

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(s)
Meeting #6	June 7, 2021	Final Recommendation Presentation Review & Comment Choose Presenters from Committee to Board of Education

Facilities Committee Meeting Dates

May 24, 2021 Meeting



Time Line

2019 - 2020	District Develops Potential Options (January 14, 2021 Update to BOE)
Mar 22 – Jun 7, 2021	Bond Committee Meets to Discuss Potential Phase 2 Bond Scope
June 2021	Bond Committee Presents Recommendation(s) to Board of Education
June 2021	Board of Education Defines Phase 2 Bond Scope
July 2021	Ongoing SEQRA & Bond Counsel Work
August 2021	Board of Education adopts SEQRA & 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

Master Plan Phases

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

This Facility Committee's Charge

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

Consider District Roofing Needs & Infrastructure Needs (BCS), plus Spatial Needs.

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

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

Components of Potential Bond 05-24-21

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

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

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

Potential Bond



**Potential
NYSED
Building Aid**

+



**Potential
Local
Tax Share**

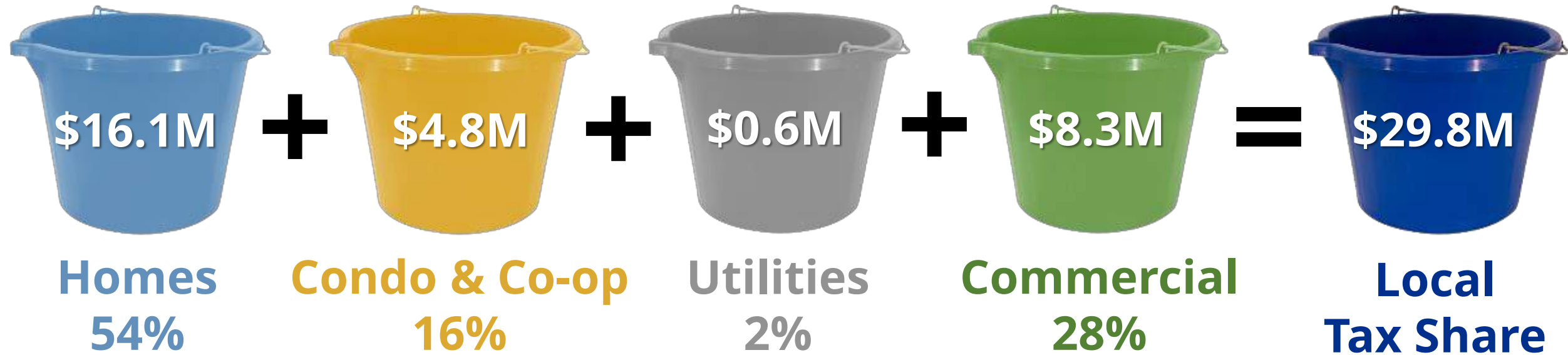
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**Total Bond
Referendum
Vote Amount**

Ongoing Committee Exploration of Potential Work Scope

Potential Bond Local Tax Share



Ongoing Committee Exploration of Potential Work Scope

Potential B-List



Phase 2 Bond



Phase 2 Bond “B-List”

Defined Scope (Example: \$ 75.4M)

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)

Infrastructure Roofing & BCS Items

☒	Roofing @ Tier 1 Buildings	Tier 1 Buildings are in the Master Plan as Student-Occupied
☒	Priority 1 (BCS) Items (NC + MR)	Fresh Air, ADA, CO2 Detection, Railings, Exhaust Fans, etc.
☒	Priority 2 (BCS) Items (NC + MR)	Windows, CCTV, Security Lighting, Circuits, Structural, Card Access, etc.
☒	Remaining Priority 1, 2, 3, 4 & 5 (BCS) Items	Future Phases Work Scope

Potential Phase 2 Bond Components for Infrastructure Projects

Roofing & BCS Items as of 05-24-21

Roofing Included	BCS Included	BCS Not Included/ Deferred
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Barack Obama School	\$ 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				

David Paterson School	\$ 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				

Jackson Main School	\$ 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				

Roofing Included	BCS Included
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BCS Not Included/ Deferred

Joseph McNeil School	\$ 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				

ABGS Middle School	\$ 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				

Hempstead HS	\$ 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				

* A percentage of MS door replacements and wall ceramic tile replacements are being carried in the spatial number as a part of the "refresh the existing building" budget.

Ongoing Committee Exploration of Potential Work Scope

MS Spatial

Obama Included 05-24-21

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

Obama Included 05-24-21

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



Paterson Included 05-24-21

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

Paterson Included 05-24-21

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



Jackson Main Included 05-24-21

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

Jackson Main Included 05-24-21

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



McNeil Included 05-24-21

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 05-24-21

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



ABGS Middle School Included 05-24-21

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 05-24-21

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

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

ABGS Middle School Included 05-24-21

Note: Include Priority 4 Item #70 Replace Wall Ceramic Tile	\$ 397,288
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Note: Include (75%) Priority 3 Item #82 Replace Doors	\$ 397,288
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<u>Allowance to “Refresh” Existing Student Spaces & Corridors (added within MS Spatial)</u>	<u>\$ 756,937</u>
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\$1,551,513

(\$397,288 + \$397,288 + \$756,937) = \$1,551,513 is in the project specifically to “refresh” the appearance of the rest of the existing ABGS Middle School that students occupy during the day so that the newly renovated areas and newly added spaces do not look and feel detached.

In order to accomplish these items, 1.5% was taken from the overall 5.0% Design Contingency. There is still \$1,000,000 remaining in Design Contingency within the job that will be used post-bond within the schematic design and design development phases. Another \$1.5M will be available for Construction Contingency as any unforeseen circumstances present themselves during construction.

Ongoing Committee Exploration of Potential Work Scope

ABGS Middle School Included



Ongoing Committee Exploration of Potential Work Scope



ABGS Middle School Included



Hempstead HS Included 05-24-21

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 HS Included 05-24-21



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

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

ABGS MS Addition & Alterations

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

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

Proposed @ ABGS Middle School 05-24-21



Current Building

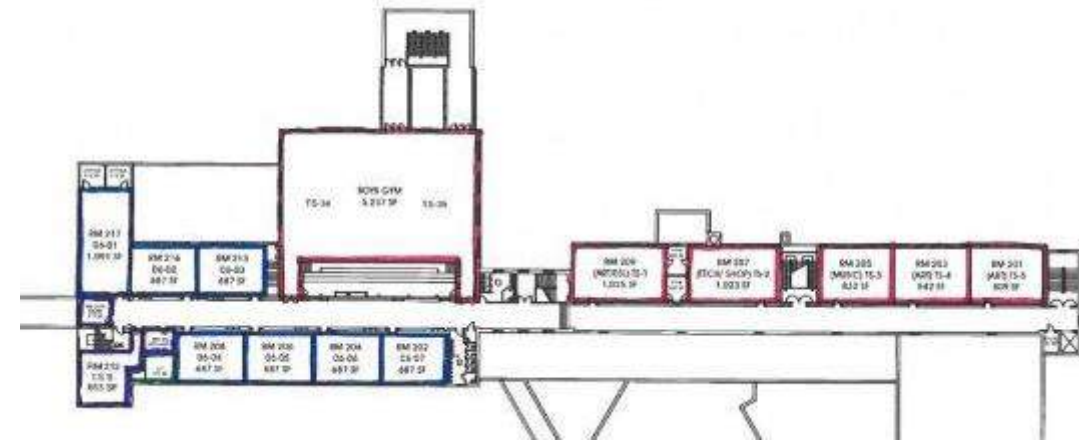
1,113 85% Targeted Enrollment (Ideal)

1,309 100% Capacity (Not Ideal)

1,224 Projected Enrollment (93.5% of 1,309)
(Expected in 2024)



FIRST FLOOR



SECOND FLOOR



LOWER FLOOR

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

(Expected in 2024)



