

Originally presented at June 7, 2021
Facility Needs Assessment
Committee Meeting.

Hempstead UFSD
Potential Bond Referendum
October 12, 2021



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
Allan Wakefield

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

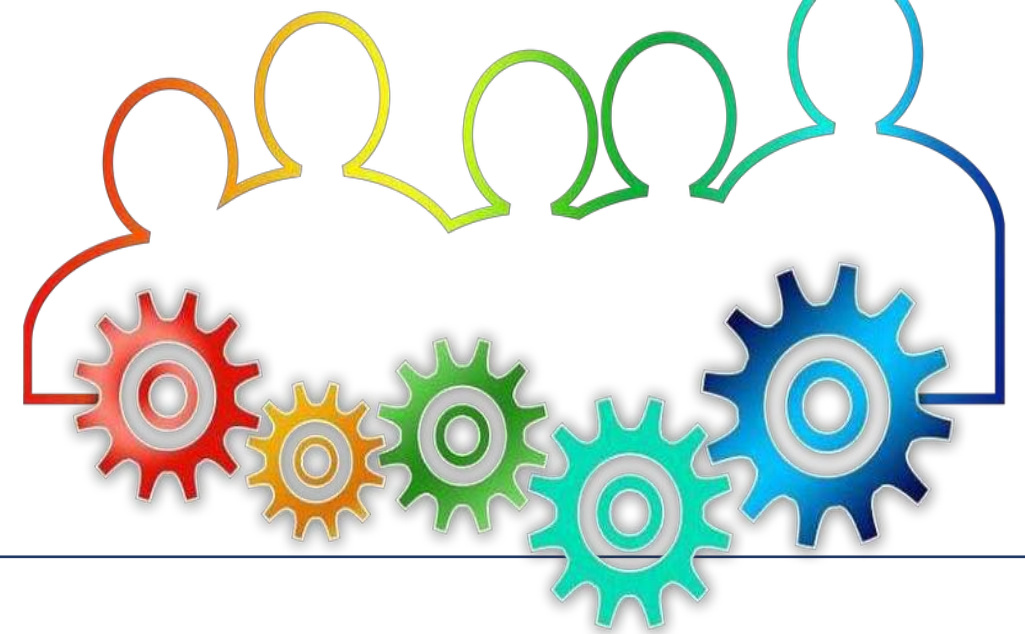
Facility Committee Purpose



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.

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)

Master Plan Phases

The Big Picture

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | Phase 1 Bond | (Rhodes School) + (Remove 24 Modular CR's) |
| <input checked="" type="checkbox"/> | Energy Performance Contract (EPC) | (District Infrastructure) |
| <input checked="" type="checkbox"/> | Annual Budgets | (Ongoing District Maintenance Items) |
| <input checked="" type="checkbox"/> | Phase 2 Bond | (Roofing) + (BCS) + (Spatial) |
| <input checked="" type="checkbox"/> | Future Phases 3 & Beyond | (Additional District-Wide Work Scope) |

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



Improve, Enhance & Maximize The Student Experience

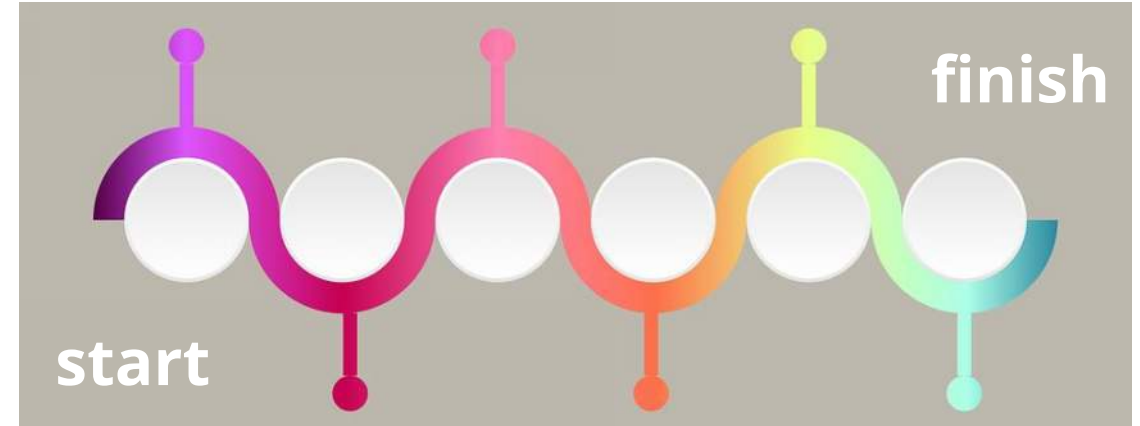
- Incorporate 21st Century Learning & Next Millennium Design Principles**
- Focus on Student-Based Learning & the Learning Environment**
- Prepare Hempstead Students for Successful Futures**
- Celebrate & Nurture Each Individual Student's Unique Talents & Skills**
- Elevate the Student Experience by Improving Facilities**

Hempstead UFSD: Why upgrading buildings is important.

