

Part 1 of 2 - January

Hempstead UFSD Master Planning Proposal

January 14, 2021 Draft



A Vision Forward

Hempstead UFSD

Rhodes Project



**Phase 1
Master
Plan**



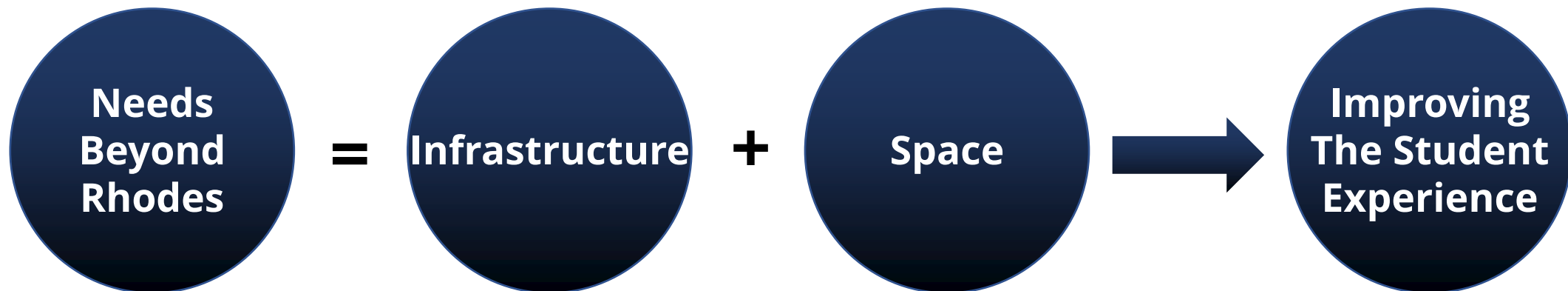






Hempstead UFSD

Facilities & Spatial Needs















Hempstead UFSD

Modular Classrooms, Infrastructure & Educational Space

**Remove
Remaining
Modular
CR's**

**Long-Term
Focus on
District-Owned
Space**

**\$100M
Infrastructure
Work
To Do**

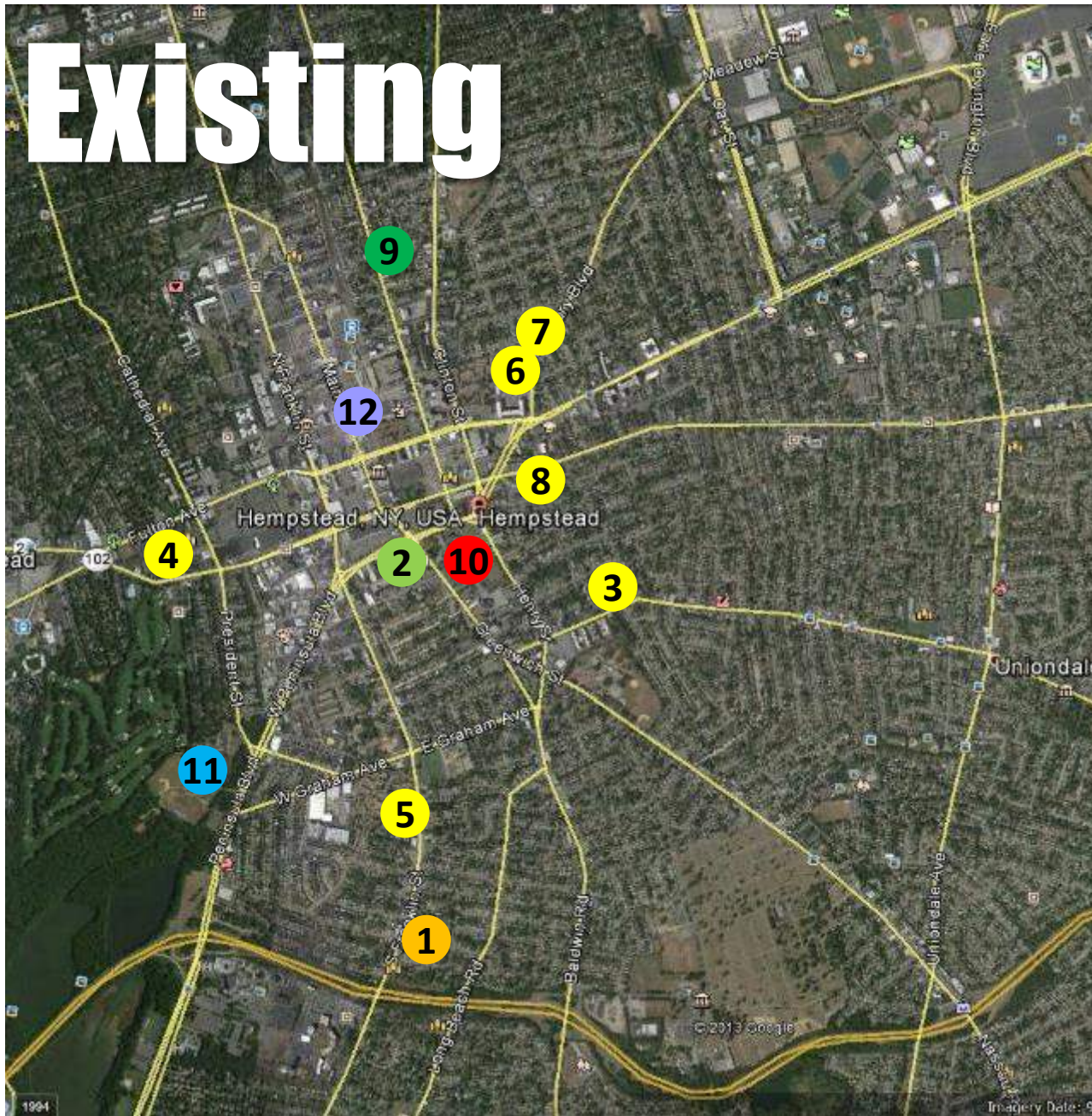
**Provide
Adequate
Space
(Physical)**

**Provide
Educational
Space
Instructional**

Hempstead UFSD

District Buildings

Existing



- 1 Marshall
- 2 (PreK - K) Prospect
- 3 (1-5) Barack Obama
- 4 (1-6) David Paterson
- 5 (1-6) Joseph A. McNeil
- 6 (1-5) Jackson Annex
- 7 (1-5) Jackson Main
- 8 (1-5) Front Street
- 9 Rhodes (will be PK-5)
- 10 (6-8) ABGS Middle School
- 11 (9-12) Hempstead HS
- 12 100 Main

Hempstead UFSD

District Planning Guidelines

Overall Hempstead UFSD Planning Guidelines



Rhodes will be open for Elementary Students in 2021.



Plan for Marshall to be closed; Consider as a future site for District Administration.



Plan for Jackson Annex to be closed; Consider as future site for District Administration, Playfields for Jackson Main, or as a New 6th Grade Center.



**Long Term Plan to end the lease at the Front St School, Convent Building & 100 Main;
Short Term Plan to potentially use Front Street for 6th Grade.**



(PK-5) Elementary Schools to be considered for Student Use:

- | | |
|----------------|---|
| 1 Prospect | (will need catchment area defined with other five elementary schools) |
| 2 Rhodes | (will need catchment area defined with other five elementary schools) |
| 3 Jackson Main | (will need catchment area defined with other five elementary schools) |
| 4 McNeil | (will need catchment area defined with other five elementary schools) |
| 5 Obama | (will need catchment area defined with other five elementary schools) |
| 6 Paterson | (will need catchment area defined with other five elementary schools) |

Note: All elementary schools will be evaluated based upon their building and site's ability to house students and function as schools of excellence with proper classrooms, support rooms, art, music, media, STEAM, gyms, kitchens/ cafeterias, etc. New catchment areas should probably "follow" relative school capacities.



Eliminate remaining modular classrooms at Marshall, Obama, Paterson and ABGS MS.

Overall Hempstead UFSD Planning Guidelines



Use Hempstead UFSD “Standard Practice” Maximum Class Size Policy

(Pre-Kindergarten)	(18) Students per Classroom Section Maximum	(NYSED = 18)
(Grades K-3)	(22) Students per Classroom Section Maximum	(NYSED = 27)
(Grades 4-6)	(25) Students per Classroom Section Maximum	(NYSED = 27)
(Grades 7-8)	(25) Students per Classroom Section Maximum	(NYSED = 30)
(Grades 9-12)	(30) Students per Classroom Section Maximum	(NYSED = 30)



Plan for 85% Utilization of all Student Spaces when calculating Target Capacities.