FACULTY/ ADMINISTRATION

**(1,663 + 100) = (1,773)
= 1,507 @ 85% (future).**



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

Proposed MS Site



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

Access to Henry Street

Proposed MS Site



64

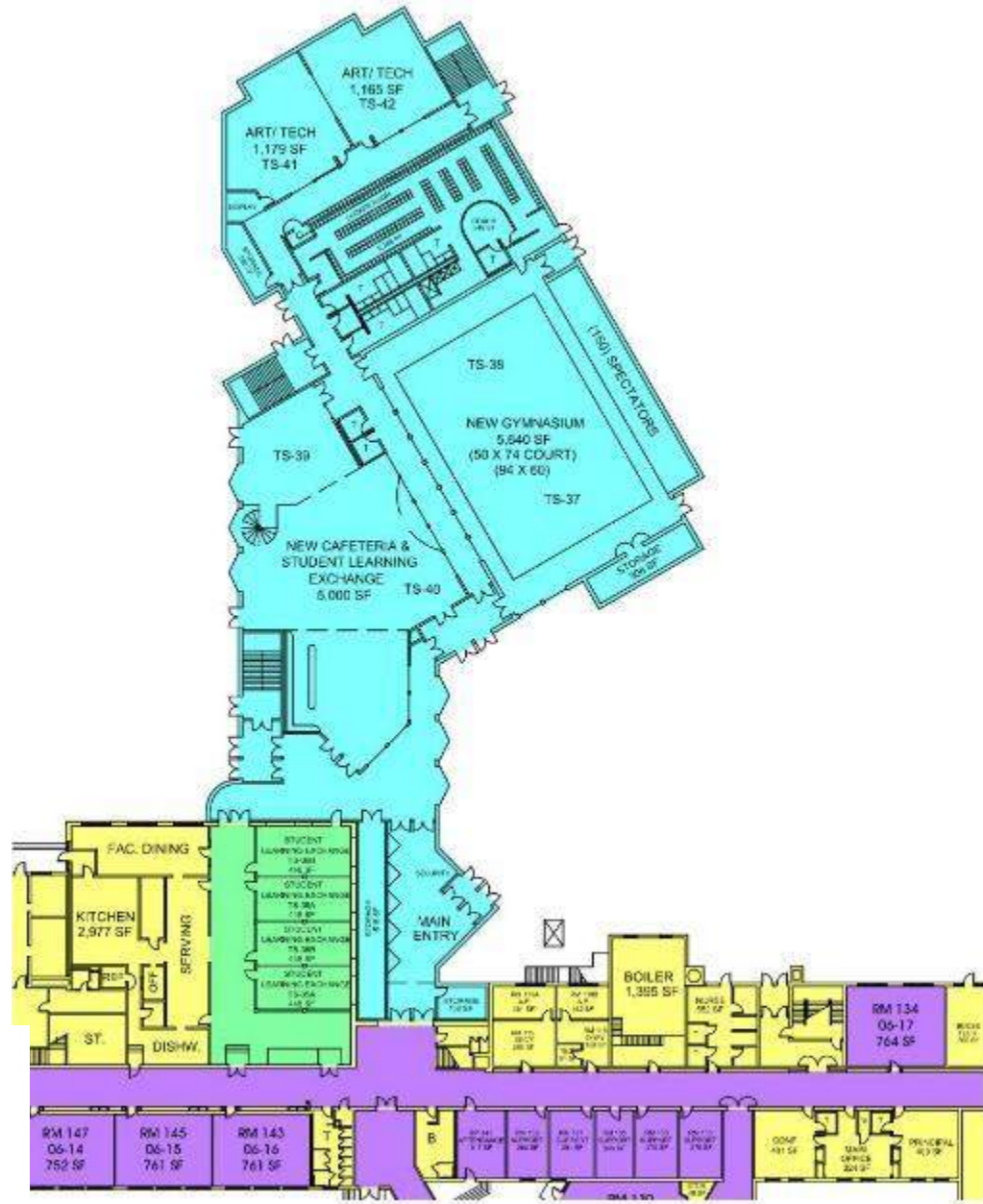
60

88

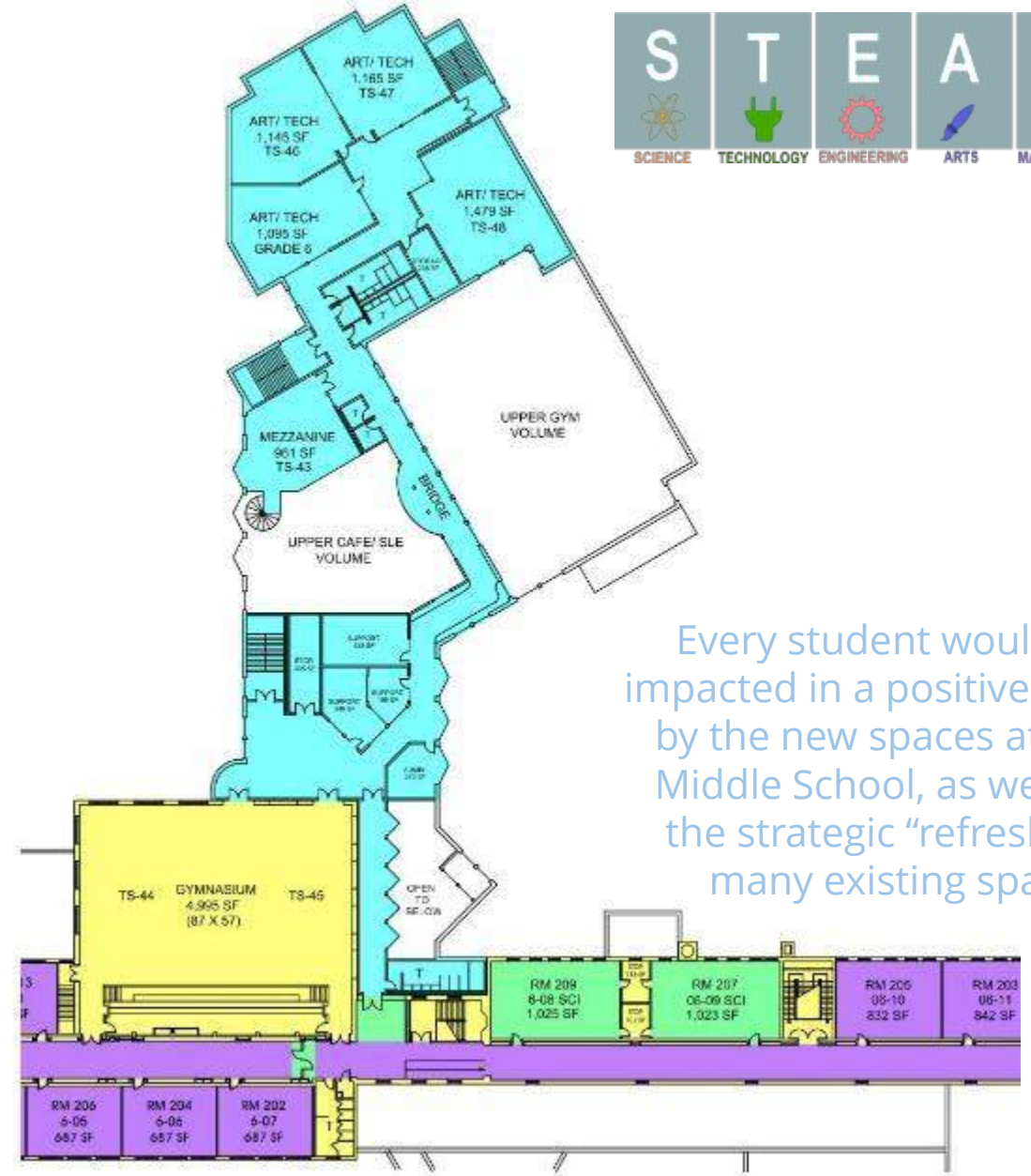
16

+33

+/- (228)
Parking Stalls
Concept #3

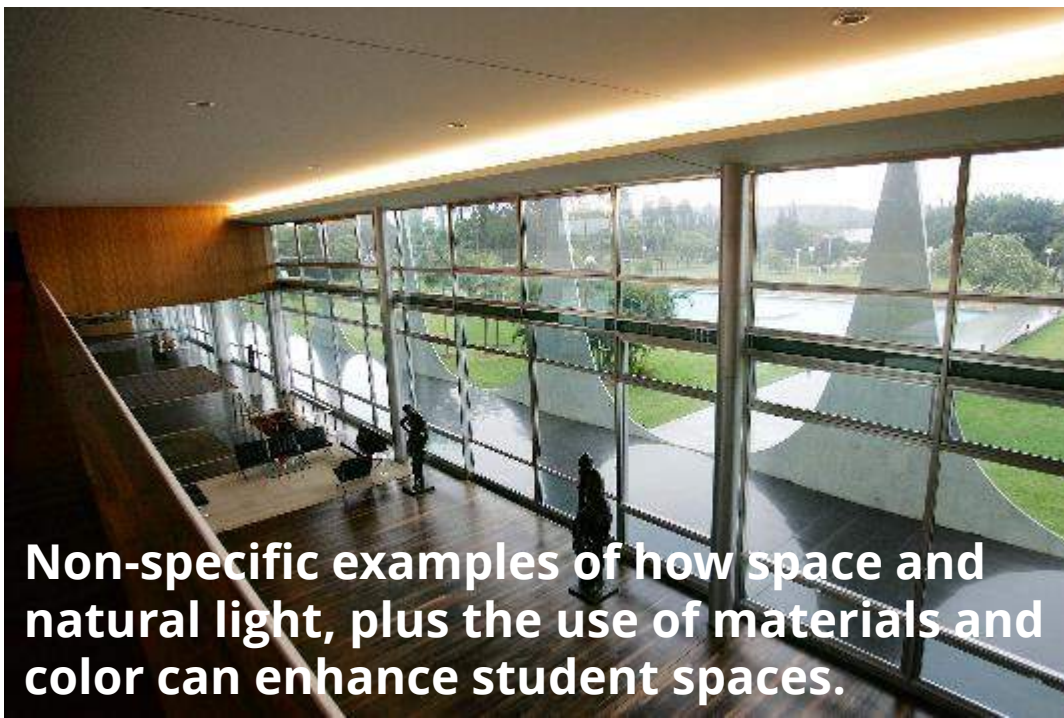


FIRST FLOOR



SECOND FLOOR

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



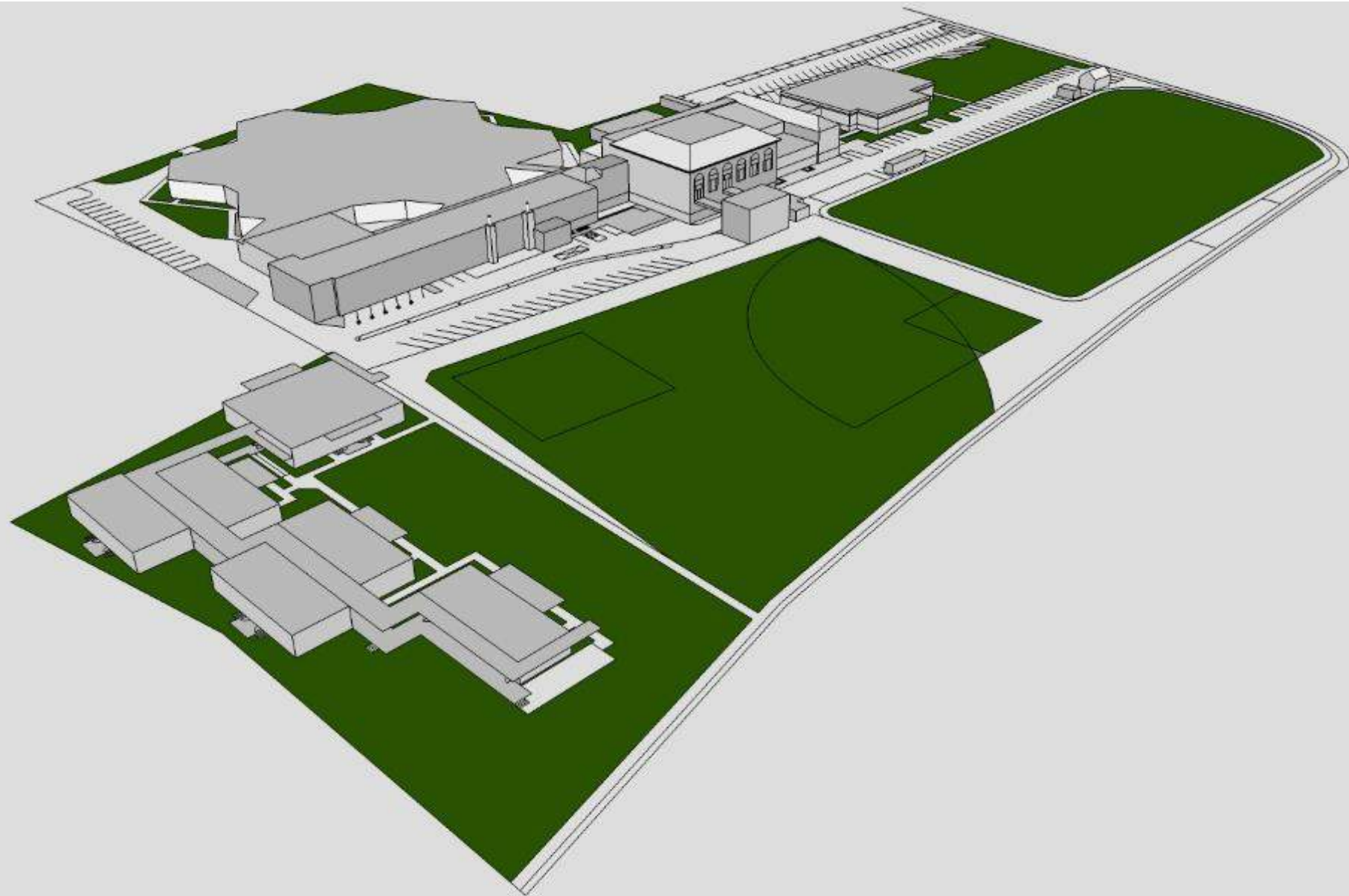
Non-specific examples of how space and natural light, plus the use of materials and color can enhance student spaces.

