

Facility Committee Members



Lorna Barnes
Winsome Brown Cooke
Jean Collins
Stephanie Finney
Pamela Green
H. Jones
Johnetta Hill
Suzette McMillan
Olga Young
Stephan Strachan
U. Lucky Irowa
Joy Van Hook

Regina Armstrong
Ed Cullen
William Johnson
Jamal J. Scott
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District Administration &
Consultants

Lamont E. Johnson, Hempstead UFSD Board of Education

Fred Seeba
Ken Schupner
Kevin J. Walsh
Jason Lee

BBS Architects, Landscape Architects
& Engineers, PC

Facility Committee

Purpose



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

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

Master Plan Phases

The Big Picture

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

Facility Committee Meetings



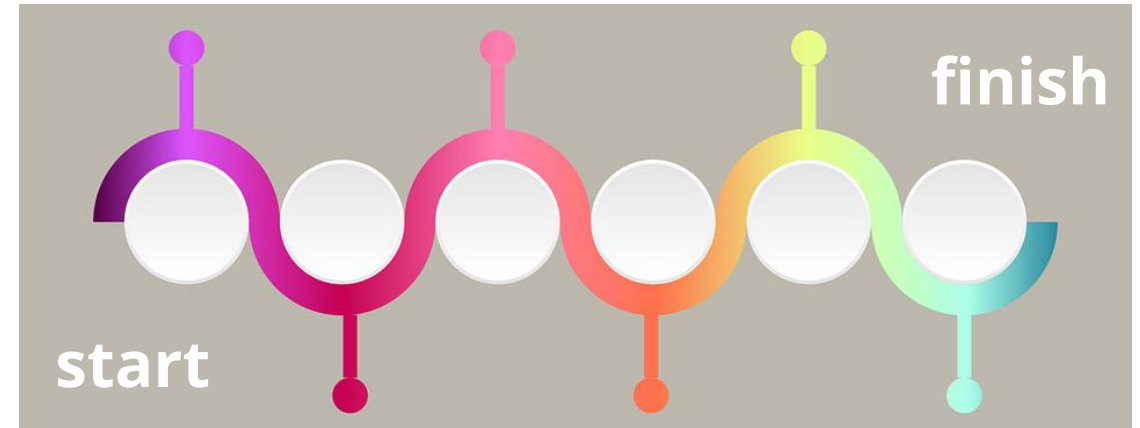
March 22, 2021
April 12, 2021
April 26, 2021
May 10, 2021
May 24, 2021
June 7, 2021

Meeting #1
Meeting #2
Meeting #3
Meeting #4
Meeting #5
Meeting #6

Overall Master Plan Context
Potential Phase 2 Bond
(Roofing) + (BCS) + (Space)
ABGS Middle School Space
(Roofing) + (BCS) + (MS Space)
(Roofing) + (BCS) + (MS Space)

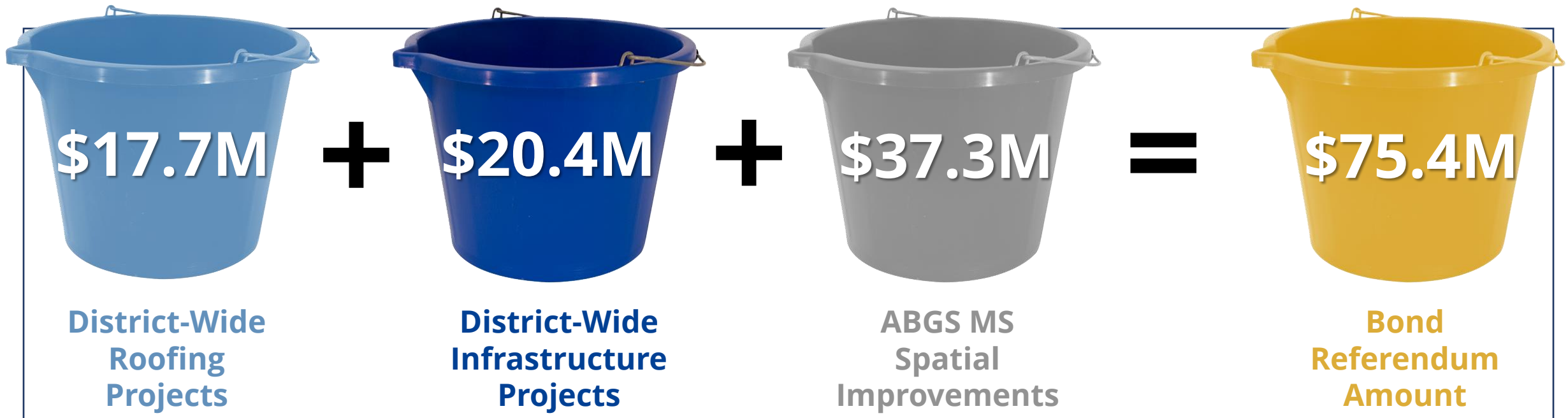
Potential Timeline

Phase 2 Bond



| | |
|----------------------|--|
| 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 Finalizes 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 |

Potential Bond Components





Master Plan

Full District Overview

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

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

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

Master Plan

Tier 1 Buildings



| | | |
|---|------------------------------|----------------------------------|
| 1 | Barack Obama School | Master Plan as Future (PreK-5) |
| 2 | David Paterson School | Master Plan as Future (PreK-5) |
| 3 | Jackson Main School | Master Plan as Future (PreK-5) |
| 4 | Joseph McNeil School | Master Plan as Future (PreK-5) |
| 5 | Prospect School | Master Plan as Future (PreK-5) |
| 6 | Rhodes School | Master Plan as Future (PreK-5) |
| 7 | ABGS Middle School | Master Plan as Future (6 - 8) |
| 8 | Hempstead High School | Master Plan as Future (9 - 12) |

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

Infrastructure

Roofing & BCS Items

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | Roofing @ Tier 1 Buildings | 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. |
| <input checked="" type="checkbox"/> | Priority 1 (BCS) Items (NC + MR) | |
| <input checked="" type="checkbox"/> | Priority 2 (BCS) Items (NC + MR) | |
| <input type="checkbox"/> | Remaining Priority 1, 2, 3, 4 & 5 (BCS) Items | Not Included in This Bond Phase |

