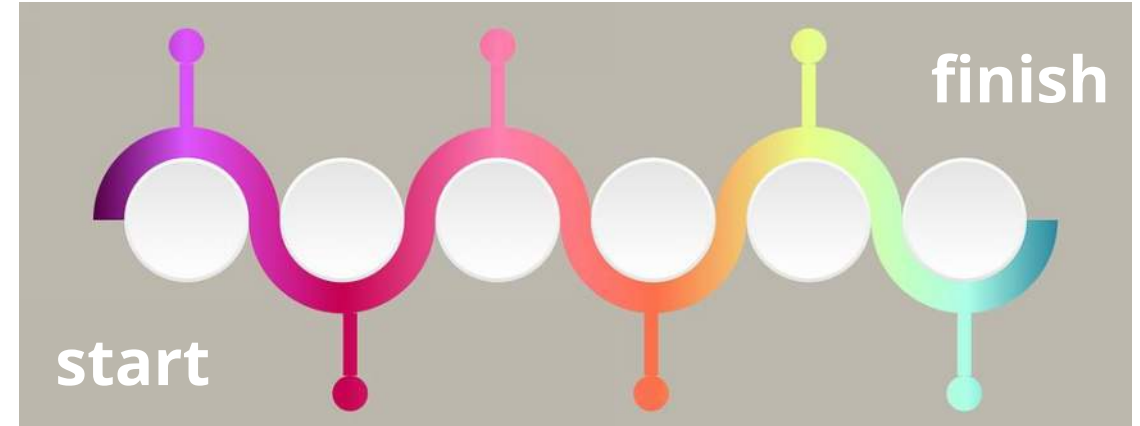
The District has been looking into long term planning for several years. This chart summarized seven (7) ways to proceed back at the end of 2020. Phase 1 is being completed now, (Rhodes Bond).

Essentially, the general findings are that adding to and improving existing buildings and sites is ultimately less expensive than building new buildings. Renovations also generate more Building Aid than new construction.

		One	Two	Three	Four	Five	Six	Seven
(PK-5)	Add/Alt	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000
Grade 6	New		\$ 55,231,900	\$ 55,231,900	\$ 55,231,900	\$ 55,231,900		\$ 55,231,900
(6-8)	Add/Alt	\$ 14,600,000						
(6-8)	New						\$ 218,392,446	
(7-8)	Add/Alt				\$ 560,000			
(7-8)	New					\$ 155,310,093		
(7-9)	Add/Alt		\$ 39,305,882					
(7-9)	New							\$ 247,215,975
(9-12)	Add/Alt	\$ 169,376,471			\$ 169,376,471	\$ 169,376,471	\$ 169,376,471	
(10-12)	Add/Alt		\$ 90,600,000					\$ 90,600,000
2(7-12)	Add/Alt			\$ 129,345,882				
Spatial		\$ 220,492,471	\$ 221,653,782	\$ 221,093,782	\$ 261,684,371	\$ 416,434,464	\$ 424,284,917	\$ 429,563,875
BCS		\$ 100,000,000	\$ 100,000,000	\$ 100,000,000	\$ 100,000,000	\$ 100,000,000	\$ 100,000,000	\$ 100,000,000
Total		\$ 320,492,471	\$ 321,653,782	\$ 321,093,782	\$ 361,684,371	\$ 516,434,464	\$ 524,284,917	\$ 529,563,875
Marshall	Alt	Admin?	Admin?	Admin?	Admin?	Admin?	Admin?	Admin?
Jackson Annex	Alt	Admin?	Admin?	Admin?	Admin?	Admin?	Admin?	Admin?
MS	Alt	n/a	n/a	n/a	Admin?	n/a	n/a	n/a
Rhodes	Done	\$ 46,844,112	\$ 46,844,112	\$ 46,844,112	\$ 46,844,112	\$ 46,844,112	\$ 46,844,112	\$ 46,844,112
Master Plan		\$ 367,336,583	\$ 368,497,894	\$ 367,937,894	\$ 408,528,483	\$ 563,278,576	\$ 571,129,029	\$ 576,407,987

Potential Timeline

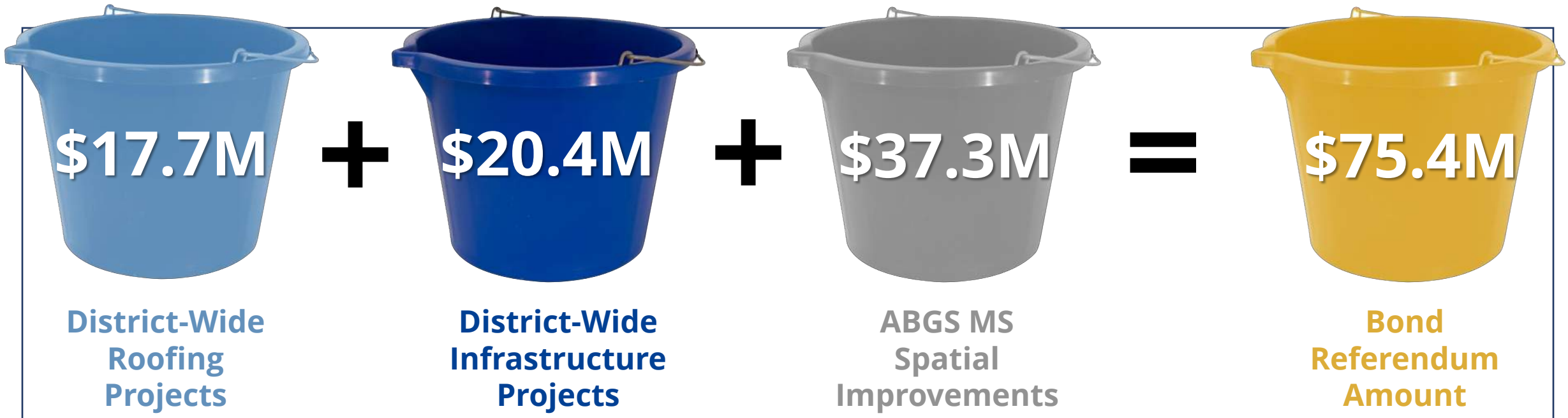
Phase 2 Bond



2019 - 2020	District Develops Potential Options (January 14, 2021 Update to BOE)
March – June 2021	Facility Committee Meets to Discuss Potential Phase 2 Bond Scope
Fall 2021/Winter 2022	Bond Updates & Continued Committee Meetings
Fall 2021/Winter 2022	Ongoing SEQRA, Bond Counsel & Other Preparatory Work (Traffic Study)
Fall 2021/Winter 2022	Board of Education adopts SEQRA & Resolution for Bond Referendum
Fall 2021/Winter 2022	Additional Public Meetings & Public Relations Campaign
Spring 2022	Tentative Bond Referendum Vote (45 + Days after BOE Resolutions)
Summer 2023	Begin District-Wide Roofing Work (based upon Spring 2022 Vote)
September 2024 or 2025	Additions & Alterations Begin Occupancy (based upon Spring 2022 Vote)

Potential Bond

Components of \$75.4M Work Scope



Hempstead UFSD

December 20, 2021

Previous \$75.4M

Master Plan Tier 1 Buildings



1	Barack Obama School	Master Plan as Future (PreK-5)
2	David Paterson School	Master Plan as Future (PreK-5)
3	Jackson Main School	Master Plan as Future (PreK-5)
4	Joseph McNeil School	Master Plan as Future (PreK-5)
5	Prospect School (no work)	Master Plan as Future (PreK-5)
6	Rhodes School (no work)	Master Plan as Future (PreK-5)
7	ABGS Middle School	Master Plan as Future (6 - 8)
8	Hempstead High School	Master Plan as Future (9 - 12)

Hempstead UFSD (Prospect & Rhodes do not require work for this bond.)

Infrastructure

Roofing & BCS Items

Note: The full work scope identified by the (BCS) is in excess of \$125M.

This includes infrastructure projects only, not space.

- | | | |
|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> | Roofing @ Tier 1 Buildings | Tier 1 Buildings are in the Master Plan as Student-Occupied |
| <input checked="" type="checkbox"/> | Priority 1 (BCS) Items (NC + MR) | Fresh Air, ADA, CO2 Detection, Railings, Exhaust Fans, etc. |
| | NC = Non-Conforming; MR = Minimally Recommended | |
| <input checked="" type="checkbox"/> | Priority 2 (BCS) Items (NC + MR) | Windows, CCTV, Security Lighting, Circuits, Structural, Card Access, etc. |
| | NC = Non-Conforming; MR = Minimally Recommended | |
| <input type="checkbox"/> | Remaining Priority 1, 2, 3, 4 & 5 (BCS) Items | Not Included in This Bond Phase |

(BCS) Building Condition Survey = Required by NYSED every Five Years

Obama Included (page 1 of 2)

Priority	BCS #	Item Description		
1	43	Repair depressed inlet cover at play area.	\$5,500	MR
1	87.1	Repair the small gas leak in the boiler room and extend the vent line up to the roof to prevent the smell of gas.	\$15,000	MR
1	87.2	Provide a natural gas leak detection system in the boiler room.	\$30,000	MR
1	88.1	Replace/upgrade roof fans.	\$250,000	NC
1	88.2	Provide fresh air for the room next to the Speech room, the IB office, the office next to the library, the ESL classroom and	\$250,000	NC
1	88.3	Add exhaust to copy room.	\$25,000	MR
1	90	Resecure the pipe support in the cafeteria.	\$2,000	MR
1	97.1	Provide emergency shower/eyewash station in the nurses office.	\$4,000	MR
1	97.2	Repair or replace two non-functional bottle filling stations.	\$12,000	MR
1	97.3	Provide a 3-compartment sink and a hand sink in the kitchen as required.	\$20,000	MR
1	97.4	Remove drinking fountains from classroom sinks and install separate basins.	\$30,000	MR
1	101.1	Replace the non-functional electrical outlet for the bottle filling station.	\$2,000	MR
1	101.2	Replace the missing outlet faceplate on a 2nd bottle filler.	\$1,000	MR
1	101.3	Seal the incoming electrical conduit to eliminate gas intrusion.	\$5,000	MR
1	105.2	Replace battery CO detection with hard wired.	\$25,000	MR
1	114	Provide accessible route to playground.	\$12,500	NC
1	115	Install ramps inside south vestibules.	\$15,000	NC
1	116	Provide portable lift for stage ADA.	\$50,000	NC
Priority 1 Total			\$754,000	

Obama Included (page 2 of 2)

Priority	BCS #	Item Description	Cost	
2	41	Remove vegetation from gas area. Paint gas piping. Repair fence at gas service.	\$15,000	MR
2	66	Masonry repairs/tuckpointing & lintel replacement.	\$68,000	MR
2	72	Replace all windows (Hazed plastic glazing)	\$1,055,280	MR
2	88	Replace all UV's, whose starters no longer operate properly.	\$1,200,000	MR
2	102	Provide additional exterior security lighting by the portables.	\$15,000	MR
2	107.1	Add CCTV cameras (replace existing analog) and add 3 PTZ cameras.	\$150,000	MR
Priority 2 Total			\$2,503,280	

Paterson Included (page 1 of 2)

Priority	BCS #	Item Description		
1	70.1	Replace exterior steps and railings.	\$80,000	MR
1	78	Repair terrazzo at main entry mat recess.	\$3,500	MR
1	83	Install safety railing and steps down to boiler pit.	\$12,500	NC
1	87.1	Seal all boiler room penetrations.	\$20,000	NC
1	87.2	Provide a natural gas leak detection system in the boiler room.	\$30,000	MR
1	88.1	Replace/upgrade roof fans.	\$150,000	NC
1	88.2	Replace nurses office bathroom exhaust fan.	\$25,000	MR
1	88.3	Provide fresh air for music/reading room	\$80,000	NC
1	88.4	Add an exhaust fan to isolation room 3.	\$25,000	NC
1	88.5	Provide fresh air for the psychologist and social workers offices.	\$90,000	NC
1	88.6	Provide fresh air for subdivided room 24.	\$100,000	NC
1	88.7	Replace the kitchen bathroom exhaust fan.	\$25,000	MR
1	97.1	Add eyewash to nurses sink.	\$4,000	MR
1	97.2	Provide a 3 compartment sink in the kitchen as required.	\$20,000	MR
1	97.3	Remove the drinking fountain from the sink in room 20.	\$5,000	MR
1	101.1	Replace water damaged junction box in basement.	\$20,000	MR
1	101.2	Reinstall the boiler room light switch.	\$2,500	MR
1	101.3	Provide GFI receptacles in all areas as required by code.	\$10,000	MR
1	105.1	Add pull stations and horn strobe units in courtyard.	\$15,000	NC
1	105.2	Replace carbon monoxide detection with hardwired, tied into the fire alarm system.	\$30,000	MR
1	112	Provide appropriate ramp/landings for ADA entrances.	\$85,000	NC
1	114	Provide accessible route to playground.	\$12,500	NC
1	116	Replace one sink in men's room for ADA. Provide portable lift for stage ADA.	\$55,000	NC
Priority 1 Total			\$900,000	

Paterson Included (page 2 of 2)

Priority	BCS #	Item Description	Cost	
2	72	Replace all windows.	\$1,208,400	MR
2	88.1	Replace 2 UV's in cafeteria.	\$100,000	MR
2	88.2	Extend ductwork down to ceiling in rooms 13A & 13B.	\$10,000	MR
2	94.1	Enlarge the areaway sump pump for proper functioning.	\$25,000	MR
2	94.2	Replace the back-pitched sanitary line to the nurses office	\$25,000	MR
2	96.1	Replace hot water piping that is leaking & corroded.	\$40,000	MR
2	96.2	Repair dhw recirculation system.	\$40,000	MR
2	101.3	Run circuit to nurses office hand dryer.	\$7,500	MR
2	102.1	Add lighting to parking lot.	\$40,000	MR
2	102.2	Replace boiler room lighting.	\$30,000	MR
2	102.3	Add 10 exterior LED light fixtures.	\$40,000	MR
2	107.2	Replace/add (10) CCTV cameras.	\$75,000	MR
2	107.3	Upgrade the problematic burglar alarm system to eliminate constant alarms	\$75,000	MR
Priority 2 Total			\$1,715,900	

Jackson Main Included (page 1 of 2)

Priority	BCS #	Item Description		
1	56	Replace select damaged/misaligned sidewalk flags. (allow 1000 sf) Trip hazard at perimeter.	\$30,000	MR
1	70	Repair exterior stairs & replace railings. Remove chain and lock at boiler room exit egress.	\$72,500	NC
1	75	Extend kitchen into ESL to fit 3-comp. sink	\$75,000	MR
1	88.1	Replace/upgrade roof fans.	\$250,000	NC
1	88.2	Provide fresh air for rooms 8A, ESL, 9B & 9A.	\$160,000	NC
1	88.3	Repair or replace the gym ceiling unit vents.	\$120,000	NC
1	88.4	Add an exhaust system in the isolation room.	\$25,000	NC
1	88.5	Provide HVAC for the attendance office.	\$50,000	NC
1	96	Upgrade the dhw recirc system to restore to operation.	\$40,000	MR
1	97.1	Provide emergency shower/eyewash station.	\$4,000	MR
1	97.2	Provide a vacuum breaker on the slop sink for back siphonage.	\$2,500	MR
1	97.3	Provide a 3-compartment and handwash sink in the kitchen as required.	\$20,000	MR
1	103.1	Replace exit signs in boiler room and media center.	\$4,000	NC
1	103.2	Replace damaged emergency light in gym.	\$1,500	NC
1	105.1	Add pull stations and horn/strobe units to courtyard.	\$15,000	NC
1	105.2	Provide hard wired CO detection	\$20,000	MR
1	112	Replace non-compliant ramp with new ADA ramp, landings and railings.	\$100,000	NC
1	114	Provide accessible routes to playground and playfields.	\$12,500	NC
1	116	Provide portable lift for stage.	\$50,000	NC
Priority 1 Total			\$1,052,000	

