

Hempstead UFSD

Potential Bond Referendum

December 6 & 20, 2021



A Vision Forward

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
October 12, 2021
October 26, 2021
December 6, 2021
December 20, 2021

Meeting #1
Meeting #2
Meeting #3
Meeting #4
Meeting #5
Meeting #6
Meeting #7
Meeting #8
Meeting #9
Meeting #10

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

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

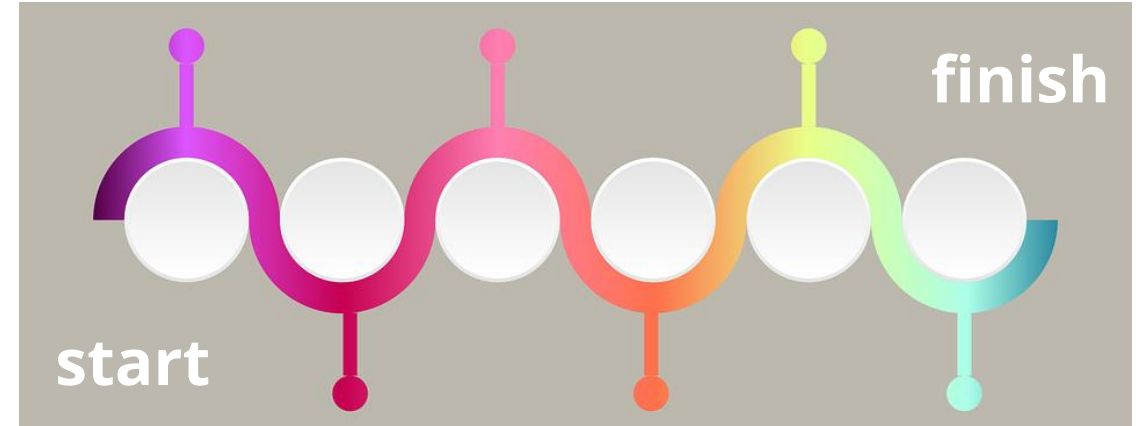
The District has been looking into long term planning for several years. This chart summarized seven (7) ways to proceed back at the end of 2020. **Phase 1 is being completed now, (Rhodes Bond).**

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 |

Potential Timeline

Phase 2 Bond



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

Bond Updates & Continued Committee Meetings

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)

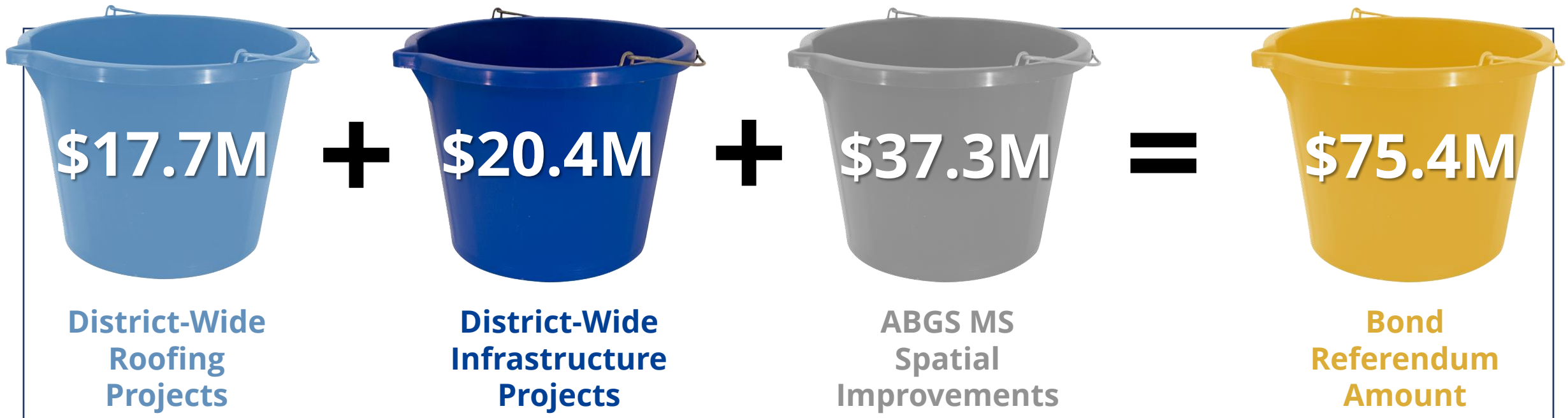
Begin District-Wide Roofing Work (based upon Spring 2022 Vote)

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

Hempstead UFSD

Potential Bond

Components of \$75.4M Work Scope



Hempstead UFSD

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 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) NC = Non-Conforming; MR = Minimally Recommended | |
| <input checked="" type="checkbox"/> | Priority 2 (BCS) Items (NC + MR) 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

Obama Included

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

Obama Included

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

Paterson Included

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

Paterson Included

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

Jackson Main Included

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

Jackson Main Included

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

McNeil Included

| Priority | BCS # | Item Description | | |
|----------|-------|---|-----------|----|
| 1 | 56 | Replace select damaged/misaligned sidewalk flags – includes courtyard. Trip hazard at perimeter. (allowance 3,500 SF) | \$105,000 | MR |
| 1 | 61.1 | Create 2nd egress from boiler room by removing one window screen, installing ladder in areaway, and gate in fence enclosure. | \$7,500 | NC |
| 1 | 61.2 | Maintenance clean areaway & drainage. Repair crack at boiler room stair. | \$13,500 | MR |
| 1 | 70.1 | Replace exterior stairs, ramp & railings (gym, courtyard & main side entrance). | \$120,000 | MR |
| 1 | 72 | Provide appropriate egress platform over areaway at Rm. 25. | \$50,000 | NC |
| 1 | 82.1 | Repair allowance for wood frames at rooms 6,7,8,9,11,12,19,22,25. | \$13,500 | MR |
| 1 | 82.2 | Replace door room 26a. | \$3,500 | MR |
| 1 | 82.3 | Replace closers at room 11, and three boiler room doors. | \$3,000 | NC |
| 1 | 83 | Install handrail at boiler room steps. | \$2,500 | NC |
| 1 | 87 | Repair boiler room natural gas detection system. | \$30,000 | MR |
| 1 | 88.1 | Replace remaining non-functional exhaust fans. | \$75,000 | NC |
| 1 | 88.2 | Add ventilation to bathrooms. | \$150,000 | MR |
| 1 | 88.3 | Provide additional exhaust in faculty lounge and copy room. | \$50,000 | MR |
| 1 | 88.4 | Uncover (2) unit vent exterior FAI grilles. | \$10,000 | NC |
| 1 | 88.5 | Replace the non-functional gym ceiling exhaust fan. | \$25,000 | NC |
| 1 | 88.6 | Add exhaust to isolation room. | \$25,000 | NC |
| 1 | 88.7 | Add a transfer grille to the conference room, which is being used for student instruction, to provide proper relief air path. | \$10,000 | NC |
| 1 | 88.8 | Provide fresh air for the AP's office. | \$40,000 | NC |
| 1 | 88.9 | Provide fresh air for subdivided room 27. | \$60,000 | NC |
| 1 | 88.10 | Replace (1) non-functional gym ceiling hung unit vent. | \$60,000 | NC |
| 1 | 88.11 | Provide fresh air for the psychologist's office and the social worker's office. | \$120,000 | NC |
| 1 | 96 | Install mixing valves. | \$50,000 | MR |
| 1 | 97.1 | Provide emergency eyewash in nurse office. | \$4,000 | MR |