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

ABGS Middle School

Addition & Alterations

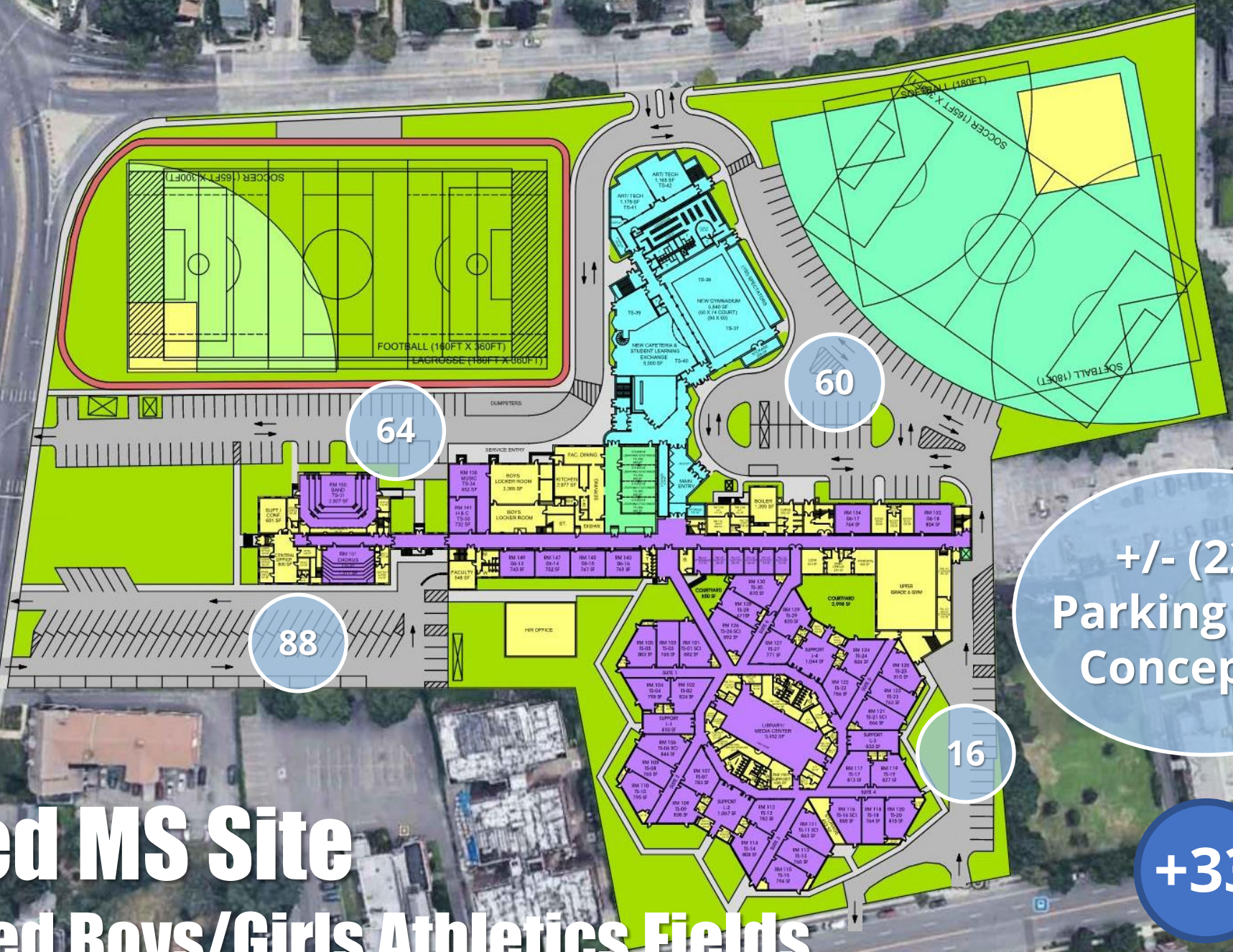
- Relocate all Grade (6-8) Students**
- New Building Addition & Site**
- New & Existing Building**
- Create Innovative Learning Spaces**

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

Proposed @ ABGS Middle School

ABGS MS
Write a description for your map.

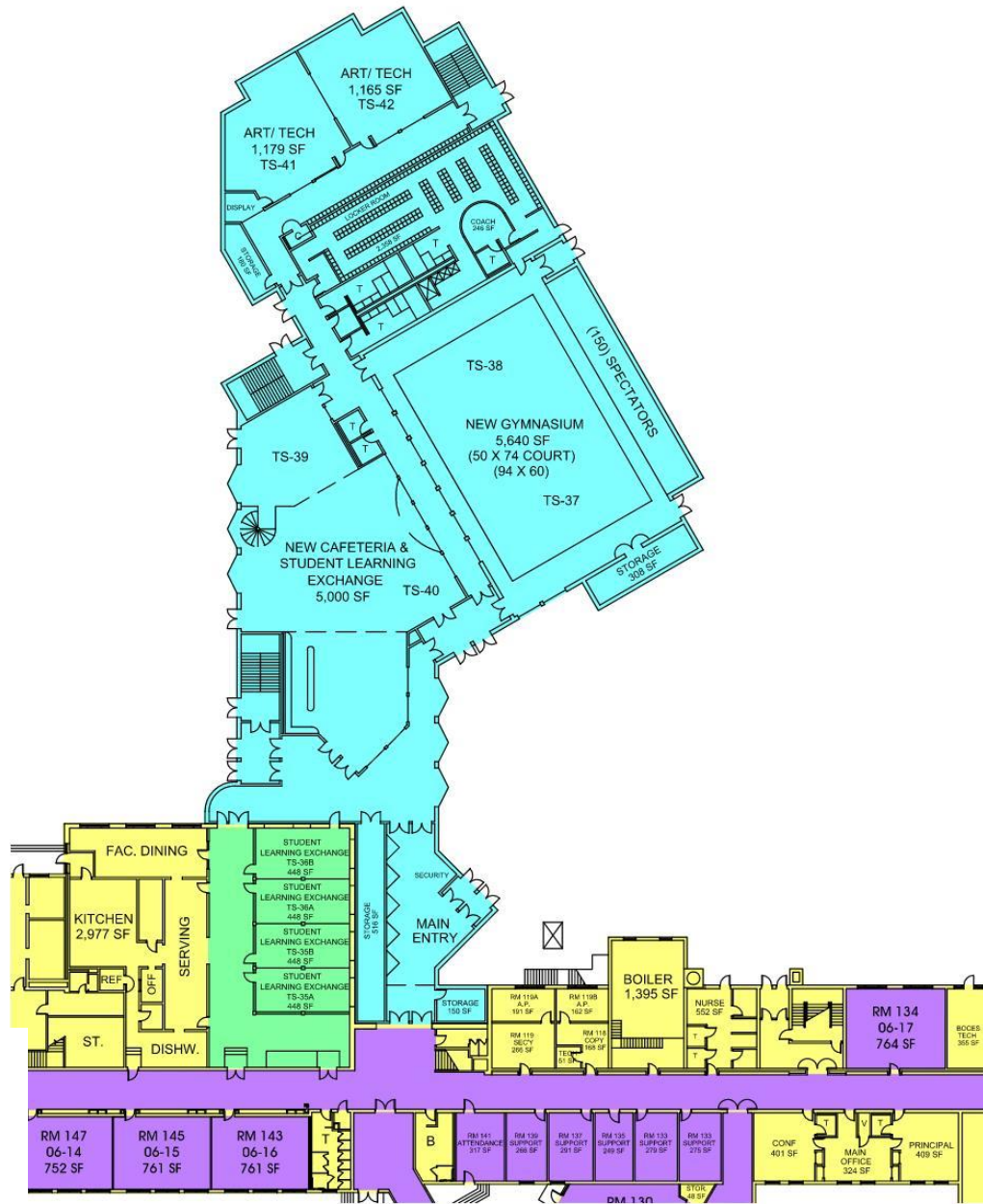
- Legend**
- 📍 ABGS Middle School
 - 🏠 Feature 1
 - 🚦 Greenwich St
 - 🏫 Hempstead
 - 🏫 Hempstead
 - 🍷 Henry Street Liquors Inc
 - 🏪 Our Lady of Loretto
 - 📷 Tourism Office



