

Hempstead UFSD Phase 2 Bond

Meeting #1	March 22, 2021	Introduction, Committee Role & Master Planning History Review of Building Condition Survey (BCS) & MS Spatial Concepts
Meeting #2	April 12, 2021	Review of Building Condition Survey (BCS) & MS Spatial Concepts
Meeting #3	April 26, 2021	Review of Building Condition Survey (BCS) & MS Spatial Concepts
Meeting #4	May 10, 2021	Determine Potential Balance of (Roofing) + (BCS) + (MS Spatial)
Meeting #5	May 24, 2021	Final Review of Thoughts for Recommendation
Meeting #6	June 7, 2021	Final Recommendation Presentation Review & Comment Choose Presenters from Committee to Board of Education

Facilities Committee Meeting Dates

April 12, 2021 Meeting



Part 1 of 3 District BCS

Hempstead UFSD Bond Committee Mtg #2

April 12, 2021 Draft



A Vision Forward

Hempstead UFSD Master Planning History

Phase 2 of More Phases to Come

\$75M Goal for Phase 2

Building Condition Survey (BCS)

BCS Update: How Much Work has been Identified?

BCS Priorities: Definitions (Priorities 1, 2, 3, 4 & 5)

BCS Scope: How to Decide Scope for Inclusion within Phase 2 Bond?

MS Spatial Needs: Additions & Alterations to ABGS Middle School

MS Spatial Concepts & Their Relationship with Building Aid

MS Spatial Concepts & Master Planning for the Future (Space & Learning)

MS Spatial: Influence of Site Elements on Building Design

(Roofing) + (BCS/ Infrastructure) + (MS Spatial) = (Phase 2 Bond)

**Today's
Presentation Focus
April 12, 2021**

History

At our first Bond Committee Meeting March 22, 2021 we reviewed information previously presented regarding overall Master Planning for the Hempstead UFSD as context for our study of developing a \$75M Phase 2 Bond.

Hempstead UFSD Master Planning Update

December 5, 2020

1 Phase 1: Rhodes \$46.8M

- 2017 Rhodes Building Committee presents Project to B.O.E.
- 2018 Successful Rhodes Bond Vote by The Hempstead Community
- 2019 Master Planning & Middle School Building Committee Construction of New Rhodes School Commences
- 2020 WSBOCES Long Range Planning Study (Enrollment Projections) Administration & Design Team Ongoing Master Planning
- 2021 New Rhodes School Will Open for Students



2 Planning Guidelines: Hempstead UFSD

- The New Rhodes School was the first step, Phase 1 of the Master Plan.
- Next Steps are to maximize resources while providing needed space and infrastructure upgrades to meet the needs of all Hempstead students. A minimum of \$100M "BCS" items have been identified for infrastructure upgrades.
- District Guidelines include "Standard Practice" maximum class sizes, 85% utilization, program needs, ending all leases for space, and the elimination of remaining modular classrooms district-wide. Use LRP5 2024 Enrollment Projections.
- Close the Marshall and Jackson Annex Schools and use for District Office, unless a New Grade 6 Center is constructed.

3 Grade Level Options: Elementary Schools + MS + HS

- (PK-5) Elementary Schools at Prospect, Jackson Main, Joseph A. McNeil, Barack Obama, David Paterson & Rhodes.
- Potential New Grade 6 Center at the Jackson Annex Site (if not then use building as District Office; fields for Jackson Main).
- Potential (6-8), (7-8), (7-9) or (7-12) at the ABGS Middle School Site
- Potential (9-12), (10-12) or (7-12) at the Hempstead High School Site

4 Potential Overall Grade Level Configurations: Seven Options

		One	Two	Three	Four	Five	Six	Seven
(PK-5)	Admin?	\$ 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	\$ 55,231,900
(6-8)	Admin?	\$ 14,600,000						
(6-8)	New						\$ 218,352,446	
(7-8)	Admin?				\$ 560,000			
(7-8)	New					\$ 155,310,093		
(7-9)	Admin?		\$ 39,305,882					
(7-9)	New							\$ 247,215,975
(9-12)	Admin?	\$ 169,376,471			\$ 169,376,471	\$ 169,376,471	\$ 169,376,471	
(10-12)	Admin?		\$ 90,600,000					\$ 90,600,000
(10-12)	New			\$ 129,345,882				
Spatial		\$ 220,452,471	\$ 221,693,782	\$ 221,693,782	\$ 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		\$ 320,452,471	\$ 321,693,782	\$ 321,693,782	\$ 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	n/a	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		\$ 367,316,583	\$ 368,497,894	\$ 367,937,894	\$ 408,528,483	\$ 563,278,576	\$ 571,179,029	\$ 576,407,987

5 Potential Phase 2: MS/District Roofing & BCS Infrastructure \$75M

- The Order of Magnitude of the Overall Configuration Costs suggests continuing to approach the Master Plan in Phases.
- Phase 1 was Rhodes plus the removal of modular classrooms at Jackson Annex, Jackson Main & Joseph A. McNeil.
- Phase 2 is potentially seen as ABGS Spatial & Infrastructure Improvements plus District-Wide Roofing & Infrastructure.
- A Total Bond Vote for \$75M could be comprised of \$57M Building Aid and \$18M Local Share.
- Debt Service is being developed for potential 2021 vote with five (5) borrowings of \$15M in 2022, 2024, 2026, 2028 & 2030.

6 Potential Phase 2: Potential Schedule for Consideration

- December 5, 2020 District Administration Update to the Board of Education
- December 2020 through Sept 2021 Input from District, B.O.E., Building Committee & Community Meetings
- April 2021 through mid-October 2021 SEQRA Process for Potential Work Scope (re: Environmental Impacts)
- Mid-October 2021 BOE adopts SEQRA Resolution & Resolution for Bond Referendum
- December 2021 Potential Bond Referendum Vote

Hempstead UFSD BCS Update

Barack Obama School	\$ 9,139,447
David Paterson School	\$ 11,527,151
Jackson Main School	\$ 7,398,373
Joseph A. McNeil School	\$ 10,697,000
ABGS Middle School	\$ 33,720,632
<u>Hempstead High School</u>	<u>\$ 39,903,638</u>
Tier 1 Buildings	\$112,386,241

Front Street Building	\$ 11,164,889
Front Street PPS Building	\$ 4,490,000
Marshall Building	\$ 3,042,255
Jackson Annex Building	\$ 4,992,640
100 Main Building	\$ n/a
Modular Classrooms	\$ n/a
H/R Office @ MS	\$ 566,558

As per Hempstead UFSD Master Planning, Tier 1 Buildings are to remain as instructional school buildings for students and therefore qualify for NYSED Building Aid. Tier 2 Buildings are to be used as District Office or are no longer to be leased for the long-term.

Tier 1 Buildings \$ 112,383,241
Tier 2 Buildings \$ 24,256,342
Total BCS \$ 136,642,583

Tier 2 Buildings= \$ 24,256,342






District-Wide Infrastructure Projects – Overall Totals

Phase 2

We know that Phase 2 cannot accomplish all of the potential work there is to do within the Hempstead UFSD.

So, we have to prioritize for the potential Phase 2 bond, with the knowledge that future phases will be implemented to continue the work.

Infrastructure Priority System

- | | | |
|---|-------------------|---|
|  | Priority 1 | Health, Safety, Code Requirements |
|  | Priority 2 | Restore structural deterioration, building envelope, significant & systemic MEP Issues |
|  | Priority 3 | Restore progressing deterioration, non-structural, isolated MEP issues, most site work |
|  | Priority 4 | Restore non-progressing deterioration, non-structural |
|  | Priority 5 | Aesthetic, cosmetic, non-essential, owner requests |

District-Wide Infrastructure Projects

Infrastructure Priority System

Priority 1 & Priority 2 Items have been further categorized with the following descriptions, given the overall budget for Phase 2.

This allows us to adjust the overall amount of BCS work to balance with MS Spatial and the overall Bond Amount.



Non-Conforming

Required without question.



Minimum Recommended

Most urgent next layer of work to be accomplished.



Recommended

Important but could be potentially excluded from Phase 2 Bond.

District-Wide Infrastructure Projects

Potential Phase 2

Presented at March 22, 2021 Committee Meeting (MS Concept #1)



**District-Wide
Roofing
Projects**

**District-Wide
Infrastructure
Projects**

**ABGS MS #1
Spatial
Improvements**

**Bond
Referendum
Amount**

Ongoing Committee Exploration of Potential Work Scope

Major Infrastructure Categories

<input checked="" type="checkbox"/>	Roofing Replacement	Obama, Paterson, Jackson Annex, Jackson Main, McNeil, Marshal, MS, HS, MS Office
<input checked="" type="checkbox"/>	Codes & Safety	Building Codes, ADA, Egress Requirements, Structural Repairs, etc.
<input checked="" type="checkbox"/>	HVAC	Heating, Cooling, Ventilating, Fresh Air, Clean Air, Controls, Filters, etc.
<input checked="" type="checkbox"/>	Window Replacements	Obama, Paterson, Jackson Annex, Jackson Main, McNeil, Marshall, MS, MS Office
<input checked="" type="checkbox"/>	Site Work	Paving, Curbing, Drainage, Fencing, Lighting, Signage, etc.
<input checked="" type="checkbox"/>	Miscellaneous	Other Project Categories (flooring, ceilings, etc.)

District-Wide Roofing & Other Infrastructure Projects

Roofing Project Costs

Barack Obama	\$ 786,817	Jackson Annex	\$ 662,701
David Paterson	\$ 2,067,501	Marshall	\$ 468,254
Jackson Main	\$ 423,873	MS Office	\$ 189,558
Joseph McNeil	\$ 540,015	All Modular CR's	n/a
ABGS MS (partial)	\$ 4,055,492	Front Street	n/a
High School	\$ 9,780,638	100 Main	n/a
<hr/>			
Tier 1 Roofing	\$ 17,654,336	Tier 2 Roofing	\$ 1,320,513

Tier 2 Buildings may not be student-used in the future, and therefore may not generate building aid and could perhaps be excluded from the Phase 2 Bond.