Use LRPS Projected Enrollments from (2024-2025) School Year for Design Targets.



Consider Multiple Overall District Configurations for Future Planning.

- A (PK-5)/ (6-8)/ (9-12)
- B (PK-5)/ (6)/ (7-8)/ (9-12)
- C (PK-5)/ (6)/ (7-9)/ (10-12)
- D (PK-5)/ (6)/ (7-12)

Note: A (PK-6) configuration would be too much for six (6) Buildings to accommodate.



Special consideration should be given to Next Millennium Design, that incorporates the best of 21st Century Design with added sensibility for a post-COVID world.

COMPREHENSIVE LONG RANGE PLANNING STUDY

HEMPSTEAD

Union Free School District

DEMOGRAPHIC, ENROLLMENT & FACILITIES ANALYSIS

2019-20

Hempstead Union Free School District

MISSION STATEMENT

The mission of the Hempstead School District, a Long Island Model suburban-urban culturally diverse public school system, is to ensure that students achieve personal growth and academic success and become productive citizens in a global society, by engaging students, staff, family and community in a comprehensive, challenging curriculum and effective instructional program which responds to each student's needs and aspirations in a safe and nurturing environment.

Appendix "A" Page A-5

HEMPSTEAD UNION FREE SCHOOL DISTRICT PROJECTED ENROLLMENT											
GRADE	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	Actual										
PRE-KINDERGARTEN	288	299	276	282	283	282	281	280	280	280	279
KINDERGARTEN	428	414	422	404	396	398	398	396	395	394	394
FIRST	471	472	456	465	445	436	439	439	436	435	434
SECOND	513	463	464	448	457	437	429	431	431	429	428
THIRD	532	489	442	443	427	436	417	409	411	411	409
FOURTH	625	518	476	431	432	416	425	406	398	400	400
FIFTH	604	603	500	459	416	417	401	410	392	384	386
SIXTH	612	556	555	461	423	383	384	369	378	361	354
SEVENTH	474	581	528	527	438	402	364	365	350	359	343
EIGHTH	466	475	582	529	528	439	402	364	365	350	359
NINTH	476	492	502	615	559	558	464	424	384	385	370
TENTH	484	517	534	545	668	607	606	504	460	417	418
ELEVENTH	460	459	490	506	517	633	575	574	478	436	395
TWELFTH	636	576	575	613	633	647	792	720	718	598	546
UNGRADED	69	75	74	73	72	70	69	66	64	61	59
TOTAL K - 12	6,850	6,690	6,600	6,519	6,411	6,279	6,165	5,877	5,660	5,420	5,295
CHANGE		-160	-90	-81	-108	-132	-114	-288	-217	-240	-125
% CHANGE		-2.3%	-1.3%	-1.2%	-1.7%	-2.1%	-1.8%	-4.7%	-3.7%	-4.2%	-2.3%
TOTAL PK - 12	7,138	6,989	6,876	6,801	6,694	6,561	6,446	6,157	5,940	5,700	5,574

Planning

Implementation

Commence Occupancy

2024 Target Projections	
(Pre-K)	282
(K-5)	2,540
(6-8)	1,224
(9-12)	2,445
Ungraded	70
Total	6,561

Overall Hempstead UFSD Planning Guidelines



Use NYSED Guidelines for Space to determine which spaces generate capacity, as affected by program, available square footage, and requirements for egress, natural light and ventilation plus all applicable NYS Building Codes.



The Western Suffolk BOCES LRPS Draft incorporated modular classrooms into its capacity calculations, including those modular classrooms to be removed at Jackson Annex, Jackson Main and McNeil as a part of the Rhodes Bond. Future Studies will not continue to incorporate these modular classrooms into capacity calculations.



The Western Suffolk BOCES LRPS Draft incorporated some classroom spaces for capacity calculations that are less than the required 550 square feet in size. Future Studies will not continue to incorporate these spaces into elementary capacity calculations.



The Western Suffolk BOCES LRPS Draft incorporated existing Art, Music, Support, and P.E. spaces into elementary school capacity calculations. Future Studies will not continue to incorporate these spaces into capacity calculations.