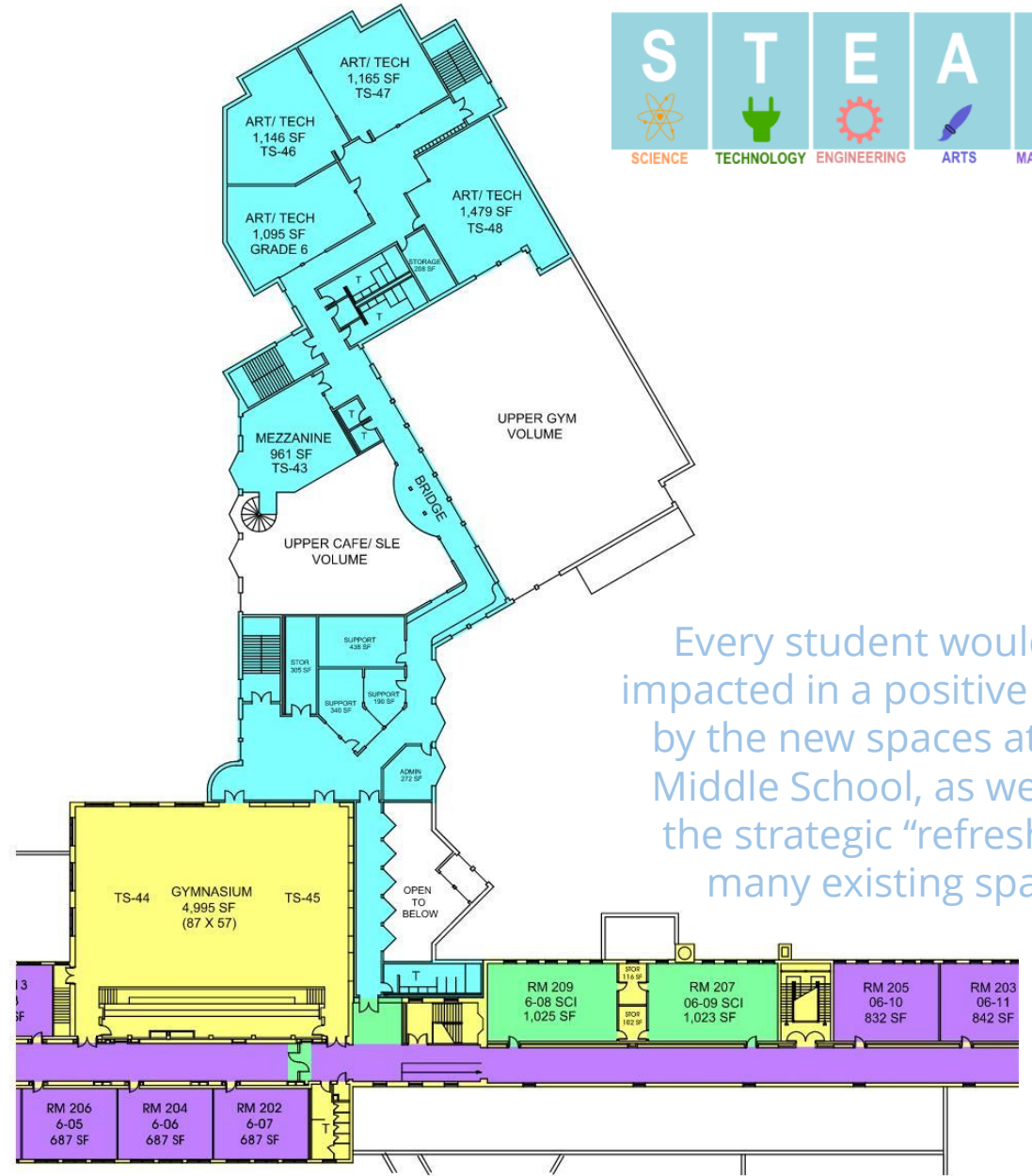
Proposed MS Site w/overlaid Boys/Girls Athletics Fields