Jackson Main Included (page 2 of 2)

Priority	BCS #	Item Description	Cost	
2	72	Replace all windows(hazed plastic glazing)	\$883,750	MR
2	87	Replace the leaking relief valve on boiler #2.	\$2,000	MR
2	101.1	Add circuits in a few areas to prevent breakers from tripping.	\$25,000	MR
2	107.2	Add (2) additional card access points.	\$16,000	MR
Priority 2 Total			\$926,750	

McNeil Included (page 1 of 2)

Priority	BCS #	Item Description		
1	56	Replace select damaged/misaligned sidewalk flags - includes courtyard. Trip hazard at perimeter. (allowance 3,500 SF)	\$105,000	MR
1	61.1	Create 2nd egress from boiler room by removing one window screen, installing ladder in areaway, and gate in fence enclosure.	\$7,500	NC
1	61.2	Maintenance clean areaway & drainage. Repair crack at boiler room stair.	\$13,500	MR
1	70.1	Replace exterior stairs, ramp & railings (gym, courtyard & main side entrance).	\$120,000	MR
1	72	Provide appropriate egress platform over areaway at Rm. 25.	\$50,000	NC
1	82.1	Repair allowance for wood frames at rooms 6,7,8,9,11,12,19,22,25.	\$13,500	MR
1	82.2	Replace door room 26a.	\$3,500	MR
1	82.3	Replace closers at room 11, and three boiler room doors.	\$3,000	NC
1	83	Install handrail at boiler room steps.	\$2,500	NC
1	87	Repair boiler room natural gas detection system.	\$30,000	MR
1	88.1	Replace remaining non-functional exhaust fans.	\$75,000	NC
1	88.2	Add ventilation to bathrooms.	\$150,000	MR
1	88.3	Provide additional exhaust in faculty lounge and copy room.	\$50,000	MR
1	88.4	Uncover (2) unit vent exterior FAI grilles.	\$10,000	NC
1	88.5	Replace the non-functional gym ceiling exhaust fan.	\$25,000	NC
1	88.6	Add exhaust to isolation room.	\$25,000	NC
1	88.7	Add a transfer grille to the conference room, which is being used for student instruction, to provide proper relief air path.	\$10,000	NC
1	88.8	Provide fresh air for the AP's office.	\$40,000	NC
1	88.9	Provide fresh air for subdivided room 27.	\$60,000	NC
1	88.10	Replace (1) non-functional gym ceiling hung unit vent.	\$60,000	NC
1	88.11	Provide fresh air for the psychologist's office and the social worker's office.	\$120,000	NC
1	96	Install mixing valves.	\$50,000	MR
1	97.1	Provide emergency eyewash in nurse office.	\$4,000	MR

McNeil Included (page 2 of 2)

Priority	BCS #	Item Description	Cost	
1	97.2	Add a 3-compartment sink and a handwash sink in the kitchen as required.	\$20,000	MR
1	97.3	Repair the non-functional sinks in the building addition.	\$50,000	NC
1	97.4	Refill the boiler room emergency eyewash station.	\$1,000	MR
1	103	Add emergency lighting in the courtyard area.	\$10,000	NC
1	105.1	Replace battery CO detection with hard wired.	\$30,000	MR
1	105.2	Add pull stations and horn/strobe units to courtyard.	\$20,000	NC
1	114	Provide accessible route to playgrounds.	\$12,500	NC
Priority 1 Total			\$1,171,000	
2	72	Replace all windows (Hazed Plastic Glazing).	\$1,749,750	MR
2	101	Add circuits as required.	\$40,000	MR
Priority 2 Total			\$1,789,750	

ABGS Middle School Included (1 of 2)

Priority	BCS #	Item Description	Cost	
1	42	Replace older type alarm system, which currently shows an alarm.	\$35,000	MR
1	44.1	Replace U.G. piping to exist drywell in girl's gym courtyard.	\$15,000	MR
1	70.1	Construct new second means of egress from attendance courtyard into corridor.	\$45,000	NC
1	75	Rebuild combustible wall const. between girls gym and storage.	\$29,000	NC
1	83	Install missing handrails at all stair wells. Install handrails on (2) corridor ramps.	\$110,000	NC
1	84	Reconstruct elevator.	\$520,000	MR
1	87	Provide a natural gas leak detection system in the boiler room.	\$30,000	MR
1	88.1	Provide fresh air in rooms 131, 133 & 134	\$120,000	NC
1	88.3	Activate the girls gym H&V unit & exhaust fan.	\$30,000	NC
1	88.4	Activate the girl's locker room unit vent.	\$15,000	NC
1	88.5	Extend the supply registers down to the girls gym ceiling.	\$40,000	NC
1	88.6	Reactivate the boys gym air handlers and exhaust fans.	\$75,000	NC
1	88.7	Reactivate the music room air handling unit.	\$15,000	NC
1	88.8	Reactivate the 2 ceiling unit vents in the boys locker room.	\$30,000	NC
1	91	Uncover all relief air dampers.	\$50,000	NC
1	94	Repair/replace all sanitary piping leaks in the crawlspace.	\$50,000	MR
1	96	Raise the HW setpoint on the kitchen dhwh to 145°	\$1,000	MR
1	97	Add an emergency eyewash station to a custodial area.	\$5,000	MR
1	102	Add lighting in switchgear area.	\$10,000	MR
1	103	Replace courtyard exit signs.	\$5,000	NC
1	105.1	Clear trouble condition from Simplex FACP.	\$10,000	NC

ABGS Middle School Included (2 of 2)

Priority	BCS #	Item Description	Cost	
1	105.2	Replace battery CO detection with hard wired system.	\$50,000	MR
1	105.3	Provide pull stations and horn/strobe units in courtyards.	\$25,000	NC
1	113	Provide accessible route to playfields.	\$12,500	NC
Priority 1 Total			\$1,327,500	

Priority	BCS #	Item Description	Cost	
2	61.1	Repair undermined area beneath boy's locker room toilets.	\$35,000	MR
2	61.2	Clean areaway and drain (Maintenance). Repair base of chimney and spalling rebar overhead.	\$65,000	MR
2	65	Allowance for structural repair of concrete beams and slag block beneath kitchen - structural study	\$50,000	MR
2	66	Misc. brick replacement & tuckpointing. Repair parge coat cracks & paint.	\$220,000	MR
2	72.1	Replace all windows (hazed plastic glazing) POD	\$843,000	MR
2	72.2	Replace all windows Main Buidling	\$1,566,640	MR
2	72.3	Replace all windows District Office	\$395,000	MR
2	88.1	Replace non-functional gym unit heaters.	\$50,000	NC
2	91	Abate the boys gym fan room duct insulation.	\$50,000	MR
2	101.2	Add 5 electrical circuits to prevent tripping of circuit breakers.	\$30,000	MR
2	102	Add (10) exterior building security lights for proper coverage.	\$50,000	MR
2	107.1	Add 7 card access points.	\$25,000	MR
2	107.2	Upgrade/add to motion detection system.	\$150,000	MR
2	107.3	Add (10) CCTV cameras.	\$75,000	MR
Priority 2 Total			\$3,604,640	

Hempstead High School Included 1/2

Priority	BCS #	Item Description	Cost	
1	75	Rebuild wood frame walls with non-combustible construction at C-105/C-106 areas, C102, copy room, and extend wall in C-103 to floor deck above and	\$102,000	NC
1	82.1	Install new cross corridor smoke doors near C105-B for separate smoke zone egress.	\$15,000	NC
1	82.2	Construct recessed 2nd means of egress from C106B.	\$20,000	NC
1	83.1	Install guardrail expansions at all railings to eliminate gaps where feet can slip through.	\$950,000	MR
1	83.2	Install handrails and replace missing coping stones at student lobby ramps.	\$15,000	MR
1	83.3	Install handrails at stage ramp.	\$5,000	NC
1	87	Provide a natural gas leak detection system in the boiler room.	\$30,000	MR
1	88.1	Provide an exhaust system for the copy room near the board room that exhausts to the exterior.	\$40,000	NC
1	88.2	Ensure that all units in the north atrium fan room are run during occupied periods.	\$40,000	NC
1	88.3	Add an exhaust system to the nurses office and isolation room for negative pressure.	\$60,000	NC
1	88.4	Add an exhaust system to room 6.	\$30,000	NC
1	94	Relocate grease trap to outside.	\$50,000	MR
1	97.1	Provide an emergency eyewash on the nurses sink.	\$4,000	MR
1	97.2	Provide an emergency eyewash/shower in a custodial area.	\$15,000	MR
1	99	Replace obsolete fire suppression system on kitchen hood.	\$90,000	MR
1	103.1	Replace the damaged exit light in the rear hall exit by the locker room.	\$1,000	NC
1	103.2	Repair/replace non-functional pool exit light	\$1,000	NC
1	105.1	Replace battery CO detection with hard wired.	\$40,000	MR
1	105.2	Provide strobes in subdivided rooms.	\$100,000	MR
1	112	Provide ADA ramp at main entrance.	\$75,000	NC

Hempstead High School Included 2/2

Priority	BCS #	Item Description	Cost	
1	114	Provide accessible route to athletic fields & bleachers.	\$25,000	NC
1	115.1	Install inclined chairlift to pool deck.	\$95,000	NC
1	115.2	Install vertical chairlift at visitors lobby.	\$85,000	NC
1	115.3	Provide portable chairlift for little theatre stage.	\$50,000	NC
1	115.4	Construct ramp to locker level in atrium.	\$30,000	NC
1	116	Create ADA seating areas in auditorium. Coordinate with room # 86.	\$85,000	NC
Priority 1 Total			\$2,053,000	

Priority	BCS #	Item Description	Cost	
2	40	Replace exterior sewage ejector on the hill.	\$75,000	MR
2	66.1	Replace caulk at masonry control joints.	\$18,000	MR
2	66.2	Masonry repairs & brick tuckpointing.	\$30,000	MR
2	66.3	Repair concrete pier below pool terrace.	\$8,500	MR
2	68	Complete brick tuckpointing at B-Wing parapet.	\$57,500	MR
2	84	Replace 3 elevators.	\$1,620,000	MR
2	90.1	Replace all missing pipe insulation.	\$300,000	MR
2	97	Replace damaged plumbing fixtures where necessary (± 30).	\$180,000	MR
2	102	Add pole & building mounted exterior lighting.	\$200,000	MR
2	105	Replace alarmed covers on pull stations.	\$40,000	MR
Priority 2 Total			\$2,529,000	

ABGS Middle School

Addition & Alterations

- Relocate all Grade (6-8) Students**
- New Building Addition & Site**
- New & Existing Building**
- Create Innovative Learning Spaces**

All Sixth Graders will return to the ABGS Middle School
Redistribute Fields & Create New Traffic Pattern (Henry Street)
“Refresh” Allowance @ Existing Building Student Spaces
21st Century/ Next Millennium

Hempstead UFSD: Proposed Spatial Work @ ABGS Middle School



Improve, Enhance & Maximize The Student Experience

- Incorporate 21st Century Learning & Next Millennium Design Principles**
- Focus on Student-Based Learning & the Learning Environment**
- Prepare Hempstead Students for Successful Futures**
- Celebrate & Nurture Each Individual Student's Unique Talents & Skills**
- Elevate the Student Experience by Improving Facilities**

Hempstead UFSD: Why upgrading buildings is important.



Peninsula Blvd

Henry St

Hempstead Town Hall

Hempstead Union Free School District

RCCG - Citadel Of Greatness

Our Lady of Loretto Parish

ABGS Middle School

Existing MS Site

Peninsula Blvd

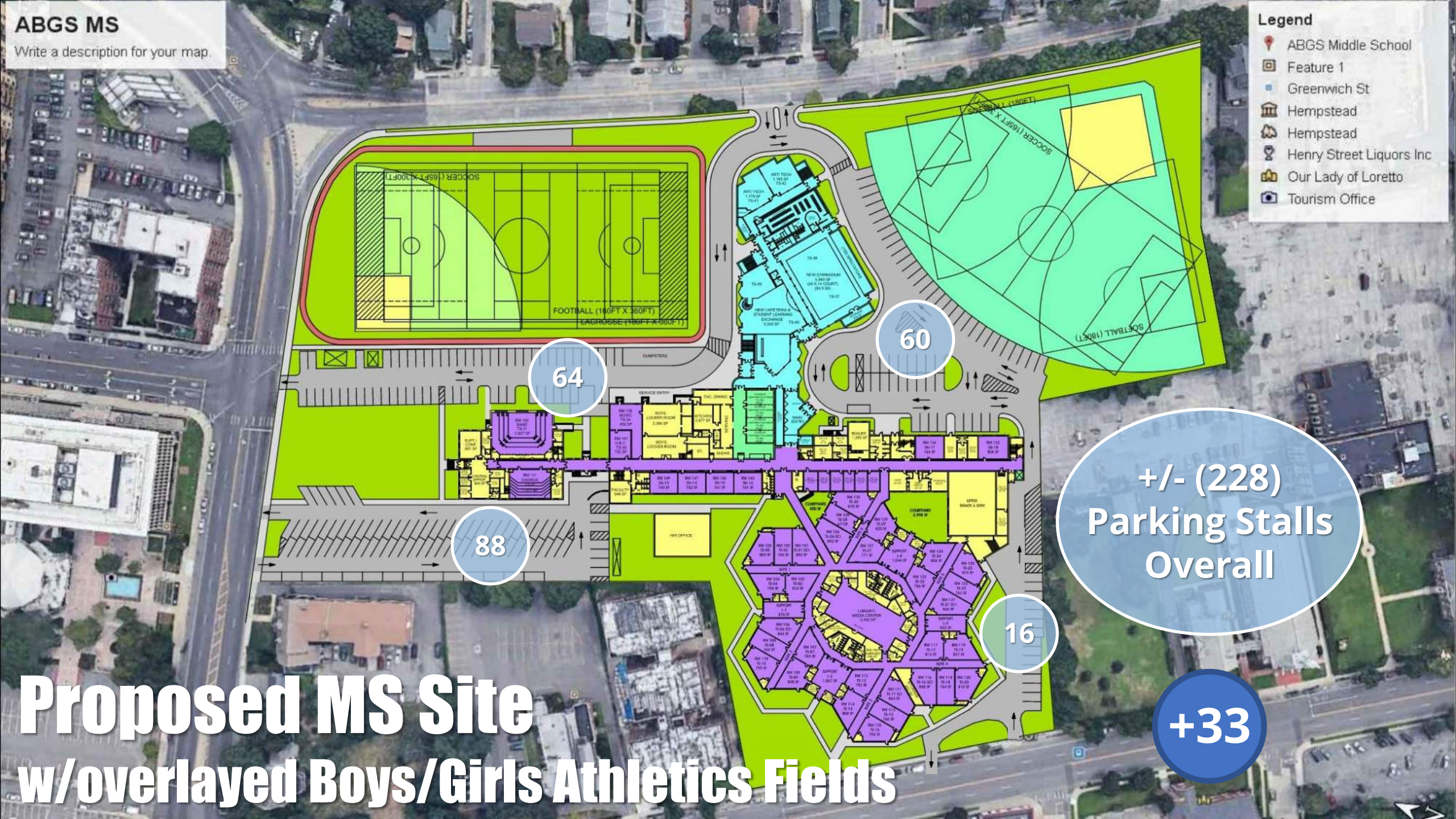
Greenwich St

Food Distribution Ce

ABGS MS

Write a description for your map.