McNeil Included

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

| Priority | BCS # | Item Description | Cost | |
|----------|-------|--|-----------|----|
| 1 | 42 | Replace older type alarm system, which currently shows an alarm. | \$35,000 | MR |
| 1 | 44.1 | Replace U.G. piping to exist drywell in girl's gym courtyard. | \$15,000 | MR |
| 1 | 70.1 | Construct new second means of egress from attendance courtyard into corridor. | \$45,000 | NC |
| 1 | 75 | Rebuild combustible wall const. between girls gym and storage. | \$29,000 | NC |
| 1 | 83 | Install missing handrails at all stair wells. Install handrails on (2) corridor ramps. | \$110,000 | NC |
| 1 | 84 | Reconstruct elevator. | \$520,000 | MR |
| 1 | 87 | Provide a natural gas leak detection system in the boiler room. | \$30,000 | MR |
| 1 | 88.1 | Provide fresh air in rooms 131, 133 & 134 | \$120,000 | NC |
| 1 | 88.3 | Activate the girls gym H&V unit & exhaust fan. | \$30,000 | NC |
| 1 | 88.4 | Activate the girl's locker room unit vent. | \$15,000 | NC |
| 1 | 88.5 | Extend the supply registers down to the girls gym ceiling. | \$40,000 | NC |
| 1 | 88.6 | Reactivate the boys gym air handlers and exhaust fans. | \$75,000 | NC |
| 1 | 88.7 | Reactivate the music room air handling unit. | \$15,000 | NC |
| 1 | 88.8 | Reactivate the 2 ceiling unit vents in the boys locker room. | \$30,000 | NC |
| 1 | 91 | Uncover all relief air dampers. | \$50,000 | NC |
| 1 | 94 | Repair/replace all sanitary piping leaks in the crawlspace. | \$50,000 | MR |
| 1 | 96 | Raise the HW setpoint on the kitchen dhwh to 145° | \$1,000 | MR |
| 1 | 97 | Add an emergency eyewash station to a custodial area. | \$5,000 | MR |
| 1 | 102 | Add lighting in switchgear area. | \$10,000 | MR |
| 1 | 103 | Replace courtyard exit signs. | \$5,000 | NC |
| 1 | 105.1 | Clear trouble condition from Simplex FACP. | \$10,000 | NC |

ABGS Middle School Included

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

Hempstead High School Included

| Priority | BCS # | Item Description | Cost | |
|----------|-------|--|-----------|----|
| 1 | 75 | Rebuild wood frame walls with non-combustible construction at C-105/C-106 areas, C102, copy room, and extend wall in C-103 to floor deck above and | \$102,000 | NC |
| 1 | 82.1 | Install new cross corridor smoke doors near C105-B for separate smoke zone egress. | \$15,000 | NC |
| 1 | 82.2 | Construct recessed 2nd means of egress from C106B. | \$20,000 | NC |
| 1 | 83.1 | Install guardrail expansions at all railings to eliminate gaps where feet can slip through. | \$950,000 | MR |
| 1 | 83.2 | Install handrails and replace missing coping stones at student lobby ramps. | \$15,000 | MR |
| 1 | 83.3 | Install handrails at stage ramp. | \$5,000 | NC |
| 1 | 87 | Provide a natural gas leak detection system in the boiler room. | \$30,000 | MR |
| 1 | 88.1 | Provide an exhaust system for the copy room near the board room that exhausts to the exterior. | \$40,000 | NC |
| 1 | 88.2 | Ensure that all units in the north atrium fan room are run during occupied periods. | \$40,000 | NC |
| 1 | 88.3 | Add an exhaust system to the nurses office and isolation room for negative pressure. | \$60,000 | NC |
| 1 | 88.4 | Add an exhaust system to room 6. | \$30,000 | NC |
| 1 | 94 | Relocate grease trap to outside. | \$50,000 | MR |
| 1 | 97.1 | Provide an emergency eyewash on the nurses sink. | \$4,000 | MR |
| 1 | 97.2 | Provide an emergency eyewash/shower in a custodial area. | \$15,000 | MR |
| 1 | 99 | Replace obsolete fire suppression system on kitchen hood. | \$90,000 | MR |
| 1 | 103.1 | Replace the damaged exit light in the rear hall exit by the locker room. | \$1,000 | NC |
| 1 | 103.2 | Repair/replace non-functional pool exit light | \$1,000 | NC |
| 1 | 105.1 | Replace battery CO detection with hard wired. | \$40,000 | MR |
| 1 | 105.2 | Provide strobes in subdivided rooms. | \$100,000 | MR |
| 1 | 112 | Provide ADA ramp at main entrance. | \$75,000 | NC |

Hempstead High School Included

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

Hempstead UFSD: Proposed Spatial Work @ ABGS Middle School



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.



Existing MS Site

Write a description for your map.

Write a description for your map.