ABGS MS

Write a description for your map.

Legend

- Feature 1
- Greenwich St
- Hempstead Public Schools
- Madiannthe P. Francois, MS&ED
- Our Lady of Loretto





Following this slide was a 360-degree virtual tour of the outside of the building.



Obama Not Included/ Deferred

Priority	BCS #	Item Description		
1	105.1	Upgrade the fire alarm system to an ADA Code compliant system.	\$325,000	REC
Priority 1 Total			\$325,000	
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
Priority 2 Total			\$290,000	
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 Not Included/ 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	
			Priority 3 Total	\$4,243,350
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	
			Priority 4 Total	\$87,000
5	101	Provide a rooftop lightning arrestor system.	\$150,000	
			Priority 5 Total	\$150,000

Paterson Not Included/ Deferred

Priority	BCS #	Item Description		
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
Priority 1 Total			\$351,500	

Priority	BCS #	Item Description	Cost	
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
Priority 2 Total			\$860,000	

Paterson Not Included/ 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 Not Included/ 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
Priority 3 Total			\$5,572,250

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

Jackson Main Not Included/ 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
Priority 2 Total			\$456,000	

Jackson Main Not Included/ 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
Priority 3 Total			\$4,387,750

Jackson Main Not Included/ 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	
Priority 4 Total			\$159,500	

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



McNeil Not Included/ 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
Priority 1 Total			\$1,472,000	

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
Priority 2 Total			\$69,500	

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 Not Included/ 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
Priority 3 Total			\$5,248,250
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
Priority 4 Total			\$234,500

ABGS MS Not Included/ 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
Priority 1 Total			\$2,592,000	

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
Priority 2 Total			\$1,944,500	

ABGS MS Not Included/ Deferred

Priority	BCS #	Item Description	Cost
3	49	Install drainage for attendance courtyards downspout.	\$25,000
3	55	Replace asphalt and add drainage at parking lots.	\$1,263,500
3	56.1	Replace select damaged/misaligned sidewalk flags.	\$30,000
3	56.2	Replace caulk at retaining wall joints.	\$18,000
3	58.1	Athletic field reconstruction (Football, softball & baseball infields)	\$734,000
3	58.2	Track repairs & sealcoat.	\$34,000
3	69	Replace exterior doors & frames. (7 pairs / 30 singles)	\$293,000
3	75.1	Renovate room L-1, L-2, L-3, L-4 into teaching spaces, adding windows in two (2).	\$770,000
3	75.2	Renovate locker rooms.	\$2,000,000
3	75.3	Install new walk-draw curtain in gym.	\$15,000
3	75.4	Renovate 3 art rooms and one FCS room.	\$1,800,000
3	75.5	Renovate all toilet rooms.	\$2,000,000
3	75.6	Allowance to repair café plaster.	\$7,500
3	79	Replace gym wood flooring at boy's gym in conjunction with item #86	\$300,000
3	82	Replace approx.. 150 corridor & fire doors.	\$525,000
3	86	Demolish lower conc bleachers/storage, install new retractable lower bleachers, Renovate upper bleachers with planks and	\$850,000
3	87	Repair the noisy Power Flame oil/gas burner.	\$15,000
3	88	Replace remaining exhaust fans, air handlers, ductwork, etc. including upgrade/replace gym units.	\$950,000
3	89.1	Replace AC rooftop units for PODS area.	\$600,000
3	89.2	Replace inadequate AC systems in computer rooms.	\$250,000
3	89.3	Provide A/C for second floor.	\$600,000

ABGS MS Not Included/ 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	
			Priority 3 Total \$15,292,500	

ABGS MS Not Included/ 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	
Priority 4 Total			\$4,529,000	

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

Hempstead HS Not Included/ 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
Priority 1 Total			\$500,000	

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
Priority 2 Total			\$1,050,000	

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 Not Included/ 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 Not Included/ 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	
			Priority 3 Total	\$22,732,000

Hempstead HS Not Included/ 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	
Priority 4 Total			\$1,166,000	

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	
Priority 5 Total			\$248,000	



Additional Information



Potential Second Proposition for HS Athletics



Potential New Security Gate at HS Campus Entrance



Capacity Calculations at MS/ Building Aid @ MS



Potential MS Auditorium



Student-Based Design: 21st Century & Next Millennium



December 2020 Master Planning Matrix



ABGS Middle School Photos

**Concession Stand
will not generate
Building Aid (\$1.5M)**



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



Potential Bond Levers 1 & 2

2nd Draft 05-10-21



\$75.4M

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

+



\$14.5M

**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.**

Ongoing Committee Exploration of Potential Work Scope

Phase 1 HS Athletics
Aligned with Maximum
Potential Building Aid



\$6.2M



\$6.1M

**Building
Aid**



\$0.1M

**Local
Share**

3rd Draft
05-24-21



Potential Bond Levers 1 & 2

3rd Draft 05-24-21



\$75.4M

+



\$6.2M

**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.**

Ongoing Committee Exploration of Potential Work Scope

Potential Bond Levers 1 & 2



\$75.4M

Proposition #1
(Roofing + BCS + MS
Spatial)

+



\$6.2M

Proposition #2
HS Athletics
& Fields

=



\$81.6M

Proposition #1
+
Proposition #2



\$45.6M

Building
Aid



\$29.8M

Local
Share



\$6.1M

Building
Aid



\$0.1M

Local
Share



\$51.7M

Building
Aid



\$29.9M

Local
Share





\$95,900



Examples provided
by the District.

Hempstead High School New Security Booth for Consideration



BBS
www.BBSARCHITECTURE.com

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	25
2	216	Grade 6		687	SF @	28.5	24.1	25	25
3	213	Grade 6		687	SF @	28.5	24.1	25	25
4	208	Grade 6		687	SF @	28.5	24.1	25	25
5	206	Grade 6		687	SF @	28.5	24.1	25	25
6	204	Grade 6		687	SF @	28.5	24.1	25	25
7	202	Grade 6		687	SF @	28.5	24.1	25	25
8	101	Grade 6	SCI	787	SF @	28.5	27.6	25	25
9	102	Grade 6		922	SF @	28.5	32.4	25	25
10	103	Grade 6		776	SF @	28.5	27.2	25	25
11	104	Grade 6		882	SF @	28.5	30.9	25	25
12	105	Grade 6		824	SF @	28.5	28.9	25	25
13	149	Grade 6		743	SF @	28.5	26.1	25	25
14	147	Grade 6		752	SF @	28.5	26.4	25	25
15	107	Grade 6		827	SF @	28.5	29.0	25	25
16	108	Grade 6		779	SF @	28.5	27.3	25	25
17	134	Grade 6		764	SF @	28.5	26.8	25	25
18	132	Grade 6		804	SF @	28.5	28.2	25	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		SQARE 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	22
TS-2	207	Shop		1,023	sf @	75	13.6	25	13
TS-3	205	Music		832	sf @	25	33.3	25	25
TS-4	203	Art		842	sf @	45	18.7	25	18
TS-5	201	Art		809	sf @	45	18.0	25	18
TS-6	106 (Suite 2)	Grades (7-8)	SCI	883	sf @	30	29.4	25	25
TS-7	109 (Suite 2)	Grades (7-8)		832	sf @	26	32.0	25	25
TS-8	110 (Suite 2)	Grades (7-8)		838	sf @	26	32.2	25	25
TS-9	111 (Suite 3)	Grades (7-8)	SCI	918	sf @	30	30.6	25	25
TS-10	112 (Suite 3)	Grades (7-8)		845	sf @	26	32.5	25	25
TS-11	113 (Suite 3)	Grades (7-8)		774	sf @	26	29.8	25	25
TS-12	114 (Suite 3)	Grades (7-8)		867	sf @	26	33.3	25	25
TS-13	115 (Suite 3)	Grades (7-8)		870	sf @	26	33.5	25	25
TS-14	116 (Suite 4)	Grades (7-8)	SCI	836	sf @	30	27.9	25	25
TS-15	117 (Suite 4)	Grades (7-8)		891	sf @	26	34.3	25	25
TS-16	118 (Suite 4)	Grades (7-8)		764	sf @	26	29.4	25	25
TS-17	119 (Suite 4)	Grades (7-8)		877	sf @	26	33.7	25	25
TS-18	120 (Suite 4)	Grades (7-8)		703	sf @	26	27.0	25	25
TS-19	121 (Suite 5)	Grades (7-8)	SCI	906	sf @	30	30.2	25	25
TS-20	122 (Suite 5)	Grades (7-8)		824	sf @	26	31.7	25	25
TS-21	123 (Suite 5)	Grades (7-8)		805	sf @	26	31.0	25	25
TS-22	124 (Suite 5)	Grades (7-8)		929	sf @	26	35.7	25	25
TS-23	125 (Suite 5)	Grades (7-8)		778	sf @	26	29.9	25	25
TS-24	126 (Suite 6)	Grades (7-8)	SCI	906	sf @	30	30.2	25	25
TS-25	127 (Suite 6)	Grades (7-8)		859	sf @	26	33.0	25	25
TS-26	128 (Suite 6)	Grades (7-8)		680	sf @	26	26.2	25	25
TS-27	129 (Suite 6)	Grades (7-8)		924	sf @	26	35.5	25	25
TS-28	130 (Suite 6)	Grades (7-8)		870	sf @	26	33.5	25	25
TS-29	Band	Grades (6-8)		2,927	sf @	(/25)*(0.4)	47	n/a	47
TS-30	Chorus	Grades (6-8)		1,377	sf @	(/20)*(0.4)	28	n/a	28
TS-31	Home & Careers	Grades (6-8)		732	sf @	50	14.6	25	14
TS-32	Music	Grades (6-8)		852	sf @	25	34.1	25	25
TS-33	Girls Gym	Grades (6-8)		1,842	sf @	n/a	n/a	25	25
TS-34	Boys Gym	Grades (6-8)		2,498	sf @	n/a	n/a	25	25
TS-35	Boys Gym	Grades (6-8)		2,498	sf @	n/a	n/a	25	25