Potential Timeline

Phase 2 Bond

Revised for October 2021 Meetings



2019 - 2020

March – June 2021

Fall 2021

Fall 2021/Winter 2022

Fall 2021/Winter 2022

Fall 2021/Winter 2022

Spring 2022

Summer 2023

September 2024 or 2025

District Develops Potential Options (January 14, 2021 Update to BOE)

Facility Committee Meets to Discuss Potential Phase 2 Bond Scope

Potential Bond Update (October 12 & 26, 2021 Zoom Live-Streams)

Ongoing SEQRA, Bond Counsel & Other Preparatory Work (Traffic Study)

Board of Education adopts SEQRA & Resolution for Bond Referendum

Additional Public Meetings & Public Relations Campaign

Tentative Bond Referendum Vote (45 + Days after BOE Resolutions)

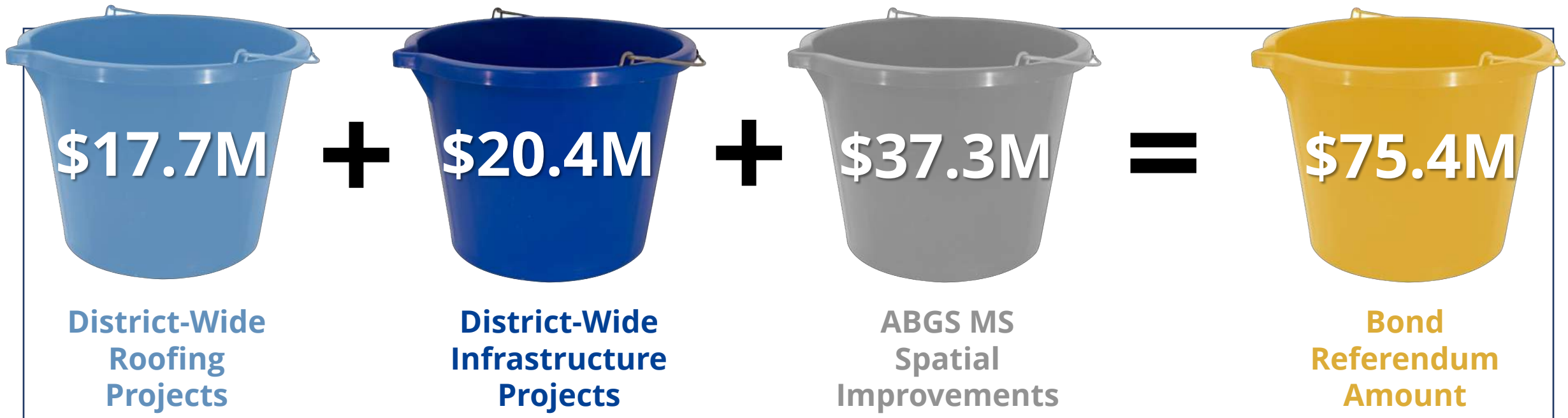
Begin District-Wide Roofing Work (based upon Spring 2022 Vote)

Additions & Alterations Begin Occupancy (based upon Spring 2022 Vote)

Hempstead UFSD – Updated for October 12 & 26, 2021 Zoom Meetings

Potential Bond

Components of \$75.4M Work Scope



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 (no work)	Master Plan as Future (PreK-5)
6	Rhodes School (no work)	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

Note: The full work scope identified by the (BCS) is in excess of \$125M.

This includes infrastructure projects only, not space.

- | | | |
|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> | Roofing @ Tier 1 Buildings | Tier 1 Buildings are in the Master Plan as Student-Occupied |
| <input checked="" type="checkbox"/> | Priority 1 (BCS) Items (NC + MR) | Fresh Air, ADA, CO2 Detection, Railings, Exhaust Fans, etc. |
| | NC = Non-Conforming; MR = Minimally Recommended | |
| <input checked="" type="checkbox"/> | Priority 2 (BCS) Items (NC + MR) | Windows, CCTV, Security Lighting, Circuits, Structural, Card Access, etc. |
| | NC = Non-Conforming; MR = Minimally Recommended | |
| <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**

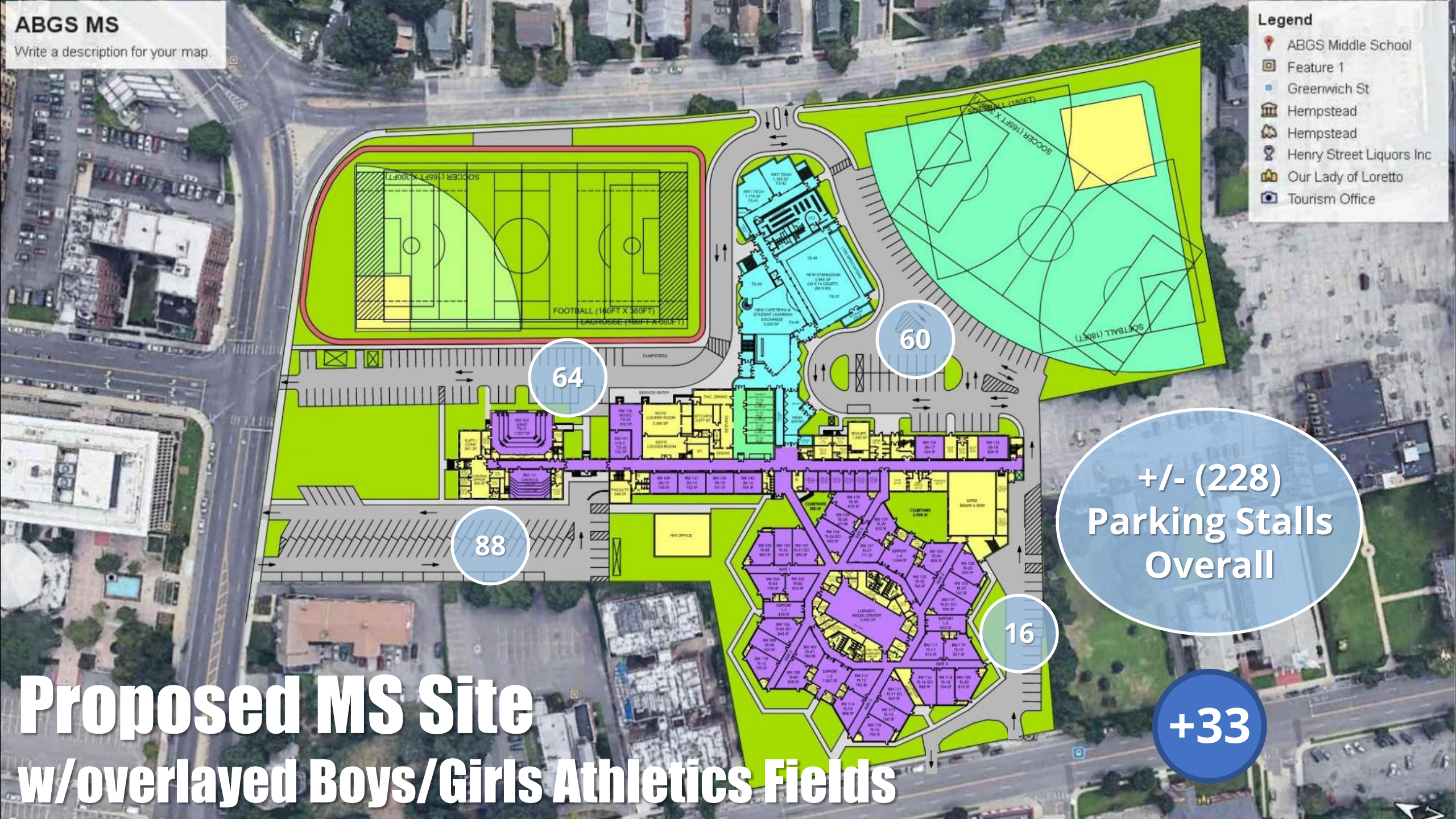
All Sixth Graders will return to the ABGS Middle School
Redistribute Fields & Create New Traffic Pattern (Henry Street)
“Refresh” Allowance @ Existing Building Student Spaces
21st Century/ Next Millennium

