

# 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
<b>Meeting #4</b>	<b>May 10, 2021</b>	<b>Determine Potential Balance of (Roofing) + (BCS) + (MS Spatial)</b>
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**

**May 10, 2021 Meeting**



**BCS Report  
Evaluating  
Building  
Systems**

**Spatial Design  
Supporting  
The Student  
Experience**

**Long Term Value**

**Components of Long-Term Value for the Hempstead Community**

1

# The Bigger Picture: The “Why”

Student-Based Learning

How School Building Design can enhance the Student Learning Experience

2

## Summary of Committee Work to Date for Potential Phase 2 Bond

Timeline

Key Terms

MS Spatial

Building Aid

Student Capacity

B-List Concept

Where we left off...

3

## MS Spatial Updates

Capacity Charts & Plan Diagrams

MS Program Elements – Existing & Proposed

Building Aid Approach Revisited

Local Tax Share & Localized Categories

4

## Additional Ideas

MS Auditorium

HS Athletics

HS Security Booth/ Gate @ Entrance to Campus

5

## Building Condition Survey (BCS) Listings

BCS Items Included to Date by Tier 1 School (Priority 1 & 2 ‘NC’ & ‘MR’)

BCS Items Not Included to Date by Tier 1 School (Priority 1 & 2 ‘REC’ + Priority 3, 4 & 5)

6

## Wrap Up & Set Up for the Next Meeting May 24, 2021

Consensus Discussion of What is to be Included within the Potential Phase 2 Bond

Begin to articulate the Recommendation(s)

# 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 while making extraordinary spaces for learning.







**Kevin J. Walsh, AIA, ALEP, LEED AP**  
**LICENSED ARCHITECT**

Partner, BBS Architects, Landscape Architects & Engineers, PC  
B. Arch 1991 Cornell University AAP





**Kevin J. Walsh, AIA, ALEP, LEED AP**  
**ACCREDITED LEARNING  
ENVIRONMENT PLANNER**

Partner, BBS Architects, Landscape Architects & Engineers, PC  
B. Arch 1991 Cornell University AAP







# 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.





Fluid & Activity-Based

**More of This**



Restrictive & Compartmentalized

**Less of This**

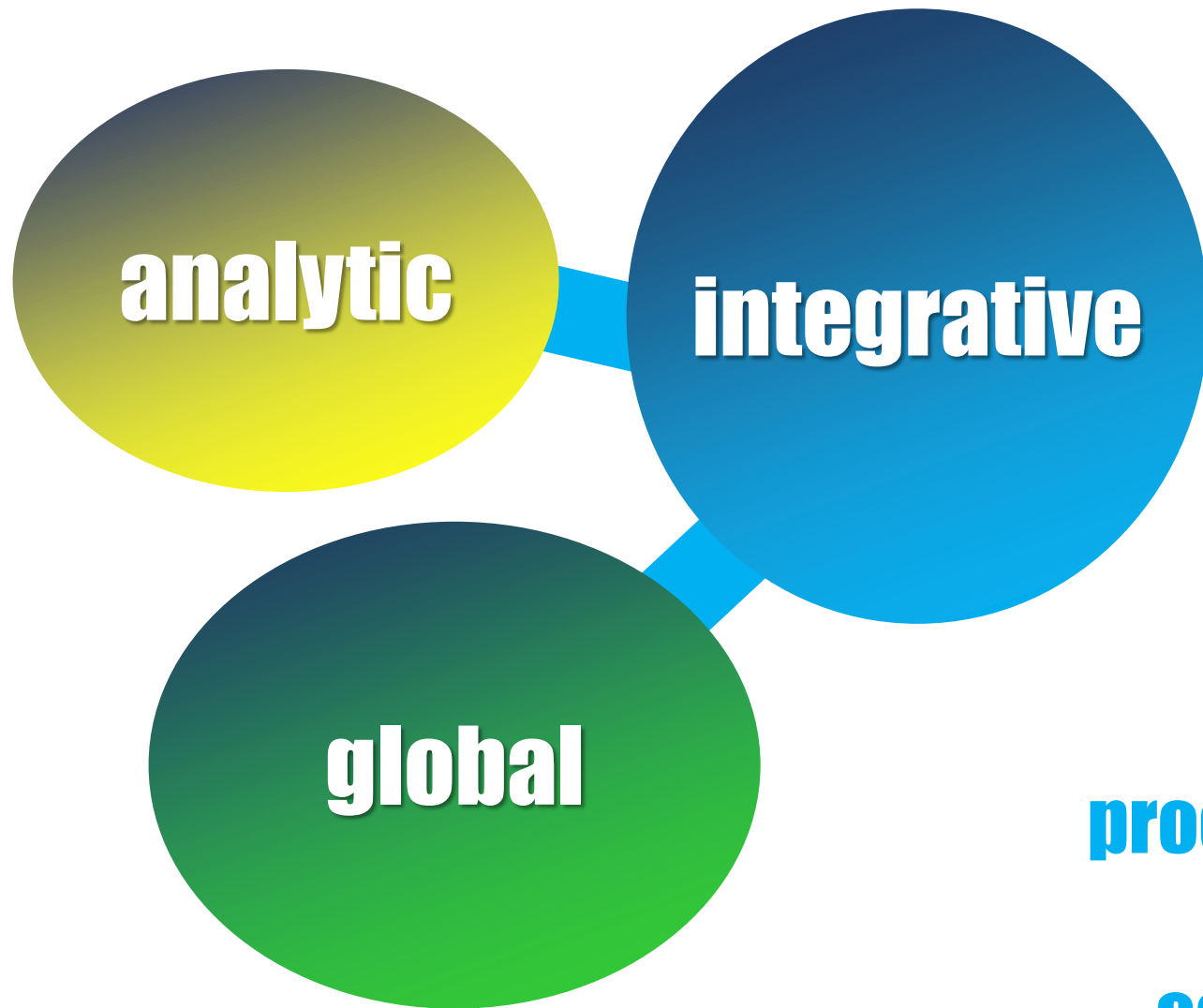
Student-Based Design & The Learning Environment: **Analogy**

We all play our part and bring to the table the essence of how we each approach life.

**This applies to students, teachers, communities and cultures.**

The key is to give each person a voice so that they can be a part of the conversation, and to allow them to be unique and express their own thought process, cares & concerns about any given topic.

This 'exchange' is how we all help each other to learn and grow by sharing and being empathetic.



**processors  
people  
concepts**



**Empathy** is a term we use for the ability to understand other people's feelings **as if we were having them ourselves.**

**Sympathy** refers to the ability to take part in someone else's feelings, mostly by **feeling sorrowful about their misfortune.**





**Environmental Factors Affecting Every Student Differently**



**guide**  
**versus**  
**dictate**

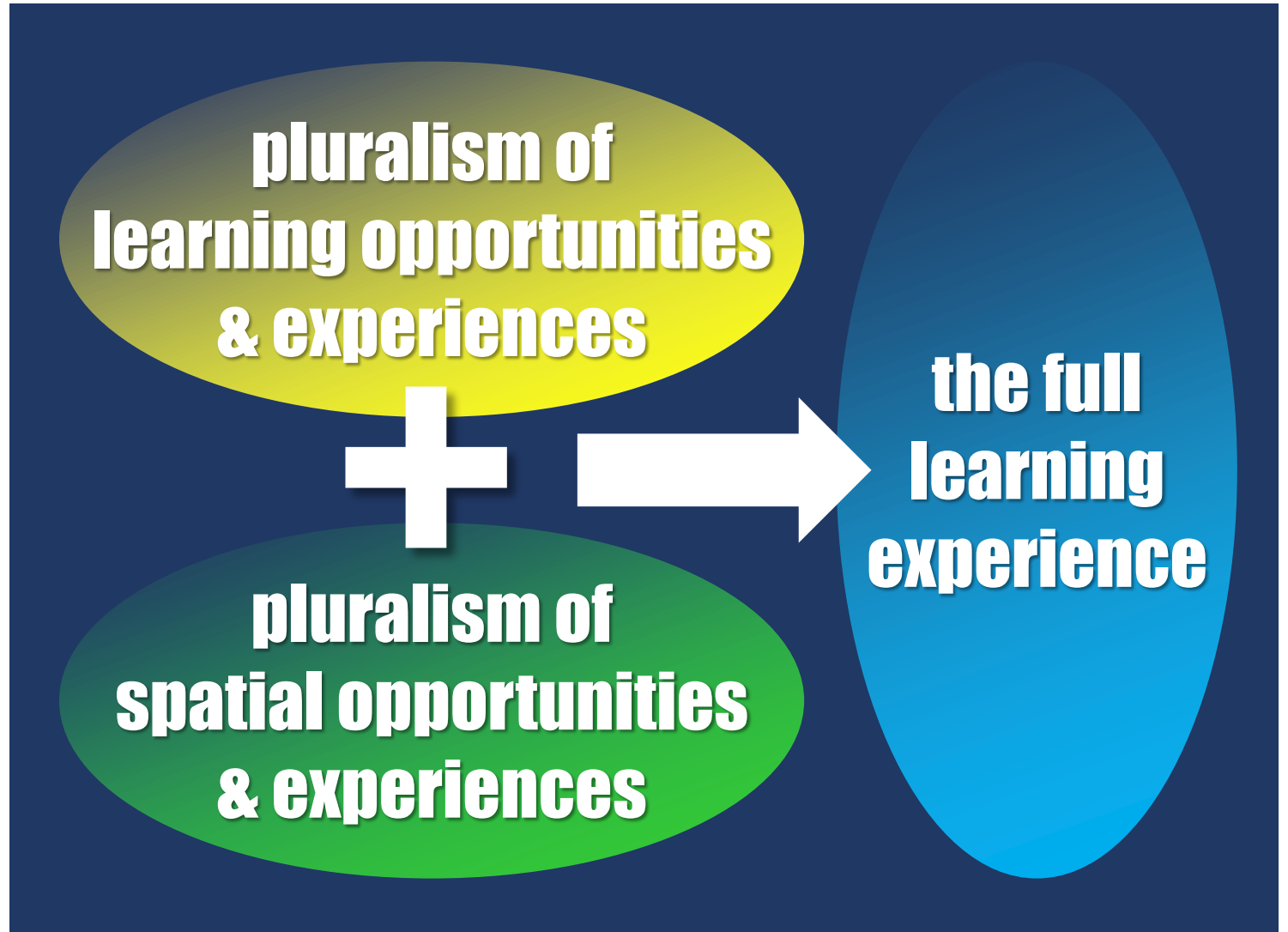
**exploratory**  
**versus**  
**predetermined**

**free activity**  
**versus**  
**limitation**

**pluralistic**  
**versus**  
**singular**

**inspiration**  
**versus**  
**isolation**

**gather**  
**versus**  
**isolate**



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

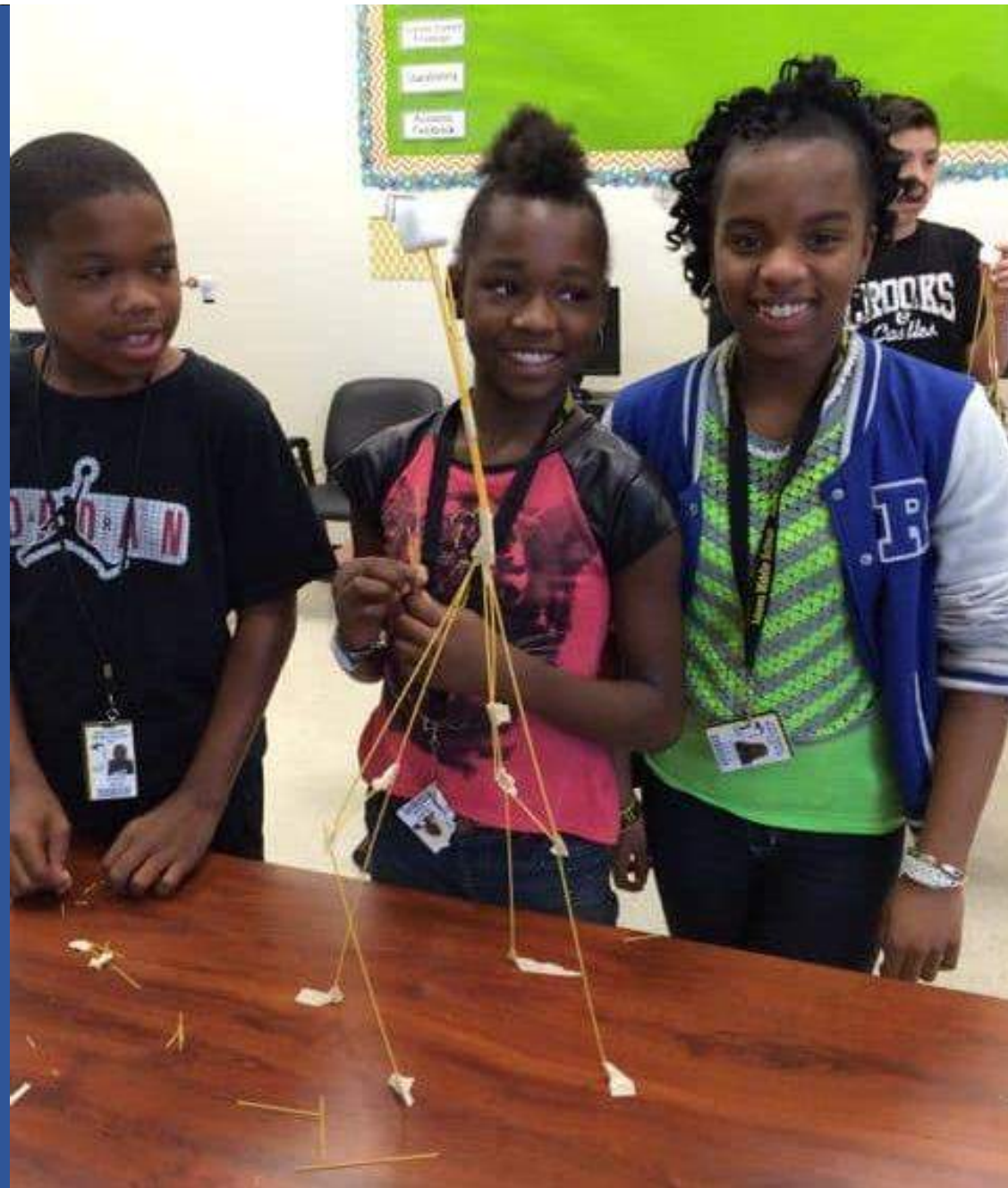














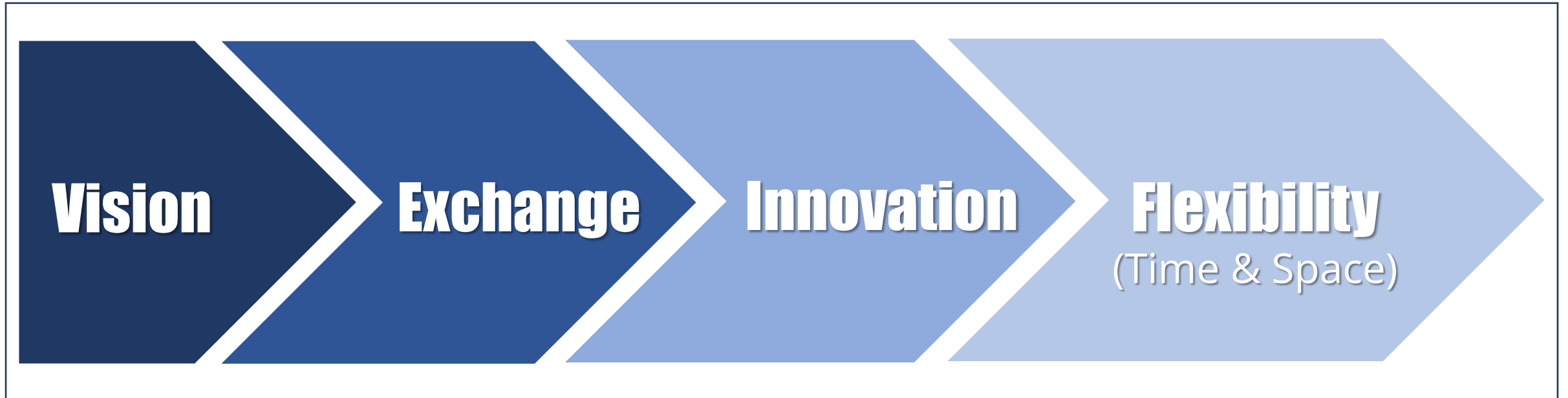








# Student-Based Learning Spaces







# Hempstead Schools, New York





# Hempstead Schools, New York



**STEAM/ Virtual Reality Area,  
Connetquot Public Library (2019)**  
*Bohemia, New York*



**STEAM/ Robotics Room,  
Great Neck South HS (2019)**  
*Lake Success, New York*



**STEAM/ Maker Space Rooms,  
Bayport-Blue Point Schools**  
*Bayport & Blue Point, New York*



**STEAM (Project-Based Learning)**





# Great Neck Public Schools, New York



## Great Neck Public Schools, New York





# Scarsdale Public Schools, New York





## Holy Trinity High School, New York



# Roslyn Public Schools, New York





**HS Cafeteria Renovation  
Completed 2018**



**New HS Fitness Center Addition  
In Construction**

**HS Auditorium Renovation  
May 2021 Budget Proposition**



Herricks HS Auditorium Renovation - Conceptual Rendering (new seats, side wall treatments, proscenium)