District-Wide Roofing Projects – Separate from BCS Infrastructure

Potential Decrease
by removing Tier 2
Buildings from
Roofing



Potential Increase
by removing Tier 2
Buildings from
Roofing



\$17.7M

+



\$29.9M

+



\$27.4M

=



\$75M

District-Wide
Roofing
Projects
- **\$1.3M**

District-Wide
Infrastructure
Projects
+ **\$1.3M**

ABGS MS #1
Spatial
Improvements
Constant

Bond
Referendum
Amount
Constant

Infrastructure Project Costs

		Non-Conforming	Min Recommended	Recommended	Overall
Priority 1	Non-Conforming	\$ 7,436,000			
Priority 1	Min Recommended		\$ 3,271,500		
Priority 1	Recommended			\$ 1,853,500	
Priority 1	Overall				\$ 12,561,000
Priority 2	Non-Conforming	\$ 50,000			
Priority 2	Min Recommended		\$ 13,054,320		
Priority 2	Recommended			\$ 4,670,000	
Priority 2	Overall				\$ 17,724,320
Totals	By Category	\$ 7,486,000	\$ 16,325,820	\$ 6,523,500	\$ 30,285,320
		\$ 7,486,000 NC	\$ 23,811,820 NC + MR	\$ 30,335,320 NC + MR + REC	

Total BCS Goal (without Roofing) = \$ 29,900,000 (see previous slide MS #1)

Priority 1 & 2 in Tier 1 Buildings (identified for inclusion within Bond)

Potential Infrastructure Projects

Architecture

District-Wide Infrastructure Projects

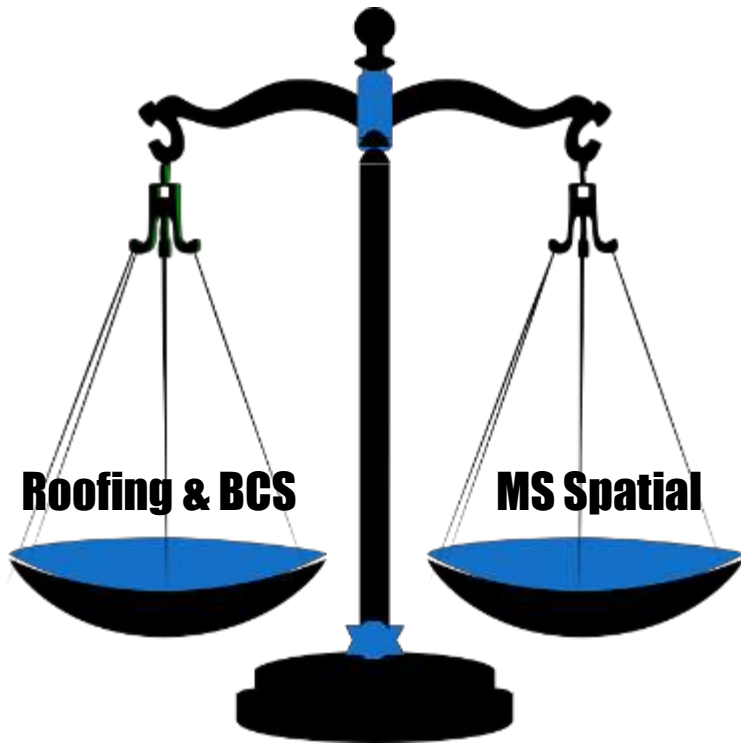
Potential Infrastructure Projects



Engineering

District-Wide Infrastructure Projects

Group Discussion



Potential Phase 2 Work Scope Components



Part 2 of 2 MS

Hempstead UFSD Bond Committee Mtg #2

April 12, 2021 Draft



A Vision Forward

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 modulars & access to Henry Street;
Meet targeted enrollment as a (6-8) Building for 1,300+ Students
21st Century & Next Millennium

- Legend**
- ABGS Middle Sch
 - Feature 1
 - Greenwich St
 - Hempstead
 - Hempstead
 - Henry Street Liquor
 - Our Lady of Loret
 - Tourism Office