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



Fluid & Activity-Based

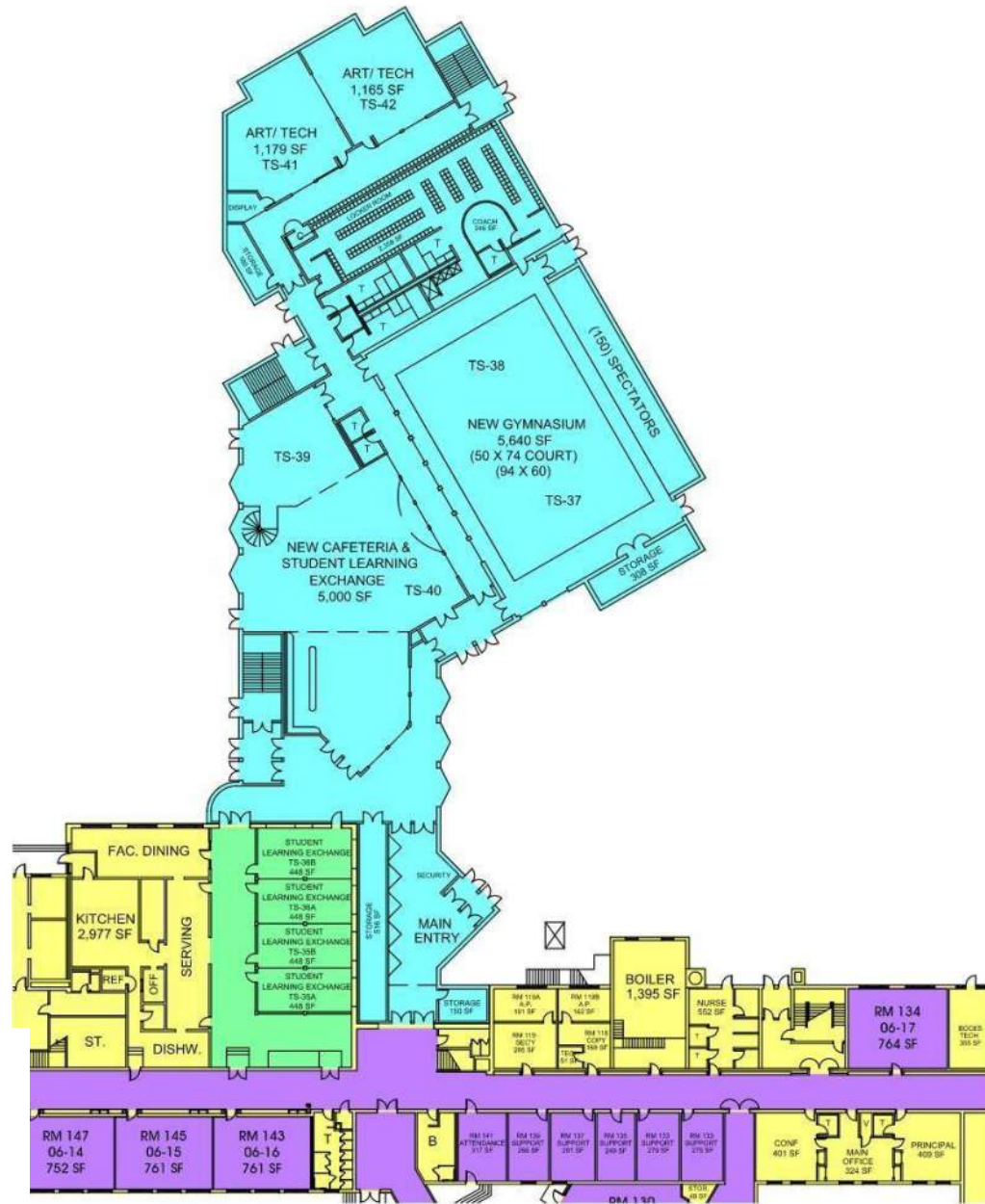
More of This