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

60

88

**+/- (228)
Parking Stalls
Overall**

16

+33

**Proposed MS Site
w/overlayed Boys/Girls Athletics Fields**



Fluid & Activity-Based

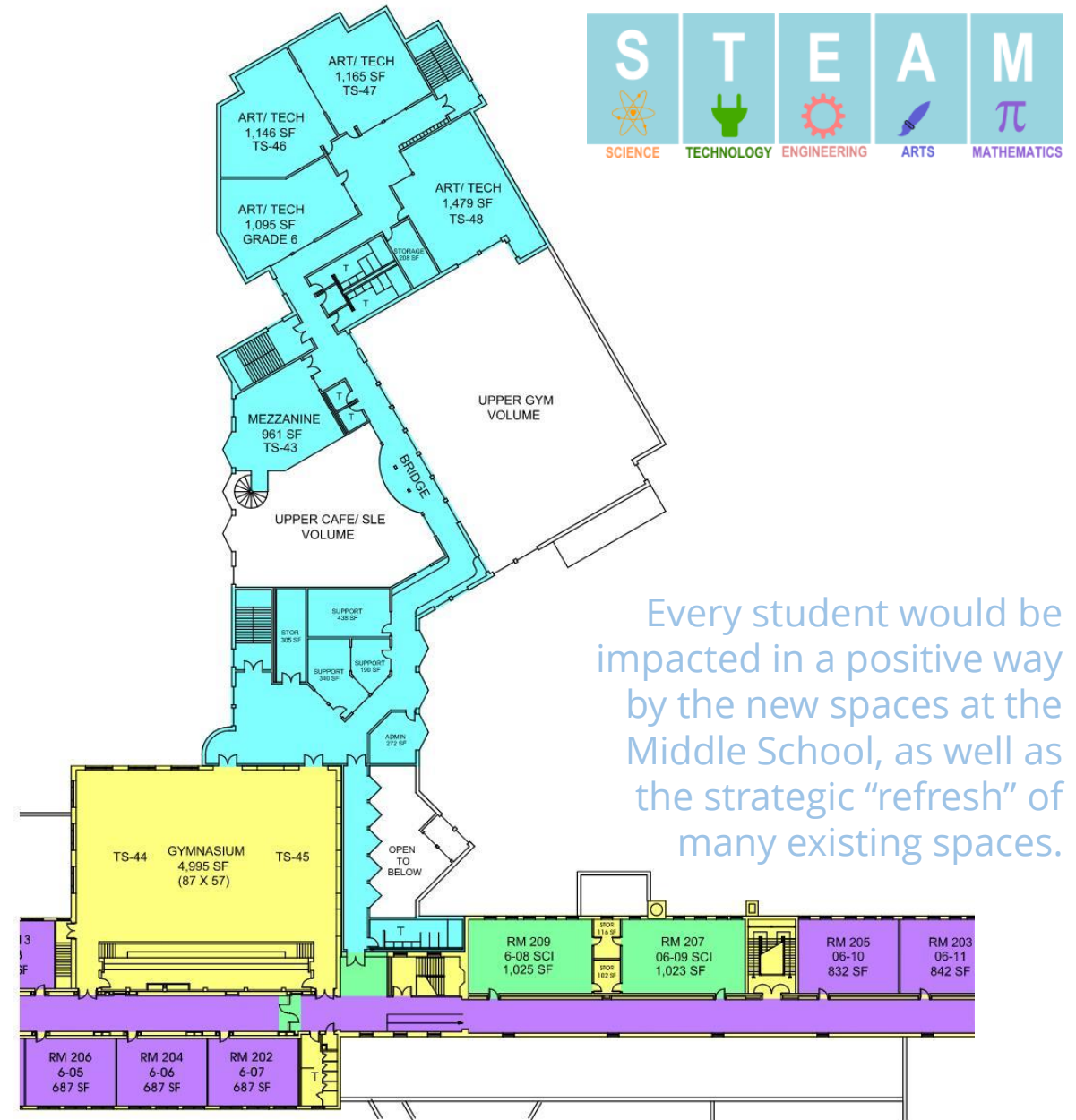
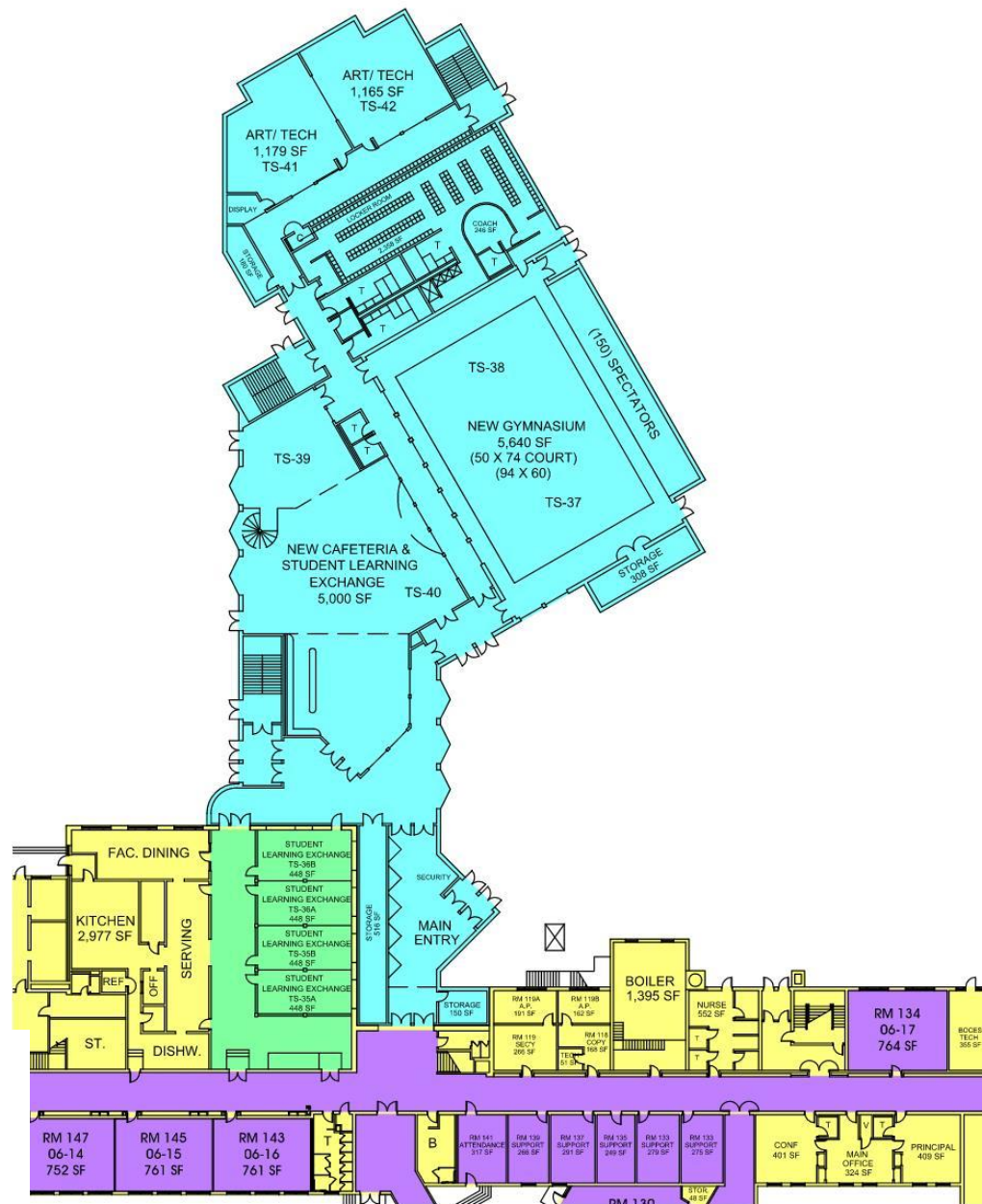
More of This