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

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	25
2	216	Grade 6	687	sf @ 28.5	24.1	25	25
3	213	Grade 6	687	sf @ 28.5	24.1	25	25
4	208	Grade 6	687	sf @ 28.5	24.1	25	25
5	206	Grade 6	687	sf @ 28.5	24.1	25	25
6	204	Grade 6	687	sf @ 28.5	24.1	25	25
7	202	Grade 6	687	sf @ 28.5	24.1	25	25
8	101	Grade 6	687	sf @ 28.5	24.1	25	25
9	102	Grade 6	687	sf @ 28.5	24.1	25	25
10	103	Grade 6	687	sf @ 28.5	24.1	25	25
11	104	Grade 6	687	sf @ 28.5	24.1	25	25
12	105	Grade 6	687	sf @ 28.5	24.1	25	25
13	149	Grade 6	743	sf @ 28.5	26.1	25	25
14	147	Grade 6	752	sf @ 28.5	26.4	25	25
15	107	Grade 6	827	sf @ 28.5	29.0	25	25
16	108	Grade 6	779	sf @ 28.5	27.3	25	25
17	134	Grade 6	764	sf @ 28.5	26.8	25	25
18	132	Grade 6	804	sf @ 28.5	28.2	25	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

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

Need 5 CR

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	22
TS-2	207	Shop	1,023	sf @ 75	13.6	25	13
TS-3	205	Music	832	sf @ 25	33.3	25	25
TS-4	203	Art	842	sf @ 45	18.7	25	18
TS-5	201	Art	809	sf @ 45	18.0	25	18
TS-6	106 (Suite 2)	Grades (7-8)	883	sf @ 30	29.4	25	25
TS-7	109 (Suite 2)	Grades (7-8)	832	sf @ 26	32.0	25	25
TS-8	110 (Suite 2)	Grades (7-8)	838	sf @ 26	32.2	25	25
TS-9	111 (Suite 3)	Grades (7-8)	918	sf @ 30	30.6	25	25
TS-10	112 (Suite 3)	Grades (7-8)	845	sf @ 26	32.5	25	25
TS-11	113 (Suite 3)	Grades (7-8)	774	sf @ 26	29.8	25	25
TS-12	114 (Suite 3)	Grades (7-8)	867	sf @ 26	33.3	25	25
TS-13	115 (Suite 3)	Grades (7-8)	870	sf @ 26	33.5	25	25
TS-14	116 (Suite 4)	Grades (7-8)	836	sf @ 30	27.9	25	25
TS-15	117 (Suite 4)	Grades (7-8)	891	sf @ 26		25	25
TS-16	118 (Suite 4)	Grades (7-8)	761	sf @ 26		25	25
TS-17	119 (Suite 4)	Grades (7-8)	761	sf @ 26		25	25
TS-18	120 (Suite 4)	Grades (7-8)	761	sf @ 26		25	25
TS-19	121 (Suite 5)	Grades (7-8)	929	sf @ 26	35.7	25	25
TS-20	122 (Suite 5)	Grades (7-8)	929	sf @ 26	35.7	25	25
TS-21	123 (Suite 5)	Grades (7-8)	929	sf @ 26	35.7	25	25
TS-22	124 (Suite 5)	Grades (7-8)	929	sf @ 26	35.7	25	25
TS-23	125 (Suite 5)	Grades (7-8)	778	sf @ 26	29.9	25	25
TS-24	126 (Suite 6)	Grades (7-8)	906	sf @ 30	30.2	25	25
TS-25	127 (Suite 6)	Grades (7-8)	859	sf @ 26	33.0	25	25
TS-26	128 (Suite 6)	Grades (7-8)	680	sf @ 26	26.2	25	25
TS-27	129 (Suite 6)	Grades (7-8)	924	sf @ 26	35.5	25	25
TS-28	130 (Suite 6)	Grades (7-8)	870	sf @ 26	33.5	25	25
TS-29	Band	Grades (6-8)	2,927	sf @ (/25)*(0.4)	47	n/a	47
TS-30	Chorus	Grades (6-8)	1,377	sf @ (/20)*(0.4)	28	n/a	28
TS-31	Home & Careers	Grades (6-8)	732	sf @ 50	14.6	25	14
TS-32	Music	Grades (6-8)	852	sf @ 25	34.1	25	25
TS-33	Girls Gym	Grades (6-8)	1,842	sf @ n/a	n/a	25	25
TS-34	Boys Gym	Grades (6-8)	2,498	sf @ n/a	n/a	25	25
TS-35	Boys Gym	Grades (6-8)	2,498	sf @ n/a	n/a	25	25

Grades 7-8

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

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

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 planned and projected

+190

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		Grade 6	687	sf @	28.5	24.1	25.0	25
6		Grade 6	687	sf @	28.5	24.1	25.0	25
7	20	Gr		sf			25.0	25
8	203	Gr		sf			25.0	25
9	202	Gr		sf			25.0	25
10	201	Gr		sf		29.2	25.0	25
11	200	Gr		sf			25.0	25
12	199	Gr		sf			25.0	25
13	198	Grade 6	742	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
Grade 6 New STEAM	Grade 6 Special = No Capacity

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

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

Operational	Take Innovation Spaces out of Schedule (@85% Planning)	59
	Grade (6-8) Targeted (85%) Capacity	355
	Projected 2024 Grade (6-8) Enrollment	113
	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)	922 sf @	26	35.5	25	25
TS-25	125 (Suite 5)	Grades (7-8)	776 sf @	26	29.8	25	25
TS-26	126 (Suite 5)	Grades (7-8)	882 sf @	26	33.9	25	25
TS-27	127 (Suite 5)	Grades (7-8)	824 sf @	26	31.7	25	25
TS-28	128 (Suite 5)	Grades (7-8)	838 sf @	26	32.2	25	25
TS-29	129 (Suite 5)	Grades (7-8)	832 sf @	26	32.0	25	25
TS-30	130 (Suite 5)	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	25	25
TS-35B	Innovation	Grades (7-8)	448 sf @	35	12.8	25	25
TS-36A	Innovation	Grades (7-8)	448 sf @	35	12.8	25	25
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**

Grade 6 Classroom

Grade 6 Science

Grades (7-8) Classroom

Grades (7-8) Science

Grades (7-8) Art

Grades (7-8) Shop/ Technology

Grades (7-8) Music CR

Band

Chorus

Home & Careers

Gym Stations

Student Innovation Center

Student Learning Exchange

Grades (7-8) STEAM

Grade 6 STEAM

Net Teaching Stations

**Existing
MS Building
Potential**

17

1

18

5

3

1

1

1

1

1

3

0

0

0

0

52

**'Plus or Minus'
Teaching
Stations**

-1

+1

+6

+1

-3

-1

0

0

0

0

+2

+2

+3

+5

+1

+16

**Proposed
MS Building
Potential**

16

2

24

6

0

0

1

1

1

1

5

2

3

5

1

= 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

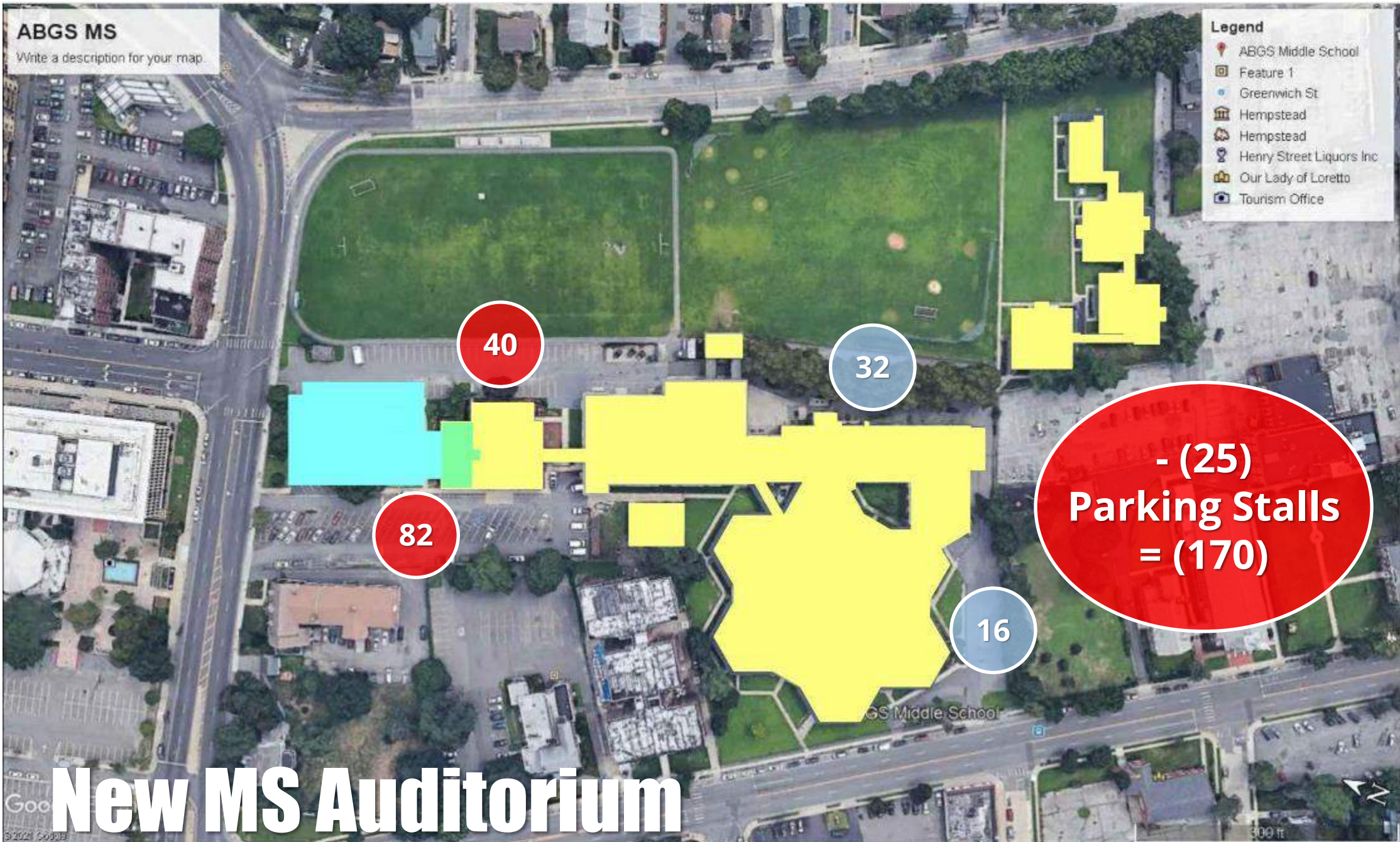
This is an approximation based upon NYSED regulations.