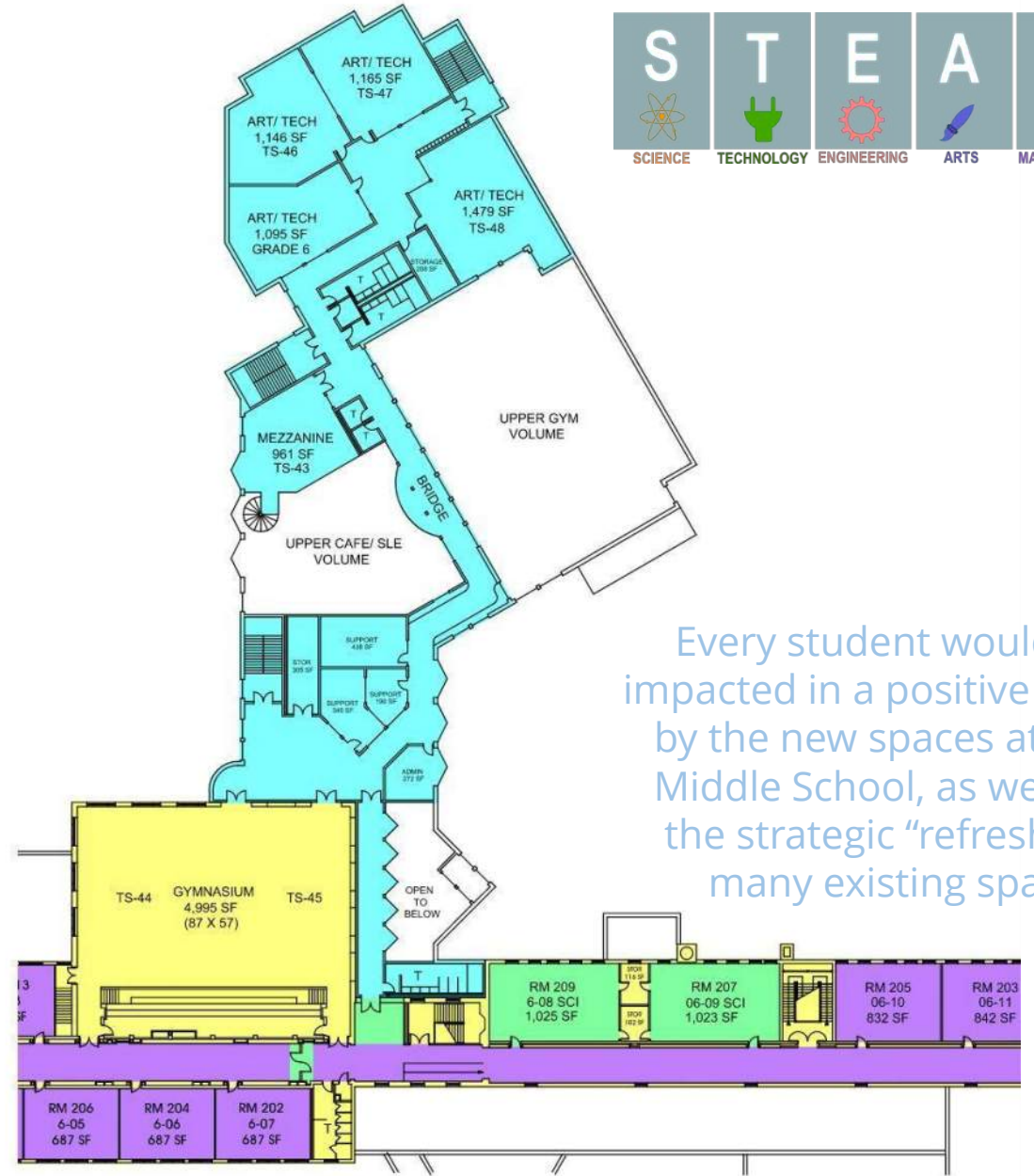
Restrictive & Compartmentalized

Less of This

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