Restrictive & Compartmentalized

Less of This

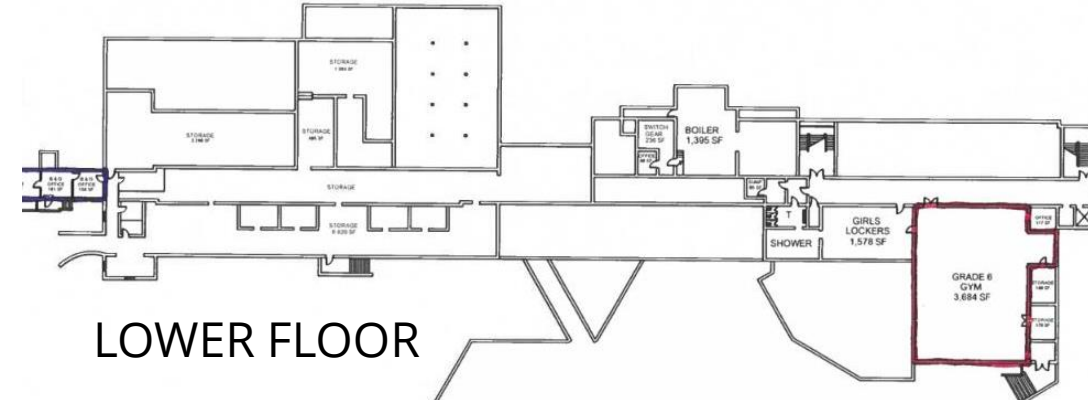
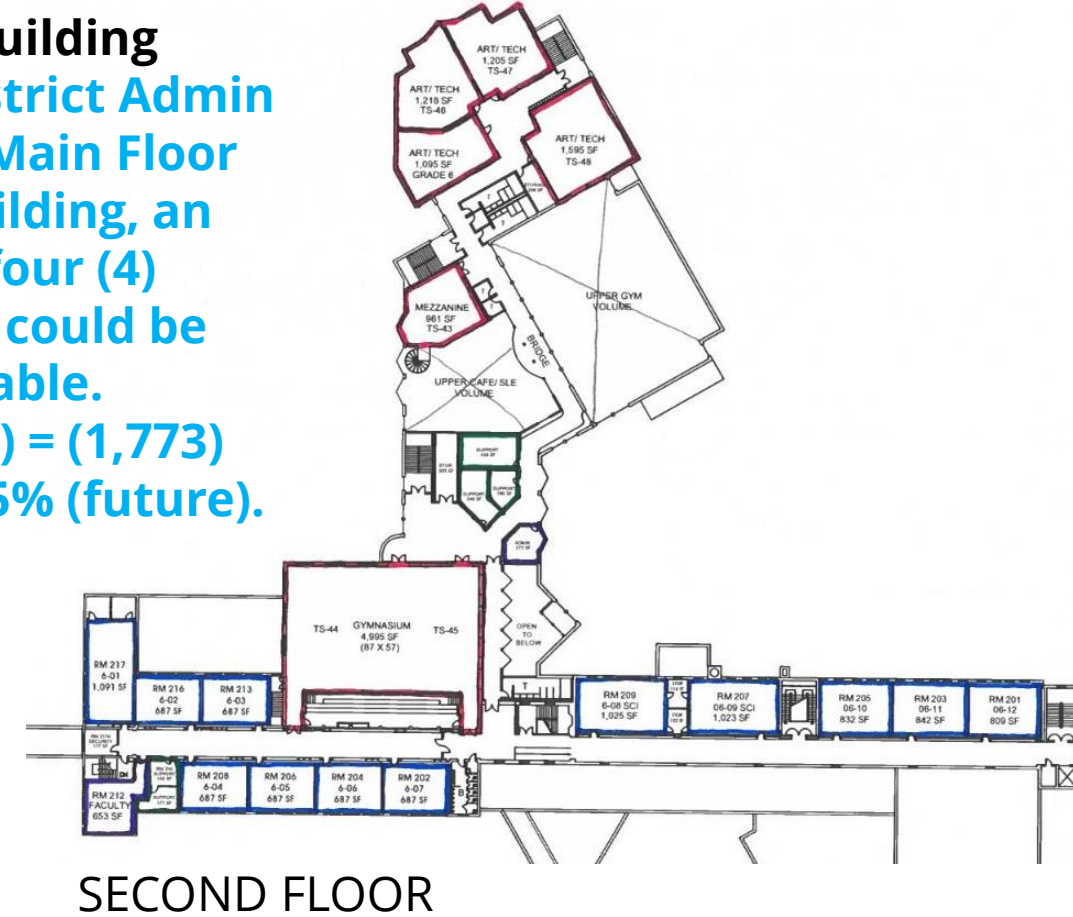
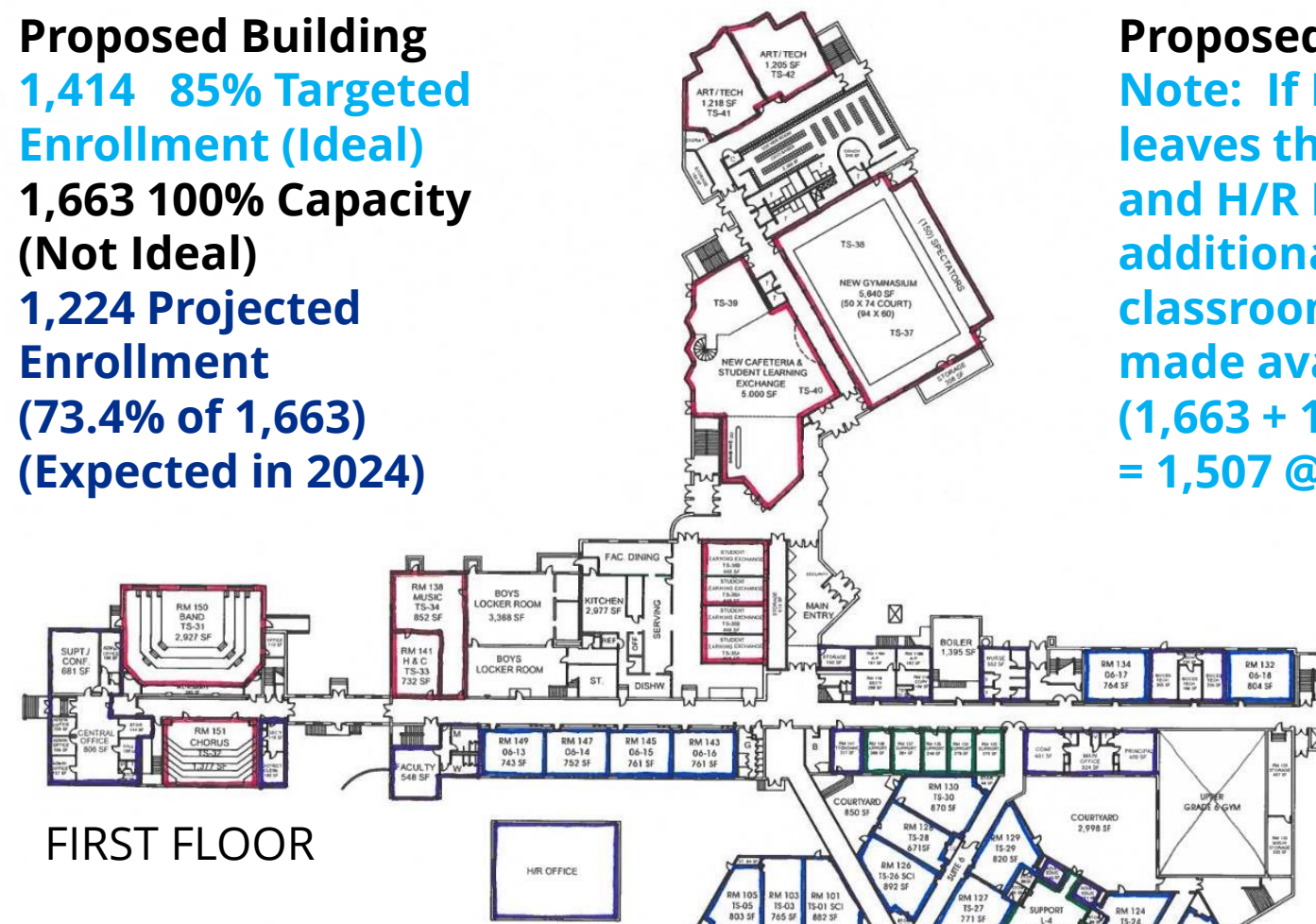
Student-Based Design & The Learning Environment: Design Approach



