



**WANTAGH UFSD
CAPITAL
IMPROVEMENT
COMMITTEE
2022**

Final Report

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Summary

The Wantagh School District is preparing to embark on making decisions about repairs and improvements to district facilities and buildings. A district led Capital Improvement Committee was convened to review the district's facilities and prioritize and recommend projects to District Administration for the Board of Education to consider. The Committee worked in conjunction with the district's architect and construction manager to complete their work.

As a result of this process, **a total of \$89.4 million of projects were identified**. A large portion is infrastructure related, but there is also a substantial number of enhancements and improvements. The Committee was also charged with identifying funding sources for this work, with the main sources being borrowed funds and capital reserve funds. The results from the Committee are summarized as follows:

Bond funds: \$61.3 million
Capital Reserve: \$28.1 million

The details of the Committee's work are included in the following pages and attachments.

Membership

Original committee members were identified in early 2020. The pandemic, however, delayed the start of any substantive work. As a result, on October 8, 2021, the committee was reconstituted, and additional members added.

On January 3, 2022, the Committee was provided with a document titled *Wantagh UFSD Capital Project Committee 2021-2022* detailing the Committee's charge, key dates and deliverables. This document is included for reference as Attachment E.

The final Committee was comprised of the following members*:

Name	Type	Affiliation
John McNamara^	District	Central Admin
Anthony Cedrone^	District	Central Admin
Tom Fucci	District	Facilities
Christine Kim^	District	Central Admin
Michael Mark^ Irene Yim^ Tom Petersen^	Architect	
Don Haines	Community Member	
Tracey Hiscock^	Staff	Facilities
Jen Keane	Staff	Athletics

Nick Pappas	Staff	High School
Rob Lovergine	Staff	High School
Scott Becker	Community Member	
Walter Wasnieski	Community Member	
Michael Eitingon	Community Member	
Kelly Jones	Staff	Music/Performing Arts
Christine Kopp	Staff	Teacher
Paul Guzzone	Staff	High School
Frank Marino^ Michael Marino^	Construction Manager	

*Building principals and district academic supervisors and directors (not already on the committee) may accompany the Committee during our tour of each respective building.

^For purposes of compiling results, these individuals were grouped together and submitted one “Admin” response. See additional details in the Results section below.

Committee Meetings and Key Dates

The Committee met on the following dates:

- February 15, 2022 at Mandalay Elementary
- February 28, 2022 at Forest Lake Elementary
- March 1, 2022 at Wantagh Elementary
- March 8, 2022 at Middle School/High School
- March 23, 2022 at Wantagh High School

A majority of committee members were present at each meeting. The entire timeline and these meetings were built upon a potential **community referendum in the fall of 2022**. The original timeframe called for the Committee to conclude its work and send a final report to the Board of Education in April 2022. This report achieves that milestone.

Funding

The committee considered the following funding options, as listed in Attachment C: Borrowing (bond); Capital Reserve; and Budget. After reviewing the pros, cons and implications of each, Committee members were asked to provide input on the recommended funding source for each project they prioritized. The Committee understood that due to the volume of work, any selected funding methods, once totaled, would need to be revised and reconsidered. However, for purposes of this exercise, funding source decisions were made absent any restrictions.

Throughout the Committee’s deliberations, the potential for a \$30 million bond was discussed. However, it was understood that the exercise of prioritizing each project would inevitably accumulate to greater than a \$30 million bond.

In addition, borrowing \$30 million means approximately only \$24 million of actual work could be accomplished, with the difference assigned to soft costs, contingencies and inflation. In order to accomplish \$30 million of actual work, a borrowing of approximately \$39-40 million would be required.

Type of Projects

The Committee reviewed the infrastructure work listed in Attachment E, Exhibit A. In addition, the Committee received input and evaluated the instructional needs of the district. This was accomplished primarily with the assistance of the Wantagh United Teachers. WUT was solicited for assistance and provided feedback through its building representatives. WUT feedback for the MS/HS are included in the format received as part of the Additional Comments section below. It also includes responses from the Construction Manager. WUT feedback from the elementary schools is incorporated into the Additional Comments as well.

This final report includes both infrastructure projects and enhancements and renovations to existing spaces, however it could not possibly include every possible project. For example, renovations to science labs are not included, but would need to be addressed in the future.

Results

The following should be considered when reviewing the results:

1. The Committee comprised 20 individuals.
2. Each Committee member was provided with a spreadsheet listing all the various projects on which to document their thoughts/decisions on each project (sample at Attachment D).
 - a. They were instructed to prioritize each project as 1, 2 or 3, with a priority of 1 being the most imperative.
 - b. They were also asked to provide a funding source for each. Funding sources are indicated as 1-Bond; 2-Capital Reserve; 3-Budget
3. Two of the projects had more than one option available for selection. They are:
 - a. Asphalt at Mandalay
 - b. Uninvent replacement project (and related electrical upgrades) districtwide.
4. The choices for each are:
 - a. Asphalt options: Temporary repair or complete replacement.
 - b. Uninvent replacement with or without air conditioning.
5. The final results include costs for the complete replacement of the asphalt at Mandalay, and univent replacement **with** air conditioning.
6. The estimates for athletic field renovations are for reference only at this time. No recommendations as to the various options are being made. In addition, current estimates do

not include lighting. Lighting would be an additional cost to the project and are estimated at \$125k per light pole.

7. Since certain administrative staff, i.e. architects, construction manager and facilities personnel have the ability to converse regularly about the project list, it was decided to group all of these individuals together and provide one response so as not to inadvertently skew the responses provided by the remaining Committee members.
 - a. As a result, of the 20 committee members, there was the possibility for 12 unique responses and 10 were received.
8. Not all Committee members provided responses on every single project.
9. Responses were compiled as received.
10. In order to evaluate the responses, the average of all responses – both for priority and funding – was calculated. The results are labeled *Average Priority* and *Average Funding* in Attachment B.
11. The averages were then rounded to the nearest whole number. These results are labeled as *Rounded Priority* and *Rounded Funding* on Attachment B.

Details of the Committee’s results can be found at Attachment A and Attachment B. They can be summarized as follows:

Funded by Borrowing (bonds)	\$61,251,583
Priority 1	\$50,795,374
Priority 2	\$10,456,208
Priority 3	\$0
Funded by Capital Reserve	\$28,144,322
Priority 1	\$26,496
Priority 2	\$26,760,348
Priority 3	\$1,357,478
Funded by the Annual Budget	\$20,424
Priority 1	\$0
Priority 2	\$20,424
Priority 3	\$0

Although there are a few nuances in the details, the results indicate that bonding should be used to accomplish Priority 1 projects and capital reserve funds should be used for Priority 2 projects.

Additional Comments

Each of the Committee members had the ability to provide comments and additional feedback with their submission. Names have been removed, but the comments are included below in no particular order. The Architect has provided responses on certain items as indicated below.

1. I think I am way over budget but believe all of the improvements are necessary at some point.
2. I would like a few things to be considered when doing this work.
 - a. When replacing the windows - placing bullet resistant film on the first floor windows for added security.

RESPONSE: Ballistic rating can be discussed but another option is to use a safety film similar to 3M Safety & Security film. Ballistic rating (BR) would involve not only the glazing but the frames as well and likely be a major cost increase over the windows estimated. I requested pricing already just so we have it on hand for discussion. Alternate to the film could be to use impact glazing like ArmourOne or Schoolguard glass which would also increase pricing.
 - b. A drop off lane cut into the front lawn, or extension of the north side parking lot at Wantagh Elementary. There is more than enough space and can be for very little cost.