Hempstead UFSD

Thoughts about New Buildings



201 President St. Hempstead, NY 11550, USA

Google earth

Imagery Date: 3/6/2012 40°44'46.09"N 73°17'55.02"W elev: 38 ft eye alt: 244 ft

Hempstead UFSD

Potential Cost of New Buildings

**Costs
Affect Big
Decisions**

**New MS
+/- \$155M
to \$250M**

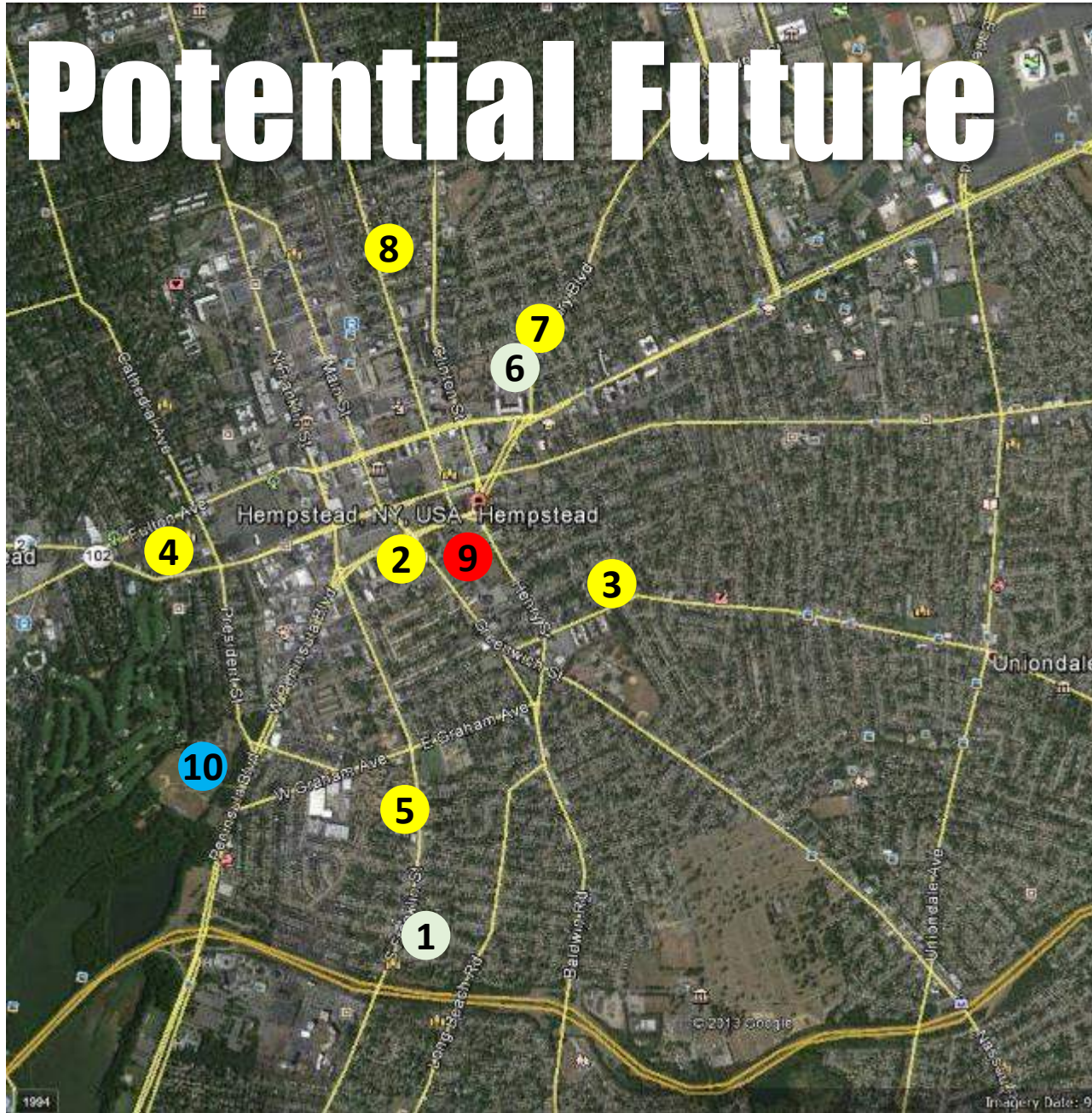
**New
(9-12) HS
+/- \$430M**

Hempstead UFSD

Long Term Options



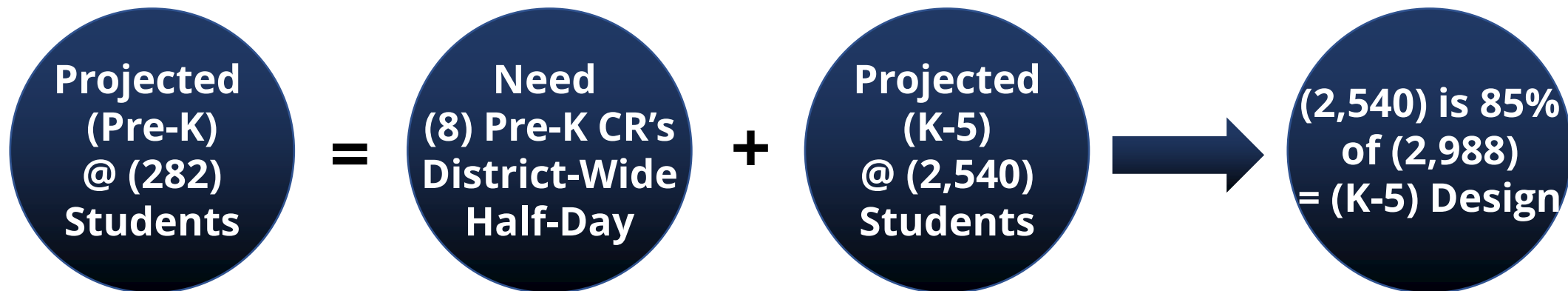
Potential Future



- 1 Marshall (Admin)
- 2 (PK-5) Prospect
- 3 (PK-5) Barack Obama
- 4 (PK-5) David Paterson
- 5 (PK-5) Joseph A. McNeil
- 6 Jackson Annex (Admin) or (Grade 6 Center)
- 7 (PK-5) Jackson Main
- 8 (PK-5) Rhodes
- 9 (6-8) MS or (7-8) or (7-9) or (7-12)
- 10 (9-12) HS or (10-12) or (7-12)

Hempstead UFSD

(PK-5) Elementary Schools



Prospect

(365) (K-5) Students + (18) (Pre-K) = 1 CR



No Additions

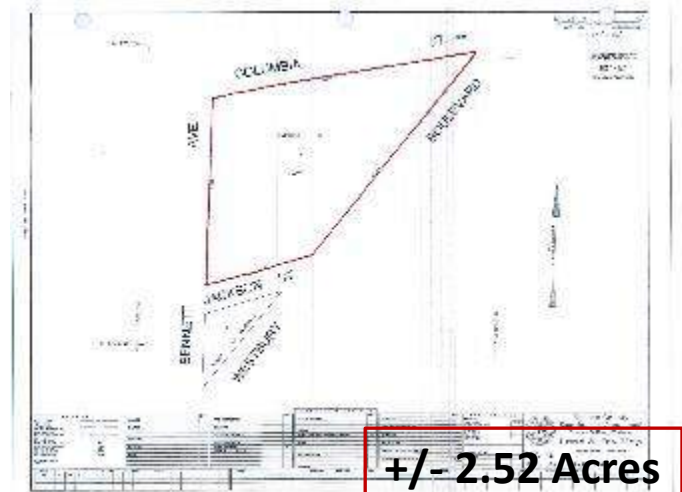


Jackson Main

(232) (K-5) Students + (18) (Pre-K) = 1 CR



+ Cafeteria + Kitchen + Music



Joseph A. McNeil

**(472) (K-5) Students
+ (36) (Pre-K) = 2 CR**



+ 4 Support + 1 Pre-K + STEAM

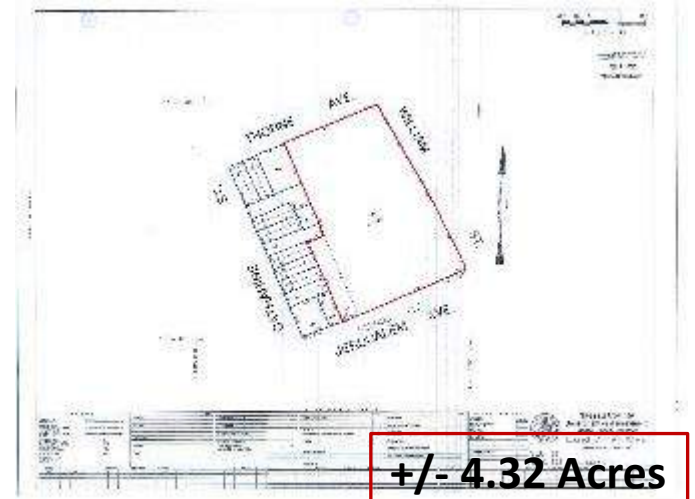


Barack Obama

(365) (K-5) Students + (18) (Pre-K) + 1 CR



+ 4 Support + 1 Pre-K + 1 SPED + Music + Art + STEAM + Kitchen + Cafeteria

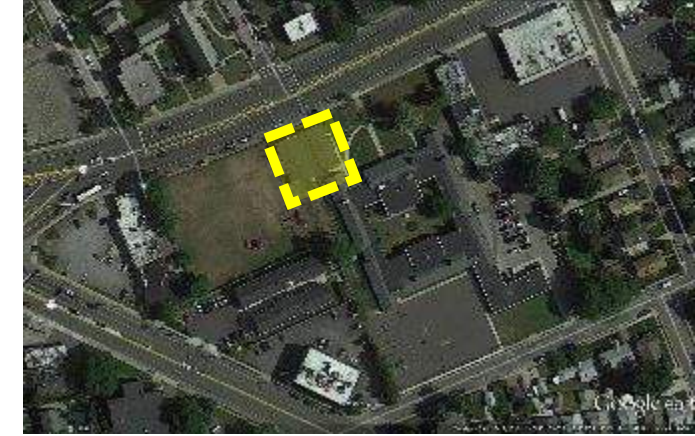


David Paterson

[495] (K-5) Students + (18) (Pre-K) = 1 CR



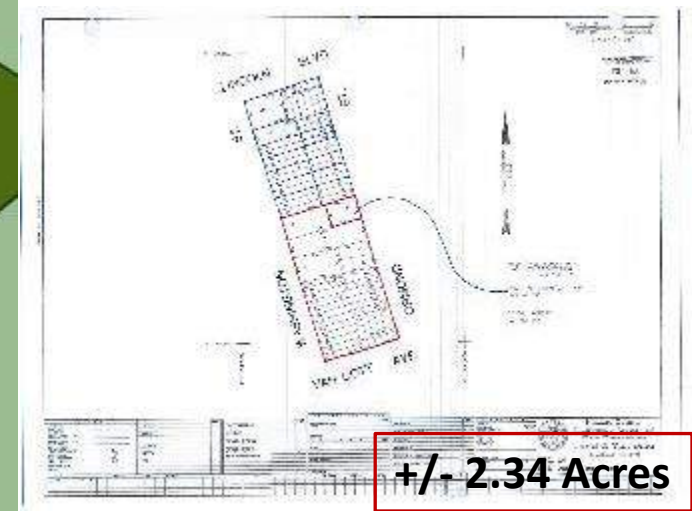
**+2 SPED + 6 Support + 1 PreK + 4 K
+ Music + STEAM + Kitchen + Cafeteria**



