

Hempstead UFSD

Potential May 2022 Bond

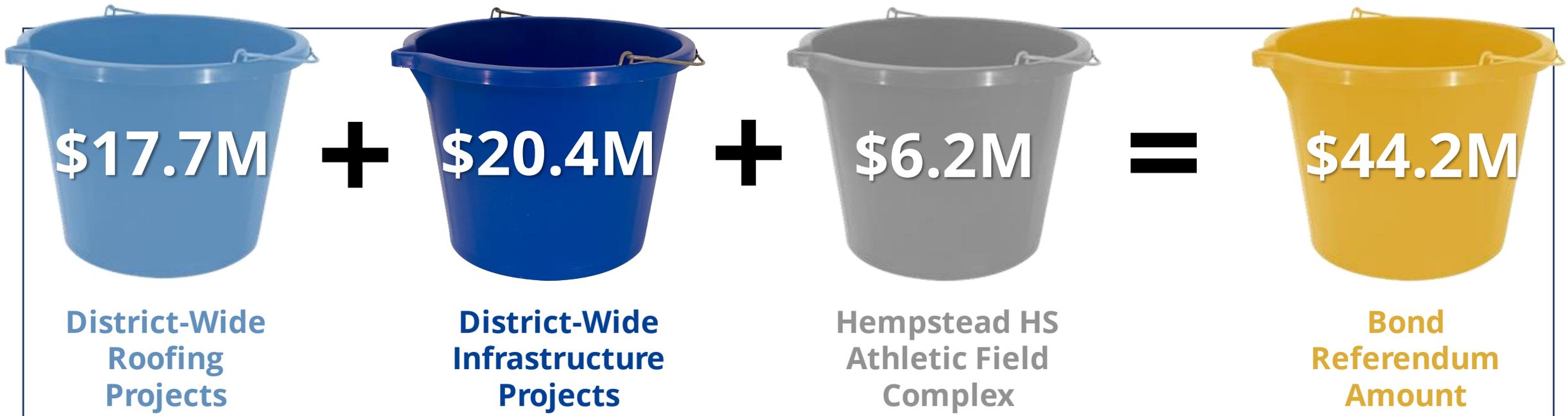
March 23, 2022 Update



Proposition 1

Potential May 2022 Bond

Components of \$44.2M Work Scope



Infrastructure

Roofing & BCS Items

<input checked="" type="checkbox"/>	Roofing	Obama, Paterson, Jackson Main, McNeil, ABGS MS & Hempstead HS
<input checked="" type="checkbox"/>	Priority 1 (BCS) Items (NC + MR) NC = Non-Conforming; MR = Minimally Recommended	Fresh Air, ADA, CO2 Detection, Railings, Exhaust Fans, etc.
<input checked="" type="checkbox"/>	Priority 2 (BCS) Items (NC + MR) NC = Non-Conforming; MR = Minimally Recommended	Windows, CCTV, Security Lighting, Circuits, Structural, Card Access, etc.
<input type="checkbox"/>	Remaining Priority 1, 2, 3, 4 & 5 (BCS) Items	Not Included in This Bond

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



Obama Included (page 1 of 2)

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 (page 2 of 2)

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 (page 1 of 2)

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 (page 2 of 2)

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 (page 1 of 2)

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 (page 2 of 2)

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 (page 1 of 2)

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 (page 2 of 2)

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 (1 of 2)

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 (2 of 2)

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 required.	\$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	\$1,601,640	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			\$3,639,640	

Hempstead High School Included 1/2

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 2/2

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	

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.