- Legend
- ABGS Middle School
- Feature 1
- Greenwich St
- Hempstead
- Hempstead
- Henry Street Liquors Inc
- Our Lady of Loretto
- Tourism Office



64

60

88

16

+/- (228)
Parking Stalls
Overall

+33

Proposed MS Site w/overlaid Boys/Girls Athletics Fields



Fluid & Activity-Based

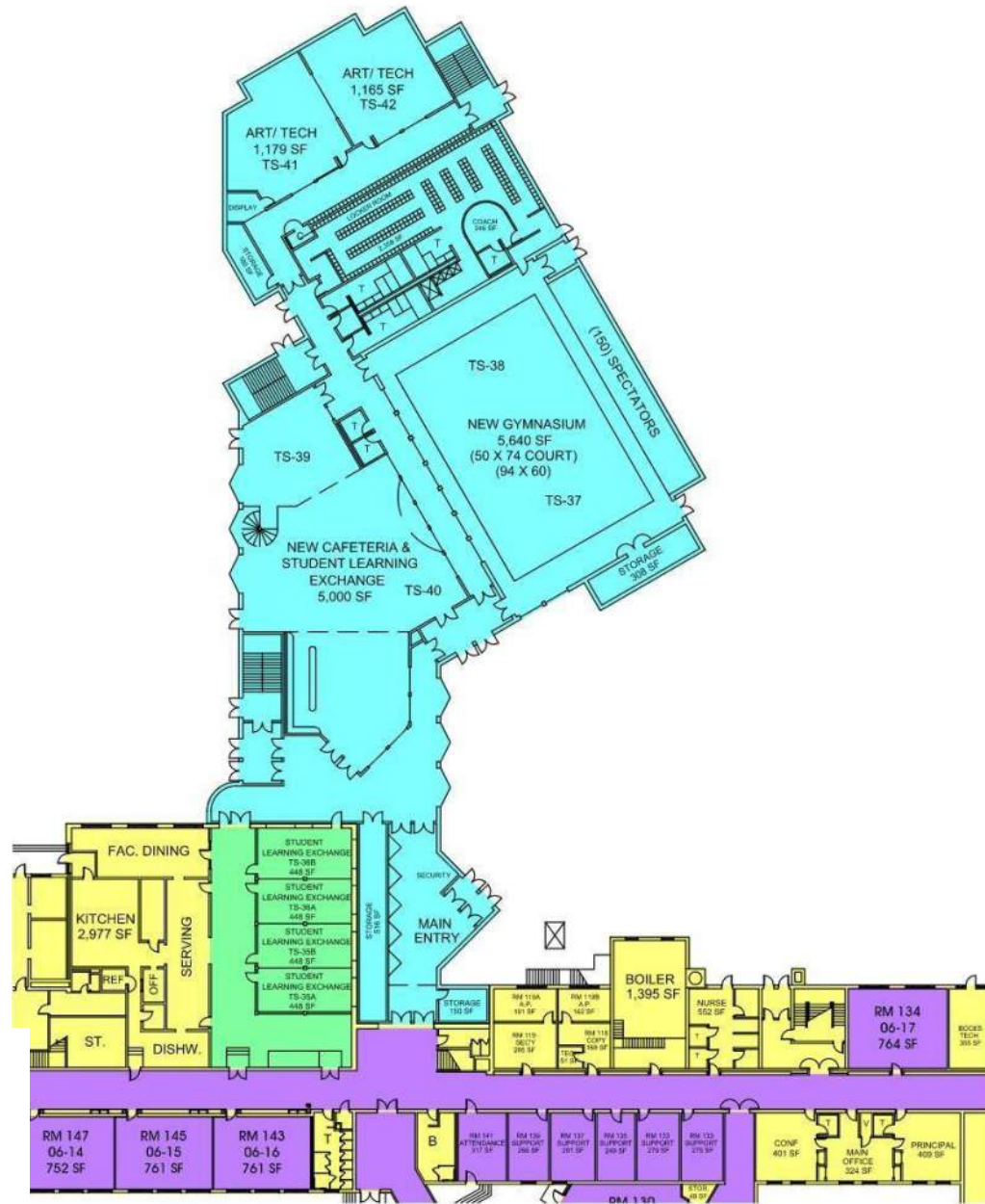
More of This



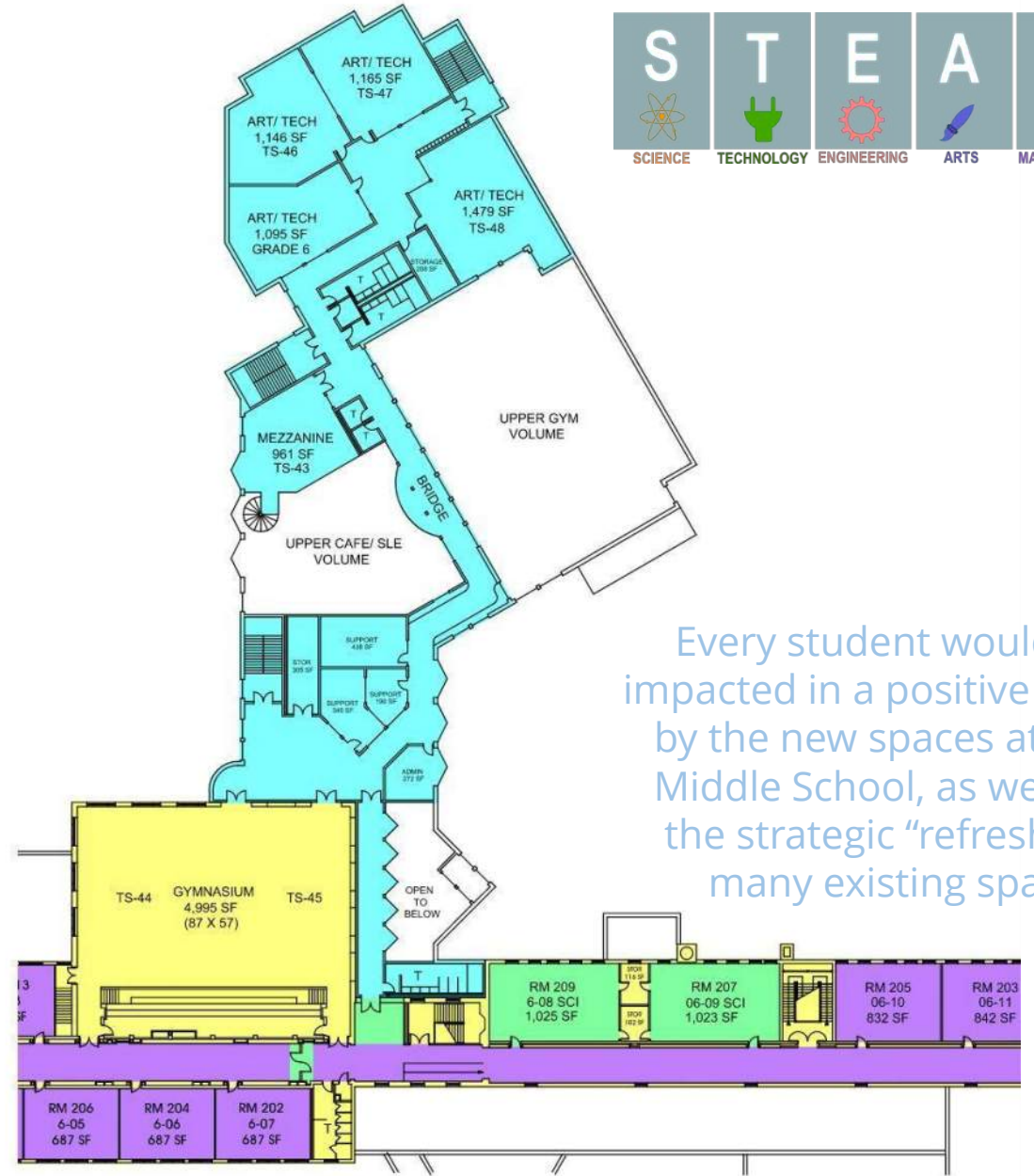
Restrictive & Compartmentalized

Less of This

Student-Based Design & The Learning Environment: Design Approach



FIRST FLOOR

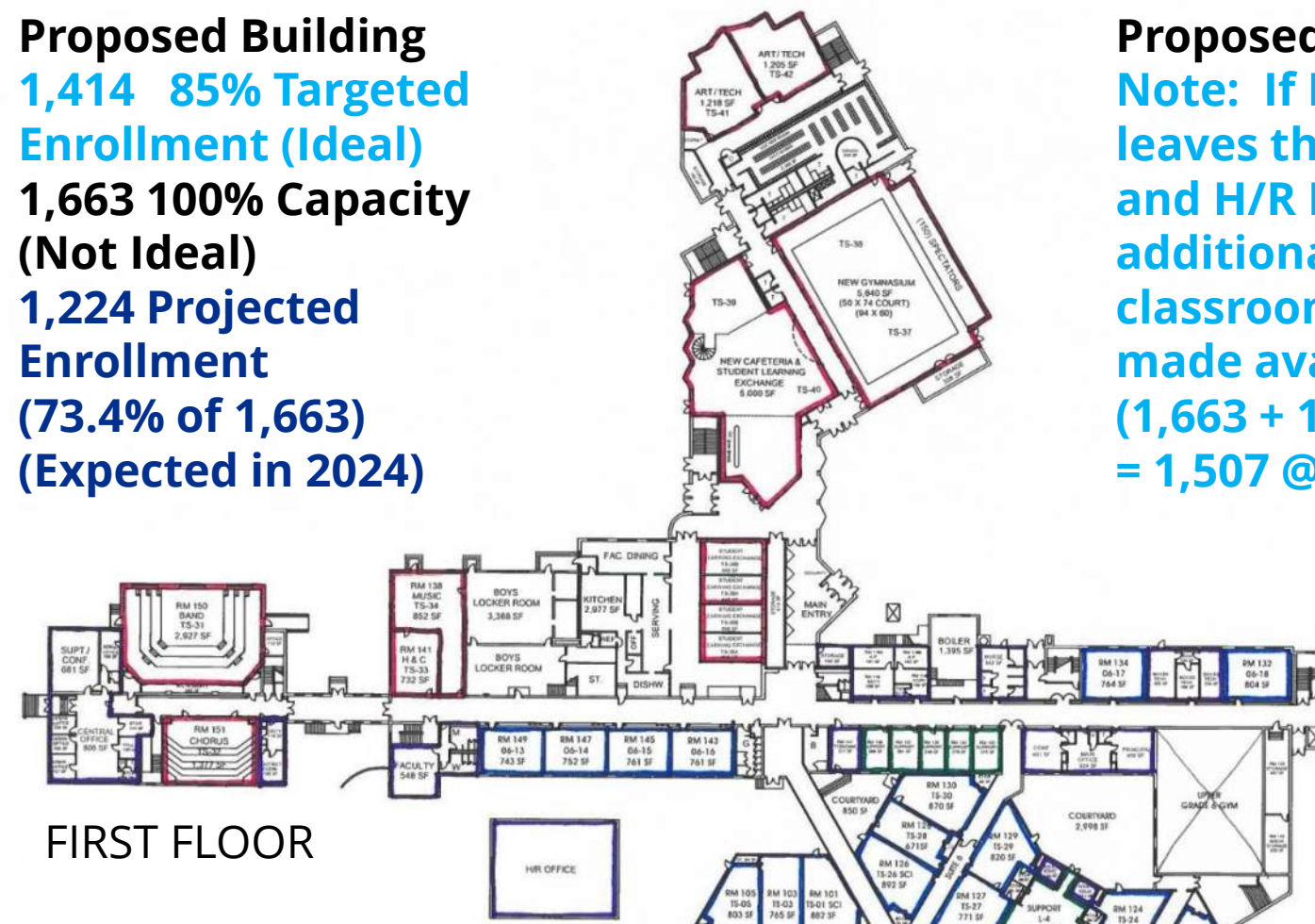


SECOND FLOOR

Every student would be impacted in a positive way by the new spaces at the Middle School, as well as the strategic “refresh” of many existing spaces.

Proposed Building
1,414 85% Targeted Enrollment (Ideal)
1,663 100% Capacity (Not Ideal)
1,224 Projected Enrollment (73.4% of 1,663) (Expected in 2024)

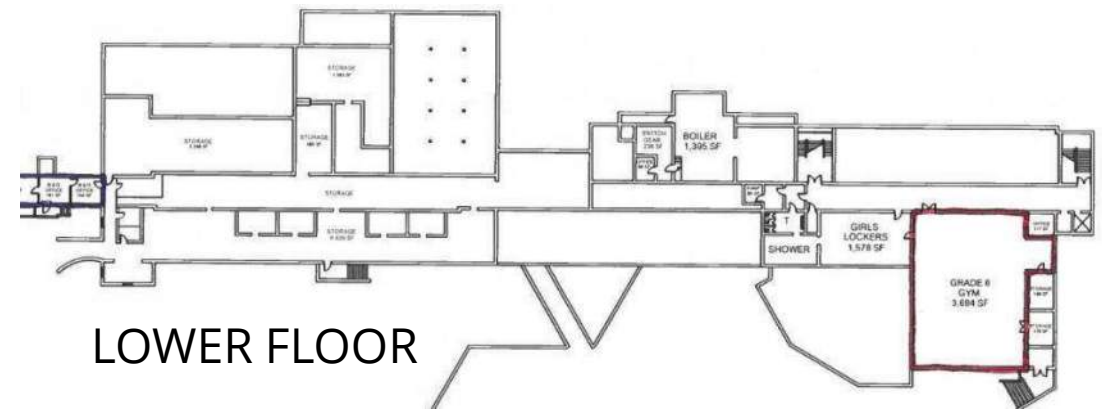
Proposed Building
Note: If District Admin leaves the Main Floor and H/R Building, an additional four (4) classrooms could be made available.
(1,663 + 100) = (1,773) = 1,507 @ 85% (future).