FIRST FLOOR

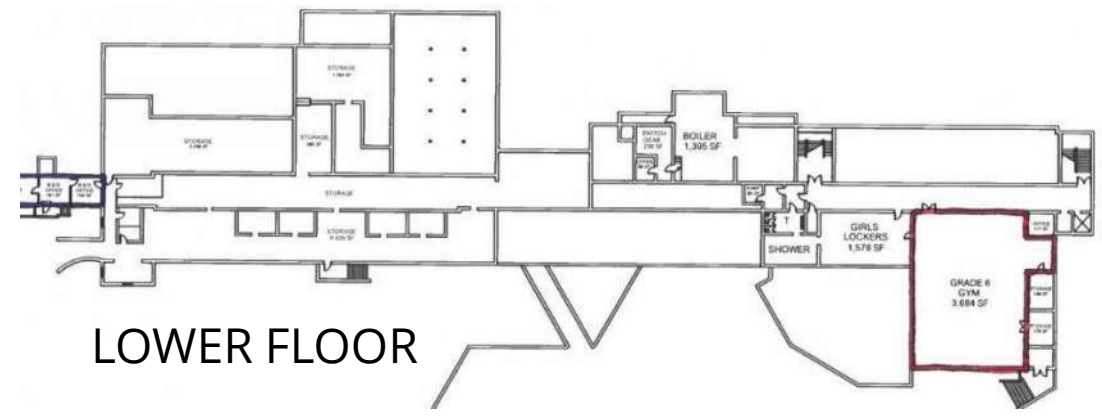
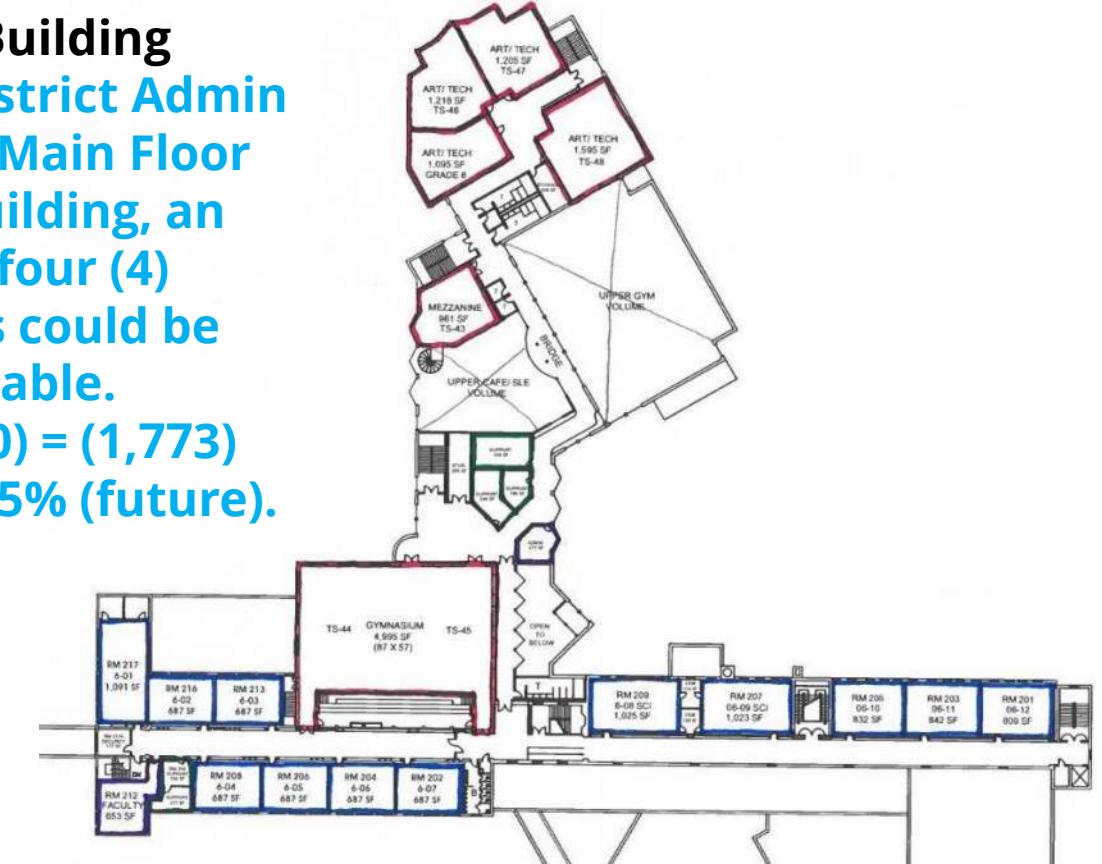
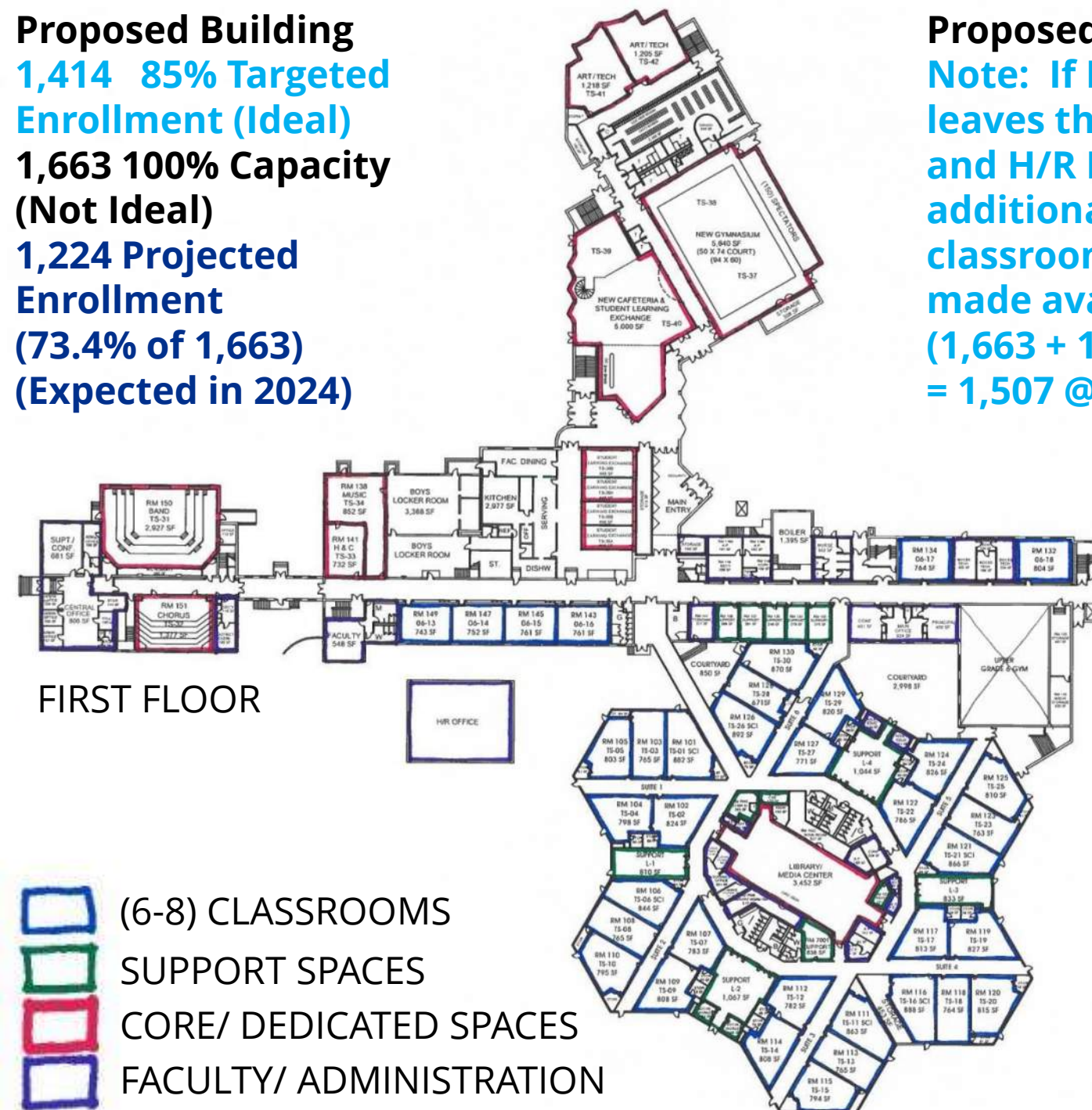