NYSED has 'the final say' in determining the amount of Building Aid per project.

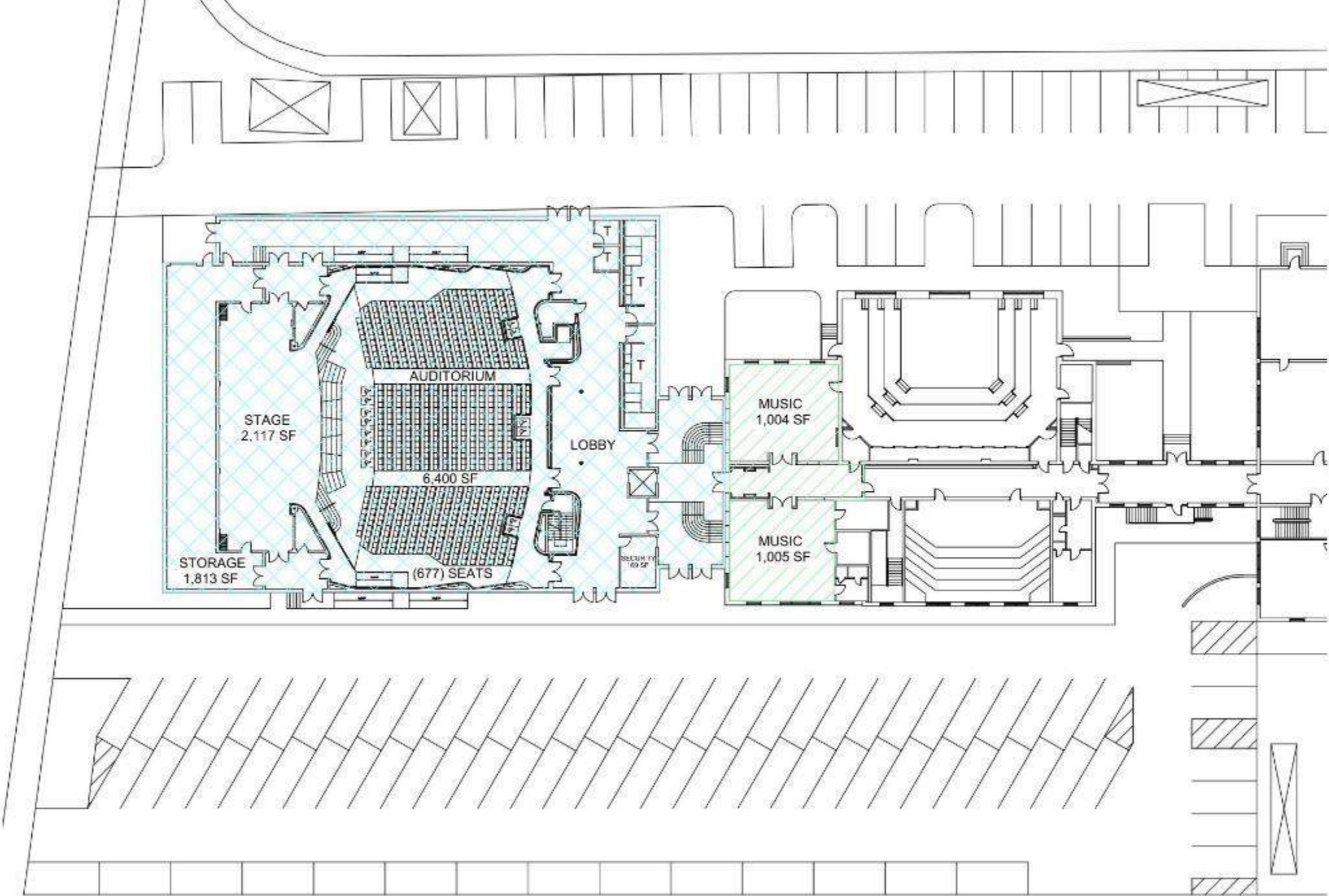
This information indicates an order of magnitude of Building Aid that may be expected.

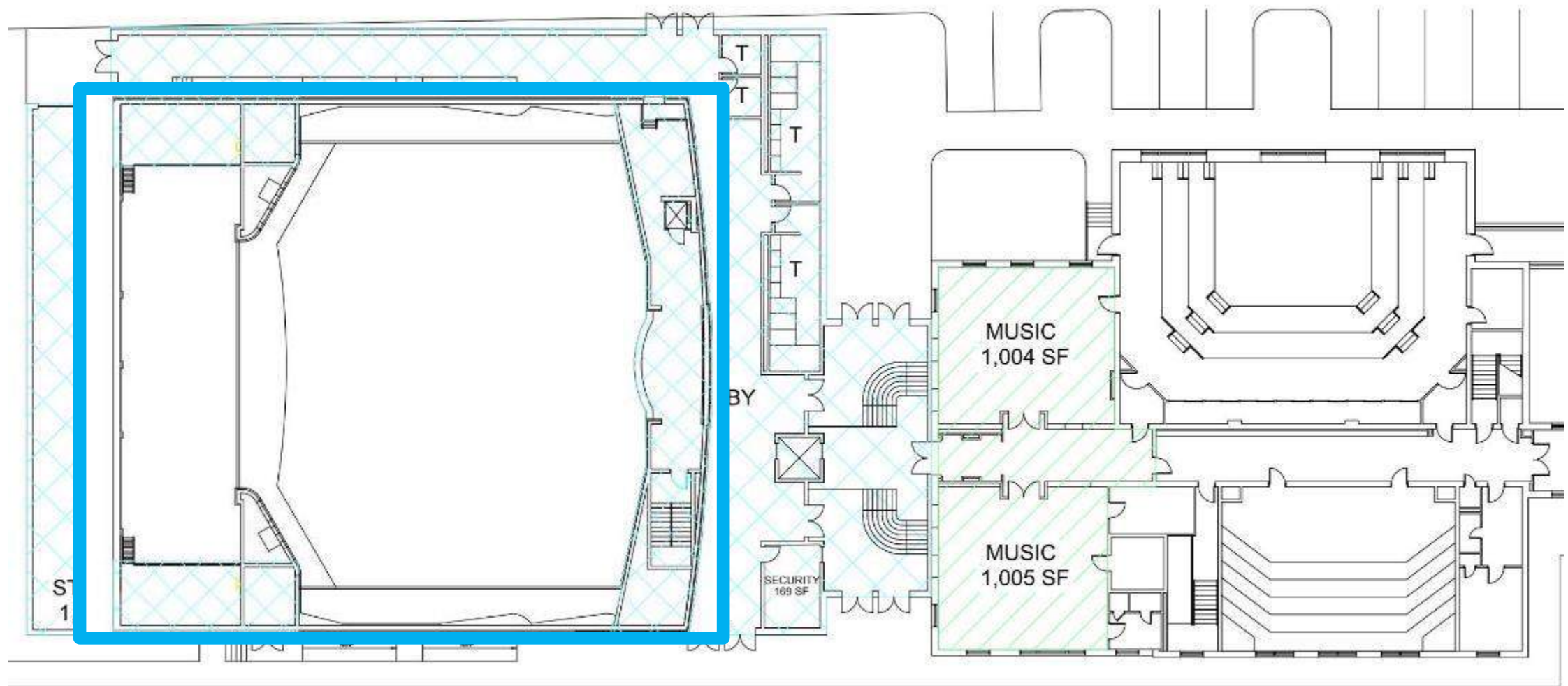
All information is subject to change.