RESPONSE: For comparative purposes, we did a similar bus loop in another district which would equate to about \$600k in today's costs.
 - c. Upgrades to the current security systems including cameras and Wi-Fi.
3. With regards to the athletic fields, while this is nice and will be used by the community this should be way down the list of priorities. The schools as a whole need the money first. From what I saw on our tours they need some major work & upgrades. Let face facts more students will succeed from academics than athletics and those are the ones who we hope will give back. I don't see many D-1 athletes coming out of Wantagh and making a major name for themselves in pro sports. \$11.5M could be better allocated to the school and students. Also, how many light poles would be needed? Just 25 poles would be another \$3.125M.
4. Mandalay and Forest Lake Elementary Schools- Option 1 STREAM Room Option 1- It appears that to reach a main corridor from the option 1 STREAM room (both schools) the room occupants will be required to pass through two sets of doors. This could be an issue in an emergency situation. I'm not familiar with Nassau County fire codes and I suggest the architect review the proposed condition.

RESPONSE: The STEAM room in either location would be accessible from the corridor directly and would meet all fire and egress code requirements.
5. HS Learning Commons- It appears that the architect is planning to put heavily cushioned lounge type chairs in the learning commons area. Will the commons area be under constant supervision while being occupied by students? If not, the architect (interior designer) should consider a more durable type of chair covering.

RESPONSE: Any materials selected for schools would be bleach cleanable. Other seating would be molded plastic but all will be durable and suitable for schools.
6. Elementary School Exterior Awning- It is assumed that the blue awning shown is some type of material and not rigid construction. Has the architect taken into consideration that the Wantagh School District is in an area which is occasionally subjected to severe hurricanes?

The architect should reconsider the use of a non-rigid structure to provide shade.

RESPONSE: The tensile canopy shown is in place for 10 years at oceanfront properties and easily removable in the event of an incoming hurricane (turnbuckle to release tension, takes 2-3 people to reinstall in a couple of hours), All options will be considered and presented to the District for review during design development but all must be code compliant for each geographic location.

7. HS Cafeteria- The rendering shows a very large open area which, under usual circumstances is preferred. However, does the district have "active shooter" concerns? If so, perhaps the architect should reconsider the layout and type of furnishings being proposed.

RESPONSE: The District will develop procedures for how to protect students in each situation and options can be incorporated into the design for adequate egress, passage to other safe areas, sheltering walls, etc. All options will be considered and presented to the District for review during design development.

8. Concerned about rehearsal space at the elementary levels. Hope the STEAM rooms could be rethought as General Purpose space for multipurpose use. Rehearsals are set up and broken down every day at the elementary level.

RESPONSE: The District will develop procedures for how to protect students in each situation and options can be incorporated into the design for adequate egress, passage to other safe areas, sheltering walls, etc. All options will be considered and presented to the District for review during design development.

9. The auditorium renovation is a priority.

10. I would like Athletic Fields to be a priority however I do understand there are much more important things that need to be looked at first. I do believe though that the field upgrades could help entice people to vote yes especially since we have such a large program as well as a lot of success! With that being said, it will also need to be a plan in phases based on still being able to utilize space for athletics. I would also love to look at adding a regulation turf baseball field at Wantagh Elementary as we could definitely use the space. Also, I would want the high school to definitely have lights and Forest Lake too but that would be a great perk!!

11. Mandalay:

- a. Play areas for the students are super important. We often get a lot of flooding, and they can't play in certain areas. Having the North field redone would be amazing and more useful than the STREAM room.
- b. The STREAM classroom would take away another classroom from the building. We already have a STEAM room, and the PTA just redid the courtyard.

12. WUT feedback from the MS/HS. Responses are provided from the Construction Manager.

Wantagh Union (Stakeholders) Capital Project Suggestions 2022:

The list is divided into two sections, each section is representative of the High School and Middle School buildings within the district of Wantagh. The Union feels that heating,

bathrooms, ventilation, windows, and ceiling work are all Health and Safety related for the students and staff.

A. Wantagh High School:

Main Category: Health and Safety

1. Health and Safety - For this Category we will include the following.

- **Heating:** Teachers have noticed many rooms with uneven heating, some rooms are too hot, others are too cold. Rooms 201, 401, and 129 have been identified as having Heating issues.
- **New Unit ventilators with individual classroom controls will be installed that will improve heating controls.**
- **Bathrooms** - Many teachers have said that all faculty bathrooms require a remodel except for the Women's bathroom in the first floor faculty room. They have also noted that Bathroom ventilation is grossly inadequate (Student Bathrooms have been remodeled within recent years).
- **No HS teacher's restrooms are part of the estimates.**
- **Ventilation/ AC Units** - The High school has no central Ventilating system in place. Every room relies on Window ventilation or AC Units. The majority of AC Units are old and not properly maintained. This causes poor air quality within the rooms that rely on AC Units for conditioning.
- **New Unit ventilators with individual classroom controls will be installed, one option is to include Air Conditioning.**
- **Windows** - Have been identified as drafty and old. Many windows do not stay open or can not open at all. Rooms 143, 201, 204, Health Office, 401, all bathrooms, and the Main Gym have all been identified as having window/ventilation problems.
- **Replacing all windows is included in our estimates.**
- **Ceiling** - The Gym Ceiling requires maintenance, other rooms have been identified as requiring ceiling repair. 205A, 205, 202, 130, 221, and 227. The Band room in the High School has been damaged by the flooding of the heating system. It requires ceiling repair as well as painting.
- **The High School gym ceiling is not part of the estimates but is included separately in a capital fund projects to be voted on in May 2022.**

2. Library - The Library is in repairs and requires more attention to the ceiling and walls.

The estimates do not include any work in the Library. The District is doing some work in there; I am not sure if it includes the abatement of the ACM plaster ceilings and a new ceiling. Let me know if you want us to include the costs in the estimates. If so, the Architect needs

to give us a design.

Additionally, the High School teachers would like a system to document when water filters are changed throughout the building on the water stations.

This is a District Maintenance item.

B. Wantagh Middle School:

Main Category: Health and Safety

1. Library "Magazine Room" that is used for OT/PT could use a serious revamp!! Kids lay on this old carpet for services.

This is not part of our estimates. Give Direction.



2. The Library back office has a kitchenette space for students/staff to use and it is broken, gross, and mold must be growing since the water faucet leaks

This is not included in our estimates, give direction.



1. The middle school locker rooms and office bathrooms are hurting. They haven't been updated I don't think ever.

There are two single faculty restrooms next to room 402 (MS) that are included in our estimates. We did not include any locker rooms or office restrooms.

2. Back middle school gymnasium, the two radiators are hanging on for dear life.

Seems like a maintenance issue, not included in our estimates.

3. Air conditioning in the middle school gym -or- cover those 16 skylights up with a shade or something similar. The skylights work as the greenhouse effect and heats the gymnasium up. Students who require air conditioners on their IEP's or 504's get them in classrooms when they are sitting, but for some reason don't get them in the gymnasium when they are exerting themselves.

The estimates do not include air-conditioning of the gyms.

4. Area by the high school track near the garage has flooded for years. Geese congregate, the area is disgusting. It's been this way for years. Ask Brett Meyer.

Proper drainage (adding drywells) and geese control is not included in our estimates.

If you want me to look at that area and add drainage (drywells) and new pavement, we should discuss and add the costs to our estimate – give direction.