**+/- (228)
Parking Stalls
Concept #3**

+33



FIRST FLOOR

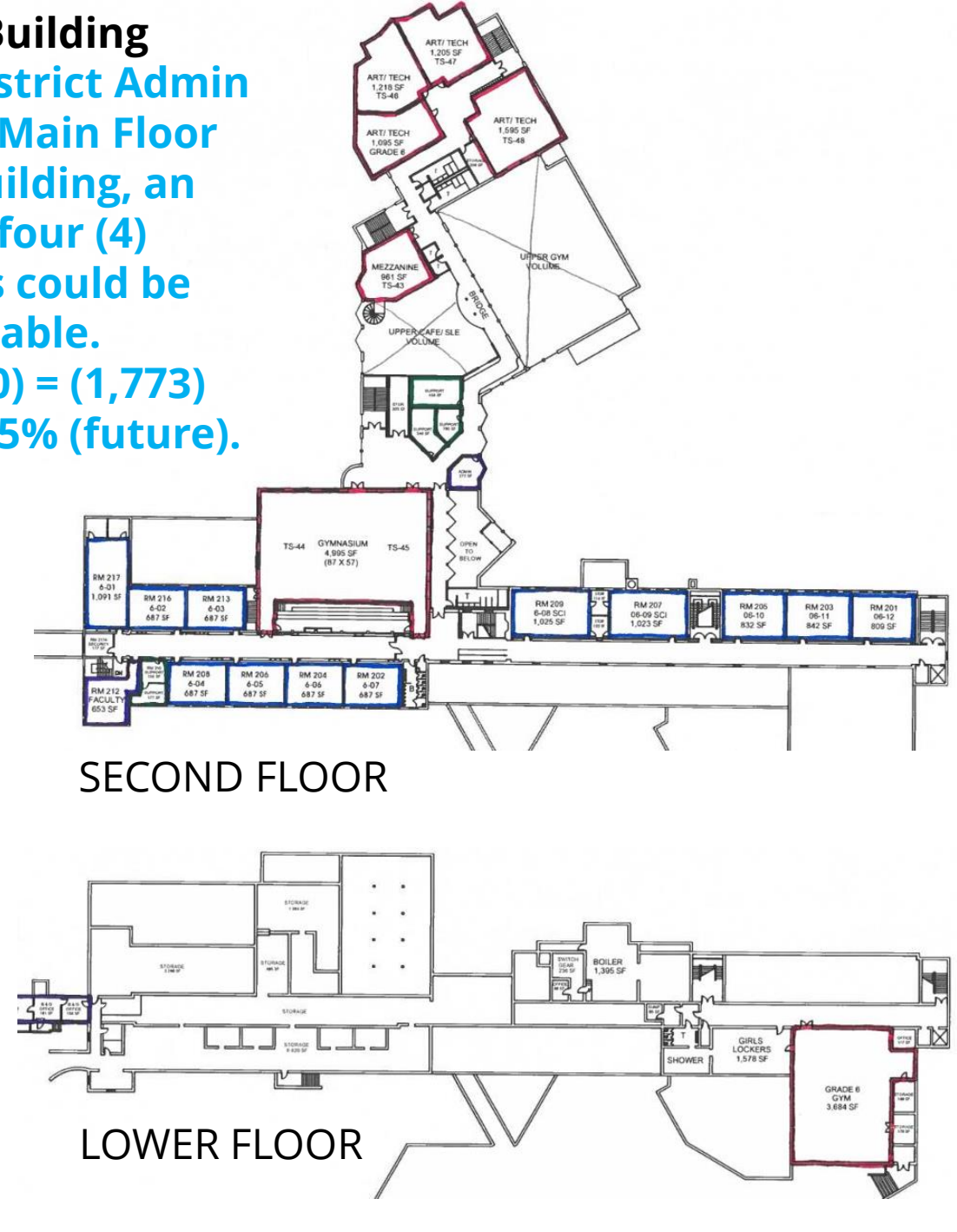
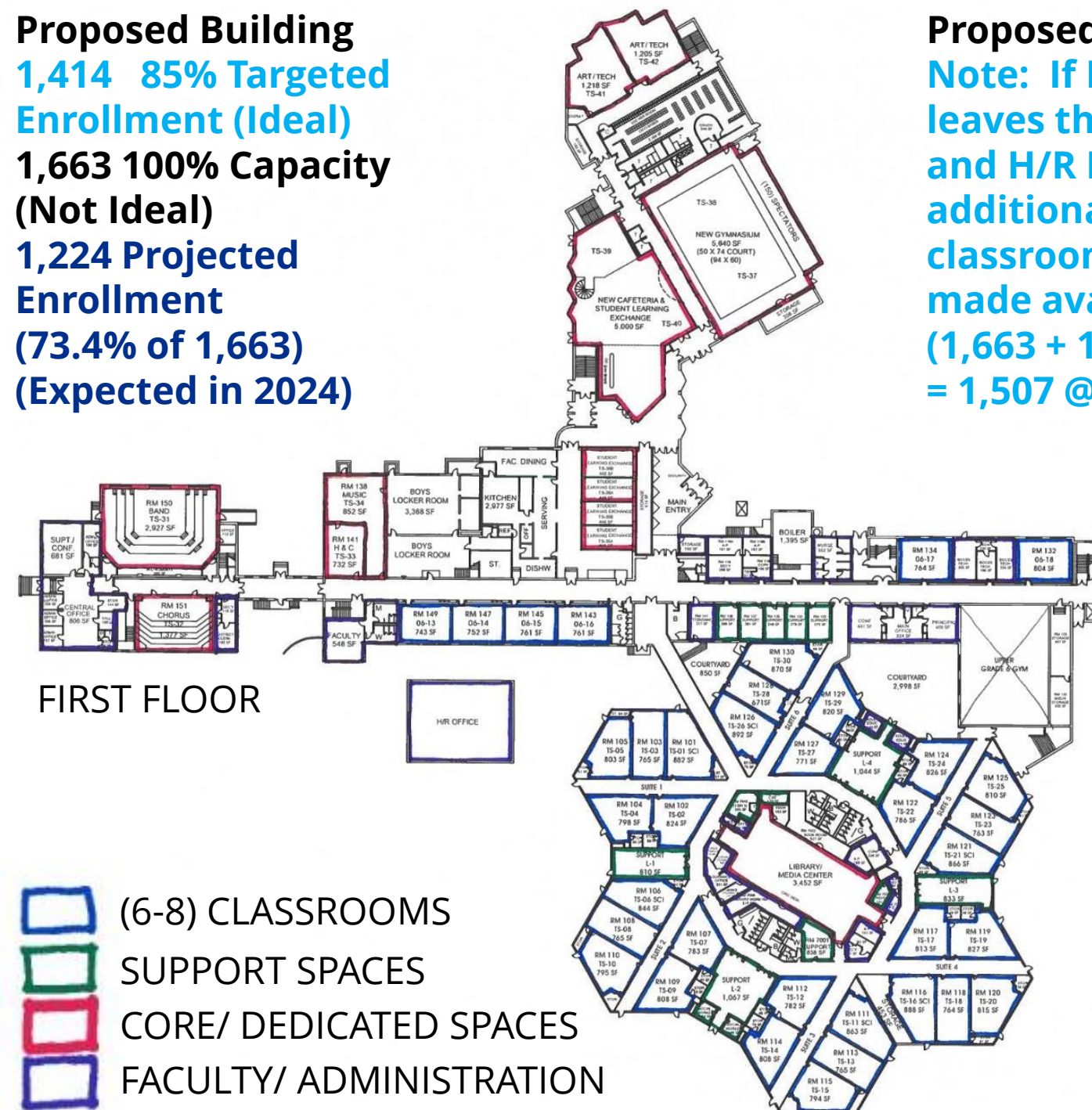