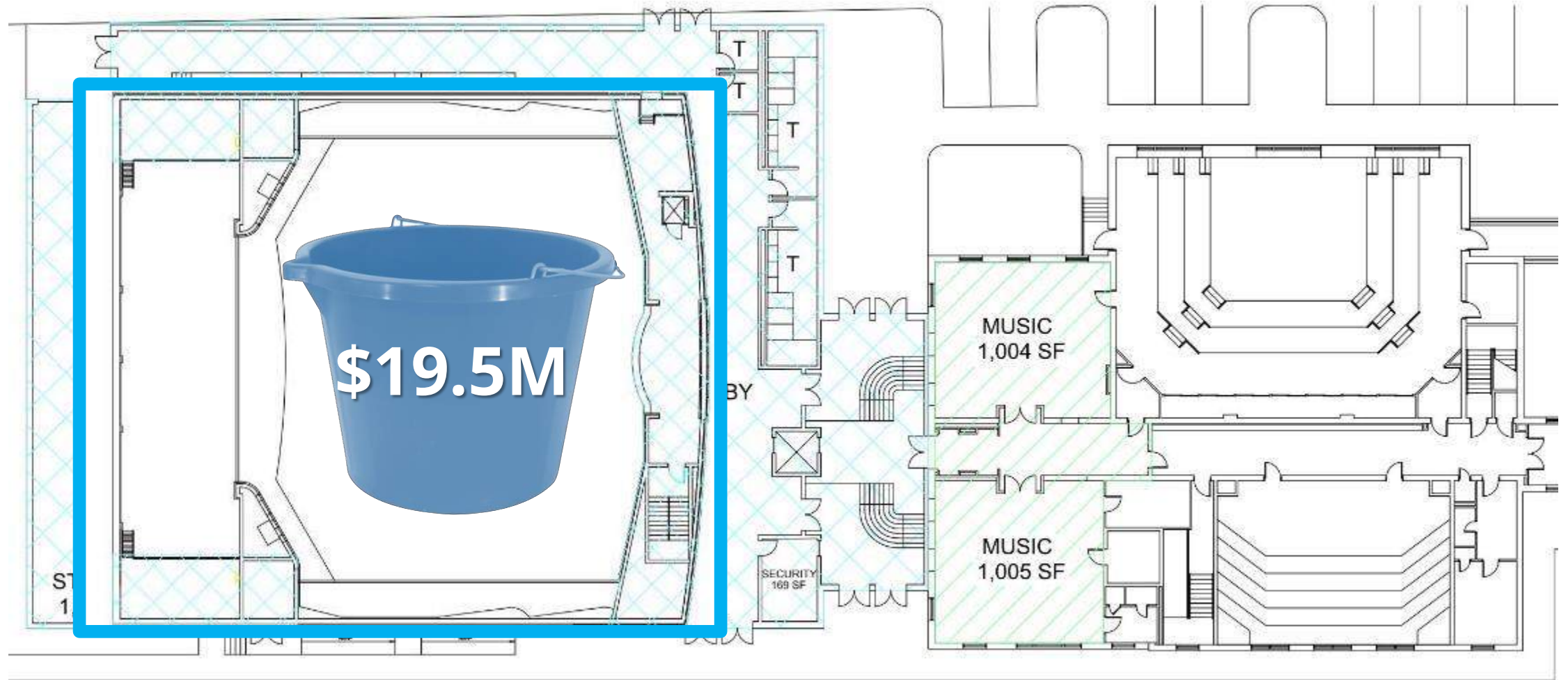














Bigger Picture: The “Why”

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.



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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
**ACCREDITED LEARNING
ENVIRONMENT PLANNER**

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





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

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.



More of This



Restrictive & Compartmentalized

Less of This

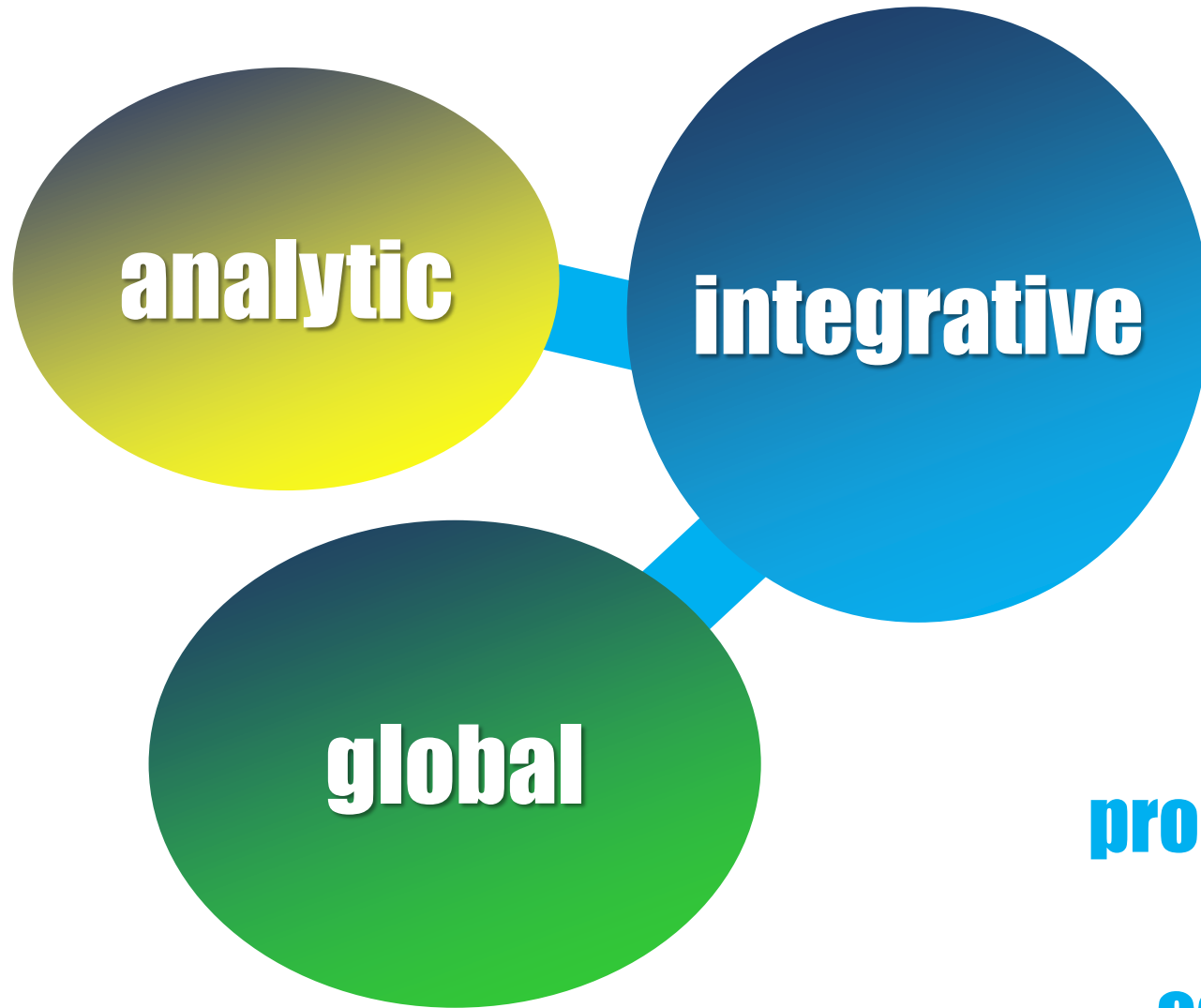
Student-Based Design & The Learning Environment: **Analogy**

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**

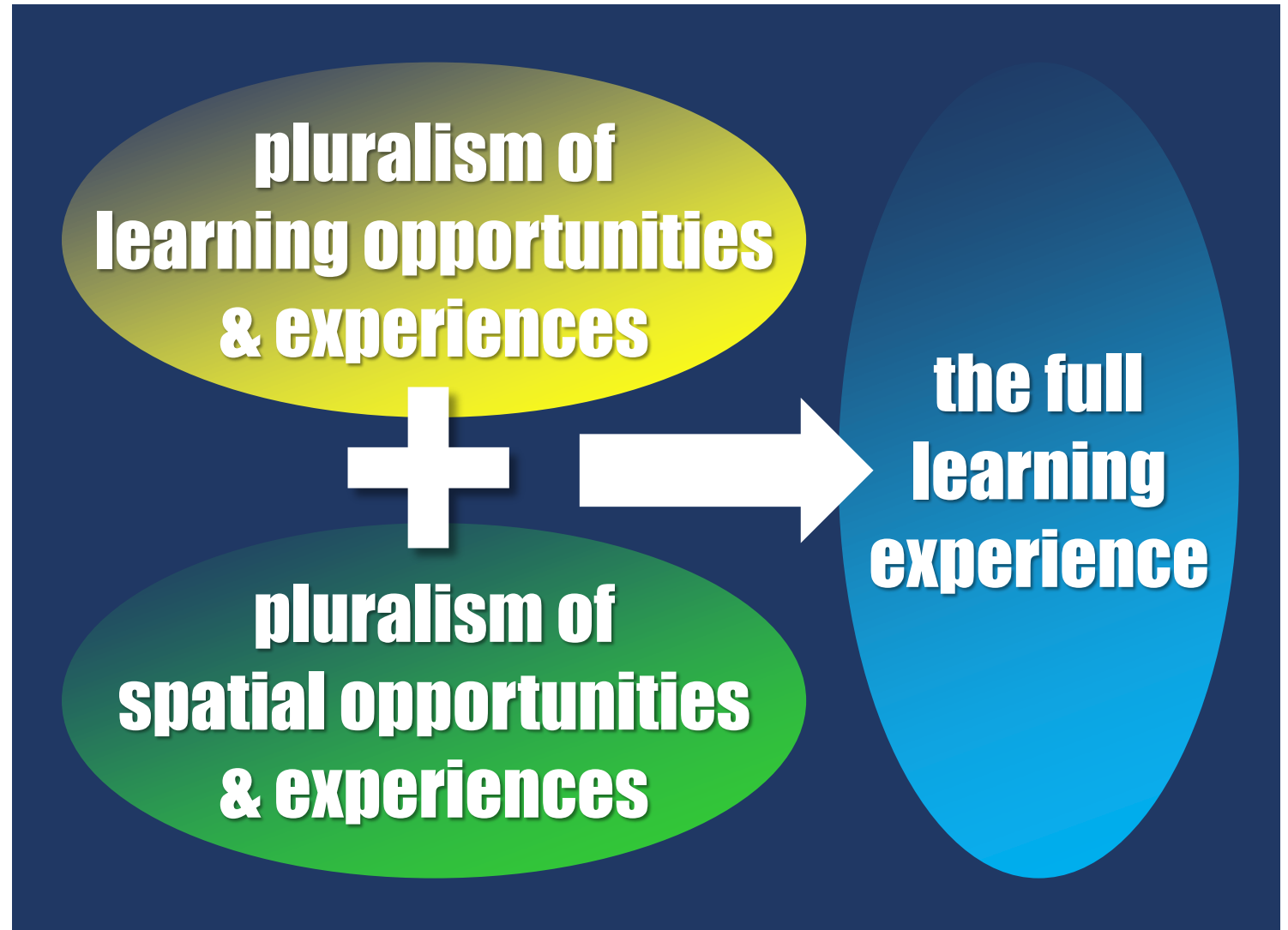


Empathy is a term we use for the ability to understand other people's feelings **as if we were having them ourselves.**