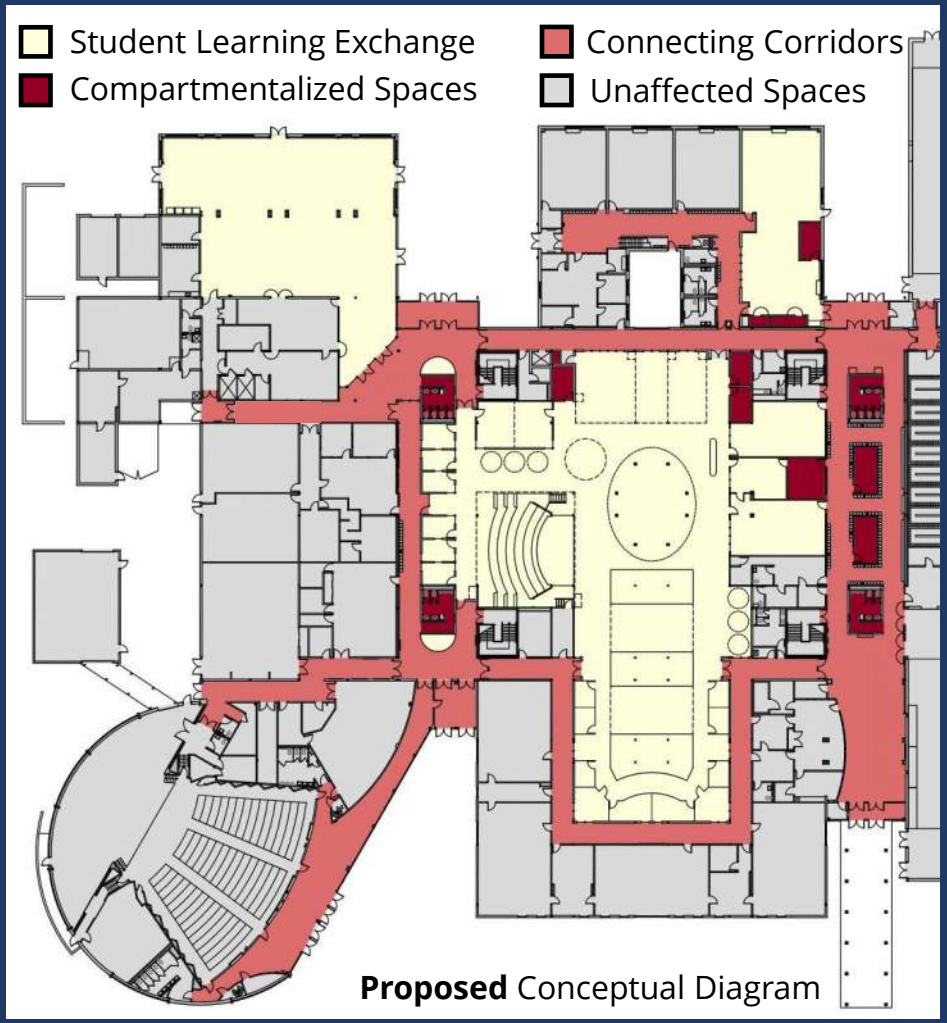
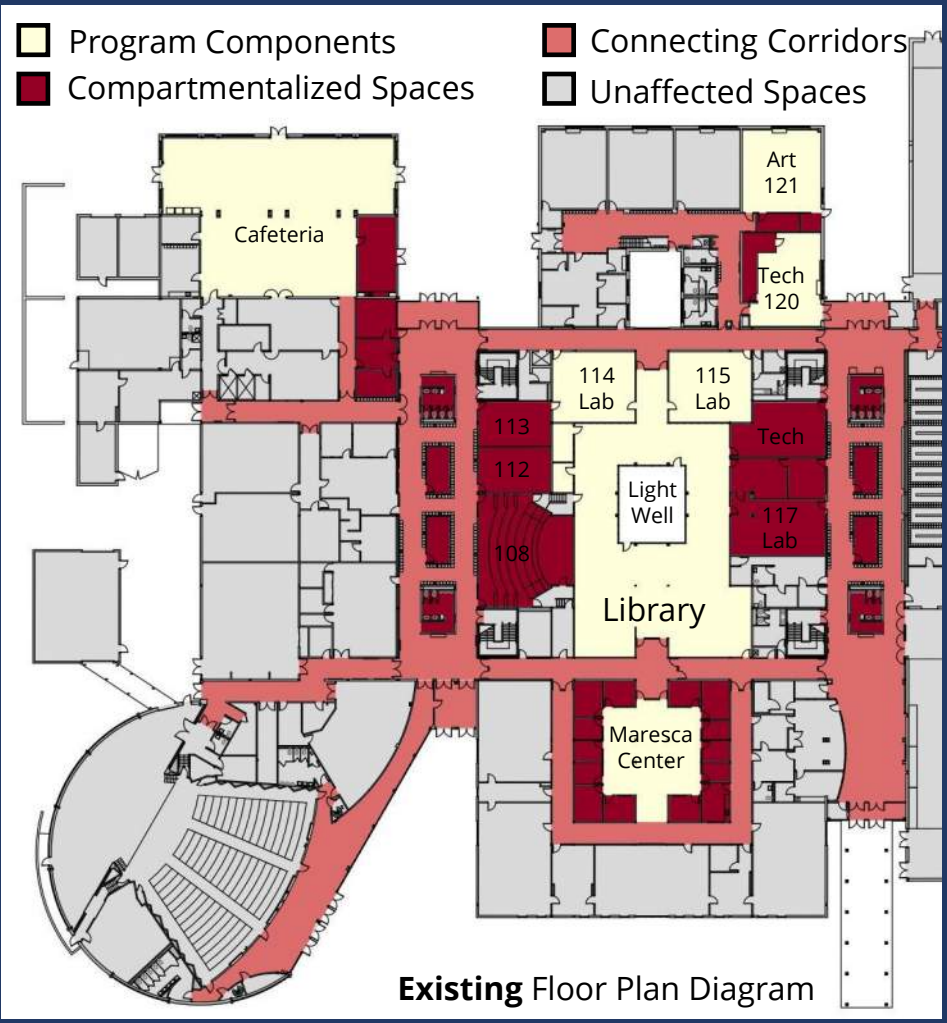
**Herricks UFSD, New York**





# Outdoor Learning Opportunities





# Briarcliff Manor UFSD, New York



## Current Trends in Learning Environment Design





## Current Trends in Learning Environment Design



## Current Trends in Learning Environment Design





**End of Section 1 of 6**

1

# The Bigger Picture: The “Why”

Student-Based Learning

How School Building Design can enhance the Student Learning Experience

2

## Summary of Committee Work to Date for Potential Phase 2 Bond

Timeline

Key Terms

MS Spatial

Building Aid

Student Capacity

B-List Concept

Where we left off...

3

## MS Spatial Updates

Capacity Charts & Plan Diagrams

Building Aid Approach Revisited

MS Program Elements – Existing & Proposed

Local Tax Share & Localized Categories

4

## Additional Ideas

MS Auditorium

HS Athletics

HS Security Booth/ Gate @ Entrance to Campus

5

## Building Condition Survey (BCS) Listings

BCS Items Included to Date by Tier 1 School (Priority 1 & 2 ‘NC’ & ‘MR’)

BCS Items Not Included to Date by Tier 1 School (Priority 1 & 2 ‘REC’ + Priority 3, 4 & 5)

6

## Wrap Up & Set Up for the Next Meeting May 24, 2021

Consensus Discussion of What is to be Included within the Potential Phase 2 Bond

Begin to articulate the Recommendation(s)

# Long Term Planning

Overall Context for the Committee's Work for Potential Phase 2 Bond

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

# Potential Phase 2 Bond Timeline

Jan – Dec 2020

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

Jan. 14, 2021

**Update to Board of Education**

February 2021

Bond Committee Meets to Discuss Potential Phase 2 Bond Scope  
Bond Updates at Board of Education Meeting/ SEQRA Process

March 2021

Bond Committee Meets to Discuss Potential Phase 2 Bond Scope  
Bond Updates at Board of Education Meeting/ SEQRA Process

April 2021

Bond Committee Meets to Discuss Potential Phase 2 Bond Scope  
Bond Updates at Board of Education Meeting/ SEQRA Process

May 2021

**Bond Committee Meets to Discuss Potential Phase 2 Bond Scope**  
**Bond Updates at Board of Education Meeting/ SEQRA Process**  
**Traffic Study by End of School Year at MS if Fall 2021 Referendum Vote**

June 2021

Bond Committee Presents Recommendation to Board of Education

June 2021

**Board of Education Decides Potential Bond Scope**

July 2021

Ongoing 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



# Key Terms Used in This Presentation

-  **BCS**      **Building Condition Survey ( same as “infrastructure” )**
-  **Tier 1 Building**      **Student-Occupied Building as per Hempstead UFSD Master Planning that is owned by the District. (Obama, Paterson, Jackson Main, McNeil, ABGS Middle School & Hempstead High School)**  
(Note: Prospect & Rhodes are also Tier 1 Buildings, but do not have any anticipated scope for this phase; modular classrooms are not included.)
-  **BAU**      **Building Aid Unit**  
Term used by NYSED that equates to one (1) student for Building Aid and Maximum Cost Allowance calculations used for new construction, etc.
-  **Capacity**      **Number of Students a building can house as per NYSED Guidelines for Space and Hempstead UFSD “Best Practices” for educational program delivery.** Planning standard is 85% of 100% “Full” capacity, meaning 85% target is equal to the projected enrollment used for long-term planning.






# Infrastructure Roofing & BCS Items

- |                                     |  |   |
|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> | <b>Roofing @ Tier 1 Buildings</b>                        | Tier 1 Buildings are in the Master Plan as Student-Occupied Fresh Air, ADA, CO2 Detection, Railings, Exhaust Fans, etc. Windows, CCTV, Security Lighting, Circuits, Structural, Card Access, etc. Future Work Scope |
| <input checked="" type="checkbox"/> | <b>Priority 1 (BCS) Items (NC + MR)</b>                  |   |
| <input checked="" type="checkbox"/> | <b>Priority 2 (BCS) Items (NC + MR)</b>                  |   |
| <input checked="" type="checkbox"/> | <b>Remaining Priority 1, 2, 3, 4 &amp; 5 (BCS) Items</b> |   |

**Potential Phase 2 Bond Components for Infrastructure Projects**



# Infrastructure Priority System

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

**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.



**NC Non-Conforming**

Required without question.



**MR Minimum Recommended**

Most urgent next layer of work to be accomplished.



**REC Recommended**

Important but could be potentially excluded from Phase 2 Bond.

# ABGS MS Building Addition

- Balance Building Footprint, Paving & Fields** Maximize Student Safety & Parking Stall Counts
- Building Addition** Maintain Football Field;
- Connection with Existing Building** Separate Auditorium Discussion First & Second Floor Connections;
- Create Innovative Learning Spaces** Use Existing Elevator for ADA Create Learning Opportunities