FIRST FLOOR



SECOND FLOOR

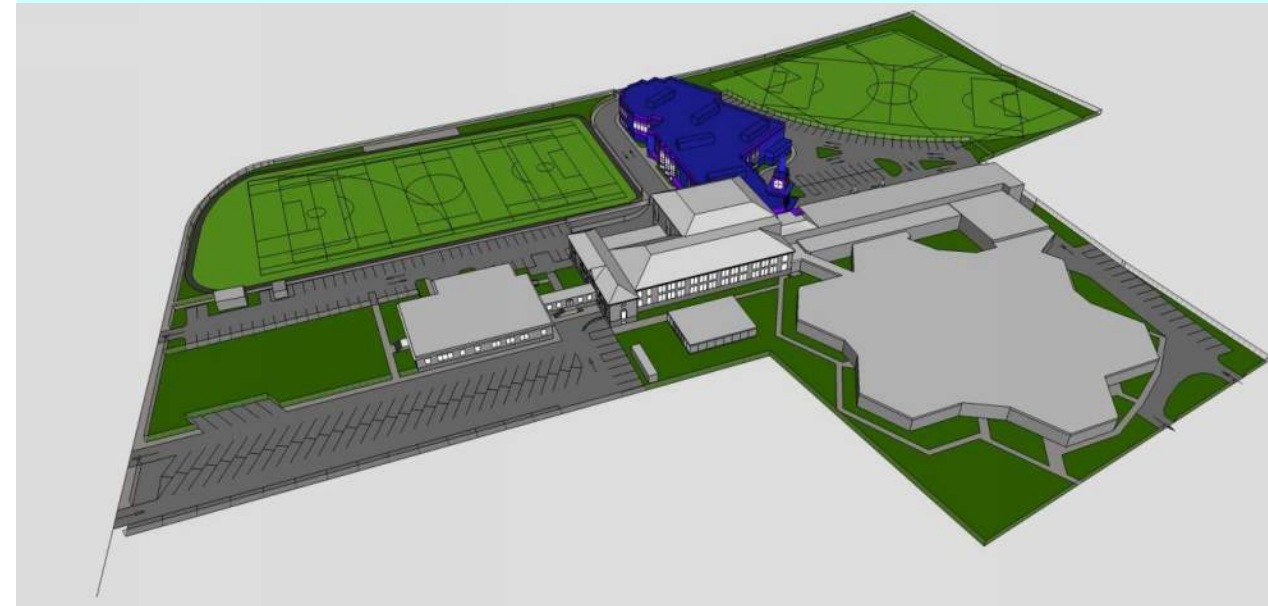
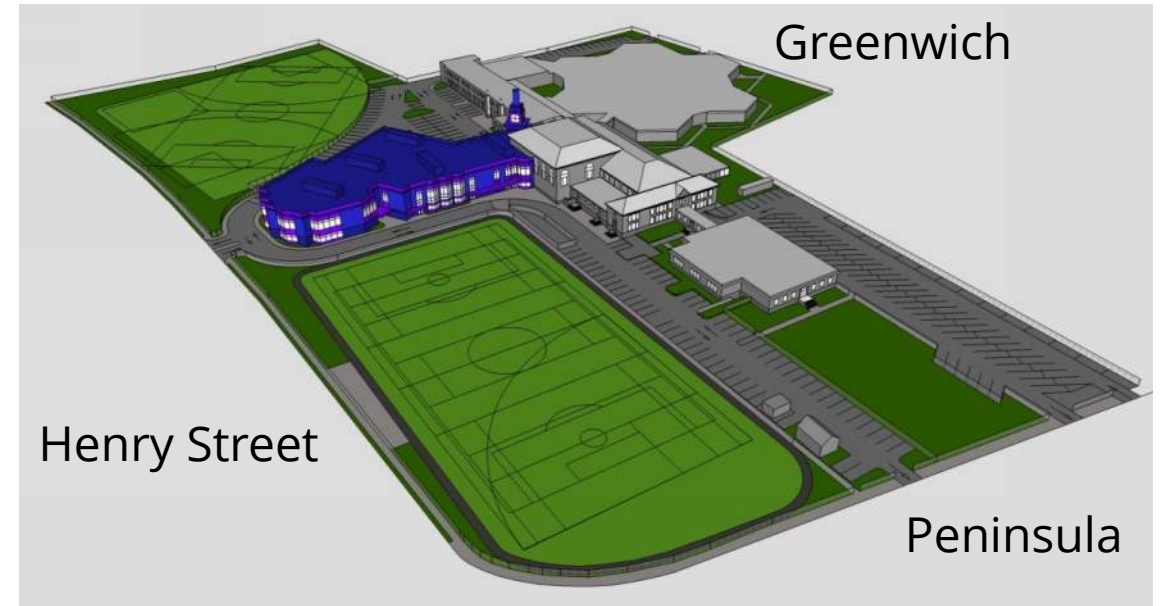


LOWER FLOOR

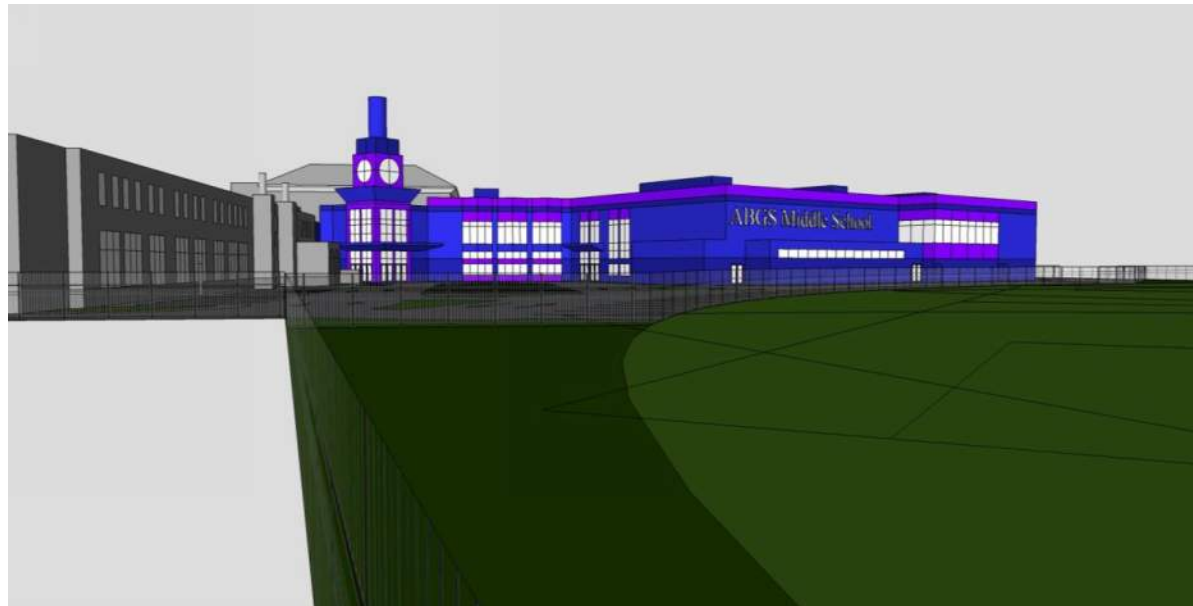
Current Building Capacity @ 85% is 1,113 students (w/out modulars)

- (6-8) CLASSROOMS
- SUPPORT SPACES
- CORE/ DEDICATED SPACES
- FACULTY/ ADMINISTRATION











Existing Library



Potential "Refresh" of Library – Purely Conceptual



Existing Corridor



Potential "Refresh" of Corridor – Purely Conceptual



Existing Corridor



Potential "Refresh" of Corridor – Purely Conceptual

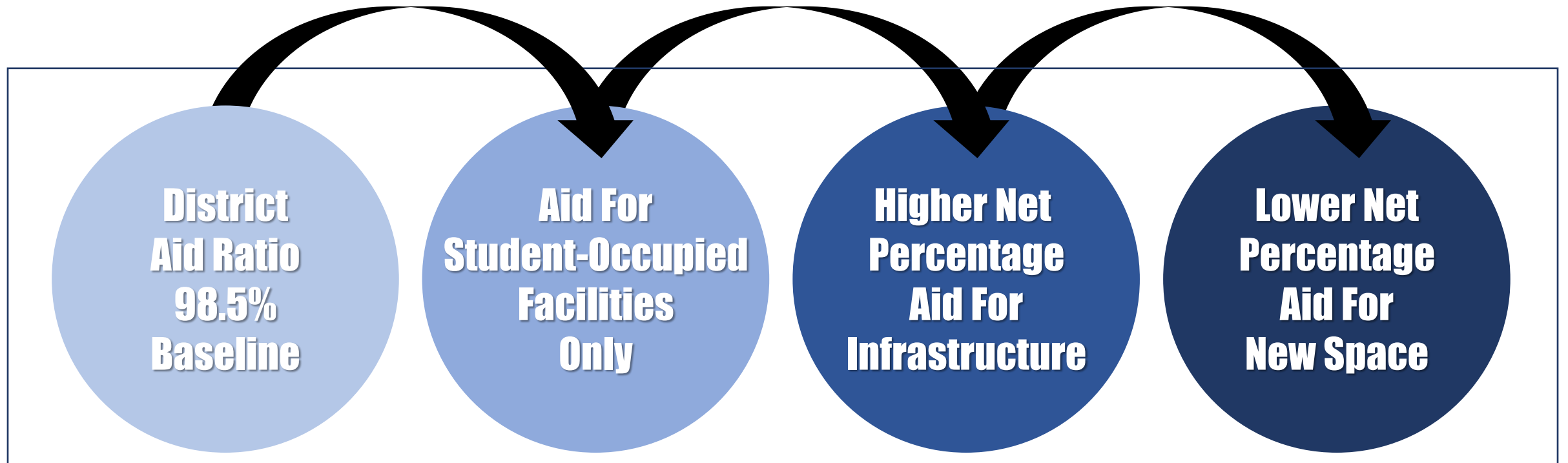


Existing Classroom



Potential "Refreshed" Classroom – Purely Conceptual

Considerations for Building Aid



Overall Relationships Between Work Scope & NYSED Building Aid

Potential Bond Building Aid & Local Tax Share

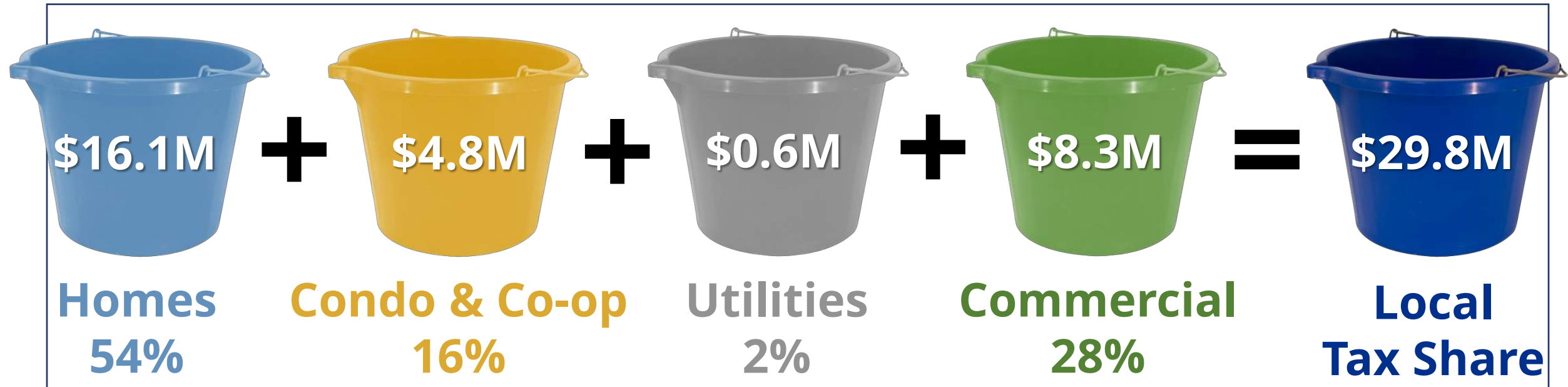


Hempstead UFSD

December 20, 2021

Previous \$75.4M

Potential Bond Local Tax Share



Hempstead UFSD December 20, 2021

Previous \$75.4M

Final MS Spatial Option	Roof	Priority I BCS (NC/MR)	Priority II BCS (NC/MR)	New MS Space & Site	Renovated MS Space	Total
Barack Obama School	\$ 786,817	\$ 754,000	\$ 2,503,280	\$ -	\$ -	\$ 4,044,097
David Paterson School	\$ 2,067,501	\$ 900,000	\$ 1,760,900	\$ -	\$ -	\$ 4,728,401
Jackson Main School	\$ 423,873	\$ 1,052,000	\$ 926,750	\$ -	\$ -	\$ 2,402,623
Joseph A. McNeil School	\$ 540,015	\$ 1,171,000	\$ 1,789,750	\$ -	\$ -	\$ 3,500,765
ABGS Middle School	\$ 4,055,492	\$ 1,327,500	\$ 3,594,640	\$ 33,657,927	\$ 3,723,630	\$ 46,359,190
Hempstead High School	\$ 9,780,638	\$ 2,053,000	\$ 2,529,000	\$ -	\$ -	\$ 14,362,638
Tier 1 Subtotal	\$ 17,654,336	\$ 7,257,500	\$ 13,104,320	\$ 33,657,927	\$ 3,723,630	\$ 75,397,714

Tier 1 Potential Building Aid	\$ 17,389,521	\$ 7,148,638	\$ 12,907,755	\$ 4,465,131	\$ 3,667,776	\$ 45,578,820	60.45%
Tier 1 Potential Local Share	\$ 264,815	\$ 108,863	\$ 196,565	\$ 29,192,797	\$ 55,854	\$ 29,818,894	39.55%

Components of Potential Bond 06-07-21

Roof	\$ 17,654,336	+	BCS	\$ 20,361,820	+	MS Spatial	\$ 37,381,558	\$ 75,397,714
------	---------------	---	-----	---------------	---	------------	---------------	---------------

Tier 1 Potential Building Aid	\$ 17,389,521	\$ 20,056,393	\$ 8,132,907	\$ 45,578,820	60.45%
Pier 1 Potential Local Share	\$ 264,815	\$ 305,427	\$ 29,232,260	\$ 29,802,503	39.55%

The public would vote to approve \$75,397,714. Building Aid would be reimbursed after completion of work.

Potential Bond

Suggested (2) Vote Levers



\$75.4M

+



\$6.2M

Proposition #1
(Roofing + BCS + MS Spatial)
Level 1

Proposition #2
HS Athletics & Fields
Level 2

Proposition #2 can only be passed if Proposition #1 is passed.

This would be written into the Bond Resolution by Bond Counsel.

Hempstead UFSD

December 20, 2021

Previous \$75.4M

Note "A": Please include for SEQRA review the potential inclusion of an entry plaza plus small building for tickets, security, concession, restrooms & first aid in the event funds are available.



Building Aid



Local Share

PROPOSED ATHLETIC COMPLEX

HEMPSTEAD HIGH SCHOOL HEMPSTEAD UFSD



BBS
ARCHITECTS
LANDSCAPE ARCHITECTS
ENGINEERS

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PATCHOGUE | ALBANY
NEW YORK 11772 | NEW YORK 12205
T. 631.475.0349 | T. 518.621.7650
F. 631.475.0361 | F. 518.621.7655

www.BBSARCHITECTURE.COM

Proposition #1

(Roofing + BCS + MS Spatial)



Proposition #2

(HS Athletics Phase 1)



Combined 1 & 2



Hempstead UFSD: Potential Bond: (2) Levers for (2) Propositions

Potential Bond

“B – List”

Phase 2 Bond Defined Scope (\$ 75.4M + \$ 6.2M)

Phase 2 Bond “B-List” If Defined Scope comes in under budget, a “B-List” is an additional +/- \$10M in work scope that can be accomplished, but only if ALL defined scope is accomplished first.