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



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

Combinatory
Play

Leads To

Project - Based
Learning



Combinatory Play

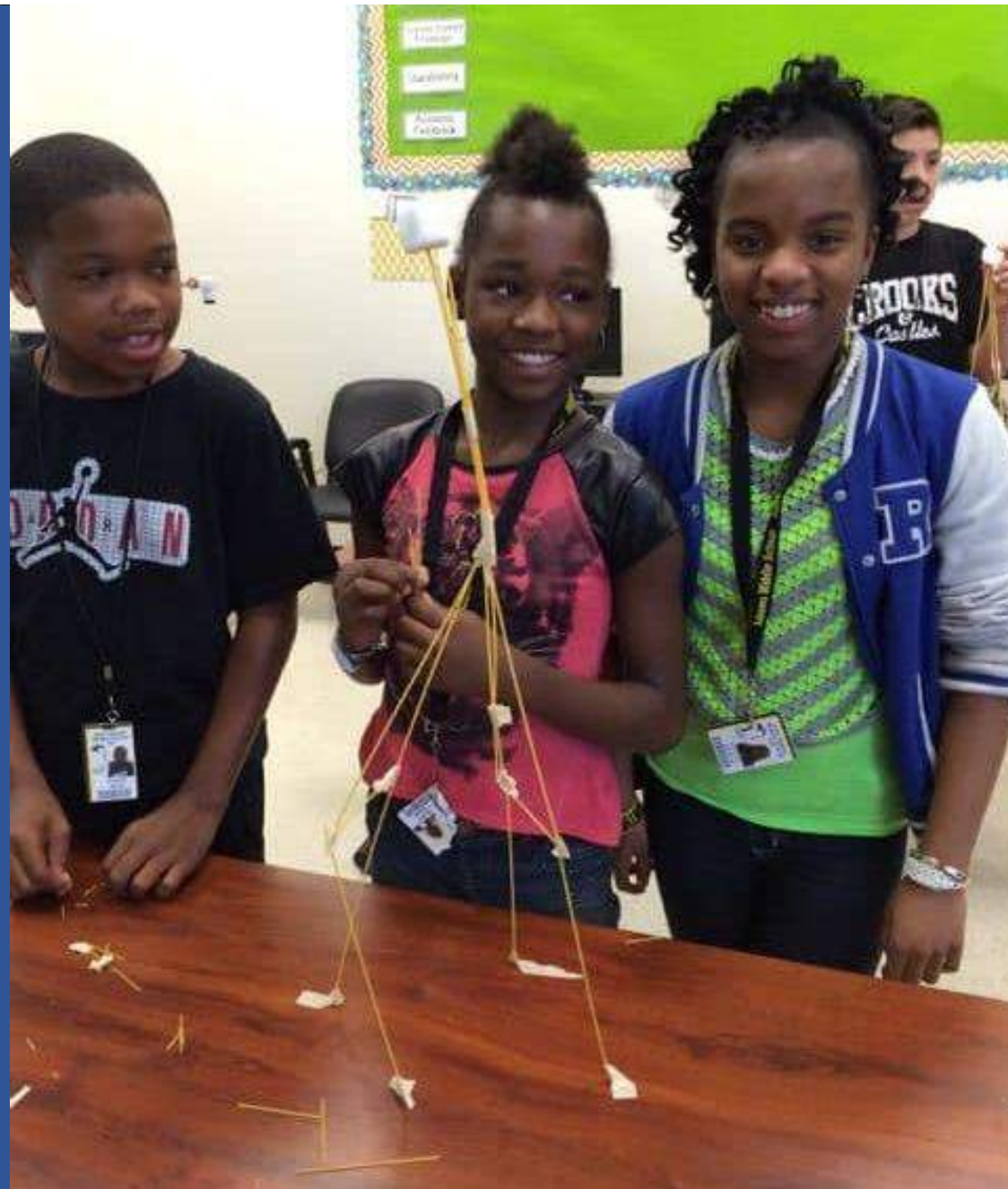
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Promoting Student Engagement & True Participation















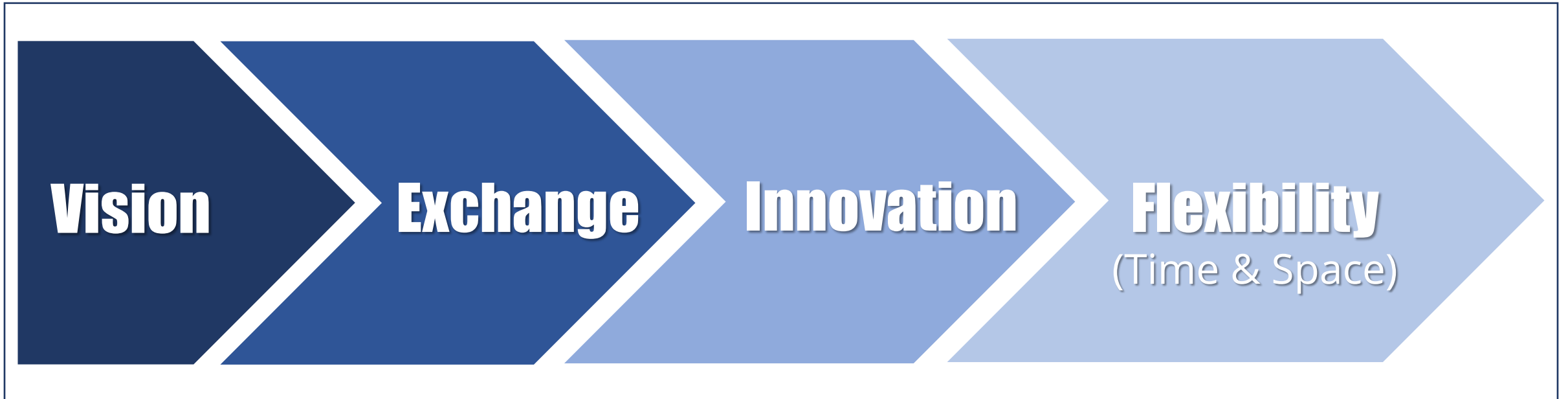
Project-Based Learning



Physical (could learn about engineering by planning then building something)
Role Play (learn different sides of a debate; switch roles to learn multiple sides)
Active Learning (this is all about thinking, planning, doing and connecting)

The process of discovery can be **motivating**, playful and directly **rewarding**, while engaging & **connecting** multiple learning styles & students.

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**

**HS Auditorium Renovation
May 2021 Budget Proposition**



**New HS Fitness Center Addition
In Construction**



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

Herricks UFSD, New York



Outdoor Learning Opportunities



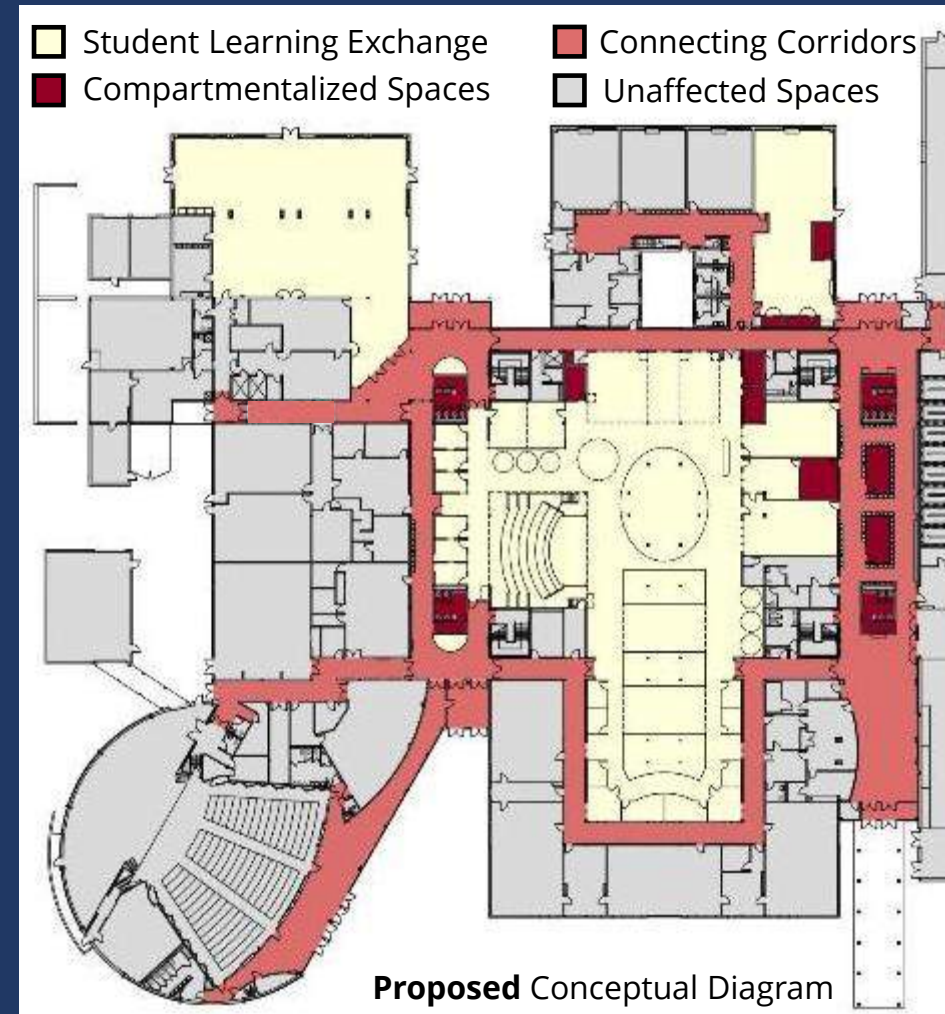
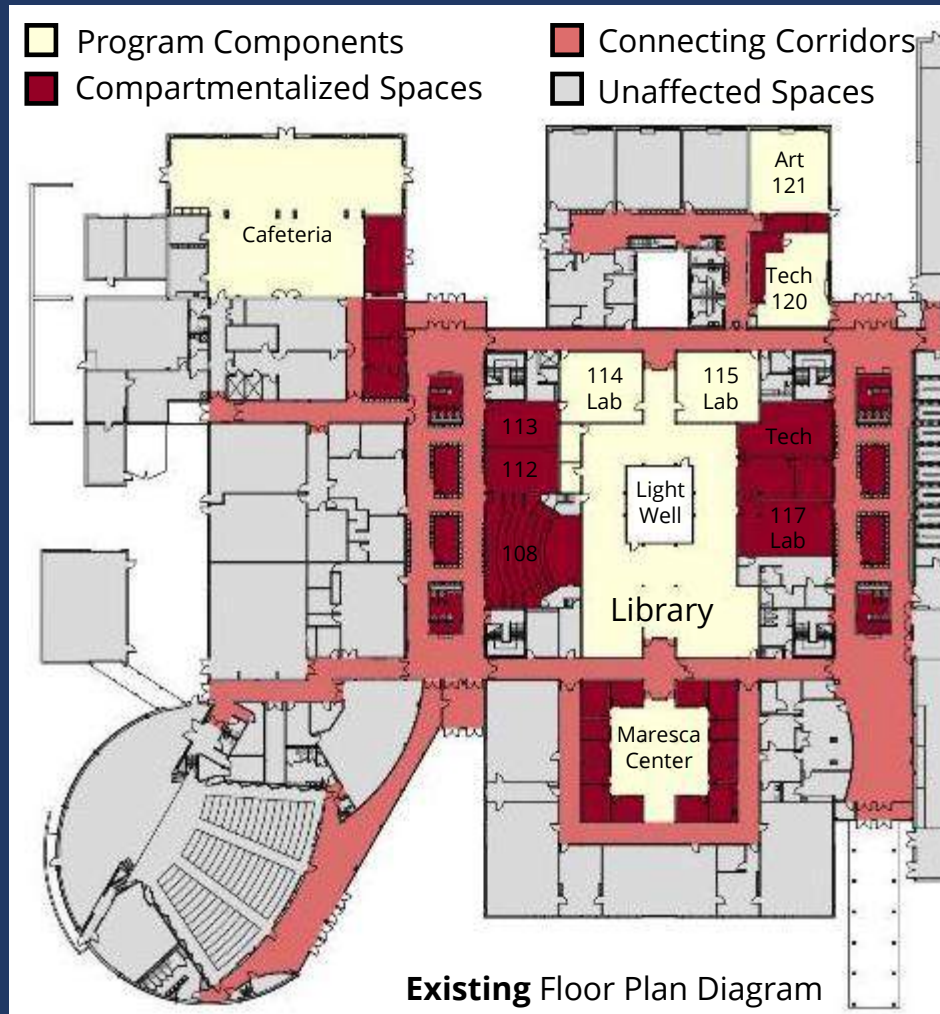
Outdoor Learning Opportunities