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

+/- (195)  
Parking Stalls  
Existing

Current MS Site

59

32

88

16

ABGS Middle School

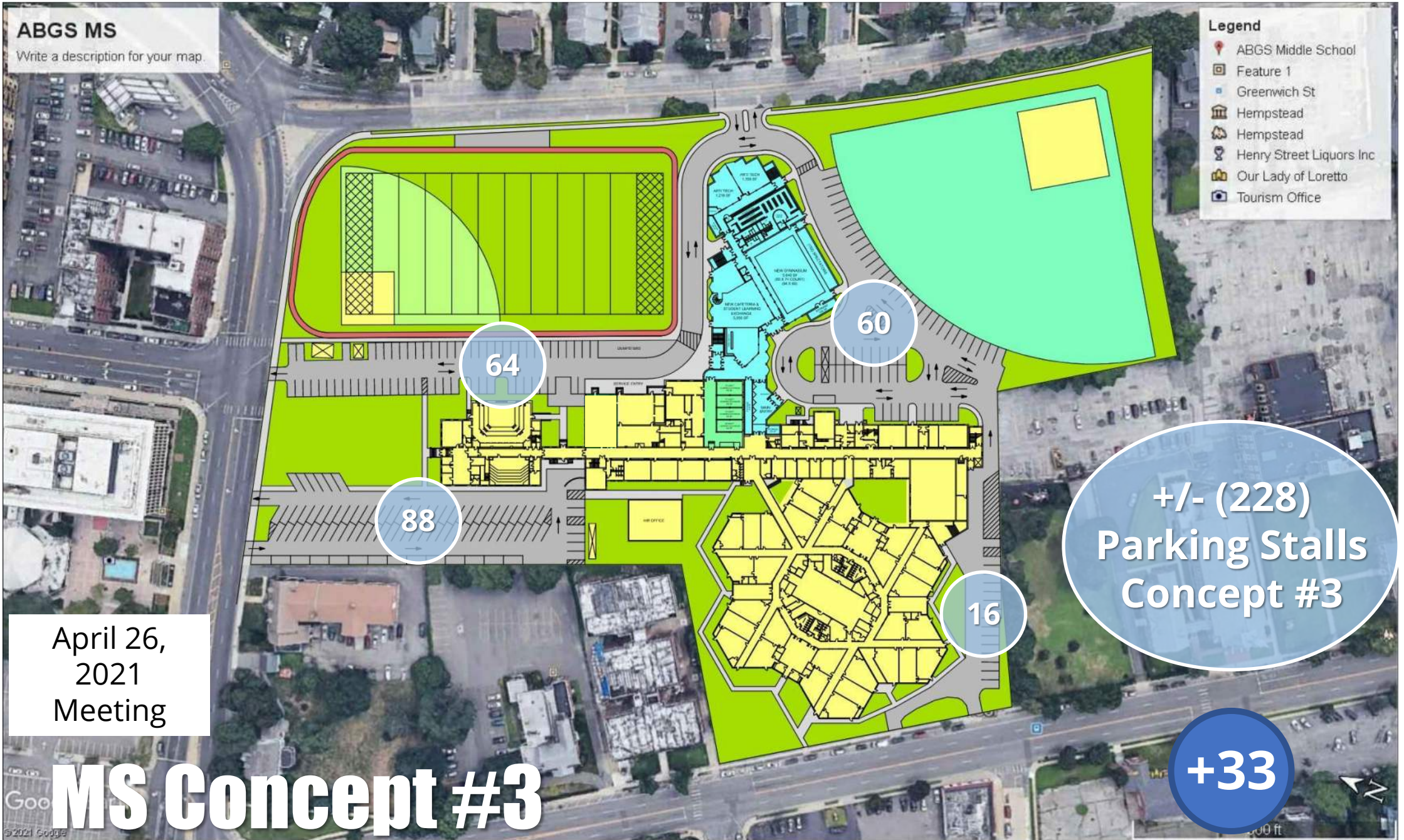


# ABGS MS

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



+/- (228)  
Parking Stalls  
Concept #3

64

60

88

16

+33

April 26,  
2021  
Meeting

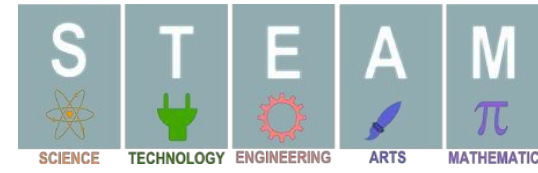
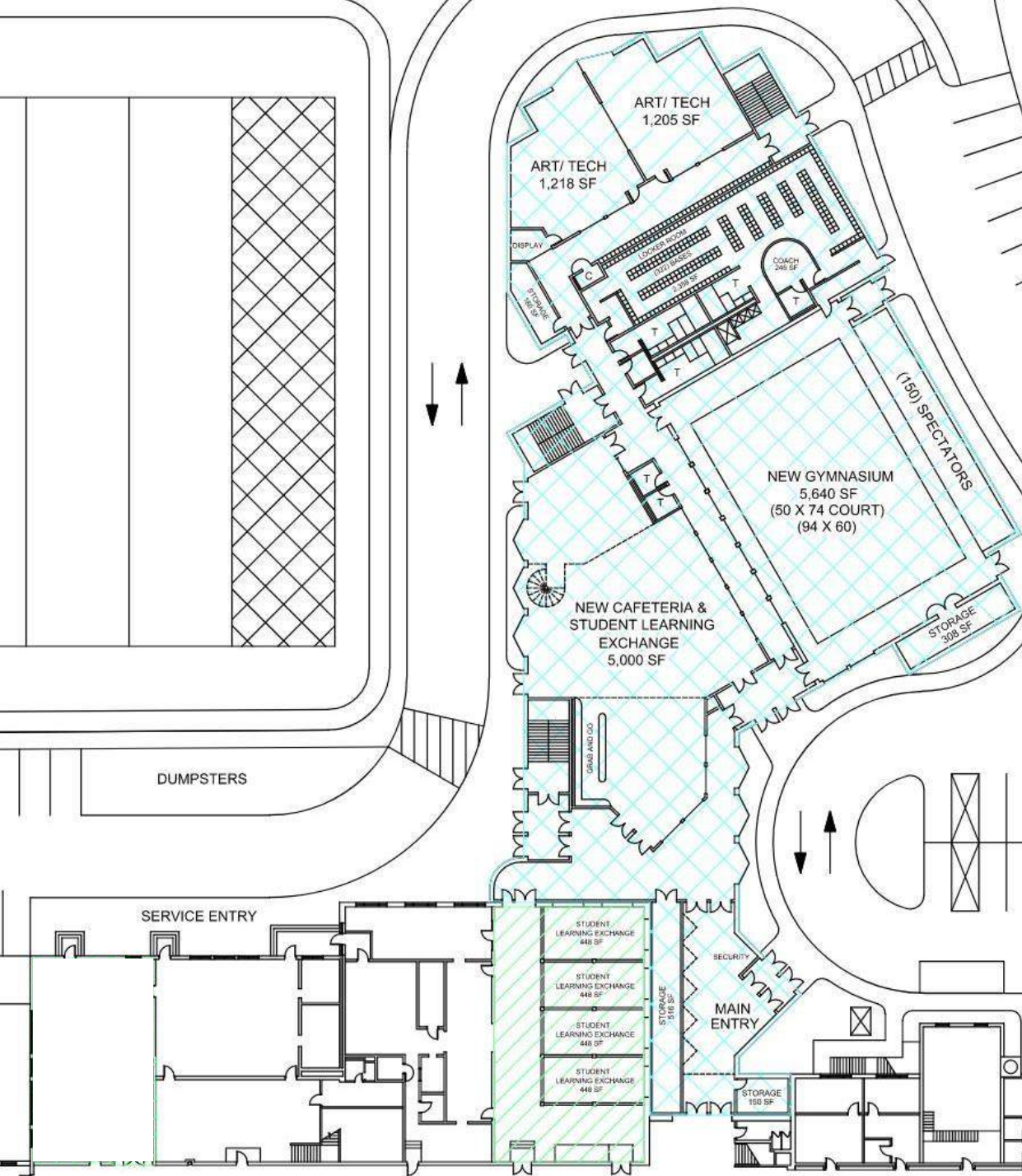
# MS Concept #3

Goo  
©2021 Google

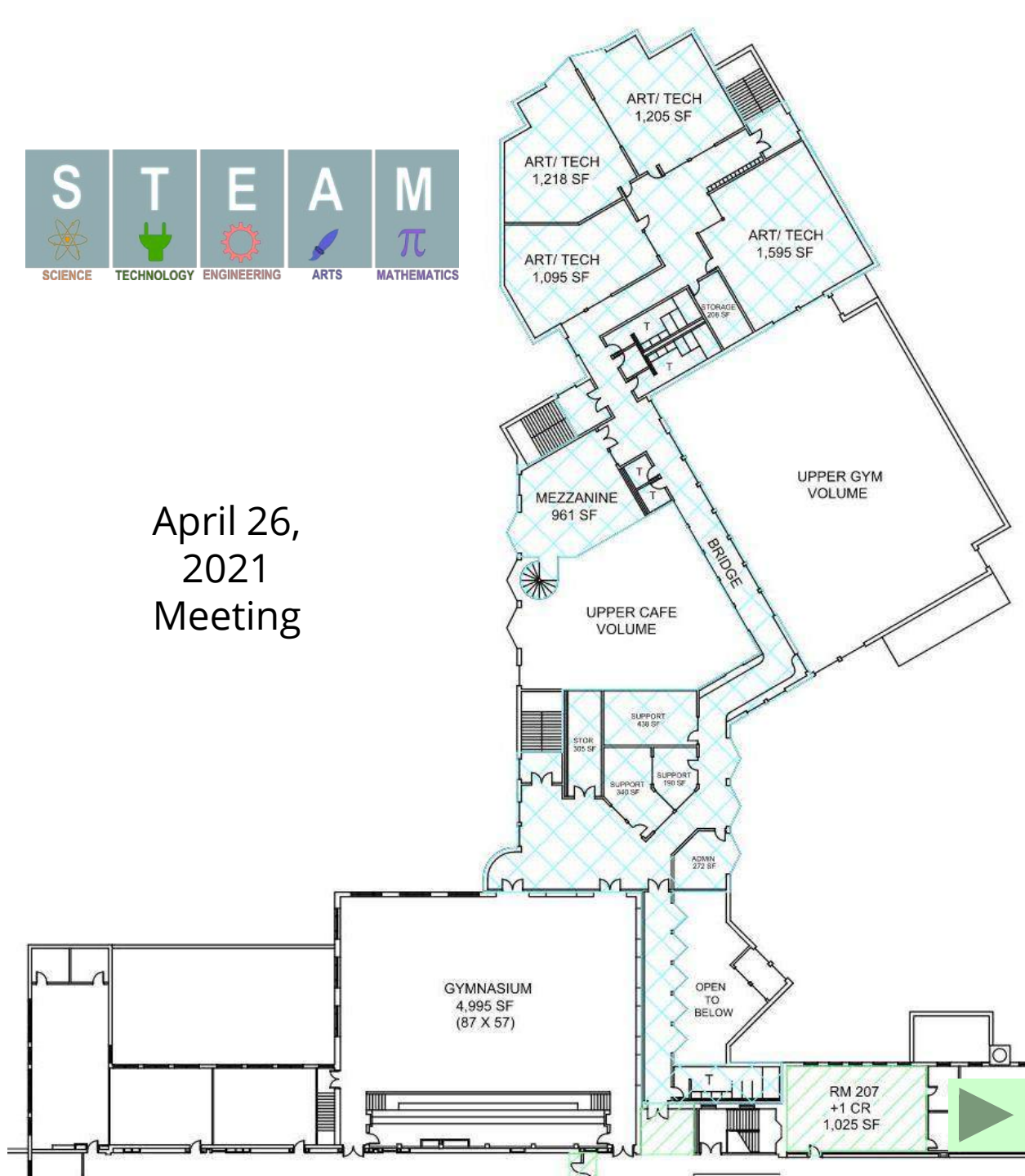


100 ft

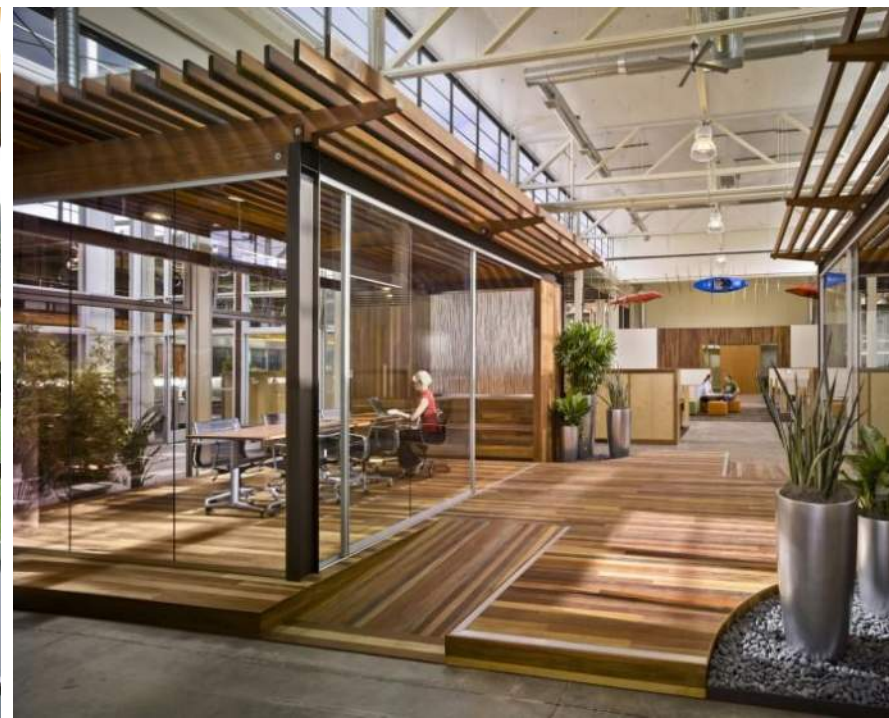
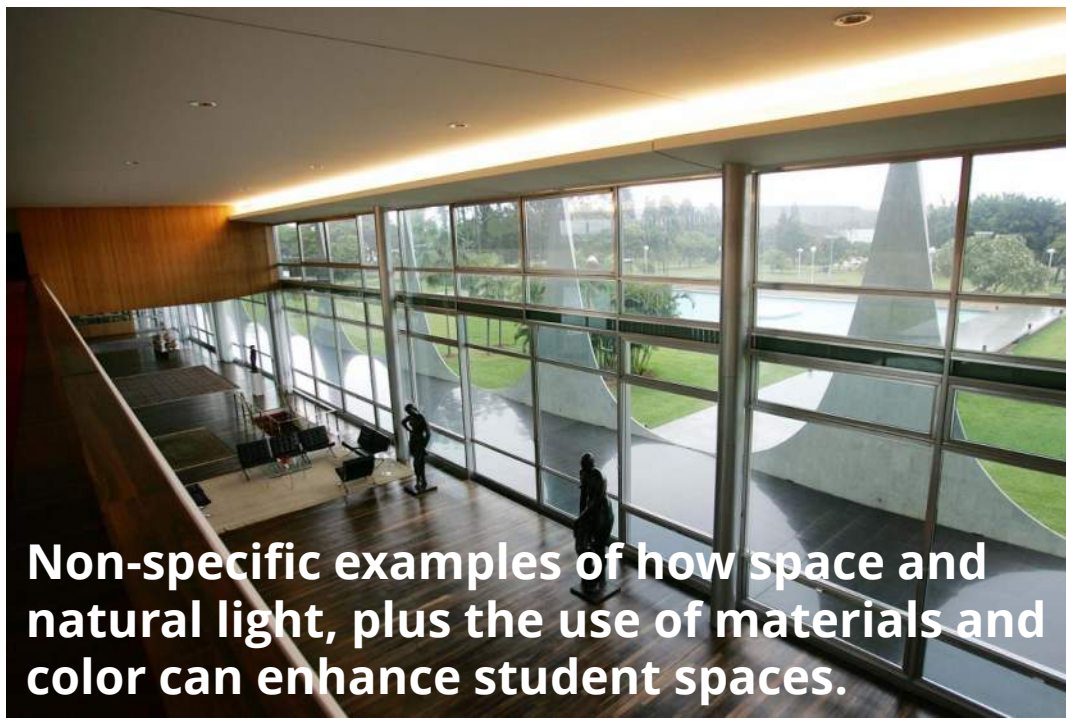




April 26,  
2021  
Meeting







April 26,  
2021  
Meeting

<b>Roofing @ Tier 1 Buildings</b>	<b>\$ 17,654,336</b>
<b>BCS Priority Items 1 &amp; 2 @ Tier 1 Buildings</b>	<b>\$ 29,919,820</b>
<b><u>Middle School Spatial Concept #3</u></b>	<b><u>\$ 38,426,721</u></b>
<b>Subtotal</b>	<b>\$ 86,000,877</b>
<b><u>Reduction 1 (Recommended' (BCS) 1 &amp; 2)</u></b>	<b><u>-\$ 5,914,000</u></b>
<b>Subtotal</b>	<b>\$ 80,086,877</b>
<b><u>Reduction 2 (District Office Elevator)</u></b>	<b><u>-\$ 1,800,000</u></b>
<b>Subtotal</b>	<b>\$ 78,286,877</b>
<b><u>Reduction 3 (MS Spatial Overlaps w/BCS)</u></b>	<b><u>-\$ 267,000</u></b>
<b>Subtotal</b>	<b>\$ 78,019,877</b>
<b><u>Reduction 4 (District Office ADA Ramp)</u></b>	<b><u>-\$ 175,000</u></b>
<b>Subtotal</b>	<b>\$ 77,844,877</b>
<b><u>Reduction 5 (F &amp; CS @ MS)</u></b>	<b><u>-\$ 1,092,720</u></b>
<b>Subtotal</b>	<b>\$ 76,752,157</b>
<b><u>Reduction 6 (McNeil Elevator)</u></b>	<b><u>-\$ 1,402,000</u></b>
<b>Total</b>	<b>\$ 75,350,157</b>

**Bringing it all together for a +/- \$75M Phase 2 Bond (Tier 1 Buildings)**



# Potential Bond MS Concept #3

As Per Previous Slide (Including all suggested reductions.)

April 26,  
2021  
Meeting



**District-Wide  
Roofing  
Projects**

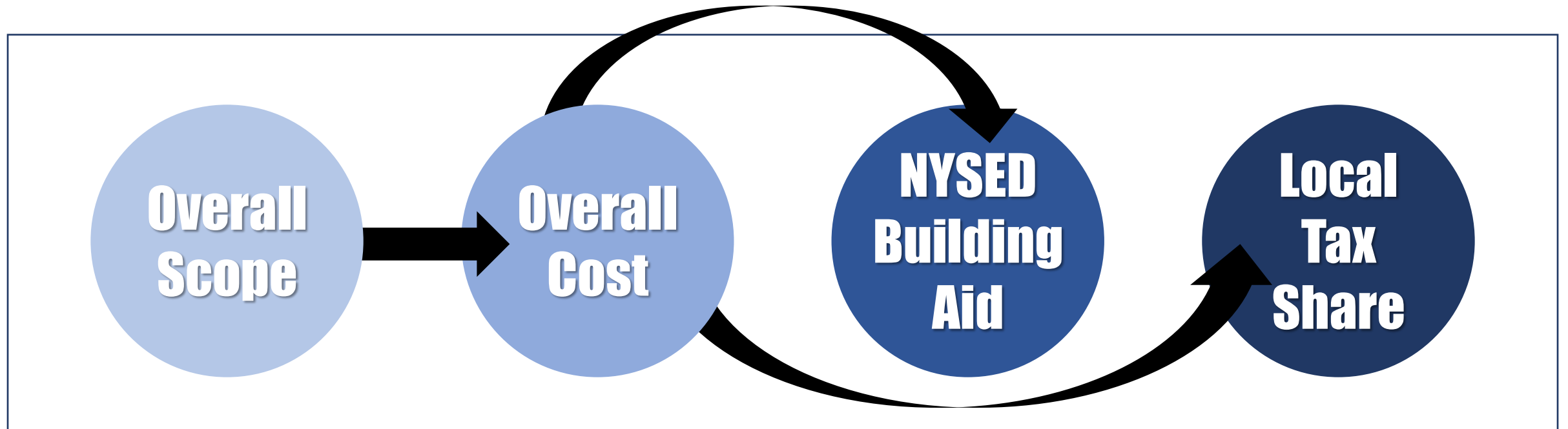
**District-Wide  
Infrastructure  
Projects**