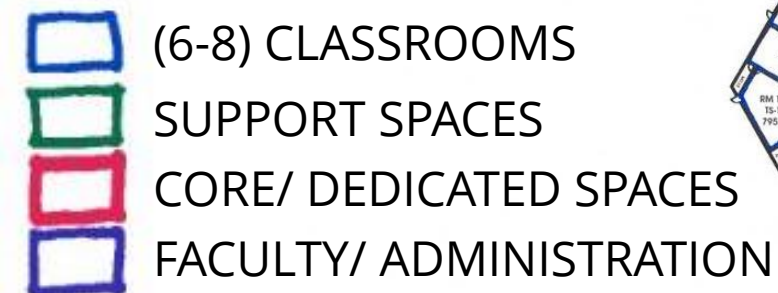
Every student would be impacted in a positive way by the new spaces at the Middle School, as well as the strategic “refresh” of many existing spaces.

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)

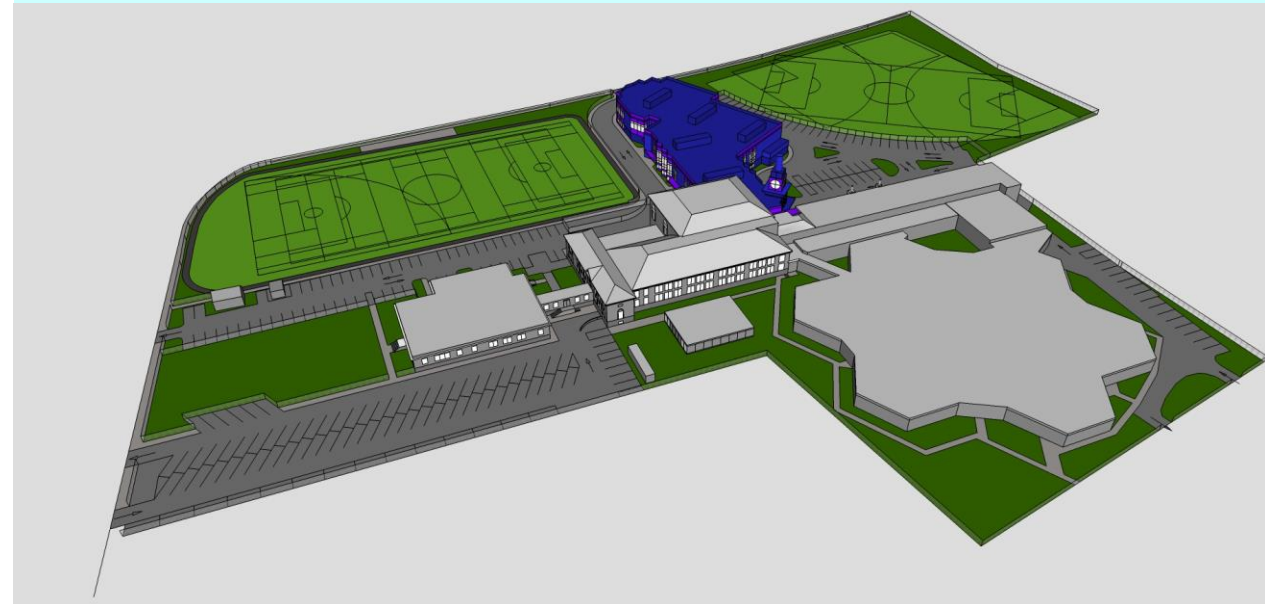
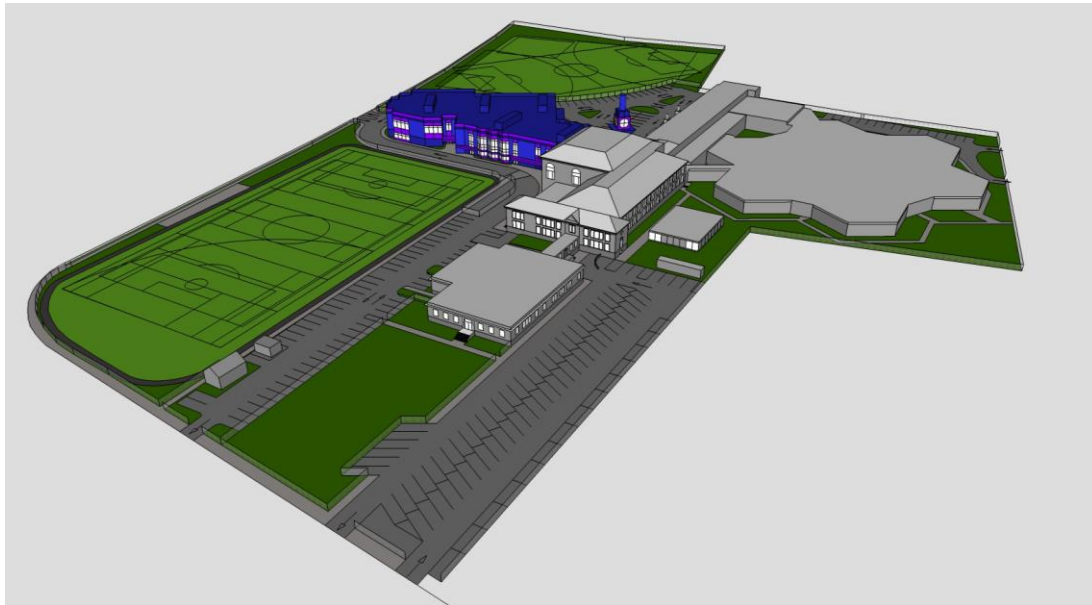
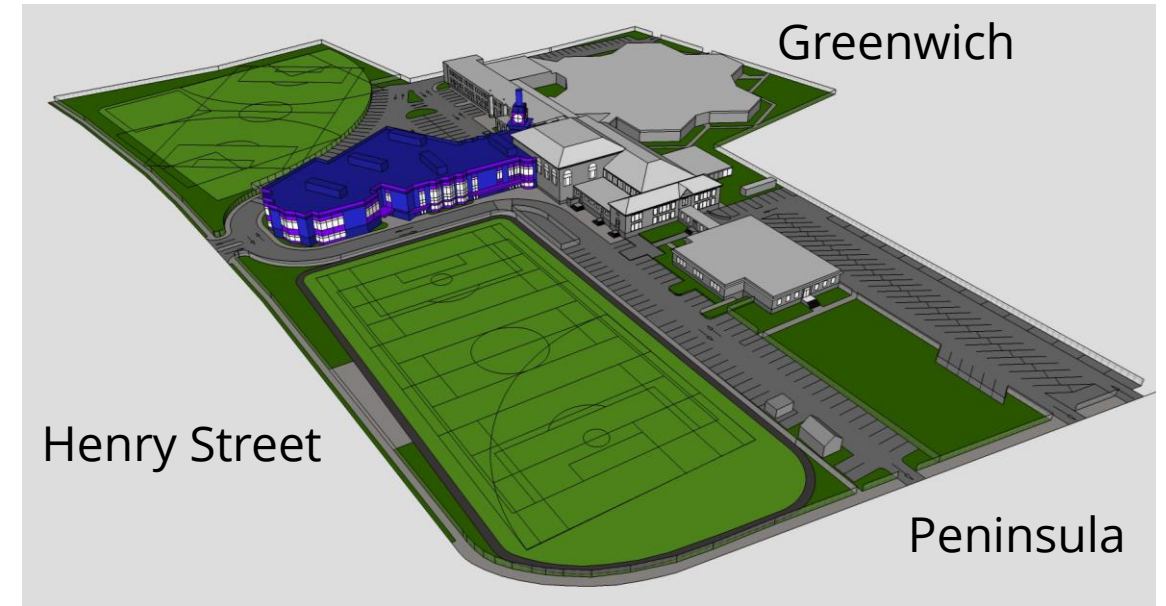
Proposed Building
Note: If District Admin leaves the Main Floor and H/R Building, an additional four (4) classrooms could be made available.
(1,663 + 100) = (1,773) = 1,507 @ 85% (future).