-
1. Our window display box in the hallway needs new light fixtures as there is something wrong with the lights (it is not the bulbs). They have talked about an electrician to come in to replace them, but none have come in and it has been about two years. We would love to have those lights back in that display case so what we display can be noticed by the students.

Sounds like a maintenance job to change the lighting fixtures to LED.

The WMS Library HIGHLY requests/ suggests a new roof.

We did not include the JHS library roof. We can add it if you want. Roofing is costly, I would suggest that you have a district five or ten year plan to replace or overlay sections each year. – give direction.

I see "roof replacement" is on that central facilities list; however, I would like admin to know how bad the damage has been in the WMS over the past few years. We have had countless books, furniture, student work and material destroyed due to leaks.

There are several sections of roofing that we will be installing a new roof (overlay). I am not sure where they are referring to however, I did speak to the head custodian who told me the areas that had the most leaks and included them in our estimate.

We have had the custodians replace countless ceiling tiles, only for them to continue leaking. Here are a few pictures. The biggest damage was the "counter space" (with green chairs) that

was built and installed by the district carpenter in 2017 or 2018. It has been soaked numerous times and now has mold growing behind it. Mary the custodians and I have actually had to clean the walls ourselves as leaks impact student use of parts of the library.

I am not sure where the “counter space” is located. Before proceeding with any specific roofing we need to verify the bad sections. I was told the bad leaks were over the HS

science rooms and the HS Library.

The floor trim, where the floor meets the walls...throughout the school, often pulling away from wall

Sounds like the vinyl floor base was not glued properly. That is a maintenance item.

The bathrooms over the colonnade definitely need to be re-done.

The gang restrooms next to room 315 in the JHS and nest to room 230 in the HS are included in the estimates to be replaced.

Community Member – Additional Questions

In addition, the community Committee members were asked separate questions about the level of potential borrowing and the types of projects to be included. The questions and answers are provided below.

- 1. We discussed using a \$30 million bond as a starting point because it would be relatively budget neutral. In light of the items you’ve seen, the work that needs to be done, and improvements (“nice to haves”) do you think the community would support a level of borrowing above \$30 million? Yes or No.**

No. \$30 million is a lot of money and I'm afraid that people will perceive anything above this amount as yet an additional tax increase. I think that first focusing on the "needs to be done" items would be more palatable and understandable.

YES, I do feel they would at least the majority would especially if they see the amount of work that needs to be done inside & outside our schools

YES

1a. If yes, what dollar amount do you think the community would accept?

All items related to life safety and operations. If the buildings can't currently sustain a proper environment for learning, making improvements to them doesn't make sense.

Honestly, I feel they will go for the whole \$30M if it's laid out & explained to them.

Answer: 50%-60% increase would be tolerable, in my opinion, if there are not significant increases in other areas of the budget

2. At a \$30 million limit, which projects (or pieces of projects), if any, do you believe should be included in a bond referendum to garner community support?

The Envelope of the school & all related masonry work, HVAC systems, windows, roofs are what is most important with the bond, if we have the capital reserves that would come next. Anything when it comes to athletic fields should be the last priority. I say this since all students are not athletes, but all athletes are students and grades and school come first

In light of the recent COVID struggles, I believe the HVAC & UV upgrades would be well received. The exterior "face lift" from new windows/panels in addition to a few major **visible** "nice to haves" such as the HS Auditorium renovation which can be used by the whole community (in school & outside school) would be good examples for the community to **see** where the money is being spent.

ATTACHMENT A

**WANTAGH UFSD
CAPITAL IMPROVEMENT COMMITTEE RESULTS**

FUNDING / PRIORITY / DESCRIPTION	Forest Lake	MS/HS	Mandalay	Wantagh Elem	Totals
BOND FUNDING	\$ 8,811,753	\$ 32,872,008	\$ 10,114,763	\$ 9,453,059	\$ 61,251,583
PRIORITY = 1	\$ 7,531,113	\$ 25,374,520	\$ 8,436,683	\$ 9,453,059	\$ 50,795,374
Electrical Service	\$ 655,040		\$ 655,040	\$ 897,920	\$ 2,208,000
Exterior Doors and Frames	\$ 209,613	\$ 433,725	\$ 185,766		\$ 829,104
Exterior Masonry		\$ 880,698	\$ 39,673	\$ 244,293	\$ 1,164,664
HVAC Reconstruction		\$ 1,301,690	\$ 557,446		\$ 1,859,136
Interior Electrical Service		\$ 1,501,440			\$ 1,501,440
Roof Replacement		\$ 979,557			\$ 979,557
Rooftop HVAC Equipment	\$ 650,330			\$ 516,672	\$ 1,167,002
Slate Roof Repairs				\$ 644,530	\$ 644,530
Unit Ventilator Replacement	\$ 3,044,906	\$ 11,448,149	\$ 2,776,486	\$ 4,647,619	\$ 21,917,160
Window Replacement	\$ 2,971,225	\$ 8,829,262	\$ 4,222,270	\$ 2,502,025	\$ 18,524,781
PRIORITY = 2	\$ 1,280,640	\$ 7,497,488	\$ 1,678,080		\$ 10,456,208
Asphalt Paving		\$ 1,158,902			\$ 1,158,902
Auditorium Renovation		\$ 2,944,000			\$ 2,944,000
Cafeteria/Kitchen Renovation		\$ 2,355,200			\$ 2,355,200
Ceiling Replacement		\$ 1,039,387			\$ 1,039,387
Courtyard Renovation (Enclose as S.T.R.E.A.M) OPTION 2	\$ 1,280,640		\$ 1,280,640		\$ 2,561,280
Toilet Room Renovations			\$ 397,440		\$ 397,440
CAPITAL RESERVE FUNDING	\$ 8,693,860	\$ 13,659,303	\$ 3,859,357	\$ 1,931,802	\$ 28,144,322
PRIORITY = 1	\$ 26,496				\$ 26,496
Exterior Masonry	\$ 26,496				\$ 26,496
PRIORITY = 2	\$ 8,667,364	\$ 13,659,303	\$ 3,753,079	\$ 680,602	\$ 26,760,348
Asphalt Paving			\$ 696,677	\$ 159,491	\$ 856,168
Asphalt Play Areas	\$ 130,493		\$ 313,683		\$ 444,176
Athletic Fields	\$ 4,809,216	\$ 6,998,016			\$ 11,807,232
Cafeteria/Kitchen Renovation	\$ 1,251,200		\$ 1,251,200		\$ 2,502,400
Courtyard Reconstruction (next to Kitchen/Café)		\$ 154,560			\$ 154,560
Flooring		\$ 746,055			\$ 746,055
H.S Library, Courtyard Renovation		\$ 4,710,400			\$ 4,710,400
Multi Purpose Room / S.T.R.E.A.M. Renovation				\$ 96,310	\$ 96,310
New S.T.R.E.A.M. Classroom OPTION 1			\$ 1,148,160		\$ 1,148,160
Playgrounds	\$ 279,386		\$ 210,879		\$ 490,264
Refurbish Gym				\$ 424,801	\$ 424,801
Remove Gym Moveable Wall, Ceiling, Lighting	\$ 577,869				\$ 577,869
Restroom Reconstruction		\$ 1,050,272			\$ 1,050,272
S.T.R.E.A.M. Classroom OPTION 1	\$ 1,148,160				\$ 1,148,160
Site Work - Rear Fence Line Erosion			\$ 132,480		\$ 132,480
Toilet Room Renovations	\$ 471,040				\$ 471,040
PRIORITY = 3			\$ 106,278	\$ 1,251,200	\$ 1,357,478
Cafeteria/Kitchen Renovation				\$ 1,251,200	\$ 1,251,200
Concrete Curb and Sidewalk Replacement			\$ 106,278		\$ 106,278
BUDGET FUNDING		\$ 20,424			\$ 20,424
PRIORITY = 2		\$ 20,424			\$ 20,424
Concrete Curb and Sidewalk Replacement		\$ 20,424			\$ 20,424
(blank)					
(blank)					
Flooring					
Playgrounds					
Sidewalk Repair					
Grand Total	\$ 17,505,612	\$ 46,551,735	\$ 13,974,120	\$ 11,384,861	\$ 89,416,329