**ABGS MS #3  
Spatial  
Improvements**

**Bond  
Referendum  
Amount**

Ongoing Committee Exploration of Potential Work Scope

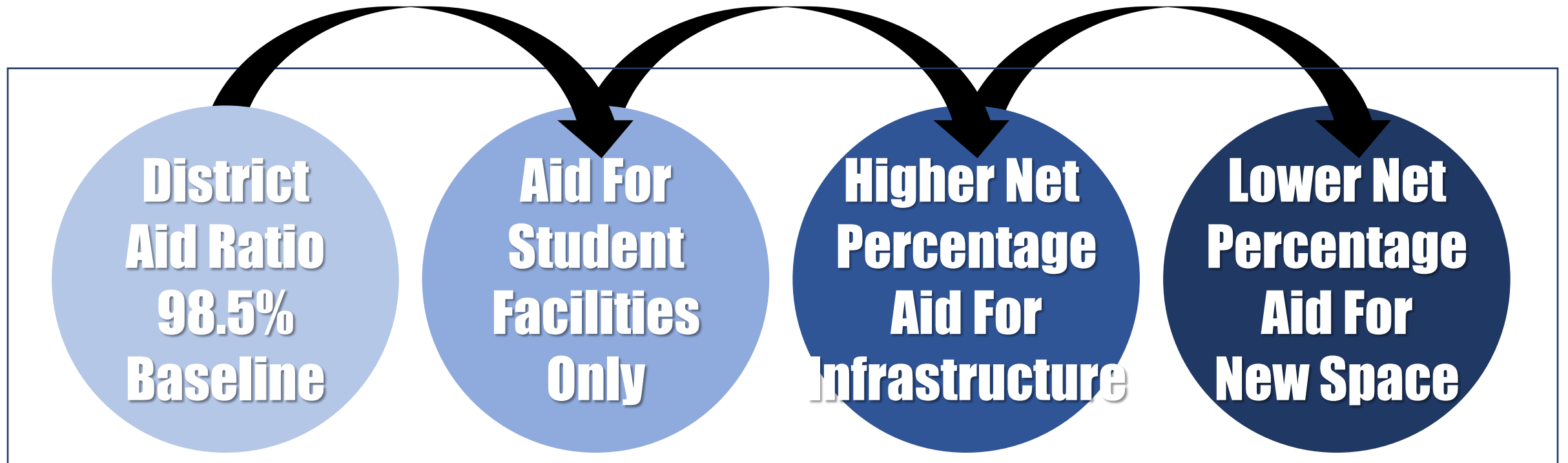
# Considerations for Building Aid



**Overall Relationships Between Scope, Cost, Building Aid & Local Taxes**

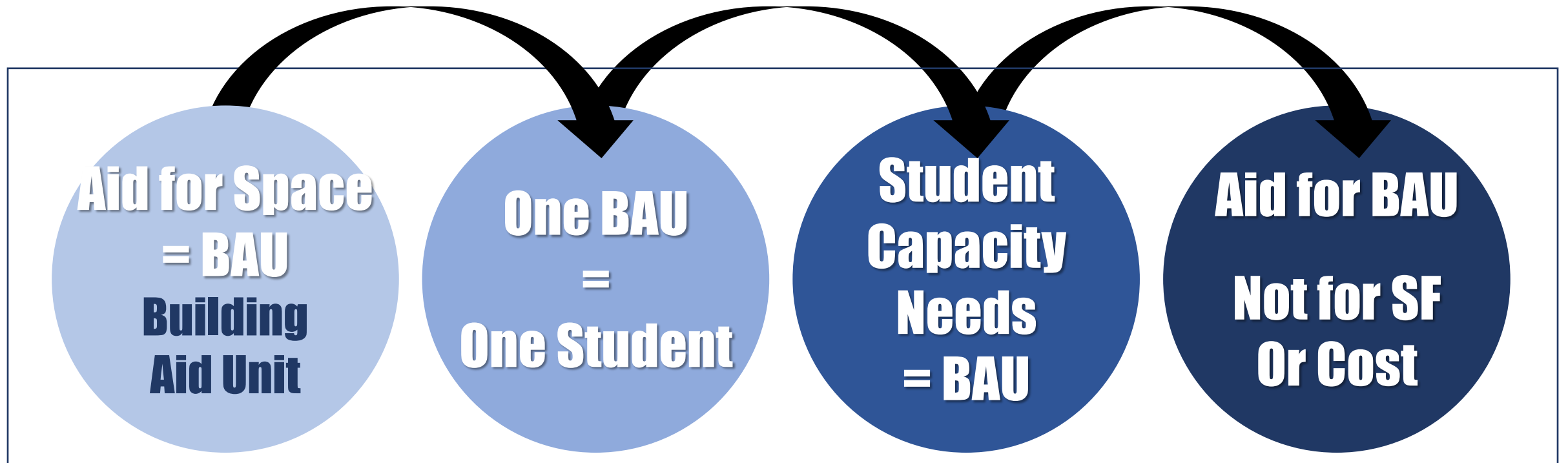


# Considerations for Building Aid



**Overall Relationships Between Scope, Cost, Building Aid & Local Taxes**

# Considerations for Building Aid



**Overall Relationships Between Scope, Cost, Building Aid & Local Taxes**



(Current) – (Projected)  
 (1,309) – (1,450)  
 = +/- (131) Students “Short”  
 Basis of Building Aid for New Space

# Capacity (as per NYSED Guidelines)

<b>Current Building</b>	<b>100% Full</b>	<b>1,309</b> This would be the maximum based upon the current building
	<b>85% Full</b>	<b>1,105</b> This would be the targeted enrollment goal
	<b>Projected</b>	<b>&lt;1,224</b> Long Range Planning Study Projected Grades (6-8) for (Sep 2024)
<b>Concept #1 Building</b>	<b>100% Full</b>	<b>1,450</b> This would be the maximum with the building in concept #1
	<b>85% Full</b>	<b>1,232</b> This would be the targeted enrollment goal for concept #1
	<b>Projected</b>	<b>&gt;1,224</b> Long Range Planning Study Projected Grades (6-8) for (Sep 2024)
<b>Concept #3 Building</b>	<b>100% Full</b>	<b>1,663</b> This would be the maximum with the building in concept #3
	<b>85% Full</b>	<b>1,414</b> This would be the targeted enrollment goal for concept #3
	<b>Projected</b>	<b>&gt;1,224</b> Long Range Planning Study Projected Grades (6-8) for (Sep 2024)

# Bond Planning

Bond Referendum + “B-List”



## **Phase 2 Bond**

Defined Scope (Example: \$ 75.4M)



## **Phase 2 Bond “B-List”**

If Defined Scope comes in under budget, a “B-List” is an additional scope of work that can be accomplished, but only if ALL defined scope is accomplished first.  
(Check with Bond Counsel)



**End of Section 2 of 6**



1

# The Bigger Picture: The "Why"

Student-Based Learning

How School Building Design can enhance the Student Learning Experience

2

## Summary of Committee Work to Date for Potential Phase 2 Bond

Timeline

Key Terms

MS Spatial

Building Aid

Student Capacity

B-List Concept

Where we left off...

3

## MS Spatial Updates

Capacity Charts & Plan Diagrams

MS Program Elements – Existing & Proposed

Building Aid Approach Revisited

Local Tax Share & Localized Categories

4

## Additional Ideas

MS Auditorium

HS Athletics

HS Security Booth/ Gate @ Entrance to Campus

5

## Building Condition Survey (BCS) Listings

BCS Items Included to Date by Tier 1 School (Priority 1 & 2 'NC' & 'MR')

BCS Items Not Included to Date by Tier 1 School (Priority 1 & 2 'REC' + Priority 3, 4 & 5)

6

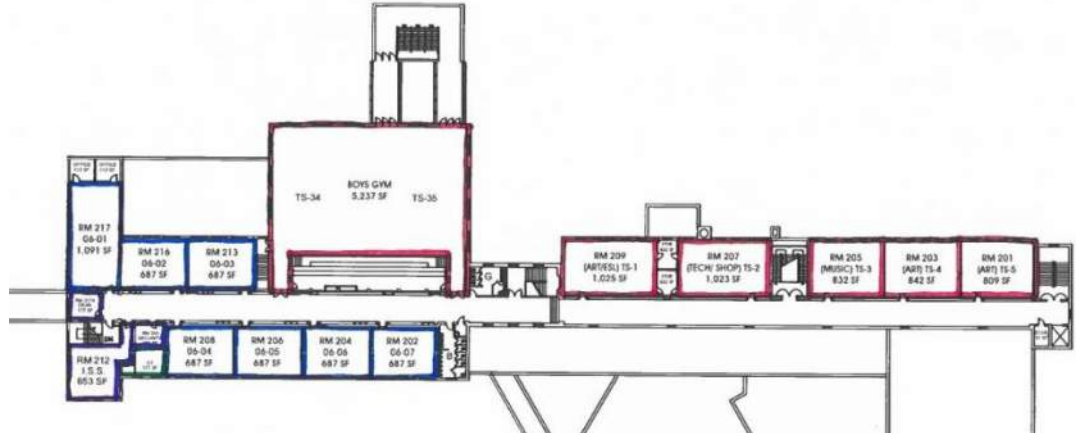
## Wrap Up & Set Up for the Next Meeting May 24, 2021

Consensus Discussion of What is to be Included within the Potential Phase 2 Bond

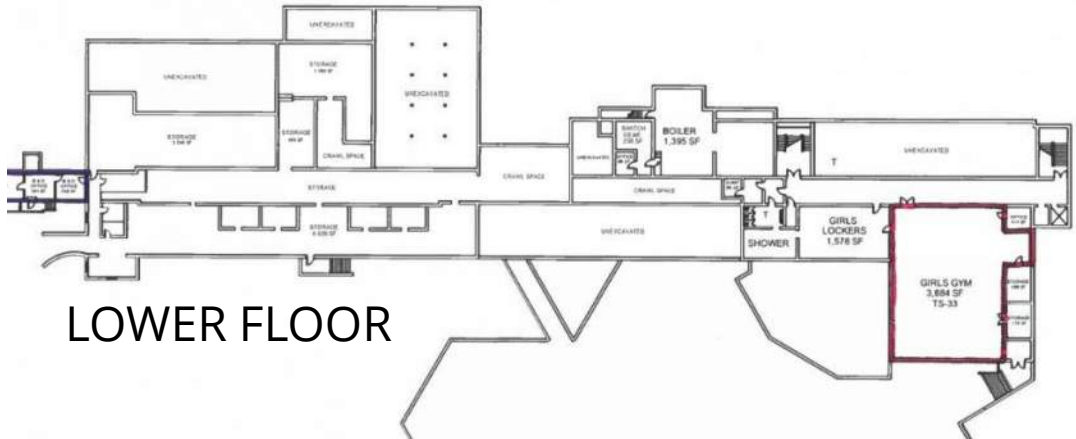
Begin to articulate the Recommendation(s)







FIRST FLOOR



SECOND FLOOR



LOWER FLOOR

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



# Existing Capacity (as per NYSED Guidelines)

CR	RM #	PROPOSED UTILIZATION	SQUARE FOOTAGE	(SED) SF/STUDENT	(SED) SF CAL'C	(HUFSD) MAX. PER SECTION	CAPACITY (STUDENTS)
1	217	Grade 6	1,091	sf @	28.5	38.3	25
2	216	Grade 6	687	sf @	28.5	24.1	25
3	213	Grade 6	687	sf @	28.5	24.1	25
4	208	Grade 6	687	sf @	28.5	24.1	25
5	206	Grade 6	687	sf @	28.5	24.1	25
6	204	Grade 6	687	sf @	28.5	24.1	25
7	202	Grade 6	687	sf @	28.5	24.1	25
8	101	Grade 6	SCI 787	sf @	28.5	27.6	25
9	102	Grade 6	922	sf @	28.5	32.4	25
10	103	Grade 6	776	sf @	28.5	27.2	25
11	104	Grade 6	882	sf @	28.5	30.9	25
12	105	Grade 6	824	sf @	28.5	28.9	25
13	149	Grade 6	743	sf @	28.5	26.1	25
14	147	Grade 6	752	sf @	28.5	26.4	25
15	107	Grade 6	827	sf @	28.5	29.0	25
16	108	Grade 6	779	sf @	28.5	27.3	25
17	134	Grade 6	764	sf @	28.5	26.8	25
18	132	Grade 6	804	sf @	28.5	28.2	25

Grade 6 @ (100%) Capacity	450
Grade 6 @ Targeted (85%) Capacity	383
Projected 2024 Grade 6 Enrollment	383

Admin Offices							Future CR's	0
Admin Offices							Future CR's	0

SP-1	145	SPED	761	sf @			8	8
SP-2	143	SPED	761	sf @			8	8

Grade (6-8) @ (100%) Capacity	1,309
Grade (6-8) @ Targeted (85%) Capacity	1,113
Projected 2024 Grade (6-8) Enrollment	1,224

Projected Grade 6 has been fully located within the building	0
Grade (7-8) @ Targeted (85%) Capacity	730
Projected 2024 Grade (7-8) Enrollment	841
Need for (7-8) Space	-111
@ (25) Students per Section/ 85%	-130
Number of (7-8) Teaching Stations Required @ (25) per Section	5

TS	RM #	PROPOSED UTILIZATION	SQUARE FOOTAGE	(SED) SF/STUDENT	(SED) SF CAL'C	(HUFSD) MAX. PER SECTION	CAPACITY (STUDENTS)
TS-1	209	Art	1,025	sf @	45	22.8	25
TS-2	207	Shop	1,023	sf @	75	13.6	25
TS-3	205	Music	832	sf @	25	33.3	25
TS-4	203	Art	842	sf @	45	18.7	25
TS-5	201	Art	809	sf @	45	18.0	25
TS-6	106 (Suite 2)	Grades (7-8)	SCI 883	sf @	30	29.4	25
TS-7	109 (Suite 2)	Grades (7-8)	832	sf @	26	32.0	25
TS-8	110 (Suite 2)	Grades (7-8)	838	sf @	26	32.2	25
TS-9	111 (Suite 3)	Grades (7-8)	SCI 918	sf @	30	30.6	25
TS-10	112 (Suite 3)	Grades (7-8)	845	sf @	26	32.5	25
TS-11	113 (Suite 3)	Grades (7-8)	774	sf @	26	29.8	25
TS-12	114 (Suite 3)	Grades (7-8)	867	sf @	26	33.3	25
TS-13	115 (Suite 3)	Grades (7-8)	870	sf @	26	33.5	25
TS-14	116 (Suite 4)	Grades (7-8)	SCI 836	sf @	30	27.9	25
TS-15	117 (Suite 4)	Grades (7-8)	891	sf @	26	34.3	25
TS-16	118 (Suite 4)	Grades (7-8)	764	sf @	26	29.4	25
TS-17	119 (Suite 4)	Grades (7-8)	877	sf @	26	33.7	25
TS-18	120 (Suite 4)	Grades (7-8)	703	sf @	26	27.0	25
TS-19	121 (Suite 5)	Grades (7-8)	SCI 906	sf @	30	30.2	25
TS-20	122 (Suite 5)	Grades (7-8)	824	sf @	26	31.7	25
TS-21	123 (Suite 5)	Grades (7-8)	805	sf @	26	31.0	25
TS-22	124 (Suite 5)	Grades (7-8)	929	sf @	26	35.7	25
TS-23	125 (Suite 5)	Grades (7-8)	778	sf @	26	29.9	25
TS-24	126 (Suite 6)	Grades (7-8)	SCI 906	sf @	30	30.2	25
TS-25	127 (Suite 6)	Grades (7-8)	859	sf @	26	33.0	25
TS-26	128 (Suite 6)	Grades (7-8)	680	sf @	26	26.2	25
TS-27	129 (Suite 6)	Grades (7-8)	924	sf @	26	35.5	25
TS-28	130 (Suite 6)	Grades (7-8)	870	sf @	26	33.5	25
TS-29	Band	Grades (6-8)	2,927	sf @	(/25)*(0.4)	47	n/a
TS-30	Chorus	Grades (6-8)	1,377	sf @	(/20)*(0.4)	28	n/a
TS-31	Home & Careers	Grades (6-8)	732	sf @	50	14.6	25
TS-32	Music	Grades (6-8)	852	sf @	25	34.1	25
TS-33	Girls Gym	Grades (6-8)	1,842	sf @	n/a	n/a	25
TS-34	Boys Gym	Grades (6-8)	2,498	sf @	n/a	n/a	25
TS-35	Boys Gym	Grades (6-8)	2,498	sf @	n/a	n/a	25

Grade (7-8) @ (100%) Capacity	859
Grade (7-8) @ Targeted (85%) Capacity	730
Projected 2024 Grade (7-8) Enrollment	841

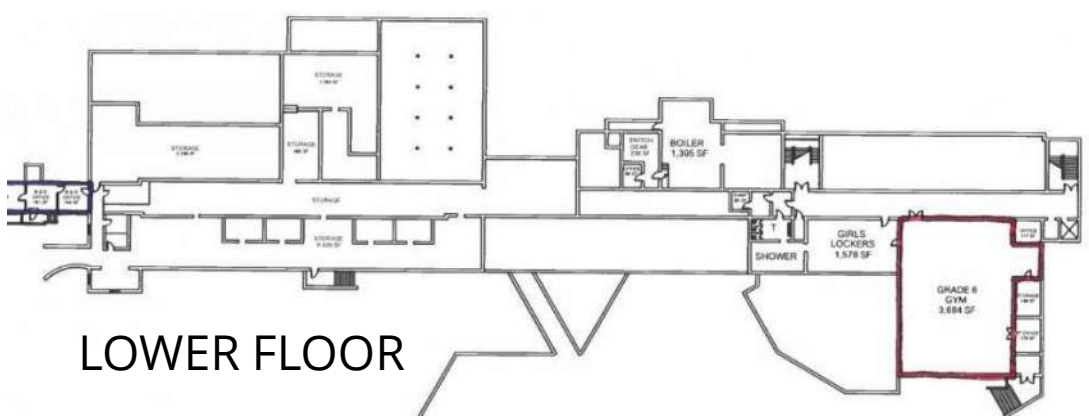








FIRST FLOOR



SECOND FLOOR



LOWER FLOOR

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



# Proposed Capacity (as per NYSED Guidelines)

There would be space for **(1,663)** (6-8) students, but ideally for scheduling and education the number of (6-8) students would not exceed **(1,414)**.