HENRY

PENINSULA

59

32

88

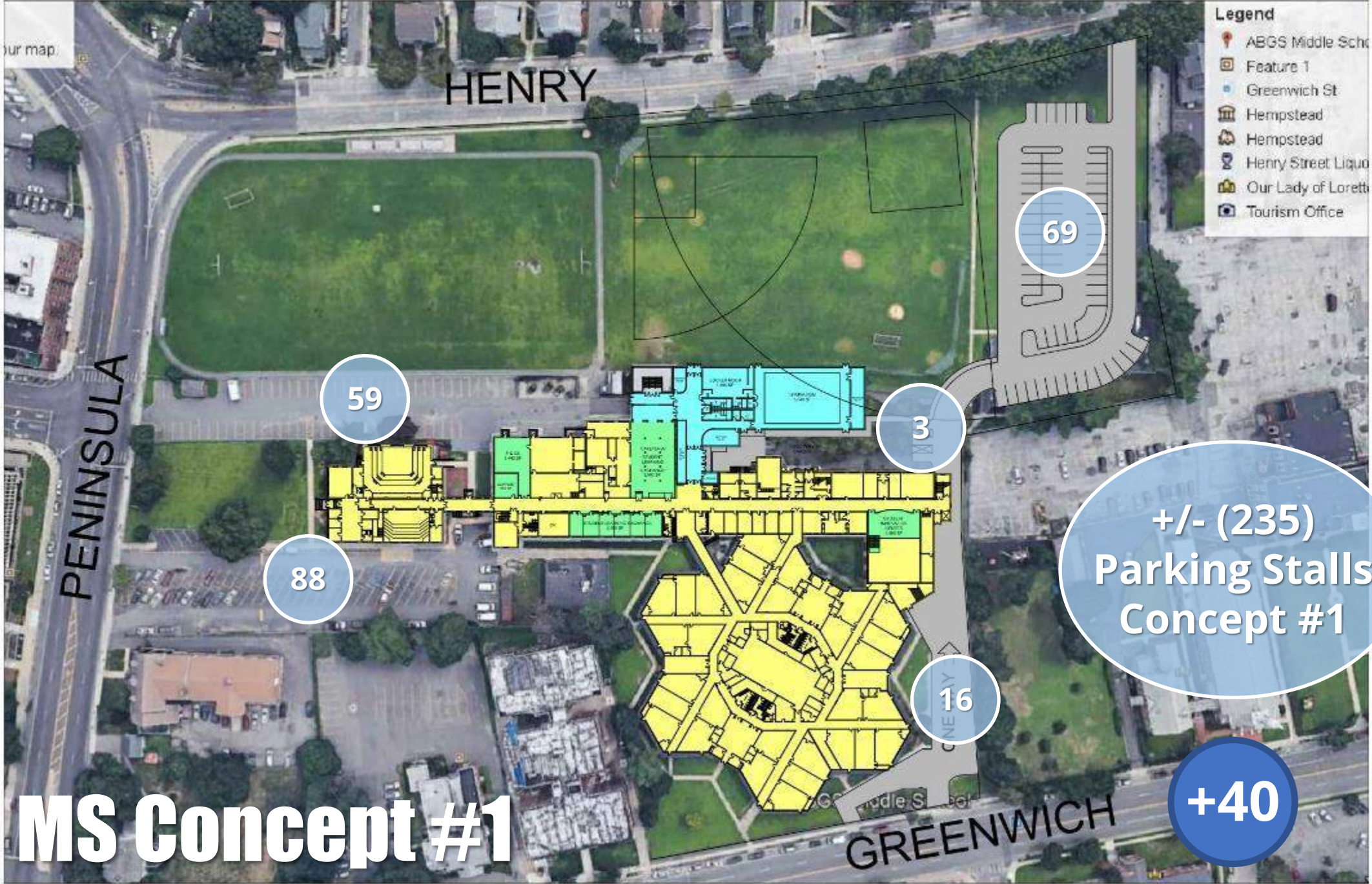
16

+/- (195)
Parking Stalls
Existing

Current MS Site

ABGS Middle School
GREENWICH

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



**+/- (235)
Parking Stalls
Concept #1**

59

88

69

3

16

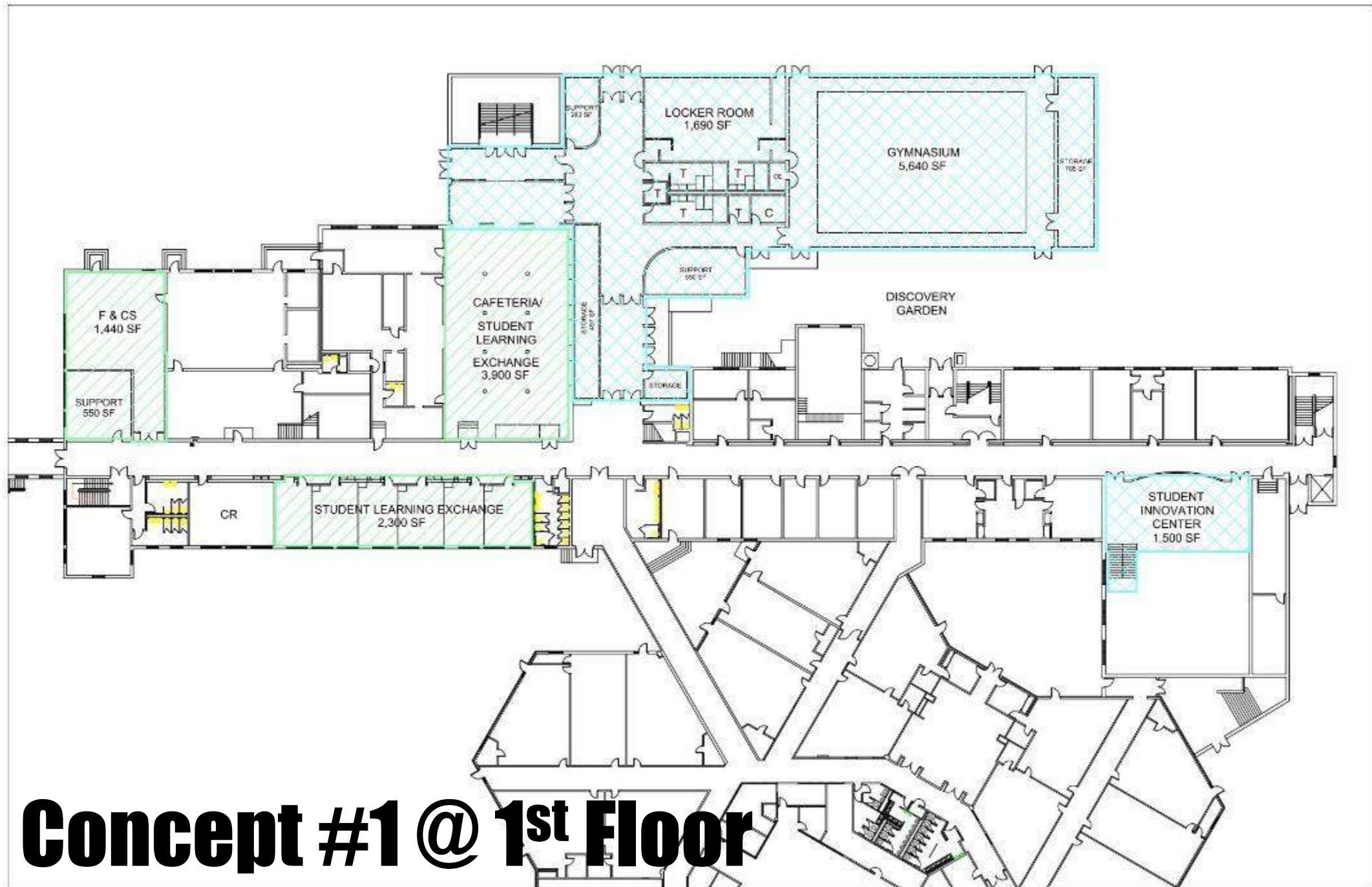
+40

MS Concept #1

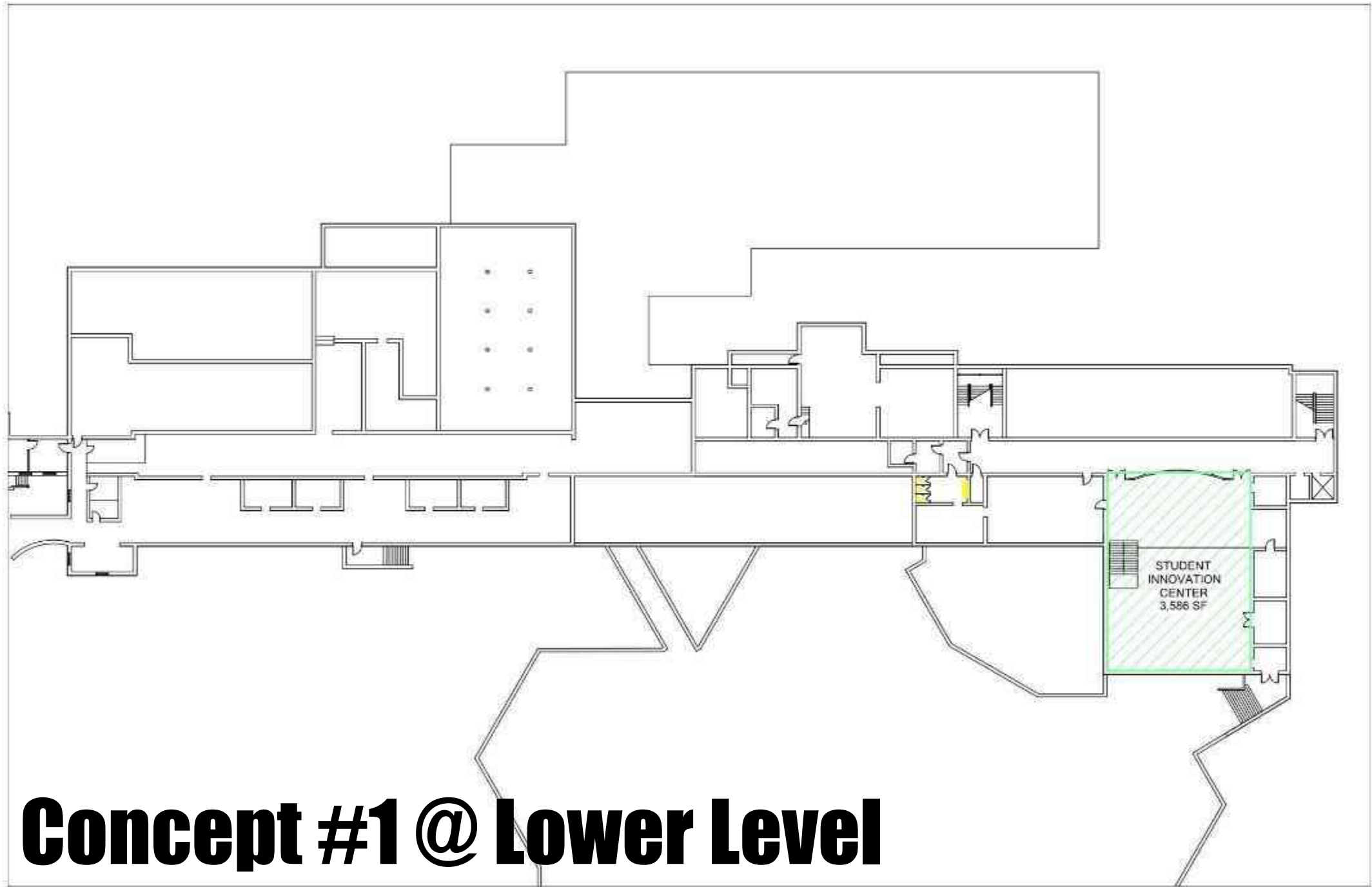
HENRY

PENINSULA

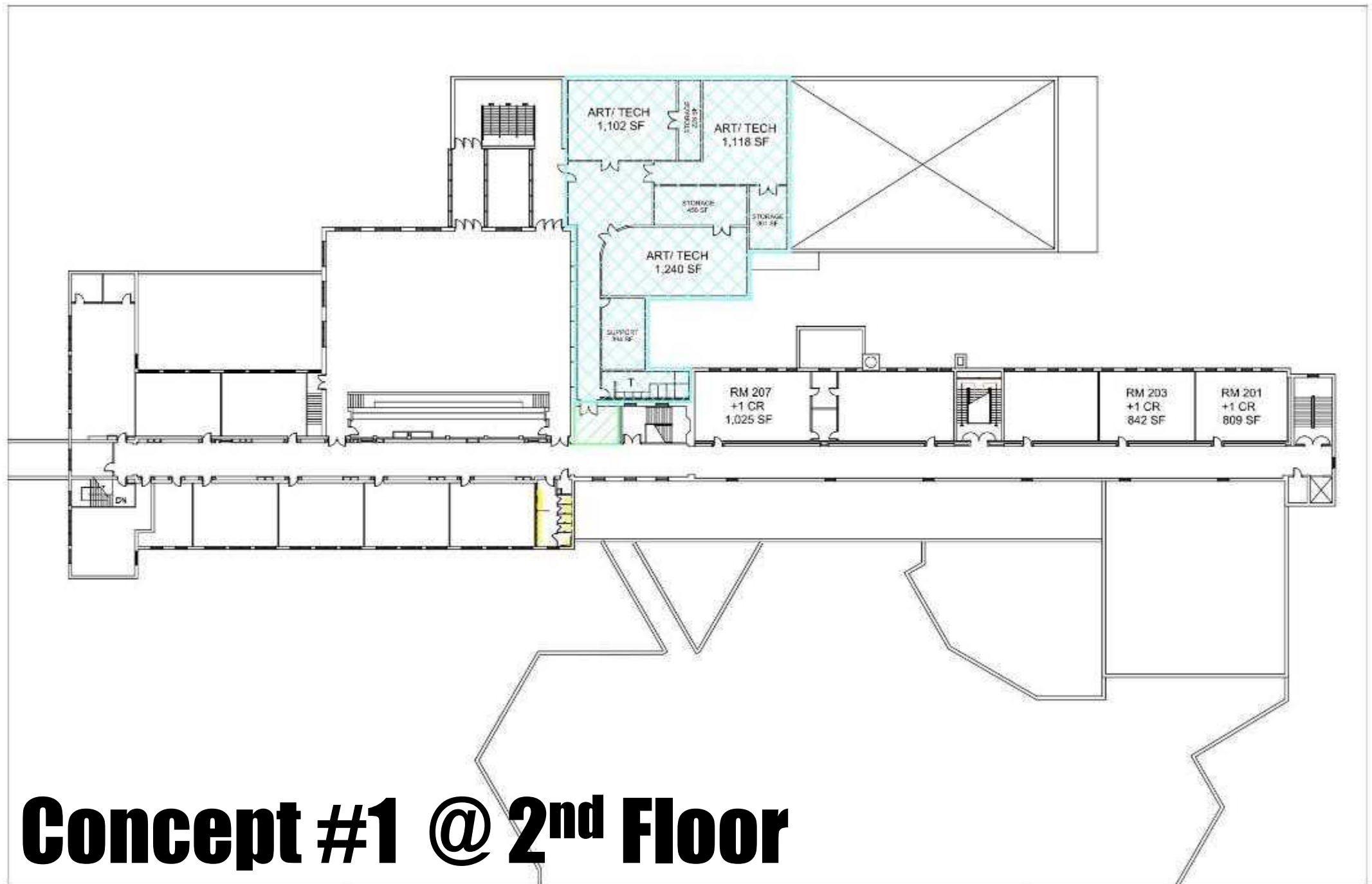
GREENWICH



Concept #1 @ 1st Floor



Concept #1 @ Lower Level



Concept #1 @ 2nd Floor

Potential ABGS Middle School

Design Process

Additions & Alterations Concepts #2 & 3

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

Current
Baseball

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

Flipped
Baseball

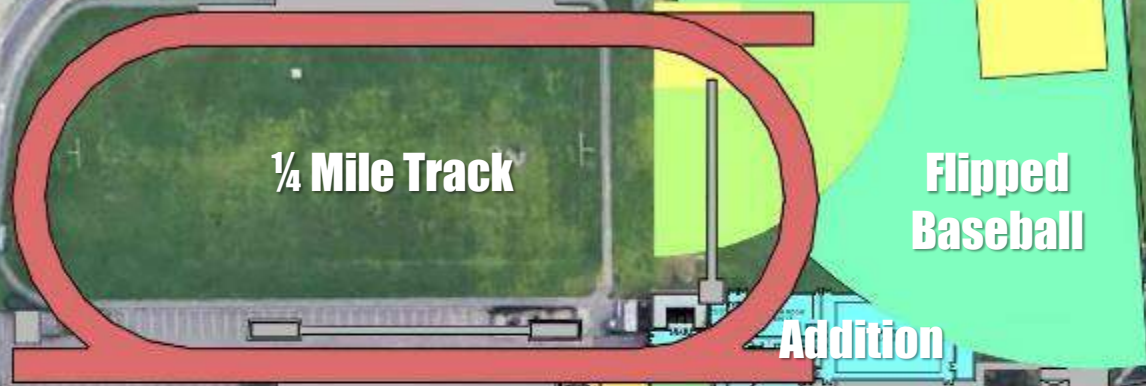
ABGS Middle School

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



1/4 Mile Track

Flipped Baseball

Addition

ONE WAY

Greenwich St

Preliminary Concept #1

Google

© 2021 Google

300 ft



ABGS Middle School Notes (Mtg #1)

- Parking, Site Lighting, Access, Traffic Flow** Parking Count, Student Safety, Henry St Lighting, ADA, Ball Fields, Peninsula, Greenwich Drop Off, Flow.
- Potential Running Track, Fencing Screen** Standard Track Size on Site? Screen Fencing along Henry Street?
- Connection with Existing Gym & Cafe** ADA Access? Verify Egress & Closing-in of Overpass.
- Create Innovative Learning Spaces** Innovation Center Layout



Potential "Student Innovation Center" rendering showing conversion of former Middle School gymnasium