Hempstead UFSD

Potential Bond Referendum

January 10, 2022 Update

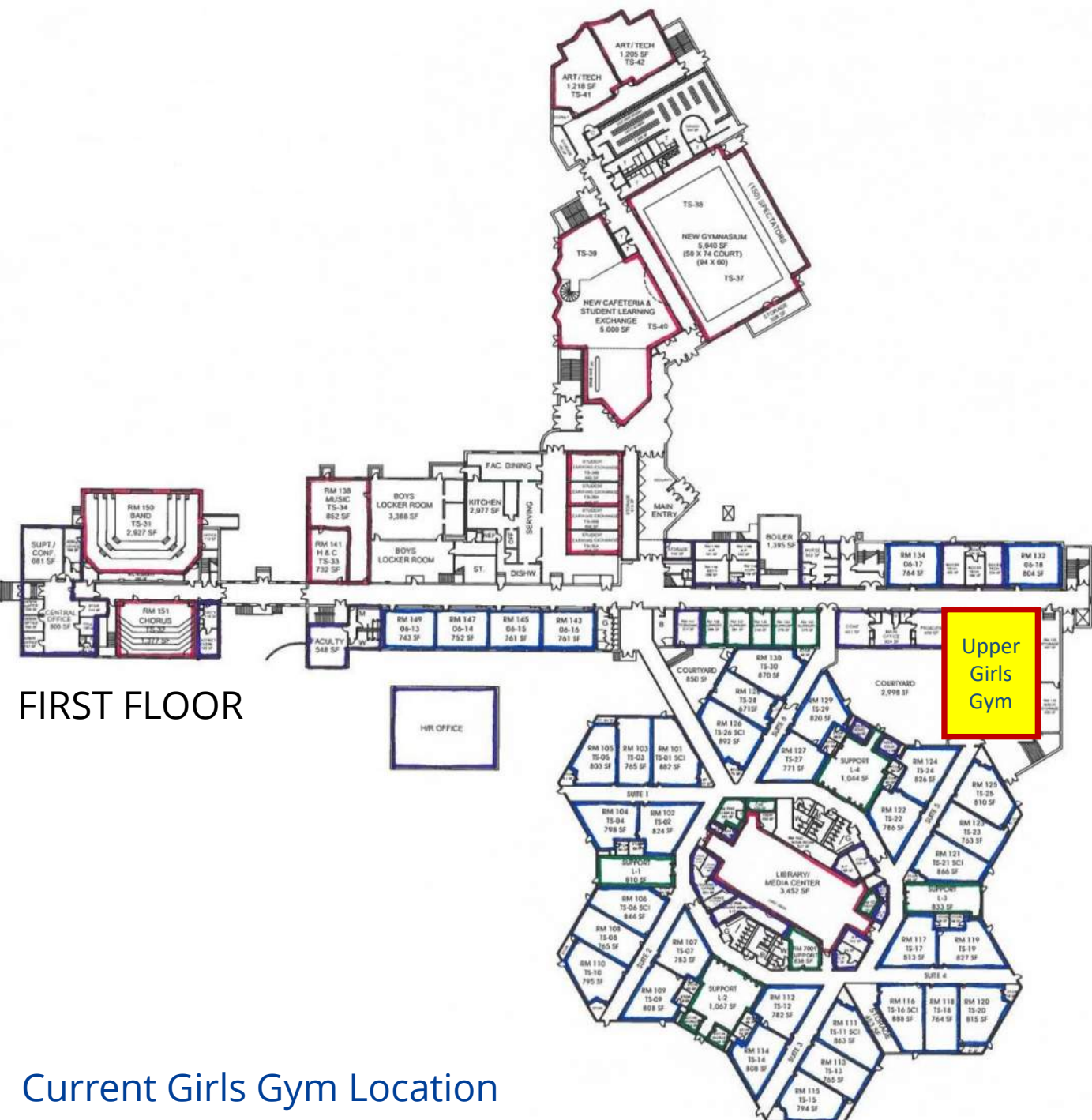


Facility Committee

December 20, 2021 Meeting

At the December 20, 2021 Bond Facilities Committee Meeting the current Girls' Gym at the lower level of the ABGS Middle School was discussed as being renovated into a more intentional space as a part of this project. Meaning, not being left as another Gym since a new Girls' Gym is being constructed.

Thoughts about Student Projects, Assembly, Law & Court and other potential programs were discussed for inclusion in the design exploration.