The projected (6-8) enrollment in 2024 is **(1,224)**.

So, there would be space for approximately **(190)** more (6-8) students for planning and education than projected.

CR	RM #	PROPOSED UTILIZATION	SQUARE FOOTAGE		(SED) SF/STUDENT	(SED) SF/ CAL'C	(HUFSD) MAX. PER SECTION	CAPACITY (STUDENTS)
1	217	Grade 6	1,091	sf @	28.5	38.3	25.0	25
2	216	Grade 6	687	sf @	28.5	24.1	25.0	25
3	213	Grade 6	687	sf @	28.5	24.1	25.0	25
4	208	Grade 6	687	sf @	28.5	24.1	25.0	25
5	206	Grade 6	687	sf @	28.5	24.1	25.0	25
6	204	Grade 6	687	sf @	28.5	24.1	25.0	25
7	202	Grade 6	687	sf @	28.5	24.1	25.0	25
8	209	Grade 6	SCI 1,025	sf @	28.5	36.0	25.0	25
9	207	Grade 6	SCI 1,023	sf @	28.5	35.9	25.0	25
10	205	Grade 6	832	sf @	28.5	29.2	25.0	25
11	203	Grade 6	842	sf @	28.5	29.5	25.0	25
12	201	Grade 6	809	sf @	28.5	28.4	25.0	25
13	149	Grade 6	743	sf @	28.5	26.1	25.0	25
14	147	Grade 6	752	sf @	28.5	26.4	25.0	25
15	145	Grade 6	761	sf @	28.5	26.7	25.0	25
16	143	Grade 6	761	sf @	28.5	26.7	25.0	25
17	134	Grade 6	764	sf @	28.5	26.8	25.0	25
18	132	Grade 6	804	sf @	28.5	28.2	25.0	25

Grade 6 @ (100%) Capacity	450
Grade 6 @ Targeted (85%) Capacity	383
Projected 2024 Grade 6 Enrollment	383

Grade 6	Old Girls Gym	Grade 6 Special = No Capacity	0
Grade 6	New STEAM	Grade 6 Special = No Capacity	0

Admin	Offices	Future CR's	0
Admin	Offices	Future CR's	0

Special Education Inclusion Model	
-----------------------------------	--

All listed Spaces Scheduled	Grade (6-8) @ (100%) Capacity	1,663
	Grade (6-8) @ Targeted (85%) Capacity	1,414
	Projected 2024 Grade (6-8) Enrollment	1,224
	Additional Students that could be housed above 2024 (6-8) projection	190

Open Schedule	Take Innovation Spaces out of Schedule (@85% Planning)	59
	Grade (6-8) @ Targeted (85%) Capacity	1,355
	Projected 2024 Grade (6-8) Enrollment	1,224
	Additional Students that could be housed above 2024 (6-8) projection	131

Open Schedule	Take Student Learning Exchange out of Schedule (@85% Planning)	88
	Grade (6-8) @ Targeted (85%) Capacity	1,267
	Projected 2024 Grade (6-8) Enrollment	1,224
	Additional Students that could be housed above 2024 (6-8) projection	43

TS	RM #	PROPOSED UTILIZATION	SQUARE FOOTAGE		(SED) SF/STUDENT	(SED) SF/ CAL'C	(HUFSD) MAX. PER SECTION	CAPACITY (STUDENTS)
TS-1	101 (Suite 1)	Grades (7-8)	SCI 787	sf @	30	26.2	25	25
TS-2	102 (Suite 1)	Grades (7-8)	922	sf @	26	35.5	25	25
TS-3	103 (Suite 1)	Grades (7-8)	776	sf @	26	29.8	25	25
TS-4	104 (Suite 1)	Grades (7-8)	882	sf @	26	33.9	25	25
TS-5	105 (Suite 1)	Grades (7-8)	824	sf @	26	31.7	25	25
TS-6	106 (Suite 2)	Grades (7-8)	SCI 883	sf @	30	29.4	25	25
TS-7	107 (Suite 2)	Grades (7-8)	827	sf @	26	31.8	25	25
TS-8	108 (Suite 2)	Grades (7-8)	779	sf @	26	30.0	25	25
TS-9	109 (Suite 2)	Grades (7-8)	832	sf @	26	32.0	25	25
TS-10	110 (Suite 2)	Grades (7-8)	838	sf @	26	32.2	25	25
TS-11	111 (Suite 3)	Grades (7-8)	SCI 918	sf @	30	30.6	25	25
TS-12	112 (Suite 3)	Grades (7-8)	845	sf @	26	32.5	25	25
TS-13	113 (Suite 3)	Grades (7-8)	774	sf @	26	29.8	25	25
TS-14	114 (Suite 3)	Grades (7-8)	867	sf @	26	33.3	25	25
TS-15	115 (Suite 3)	Grades (7-8)	870	sf @	26	33.5	25	25
TS-16	116 (Suite 4)	Grades (7-8)	SCI 836	sf @	30	27.9	25	25
TS-17	117 (Suite 4)	Grades (7-8)	891	sf @	26	34.3	25	25
TS-18	118 (Suite 4)	Grades (7-8)	764	sf @	26	29.4	25	25
TS-19	119 (Suite 4)	Grades (7-8)	877	sf @	26	33.7	25	25
TS-20	120 (Suite 4)	Grades (7-8)	703	sf @	26	27.0	25	25
TS-21	121 (Suite 5)	Grades (7-8)	SCI 906	sf @	30	30.2	25	25
TS-22	122 (Suite 5)	Grades (7-8)	824	sf @	26	31.7	25	25
TS-23	123 (Suite 5)	Grades (7-8)	805	sf @	26	31.0	25	25
TS-24	124 (Suite 5)	Grades (7-8)	929	sf @	26	35.7	25	25
TS-25	125 (Suite 5)	Grades (7-8)	778	sf @	26	29.9	25	25
TS-26	126 (Suite 6)	Grades (7-8)	SCI 906	sf @	30	30.2	25	25
TS-27	127 (Suite 6)	Grades (7-8)	859	sf @	26	33.0	25	25
TS-28	128 (Suite 6)	Grades (7-8)	680	sf @	26	26.2	25	25
TS-29	129 (Suite 6)	Grades (7-8)	924	sf @	26	35.5	25	25
TS-30	130 (Suite 6)	Grades (7-8)	870	sf @	26	33.5	25	25
TS-31	Band	Grades (6-8)	2,927	sf @	(/25)*(0,4)	47	n/a	47
TS-32	Chorus	Grades (6-8)	1,377	sf @	(/20)*(0,4)	28	n/a	28
TS-33	Home & Careers	Grades (7-8)	732	sf @	50	14.6	25	14
TS-34	Music	Grades (6-8)	852	sf @	25	34.1	25	25
TS-35A	Innovation	Grades (7-8)	448	sf @	35	12.8		
TS-35B	Innovation	Grades (7-8)	448	sf @	35	12.8	25	25
TS-36A	Innovation	Grades (7-8)	448	sf @	35	12.8		
TS-36B	Innovation	Grades (7-8)	448	sf @	35	12.8	25	25
TS-37	New Gym	Grades (7-8)	2,820	sf @	n/a	n/a	25	25
TS-38	New Gym	Grades (7-8)	2,820	sf @	n/a	n/a	25	25
TS-39	SLE	Grades (7-8)	961	sf @	26	37.0	25	25
TS-40	SLE	Grades (7-8)	4,039	sf @	n/a		25	25
TS-41	New STEAM	Grades (7-8)	1,218	sf @	45	27.1	25	25
TS-42	New STEAM	Grades (7-8)	1,205	sf @	45	26.8	25	25
TS-43	SLE Mezzanine	Grades (7-8)	961	sf @	26	37.0	25	25
TS-44	Old Gym	Grades (7-8)	2,498	sf @	n/a	n/a	25	25
TS-45	Old Gym	Grades (7-8)	2,498	sf @	n/a	n/a	25	25
TS-46	New STEAM	Grades (7-8)	1,218	sf @	45	27.1	25	25
TS-47	New STEAM	Grades (7-8)	1,205	sf @	45	26.8	25	25
TS-48	New STEAM	Grades (7-8)	1,595	sf @	45	35.4	25	25

Grade (7-8) @ (100%) Capacity	1,213
Grade (7-8) @ Targeted (85%) Capacity	1,031
Projected 2024 Grade (7-8) Enrollment	841

**Existing  
Middle School  
Program Elements**

**Existing  
MS Building  
Potential**

**'Plus or Minus'  
Teaching  
Stations**

**Proposed  
MS Building  
Potential**

**Grade 6 Classroom**

**17**

**-1**

**16**

**Grade 6 Science**

**1**

**+1**

**2**

**Grades (7-8) Classroom**

**18**

**+6**

**24**

**Grades (7-8) Science**

**5**

**+1**

**6**

**Grades (7-8) Art**

**3**

**-3**

**0**

**Grades (7-8) Shop/ Technology**

**1**

**-1**

**0**

**Grades (7-8) Music CR**

**1**

**0**

**1**

**Band**

**1**

**0**

**1**

**Chorus**

**1**

**0**

**1**

**Home & Careers**

**1**

**0**

**1**

**Gym Stations**

**3**

**+2**

**5**

**Student Innovation Center**

**0**

**+2**

**2**

**Student Learning Exchange**

**0**

**+3**

**3**

**Grades (7-8) STEAM**

**0**

**+5**

**5**

**Grade 6 STEAM**

**0**

**+1**

**1**

**Net Teaching Stations**

**52**

**+16**

**= 68**



Capacity Gap Grades (7-8) = 130 Students (841 Projected -730 Current Capacity)/ 85%  
 130 Students = 130 Building Aid Units (BAU)

			BAU		CCI		RCF	
Grade 6	Elementary	=	0	@	\$ 14,604	x	1.5052	= \$ -
Grade 7	Secondary	=	65	@	\$ 22,819	x	1.5052	= \$ 2,232,565
Grade 8	Secondary	=	65	@	\$ 22,819	x	1.5052	= \$ 2,232,565

Potential Building Aid for New Construction \$ 4,465,131

Construction Cost Index (CCI) as of September 2020  
 Regional Cost Factor (RCF) as of (2020-2021) School Year

**Change of approach since the last meeting:  
 Accommodate the 6<sup>th</sup> grade first, then build capacity for Grades (7-8).**

This is an approximation based upon NYSED regulations.  
 NYSED has 'the final say' in determining the amount of Building Aid per project.  
 This information indicates an order of magnitude of Building Aid that may be expected.  
 All information is subject to change.

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	\$ 34,986,271	\$ 2,348,816	\$ 46,312,719
Hempstead High School	\$ 9,780,638	\$ 2,053,000	\$ 2,529,000	\$ -	\$ -	\$ 14,362,638
<b>Tier 1 Subtotal</b>	<b>\$ 17,654,336</b>	<b>\$ 7,257,500</b>	<b>\$ 13,104,320</b>	<b>\$ 34,986,271</b>	<b>\$ 2,348,816</b>	<b>\$ 75,351,243</b>

Tier 1 Potential Building Aid	\$ 17,389,521	\$ 7,148,638	\$ 12,907,755	\$ 4,465,131	\$ 2,313,584	\$ 44,224,628	58.69%
Tier 1 Potential Local Share	\$ 264,815	\$ 108,863	\$ 196,565	\$ 30,521,140	\$ 35,232	\$ 31,126,615	41.31%

May 10, 2021

Roof	\$ 17,654,336	+	BCS	\$ 20,361,820	+	MS Spatial	\$ 37,335,087	\$ 75,351,243
------	---------------	---	-----	---------------	---	------------	---------------	---------------

Tier 1 Potential Building Aid	\$ 17,389,521	\$ 20,056,393	\$ 6,778,714	\$ 44,224,628	58.69%
Pier 1 Potential Local Share	\$ 264,815	\$ 305,427	\$ 30,539,982	\$ 31,110,224	41.31%

May 10, 2021

# Potential Bond MS Concept #3

As Per Previous Slide (Including all suggested reductions.)



**Potential  
NYSED  
Building Aid**

**+**



**Potential  
Local  
Tax Share**

**=**

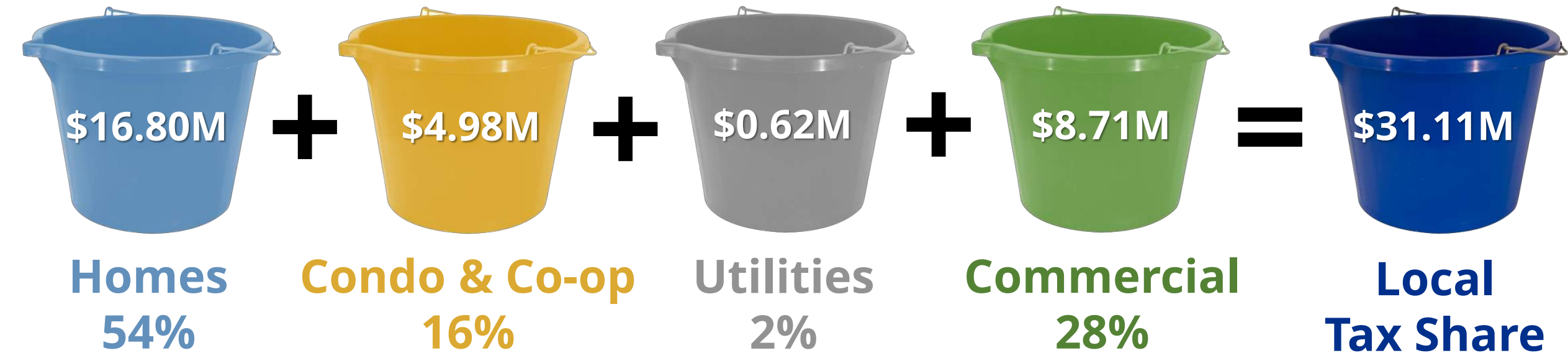


**Total Bond  
Referendum  
Vote Amount**



# Potential Bond Local Tax Share

As Per Previous Slide (Including all suggested reductions.)









**End of Section 3 of 6**



1

# The Bigger Picture: The “Why”

Student-Based Learning

How School Building Design can enhance the Student Learning Experience

2

## Summary of Committee Work to Date for Potential Phase 2 Bond

Timeline

Key Terms

MS Spatial

Building Aid

Student Capacity

B-List Concept

Where we left off...

3

## MS Spatial Updates

Capacity Charts & Plan Diagrams

MS Program Elements – Existing & Proposed

Building Aid Approach Revisited

Local Tax Share & Localized Categories

4

## Additional Ideas

MS Auditorium

HS Athletics

HS Security Booth/ Gate @ Entrance to Campus

5

## Building Condition Survey (BCS) Listings

BCS Items Included to Date by Tier 1 School (Priority 1 & 2 ‘NC’ & ‘MR’)

BCS Items Not Included to Date by Tier 1 School (Priority 1 & 2 ‘REC’ + Priority 3, 4 & 5)

6

## Wrap Up & Set Up for the Next Meeting May 24, 2021

Consensus Discussion of What is to be Included within the Potential Phase 2 Bond

Begin to articulate the Recommendation(s)