(6-8) ABGS Middle School

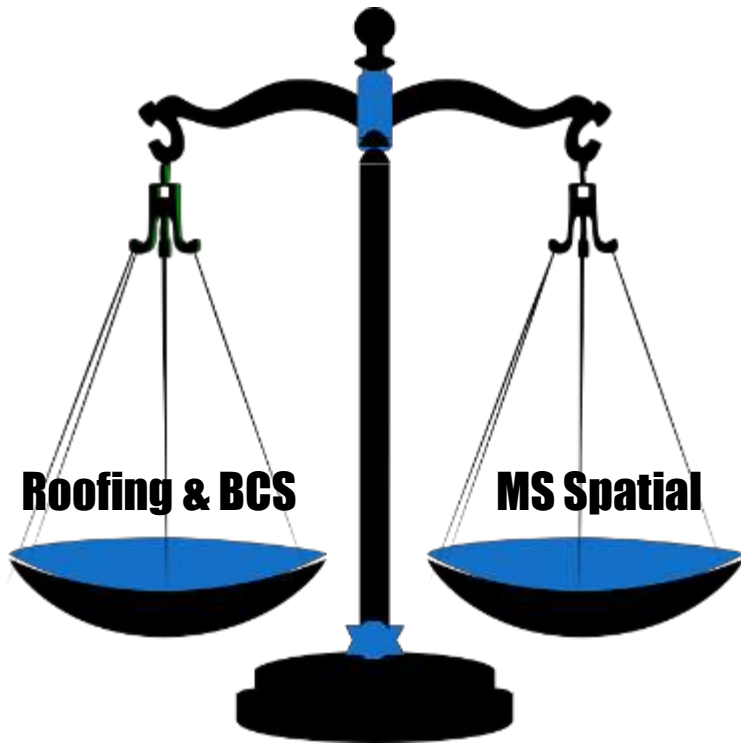
BBS
www.BBSARCHITECTURE.com

Capacity (as per NYSED Guidelines)

Current Building	100% Full	1,325 This would be the maximum based upon the current building
	85% Full	1,126 This would be the targeted enrollment goal
	Projected	1,224 Long Range Planning Study Projected Grades (6-8) for (2024-2025)
Concept #1 Building	100% Full	1,450 This would be the maximum with the building in concept #1
	85% Full	1,232 This would be the targeted enrollment goal for concept #1
	Projected	1,224 Long Range Planning Study Projected Grades (6-8) for (2024-2025)

Note: ABGS Spatial Concept #1 addresses capacity issues as per NYSED Guidelines for space. It addresses a defined deficit in capacity moving forward based upon enrollment projections. It adapts spaces for learning as well as for capacity, (i.e. - Student Innovation, Art/Tech, Student Learning Exchange). It is the minimal spatial solution that aligns best with potential NYSED Building Aid for educational space.

Group Discussion



MS Spatial – Previous Meeting & Concept #1

Concept #2

Concept #1 Cafeteria

Additional Space

Grade 6 Gym

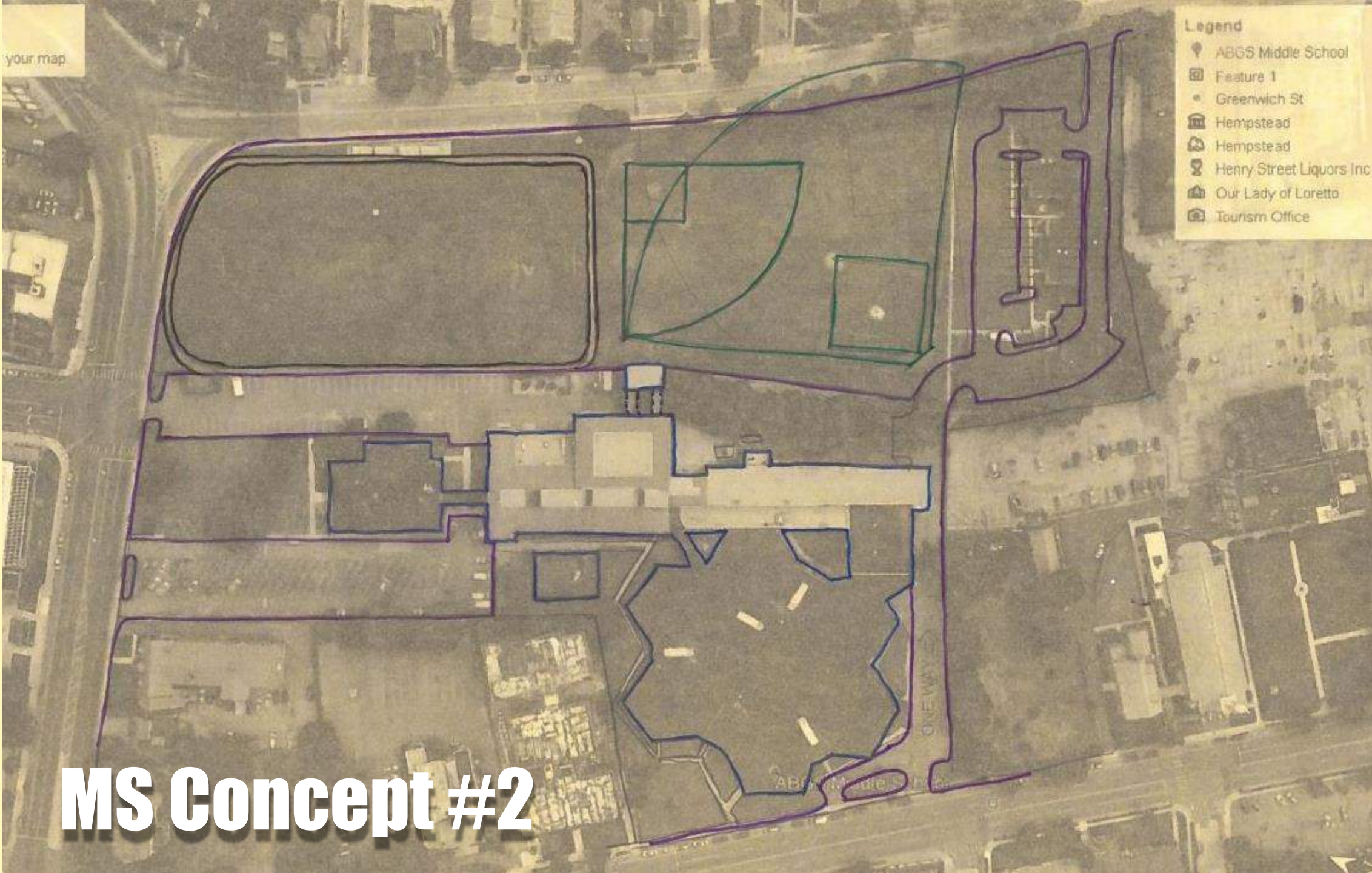
The Concept #1 Cafeteria does not have exterior windows, can this be improved?
Concept #1 only provides (+5) teaching spaces as per anticipated 'aidable' new space. Can we add just a bit more teaching space while remaining within the overall budget?
Should there be three (3) gyms?