SECOND FLOOR

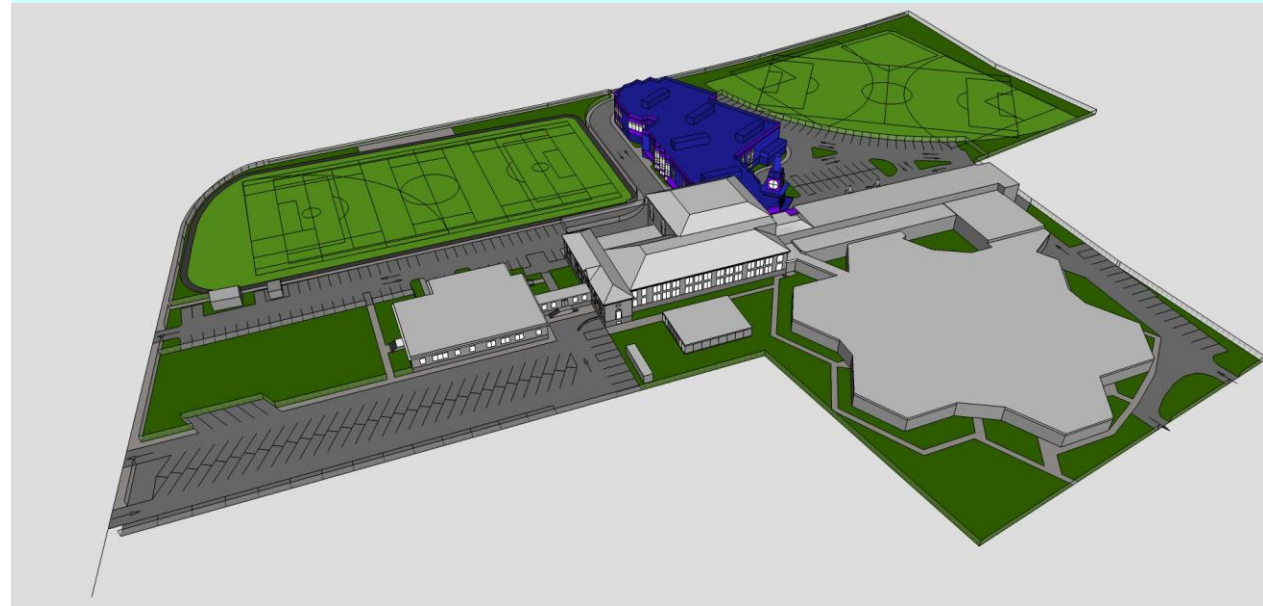
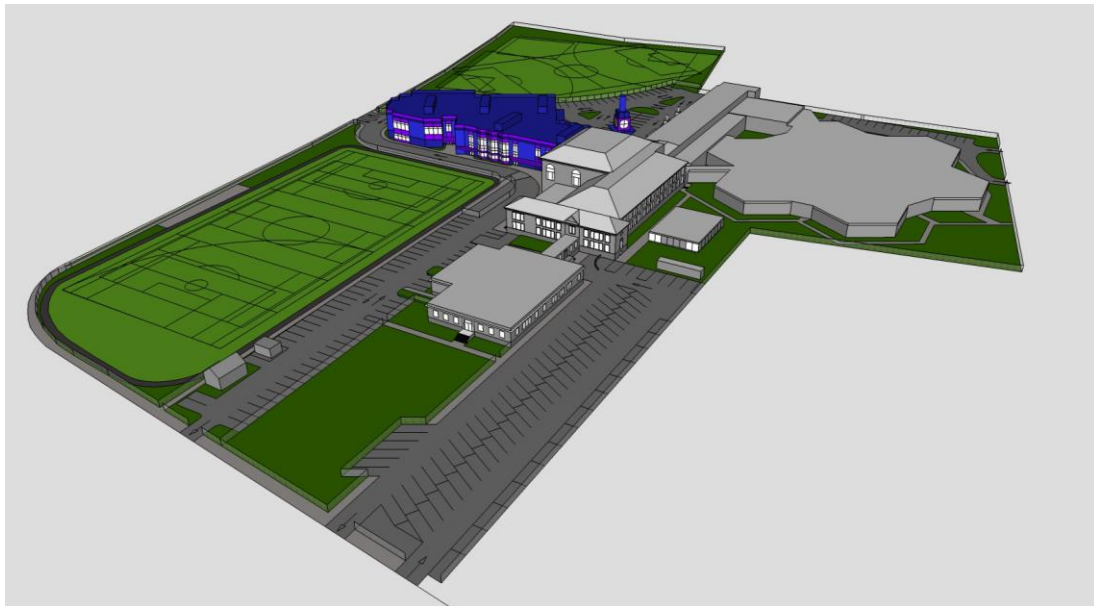
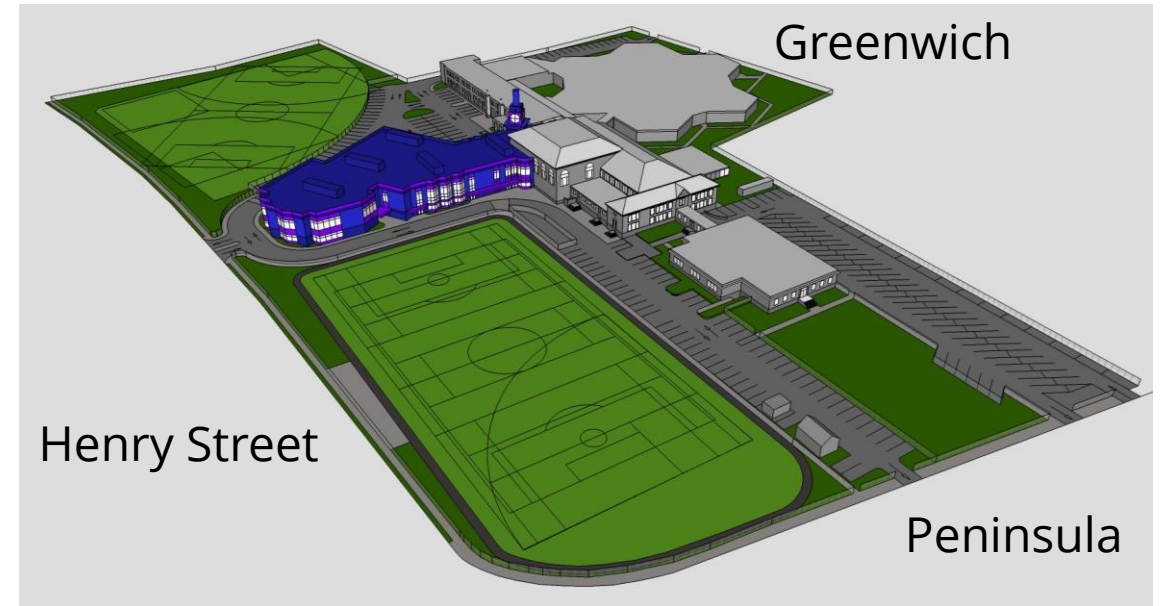
Every student would be impacted in a positive way by the new spaces at the Middle School, as well as the strategic “refresh” of many existing spaces.

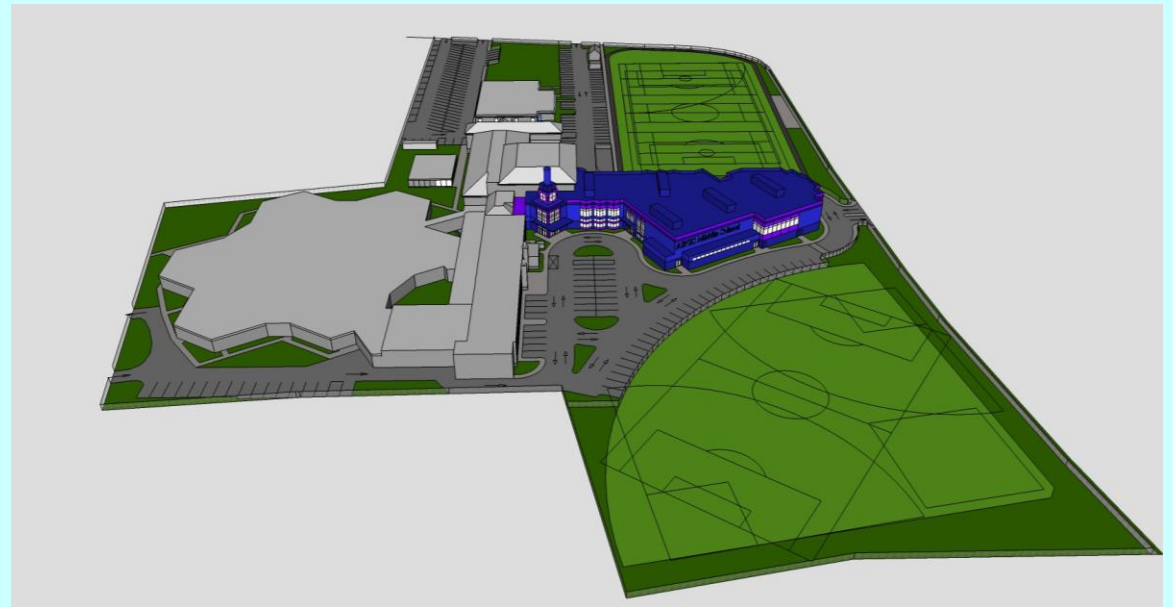
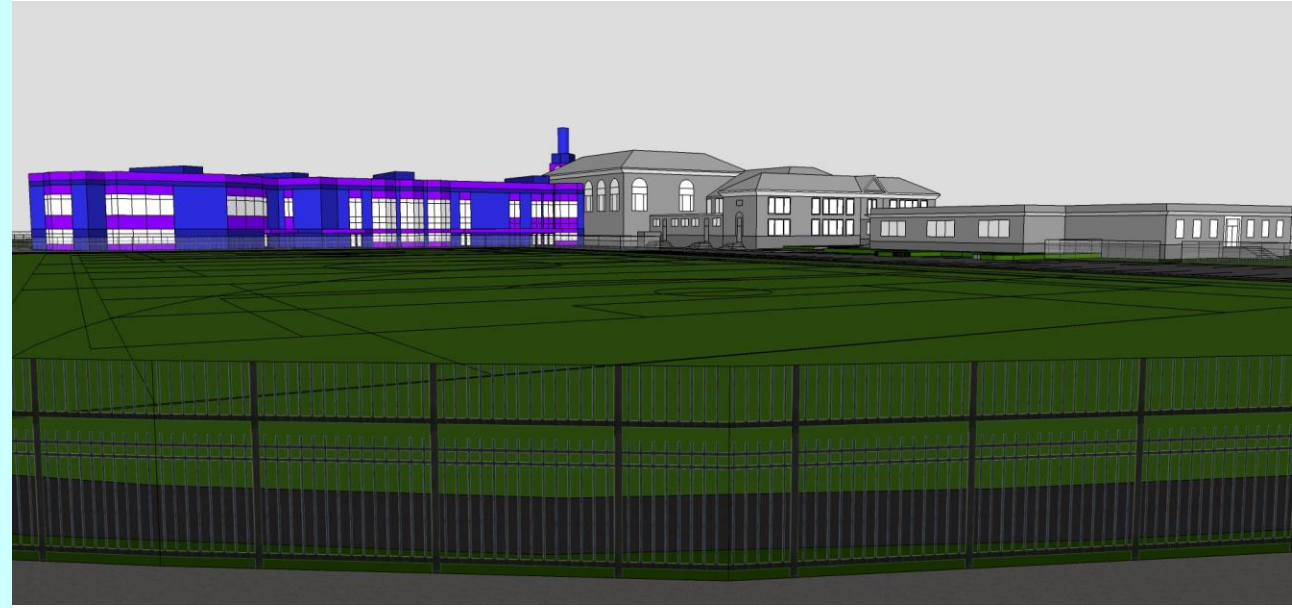
Proposed Building
1,414 85% Targeted Enrollment (Ideal)
1,663 100% Capacity (Not Ideal)
1,224 Projected Enrollment (73.4% of 1,663) (Expected in 2024)