COMMITTEE RESULTS

School Building	Description	28%			28%			AVERAGE PRIORITY 1-Highest	AVERAGE FUNDING 1-Bond 2-Cap Res 3-Budget	ROUNDED PRIORITY	ROUNDED FUNDING	FINAL COST
		CONST COSTS Option 1	Soft Costs & Contingencies Inflation	TOTAL Option 1	CONST COSTS Option 2	Soft Costs & Contingencies Inflation	TOTAL Option 2					
Mandalay	Asphalt Paving	\$ 544,279	\$ 152,398	\$ 696,677	\$ 102,353	\$ 28,659	\$ 131,012	Opt 1 = 2.4 Opt 2 = 2.3	1.86	2.00	2.00	\$ 696,677
Mandalay	Asphalt Play Areas	\$ 245,065	\$ 68,618	\$ 313,683	\$ -	\$ -	\$ -		1.88	1.57	2.00	\$ 313,683
Mandalay	Concrete Curb and Sidewalk Replacement	\$ 83,030	\$ 23,248	\$ 106,278	\$ -	\$ -	\$ -		2.50	2.29	3.00	\$ 106,278
Mandalay	Exterior Masonry	\$ 30,995	\$ 8,679	\$ 39,673	\$ -	\$ -	\$ -		1.20	1.38	1.00	\$ 39,673
Mandalay	Exterior Doors and Frames	\$ 145,130	\$ 40,636	\$ 185,766	\$ -	\$ -	\$ -		1.20	1.38	1.00	\$ 185,766
Mandalay	Playgrounds	\$ 164,749	\$ 46,130	\$ 210,879	\$ -	\$ -	\$ -		2.00	2.00	2.00	\$ 210,879
Mandalay	Window Replacement	\$ 3,298,649	\$ 923,622	\$ 4,222,270	\$ -	\$ -	\$ -		1.10	1.00	1.00	\$ 4,222,270
Mandalay	Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		#DIV/0!	#DIV/0!		
Mandalay	HVAC Reconstruction	\$ 435,505	\$ 121,941	\$ 557,446	\$ -	\$ -	\$ -		1.10	1.00	1.00	\$ 557,446
Mandalay	Unit Ventilator Replacement	\$ 1,696,768	\$ 475,095	\$ 2,171,862	\$ 2,169,130	\$ 607,356	\$ 2,776,486	Opt 1 = 1.0 Opt 2 = 1.2	1.21	1.00	1.00	\$ 2,776,486
Mandalay	Electrical Service	\$ -	\$ -	\$ -	\$ 511,750	\$ 143,290	\$ 655,040		1.22	1.13	1.00	\$ 655,040
Mandalay	Site Work - Rear Fence Line Erosion	\$ 103,500	\$ 28,980	\$ 132,480	\$ -	\$ -	\$ -		2.38	2.14	2.00	\$ 132,480
Mandalay	New S.T.R.E.A.M. Classroom OPTION 1	\$ 897,000	\$ 251,160	\$ 1,148,160	\$ -	\$ -	\$ -		2.00	1.50	2.00	\$ 1,148,160
Mandalay	Courtyard Renovation (Enclose as S.T.R.E.A.M) OPTION 2	\$ 1,000,500	\$ 280,140	\$ 1,280,640	\$ -	\$ -	\$ -		2.11	1.33	2.00	\$ 1,280,640
Mandalay	Toilet Room Renovations	\$ 310,500	\$ 86,940	\$ 397,440	\$ -	\$ -	\$ -		1.57	1.40	2.00	\$ 397,440
Mandalay	Cafeteria/Kitchen Renovation	\$ 977,500	\$ 273,700	\$ 1,251,200	\$ -	\$ -	\$ -		2.29	1.50	2.00	\$ 1,251,200
Mandalay	TOTAL MANDALAY ESTIMATED CONSTRUCTION COSTS	\$ 9,933,169	\$ 2,781,287	\$ 12,714,456	\$ 2,783,233	\$ 779,305	\$ 3,562,538					\$ 13,974,120
Forest Lake	Asphalt Play Areas	\$ 101,948	\$ 28,545	\$ 130,493	\$ -	\$ -	\$ -		2.38	2.29	2.00	\$ 130,493
Forest Lake	Exterior Doors and Frames	\$ 163,760	\$ 45,853	\$ 209,613	\$ -	\$ -	\$ -		1.22	1.13	1.00	\$ 209,613
Forest Lake	Exterior Masonry	\$ 20,700	\$ 5,796	\$ 26,496	\$ -	\$ -	\$ -		1.33	1.50	1.00	\$ 26,496
Forest Lake	Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		#DIV/0!	#DIV/0!		
Forest Lake	Playgrounds	\$ 218,270	\$ 61,116	\$ 279,386	\$ -	\$ -	\$ -		2.00	1.71	2.00	\$ 279,386
Forest Lake	Sidewalk Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		#DIV/0!	#DIV/0!		
Forest Lake	Rooftop HVAC Equipment	\$ 508,070	\$ 142,260	\$ 650,330	\$ -	\$ -	\$ -		1.13	1.00	1.00	\$ 650,330
Forest Lake	Unit Ventilator Replacement	\$ 1,752,025	\$ 490,567	\$ 2,242,592	\$ 2,378,833	\$ 666,073	\$ 3,044,906	Opt 1 = 1.25 Opt 2 = 1.0	1.07	1.00	1.00	\$ 3,044,906
Forest Lake	Electrical Service	\$ -	\$ -	\$ -	\$ 511,750	\$ 143,290	\$ 655,040		1.22	1.13	1.00	\$ 655,040
Forest Lake	Window Replacement	\$ 2,321,269	\$ 649,955	\$ 2,971,225	\$ -	\$ -	\$ -		1.11	1.13	1.00	\$ 2,971,225
Forest Lake	S.T.R.E.A.M. Classroom OPTION 1	\$ 897,000	\$ 251,160	\$ 1,148,160	\$ -	\$ -	\$ -		2.00	2.00	2.00	\$ 1,148,160
Forest Lake	Courtyard Renovation (Enclose as S.T.R.E.A.M) OPTION 2	\$ 1,000,500	\$ 280,140	\$ 1,280,640	\$ -	\$ -	\$ -		2.00	1.33	2.00	\$ 1,280,640
Forest Lake	Toilet Room Renovations	\$ 368,000	\$ 103,040	\$ 471,040	\$ -	\$ -	\$ -		1.86	1.67	2.00	\$ 471,040
Forest Lake	Cafeteria/Kitchen Renovation	\$ 977,500	\$ 273,700	\$ 1,251,200	\$ -	\$ -	\$ -		2.43	1.83	2.00	\$ 1,251,200
Forest Lake	Remove Gym Moveable Wall, Ceiling, Lighting	\$ 451,460	\$ 126,409	\$ 577,869	\$ -	\$ -	\$ -		2.25	2.14	2.00	\$ 577,869
Forest Lake	Athletic Fields	\$ 3,757,200	\$ 1,052,016	\$ 4,809,216	\$ -	\$ -	\$ -		2.00	2.00	2.00	\$ 4,809,216
Forest Lake	TOTAL FOREST LAKE ESTIMATED CONSTRUCTION COSTS	\$ 12,537,702	\$ 3,510,557	\$ 16,048,259	\$ 2,890,583	\$ 809,363	\$ 3,699,946					\$ 17,505,612