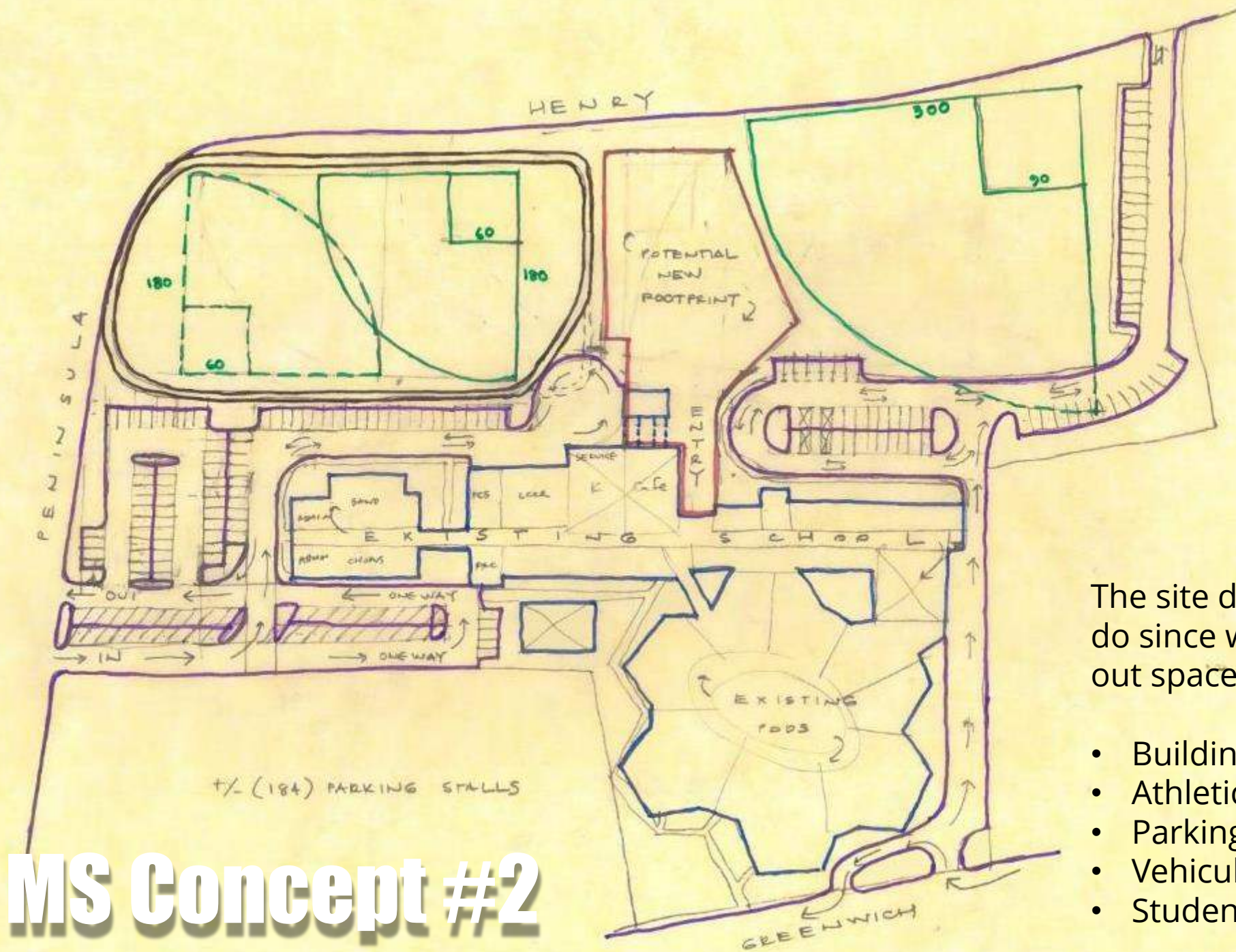
your map

Legend

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

MS Concept #2





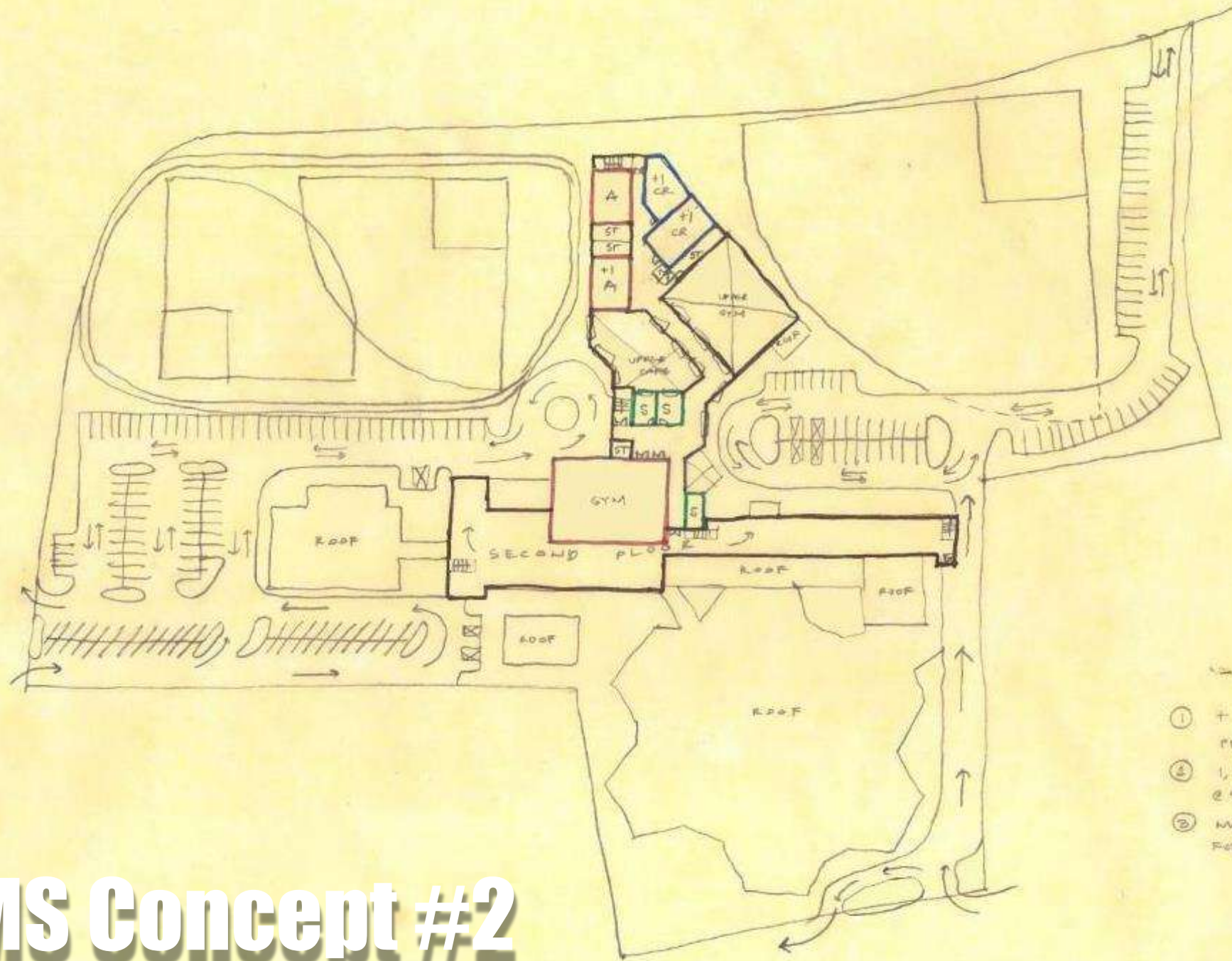
The site dictates what we can do since we have to balance out spaces for:

- Building Footprint
- Athletic Fields
- Parking
- Vehicular Traffic Patterns
- Student Drop-Off/ Pick-Up

MS Concept #2

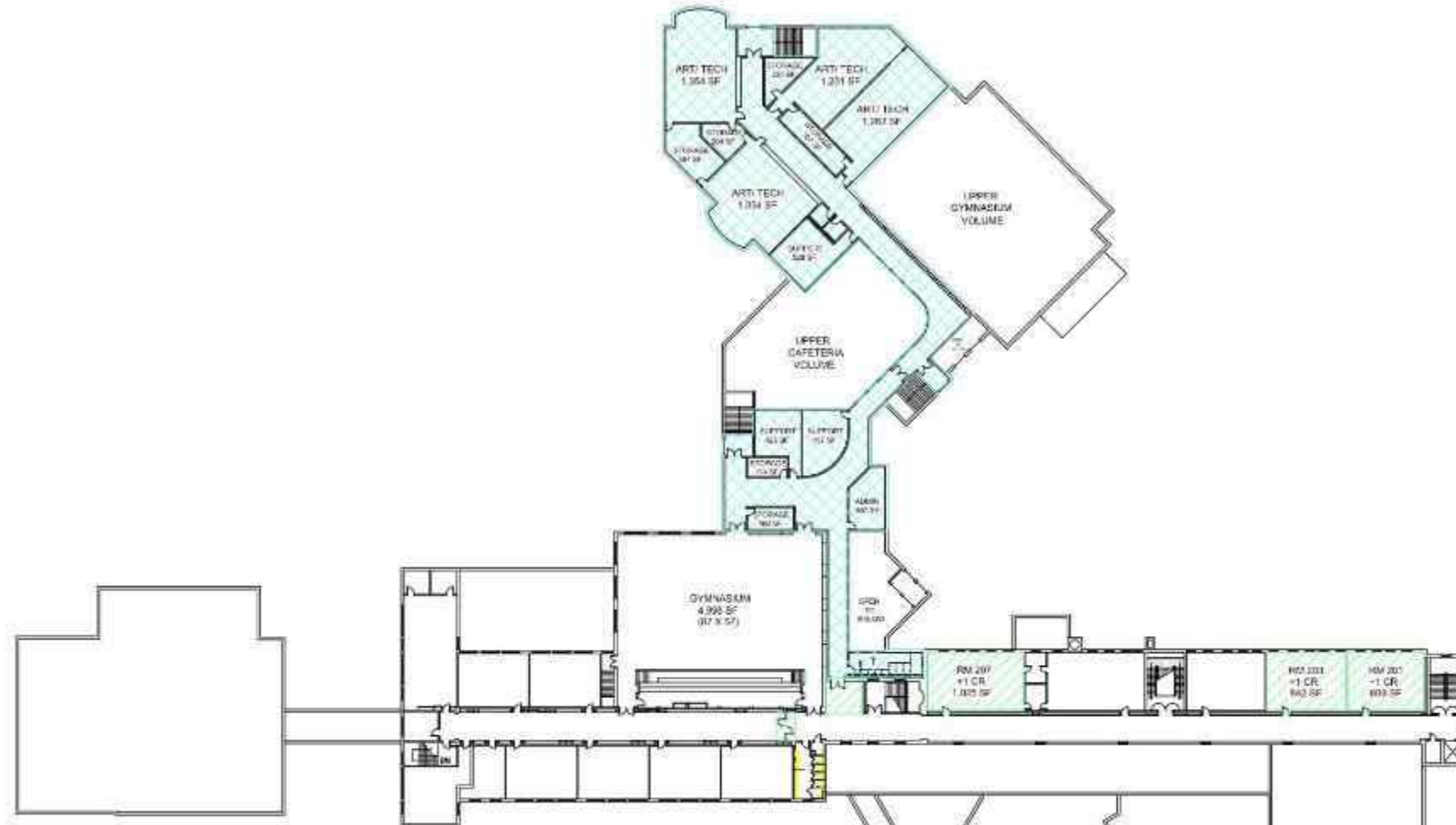


MS Concept #2

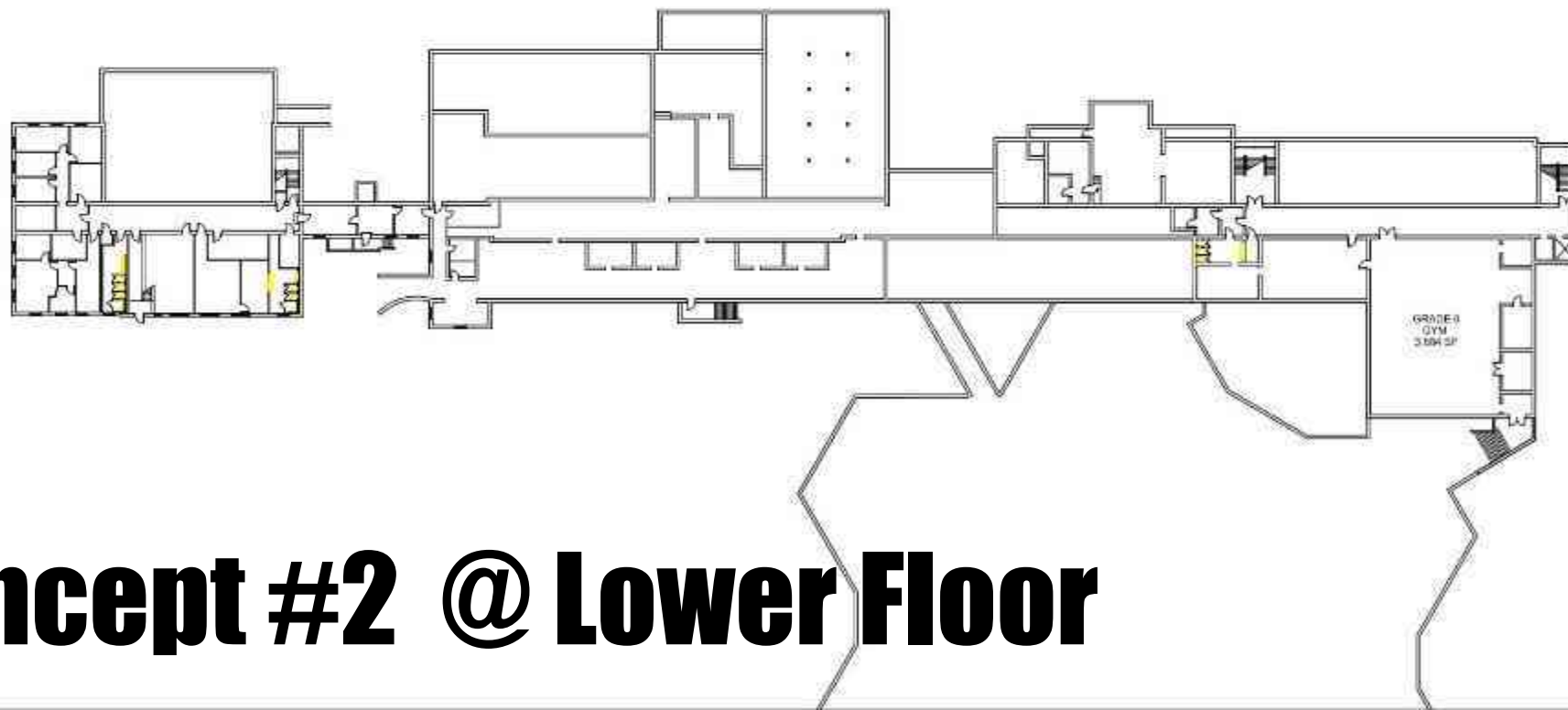


- ① + 3 CR TO PREVIOUS SCHEME
- ② 1,450 + 75 = 1,525
2,996 = 1,276 = 1,500 ✓
- ③ MAY NOT QUALIFY FOR BUILDING AID (BAU)