# 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

40

32

82

16

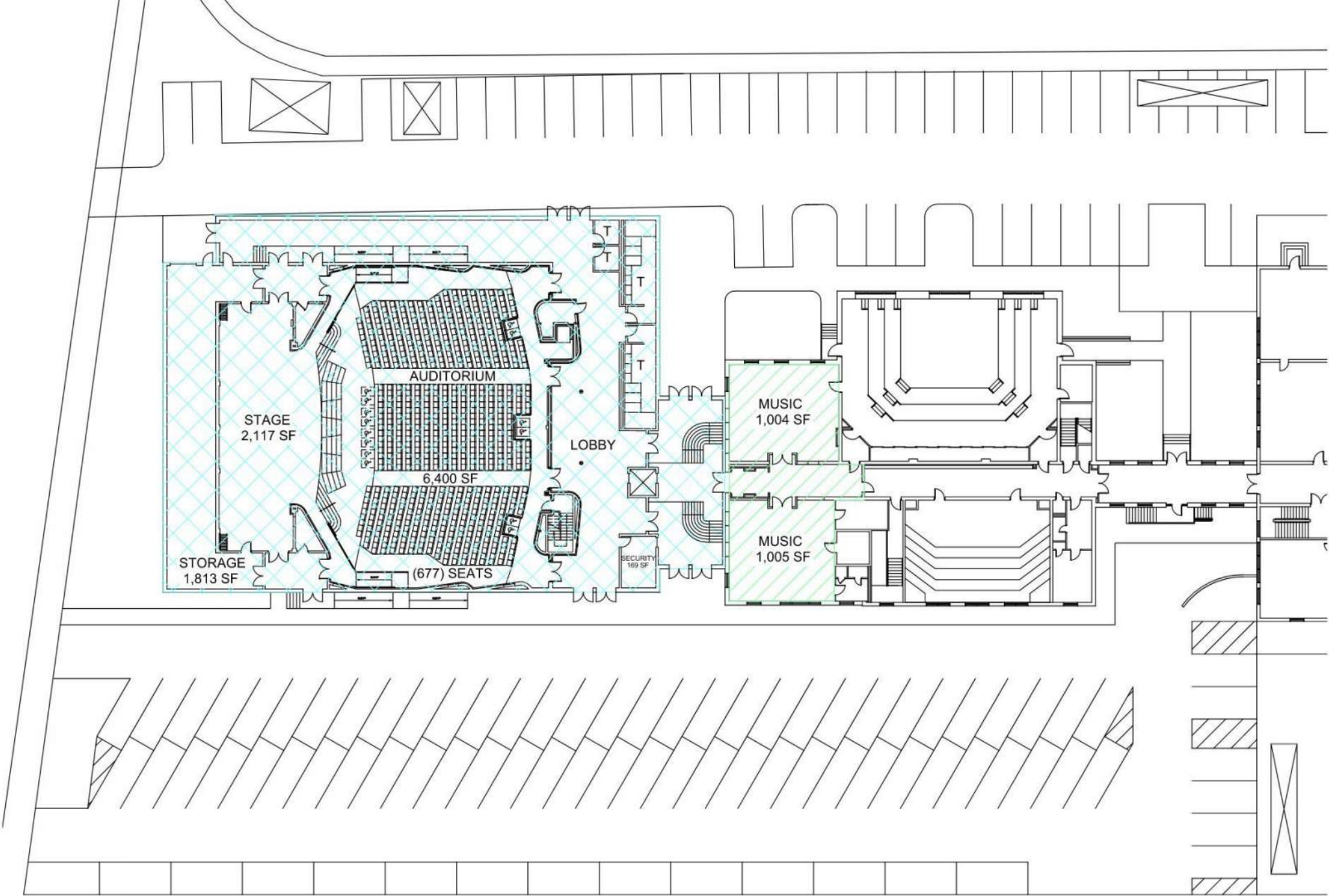
- (25)  
Parking Stalls  
= (170)

ABGS Middle School

# New MS Auditorium







STAGE  
2,117 SF

AUDITORIUM  
6,400 SF  
(677) SEATS

STORAGE  
1,813 SF

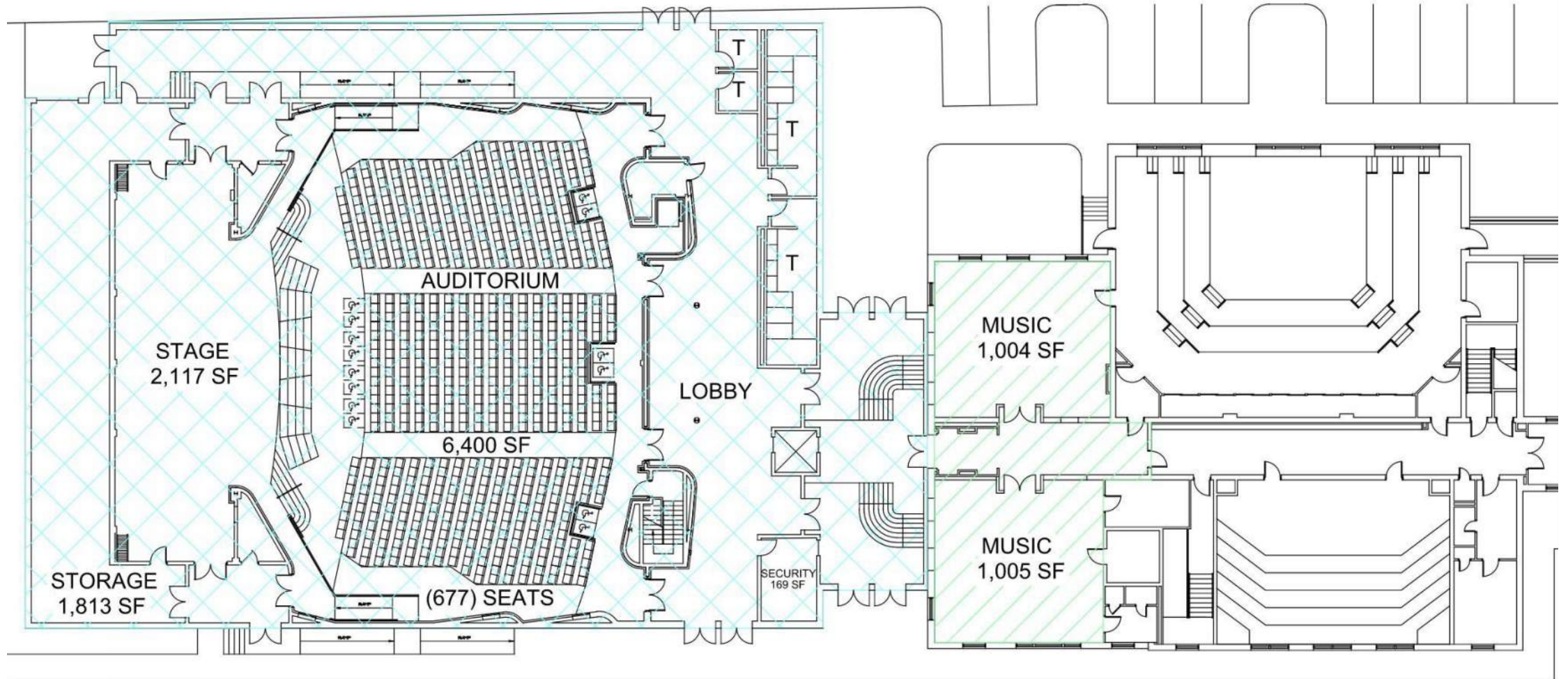
LOBBY

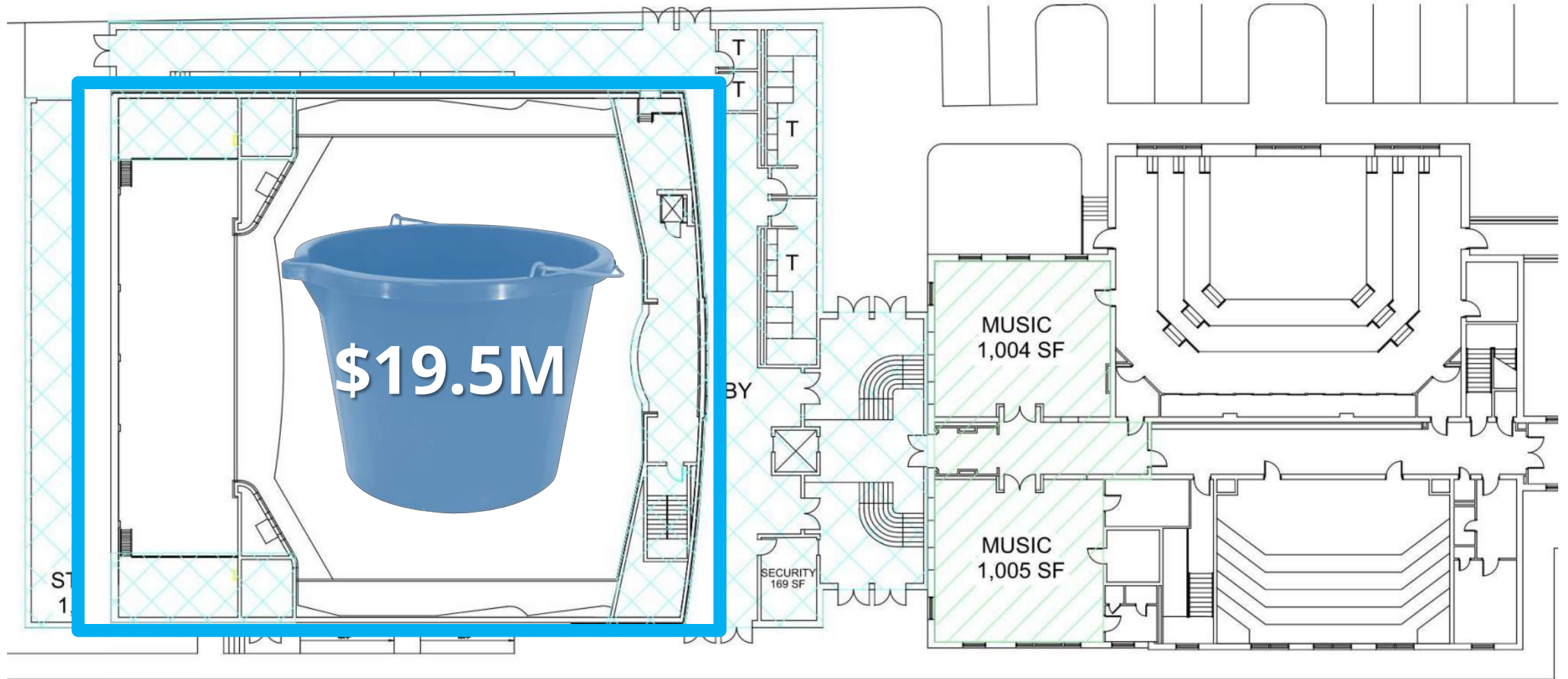
SECURITY  
169 SF

MUSIC  
1,004 SF

MUSIC  
1,005 SF





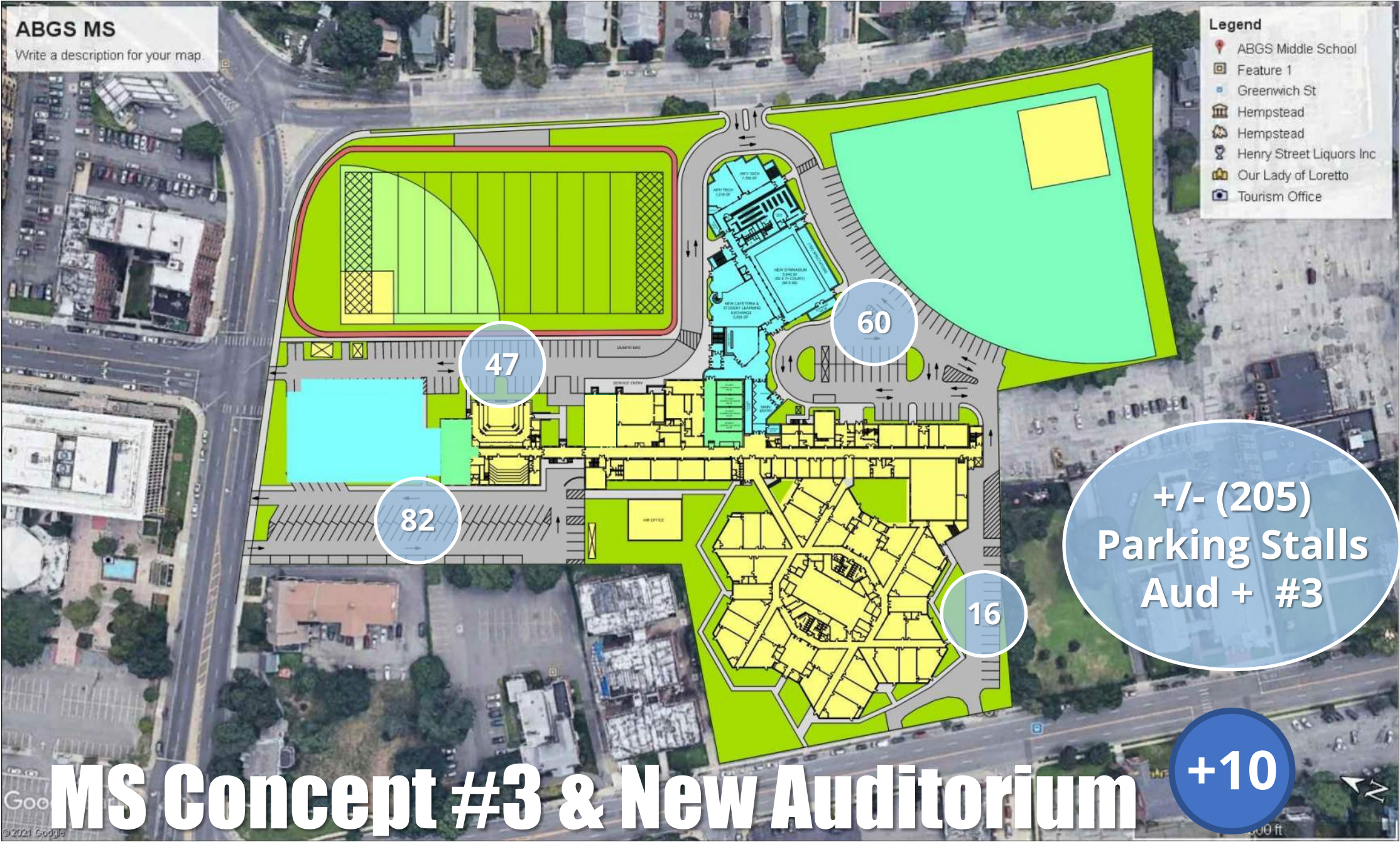




# ABGS MS

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



+/- (205)  
Parking Stalls  
Aud + #3

+10

# MS Concept #3 & New Auditorium



**PROPOSED ATHLETIC COMPLEX  
HEMPSTEAD HIGH SCHOOL  
HEMPSTEAD UFSD**

**\$13.2M**



**HEMPSTEAD  
HIGH SCHOOL**

TICKETS, SECURITY  
CONCESSION,  
RESTROOMS &  
FIRST AID BUILDING

PERIMETER  
SECURITY  
FENCE

TENNIS & PICKLE  
BALL COURTS (6)

450 SEAT  
VISITOR  
SEATING

ENTRY  
PLAZA

STADIUM FIELD  
SYNTHETIC TURF  
FOOTBALL &  
BOYS LACROSSE

PORTABLE  
BLEACHERS  
ON PAD

RETAINING  
WALL

SCORE  
BOARD

2,000 +/- SEAT  
GRANDSTAND  
& PRESS BOX

SOFTBALL FIELD  
SYNTHETIC TURF

MULTI-USE ATHLETIC FIELD  
SYNTHETIC TURF  
SOCCER, FIELD HOCKEY,  
GIRL'S LACROSSE

STADIUM LIGHTING

SCORE  
BOARD

RELOCATED  
LONG JUMP

RETAINING  
WALL

SCOREBOARD



BASEBALL FIELD  
SYNTHETIC TURF

PORTABLE  
BLEACHERS  
ON PAD

ACCESSIBLE  
WALKWAY

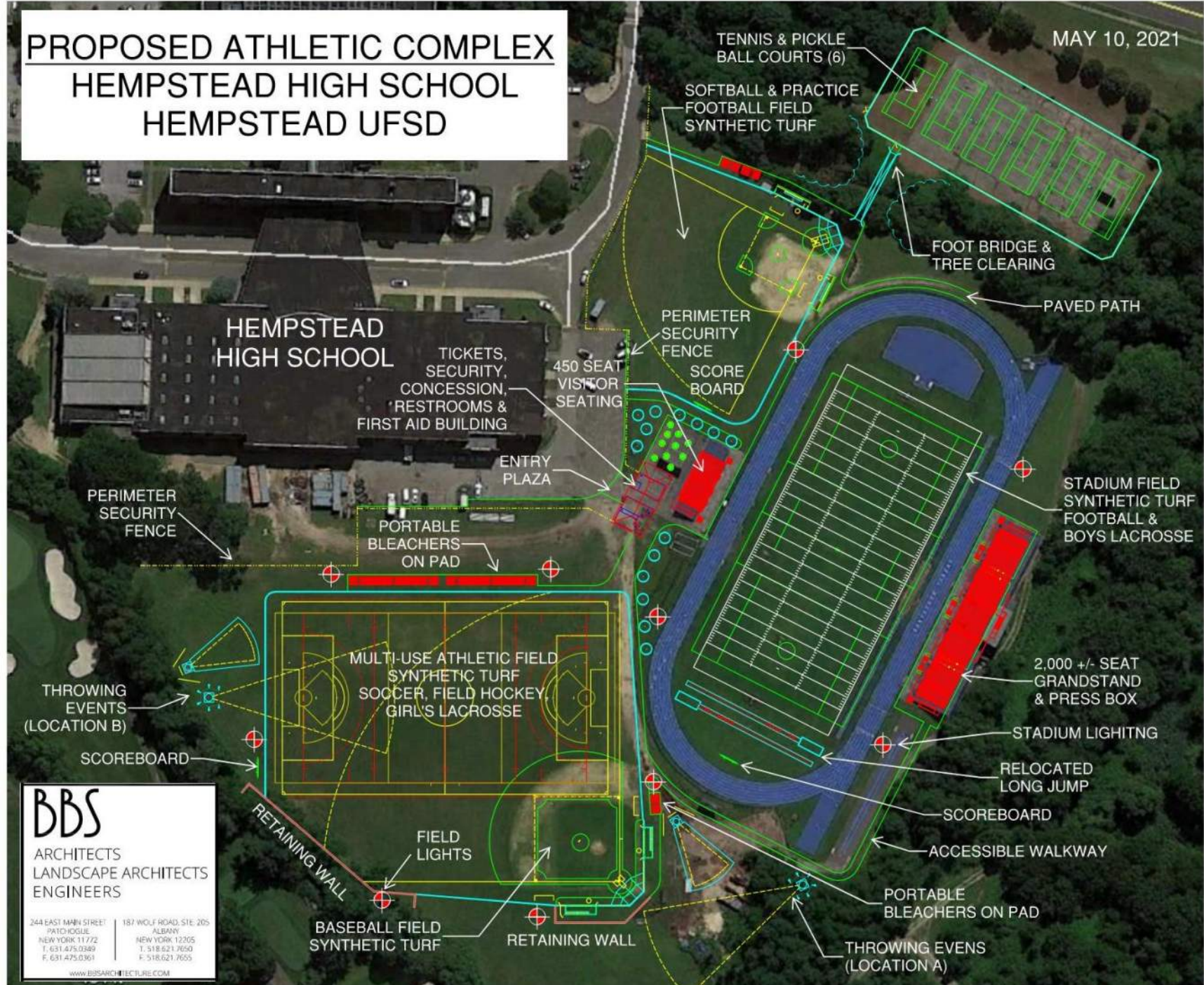
RETAINING WALL

**First Draft  
Presented 04-26-21**



**PROPOSED ATHLETIC COMPLEX  
HEMPSTEAD HIGH SCHOOL  
HEMPSTEAD UFSD**

MAY 10, 2021



**BBS**  
ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS

244 EAST MAIN STREET | 187 WOLF ROAD, STE. 205  
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



**2nd Draft  
05-10-21**

# Potential Bond Levers 1 & 2



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

**+**



**Proposition #2  
HS Athletics  
& Fields**

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

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



1/10/17 11:00 AM



\$95,900



Examples provided by the District.

