

**WANTAGH UFSD
BOND REFERENDUM
2022**



Wantagh UFSD Bond 2022

The Wantagh UFSD is proposing a bond referendum to the Wantagh Community on Tuesday, December 6, 2022, to renovate and improve the school district's facilities.



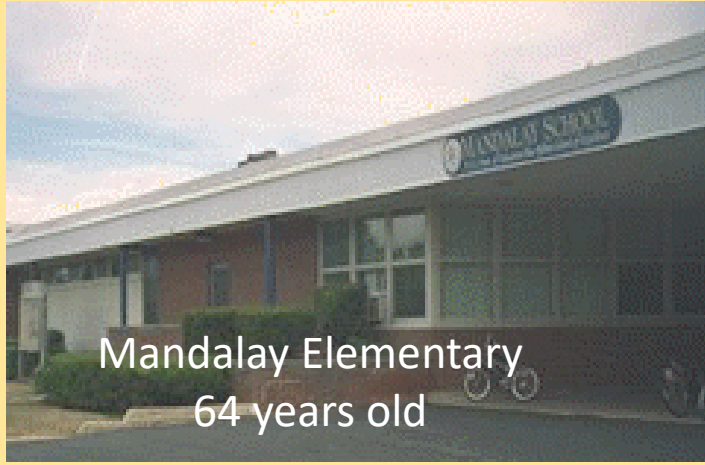


W BOND 2022
WANTAGH
Union Free School District
RENOVATE • REFRESH • REPAIR

Why is the district considering a bond referendum at this time?

In 2019, the district developed a strategic plan that included four pillars. One of the pillars focused on the improvement of instructional spaces for all students. The district's schools are aging and much of the infrastructure needs to be replaced.





Mandalay Elementary
64 years old



Wantagh Elementary
72 years old



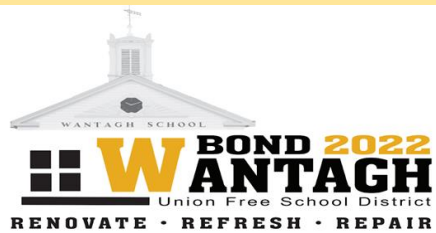
Forest Lake Elementary
64 years old



Wantagh Middle School
66 years old



Wantagh High School
68 years old



Expiring Bonds in 2023 and 2024



In 2023 and 2024 the district has debt service that will be fully paid and will be retired. If the bond referendum is successful, the district would replace this expiring debt with new debt service payments to accomplish much of the work that needs to be done. This allows the infrastructure referendum to be done in a budget neutral way.

Wantagh Union Free School District

Project:

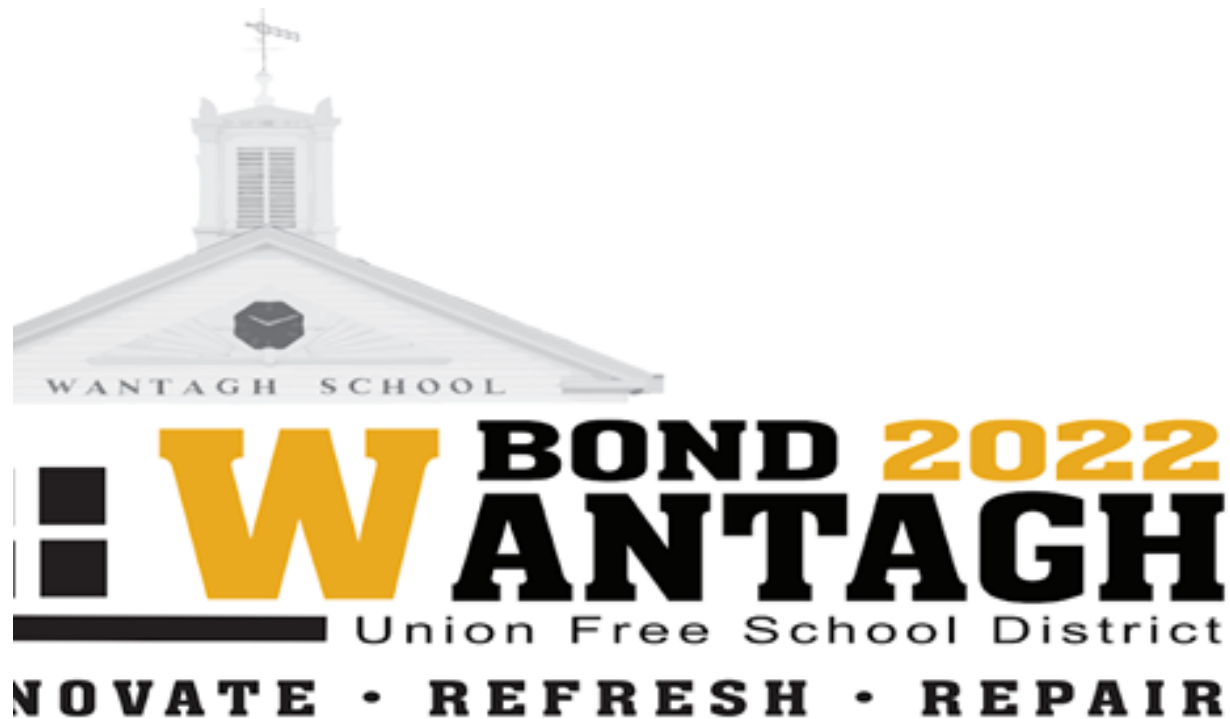
- 2002 – \$15.4 Million Bond Referendum
- 2004 – \$158,000 Capital Improvements
- 2006 – \$144,000 Capital Improvements
- 2007 – \$14 Million Bond Referendum
- 2014 – \$468,000 Capital Improvements