MS Concept #2



Concept #2 @ 2nd Floor



Concept #2 @ Lower Floor

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

159

33

37

16

+/- (245)
Parking Stalls
Concept #2

+50

MS Concept #2

Google

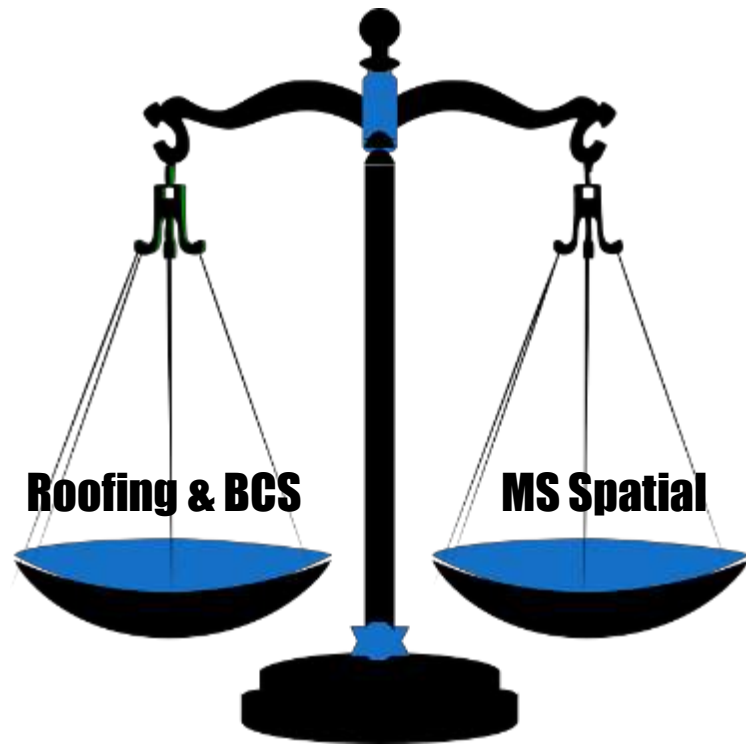
Street View



Capacity (as per NYSED Guidelines)

Current Building	100% Full 85% Full Projected	1,325 This would be the maximum based upon the current building 1,126 This would be the targeted enrollment goal <1,224 Long Range Planning Study Projected Grades (6-8) for (Sep 2024)
Concept #1 Building	100% Full 85% Full Projected	1,450 This would be the maximum with the building in concept #1 1,232 This would be the targeted enrollment goal for concept #1 >1,224 Long Range Planning Study Projected Grades (6-8) for (Sep 2024)
Concept #2 Building	100% Full 85% Full Projected	1,600 This would be the maximum with the building in concept #2 1,360 This would be the targeted enrollment goal for concept #2 >1,224 Long Range Planning Study Projected Grades (6-8) for (Sep 2024)

Group Discussion



MS Spatial – Concept #2

ABGS Middle School Costs



Spatial Needs @ ABGS Middle School

Potential Work Scope Matrix: MS #1

TIER 1 BUILDINGS	Roof	Priority I BCS	Priority II BCS	A/C	Other BCS	New Space	Renovated Space	Site/Paving Spatial	Remove Modulares	Other	Total
Barack Obama	\$ 786,817	\$ 1,079,000	\$ 2,793,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,659,097
David Paterson	\$ 2,067,501	\$ 1,251,500	\$ 2,545,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,864,901
Jackson Main	\$ 423,873	\$ 1,052,000	\$ 1,307,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,783,623
Joseph A McNeil	\$ 540,015	\$ 2,643,000	\$ 1,784,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,967,250
Prospect	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rhodes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ABGS Middle #1	\$ 4,055,492	\$ 3,982,500	\$ 5,511,140	\$ -	\$ -	\$ 19,097,294	\$ 6,821,902	\$ 991,936	\$ 503,886	\$ -	\$ 40,964,150
Hempstead HS	\$ 9,780,638	\$ 2,553,000	\$ 3,579,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,912,638
Tier 1 Subtotal	\$ 17,654,336	\$ 12,561,000	\$ 17,521,305	\$ -	\$ -	\$ 19,097,294	\$ 6,821,902	\$ 991,936	\$ 503,886	\$ -	\$ 75,151,659

Tier 1 Potential Building Aid	\$ 16,771,619	\$ 11,932,950	\$ 16,645,240	\$ -	\$ -	\$ 3,500,000	\$ 6,480,807	\$ 942,340	\$ 478,692	\$ -	\$ 56,751,647	75.52%
Tier 1 Potential Local Share	\$ 882,717	\$ 628,050	\$ 876,065	\$ -	\$ -	\$ 15,597,294	\$ 341,095	\$ 49,597	\$ 25,194	\$ -	\$ 18,400,012	24.48%

Roof + BCS + MS = 75.2

17.7 + 30.1 + 27.4 = 75.2

\$75.2M = +/- \$75.0M

← 56.8 + 18.4

Aid + Local = 75.2

56.8 + 18.4 = 75.2

TIER 2 BUILDINGS	Roof	Priority I BCS	Priority II BCS	A/C	Other BCS	New Space	Renovated Space	Site/Paving Spatial	Remove Modulares	Other	Total
* Marshall	\$ 468,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 468,254
* Jackson Annex	\$ 662,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662,701
* MS Business Office	\$ 189,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,558
Modulares	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
* 100 Main	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tier 2 Subtotal	\$ 1,320,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,320,513

Tier 2 Buildings not finalized at this time.

Tiers 2 Potential Building Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Tiers 2 Potential Local Share	\$ 1,320,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,320,513	100.00%

Overall Total	\$ 18,974,849	\$ 12,561,000	\$ 17,521,305	\$ -	\$ -	\$ 19,097,294	\$ 6,821,902	\$ 991,936	\$ 503,886	\$ -	\$ 76,472,172
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Tiers 1 & 2 Potential Building Aid	\$ 16,771,619	\$ 11,932,950	\$ 16,645,240	\$ -	\$ -	\$ 3,500,000	\$ 6,480,807	\$ 942,340	\$ 478,692	\$ -	\$ 56,751,647	74.21%
Tiers 1 & 2 Potential Local Share	\$ 2,203,230	\$ 628,050	\$ 876,065	\$ -	\$ -	\$ 15,597,294	\$ 341,095	\$ 49,597	\$ 25,194	\$ -	\$ 19,720,525	25.79%

* May not receive Building Aid without students being enrolled.

Potential Phase 2 Aid Example

Presented at the January 14, 2021 Board of Education Meeting & Follows closely with previous slide regarding MS Spatial Concept #1



**Potential
NYSED
Building Aid**

+



**Potential
Local
Tax Share**

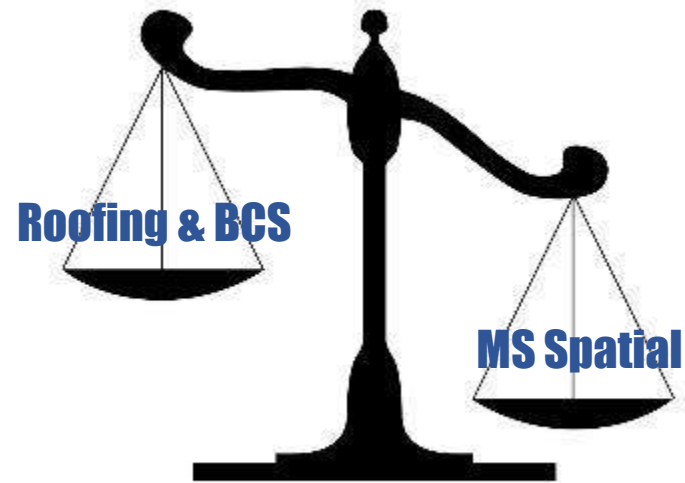
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**Total Bond
Referendum
Vote Amount**

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.

Middle School Spatial Concept #2



MS Spatial – Concept #2 Potential Cost Component Implications

Potential Decrease
by removing Tier 2
Buildings from
Roofing

Potential Decrease
due to Increase of
MS Spatial
Concept #2

Potential Increase
due to Expanded
Approach to MS
Spatial Concept #2

**To keep
the \$75M**



\$17.7M

+

\$17.4M

+

\$39.9M

=

\$75M

District-Wide
Roofing
Projects
- **\$1.3M**

District-Wide
Infrastructure
Projects
- **\$12.5M**

ABGS MS #2
Spatial
Improvements
+ **\$12.5M**

Bond
Referendum
Amount
Constant

Potential Decrease
by removing Tier 2
Buildings from
Roofing



\$17.7M

District-Wide
Roofing
Projects
- **\$1.3M**

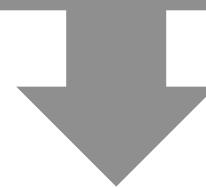
Total of
Priority 1 & 2
BCS Items



\$30.1M

District-Wide
Infrastructure
Projects
+ \$12.7M

MS Spatial
Concept #2



\$39.9M

ABGS MS #2
Spatial
Improvements
+ \$12.5M

**To Keep
BCS & MS**



\$87.7M

Bond
Referendum
Amount
+ \$12.7M

+

+

=

Potential Work Scope Matrix: MS #2

TIER 1 BUILDINGS	Roof	Priority I BCS	Priority II BCS	A/C	Other BCS	New Space	Renovated Space	Site/Paving Spatial	Remove Modulares	Other	Total	
Barack Obama	\$ 786,817	\$ 1,079,000	\$ 2,793,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,659,097	
David Paterson	\$ 2,067,501	\$ 1,251,500	\$ 2,545,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,864,901	
Jackson Main	\$ 423,873	\$ 1,052,000	\$ 1,307,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,783,623	
Joseph A McNeil	\$ 540,015	\$ 2,643,000	\$ 1,784,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,967,250	
Prospect	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Rhodes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
ABGS Middle #2	\$ 4,055,492	\$ 3,982,500	\$ 5,511,140	\$ -	\$ -	\$ 34,163,497	\$ 2,930,085	\$ 2,349,550	\$ 503,886	\$ -	\$ 53,496,150	
Hempstead HS	\$ 9,780,638	\$ 2,553,000	\$ 3,579,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,912,638	
Tier 1 Subtotal	\$ 17,654,336	\$ 12,561,000	\$ 17,521,305	\$ -	\$ -	\$ 34,163,497	\$ 2,930,085	\$ 2,349,550	\$ 503,886	\$ -	\$ 87,683,659	
Tier 1 Potential Building Aid	\$ 16,771,619	\$ 11,932,950	\$ 16,645,240	\$ -	\$ -	\$ 3,500,000	\$ 2,783,581	\$ 2,232,073	\$ 478,692	\$ -	\$ 54,344,154	61.98%
Tier 1 Potential Local Share	\$ 882,717	\$ 628,050	\$ 876,065	\$ -	\$ -	\$ 30,663,497	\$ 146,504	\$ 117,478	\$ 25,194	\$ -	\$ 33,339,505	38.02%