# Hempstead High School New Security Booth





**End of Section 4 of 6**



1

# The Bigger Picture: The "Why"

Student-Based Learning

How School Building Design can enhance the Student Learning Experience

2

## Summary of Committee Work to Date for Potential Phase 2 Bond

Timeline

Key Terms

MS Spatial

Building Aid

Student Capacity

B-List Concept

Where we left off...

3

## MS Spatial Updates

Capacity Charts & Plan Diagrams

MS Program Elements – Existing & Proposed

Building Aid Approach Revisited

Local Tax Share & Localized Categories

4

## Additional Ideas

MS Auditorium

HS Athletics

HS Security Booth/ Gate @ Entrance to Campus

5

## Building Condition Survey (BCS) Listings

BCS Items Included to Date by Tier 1 School (Priority 1 & 2 'NC' & 'MR')

BCS Items Not Included to Date by Tier 1 School (Priority 1 & 2 'REC' + Priority 3, 4 & 5)

6

## Wrap Up & Set Up for the Next Meeting May 24, 2021

Consensus Discussion of What is to be Included within the Potential Phase 2 Bond

Begin to articulate the Recommendation(s)

# Roofing & BCS Items as of 05-10-21

Roofing Included	BCS Included	BCS Excluded
------------------	--------------	--------------

Roofing Included	BCS Included	BCS Excluded
------------------	--------------	--------------

Barack Obama School	Roofing	BCS	Priority	BCS
	\$ 786,817	\$ 754,000	Priority 1	\$ 325,000
		\$ 2,503,280	Priority 2	\$ 290,000
		\$ -	Priority 3	\$ 4,243,350
		\$ -	Priority 4	\$ 87,000
		\$ -	Priority 5	\$ 150,000
		\$ 3,257,280	Total BCS	\$ 5,095,350

**Obama**  
**\$4,044,097**

Joseph McNeil School	Roofing	BCS	Priority	BCS
	\$ 540,015	\$ 1,171,000	Priority 1	\$ 1,472,000
		\$ 1,789,750	Priority 2	\$ 69,500
		\$ -	Priority 3	\$ 5,248,250
		\$ -	Priority 4	\$ 234,500
		\$ -	Priority 5	\$ -
		\$ 2,960,750	Total BCS	\$ 7,024,250

**McNeil**  
**\$3,500,765**

David Paterson School	Roofing	BCS	Priority	BCS
	\$ 2,067,501	\$ 900,000	Priority 1	\$ 351,500
		\$ 1,715,900	Priority 2	\$ 860,000
		\$ -	Priority 3	\$ 5,572,250
		\$ -	Priority 4	\$ 15,000
		\$ -	Priority 5	\$ -
		\$ 2,615,900	Total BCS	\$ 6,798,750

**Paterson**  
**\$4,683,401**

ABGS Middle School	Roofing	BCS	Priority	BCS
	\$ 4,055,492	\$ 1,327,500	Priority 1	\$ 2,592,000
		\$ 3,604,640	Priority 2	\$ 1,944,500
		\$ -	Priority 3	\$ 15,292,500
		\$ -	Priority 4	\$ 4,529,000
		\$ -	Priority 5	\$ 350,000
		\$ 4,932,140	Total BCS	\$ 24,708,000

**MS**  
**\$8,987,632**

Jackson Main School	Roofing	BCS	Priority	BCS
	\$ 423,873	\$ 1,052,000	Priority 1	\$ -
		\$ 926,750	Priority 2	\$ 456,000
		\$ -	Priority 3	\$ 4,387,750
		\$ -	Priority 4	\$ 159,500
		\$ -	Priority 5	\$ 5,000
		\$ 1,978,750	Total BCS	\$ 5,008,250

**J. Main**  
**\$2,402,623**

Hempstead HS	Roofing	BCS	Priority	BCS
	\$ 9,780,638	\$ 2,053,000	Priority 1	\$ 500,000
		\$ 2,529,000	Priority 2	\$ 1,050,000
		\$ -	Priority 3	\$ 22,732,000
		\$ -	Priority 4	\$ 1,166,000
		\$ -	Priority 5	\$ 248,000
		\$ 4,582,000	Total BCS	\$ 25,696,000

**HS**  
**\$14,362,638**

Ongoing Committee Exploration of Potential Work Scope



**BCS Items Included as of 05-10-21**

**BCS Items Excluded/Deferred  
as of 05-10-21**

**Roofing Items are Separate.**

**District-Wide BCS/ Infrastructure Projects – Tier 1 Buildings Only**

# Obama Included

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
<b>Priority 1 Total</b>			<b>\$754,000</b>	



# Obama Included

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
<b>Priority 2 Total</b>			<b>\$2,503,280</b>	

# Obama Excluded/ Deferred

Priority	BCS #	Item Description		
1	105.1	Upgrade the fire alarm system to an ADA Code compliant system.	\$325,000	REC
<b>Priority 1 Total</b>			<b>\$325,000</b>	
2	90	Add heat to the custodial storage room which used to be an exterior portico.	\$40,000	REC
2	93	Repair/replace the piping to the low flow adult toilet by the main office.	\$20,000	REC
2	94	Repair or replace the slow draining waste line.	\$10,000	REC
2	101	Provide additional electrical panels for spare breakers.	\$120,000	REC
2	107.2	Replace problematic burglar alarm system.	\$100,000	REC
<b>Priority 2 Total</b>			<b>\$290,000</b>	
3	39	New water meter, 2 RPZ valves installed in 2008. Replace 3 rusted gate valves.	\$15,000	
3	55.1	Replace asphalt at play area.	\$63,000	
3	55.2	Replace asphalt, curbs & drainage at parking lot.	\$412,000	
3	56	Replace select damaged/misaligned sidewalk flags. (Allow 3,500SF)	\$105,000	
3	57.1	Renovate courtyards, including reconstructing drainage.	\$500,000	
3	57.2	Replace playground equipment and surfacing.	\$332,250	
3	58.1	Replace ornamental fence.	\$120,000	
3	58.2	Replace 48" H chain link fence.	\$13,800	
3	69	Replace exterior doors & frames (3 Pairs/8 Singles) Repair and paint wood surrounds.	\$164,000	
3	70.1	Replace railings at (4) entrances.	\$45,000	
3	70.2	Replace railings & fence enclosures at areaway.	\$20,000	
3	70.3	Replace (4) courtyard steps.	\$60,000	
3	75.1	Install new manual folding partition in gym requiring new egress door.	\$175,000	
3	75.2	Fully renovate library.	\$600,000	
3	75.3	Renovate remaining NON-ADA toilet rooms.	\$245,000	



# Obama Excluded/ Deferred

Priority	BCS #	Item Description		
3	77	Replace VCT/VAT in corridors, curriculum, room 114,15,16,17, including slab patching allowance.	\$270,000	
3	80.1	Replace corridor ceiling in bldg.. addition and rooms 114, 15, 16, 17, 18, 5, ESL.	\$103,000	
3	80.2	Install new suspended ceiling in main lobby.	\$9,800	
3	80.3	Allowance for barrel vault repairs.	\$30,000	
3	82	Replace doors at end of south corridors, vestibule at north corridor, upper stage, custodial closet, and attendance.	\$24,500	
3	89	Install split a/c to room 8 and the teachers resource center.	\$80,000	
3	93	Replace plumbing isolation valves to allow for routine and emergency repairs	\$150,000	
3	94	Repair/replace sections of piping in crawlspace as necessary.	\$150,000	
3	97.1	Replace one leaking exterior hose faucet.	\$5,000	
3	97.2	Install a bottle filling station where the drinking fountain used to be in the gym.	\$6,000	
3	101.1	Replace original Metropolitan sub-panels.	\$200,000	
3	101.2	Provide additional circuits in hallway areas.	\$50,000	
3	101.3	Add electric hand dryers to student bathrooms.	\$40,000	
3	107.1	Provide wireless clock system to replace non-functional Simplex wired system	\$75,000	
3	107.2	Replace stage dimming system.	\$150,000	
3	107.3	Migrate the telephone POTS Lines over to VOIP System.	\$30,000	
			<b>Priority 3 Total</b>	<b>\$4,243,350</b>
4	61	Clear areaway drainage system.	\$0	
4	75	Replace wall padding in gym.	\$47,000	
4	88	Paint the 1991 Unit Vents.	\$40,000	
			<b>Priority 4 Total</b>	<b>\$87,000</b>
5	101	Provide a rooftop lightning arrestor system.	\$150,000	
			<b>Priority 5 Total</b>	<b>\$150,000</b>



# Paterson Included

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
<b>Priority 1 Total</b>			<b>\$900,000</b>	



# Paterson Included

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
<b>Priority 2 Total</b>			<b>\$1,715,900</b>	

# Paterson Excluded/ Deferred

Priority	BCS #	Item Description	Cost	REC
1	41	Place bollards in front of enclosure to protect.	\$10,000	REC
1	65	Resecure pipe support channel in boiler room.	\$1,500	REC
1	70.2	Replace railing & fence enclosures @ (2) areaways.	\$40,000	REC
1	105.3	Replace the non-addressable fire alarm system with a new ADA code compliant system	\$300,000	REC
<b>Priority 1 Total</b>			<b>\$351,500</b>	

Priority	BCS #	Item Description	Cost	REC
2	81.1	Numerous leaks in overhead pipes in basement mechanical room. Leaks onto wiring for security system setting off alarms.	\$350,000	REC
2	81.2	Abate the asbestos containing material in the attic to allow for emergency and routine repairs.	\$250,000	REC
2	89	Add a split AC unit for the data wire closet off of the faculty room.	\$40,000	REC
2	101.1	Add circuits to front offices.	\$30,000	REC
2	101.2	Provide additional outlets in some classrooms and hallway areas.	\$150,000	REC
2	107.1	Replace bell system.	\$40,000	REC
<b>Priority 2 Total</b>			<b>\$860,000</b>	



# Paterson Excluded/ Deferred

Priority	BCS #	Item Description	
3	46	Cleanout catch basins.	\$8,500
3	55	Replace asphalt at east parking lot & play area (Replace basketball hoops)	\$464,000
3	56	Replace select damaged/misaligned sidewalk flags (Allow 1500SF)	\$45,000
3	57	Replace playground structure & surfacing.	\$332,250
3	58.1	Replace ornamental fence at Fulton Ave.	\$27,500
3	58.2	Replace perimeter chain link fence.	\$67,500
3	69	Replace exterior doors & frames (6 pairs/ 1 single). Repair and paint wood surrounds.	\$132,000
3	75.1	Replace sink and base cabinets room 20 – requires abatement so coordinate with item #77.	\$10,700
3	75.2	Fully renovate library.	\$600,000
3	75.3	Renovate remaining non-ADA toilet rooms.	\$360,000
3	77	Replace VCT/VAT in corridors, kitchen, rooms 4, 5, 6, 7, 8, 9,10, 11, 12 ,14,15, 17, 19, 20, 22, 23, 25, 26, including slab	\$512,000
3	79	Replace gym wood flooring, refinish wood flooring at 13A/13B.	\$68,000
3	80.1	Allowance to patch rappel vaults.	\$40,000
3	80.2	Replace corridor ceiling at addition.	\$17,800
3	81	Reinsulate older sections of heating system piping.	\$30,000
3	82	Replace doors at room 6, cust. office, boiler room, vestibule near rm. 10, and 13A/13B vestibule doors.	\$24,500
3	87	Replace 2 boilers since they are at the end of their service life.	\$800,000
3	89.1	Replace window AC unit in library/media center with central AC unit.	\$80,000
3	89.2	Provide split AC for auditorium.	\$125,000
3	93	Replace plumbing isolation valves for emergency and routine maintenance.	\$150,000
3	97	Replace (6) leaking exterior hose faucets with vandal resistant no-freeze type	\$30,000
3	101.1	Replace select sub-panels	\$150,000
3	101.2	Provide additional electrical panels.	\$120,000

# Paterson Excluded/ Deferred

Priority	BCS #	Item Description	Cost
3	101.3	Add 7 electric hand dryers.	\$52,500
3	101.4	Upgrade the undersized 800 amp electric service.	\$300,000
3	101.5	Provide a lightning protection system.	\$150,000
3	102	Provide stage dimming system.	\$150,000
3	103	Replace exit signs with LED.	\$20,000
3	107.1	Relocate public address (PA) system equipment installed in closet, add battery backup to PA system.	\$40,000
3	107.2	Provide wireless clock system.	\$75,000
3	107.3	Replace the non-functional gym and stage PA systems.	\$250,000
3	107.4	Replace the multiple system PA system and unify.	\$300,000
3	107.5	Eliminate all POTS lines on the telephone system and tie them into phone switch.	\$40,000
<b>Priority 3 Total</b>			<b>\$5,572,250</b>

Priority	BCS #	Item Description	Cost
4	75	Plaster repair allowance.	\$15,000
<b>Priority 4 Total</b>			<b>\$15,000</b>



# Jackson Main Included

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
			<b>Priority 1 Total</b>	<b>\$1,052,000</b>

# Jackson Main Included

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
<b>Priority 2 Total</b>			<b>\$926,750</b>	



# Jackson Main Excluded/ Deferred

Priority	BCS #	Item Description	Cost	
2	41	Remove vegetation from gas area. Paint gas piping. Repair fence at gas service.	\$20,000	REC
2	66.1	Repair plywood sheathing and asbestos cement board siding at A/V addition.	\$5,000	REC
2	66.3	Recaulk (30) UV louvers.	\$6,000	REC
2	90	Replace radiators, radiant fin tubes.	\$50,000	REC
2	101.2	Add some electrical receptacles to classroom areas.	\$75,000	REC
2	107.1	Replace PA/intercom system.	\$300,000	REC
<b>Priority 2 Total</b>			<b>\$456,000</b>	

# Jackson Main Excluded/ Deferred

Priority	BCS #	Item Description	Cost
3	46	Replace clogged dryells at staff lot	\$20,000
3	55	Replace asphalt at parking lot. Repair and sealcoat play area.	\$220,000
3	57	Replace playground structures and surfacing.	\$332,250
3	66	Repair plywood sheathing and asbestos cement board siding at A/V addition.	\$5,000
3	69	Replace select exterior doors/frames & repair/paint wood surrounds.	\$159,000
3	75.1	Renovate all toilet rooms.	\$543,000
3	75.2	Repair plaster room 6 after tuckpointing.	\$2,000
3	75.3	Renovate library.	\$600,000
3	82.1	Replace all secondary doors.	\$171,500
3	82.2	Replace all corridor doors, 12-Panel Historic.	\$180,000
3	88	Replace all UV's.	\$800,000
3	89	Provide split a/c units in cafetorium.	\$350,000
3	93.1	Replace original plumbing piping in crawlspace to increase water pressure.	\$150,000
3	93.2	Add plumbing isolation valves for emergency and routine maintenance.	\$75,000
3	94	Repair/replace sections of sanitary waste piping in crawlspace as necessary.	\$150,000
3	97	Replace one leaking exterior hose faucet.	\$5,000
3	101.1	Replace original sub-panels.	\$350,000
3	101.2	Provide additional circuits in hallway areas.	\$50,000
3	107.1	Provide wireless clock system.	\$75,000
3	107.2	Replace stage dimming system.	\$150,000
<b>Priority 3 Total</b>			<b>\$4,387,750</b>