SECOND FLOOR

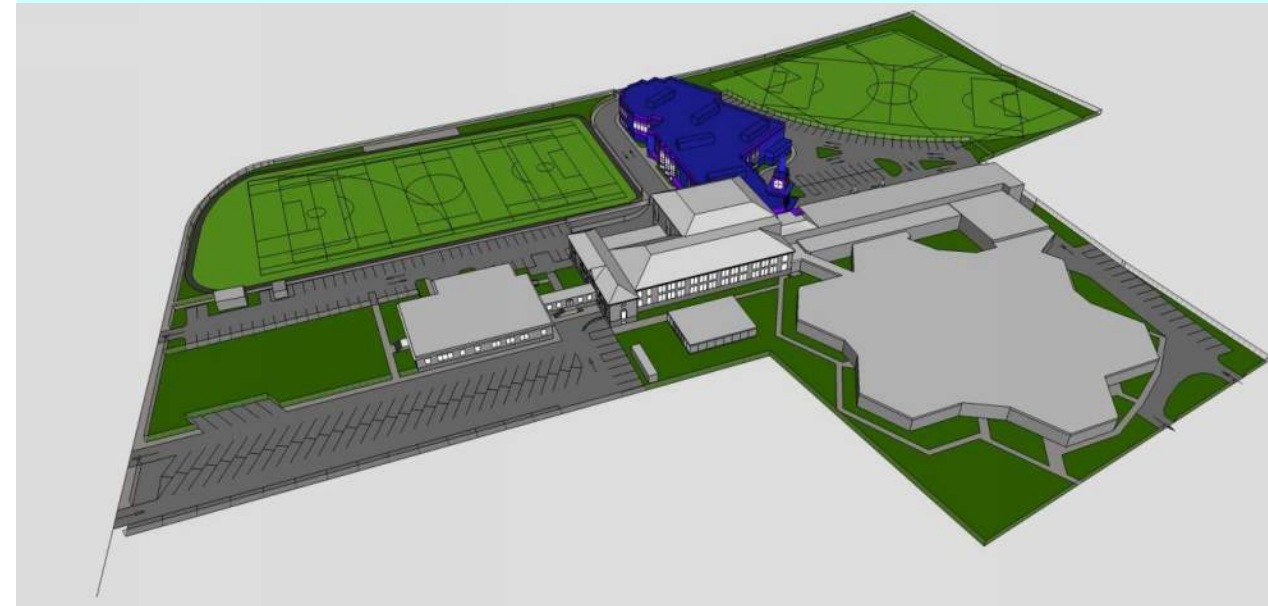
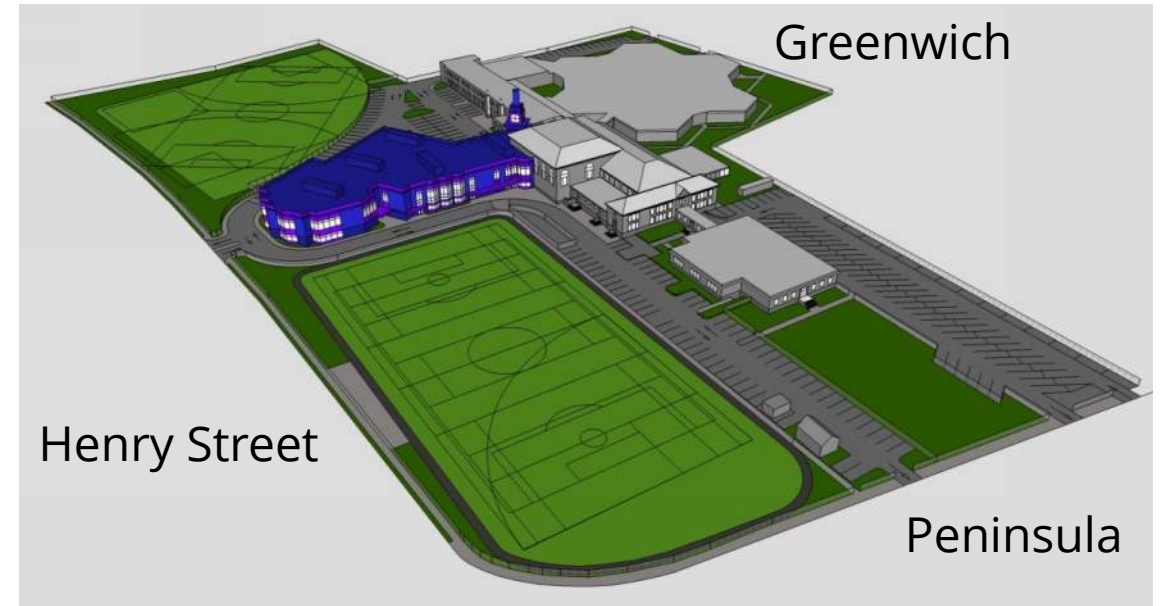
Every student would be impacted in a positive way by the new spaces at the Middle School, as well as the strategic “refresh” of many existing spaces.