ATTACHMENT B

COMMITTEE RESULTS

School Building	Description	28%			28%			AVERAGE PRIORITY 1-Highest	AVERAGE FUNDING 1-Bond 2-Cap Res 3-Budget	ROUNDED PRIORITY	ROUNDED FUNDING	FINAL COST
		CONST COSTS	Soft Costs & Contingencies	TOTAL	CONST COSTS	Soft Costs & Contingencies	TOTAL					
		Option 1	Inflation	Option 1	Option 2	Inflation	Option 2					
Wantagh Elem	Asphalt Paving	\$ 124,603	\$ 34,889	\$ 159,491	\$ -	\$ -	\$ -	2.22	2.25	2.00	2.00	\$ 159,491
Wantagh Elem	Exterior Masonry	\$ 190,854	\$ 53,439	\$ 244,293	\$ -	\$ -	\$ -	1.11	1.13	1.00	1.00	\$ 244,293
Wantagh Elem	Playgrounds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!			
Wantagh Elem	Slate Roof Repairs	\$ 503,539	\$ 140,991	\$ 644,530	\$ -	\$ -	\$ -	1.33	1.25	1.00	1.00	\$ 644,530
Wantagh Elem	Rooftop HVAC Equipment	\$ 403,650	\$ 113,022	\$ 516,672	\$ -	\$ -	\$ -	1.22	1.13	1.00	1.00	\$ 516,672
Wantagh Elem	Unit Ventilator Replacement	\$ 2,651,325	\$ 742,371	\$ 3,393,696	\$ 3,630,953	\$ 1,016,667	\$ 4,647,619	Opt 1 = 1.0 Opt 2 = 1.0	1.07	1.00	1.00	\$ 4,647,619
Wantagh Elem	Electrical Service	\$ -	\$ -	\$ -	\$ 701,500	\$ 196,420	\$ 897,920	1.11	1.25	1.00	1.00	\$ 897,920
Wantagh Elem	Window Replacement	\$ 1,954,707	\$ 547,318	\$ 2,502,025	\$ -	\$ -	\$ -	1.22	1.00	1.00	1.00	\$ 2,502,025
Wantagh Elem	Refurbish Gym	\$ 331,876	\$ 92,925	\$ 424,801	\$ -	\$ -	\$ -	1.88	1.86	2.00	2.00	\$ 424,801
Wantagh Elem	Multi Purpose Room / S.T.R.E.A.M. Renovation	\$ 75,242	\$ 21,068	\$ 96,310	\$ -	\$ -	\$ -	2.22	2.14	2.00	2.00	\$ 96,310
Wantagh Elem	Cafeteria/Kitchen Renovation	\$ 977,500	\$ 273,700	\$ 1,251,200	\$ -	\$ -	\$ -	2.57	1.50	3.00	2.00	\$ 1,251,200
Wantagh Elem	TOTAL WANTAGH ELEMENTARY ESTIMATED CONSTRUCTION COSTS	\$ 7,213,295	\$ 2,019,723	\$ 9,233,018	\$ 4,332,453	\$ 1,213,087	\$ 5,545,539					\$ 11,384,861
JHS/HS	Asphalt Paving	\$ 905,392	\$ 253,510	\$ 1,158,902	\$ -	\$ -	\$ -	2.00	1.43	2.00	1.00	\$ 1,158,902
JHS/HS	Concrete Curb and Sidewalk Replacement	\$ 15,956	\$ 4,468	\$ 20,424	\$ -	\$ -	\$ -	2.00	2.57	2.00	3.00	\$ 20,424
JHS/HS	Restroom Reconstruction	\$ 820,525	\$ 229,747	\$ 1,050,272	\$ -	\$ -	\$ -	1.63	1.50	2.00	2.00	\$ 1,050,272
JHS/HS	Ceiling Replacement	\$ 812,021	\$ 227,366	\$ 1,039,387	\$ -	\$ -	\$ -	1.75	1.29	2.00	1.00	\$ 1,039,387
JHS/HS	Courtyard Reconstruction (next to Kitchen/Café)	\$ 120,750	\$ 33,810	\$ 154,560	\$ -	\$ -	\$ -	1.78	2.14	2.00	2.00	\$ 154,560
JHS/HS	Exterior Doors and frames	\$ 338,848	\$ 94,877	\$ 433,725	\$ -	\$ -	\$ -	1.22	1.13	1.00	1.00	\$ 433,725
JHS/HS	Exterior Masonry	\$ 688,045	\$ 192,653	\$ 880,698	\$ -	\$ -	\$ -	1.22	1.13	1.00	1.00	\$ 880,698
JHS/HS	Flooring	\$ 582,855	\$ 163,200	\$ 746,055	\$ -	\$ -	\$ -	1.71	1.83	2.00	2.00	\$ 746,055
JHS/HS	HVAC Reconstruction	\$ 1,016,945	\$ 284,745	\$ 1,301,690	\$ -	\$ -	\$ -	1.00	1.00	1.00	1.00	\$ 1,301,690
JHS/HS	Interior Electrical Service	\$ -	\$ -	\$ -	\$ 1,173,000	\$ 328,440	\$ 1,501,440	1.11	1.00	1.00	1.00	\$ 1,501,440
JHS/HS	Roof Replacement	\$ 765,279	\$ 214,278	\$ 979,557	\$ -	\$ -	\$ -	1.10	1.13	1.00	1.00	\$ 979,557
JHS/HS	Unit Ventilator Replacement	\$ 6,999,015	\$ 1,959,724	\$ 8,958,739	\$ 8,943,866	\$ 2,504,283	\$ 11,448,149	Opt 1 = 1.25 Opt 2 = 1.20	1.06	1.00	1.00	\$ 11,448,149
JHS/HS	Window Replacement	\$ 6,897,861	\$ 1,931,401	\$ 8,829,262	\$ -	\$ -	\$ -	1.00	1.00	1.00	1.00	\$ 8,829,262
JHS/HS	H.S Library, Courtyard Renovation	\$ 3,680,000	\$ 1,030,400	\$ 4,710,400	\$ -	\$ -	\$ -	1.78	1.71	2.00	2.00	\$ 4,710,400
JHS/HS	Auditorium Renovation	\$ 2,300,000	\$ 644,000	\$ 2,944,000	\$ -	\$ -	\$ -	1.60	1.19	2.00	1.00	\$ 2,944,000
JHS/HS	Cafeteria/Kitchen Renovation	\$ 1,840,000	\$ 515,200	\$ 2,355,200	\$ -	\$ -	\$ -	1.67	1.43	2.00	1.00	\$ 2,355,200
JHS/HS	Athletic Fields	\$ 5,467,200	\$ 1,530,816	\$ 6,998,016	\$ -	\$ -	\$ -	2.00	2.00	2.00	2.00	\$ 6,998,016
JHS/HS	TOTAL HS/JHS ESTIMATED CONSTRUCTION COSTS	\$ 33,250,692	\$ 9,310,194	\$ 42,560,886	\$ 10,116,866	\$ 2,832,723	\$ 12,949,589					\$ 46,551,735
	GRAND TOTALS	\$ 62,934,858	\$ 17,621,760	\$ 80,556,618	\$ 20,123,134	\$ 5,634,478	\$ 25,757,612					\$ 89,416,329