TIER 2 BUILDINGS	Roof	Priority I BCS	Priority II BCS	A/C	Other BCS	New Space	Renovated Space	Site/Paving Spatial	Remove Modulares	Other	Total	
* Marshall	\$ 468,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 468,254	
* Jackson Annex	\$ 662,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662,701	
* MS Business Office	\$ 189,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,558	
Modulares	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Front Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
* 100 Main	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tier 2 Subtotal	\$ 1,320,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,320,513	
Tiers 2 Potential Building Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Tiers 2 Potential Local Share	\$ 1,320,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,320,513	100.00%

Overall Total	\$ 18,974,849	\$ 12,561,000	\$ 17,521,305	\$ -	\$ -	\$ 34,163,497	\$ 2,930,085	\$ 2,349,550	\$ 503,886	\$ -	\$ 89,004,172	
Tiers 1 & 2 Potential Building Aid	\$ 16,771,619	\$ 11,932,950	\$ 16,645,240	\$ -	\$ -	\$ 3,500,000	\$ 2,783,581	\$ 2,232,073	\$ 478,692	\$ -	\$ 54,344,154	61.06%
Tiers 1 & 2 Potential Local Share	\$ 2,203,230	\$ 628,050	\$ 876,065	\$ -	\$ -	\$ 30,663,497	\$ 146,504	\$ 117,478	\$ 25,194	\$ -	\$ 34,660,018	38.94%

* May not receive Building Aid without students being enrolled.

Roof BCS MS

$$17.7 + 30.1 + 39.9 = 87.7$$

\$87.7M > \$75.0M


$$54.3 + 33.4$$

Aid Local

$$54.3 + 33.4 = 87.7$$

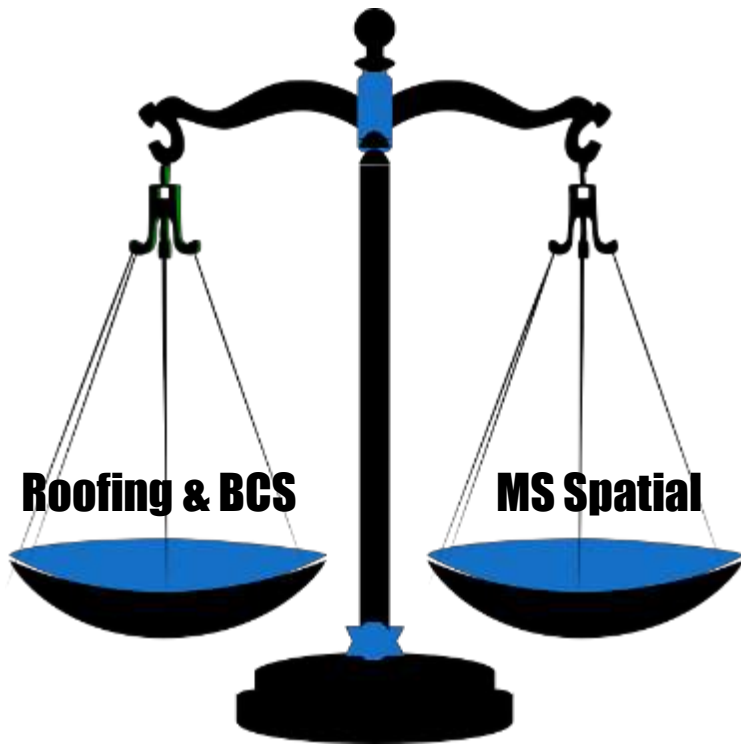
Tier 2 Buildings not finalized at this time.

Strategy: from \$87.7M to \$75.0M

Roofing with Tier 1 Buildings	\$ 17,654,619
Priority 1 & 2 BCS	\$ 30,082,305
<u>MS Spatial Concept #2</u>	\$ 39,947,018
Subtotal	\$ 87,683,942 > \$ 75,000,000
“Recommended” Priority 1 & 2	(\$ 6,523,500)
Total	\$ 81,160,442 > \$ 75,000,000
Additional Scope Reduction	(\$ 6,160,442) TBD (\$1,800,000 Admin Elevator? = \$4,360,442 to go)
Total	\$ 75,000,000 

Potential (Roofing) + (BCS) + (MS Spatial Concept #2) = \$75M

Group Discussion



Balancing Roofing, BCS & MS Spatial

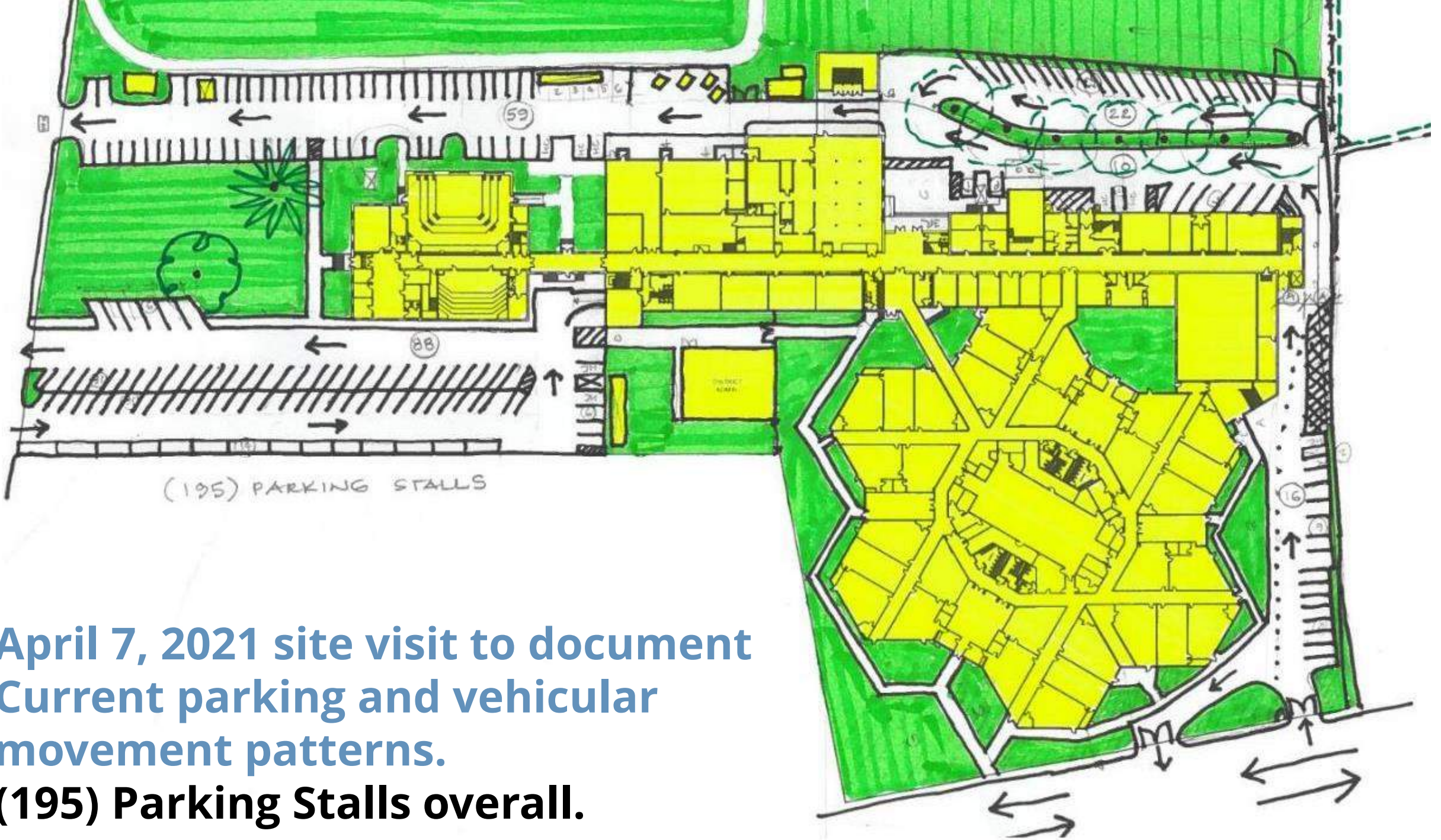
Concept #3

- Concept #2 Football Field**
- No Access to Henry Street?**
- Access to Henry Street**