Building Aid



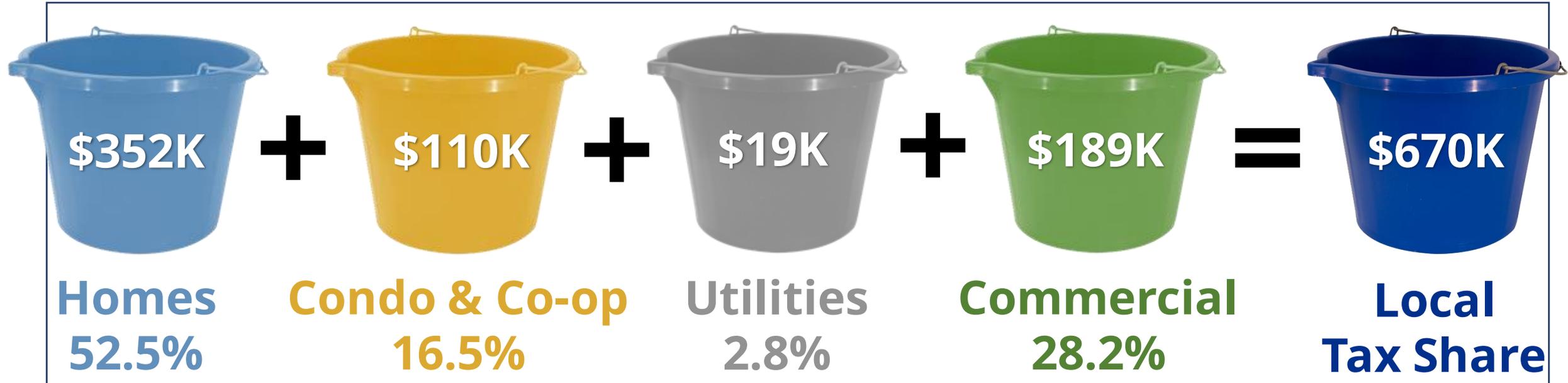
Local Share



Potential May 2022 Bond Building Aid & Local Tax Share



Potential May 2022 Bond Local Tax Share



Potential May 2022 Bond

Overall Work Scope Proposition 1

Proposed May 2022 Bond	Roofing	Infrastructure	HS Athletics Complex	Total Bond	
Barack Obama School	\$ 786,817	\$ 3,257,280	\$ -	\$ 4,044,097	
David Paterson School	\$ 2,067,501	\$ 2,615,900	\$ -	\$ 4,683,401	
Jackson Main School	\$ 423,873	\$ 1,978,750	\$ -	\$ 2,402,623	
Joseph A. McNeil School	\$ 540,015	\$ 2,960,750	\$ -	\$ 3,500,765	