ATTACHMENT B

CAPITAL PROJECT FUNDING OPTIONS

	ANNUAL BUDGET	CAPITAL RESERVE	BONDS
Project Purpose	Smaller, immediate need capital projects	Larger, long term capital projects	Larger, long term capital projects
Funding Source	Operating Budget	Reserve (e.g. savings account)	Financed (e.g. mortgage)
Voter Approval	Yes	Yes	Yes
Requirements	<ul style="list-style-type: none"> • A budgeted expense: “Transfer to Capital” is how the funding is moved. • Approved as part of the annual budget. 	<ul style="list-style-type: none"> • Reserve must be established by voters with a funding time limit and maximum amount. • Expenditures must be approved by voters. • Can include a proposition each May, separate vote is not required. 	<ul style="list-style-type: none"> • Voters must approve bond funding for a specific set of projects. • Typically, a separate vote is required.
Pros	<ul style="list-style-type: none"> • Separate vote/proposition not required 	<ul style="list-style-type: none"> • No budgetary or tax cap implications • Funds accumulate from budgetary efficiencies • Maintains facilities needs on an ongoing basis 	<ul style="list-style-type: none"> • Limited only by how much debt voters will support
Cons	<ul style="list-style-type: none"> • Tax cap implications • Causes budget fluctuations 	<ul style="list-style-type: none"> • Variable; depends on availability of remaining funds from other sources • Takes time to accumulate 	<ul style="list-style-type: none"> • Tax cap implications • Interest Costs • Timing

Wantagh Union Free School District
Capital Projects Estimated Budgets

NAME	Description ITEMS IN RED TEXT ARE RELATED AND SHOULD BE PRIORITIZED TOGETHER	CONST COSTS		PLEASE INDICATE PRIORITY BY ENTERING THE PROJECT DOLLAR VALUE IN THE APPROPRIATE COLUMN			PLEASE INDICATE SOURCE:			PLEASE ADD ANY THOUGHTS/COMMENTS IF THERE IS AN OPTION, PLEASE NOTE OPTION
		Option 1	Option 2	Priority 1 Envelope/IAQ	Priority 2	Priority 3	1. BOND	2. CAPITAL RESERVE	3. BUDGET	
School Building	Asphalt Paving	\$ 544,279	\$ 102,353							
Mandalay	Asphalt Play Areas	\$ 245,065	-							
Mandalay	Concrete Curb and Sidewalk Replacement	\$ 83,030	-							
Mandalay	Exterior Masonry	\$ 30,995	-							
Mandalay	Exterior Doors and Frames	\$ 145,130	-							
Mandalay	Playgrounds	\$ 164,749	-							
Mandalay	Window Replacement	\$ 3,298,649	-							
Mandalay	Flooring	\$ -	-							
Mandalay	HVAC Reconstruction	\$ 435,505	-							
Mandalay	Unit Ventilator Replacement	\$ 1,696,768	\$ 2,169,130							
Mandalay	Electrical Service	\$ -	\$ 511,750							
Mandalay	Site Work - Rear Fence Line Erosion	\$ 103,500	-							
Mandalay	New S.T.R.E.A.M. Classroom OPTION 1	\$ 897,000	-							
Mandalay	Courtyard Renovation (Enclose as S.T.R.E.A.M) OPTION 2	\$ 1,000,500	-							
Mandalay	Toilet Room Renovations	\$ 310,500	-							
Mandalay	Cafeteria/Kitchen	\$ 977,500	-							
Mandalay	TOTAL MANDALAY ESTIMATED CONSTRUCTION COSTS	\$ 9,983,169	\$ 2,783,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Opt. 2 is for added classroom cooling

Wantagh Union Free School District
Capital Projects Estimated Budgets

ATTACHMENT D

School Building	Description ITEMS IN RED TEXT ARE RELATED AND SHOULD BE PRIORITIZED TOGETHER	CONST COSTS Option 1	CONST COSTS Option 2	Priority 1 Envelope/IAQ	Priority 2	Priority 3	FUNDING SOURCE	NOTES
Forest Lake	Asphalt Play Area	\$ 101,948	\$ -					
Forest Lake	Exterior Doors and Frames	\$ 163,760	\$ -					
Forest Lake	Exterior Masonry	\$ 20,700	\$ -					
Forest Lake	Flooring	\$ -	\$ -					
Forest Lake	Playgrounds	\$ 218,270	\$ -					
Forest Lake	Sidewalk Repair	\$ -	\$ -					
Forest Lake	Rooftop HVAC Equipment	\$ 508,070	\$ -					
Forest Lake	UV Replacement	\$ 1,752,025	\$ 2,378,833					
Forest Lake	Electrical Service	\$ -	\$ 511,750					
Forest Lake	Window Replacement	\$ 2,321,269	\$ -					
Forest Lake	S.T.R.E.A.M. Classroom OPTION 1	\$ 897,000	\$ -					
Forest Lake	Courtyard Renovation (Enclose as S.T.R.E.A.M) OPTION 2	\$ 1,000,500	\$ -					
Forest Lake	Toilet Room Renovations	\$ 368,000	\$ -					
Forest Lake	Cafeteria/Kitchen	\$ 977,500	\$ -					
Forest Lake	Remove Gym Moveable Wall, Ceiling, Lighting	\$ 451,460	\$ -					
Forest Lake	Athletic Fields	\$ -	\$ -					
Forest Lake	TOTAL FOREST LAKE ESTIMATED CONSTRUCTION COSTS	\$ 8,780,502	\$ 2,890,583	\$ -	\$ -	\$ -		Opt. 2 is for added classroom cooling


Wantagh Union Free School District
Capital Projects Estimated Budgets

School Building	Description ITEMS IN RED TEXT ARE RELATED AND SHOULD BE PRIORITIZED TOGETHER	CONST COSTS Option 1	CONST COSTS Option 2	Priority 1 Envelope/IAQ	Priority 2	Priority 3	FUNDING SOURCE	NOTES
Wantagh Elem	Asphalt Paving	\$ 124,603	\$ -					
Wantagh Elem	Exterior Masonry	\$ 190,854	\$ -					
Wantagh Elem	Playgrounds	\$ -	\$ -					
Wantagh Elem	Slate Roof Repairs	\$ 503,539	\$ -					
Wantagh Elem	Roofing HVAC Equipment	\$ 403,650	\$ -					
Wantagh Elem	UV Replacement	\$ 2,651,325	\$ 3,630,953					
Wantagh Elem	Electrical Service	\$ -	\$ 701,500					
Wantagh Elem	Window Replacement	\$ 1,954,707	\$ -					
Wantagh Elem	Refurbish Gym	\$ 331,876	\$ -					
Wantagh Elem	Multi Purpose Room / S.T.R.E.A.M. Renovation	\$ 75,242	\$ -					
Wantagh Elem	Cafeteria / Kitchen	\$ 977,500	\$ -					
Wantagh Elem	TOTAL WANTAGH ELEMENTARY ESTIMATED CONSTRUCTION COST	\$ 7,213,295	\$ 4,332,453	\$ -	\$ -	\$ -		Opt. 2 is for added classroom cooling