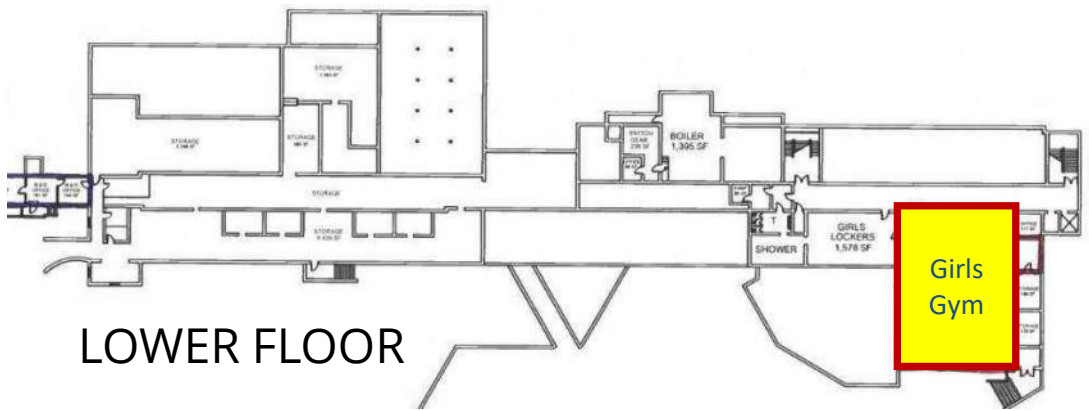


FIRST FLOOR

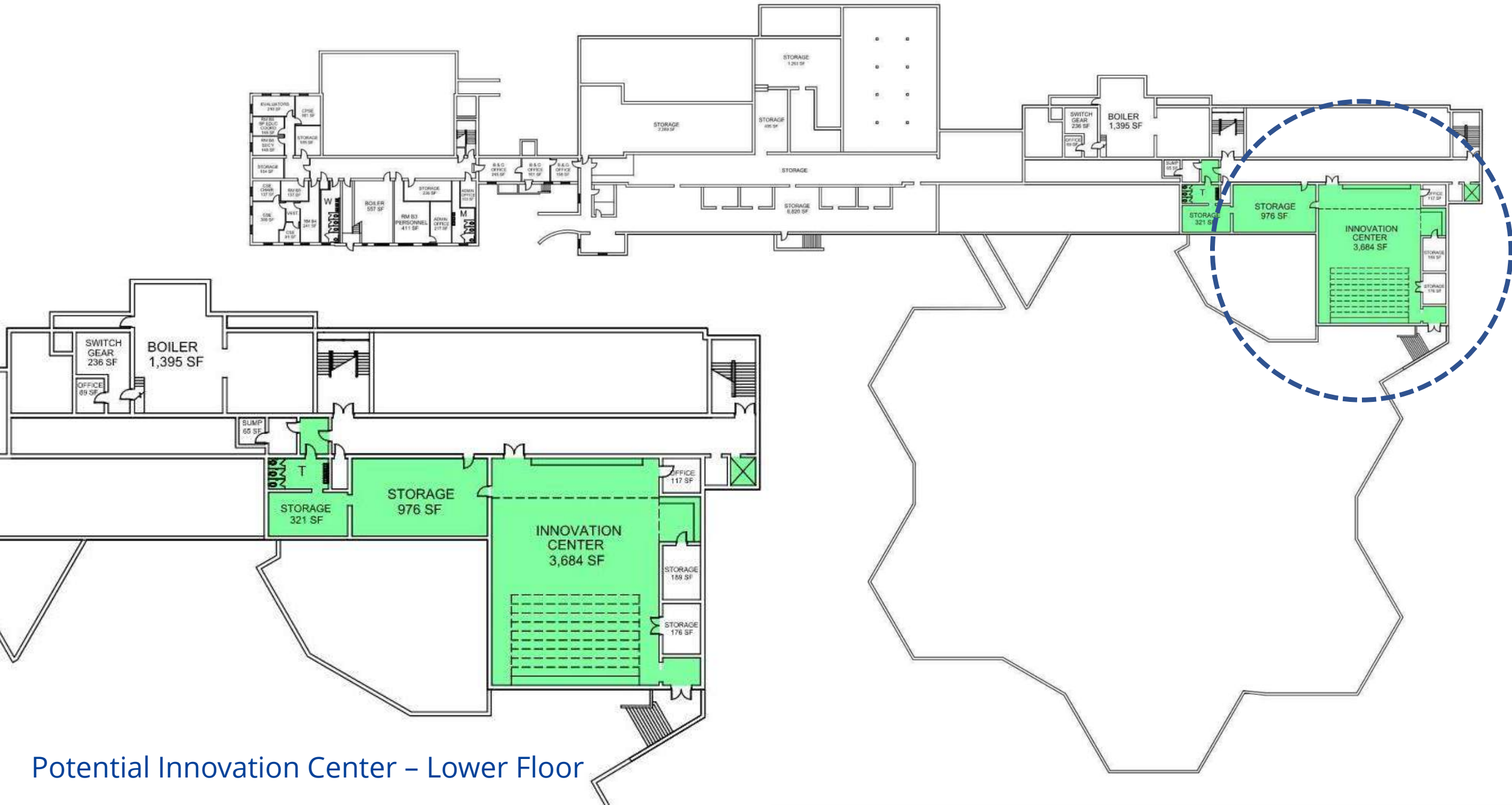
Current Girls Gym Location



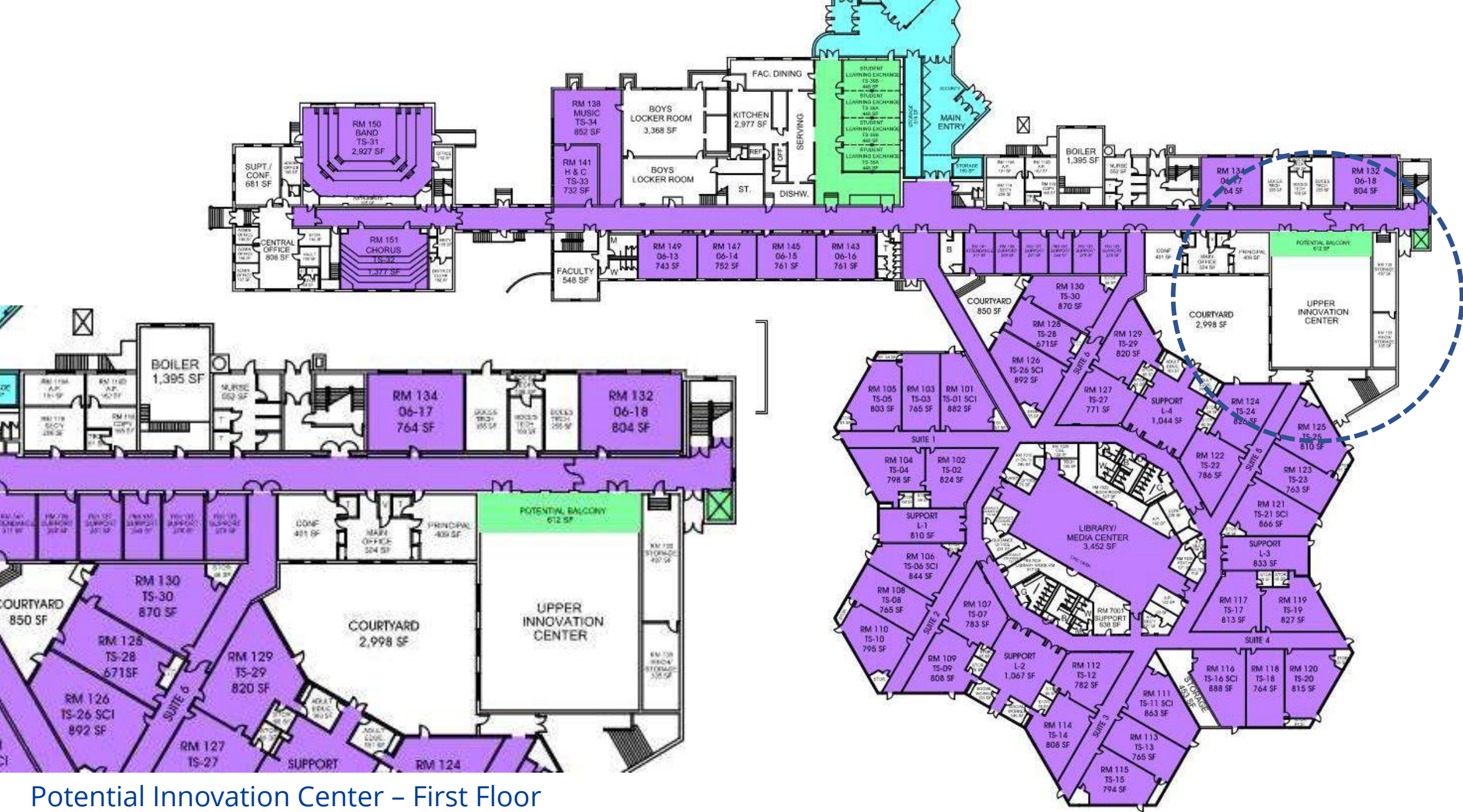
SECOND FLOOR



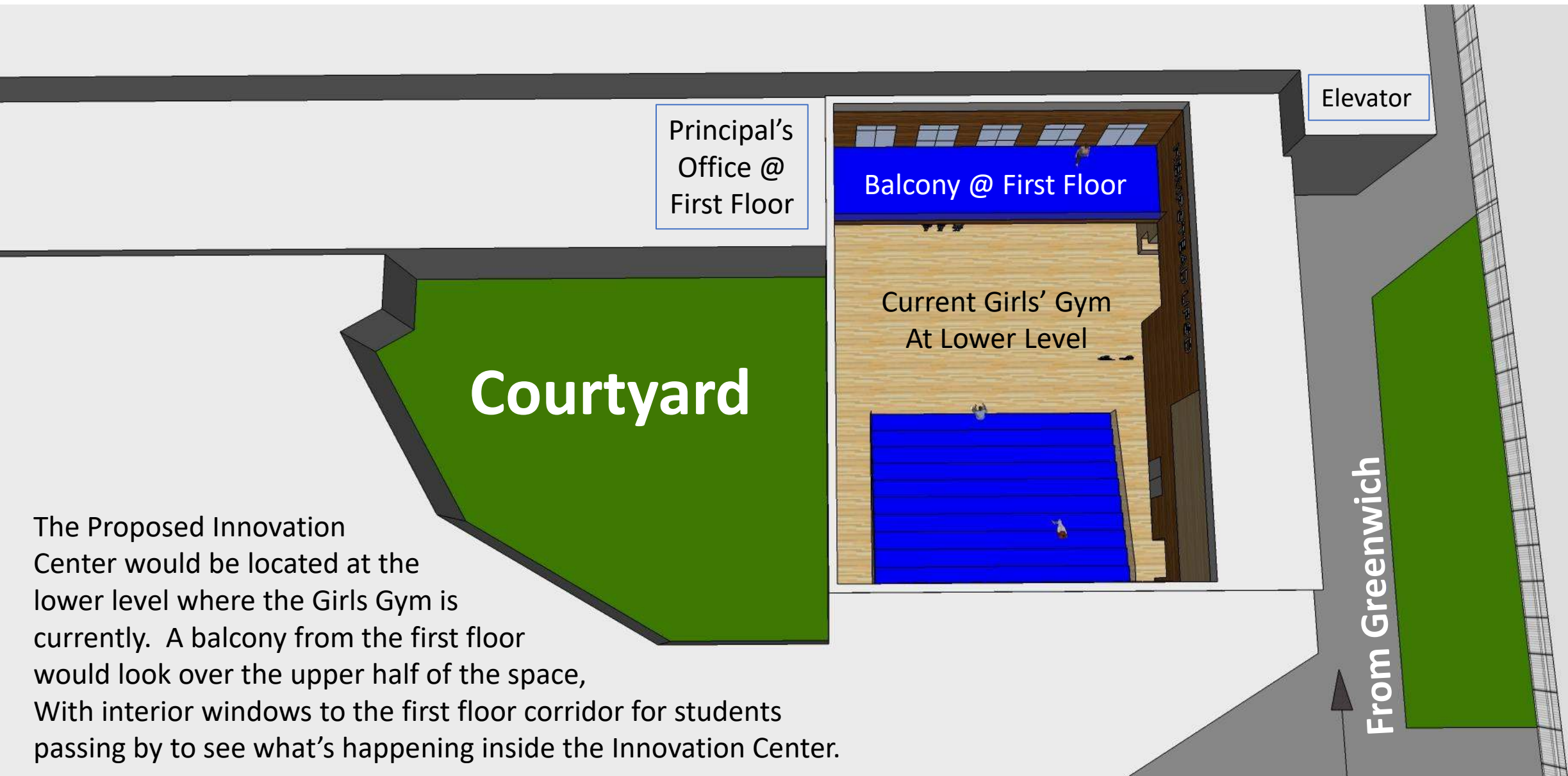
LOWER FLOOR



Potential Innovation Center – Lower Floor

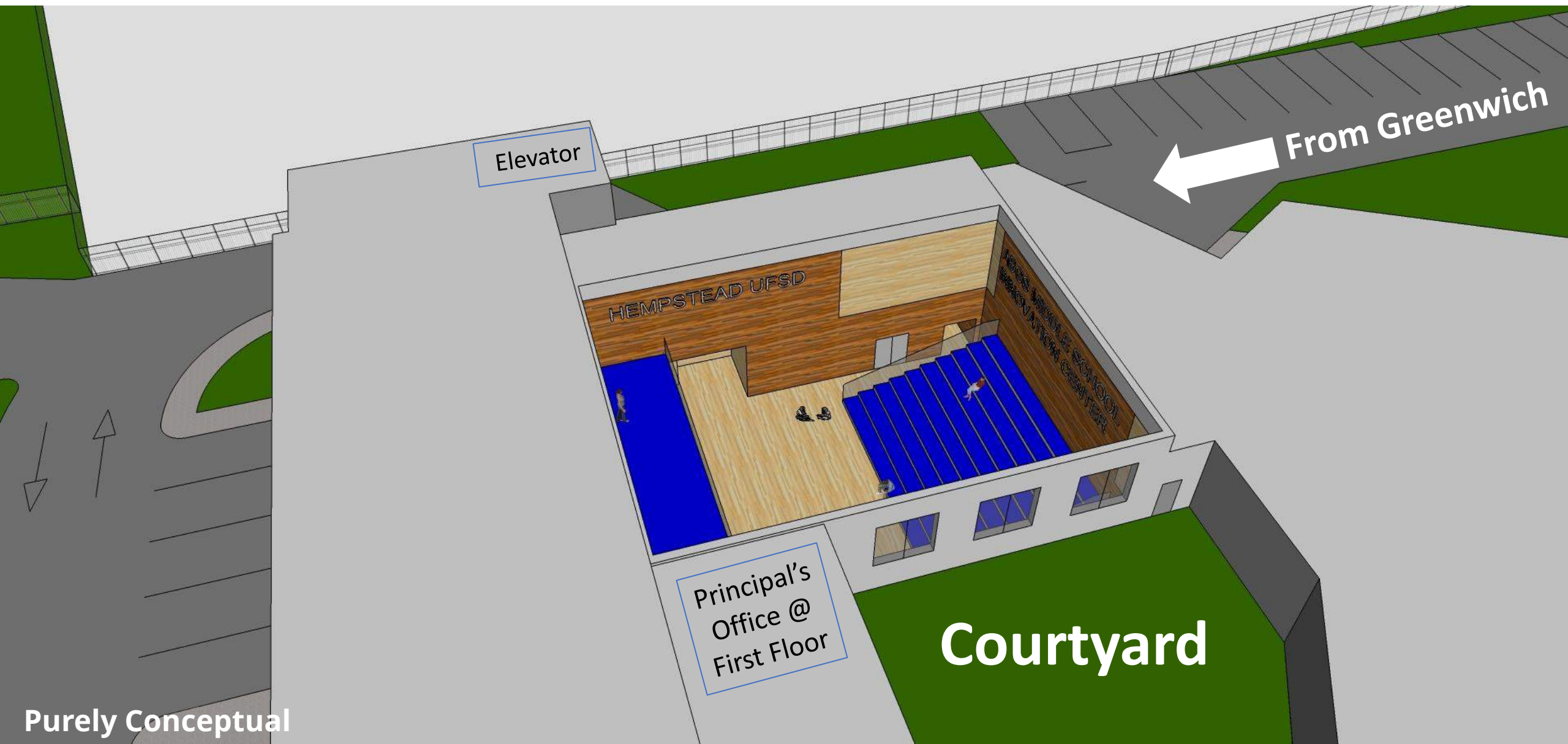


Potential Innovation Center – First Floor



The Proposed Innovation Center would be located at the lower level where the Girls Gym is currently. A balcony from the first floor would look over the upper half of the space, With interior windows to the first floor corridor for students passing by to see what's happening inside the Innovation Center.

Looking down into current Girls' Gym/ Proposed Innovation Center from above, (roof removed).



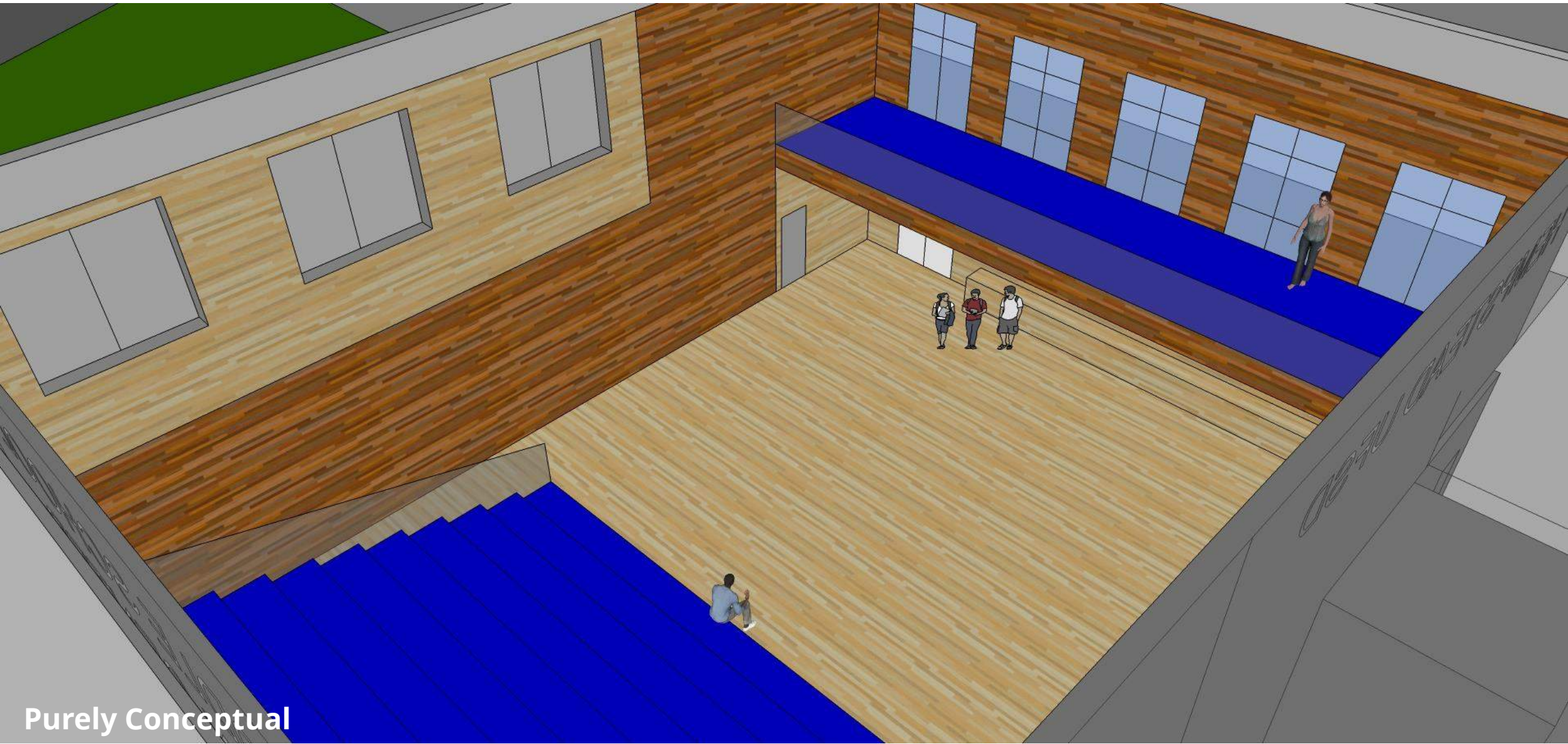
Purely Conceptual

Looking down into current Girls' Gym/ Proposed Innovation Center from above, (roof removed).



Purely Conceptual

Looking down into current Girls' Gym/ Proposed Innovation Center from above, (roof removed).



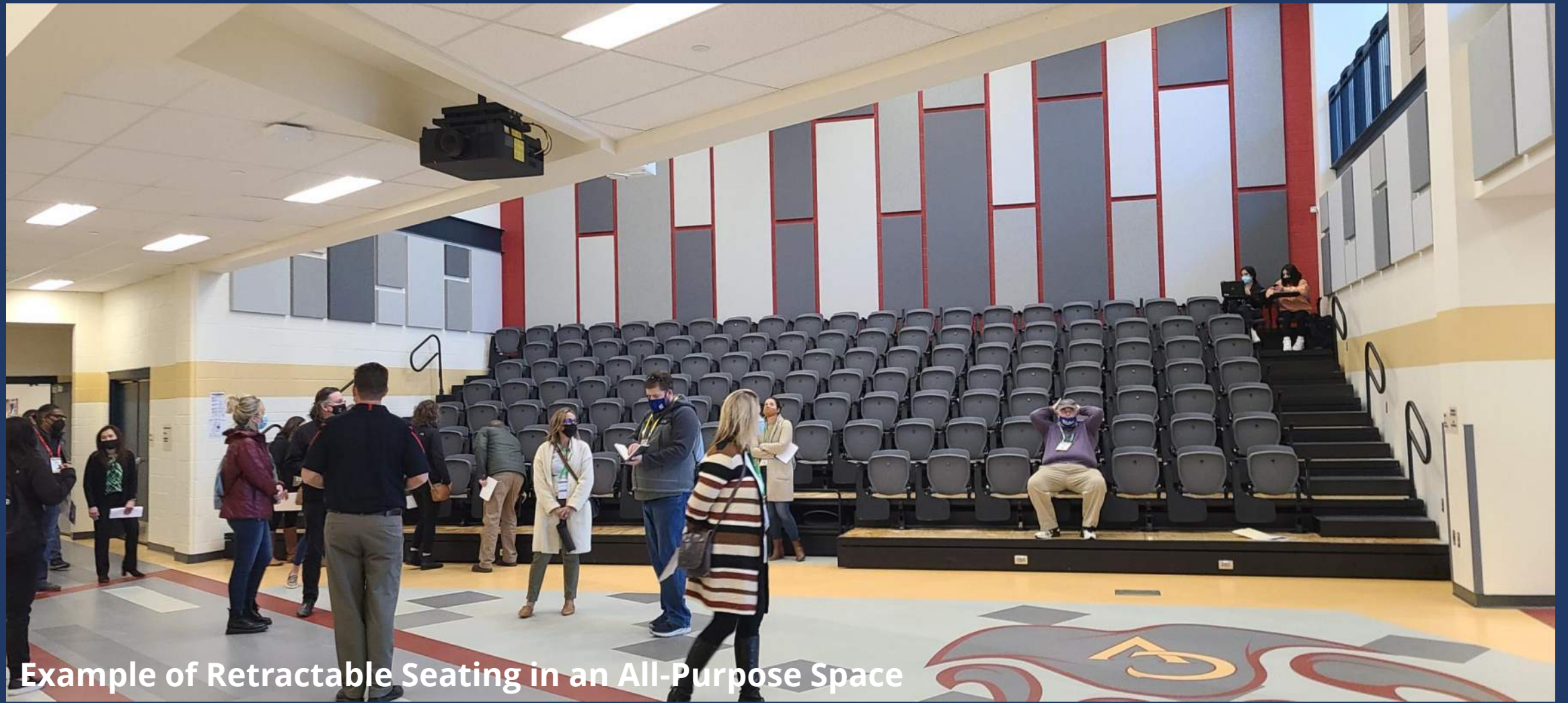
Purely Conceptual

Looking down into current Girls' Gym/ Proposed Innovation Center from above, (roof removed).



Purely Conceptual

Looking down into current Girls' Gym/ Proposed Innovation Center from above, (roof removed).



Example of Retractable Seating in an All-Purpose Space

Current Trends in Learning Environment Design



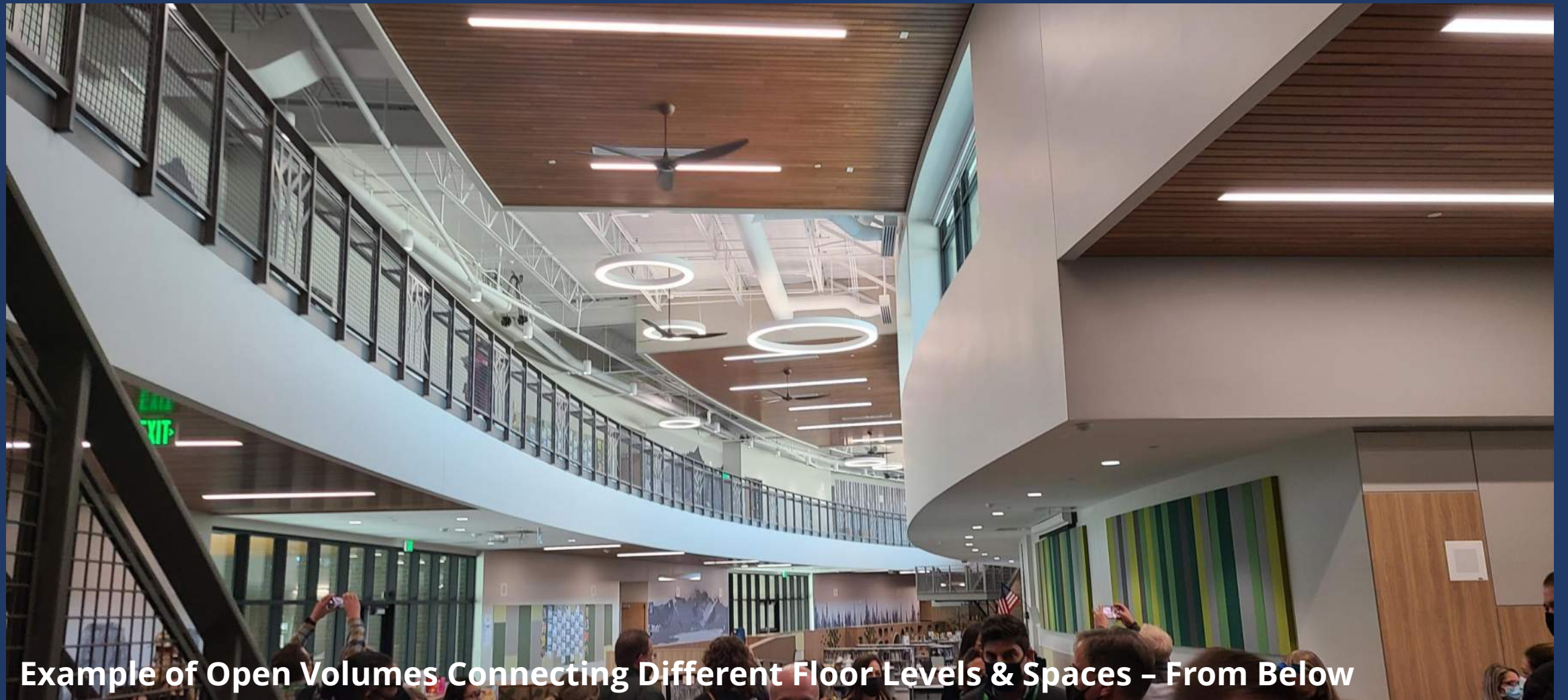
Purely Conceptual

Looking into Proposed Innovation Center from the lower-level hallway, (girls locker room to the right).