+/- 4.03 Acres

Rhodes

**[612] (K-5) Students
+ [36] (Pre-K) = 2 CR**



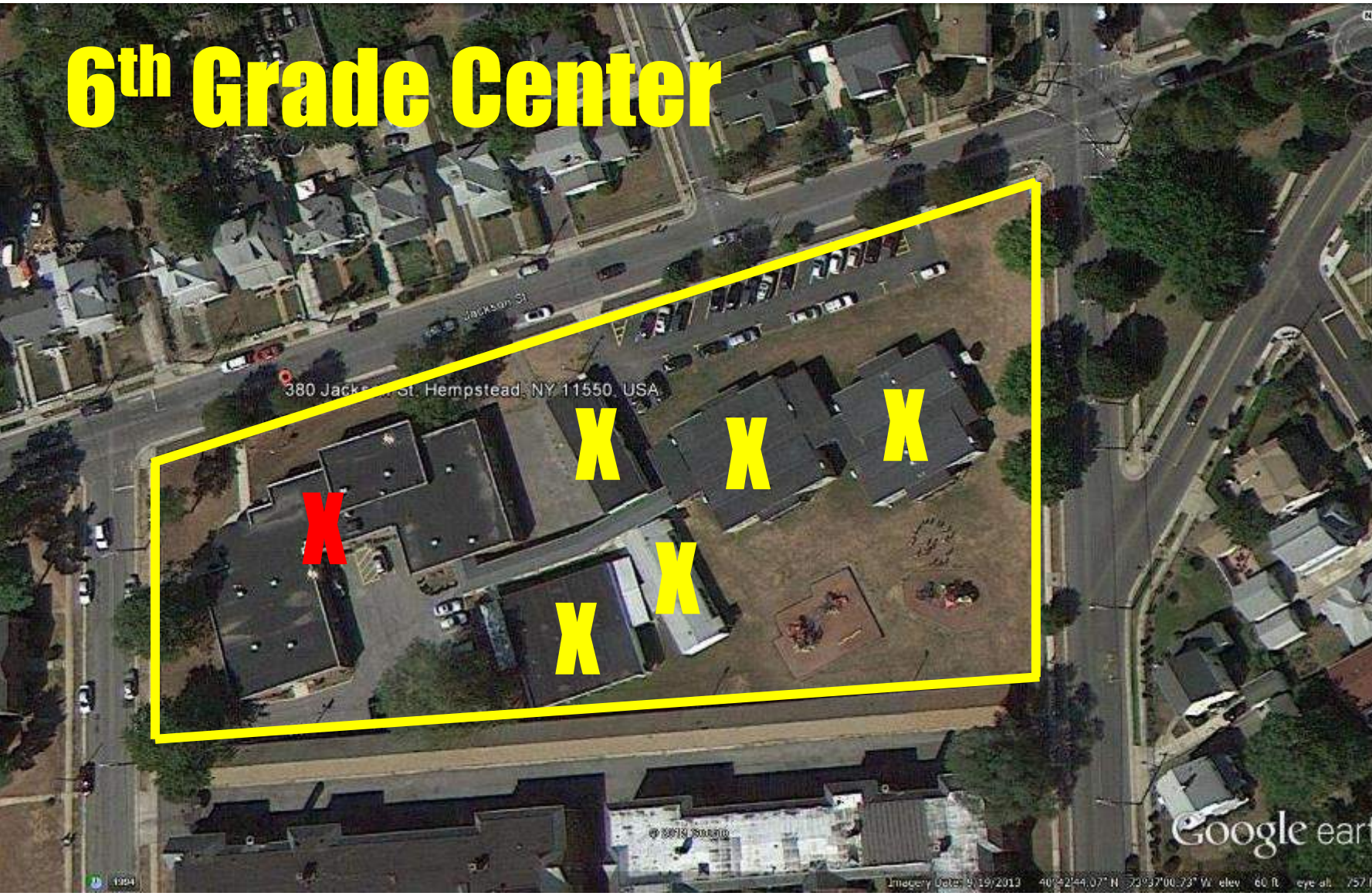
+/- 2.34 Acres

Hempstead UFSD

Grade 6 @ Jackson Annex

Jackson Annex School

6th Grade Center



New Grade 6 @ Jackson Annex

LRPS 2024 Enrollment Projection	383 Students	/85% =	450 Design Enrollment	
Size of New Building	450 Students	@	150 GSF/Student =	67,500 GSF
Cost of New Building	67,500 GSF	@	\$ 800 per GSF =	\$ 54,000,000
Cost to Demolish Jackson Annex	12,700 GSF	@	\$ 100 per GSF =	\$ 1,270,000
Total Project Cost				\$ 55,270,000

Hempstead UFSD

Middle School

	RM #	CURRENT UTILIZATION		SQUARE FOOTAGE		(SED) SF/ STUDENT	(SED) SF CAL'C	(HUFSD) MAX. PER SECTION	CAPACITY (STUDENTS)
1	132	Grades (6-8)		804	sf @	26	30.9	25	25
2	134	Grades (6-8)		764	sf @	26	29.4	25	25
3	149	Grades (6-8)		743	sf @	26	28.6	25	25
4	147	Grades (6-8)		752	sf @	26	28.9	25	25
5	145	Grades (6-8)		761	sf @	26	29.3	25	25
6	143	Grades (6-8)		761	sf @	26	29.3	25	25
7	130	Grades (6-8)		870	sf @	26	33.5	25	25
8	143	Special Education CR		752	sf			8	8
9	145	Special Education CR		761	sf			8	8
10	7001	Special Education CR		638	sf			8	8
11	101 (Suite 1)	Grades (6-8)	SCI	787	sf @	30	26.2	25	25
12	102 (Suite 1)	Grades (6-8)		922	sf @	26	35.5	25	25
13	103 (Suite 1)	Grades (6-8)		776	sf @	26	29.8	25	25
14	104 (Suite 1)	Grades (6-8)		882	sf @	26	33.9	25	25
15	105 (Suite 1)	Grades (6-8)		824	sf @	26	31.7	25	25
16	106 (Suite 2)	Grades (6-8)	SCI	883	sf @	30	29.4	25	25
17	107 (Suite 2)	Grades (6-8)		827	sf @	26	31.8	25	25
18	108 (Suite 2)	Grades (6-8)		779	sf @	26	30.0	25	25
19	109 (Suite 2)	Grades (6-8)		832	sf @	26	32.0	25	25
20	110 (Suite 2)	Grades (6-8)		838	sf @	26	32.2	25	25
21	111 (Suite 3)	Grades (6-8)	SCI	918	sf @	30	30.6	25	25
22	112 (Suite 3)	Grades (6-8)		845	sf @	26	32.5	25	25
23	113 (Suite 3)	Grades (6-8)		774	sf @	26	29.8	25	25
24	114 (Suite 3)	Grades (6-8)		867	sf @	26	33.3	25	25
25	115 (Suite 3)	Grades (6-8)		870	sf @	26	33.5	25	25
26	116 (Suite 4)	Grades (6-8)	SCI	836	sf @	30	27.9	25	25
27	117 (Suite 4)	Grades (6-8)		891	sf @	26	34.3	25	25
28	118 (Suite 4)	Grades (6-8)		764	sf @	26	29.4	25	25
29	119 (Suite 4)	Grades (6-8)		877	sf @	26	33.7	25	25
30	120 (Suite 4)	Grades (6-8)		703	sf @	26	27.0	25	25
31	121 (Suite 5)	Grades (6-8)	SCI	906	sf @	30	30.2	25	25
32	122 (Suite 5)	Grades (6-8)		824	sf @	26	31.7	25	25
33	123 (Suite 5)	Grades (6-8)		805	sf @	26	31.0	25	25
34	124 (Suite 5)	Grades (6-8)		929	sf @	26	35.7	25	25
35	125 (Suite 5)	Grades (6-8)		778	sf @	26	29.9	25	25
36	126 (Suite 6)	Grades (6-8)	SCI	906	sf @	30	30.2	25	25
37	127 (Suite 6)	Grades (6-8)		859	sf @	26	33.0	25	25
38	128 (Suite 6)	Grades (6-8)		680	sf @	26	26.2	25	25
39	129 (Suite 6)	Grades (6-8)		924	sf @	26	35.5	25	25
40	132	Grades (6-8)		843	sf @	26	32.4	25	25
41	204	Grades (6-8)		687	sf @	26	26.4	25	25
42	206	Grades (6-8)		687	sf @	26	26.4	25	25
43	208	Grades (6-8)		687	sf @	26	26.4	25	25
44	212	Grades (6-8)		653	sf @	26	25.1	25	25
45	213	Grades (6-8)		687	sf @	26	26.4	25	25
46	215	Grades (6-8)		687	sf @	26	26.4	25	25
47	217	Grades (6-8)		1,091	sf @	30	36.4	25	25
48		CLASSROOMS SUBTOTAL					100% Capacity		1,124

			CAPACITY (STUDENTS)
49	135	Life Skills	Capacity from WSBoces LRPS 4
50	138	Music	Capacity from WSBoces LRPS 25
51	140	F&CS	Capacity from WSBoces LRPS 15
52	150	Band	Capacity from WSBoces LRPS 117
53	151	Chorus	Capacity from WSBoces LRPS 55
54	Gym	Boys Gym	Capacity from WSBoces LRPS 60
55	201	Art	Capacity from WSBoces LRPS 18
56	202	Computer Room	Capacity from WSBoces LRPS 20
57	203	Art	Capacity from WSBoces LRPS 19
58	205	Music	Capacity from WSBoces LRPS 33
59	207	Technology/ Shop	Capacity from WSBoces LRPS 14
60	209	Art	Capacity from WSBoces LRPS 23
61	Gym	Girls Gym	Capacity from WSBoces LRPS 30
62		WSBOCES OTHER SPACES (ART, GYM, MUSIC, ETC.)	100% Capacity 433

63	Design Load Derived from 2024 (7-8) Projected Enrollment	63.55%	989
64	Design Load Derived from 2024 (6-8) Projected Enrollment	92.49%	1,440
65	Design Load Derived from 2024 (7-9) Projected Enrollment	105.71%	1,646

66	Based Upon Listed Utilization	100.00%	1,557
67	Based Upon Listed Utilization	90.00%	1,401
68	Based Upon Listed Utilization	85.00%	1,323

69	NYSED Formula for Junior HS [(100% - 200)/1.16]		1,170
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The Target Enrollment for The ABGS Middle School Building Scheduled as a Junior HS Without the Modular Classrooms is (1,323) students.