Wantagh Union Free School District
Capital Projects Estimated Budgets

ATTACHMENT D

School Building	Description ITEMS IN RED TEXT ARE RELATED AND SHOULD BE PRIORITIZED TOGETHER	CONST COSTS Option 1	CONST COSTS Option 2	Priority 1 Envelope/IAQ	Priority 2	Priority 3	FUNDING SOURCE	NOTES
JHS/HS	Asphalt Paving	\$ 905,392	\$ -					
JHS/HS	Concrete Curb and Sidewalk Replacement	\$ 15,956	\$ -					
JHS/HS	Restroom Reconstruction	\$ 820,525	\$ -					
JHS/HS	Ceiling Replacement	\$ 812,021	\$ -					
JHS/HS	Courtyard Reconstruction (next to Kitchen/Cafe)	\$ 120,750	\$ -					
JHS/HS	Exterior Doors and frames	\$ 338,848	\$ -					
JHS/HS	Exterior Masonry	\$ 688,045	\$ -					
JHS/HS	Flooring	\$ 582,855	\$ -					
JHS/HS	HVAC Reconstruction	\$ 1,016,945	\$ -					
JHS/HS	Interior Electrical Service	\$ -	\$ 1,173,000					
JHS/HS	Roof Replacement	\$ 765,279	\$ -					
JHS/HS	Unit Ventilator Replacement	\$ 6,999,015	\$ 8,943,866					
JHS/HS	Window Replacement	\$ 6,897,861	\$ -					
JHS/HS	H.S. Library, Courtyard Renovation	\$ 3,680,000	\$ -					
JHS/HS	Auditorium Renovation	\$ 2,300,000	\$ -					
JHS/HS	Cafeteria/Kitchen Renovation	\$ 1,840,000	\$ -					
JHS/HS	Athletic Fields	\$ -	\$ -					
JHS/HS	TOTAL HS/JHS ESTIMATED CONSTRUCTION COSTS	\$ 27,783,492	\$ 10,116,866	\$ -	\$ -	\$ -		Opt. 2 is for added classroom cooling

The logo for Wantaogh Union Free School District is a circular emblem. It features a large, stylized yellow letter 'W' in the center. The words 'Wantaogh Union Free School District' are written in a yellow, serif font around the perimeter of the circle. Below the circle, a yellow banner contains the motto 'Tradition. Vision. Excellence.' in a smaller, yellow, serif font.

**WANTAGH UFSD
CAPITAL PROJECT
COMMITTEE
2021-2022**

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Introduction

The Wantagh School District is preparing to embark on making decisions about repairs and improvements to district facilities and buildings. The District has convened a committee to review the district's facilities and prioritize and recommend projects to District Administration for the Board of Education to consider.

The Committee will work in conjunction with the district's architect and construction manager to complete their work.

Charge to the Committee

The Capital Project Committee is charged with the following:

1. Review and evaluate the current condition of District facilities.
2. Develop an itemized list of proposed projects.
3. Prioritize the itemized list, beginning with items related to health and safety.
4. Obtain estimates of costs and timelines for the proposed projects from the District's architects.
5. Provide a final report with recommendations.

It is understood that the District Committee is advisory in nature. Ultimately, the Board of Education has final responsibility for determining funding levels and prioritization of projects.

Membership

The Committee is comprised of the following members*:

Name	Type	Affiliation
John McNamara	District	Central Admin
Anthony Cedrone	District	Central Admin
Tom Fucci	District	Facilities
Christine Kim	District	Central Admin
Michael Mark Irene Yim Tom Petersen	Architect	
Brett Meyer	District	Facilities
Don Haines	Community Member	
Tracey Hiscock	Staff	Facilities
Jen Keane	Staff	Athletics
Nick Pappas	Staff	High School

Rob Lovergine	Staff	High School
Scott Becker	Community Member	
Walter Wasnieski	Community Member	
Michael Eitingon	Community Member	
Kelly Jones	Staff	Music/Performing Arts
Christine Kopp	Staff	Teacher
Paul Guzzone	Staff	High School
Frank Marino Michael Marino	Construction Manager	

*Building principals and district academic supervisors and directors (not already on the committee) may accompany the Committee during our tour of each respective building.

Key Dates

This timeline is built upon anticipating a **community referendum in September 2022**. As a result, a general timeframe is as follows:

November 2021– February 2022	Architect, Construction manager & District begin preliminary work
February-March 2022	Solicit input from stakeholders; Committee meetings (see actual dates below).
Early April 2022	Committee sends recommendations to Board of Education.
April 2022	SEQRA process must begin. Must be completed before Board of Education can adopt bond resolution.
May 2022	Board of Education finalizes projects for inclusion in referendum. Bond counsel provides necessary resolutions.
May-June 2022	Community meetings describing the projects and financing.
Early July 2022	Board of Education adopts resolutions establishing referendum date and scope of projects.
End of July 2022	Legal deadline to advertise referendum begins.
September 2022	Bond referendum.

Committee Meetings

The Committee will meet multiple times during February and March 2022 to complete its work. The majority of the meetings will be physical tours of each district building. Remaining meetings will be used for discussion and review of all the proposed projects. For planning purposes, Committee meeting dates are schedules as follows:

Meeting 1	February 15, 2022	4pm	Mandalay Elementary	Intro & Tour
Meeting 2	February 28, 2022	4pm	Forest Lake Elementary	Tour
Meeting 3	March 1, 2022	4pm	Wantagh Elementary	Tour
Meeting 4	March 8, 2022	4pm	Middle School/High School Complex	Tour
Meeting 5	March 23, 2022	4pm	District Office	Review list; prioritize projects

Methodology

The Committee shall review district facilities and consider educational and extracurricular needs and enhancements, health and safety issues, utilization, aesthetics, community use, and maintenance.

The Committee shall review Building Condition surveys and other documents prepared by the district's architect and/or construction manager.

The Committee shall solicit input from various district stakeholders. Various district and community groups (e.g. teachers, staff, PTA, athletic groups) will be asked to provide their own recommendations to the Committee for consideration.

The Committee will prioritize all projects. All cost estimates should be inclusive of finishing each respective space. Costs estimates will also include industry standards for allowances and contingencies.

The final design of the projects and spaces involved should be a collaboration between the District, architect, construction manager and Board of Education to provide maximum utility and value to the ultimate end users.

Funding

The district is nearing completion of retiring prior bonds that had been used for previous capital work (see attached debt service schedule). In order to have minimal budgetary and tax cap impacts, the district is considering issuing new bonds to finance the recommended projects. The amount of new debt service would be similar to the expiring debt service in order to accomplish this.

The attached financing schedule predicts the district could borrow approximately \$30 million at 1.5% interest resulting in debt service of approximately \$2.1 million per year for twenty years. This translates into approximately \$24 million of actual construction plus 10% for professional fees and 10% contingencies, totaling \$30 million.

In recognition of the fact that funding for all of the projects required and contemplated will be outside of \$30 million, the District will accrue funds in its capital reserve. These funds are typically derived annually from budget surpluses and will provide for future capital needs. Funding and use of capital reserve accounts will allow the District to borrow to complete immediately necessary projects while planning for future projects that will be self-funded through the reserve.

Type of Projects

Every five years, the district is required to have its architect complete and submit to the New York State Education Department a Building Condition Survey. The purpose of this survey is to have an in-depth review of all district facilities and infrastructure. The areas on Exhibit A have been identified as areas of need around the district and will serve as the initial basis for the Committee's work.

However, in addition to the infrastructure work described on Exhibit A, the Committee can and should evaluate the instructional needs of the district and may also include any related projects in its recommendation.

Ultimately, the final project list will be a guide for the Board of Education years into the future for both required and desired capital improvements.