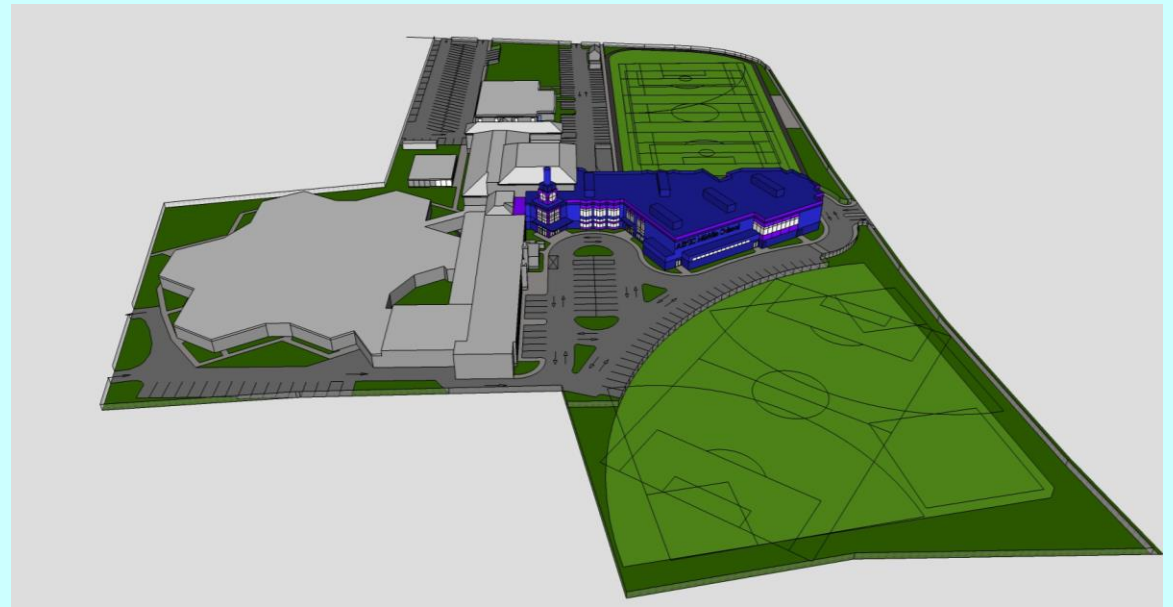
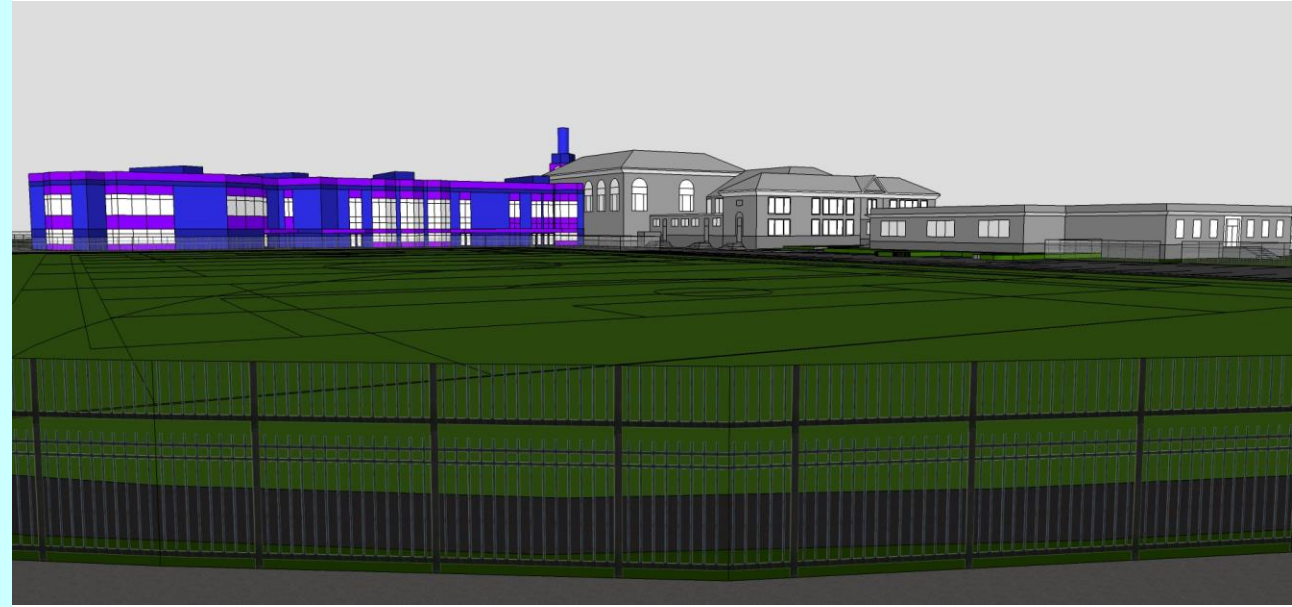