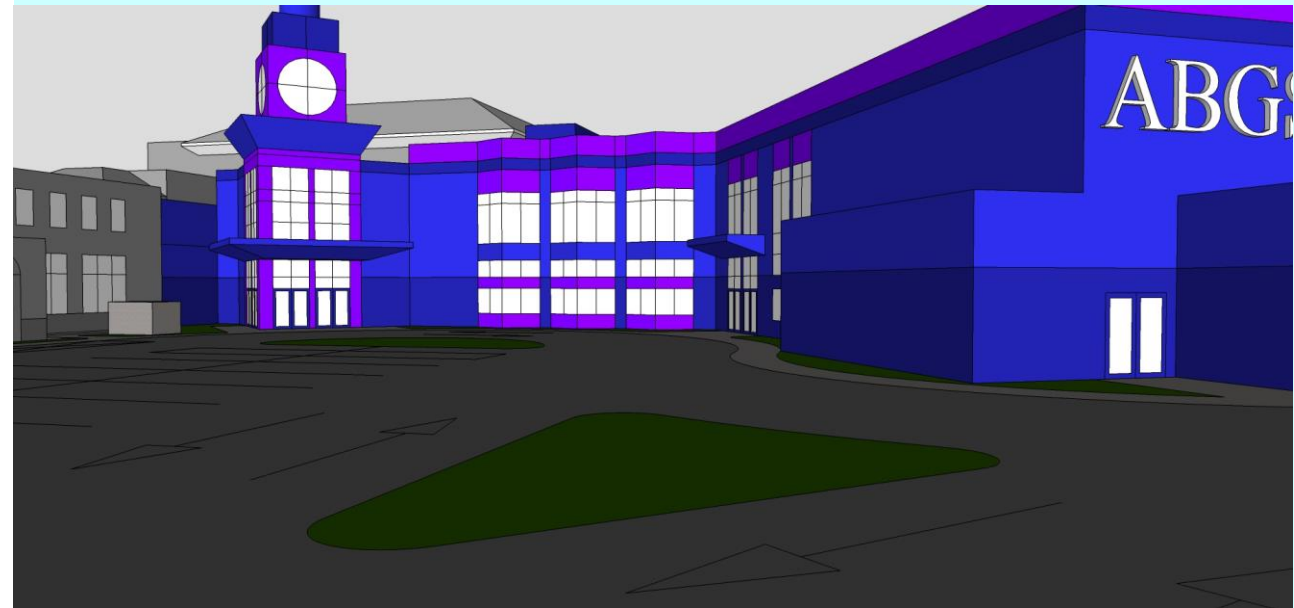
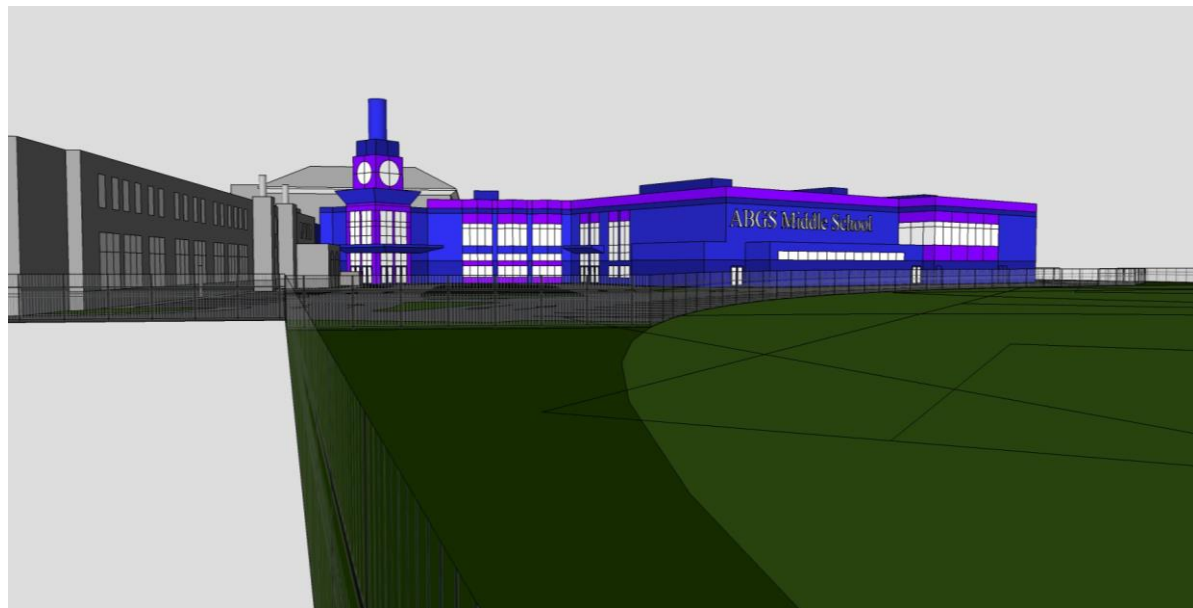
Proposed Building
Note: If District Admin leaves the Main Floor and H/R Building, an additional four (4) classrooms could be made available.
(1,663 + 100) = (1,773) = 1,507 @ 85% (future).