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)

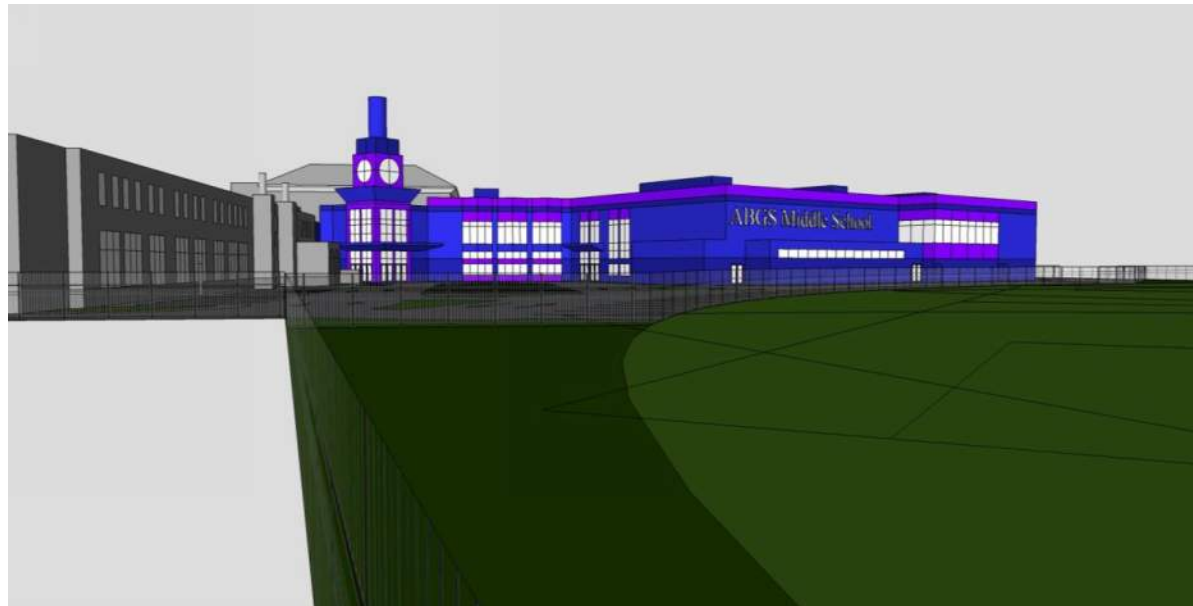
Proposed Building
Note: If District Admin leaves the Main Floor and H/R Building, an additional four (4) classrooms could be made available.
(1,663 + 100) = (1,773) = 1,507 @ 85% (future).



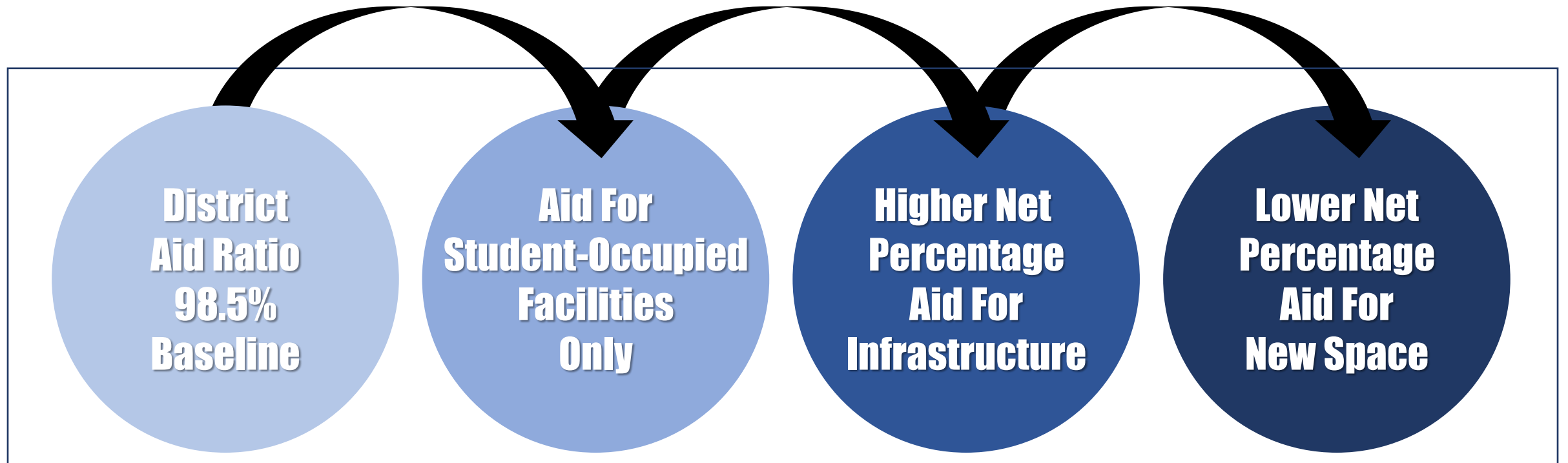








Considerations for Building Aid



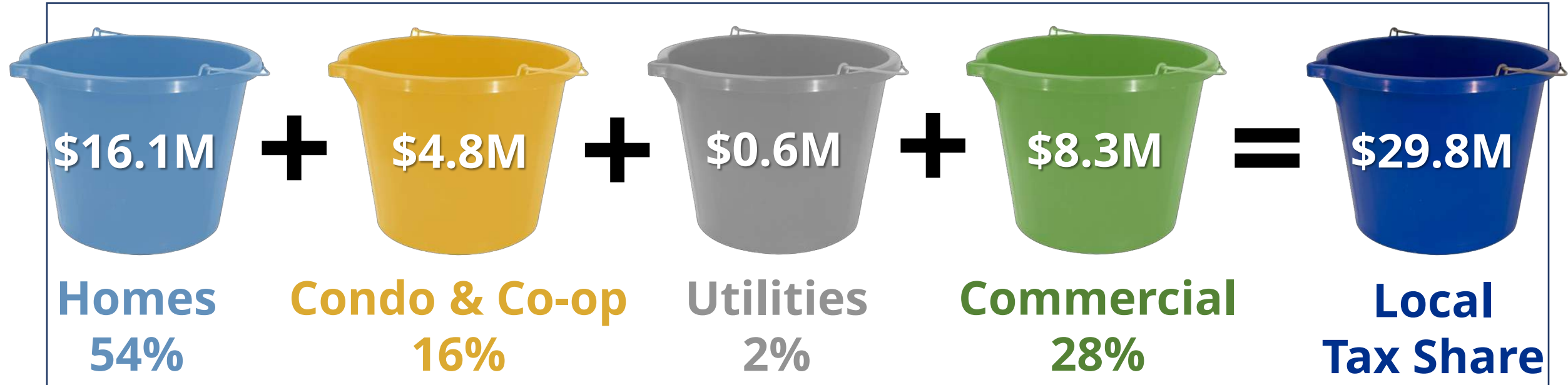
Overall Relationships Between Work Scope & NYSED Building Aid