Middle School ADD/ALT (6-8)

LRPS 2024 Enrollment Projection	1,224 Students	/85% =	1,440 Design Enrollment	
Current Target Capacity	1,323 Students			
Deficit in Student Accommodations	-117 Students			
Size of New Building Building Additions	117 Students	@	150 GSF/Student =	17,550 GSF
Cost of New Additions	17,550 GSF	@	\$ 800 per GSF =	\$ 14,040,000
Remove Existing Modular Classrooms	14 CR's	@	\$ 40,000 per CR =	\$ 560,000
Total Project Cost				\$ 14,600,000

Middle School NEW (6-8)

LRPS 2024 Enrollment Projection	1,224 Students	/85% =	1,440 Design Enrollment	
Size of New Building	1,440 Students	@	175 GSF/Student =	252,000 GSF
Cost of New Building	252,000 GSF	@	\$ 800 per GSF =	\$ 201,600,000
Cost to Demolish ABGS MS	173,118 GSF	@	\$ 97 per GSF =	\$ 16,792,446
Total Project Cost				\$ 218,392,446

Middle School ADD/ALT (7-8)

LRPS 2024 Enrollment Projection	841 Students	/85% =	989 Design Enrollment	
Current Target Capacity	1,323 Students			
Excess in Student Accommodations	334 Students			
Size of New Building Building Additions	0 Students	@	150 GSF/Student =	0 GSF
Cost of New Additions	0 GSF	@	\$ 800 per GSF =	\$ -
Remove Existing Modular Classrooms	14 CR's	@	\$ 40,000 per CR =	\$ 560,000
Total Project Cost				\$ 560,000

Middle School NEW (7-8)

LRPS 2024 Enrollment Projection	841 Students	/85% =	989 Design Enrollment	
Size of New Building	989 Students	@	175 GSF/Student =	173,147 GSF
Cost of New Building	173,147 GSF	@	\$ 800 per GSF =	\$ 138,517,647
Cost to Demolish ABGS MS	173,118 GSF	@	\$ 97 per GSF =	\$ 16,792,446
Total Project Cost				\$ 155,310,093

Middle School ADD/ALT (7-9)

LRPS 2024 Enrollment Projection	1,399 Students	/85% =	1,646 Design Enrollment	
Current Target Capacity	1,323 Students			
Deficit in Student Accommodations	-323 Students			
Size of New Building Building Additions	323 Students	@	150 GSF/Student =	48,432 GSF
Cost of New Additions	48,432 GSF	@	\$ 800 per GSF =	\$ 38,745,882
Remove Existing Modular Classrooms	14 CR's	@	\$ 40,000 per CR =	\$ 560,000
Total Project Cost				\$ 39,305,882

Middle School NEW (7-9)

LRPS 2024 Enrollment Projection	1,399 Students	/85% =	1,646 Design Enrollment	
Size of New Building	1,646 Students	@	175 GSF/Student =	288,029 GSF
Cost of New Building	288,029 GSF	@	\$ 800 per GSF =	\$ 230,423,529
Cost to Demolish ABGS MS	173,118 GSF	@	\$ 97 per GSF =	\$ 16,792,446
Total Project Cost				\$ 247,215,975

Hempstead UFSD

High School

V CURRENT BUILDING UTILIZATION (2019 - 2020)

86	FIRST FLOOR	25	TS	Teaching Stations	718	CAPACITY @ 100%
87	SECOND FLOOR	22	TS	Teaching Stations	578	CAPACITY @ 100%
88	THIRD FLOOR	15	TS	Teaching Stations	398	CAPACITY @ 100%
89	FOURTH FLOOR	1	TS	Teaching Stations	30	CAPACITY @ 100%
90	OVERALL	63	TS	Teaching Stations	1,724	CAPACITY @ 100%

VI CURRENT BUILDING UTILIZATION (2019 - 2020) - S.E.D. CAPACITY CALCULATION

91		1,724	100% CAPACITY
92		-200	SUBTRACT 200
93	CAPACITY BASED UPON (SED) FORMULA = ((100% CAPACITY)-(200))/(1.16))	1,524	SUBTOTAL
94	FOR CURRENT UTILIZATION (2019 - 2020)	1.16	DIVIDE BY 1.16
95		1,314	RESULT (SED CALCULATED CAPACITY)

VII CURRENT ENROLLMENT (2019 - 2020) & S.E.D. CAPACITY CALCULATION

96	121.11%	2,088	CURRENT ENROLLMENT AS OF (2019-2020)
97	100.00%	1,724	100% CAPACITY BASED UPON CURRENT UTILIZATION
98	90.00%	1,552	90% CAPACITY BASED UPON CURRENT UTILIZATION
99	85.00%	1,465	85% CAPACITY BASED UPON CURRENT UTILIZATION
100	76.21%	1,314	SED CALCULATED CAPACITY BASED UPON CURRENT UTILIZATION

**The Target Enrollment for
The Hempstead High School
Building as Utilized in (2019 – 2020)
is (1,465) students.**

High School ADD/ALT (9-12)

LRPS 2024 Enrollment Projection	2,445 Students	/85% =	2,876 Design Enrollment
Current Target Capacity	1,465 Students		
Deficit in Student Accommodations	-1,411 Students		

Size of New Building Building Additions	1,411 Students	@	150 GSF/Student =	211,721 GSF
Cost of New Additions	211,721 GSF	@	\$ 800 per GSF =	\$ 169,376,471
Total Project Cost				\$ 169,376,471

High School ADD/ALT (10-12)

LRPS 2024 Enrollment Projection	1,887 Students	/85% =	2,220 Design Enrollment
Current Target Capacity	1,465 Students		
Deficet in Student Accommodations	-755 Students		

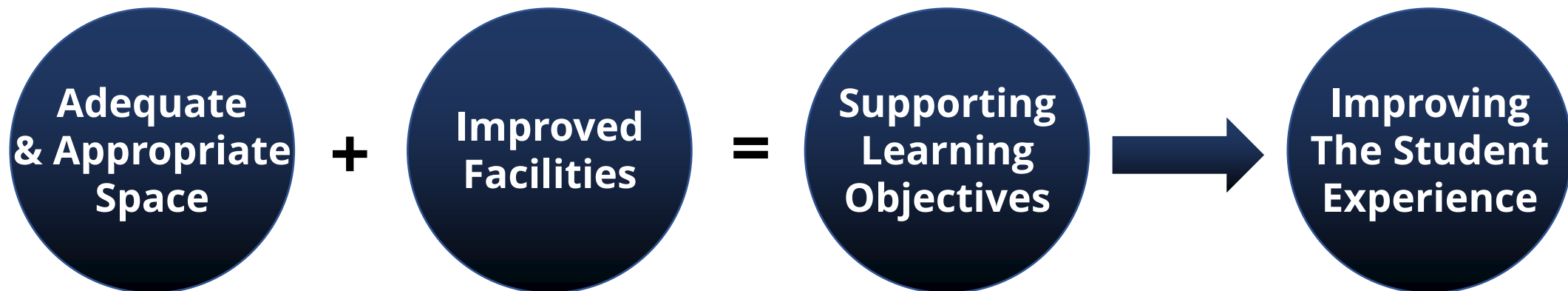
Size of New Building Building Additions	755 Students	@	150 GSF/Student =	113,250 GSF
Cost of New Additions	113,250 GSF	@	\$ 800 per GSF =	\$ 90,600,000
Total Project Cost				\$ 90,600,000

HS & MS ADD/ALT 2 (7-12)