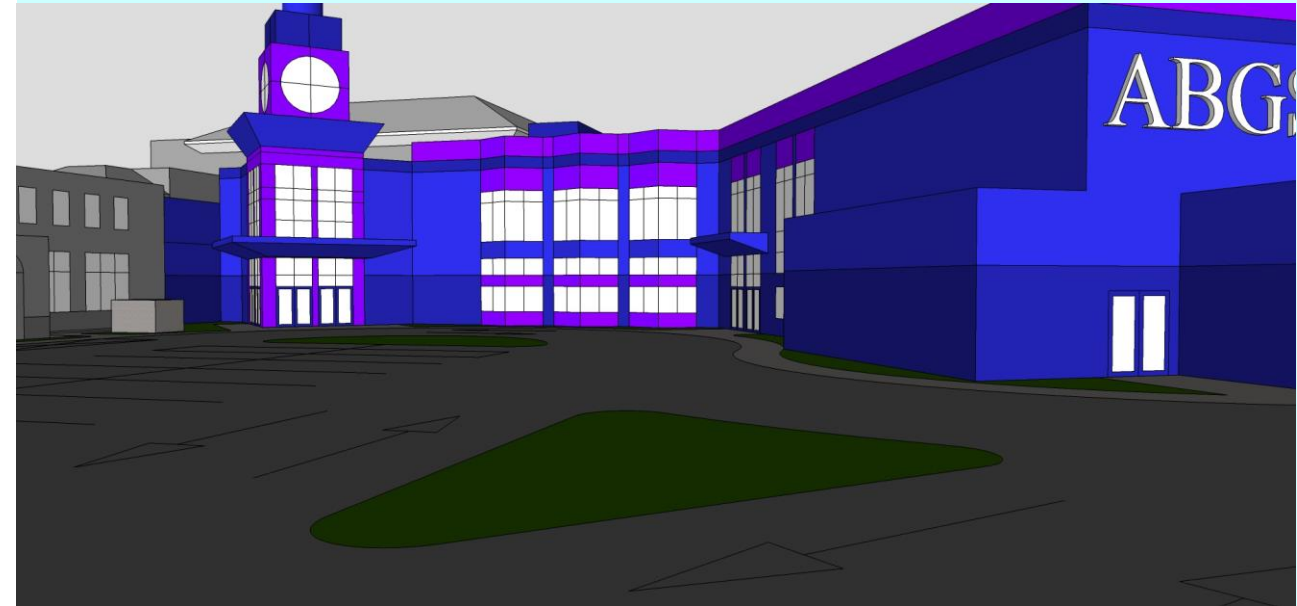
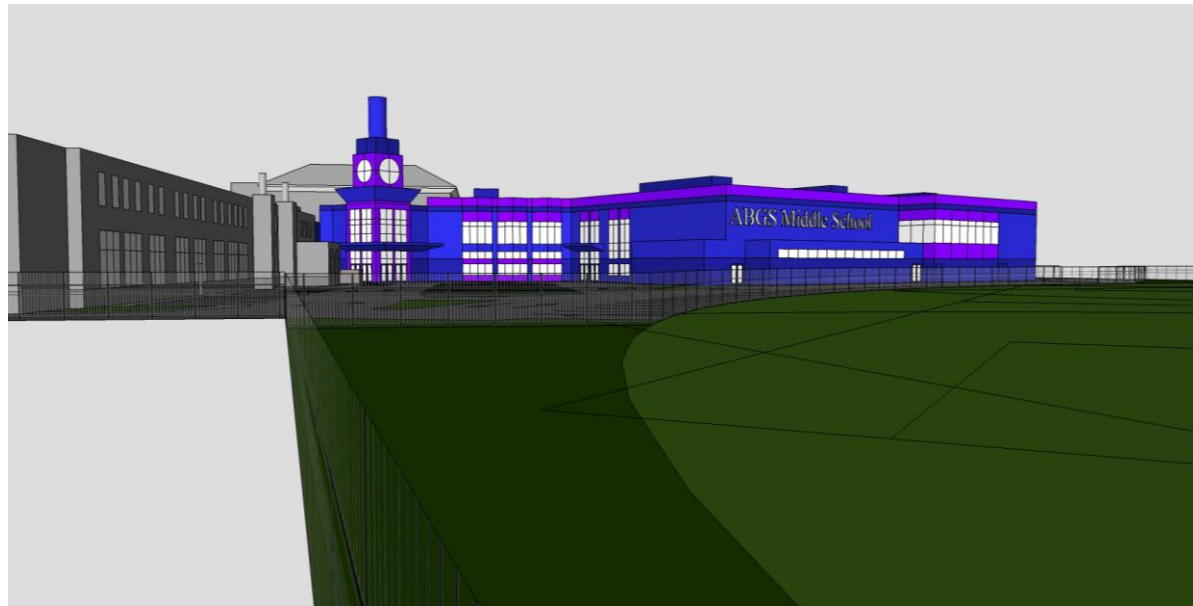
Current Building Capacity @ 85% is 1,113 students (w/out modulares)