- Additions to (3) Elementary Schools
- New Gymnasium Addition at High School



Expiring Annual Debt Service Payments
\$2.3 million

New York State Aid on Capital Projects



- New York State reimburses school districts for much of the capital work that is completed.
- Our district's reimbursement rate is 62%.

Why hold a bond vote in December?

This will allow the district the lead time needed to accomplish some projects in the summer of 2023. It typically takes 8-12 weeks for NYSED approval of projects and lead time is needed to go out to bid and order needed materials.





Bond Referendum: Proposition # 1

Infrastructure Project: \$39.5 million

What infrastructure projects are contained in Proposition #1 of the bond?

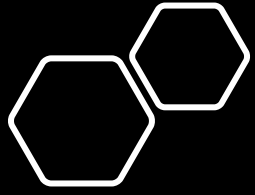
Bond Referendum Proposition #1

<u>Project</u>	<u>Cost</u>
Window Replacement	\$16,691,000.00
Unit Ventilator Replacement	\$19,800,000.00
Electrical Service	\$3,009,000.00
Total	\$39,500,000.00

Window Replacements

Window Replacement	
Wantagh Middle and High School	\$7,947,000.00
Forest Lake	\$2,682,000.00
Mandalay	\$3,803,000.00
Wantagh Elementary	\$2,259,000.00
Total	\$16,691,00.00





HVAC Upgrades: Unit Ventilator Replacements and Electrical Upgrades

The district will replace unit ventilators across every school and add air conditioning to all instructional spaces.

UV Replacement	
Wantagh Middle and High School	\$10,350,000.00
Forest Lake	\$2,745,000.00
Mandalay	\$2,520,000.00
Wantagh Elementary	\$4,185,000.00
Total	\$19,800,000.00

Electrical Service	
Wantagh Middle and High School	\$1,040,000.00
Forest Lake	\$589,500.00
Mandalay	\$589,500.00
Wantagh Elementary	\$790,000.00
Total	\$3,009,000.00





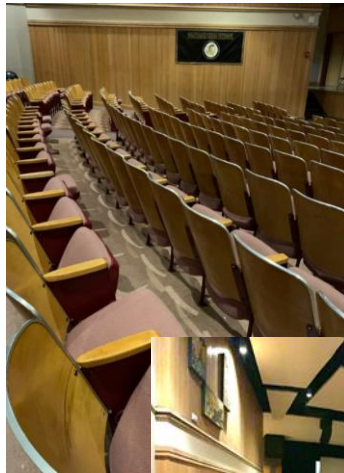
Bond Referendum: Proposition #2

District Auditorium, Athletic Fields, and Playgrounds:
\$16 million

Bond Referendum Proposition B	
<u>Projects</u>	<u>Cost</u>
Athletic Fields	\$12,000,000.00
District Auditorium	\$3,100,000.00
Playgrounds	\$900,000.00
Total	\$16,000,000.00

District Auditorium

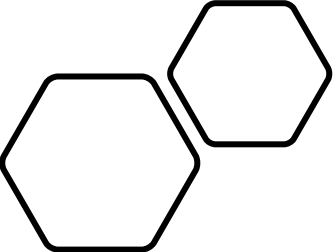
There is one auditorium in the district. It is located at Wantagh High School and is used by every school for concerts, shows and end of year celebrations. The space is very dated and needs significant renovations.