LRPS 2024 Enrollment Projection	3,286 Students	/85% =	3,866 Design Enrollment	
Current Target Capacity - MS	1,323 Students			
Current Target Capacity - HS	1,465 Students			
Current Combined Target Capacity	2,788 Students			
Deficit in Student Accommodations	-1,078 Students			
Size of New Building Building Additions	1,078 Students	@	150 GSF/Student =	161,682 GSF
Cost of New Additions	161,682 GSF	@	\$ 800 per GSF =	\$ 129,345,882
Total Project Cost				\$ 129,345,882

Hempstead UFSD

Student-Based Learning



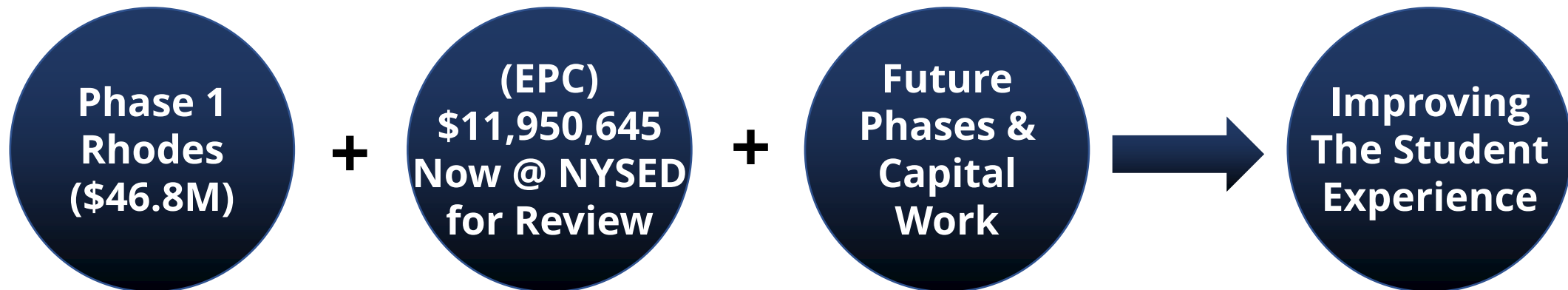
		One	Two	Three	Four	Five	Six	Seven
(PK-5)	Add/Alt	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000
Grade 6	New		\$ 55,231,900	\$ 55,231,900	\$ 55,231,900	\$ 55,231,900		\$ 55,231,900
(6-8)	Add/Alt	\$ 14,600,000						
(6-8)	New						\$ 218,392,446	
(7-8)	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?	Grade 6 Ctr	Grade 6 Ctr	Grade 6 Ctr	Grade 6 Ctr	Admin?	Grade 6 Ctr
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

Hempstead UFSD

A Phased Approach



Hempstead UFSD

Costs & Building Aid



Potential Phase 2 Example



**District-Wide
Roofing
Projects**

**District-Wide
Infrastructure
Projects**

**ABGS MS
Spatial
Improvements**

**Bond
Referendum
Amount**

Potential Phase 2 Example



**Potential
NYSED
Building Aid**

+



**Potential
Local
Tax Share**

=



**Total Bond
Referendum
Vote Amount**

Debt Service is being developed by the School District's Business Office based upon a \$75M potential 2021 vote with five (5) phased borrowings of \$15M in 2022, 2024, 2026, 2028 & 2030.

Hempstead UFSD

Timing for Phase 2



Potential Phase 2 Bond Timeline

Jan – Dec 2020

District Develop Potential Options
Western Suffolk BOCES Long Range Planning Study Draft Completed

Jan. 14, 2021

Update to Board of Education

January 2021

Bond Committee Formed to Discuss Potential Phase 2 Bond Scope

February 2021

Bond Committee Meets to Discuss Potential Phase 2 Bond Scope

Bond Updates at Board of Education Meeting

District Hires SEQRA Consultant/ Consult Bond Counsel

March 2021

Bond Committee Meets to Discuss Potential Phase 2 Bond Scope

Bond Updates at Board of Education Meeting

April 2021

Bond Committee Meets to Discuss Potential Phase 2 Bond Scope

Bond Updates at Board of Education Meeting

May 2021

Bond Committee Presents Recommendation to Board of Education

June 2021

Board of Education Finalizes Potential Bond Scope

July 2021

Completion of SEQRA & Bond Counsel Work

August 2021

Board of Education adopts SEQRA Resolution & Resolution for Bond Referendum

September 2021

Additional Public Meetings & Bond Campaign

October 2021

Potential Bond Referendum Vote (45 + Days after BOE Resolutions in August)

Summer 2022

District-Wide Roofing & Infrastructure Work Begins

September 2024

Additions & Alterations Begin Occupancy

Hempstead UFSD

Hempstead UFSD Comments

Q & A

Hempstead UFSD

Master Planning Update

January 14, 2021 Draft



A Vision Forward



Part 2 of 2 - March

Hempstead UFSD Bond Committee #1

March 22, 2021 Draft



A Vision Forward

Potential Phase 2 Example

As presented at the January 14, 2021 Board of Education Meeting



**District-Wide
Roofing
Projects**

**District-Wide
Infrastructure
Projects**

**ABGS MS
Spatial
Improvements**

**Bond
Referendum
Amount**

Major Infrastructure Categories

☒ **Roofing Replacement**

☒ **Codes & Safety**

☒ **HVAC**

☒ **Window Replacements**

☒ **Site Work**

☒ **Miscellaneous**

Obama, Paterson, Jackson Annex, Jackson Main, McNeil, Marshal, MS, HS, MS Office Building Codes, ADA, Egress Requirements, Structural Repairs, etc.

Heating, Cooling, Ventilation, Fresh Air, Clean Air, etc.

Obama, Paterson, Jackson Annex, Jackson Main, McNeil, Marshall, MS, MS Office

Paving, Curbing, Drainage, Fencing, Lighting, Signage, etc.

Other Project Categories (flooring, ceilings, etc.)

Why Now?

District-Wide Roofing & Other Infrastructure Projects

Roofing Project Costs

Barack Obama	\$ 786,817
David Paterson	\$ 2,067,501
Jackson Annex	\$ 662,701
Jackson Main	\$ 423,873
Joseph McNeil	\$ 540,015
Marshal	\$ 468,254
ABGS MS (partial)	\$ 4,055,492
High School	\$ 9,780,638
MS Office	\$ 189,558
Total Roofing	\$ 18,974,849

District-Wide Roofing Projects – Refined Scope Since January (<\$20M)

Infrastructure Project Costs

Codes & Safety	\$	TBD
----------------	----	-----

HVAC	\$	TBD
------	----	-----

Window Replacements	\$	TBD
---------------------	----	-----

Site Work	\$	TBD
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Miscellaneous	\$	TBD
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Total Other Infrastructure	\$	35,000,000 (variable with MS Spatial)
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Projects within each category will be prioritized from 1 to 5, with Priority 1 being the most important.