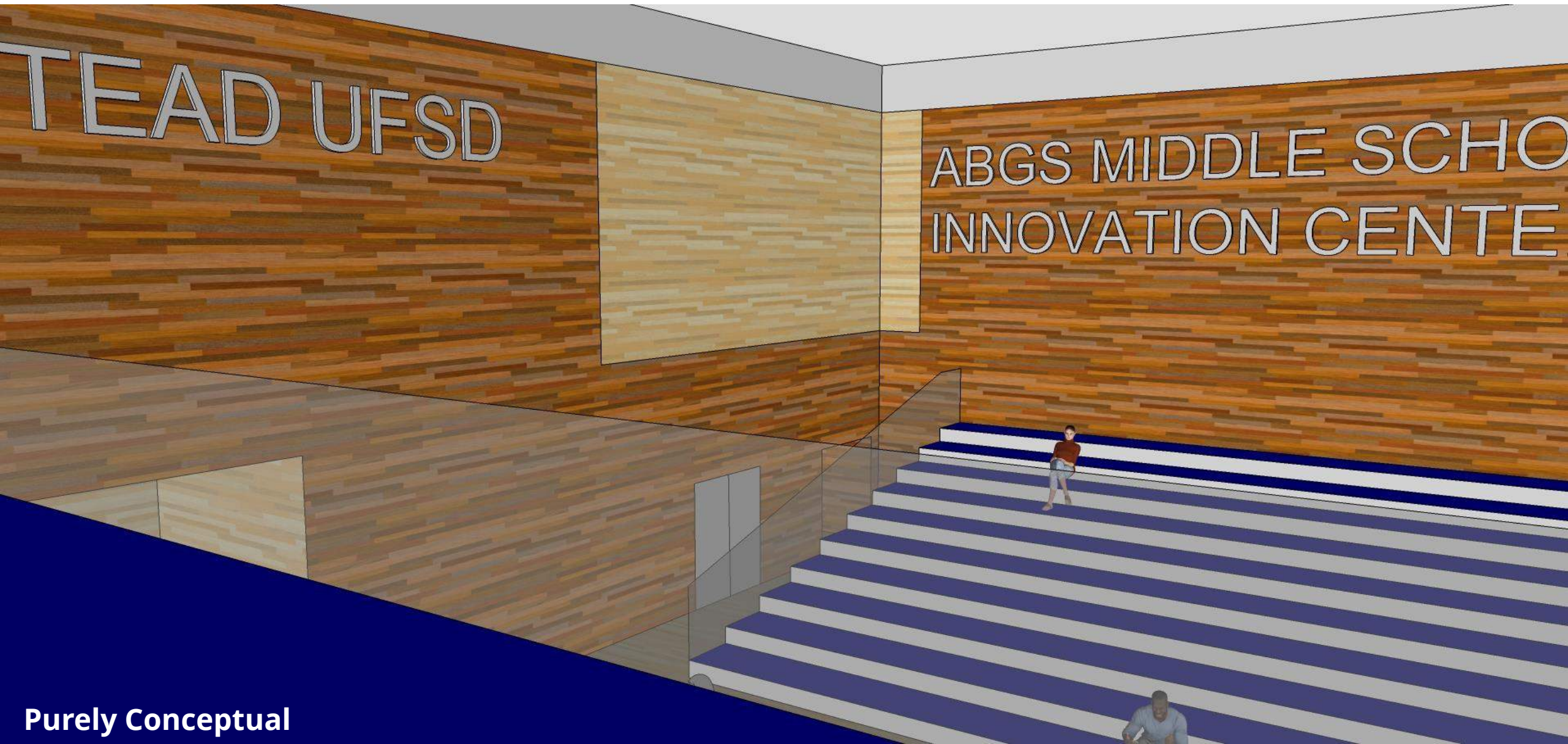
Purely Conceptual

Side View into current Girls' Gym/ Proposed Innovation Center (from Courtyard & Principal's Office)



Example of Open Volumes Connecting Different Floor Levels & Spaces – From Below

Current Trends in Learning Environment Design



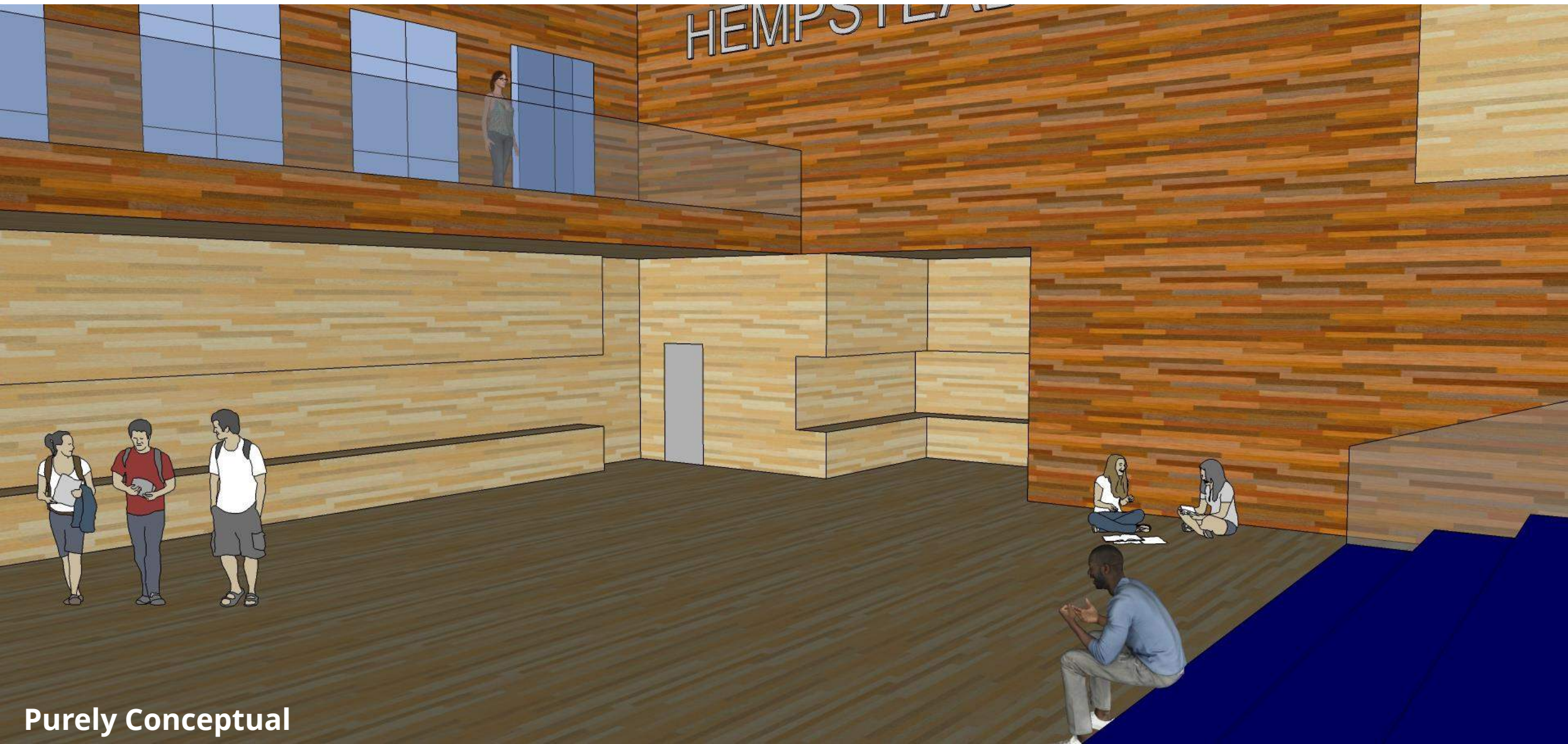
Purely Conceptual

View of Innovation Center from Balcony with Stepped Seating in Open Position.



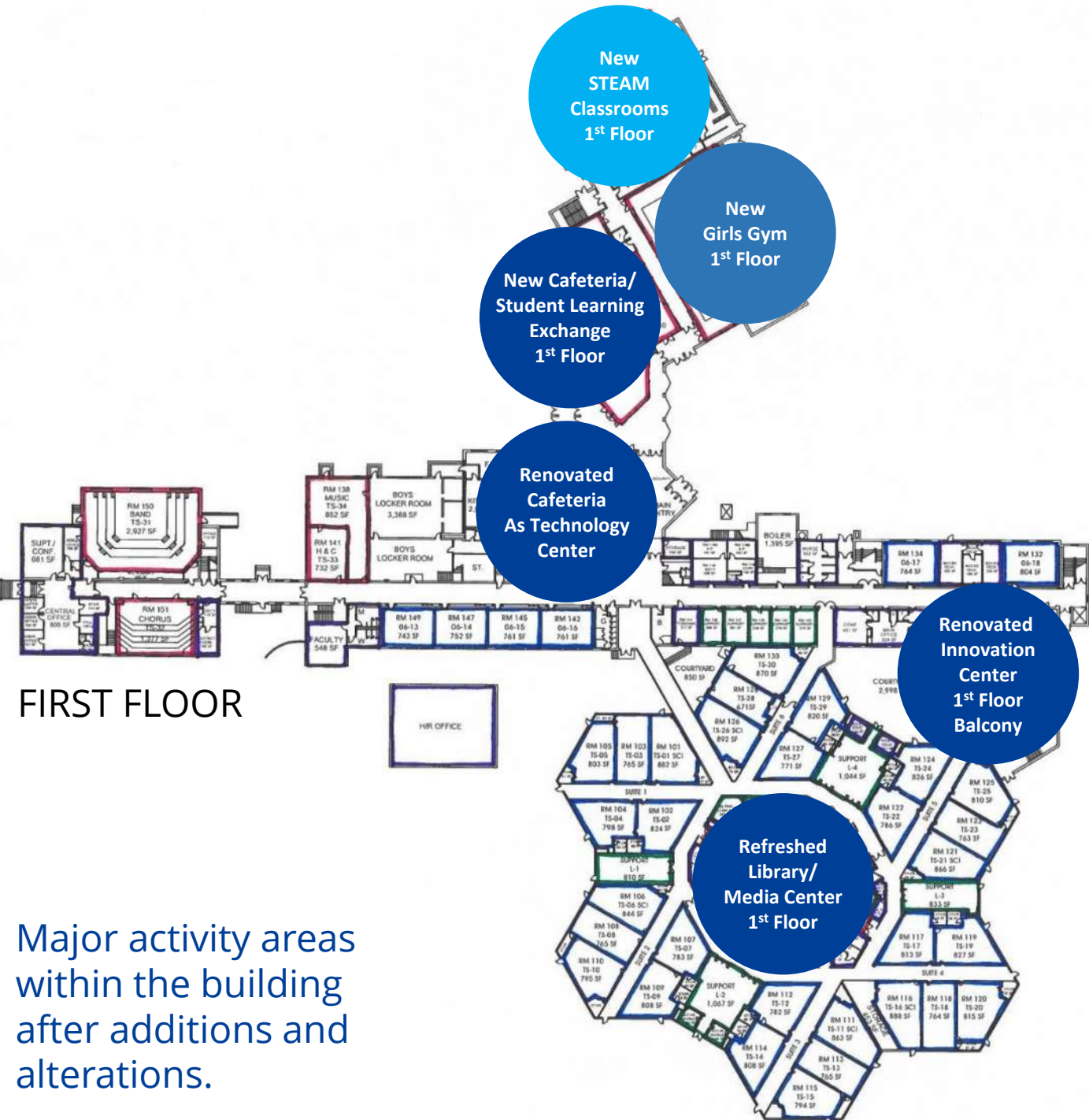
Example of a STEAM Classroom with Adjacent Project Rooms & Storage

Current Trends in Learning Environment Design



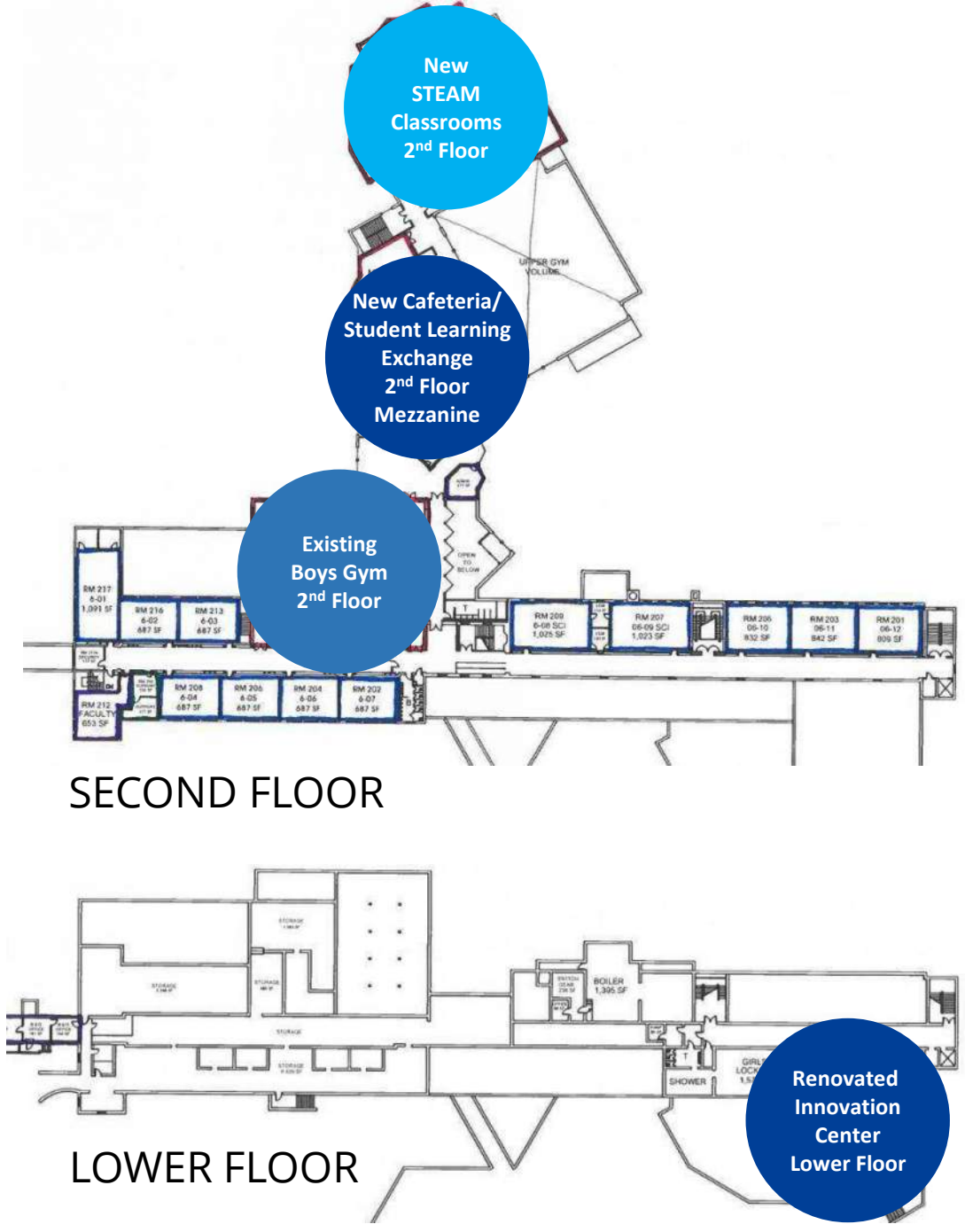
Purely Conceptual

View of Innovation Center with Stepped Seating in Open Position; Potential Project Area under Balcony.



FIRST FLOOR

Major activity areas within the building after additions and alterations.



SECOND FLOOR

LOWER FLOOR

Additional Spatial Scope at ABGS Middle School

Girls Gym

+ \$2.5M to Renovate Current Girls' Gym into an Innovation Center for Students.

“Refresh” of MS

+ \$2.4M Additional Funds Allocated to Overall Renovation of Current Student Spaces at the Existing School Building.