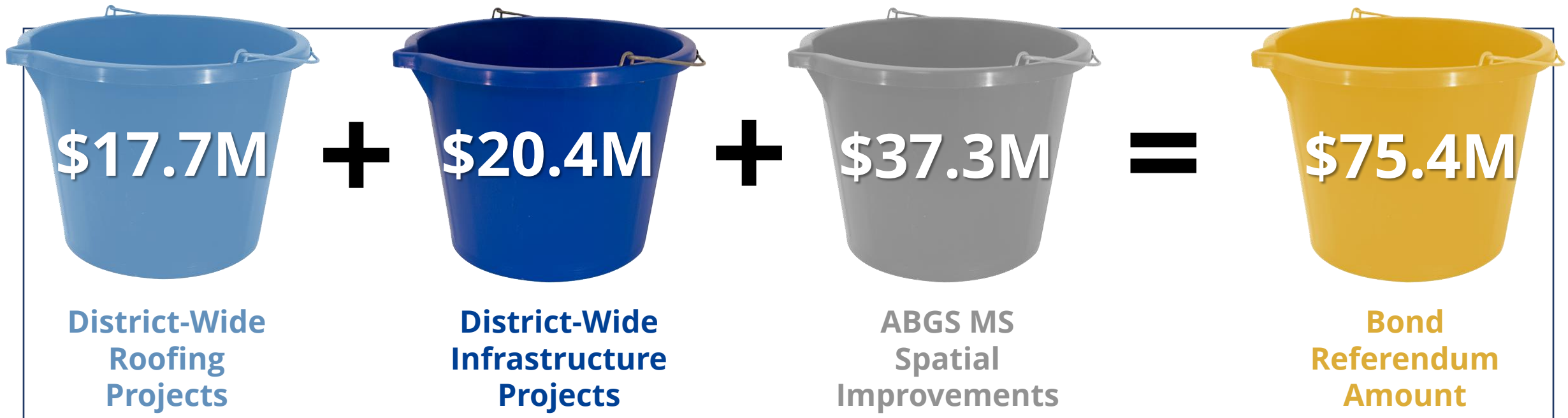




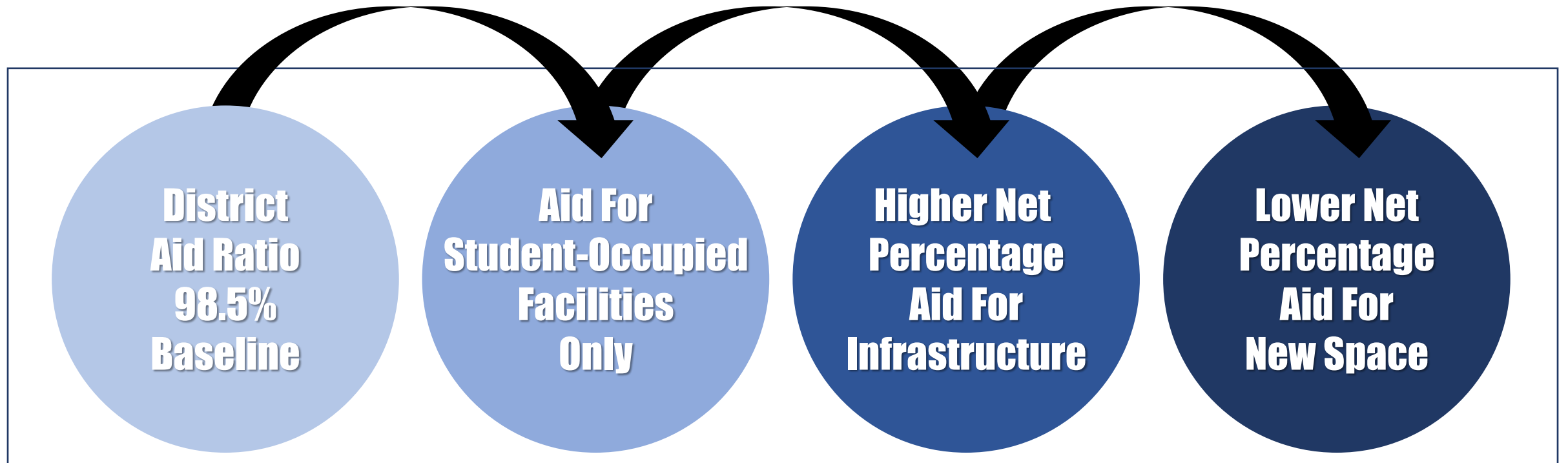




Potential Bond Components



Considerations for Building Aid



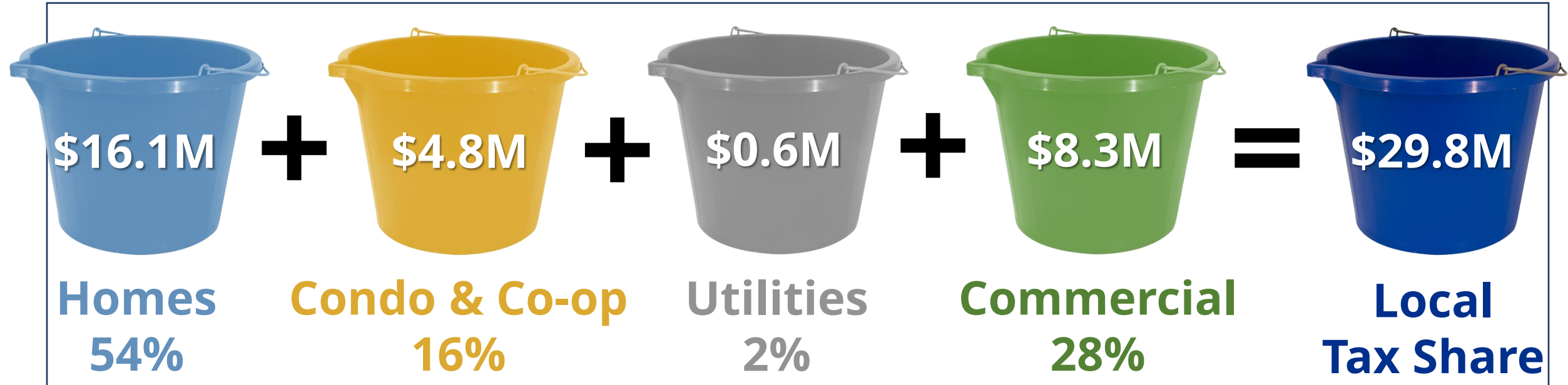
Overall Relationships Between Work Scope & NYSED Building Aid

Potential Bond Building Aid & Local Tax Share



Hempstead UFSD

Potential Bond Local Tax Share



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

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

Components of Potential Bond 06-07-21

| | | | | | |
|---------------|---|---------------|---|---------------|---------------|
| Roof | | 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

“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)