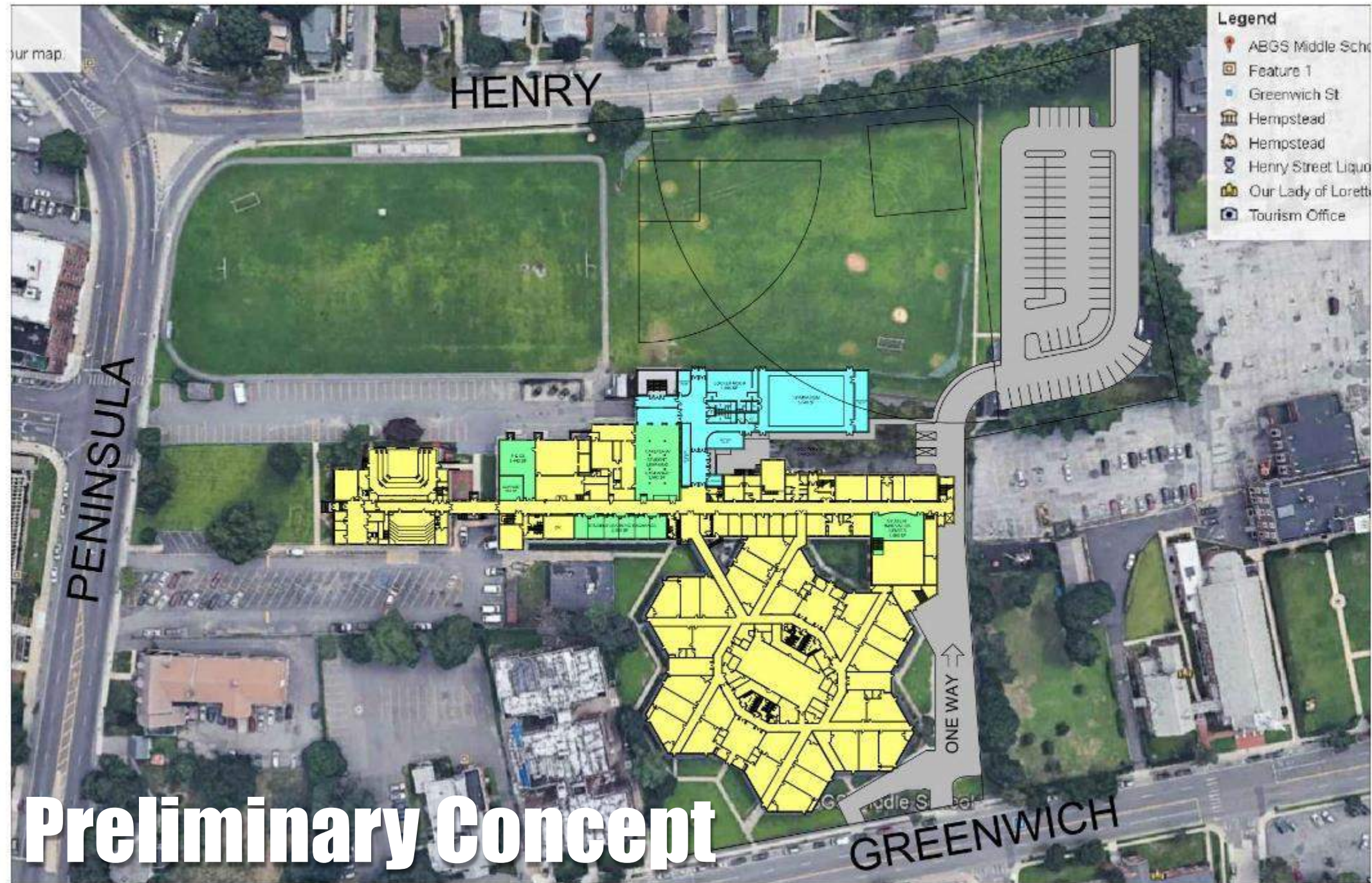
District-Wide Infrastructure Projects – Maximum Scope \$35M

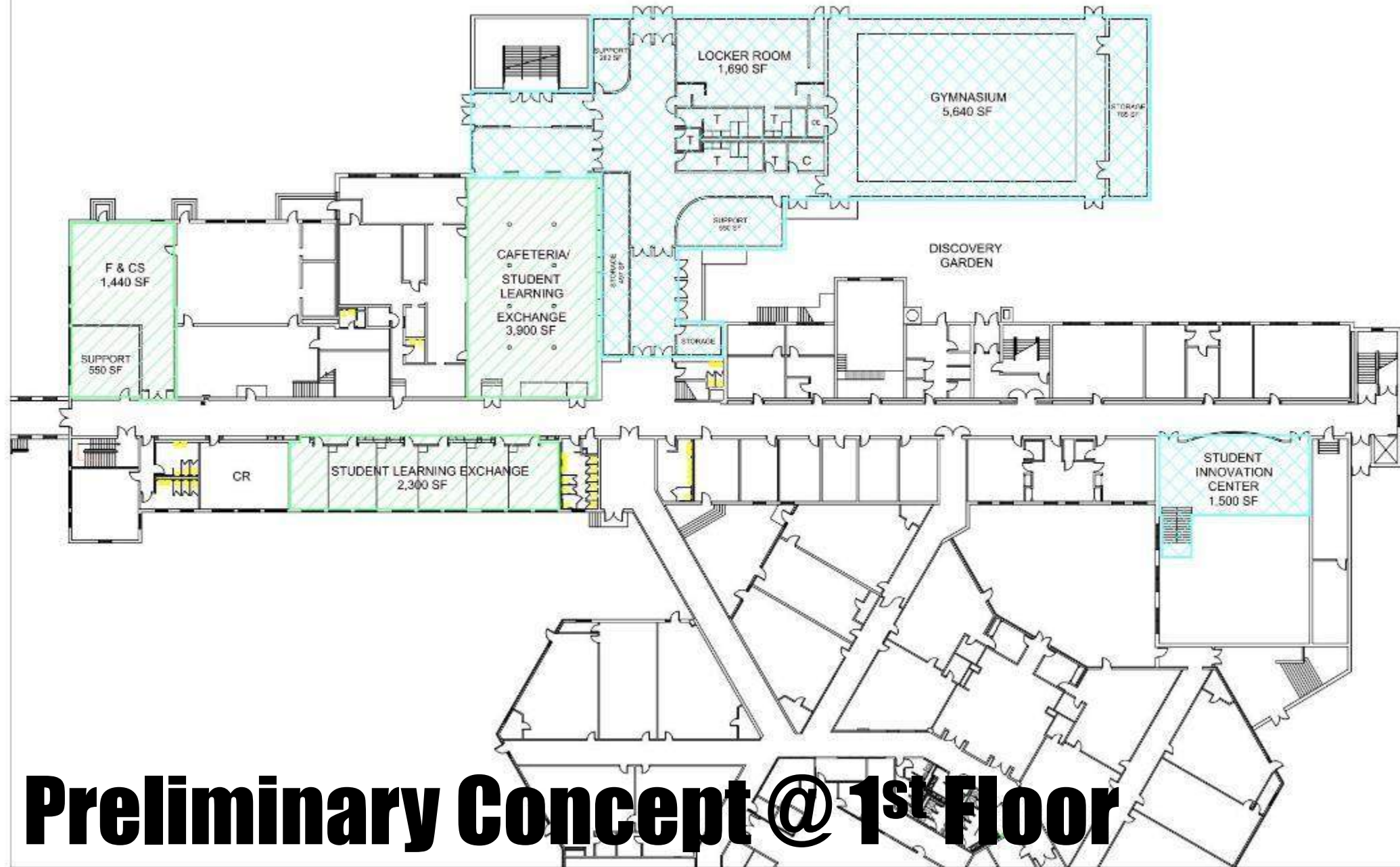
ABGS Middle School Goals

- ☒ **Remove Modular Classrooms**
- ☒ **Provide Access to Henry Street**
- ☒ **Create Additional Classroom Space**
- ☒ **Create Innovative Learning Spaces**

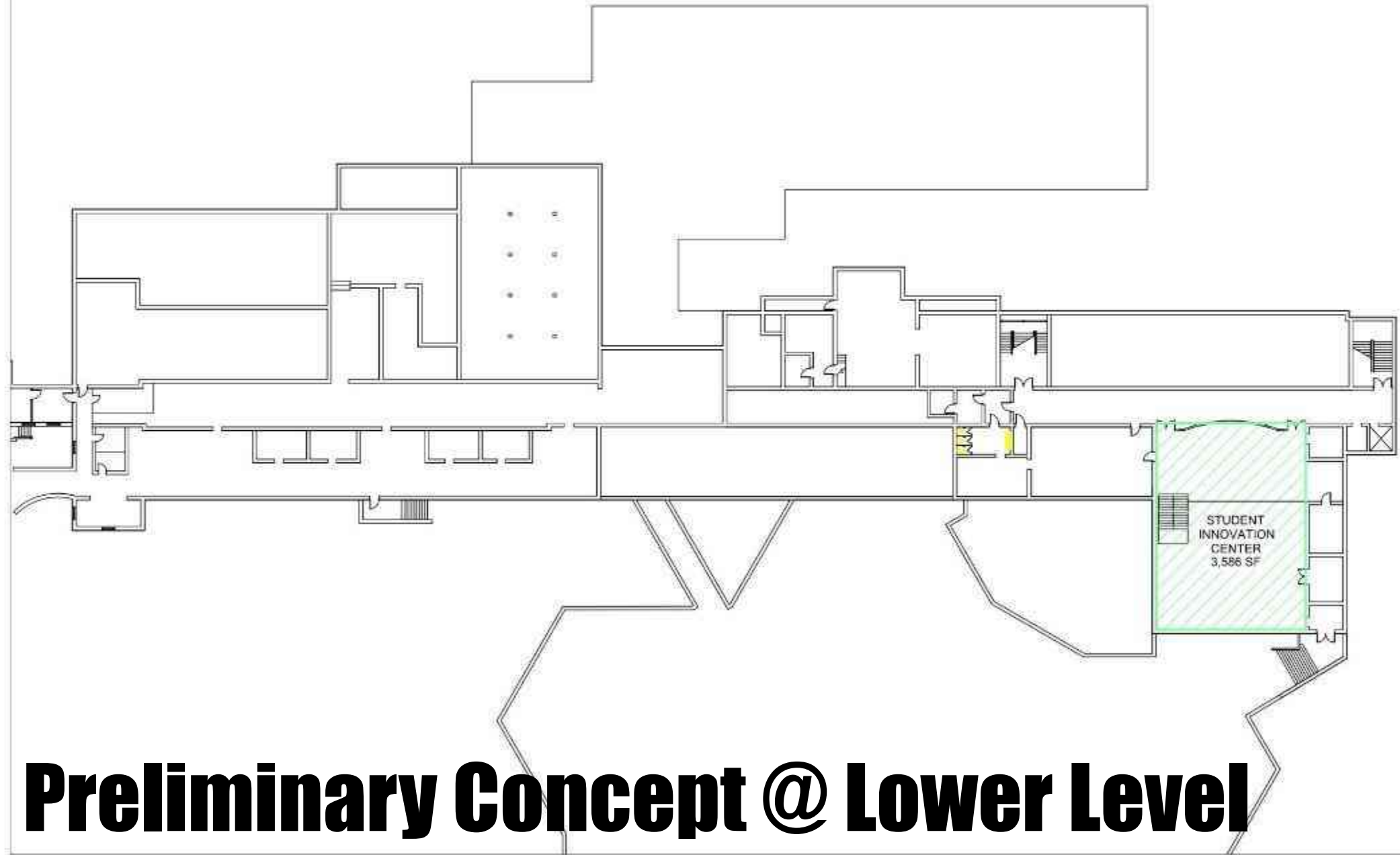
Remove fourteen (14) obsolete modular classrooms;
Create new parking @ current modulares & access to Henry Street;
Meet targeted enrollment as a (6-8) Building for 1,300+ Students
21st Century & Next Millennium