ABGS Middle School	\$ 4,055,492	\$ 4,967,140	\$ -	\$ 9,022,632	
Hempstead High School	\$ 9,780,638	\$ 4,582,000	\$ 6,200,000	\$ 20,562,638	
Total May 2022 Bond	\$ 17,654,336	\$ 20,361,820	\$ 6,200,000	\$ 44,216,156	
Potential Building Aid	\$ 17,389,521	\$ 20,056,393	\$ 6,100,000	\$ 43,545,914	98.48%
Potential Local Share	\$ 264,815	\$ 305,427	\$ 100,000	\$ 670,242	1.52%

Hempstead UFSD

Potential May 2022 Bond

March 23, 2022 Update



Proposition 2

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

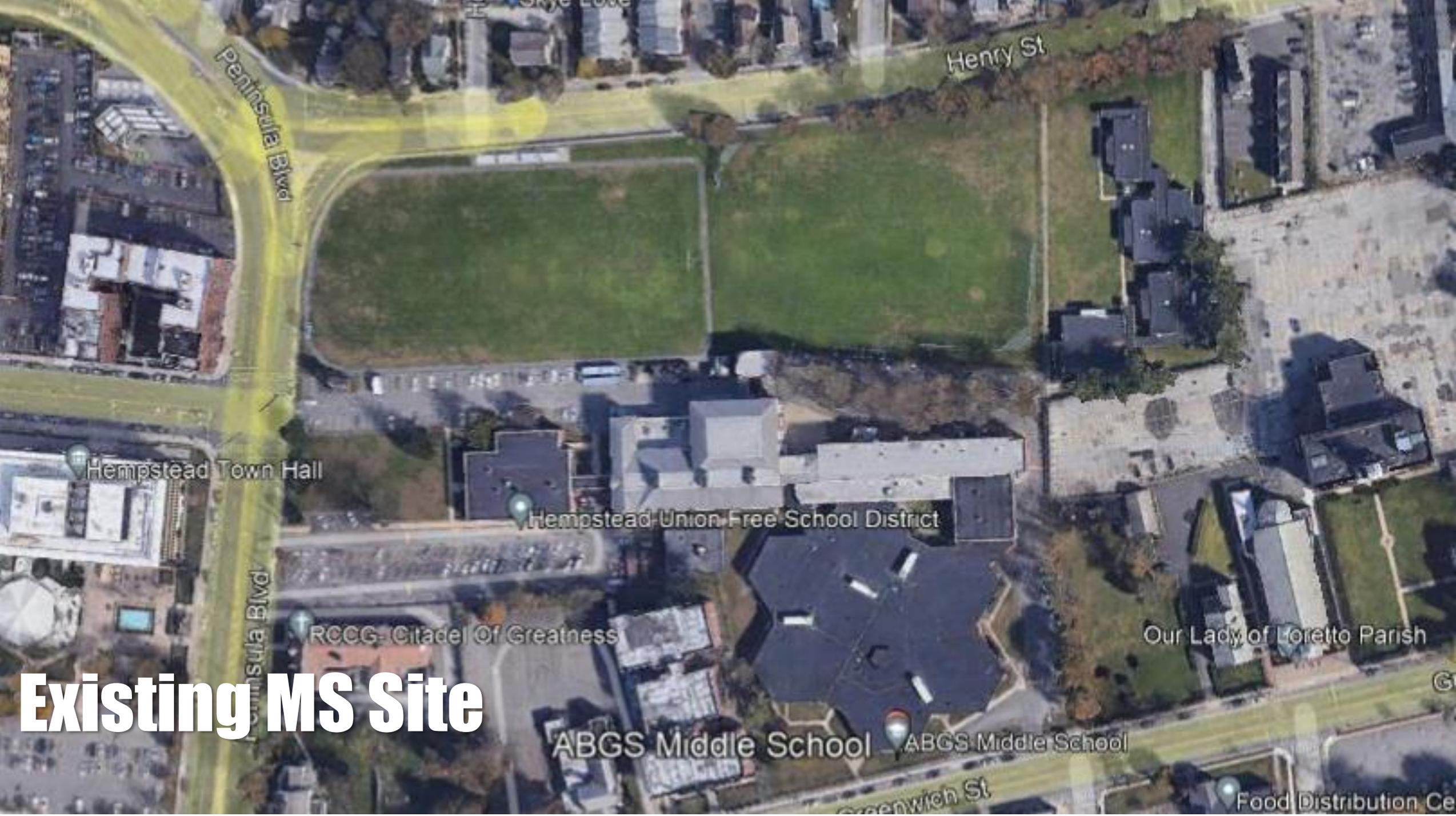
Hempstead UFSD: Proposed Spatial Work @ ABGS Middle School