Wantagh High School and Middle School Athletic Fields





Forest Lake Elementary School Athletic Fields







Elementary Playgrounds



Bond Referendum: Proposition #3

Cafeteria Renovations, Courtyard Renovations, High School Library and Bathrooms Across District: \$14 million

Bond Referendum Proposition B	
<u>Projects</u>	<u>Cost</u>
Cafeteria Renovations	\$6,120,000.00
Courtyard Renovation HS/MS	\$155,000.00
High School Library	\$4,725,000.00
Bathrooms	\$3,000,000.00
Total	\$14,000,000.00

Bathroom Renovations

Bathrooms

Wantagh Middle and High School	\$1,500,000.00
Forest Lake	\$650,000.00
Mandalay	\$645,000.00
Wantagh Elementary	\$205,000.00
Total	\$3,000,000.00



Cafeteria Renovations

- Complete renovation of the Wantagh High School cafeteria
- Kitchen replacements at all three elementary schools



Wantagh High School Library and Media Center

A complete renovation of the existing Wantagh High School library and Rooms 150-152.



Courtyard Renovations

Creating outdoor eating spaces at Wantagh Middle School and Wantagh High School.

Creating an outdoor learning space at Wantagh High School.





Bond Referendum Summary

There will be three propositions for the community to vote.

Proposition #1 must pass for Proposition #2 or #3 to pass.

A majority of voters would need to support the projects.

Cost to Average Homeowner

Proposition #1 – Infrastructure Project

Budget Neutral

Proposition #2– District Auditorium, Athletic Fields, Playgrounds

\$11 per month /\$130 annually

Proposition #3 – Cafeteria, Library, Bathrooms

\$9 per month /\$106 annually

Bond Referendum Proposition #1

<u>Project</u>	<u>Cost</u>
Window Replacement	\$16,691,000.00
Unit Ventilator Replacement	\$19,800,000.00
Electrical Service	\$3,009,000.00
Total	\$39,500,000.00

Bond Referendum Proposition #2

<u>Projects</u>	<u>Cost</u>
Athletic Fields	\$12,000,000.00
District Auditorium	\$3,100,000.00
Playgrounds	\$900,000.00
Total	\$16,000,000.00

Bond Referendum Proposition #3

<u>Projects</u>	<u>Cost</u>
Cafeteria Renovations	\$6,120,000.00
Courtyard Renovation HS/MS	\$155,000.00
High School Library	\$4,725,000.00
Bathrooms	\$3,000,000.00
Total	\$14,000,000.00