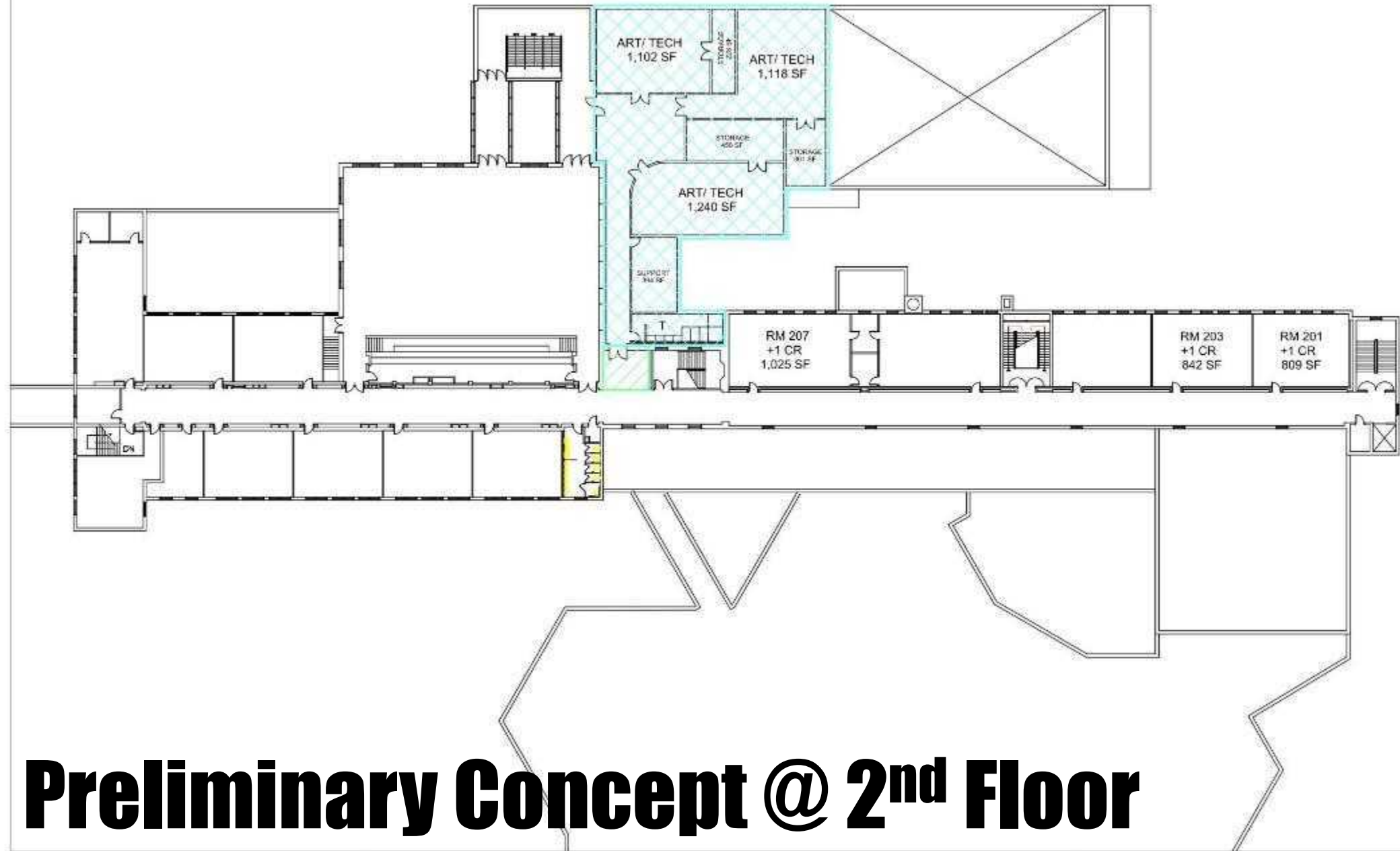




Preliminary Concept @ 1st Floor



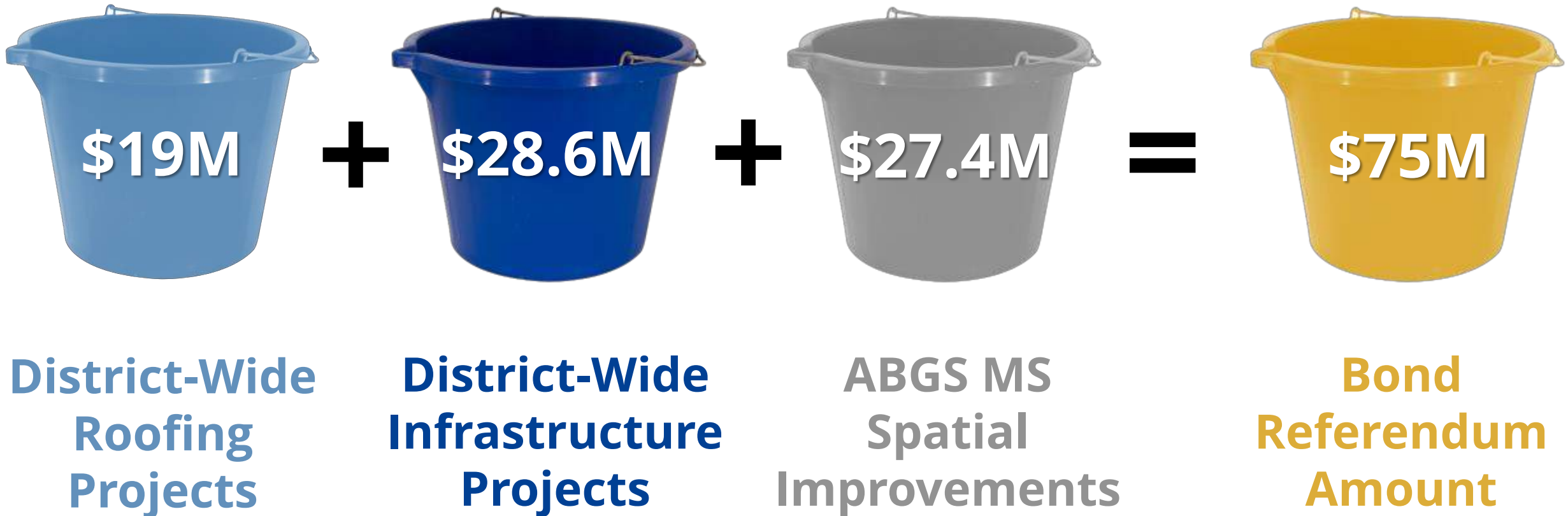
Preliminary Concept @ Lower Level



Preliminary Concept @ 2nd Floor

Potential Phase 2 Example

Further developed for today's Committee Meeting March 22, 2021.



No decisions have been made; this is the current status of continued study.

Q & A

Hempstead UFSD

Bond Committee #1

March 22, 2021 Draft



A Vision Forward