# Jackson Main Excluded/ Deferred

Priority	BCS #	Item Description	Cost
4	58	Replace ornamental fences @ Westbury Blvd./Jackson St.	\$70,000
4	77	Replace VAT at A/V addition.	\$9,500
4	79	Refinish gym and floor.	\$29,000
4	80	Replace ceiling in 1949 corridor and side vestibule. Coordinate with EPC lighting.	\$39,000
4	97	Replace the slop sinks with floor mounted units.	\$12,000
<b>Priority 4 Total</b>			<b>\$159,500</b>

Priority	BCS #	Item Description	Cost
5	81	Remove lockers from 2 classrooms.	\$5,000
<b>Priority 5 Total</b>			<b>\$5,000</b>



*... half-way there .....*



# McNeil Included

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

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
<b>Priority 1 Total</b>			<b>\$1,171,000</b>	
2	72	Replace all windows (Hazed Plastic Glazing).	\$1,749,750	MR
2	101	Add circuits as required.	\$40,000	MR
<b>Priority 2 Total</b>			<b>\$1,789,750</b>	



# McNeil Excluded/ Deferred

Priority	BCS #	Item Description	Cost	
1	70.2	Replace railing & fence enclosures at 3 areaways.	\$60,000	REC
1	90	Repair the pipe leak above rear closet in room 17.	\$10,000	REC
1	115	Construct elevator addition.	\$1,402,000	NC
<b>Priority 1 Total</b>			<b>\$1,472,000</b>	

Priority	BCS #	Item Description	Cost	
2	41	Scrape and paint gas header.	\$5,000	REC
2	74	Patch CMU at secretarial suite ventimatic shutter.	\$2,500	REC
2	97	Replace the leaking nurses office sink faucet.	\$2,000	REC
2	107	Add motion detection in classrooms.	\$60,000	REC
<b>Priority 2 Total</b>			<b>\$69,500</b>	

Priority	BCS #	Item Description	Cost	
3	46	Clean catch basins (Poor drainage).	\$15,000	
3	55	Replace asphalt at Northwest and Southeast parking lots.	\$419,250	
3	57	Replace (2) playground structures & surfacing.	\$654,500	
3	66	Masonry repairs/tuckpointing & cast stone joint replacement. Replace wood trim band at 2nd addition.	\$122,500	
3	69	Replace exterior doors & frames (7 pairs/5 singles). Repair/paint wood surrounds.	\$185,000	
3	75.1	Renovate all toilet rooms not recently re-done.	\$825,000	
3	75.2	Replace gym wall padding.	\$49,000	
3	75.3	Fully renovate library.	\$600,000	
3	75.4	Replace sink base cabinets in 1950's wing.	\$150,000	
3	88	Replace older UV's.	\$480,000	



# McNeil Excluded/ Deferred

Priority	BCS #	Item Description	Cost
3	89	Provide window units for the 5 remaining classrooms.	\$125,000
3	90.1	Add/replace heating system isolation valves for emergency and routine maintenance.	\$100,000
3	90.2	Resecure the loose baseboard enclosure in the 2nd faculty lounge.	\$5,000
3	93.1	Replace galvanized piping.	\$400,000
3	93.2	Provide plumbing isolation valves for emergency and routine maintenance.	\$125,000
3	97.1	Replace teacher's lounge toilet.	\$6,000
3	97.2	Replace 2 exterior hose faucets.	\$10,000
3	97.3	Add (2) bottle filling stations.	\$12,000
3	101.1	Replace all older panel boards: obsolete.	\$400,000
3	101.2	Provide additional outlets.	\$75,000
3	101.3	Add electrical panels.	\$100,000
3	101.4	Add hand dryers in student bathrooms.	\$40,000
3	102	Replace stage dimming system.	\$150,000
3	107.1	Add wireless clock system.	\$75,000
3	107.2	Replace gym sound system.	\$125,000
<b>Priority 3 Total</b>			<b>\$5,248,250</b>
4	58	Replace ornamental fence @ S. Franklin St.	\$31,500
4	77.1	Replace 310 SF VCT in corridor left of entry.	\$6,000
4	77.2	Replace flooring in room 14.	\$14,000
4	77.3	In room 5, remove built-up area, replace VCT, patch slab, add epoxy barrier.	\$27,000
4	80.1	Replace 1st Floor corridor ceiling in 1950 addition. Coordinate with EPC lighting.	\$59,000
4	80.2	Replace gym ceiling.	\$97,000
<b>Priority 4 Total</b>			<b>\$234,500</b>



# ABGS Middle School Included

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

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
<b>Priority 1 Total</b>			<b>\$1,327,500</b>	

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
<b>Priority 2 Total</b>			<b>\$3,604,640</b>	



# ABGS MS Excluded/ Deferred

Priority	BCS #	Item Description	Cost	
1	70.2	Replace stairs at main entrance, paint rails at district office, add guardrail at ramp to basement. Add railings at (3) exterior stairs and	\$257,000	MR
1	88.2	Uncover the cafeteria UV FAI grilles.	\$10,000	NC
1	107	Replace PA/intercom system.	\$350,000	REC
1	112	Provide ADA ramp at District Office entrance.	\$175,000	NC
1	115	Construct elevator addition at admin wing to access lower level.	\$1,800,000	NC
<b>Priority 1 Total</b>			<b>\$2,592,000</b>	

Priority	BCS #	Item Description	Cost	
2	41	Three separate gas services serve this building. Paint all gas piping. Add Bollards where necessary.	\$40,000	REC
2	61.3	Repair areaway wall.	\$4,500	REC
2	87	Clean out chimney ash pit.	\$10,000	REC
2	88.2	Provide sawdust collection system in woodshop.	\$300,000	REC
2	93	Replace original galvanized water piping due to flow issues.	\$350,000	REC
2	94.1	Replacement of old piping in basement and crawlspaces is necessary.	\$350,000	REC
2	94.2	Abate asbestos in pipe tunnels as required.	\$550,000	REC
2	101.1	Add 6 electrical panels to provide for spare breakers.	\$240,000	REC
2	101.3	Provide additional electrical receptacles throughout the building.	\$100,000	REC
<b>Priority 2 Total</b>			<b>\$1,944,500</b>	

# ABGS MS Excluded/ Deferred

Priority	BCS #	Item Description	Cost
3	90.1	Replace old gate valves.	\$200,000
3	90.2	Replace rusted condensate receiver/vacuum feed unit.	\$175,000
3	96.1	Replace older hot water heater.	\$85,000
3	96.2	Replace kitchen water heater due to age.	\$85,000
3	97.1	Replace (10) older drinking fountains/water coolers with bottle filling stations.	\$60,000
3	97.2	Replace (10) exterior hose faucets to restore to operation.	\$50,000
3	101.1	Replace 5 older Metropolitan Panel Boards.	\$100,000
3	101.2	Replace 15 older electric hand dryers.	\$102,500
3	101.3	Provide a rooftop lightning protection system.	\$200,000
3	102	Replace all hallway key switches.	\$35,000
3	104	Provide a standby generator to power the heat, life safety systems, communication systems, etc.	\$700,000
3	107.1	Replace digital clock system.	\$100,000
3	107.2	Replace gym PA system.	\$60,000
3	107.3	Replace cafeteria PA system.	\$60,000
3	107.4	Replace band box sound system.	\$150,000
3	107.5	Replace the projector and add a new motorized screen in the Band Box.	\$50,000
<b>Priority 3 Total</b>			<b>\$15,292,500</b>



# ABGS MS Excluded/ Deferred

Priority	BCS #	Item Description	Cost
4	74	Replace 1920 building corridor wall tile throughout (Asbestos Mastic)	\$390,000
4	77	Install slip-resistant surface on ramps. Replace café VCT. Replace VCT in POD corridors and 4 classrooms with crack	\$357,000
4	80.1	Replace ceiling in 1920 building coordinate with EPC lighting.	\$112,000
4	80.2	Replace cafeteria 1x1 ceiling tile, assume asbestos.	\$185,000
4	81	Replace corridor lockers in 1920 building and admin wing. Electrostatically paint the remainder.	\$285,000
4	88	Replace all original Unit Vents (Assumes 40 Units).	\$2,000,000
4	90	Convert main building 1st & 2nd Floor steam sections to hydronic.	\$1,200,000
<b>Priority 4 Total</b>			<b>\$4,529,000</b>

Priority	BCS #	Item Description	Cost
5	101	Replace original electrical switchgear.	\$350,000
<b>Priority 5 Total</b>			<b>\$350,000</b>

# Hempstead High School Included

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

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
<b>Priority 1 Total</b>			<b>\$2,053,000</b>	

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
<b>Priority 2 Total</b>			<b>\$2,529,000</b>	

# Hempstead HS Excluded/ Deferred

Priority	BCS #	Item Description	Cost	
1	105.3	Verify if alarm system is fully addressable. If not, replace with an addressable system.	\$500,000	REC
<b>Priority 1 Total</b>			<b>\$500,000</b>	

Priority	BCS #	Item Description	Cost	
2	90.2	Replace all chilled water piping.	\$500,000	REC
2	101.1	Add 10 new electrical panels.	\$400,000	REC
2	101.2	Run additional circuits in A building.	\$150,000	REC
<b>Priority 2 Total</b>			<b>\$1,050,000</b>	

Priority	BCS #	Item Description	Cost	
3	55	Replace asphalt & drainage at North/South lots & entry drive.	\$1,600,000	
3	56	Replace select deteriorated/damaged sidewalks. (Allow 1500SF)	\$45,000	
3	58.1	Replace (4) tennis courts.	\$660,000	
3	58.2	New synthetic turf field (in track), Recon. Long jumps	\$2,450,000	
3	58.3	Refurbish baseball & softball infields & backstops.	\$785,000	
3	59.1	Repl. home bleachers, Add asphalt walks - 2,000 seats.	\$1,275,000	
3	59.2	Repl. visitors Bleachers - 450 seats	\$270,000	
3	60	Replace press box & comfort station building.	\$1,250,000	
3	63	Paint rusting steel plate connectors at pool columns outside wall.	\$1,500	
3	68	Complete pointing at B wing parapet.	\$57,500	
3	69	Replace exterior doors (4 Singles)	\$36,000	



# Hempstead HS Excluded/ Deferred

Priority	BCS #	Item Description	Cost
3	70	Replace exterior stairs/railings at mechanical room.	\$32,500
3	75.1	Install a kitchen and W/D at Lifeskills.	\$195,000
3	75.2	Convert Health Room C-105A to Weight Room	\$130,500
3	75.3	Renovate 3 Art Rooms.	\$1,350,000
3	75.4	Repair shifting CMU 4th floor corridors.	\$40,000
3	75.5	Renovate all original toilet rooms not previously done.	\$986,000
3	75.6	Renovate Varsity locker room.	\$260,000
3	78	Fill 4 mat sinks at A-Wing entries. Replace VCT in 2 locker rooms with epoxy coating.	\$39,000
3	80.1	Allowance for various stained ceiling tile replacement.	\$25,000
3	80.2	Replace 1x1 spline ceiling at B&C wing corridors, library, main & guidance offices and kitchen ceiling.	\$650,000
3	80.3	Paint bridge undersides.	\$85,000
3	80.4	Replace spline ceiling at custodial area, chorus, and Lifeskills. Coordinate all with EPC lighting.	\$45,000
3	81	Replace 3,200 corridor lockers.	\$1,414,000
3	82	Replace all corridor doors, possibly asbestos, and replace Lexan glazing at library.	\$1,535,000
3	85	Replace filtration system, replace lighting, replace rooftop unit. Replace pool deck tiles & pool wall & floor tiles.	\$1,200,000
3	86	Replace auditorium seating and VCT beneath.	\$625,000
3	88.1	Replace old AHU's.	\$1,500,000
3	88.2	Replace gym exhaust fans.	\$75,000
3	88.3	Replace the bearings on exhaust fan in 2nd floor fan room.	\$15,000
3	90	Provide additional heating and chilled water isolation valves for emergency & routine maintenance.	\$300,000
3	91.1	Inspect/replace ductwork & ductwork insulation as required.	\$500,000

# Hempstead HS Excluded/ Deferred

Priority	BCS #	Item Description	Cost
3	91.2	Replace missing return air grilles in the auditorium.	\$20,000
3	93	Add plumbing isolation valves.	\$200,000
3	96	Replace gas DHWH.	\$85,000
3	97.1	Add 10 exterior hose faucets.	\$75,000
3	97.2	Add 5 bottle filling stations.	\$30,000
3	101.1	Replace 14 older panels.	\$280,000
3	101.2	Add outlets in halls.	\$80,000
3	102.1	Replace stage and theatrical lighting.	\$500,000
3	102.2	Replace Little Theatre theatrical lighting.	\$350,000
3	102.3	Replace the missing atrium pole light fixture lens.	\$5,000
3	102.4	Add work lighting on the stage.	\$40,000
3	104	Add generator to power C wing.	\$675,000
3	107.1	Replace PA/intercom system.	\$350,000
3	107.2	Replace the clock system.	\$100,000
3	107.3	Replace sound systems in gym, stage, Little Theatre & media center.	\$470,000
3	107.4	Replace POTS lines with VOIP connections.	\$40,000
<b>Priority 3 Total</b>			<b>\$22,732,000</b>



# Hempstead HS Excluded/ Deferred

Priority	BCS #	Item Description	Cost
4	72	Maintenance and repairs.	\$20,000
4	75	Replace Café manual partition and repair & reactivate gym partitions.	\$85,000
4	77.1	Replace VAT at 1st and 2nd floor A-Wing classrooms & chorus.	\$640,000
4	77.2	Replace VAT at ROTC, copy room, cust. area, B-Wing 2nd Floor, C103 office, ensemble, nurse, coach office.	\$196,000
4	79	Replace stage flooring.	\$190,000
4	94	Replace or repaint plumbing access panels.	\$35,000
<b>Priority 4 Total</b>			<b>\$1,166,000</b>

Priority	BCS #	Item Description	Cost
5	76	Replace carpet at offices which were former music practice rooms. Replace carpet/VAT at office A1-B.	\$23,000
5	96	Remove the abandoned DHWST.	\$25,000
5	101	Provide rooftop lightning protection system.	\$200,000
<b>Priority 5 Total</b>			<b>\$248,000</b>



**End of Section 5 of 6**



1

# The Bigger Picture: The "Why"

Student-Based Learning

How School Building Design can enhance the Student Learning Experience

2

## Summary of Committee Work to Date for Potential Phase 2 Bond

Timeline

Key Terms

MS Spatial

Building Aid

Student Capacity

B-List Concept

Where we left off...

3

## MS Spatial Updates

Capacity Charts & Plan Diagrams

MS Program Elements – Existing & Proposed

Building Aid Approach Revisited

Local Tax Share & Localized Categories

4

## Additional Ideas

MS Auditorium

HS Athletics

HS Security Booth/ Gate @ Entrance to Campus

5

## Building Condition Survey (BCS) Listings

BCS Items Included to Date by Tier 1 School (Priority 1 & 2 'NC' & 'MR')

BCS Items Not Included to Date by Tier 1 School (Priority 1 & 2 'REC' + Priority 3, 4 & 5)

6

## Wrap Up & Set Up for the Next Meeting May 24, 2021

Consensus Discussion of What is to be Included within the Potential Phase 2 Bond

Begin to articulate the Recommendation(s)

# 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
<b>Meeting #4</b>	<b>May 10, 2021</b>	<b>Determine Potential Balance of (Roofing) + (BCS) + (MS Spatial)</b>
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**

**May 10, 2021 Meeting**





# Potential Phase 2 Bond Timeline

Jan – Dec 2020

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

Jan. 14, 2021

**Update to Board of Education**

February 2021

Bond Committee Meets to Discuss Potential Phase 2 Bond Scope  
Bond Updates at Board of Education Meeting/ SEQRA Process

March 2021

Bond Committee Meets to Discuss Potential Phase 2 Bond Scope  
Bond Updates at Board of Education Meeting/ SEQRA Process

April 2021

Bond Committee Meets to Discuss Potential Phase 2 Bond Scope  
Bond Updates at Board of Education Meeting/ SEQRA Process

May 2021

**Bond Committee Meets to Discuss Potential Phase 2 Bond Scope**  
**Bond Updates at Board of Education Meeting/ SEQRA Process**  
**Traffic Study by End of School Year at MS if Fall 2021 Referendum Vote**

June 2021

Bond Committee Presents Recommendation to Board of Education

June 2021

**Board of Education Decides Potential Bond Scope**

July 2021

Ongoing 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



**End of Section 6 of 6**