Proposed Lever 1	Roofing	Priority I BCS (NC/MR)	Priority II BCS (NC/MR)	New MS Space & Site	Renovated MS Space	Total Lever 1
Barack Obama School	\$ 786,817	\$ 754,000	\$ 2,503,280			\$ 4,044,097
David Paterson School	\$ 2,067,501	\$ 900,000	\$ 1,715,900			\$ 4,683,401
Jackson Main School	\$ 423,873	\$ 1,052,000	\$ 926,750			\$ 2,402,623
Joseph A. McNeil School	\$ 540,015	\$ 1,171,000	\$ 1,789,750			\$ 3,500,765
ABGS Middle School	\$ 4,055,492	\$ 1,327,500	\$ 3,604,640	\$ 34,849,992	\$ 7,430,460	\$ 51,268,085
Hempstead High School	\$ 9,780,638	\$ 2,053,000	\$ 2,529,000			\$ 14,362,638
Subtotal	\$ 17,654,336	\$ 7,257,500	\$ 13,069,320	\$ 34,849,992	\$ 7,430,460	\$ 80,261,609

Potential Building Aid	\$ 17,389,521	\$ 7,148,638	\$ 12,873,280	\$ 4,465,131	\$ 7,319,003	\$ 49,195,573	61.29%
Potential Local Share	\$ 264,815	\$ 108,863	\$ 196,040	\$ 30,384,862	\$ 111,457	\$ 31,066,036	38.71%

Components of Potential Bond 01-10-22

Roofing	\$ 17,654,336	+	BCS	\$ 20,326,820	+	MS Spatial	\$ 42,280,453	\$ 80,261,609
---------	---------------	---	-----	---------------	---	------------	---------------	---------------

Potential Building Aid	\$ 17,389,521	\$ 20,021,918	\$ 11,784,134	\$ 49,195,573	61.29%
Potential Local Share	\$ 264,815	\$ 304,902	\$ 30,479,928	\$ 31,049,645	38.71%

The public would vote to approve \$80,261,609. Building Aid would be reimbursed after completion of work.

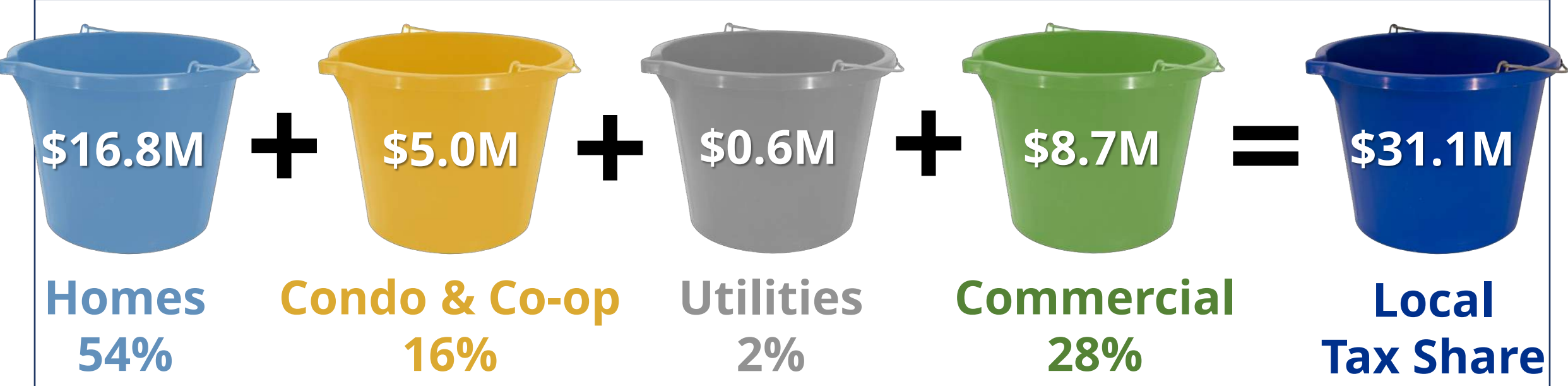
Additional \$ 4.9M MS Spatial Scope Building Aid & Local Tax Share



Potential Bond Building Aid & Local Tax Share



Potential Bond Local Tax Share



Potential Bond

Suggested (2) Vote Levers



\$80.3M

+



\$6.2M

Proposition #1
(Roofing + BCS + MS Spatial)
Level 1

Proposition #2
HS Athletics & Fields
Level 2

Proposition #2 can only be passed if Proposition #1 is passed.

This would be written into the Bond Resolution by Bond Counsel.

Proposed Level 1

	Roofing	Priority I BCS (NC/MR)	Priority II BCS (NC/MR)	New MS Space & Site	Renovated MS Space	Total Level 1
Barack Obama School	\$ 786,817	\$ 754,000	\$ 2,503,280			\$ 4,044,097
David Paterson School	\$ 2,067,501	\$ 900,000	\$ 1,715,900			\$ 4,683,401
Jackson Main School	\$ 423,873	\$ 1,052,000	\$ 926,750			\$ 2,402,623
Joseph A. McNeil School	\$ 540,015	\$ 1,171,000	\$ 1,789,750			\$ 3,500,765
ABGS Middle School	\$ 4,055,492	\$ 1,327,500	\$ 3,604,640	\$ 34,849,992	\$ 7,430,460	\$ 51,268,085
Hempstead High School	\$ 9,780,638	\$ 2,053,000	\$ 2,529,000			\$ 14,362,638
Subtotal	\$ 17,654,336	\$ 7,257,500	\$ 13,069,320	\$ 34,849,992	\$ 7,430,460	\$ 80,261,609

Potential Building Aid	\$ 17,389,521	\$ 7,148,638	\$ 12,873,280	\$ 4,465,131	\$ 7,319,003	\$ 49,195,573	61.29%
Potential Local Share	\$ 264,815	\$ 108,863	\$ 196,040	\$ 30,384,862	\$ 111,457	\$ 31,066,036	38.71%

Roofing		BCS		MS Spatial	
\$ 17,654,336	+	\$ 20,326,820	+	\$ 42,280,453	\$ 80,261,609

Potential Building Aid	\$ 17,389,521	\$ 20,021,918	\$ 11,784,134	\$ 49,195,573	61.29%
Potential Local Share	\$ 264,815	\$ 304,902	\$ 30,479,928	\$ 31,049,645	38.71%

Proposed Level 2

			HS Sports Complex		Total Level 2
Hempstead High School			\$ 6,200,000		\$ 6,200,000

Potential Building Aid			\$ 6,100,000		\$ 6,100,000	98.39%
Potential Local Share			\$ 100,000		\$ 100,000	1.61%

Proposed Level 1 + Level 2

\$ 86,461,609

Potential Building Aid	\$ 17,389,521	\$ 20,021,918	\$ 6,100,000	\$ 11,784,134	\$ 55,295,573	63.95%
Potential Local Share	\$ 264,815	\$ 304,902	\$ 100,000	\$ 30,479,928	\$ 31,149,645	36.05%

Proposition #1

(Roofing + BCS + MS Spatial)



Proposition #2

(HS Athletics Phase 1)



Combined 1 & 2



Hempstead UFSD: Potential Bond: (2) Levers for (2) Propositions

Potential Bond

“B – List”

Phase 2 Bond Defined Scope (\$ 80.3M + \$ 6.2M)

Phase 2 Bond “B-List” If Defined Scope comes in under budget, a “B-List” is an additional +/- \$10M in work scope that can be accomplished, but only if ALL defined scope is accomplished first.

Hempstead UFSD

Additional Information

Student Learning Environments



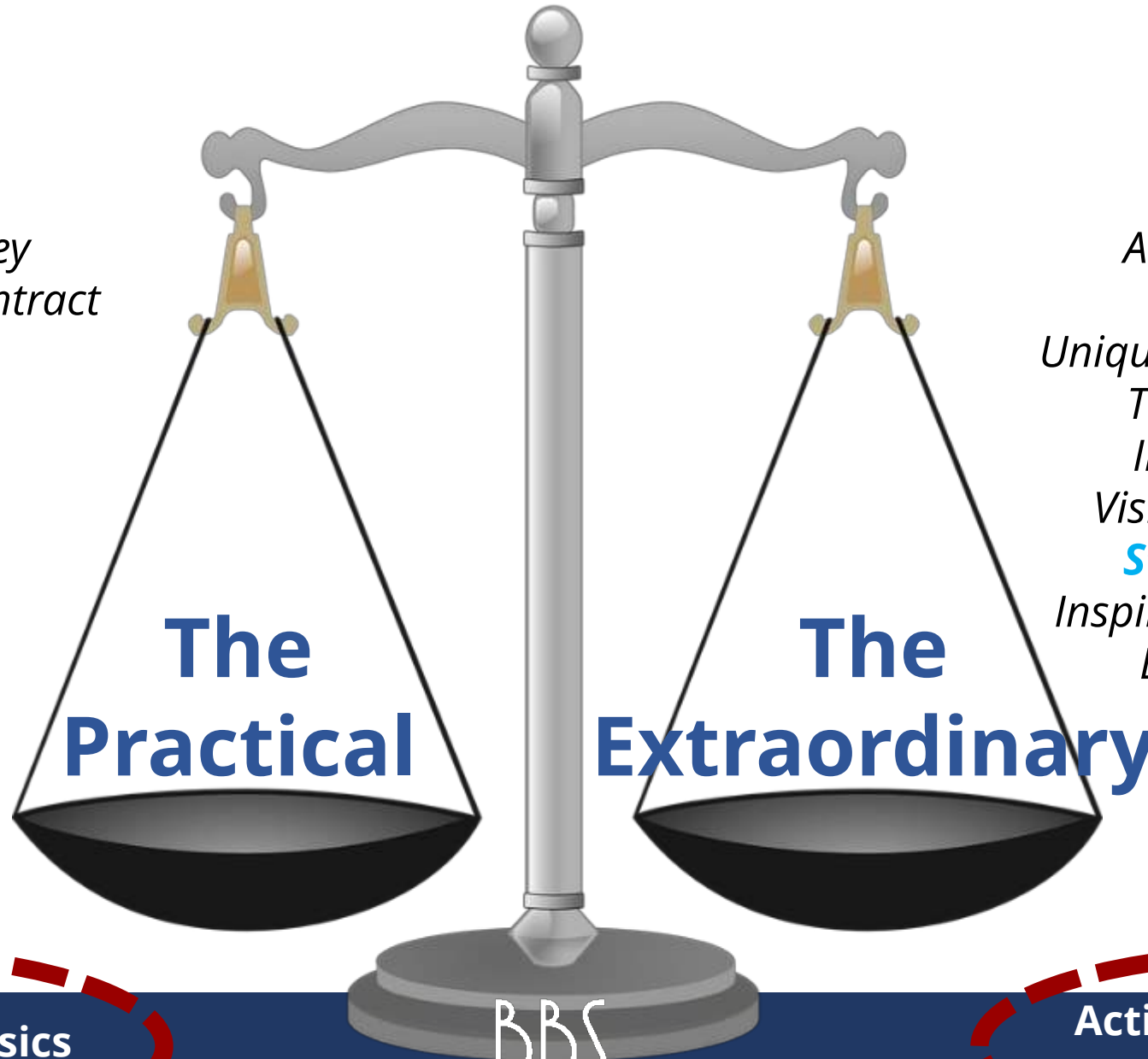
Bigger Picture: The “Why”

To improve the student experience and prepare Hempstead students for bright & successful futures for generations to come! To balance more practical infrastructure projects with making extraordinary spaces for learning.



The Practical: Quantitative

*Building Condition Survey
Energy Performance Contract
Demographic Studies
Engineering Systems
Building Systems
Site & Drainage
Security Measures
Hygiene Protocols
Budgetary Constraints
Codes & Laws
Guidelines & Mandates
Parameters
& Restrictions*



The Extraordinary: Qualitative

*Active Student Learning
Student Engagement
Uniqueness of Each Student
The Student Experience
Innovation & Discovery
Vision & Master Planning
Student-Based Design
Inspirational Environments
Learning Communities
Wellness & Empathy
Opportunities &
Connections
Culture*

Don't forget the basics

BBS
www.BBSARCHITECTURE.com

**Activate the Learning
Environment**

Student-Based Design



Student-Based Learning

Gives us a focus and a starting point for activating spaces and places in the built environment. There is a pluralism of experience, intelligence and opportunity to learn from every student both as an individual and as a member of multiple groups.



Environmental Factors Affecting Every Student Differently

Combinatory
Play

Leads To

Project - Based
Learning



Combinatory Play

A concept introduced by Albert Einstein that puts together unrelated thoughts, topics, images and ways of thinking together to generate new concepts. It allows learners to find new connections between randomly selected objects, words, pictures, ideas, etc. in turn creating new, fun, innovative concepts and ideas. He believed it to be the secret of genius.

Promoting Student Engagement & True Participation

BBS
www.BBSARCHITECTURE.com



STEAM, Maker-Space, Media Studio, Green Screen, etc.

STEAM (Project-Based Learning)



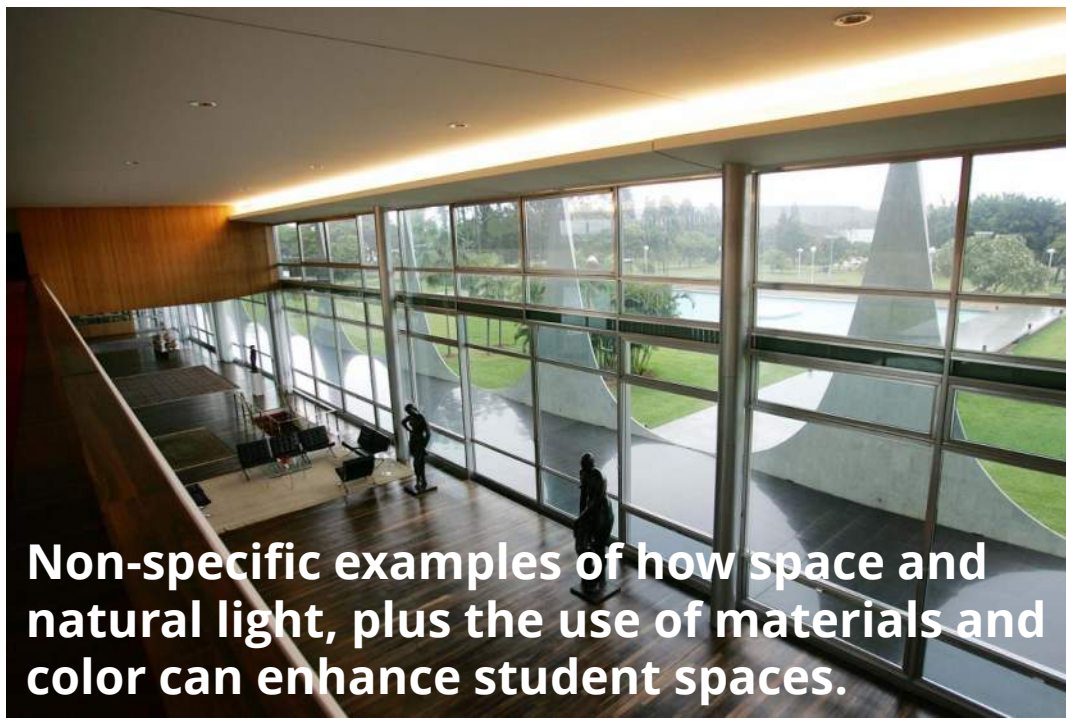
Differing Ways to Create Space and Provide for Collaboration

Current Trends in Learning Environment Design



Open Sense of Space with Gathering & Collaboration Choices

Current Trends in Learning Environment Design



Non-specific examples of how space and natural light, plus the use of materials and color can enhance student spaces.



Hempstead UFSD

Potential Bond Referendum

January 10, 2022



A Vision Forward