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	\$ 17,654,336	+	BCS	\$ 20,361,820	+	MS Spatial	\$ 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

Suggested (2) Vote Levers



\$75.4M

+



\$6.2M

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

Proposition #2
HS Athletics & Fields
Level 2

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

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

Note "A": Please include for SEQRA review the potential inclusion of an entry plaza plus small building for tickets, security, concession, restrooms & first aid in the event funds are available.



\$6.2M



\$6.1M

Building Aid

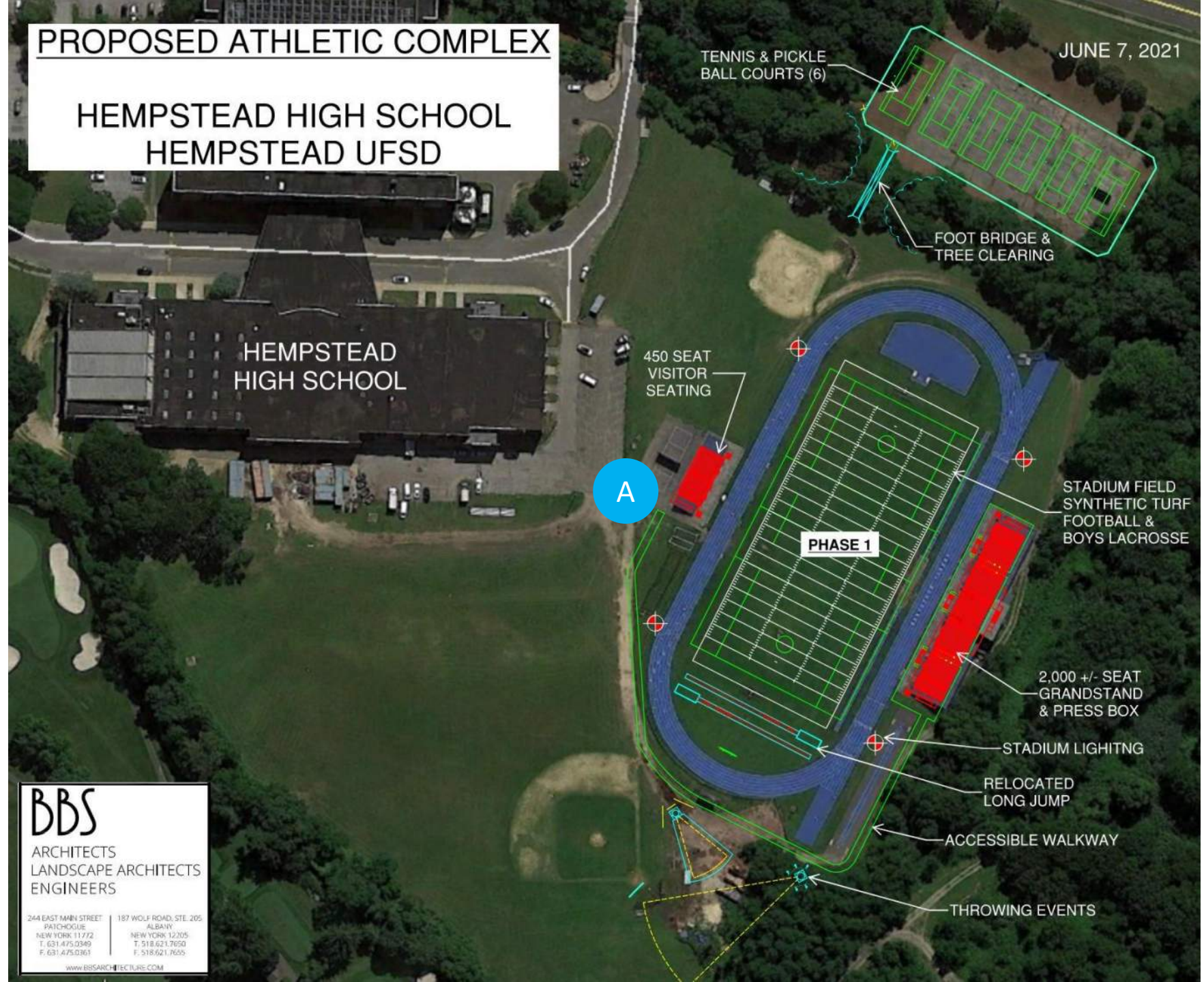


\$0.1M

Local Share

PROPOSED ATHLETIC COMPLEX

HEMPSTEAD HIGH SCHOOL HEMPSTEAD UFSD



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

Proposition #1

(Roofing + BCS + MS Spatial)



Proposition #2

(HS Athletics Phase 1)



Combined 1 & 2



Hempstead UFSD: Potential Bond: (2) Levers for (2) Propositions

Potential Bond

“B – List”

- | | |
|--|---|
| <input checked="" type="checkbox"/> Phase 2 Bond | Defined Scope (\$ 75.4M + \$ 6.2M) |
| <input checked="" type="checkbox"/> Phase 2 Bond “B-List” | If Defined Scope comes in under budget, a “B-List” is an additional +/- \$10M in work scope that can be accomplished, but only if <u>ALL</u> defined scope is accomplished first. |

Thank you for your time and consideration.

Hempstead UFSD
Potential Bond Referendum

October 12, 2021



A Vision Forward