EXHIBIT A

Location	Forest Lake Elementary	Mandalay Elementary	Wantagh Elementary School	Wantagh Middle/High School Complex
	3100 Beltagh Avenue	2667 Bayview Avenue	1765 Beech Street	3299 Beltagh Avenue
Project	Wantagh, NY 11793	Wantagh, NY 11793	Wantagh, NY 11793	Wantagh NY 11793
Asphalt Pavement		X	X	X
Asphalt Play Area	X	X		
Bathroom Reconstruction				X
Ceiling Replacement				X
Concrete Curb and Sidewalk Replacement				X
Courtyard Reconstruction				X
Exterior Doors and Frames	X	X		X
Exterior Masonry	X	X	X	X
Flooring	X	X		X
Gymnasium Wall Pad Replacement		X		
HVAC Equipment				X
HVAC Reconstruction	X	X	X	X
Incoming Electrical Service	X	X	X	
Interior Doors and Hardware	X	X		X
Interior Electrical Service				X
Interior Masonry			X	
Interior Stair Treads				X
Playgrounds	X	X	X	
Roof Replacement				X
Rooftop HVAC Equipment	X	X	X	
Sidewalk Replacement	X	X		
Slate Roof Repairs			X	
UV Replacement	X	X	X	X
Window Replacement	X	X	X	X

WANTAGH UNION FREE SCHOOL DISTRICT												
DEBT SERVICE												
1/3/2022												
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	TOTALS
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	
REFUNDING BONDS-2013	\$1,090,000	\$1,140,000	\$1,195,000	REPAYMENT COMPLETE								\$8,305,000
REFUNDING BONDS-2015	\$1,075,000	\$1,095,000	\$1,120,000	\$1,140,000	REPAYMENT COMPLETE							\$6,835,000
ENERGY PERFORMANCE CONTRACT (2017)	\$596,866	\$610,823	\$625,106	\$639,724	\$654,683	\$669,993	\$685,660	\$701,693	\$718,102	\$734,894	\$752,079	\$9,266,795
TOTAL PRINCIPAL	\$1,671,866	\$1,705,823	\$1,745,106	\$1,779,724	\$654,683	\$669,993	\$685,660	\$701,693	\$718,102	\$734,894	\$752,079	\$15,976,795
REFUNDING BONDS-2013	\$138,550	\$88,250	\$29,875	REPAYMENT COMPLETE								\$1,928,928
REFUNDING BONDS-2015	\$77,850	\$56,150	\$34,000	\$11,400	REPAYMENT COMPLETE							\$803,900
ENERGY PERFORMANCE CONTRACT (2017)	\$168,352	\$154,395	\$140,112	\$125,494	\$110,535	\$95,225	\$79,558	\$63,525	\$47,116	\$30,324	\$13,139	\$1,828,865
TOTAL INTEREST	\$246,202	\$210,545	\$174,112	\$136,894	\$110,535	\$95,225	\$79,558	\$63,525	\$47,116	\$30,324	\$13,139	\$2,515,790
TOTAL REFUNDING BONDS-2013	\$1,228,550	\$1,228,250	\$1,224,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,801,775
TOTAL REFUNDING BONDS-2015	\$1,152,850	\$1,151,150	\$1,154,000	\$1,151,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,638,900
TOTAL EPC	\$765,218	\$765,218	\$765,218	\$765,218	\$765,218	\$765,218	\$765,218	\$765,218	\$765,218	\$765,218	\$765,218	\$11,095,660
TOTAL DEBT SERVICE	\$3,146,618	\$3,144,618	\$3,144,093	\$1,916,618	\$765,218	\$765,218	\$765,218	\$765,218	\$765,218	\$765,218	\$765,218	\$28,536,335

EXHIBIT B

EXHIBIT C

Wantagh UFSD

Nassau County, New York

\$30,000,000 School District Serial Bonds - 2021

1.5% - 10.7.2021

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/07/2021	-	-	-	-	-
10/01/2022	1,595,000.00	1.500%	442,500.00	2,037,500.00	-
04/01/2023	-	-	213,037.50	213,037.50	-
06/30/2023	-	-	-	-	2,250,537.50
10/01/2023	1,835,000.00	1.500%	213,037.50	2,048,037.50	-
04/01/2024	-	-	199,275.00	199,275.00	-
06/30/2024	-	-	-	-	2,247,312.50
10/01/2024	1,865,000.00	1.500%	199,275.00	2,064,275.00	-
04/01/2025	-	-	185,287.50	185,287.50	-
06/30/2025	-	-	-	-	2,249,562.50
10/01/2025	1,895,000.00	1.500%	185,287.50	2,080,287.50	-
04/01/2026	-	-	171,075.00	171,075.00	-
06/30/2026	-	-	-	-	2,251,362.50
10/01/2026	1,920,000.00	1.500%	171,075.00	2,091,075.00	-
04/01/2027	-	-	156,675.00	156,675.00	-
06/30/2027	-	-	-	-	2,247,750.00
10/01/2027	1,950,000.00	1.500%	156,675.00	2,106,675.00	-
04/01/2028	-	-	142,050.00	142,050.00	-
06/30/2028	-	-	-	-	2,248,725.00
10/01/2028	1,980,000.00	1.500%	142,050.00	2,122,050.00	-
04/01/2029	-	-	127,200.00	127,200.00	-
06/30/2029	-	-	-	-	2,249,250.00
10/01/2029	2,010,000.00	1.500%	127,200.00	2,137,200.00	-
04/01/2030	-	-	112,125.00	112,125.00	-
06/30/2030	-	-	-	-	2,249,325.00
10/01/2030	2,040,000.00	1.500%	112,125.00	2,152,125.00	-
04/01/2031	-	-	96,825.00	96,825.00	-
06/30/2031	-	-	-	-	2,248,950.00
10/01/2031	2,070,000.00	1.500%	96,825.00	2,166,825.00	-
04/01/2032	-	-	81,300.00	81,300.00	-
06/30/2032	-	-	-	-	2,248,125.00
10/01/2032	2,105,000.00	1.500%	81,300.00	2,186,300.00	-
04/01/2033	-	-	65,512.50	65,512.50	-
06/30/2033	-	-	-	-	2,251,812.50
10/01/2033	2,135,000.00	1.500%	65,512.50	2,200,512.50	-
04/01/2034	-	-	49,500.00	49,500.00	-
06/30/2034	-	-	-	-	2,250,012.50
10/01/2034	2,165,000.00	1.500%	49,500.00	2,214,500.00	-
04/01/2035	-	-	33,262.50	33,262.50	-
06/30/2035	-	-	-	-	2,247,762.50
10/01/2035	2,200,000.00	1.500%	33,262.50	2,233,262.50	-
04/01/2036	-	-	16,762.50	16,762.50	-
06/30/2036	-	-	-	-	2,250,025.00
10/01/2036	2,235,000.00	1.500%	16,762.50	2,251,762.50	-
06/30/2037	-	-	-	-	2,251,762.50
Total	\$30,000,000.00	-	\$3,742,275.00	\$33,742,275.00	-

Yield Statistics

Bond Year Dollars	\$249,485.00
Average Life	8.316 Years
Average Coupon	1.5000000%
Net Interest Cost (NIC)	1.5000000%
True Interest Cost (TIC)	1.4993134%
Bond Yield for Arbitrage Purposes	1.4993134%
All Inclusive Cost (AIC)	1.4993134%

IRS Form 8038

Net Interest Cost	1.5000000%
Weighted Average Maturity	8.316 Years

2021 Bonds - 10.7.21 | SINGLE PURPOSE | 10/ 7/2021 | 11:12 AM

Capital Markets Advisors, LLC.