Potential Bond If 2 Vote Levers



\$75.4M

+



\$6.2M

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

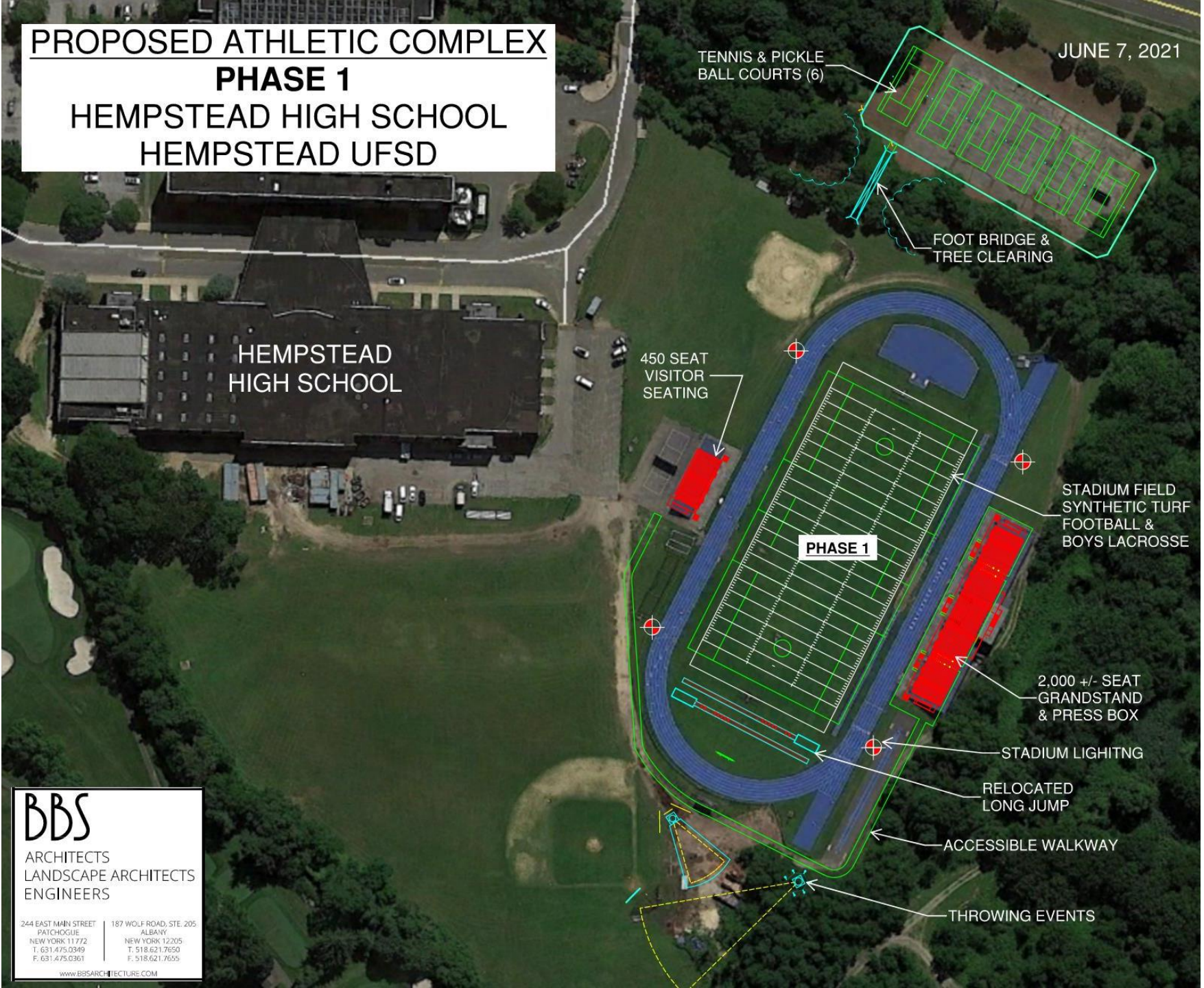
Proposition #2
HS Athletics & Fields
Lever 2

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

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

PROPOSED ATHLETIC COMPLEX
PHASE 1
HEMPSTEAD HIGH SCHOOL
HEMPSTEAD UFSD

JUNE 7, 2021



\$6.2M



\$6.1M

**Building
Aid**



\$0.1M

**Local
Share**

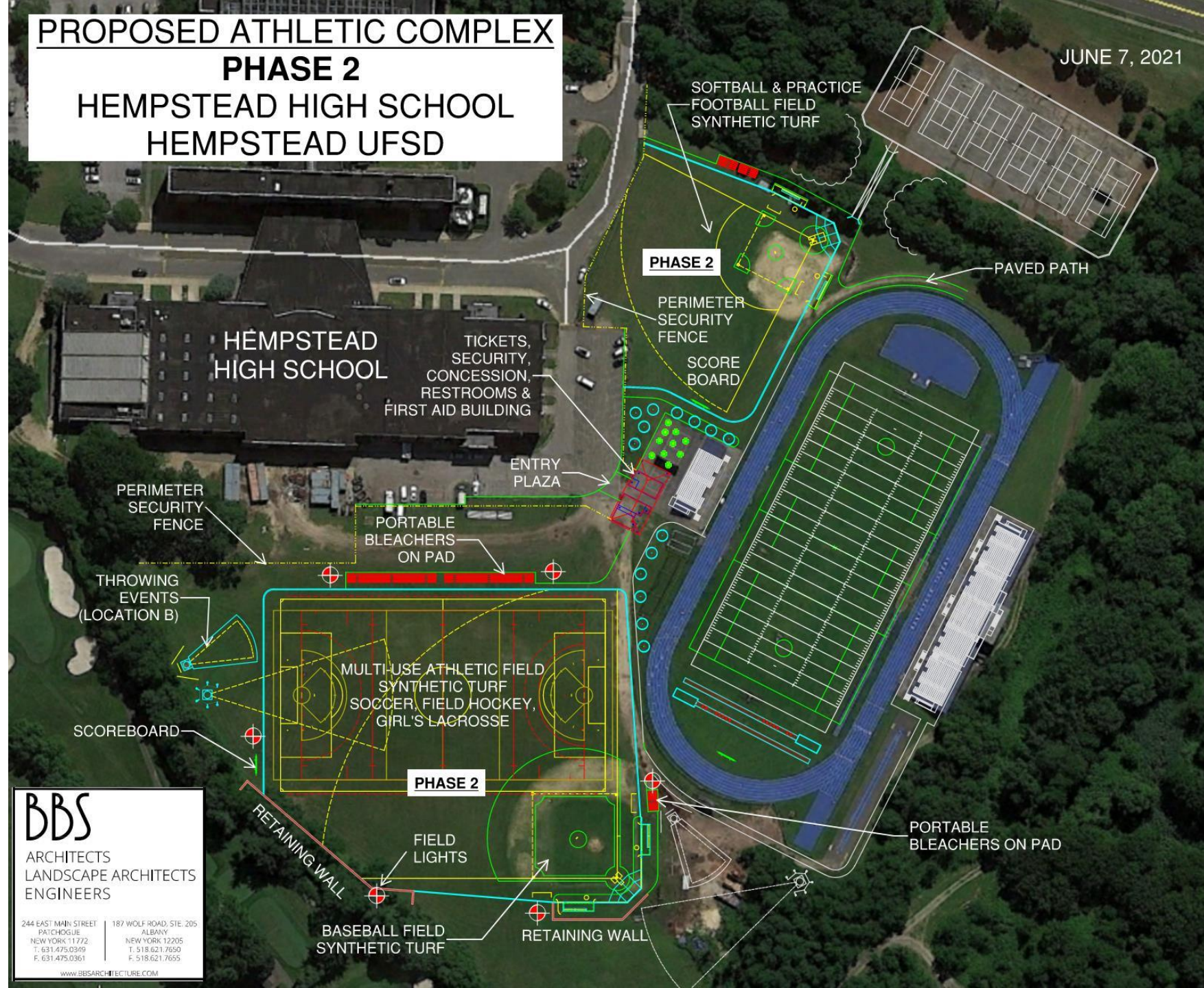
BBS
 ARCHITECTS
 LANDSCAPE ARCHITECTS
 ENGINEERS

244 EAST MAIN STREET PATCHOGUE NEW YORK 11772
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187 WOLF ROAD, STE. 205 ALBANY NEW YORK 12205
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Work Scope not included within this potential bond that would be accomplished in the future as a part of overall master planning.



Proposition #1

(Roofing + BCS + MS Spatial)



Proposition #2

(HS Athletics Phase 1)



Combined 1 & 2



Hempstead UFSD: Potential Bond: If 2 Levers for 2 Propositions

Facility Committee Recommendation



**Thank you for your time and
consideration.**