Outdoor Learning Opportunities



Outdoor Learning Opportunities



Note: This HS project was approved by voters on May 18, 2021 by a margin of 2 to 1.

Briarcliff Manor UFSD, New York



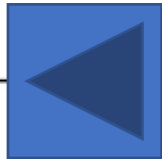
Current Trends in Learning Environment Design



Current Trends in Learning Environment Design

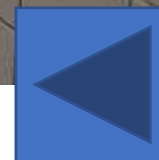


Current Trends in Learning Environment Design

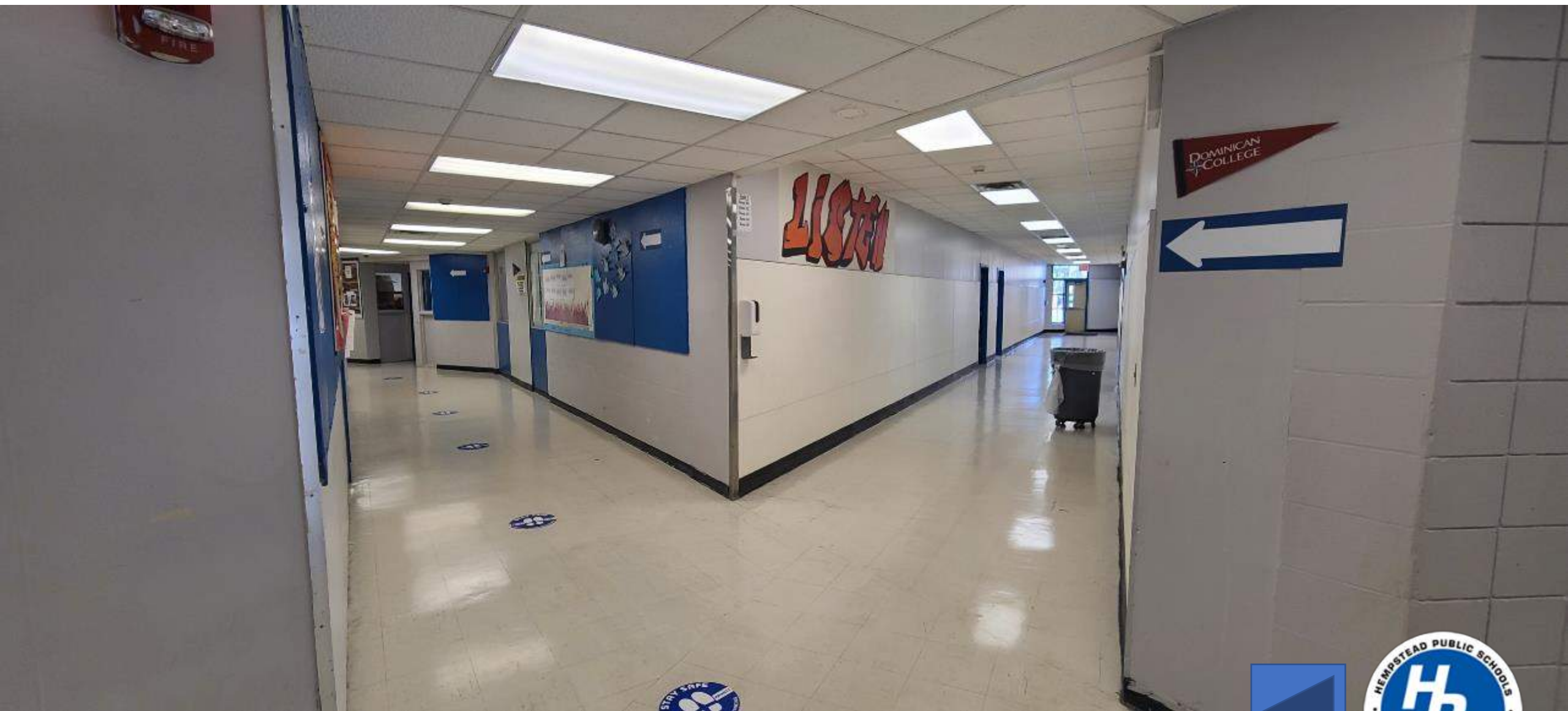
		One	Two	Three	Four	Five	Six	Seven
(PK-5)	Add/Alt	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000	\$ 36,516,000
Grade 6	New		\$ 55,231,900	\$ 55,231,900	\$ 55,231,900	\$ 55,231,900		\$ 55,231,900
(6-8)	Add/Alt	\$ 14,600,000						
(6-8)	New							
(7-8)	Add/Alt				\$ 560,000			
(7-8)	New				\$ 155,310,093			
(7-9)	Add/Alt		\$ 39,305,882					\$ 247,215,975
(7-9)	New							
(9-12)	Add/Alt	\$ 169,376,471			\$ 169,376,471	\$ 169,376,471	\$ 169,376,471	
(10-12)	Add/Alt		\$ 90,600,000					\$ 90,600,000
2(7-12)	Add/Alt			\$ 129,345,882				
Spatial		\$ 220,492,471	\$ 221,653,782	\$ 221,093,782	\$ 261,684,371	\$ 416,434,464	\$ 424,284,917	\$ 429,563,875
BCS		\$ 100,000,000	\$ 100,000,000	\$ 100,000,000	\$ 100,000,000	\$ 100,000,000	\$ 100,000,000	\$ 100,000,000
Total		\$ 320,492,471	\$ 321,653,782	\$ 321,093,782	\$ 361,684,371	\$ 516,434,464	\$ 524,284,917	\$ 529,563,875

Marshall	Alt	Admin?	Admin?	Admin?	Admin?	Admin?	Admin?	Admin?
Jackson Annex	Alt	Admin?	Grade 6 Ctr	Grade 6 Ctr	Grade 6 Ctr	Grade 6 Ctr	Admin?	Grade 6 Ctr
MS	Alt	n/a	n/a	n/a	Admin?	n/a	n/a	n/a

Rhodes	Done	\$ 46,844,112	\$ 46,844,112	\$ 46,844,112	\$ 46,844,112	\$ 46,844,112	\$ 46,844,112	\$ 46,844,112
Master Plan		\$ 367,336,583	\$ 368,497,894	\$ 367,937,894	\$ 408,528,483	\$ 563,278,576	\$ 571,129,029	\$ 576,407,987







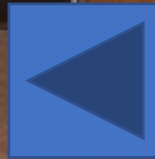






EXIT

TEXAS
A Lone Star State



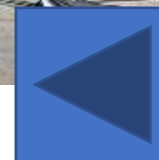


























State govt
Schools
Marriage
Voting

Powers of govt
Tax
Law
Police
Courts
Immigration
Trade
Social Security
Medicare
Medicaid
Health Care
Education
Environment
Energy
Transportation
Agriculture
Veterans Affairs
Housing
Social Services
Public Works
Infrastructure
Defense
Foreign Relations
Intelligence
Space
Nuclear Energy
Cybersecurity
Information Technology
Telecommunications
Postal Service
Federal Reserve
Economic Stimulus
Unemployment Insurance
Social Security Administration
Department of Justice
Department of Education
Department of Health and Human Services
Department of Agriculture
Department of Commerce
Department of Energy
Department of the Interior
Department of Labor
Department of State
Department of Transportation
Department of Veterans Affairs
Department of Homeland Security
Department of Defense
Department of Justice
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Department of Health and Human Services
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Department of Labor
Department of State
Department of Transportation
Department of Veterans Affairs
Department of Homeland Security
Department of Defense

National govt
Minimum wage
Declare war