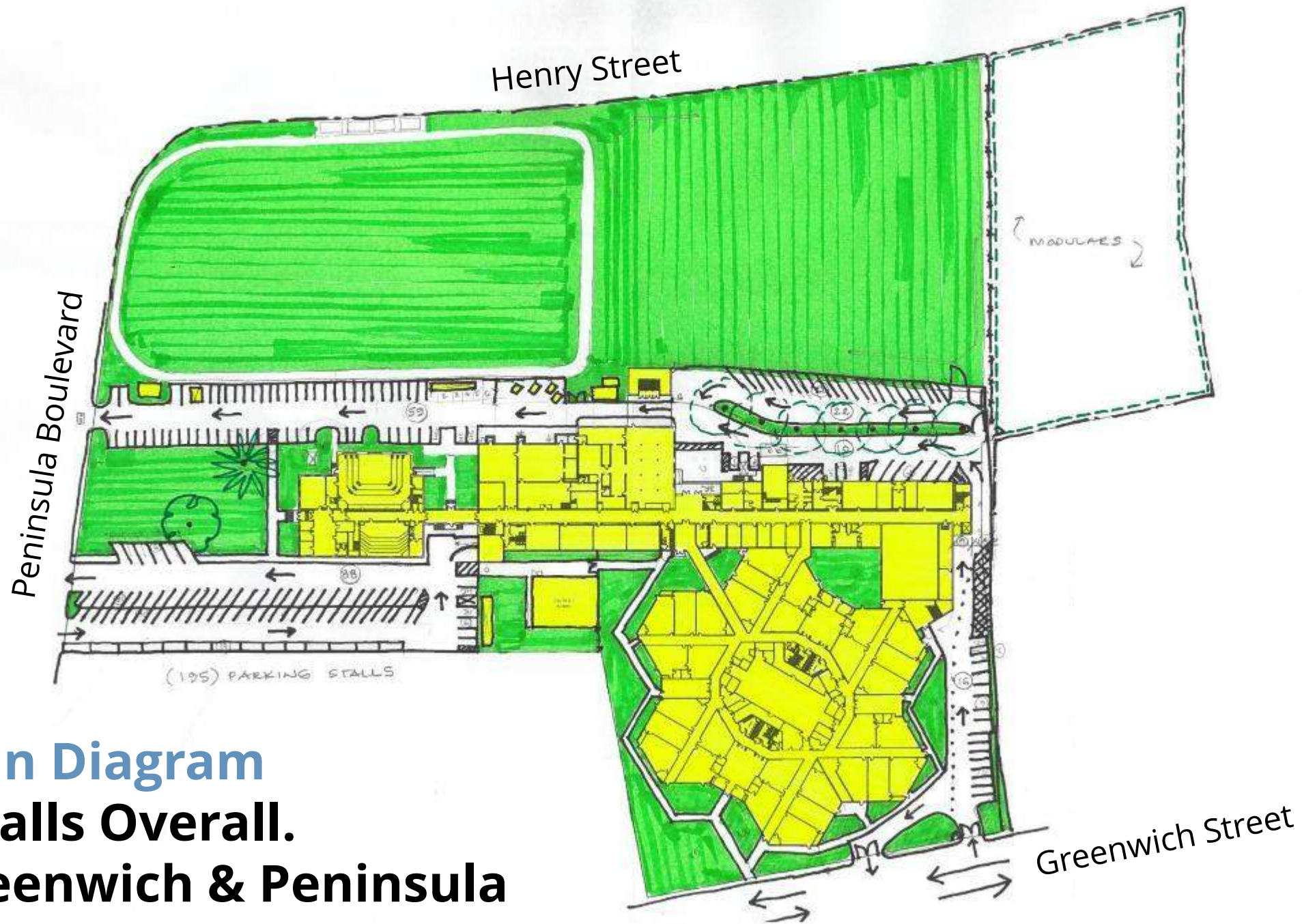
Concept #2 does not have a complete football field on the site.

In order to provide baseball, softball, football, building addition, and to cut back on paving scope, (and simplify traffic study?)

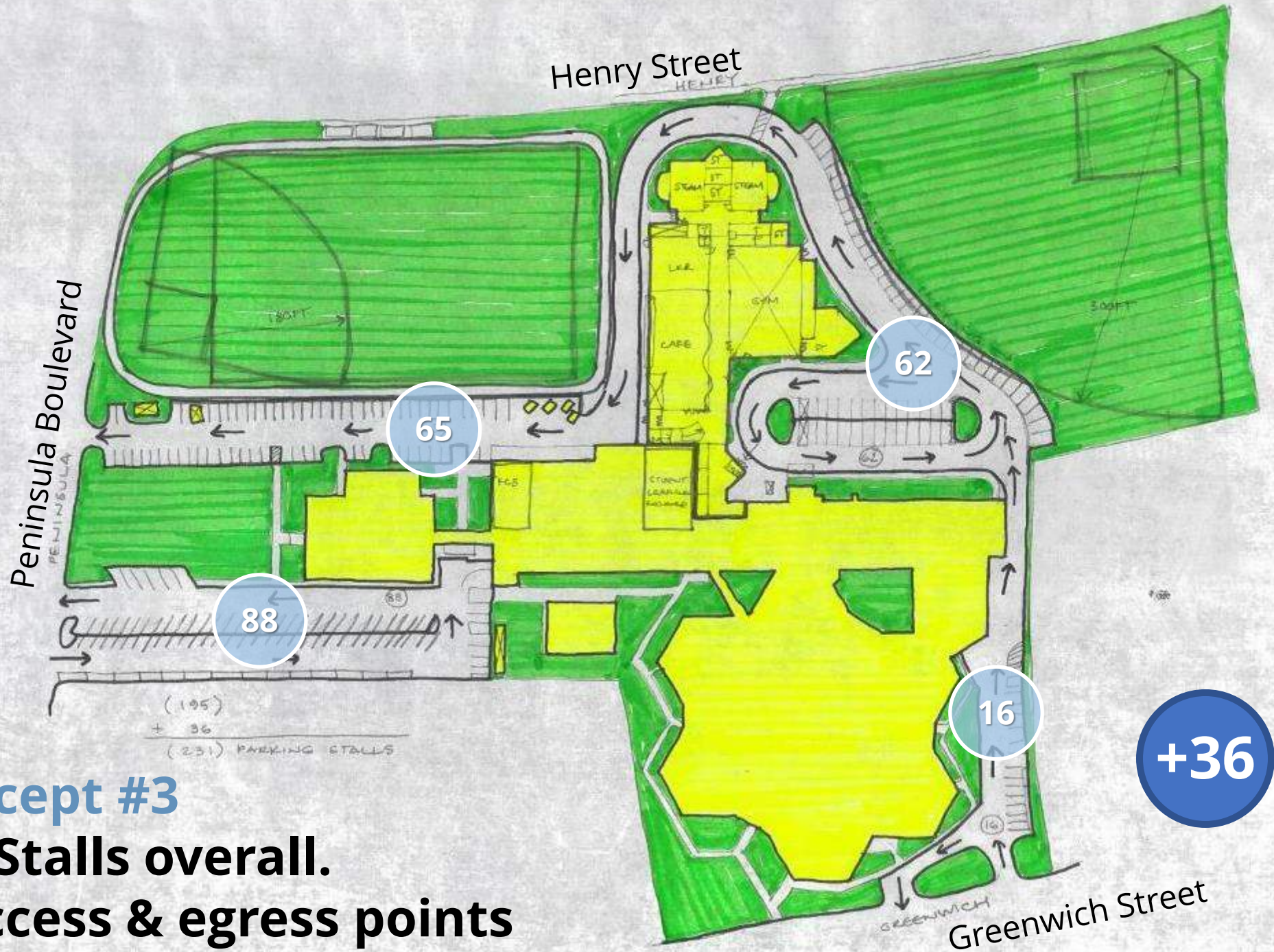
May still be achievable (refer to site plan diagram included within this presentation).



April 7, 2021 site visit to document
Current parking and vehicular
movement patterns.
(195) Parking Stalls overall.

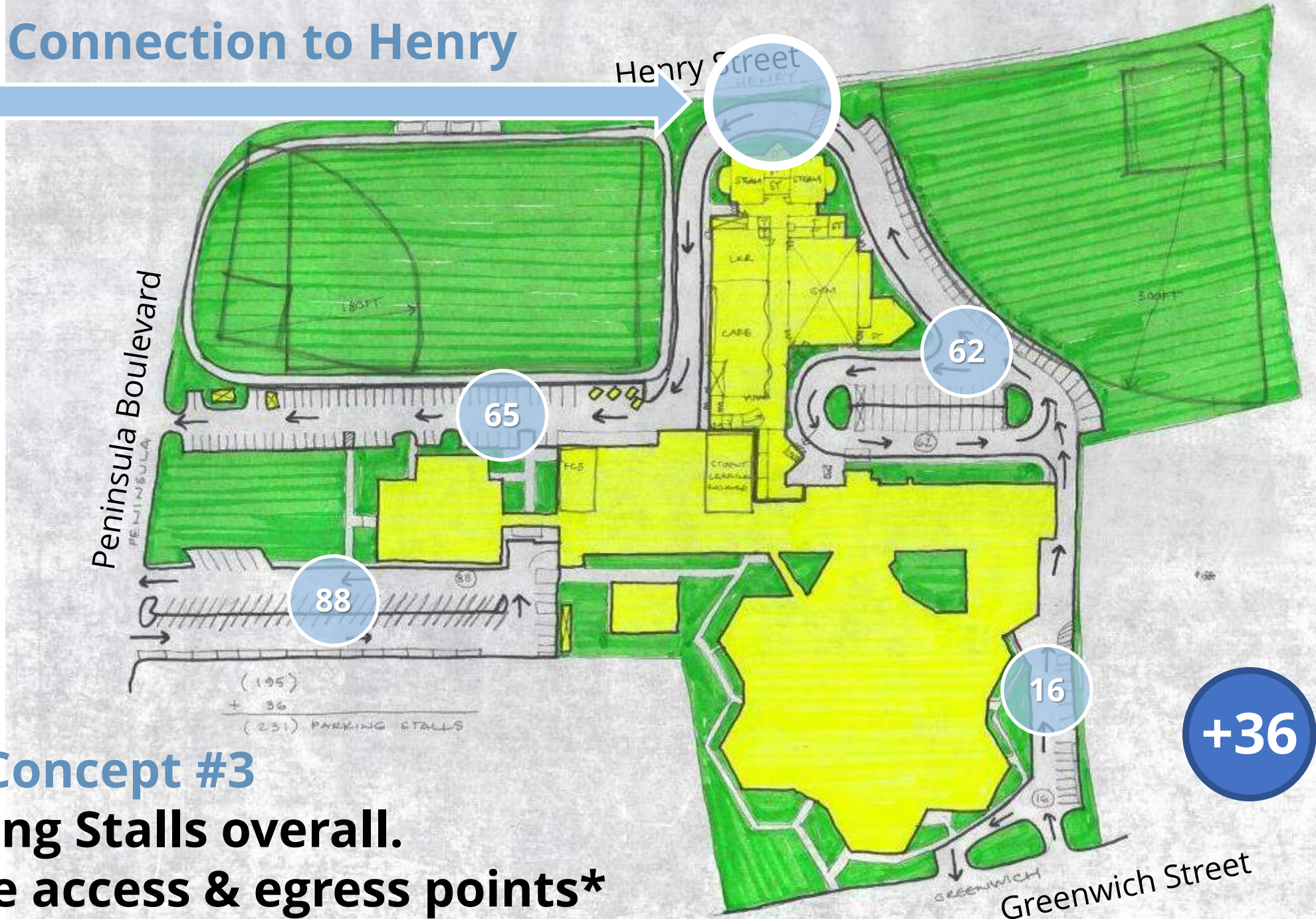


Existing Site Plan Diagram
(195) Parking Stalls Overall.
Access from Greenwich & Peninsula



Potential Concept #3
(231) Parking Stalls overall.
(+36); same access & egress points

*Potential Connection to Henry Street



Potential Concept #3
(231) Parking Stalls overall.
(+36); same access & egress points*