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.



Peninsula Blvd

Henry St

Hempstead Town Hall

Hempstead Union Free School District

RCCG - Citadel Of Greatness

Our Lady of Loretto Parish

Existing MS Site

ABGS Middle School ABGS Middle School

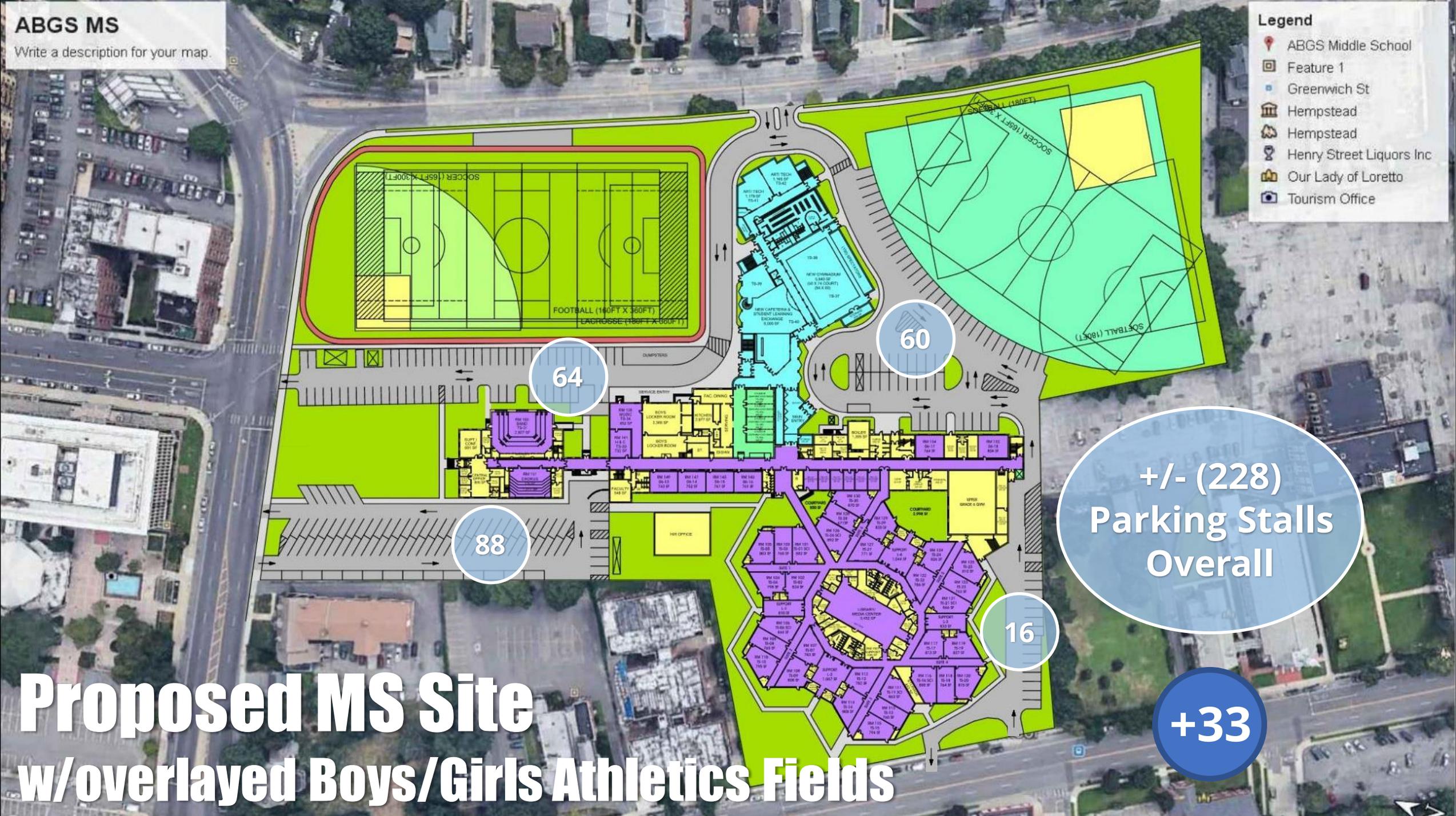
Greenwich St

Food Distribution Ce

ABGS MS

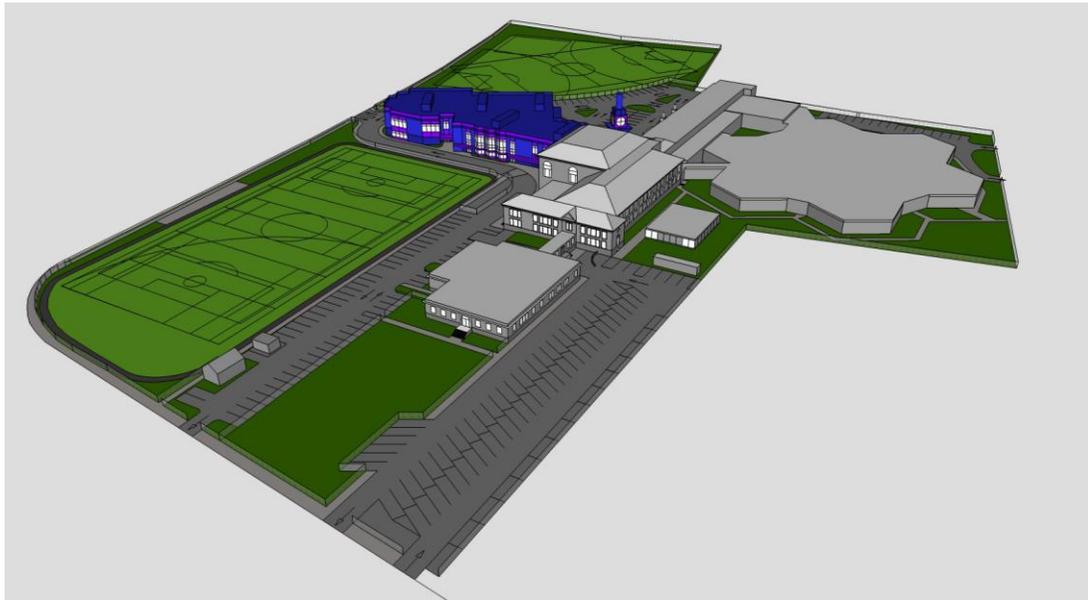
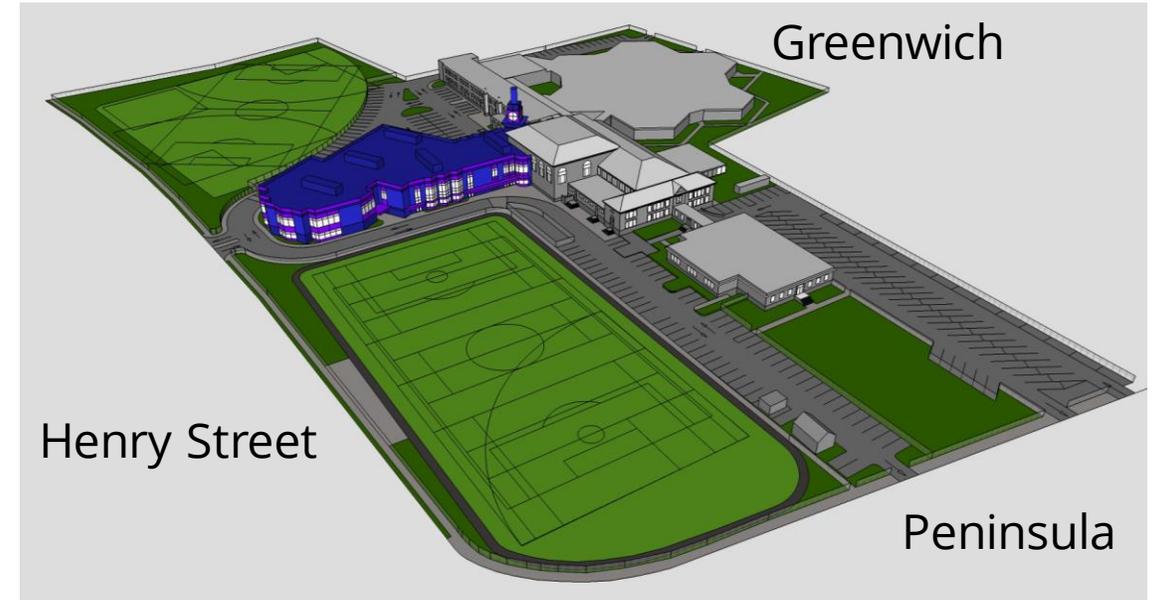
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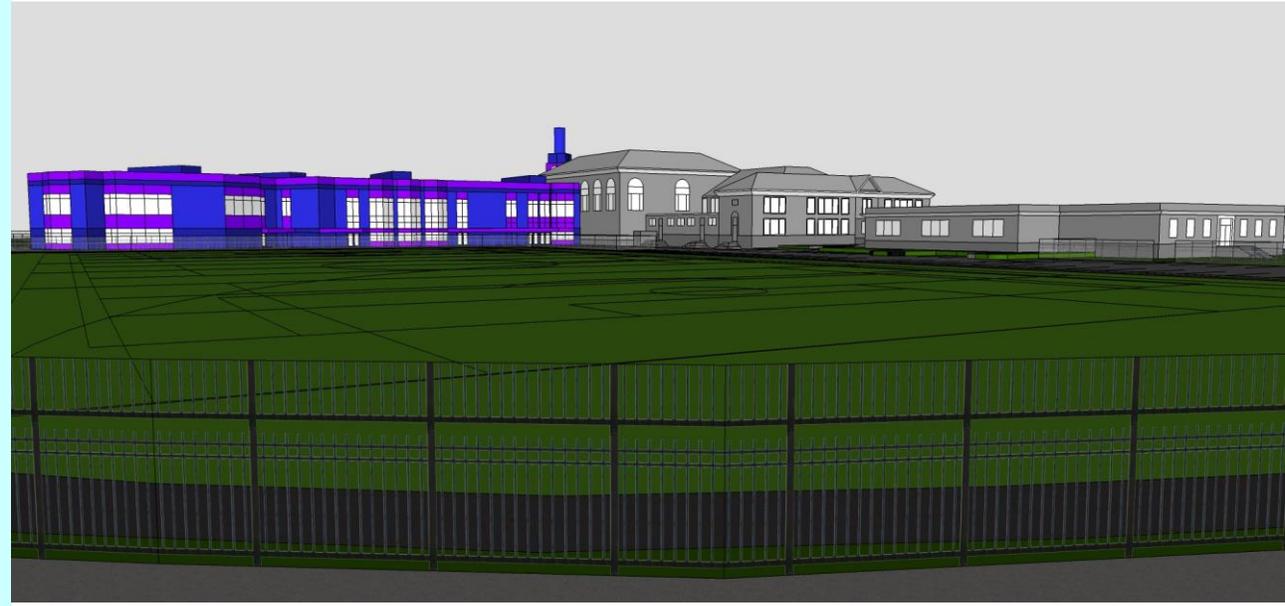
- ### Legend
- 📍 ABGS Middle School
 - 📍 Feature 1
 - 📍 Greenwich St
 - 🏠 Hempstead
 - 🏠 Hempstead
 - 🍷 Henry Street Liquors Inc
 - 🏠 Our Lady of Loretto
 - 📍 Tourism Office



Proposed MS Site w/overlaid Boys/Girls Athletics Fields









Existing Library



Potential "Refresh" of Library – Purely Conceptual



Existing Classroom



Potential “Refreshed” Classroom – Purely Conceptual

Potential May 2022 Bond Building Aid & Local Tax Share



Potential May 2022 Bond Local Tax Share