Existing Library



Potential “Refresh” of Library – Purely Conceptual



Existing Corridor



Potential “Refresh” of Corridor – Purely Conceptual



Existing Corridor



Potential “Refresh” of Corridor – Purely Conceptual

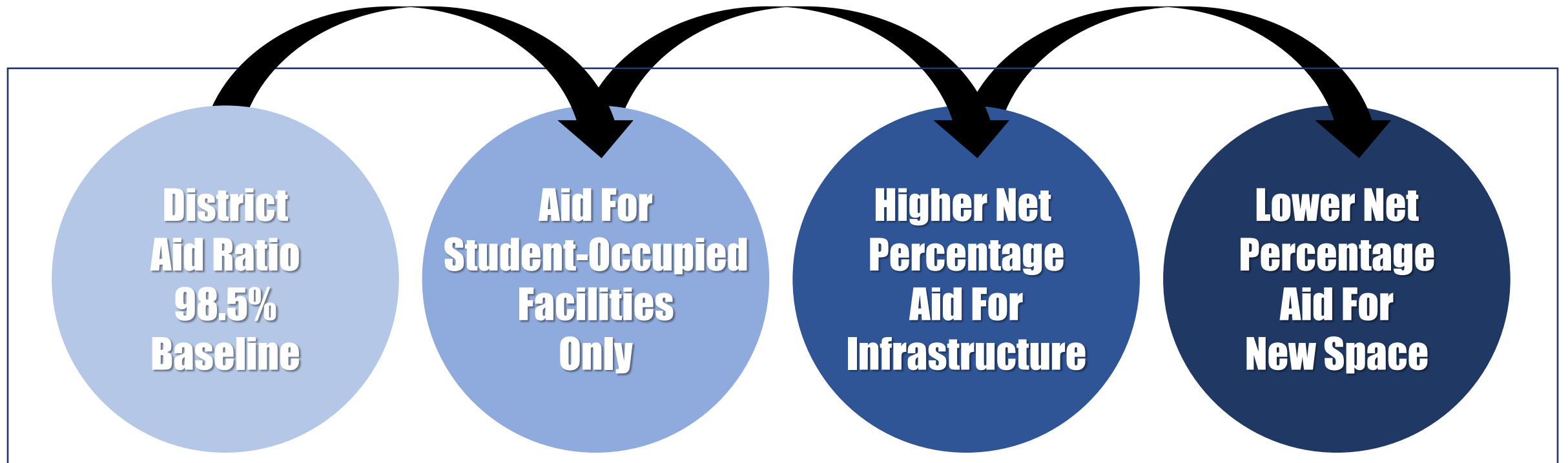


Existing Classroom



Potential “Refreshed” Classroom – Purely Conceptual

Considerations for Building Aid



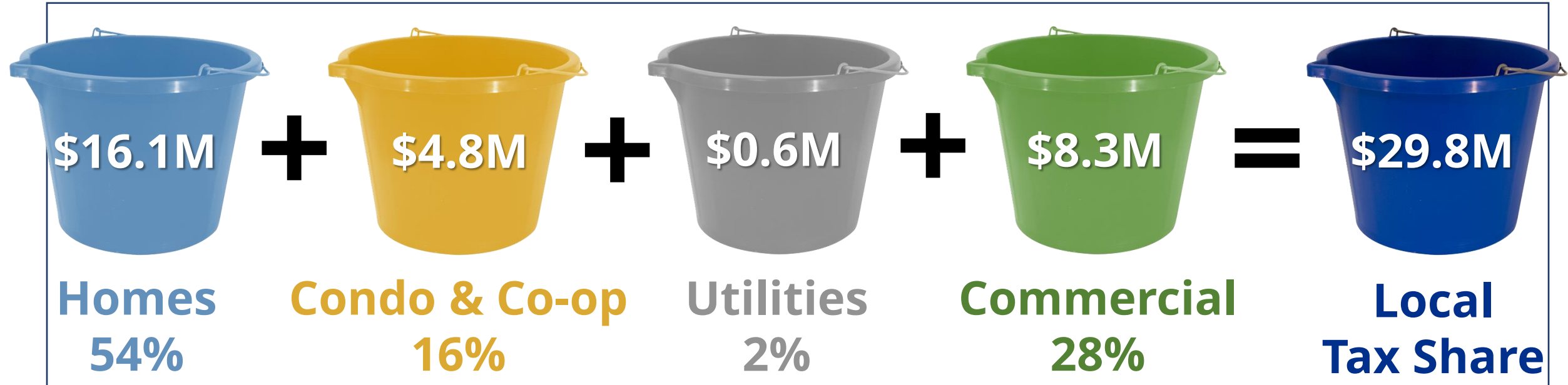
Overall Relationships Between Work Scope & NYSED Building Aid

Potential Bond Building Aid & Local Tax Share



Hempstead UFSD

Potential Bond Local Tax Share



Hempstead UFSD

| 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

Suggested (2) Vote Levers



\$75.4M

+



\$6.2M

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

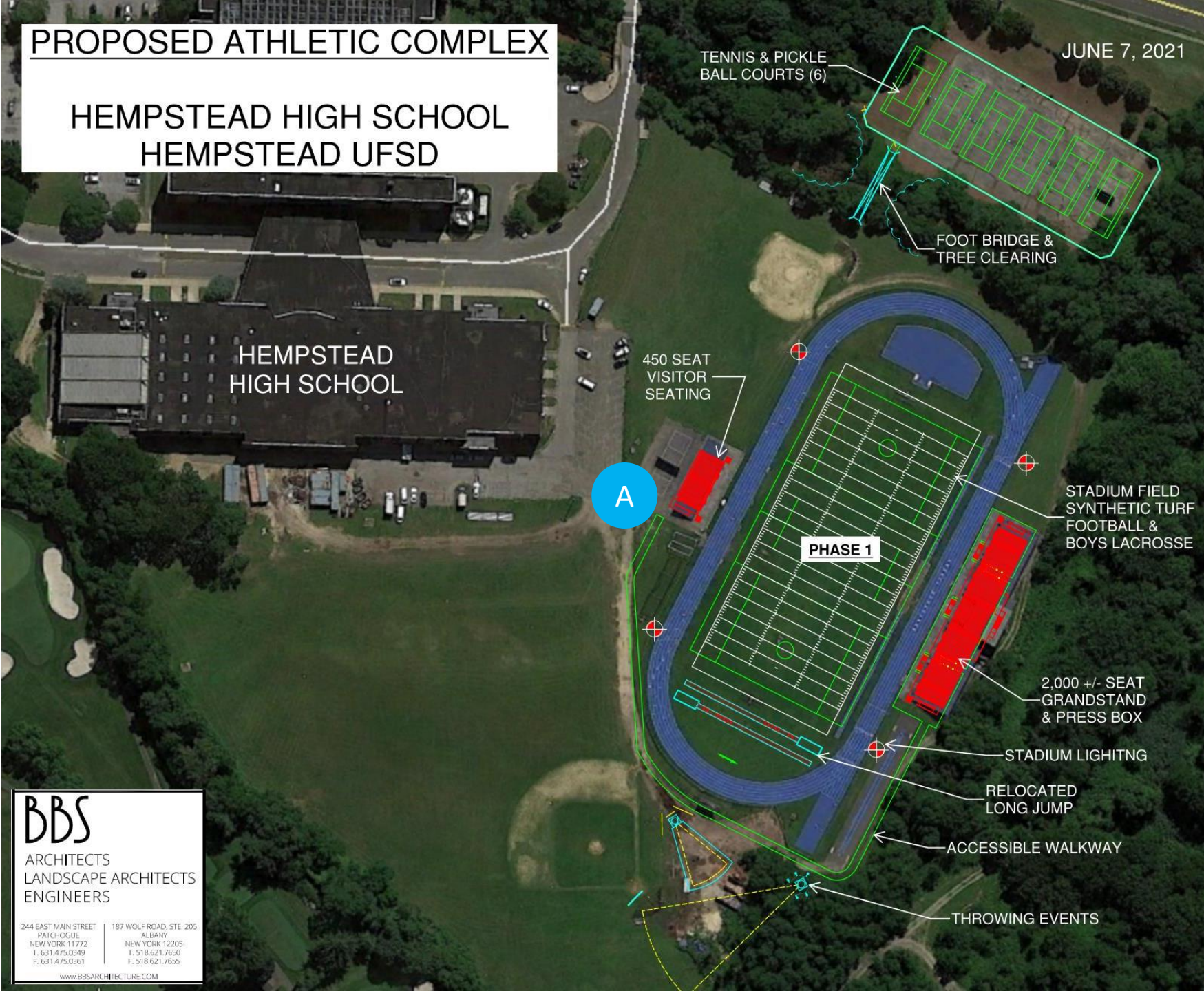
Proposition #2
HS Athletics & Fields
Lever 2

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

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

Hempstead UFSD

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.



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. |

Hempstead UFSD

Potential Bond Referendum

December 6 & 20, 2021



A Vision Forward