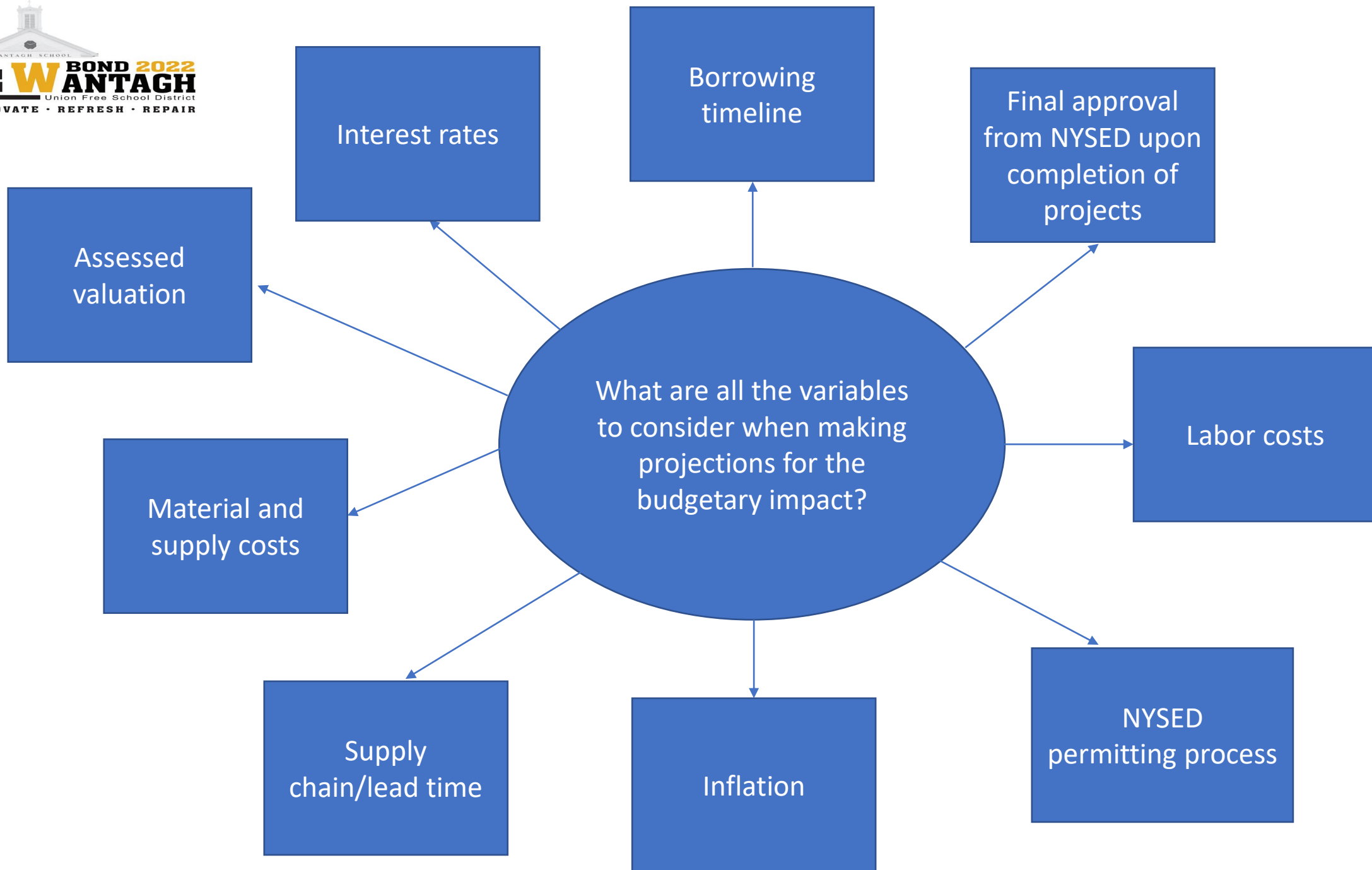


How will additional capital projects be funded?

Capital Reserve Fund and the District Budget

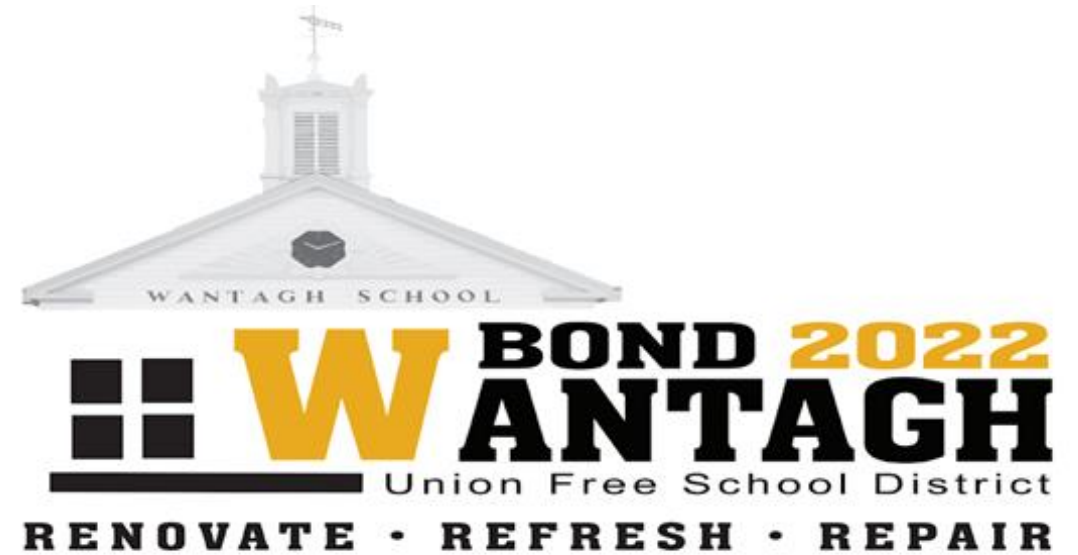
District Budget	Various Facilities Projects	Cost	Through Annual Budget
Total	Asphalt, Masonry, Ceilings, Flooring, Fencing, Concrete Work	\$5,411,000.00	2023-2028

Capital Reserve Fund	Various Facilities Projects	Cost	As Capital Reserve is Funded
Total	Rooftop HVAC Work, Exterior Doors, Roof work, Gym Renovations, Elementary Classrooms	\$9,490,000.00	2023-2028



Phases of the Various Projects

2024-2028



Phase One – 2024-2025 School Year

Referendum A

WMS/WHS window, HVAC and electrical work will commence in July 2024 and continue until completed through 2025

Referendum B/C

Playgrounds

Earliest other projects will begin is summer 2025.

Phase Two – 2025-2026 School Year

Referendum A

MES/FL window, HVAC and electrical work will commence in July 2025 and continue until completed through 2026

Referendum B/C

District Auditorium

Cafeteria Renovations

WHS/WMS Athletic Fields

Phase Three – 2026-2027 School Year

Referendum A

WES Window, HVAC and electrical work will commence in July 2026 and continue until completed through 2027.

Referendum B/C

Forest Lake Athletic Fields

WHS Library/Courtyard



Timeline is subject to change based on funding availability, construction schedule and availability of resources needed to complete the projects.

Average Home Assessed Value

Assessed value vs. Taxable value

WANTAGH UFSD
2022-2023 TAX INFORMATION "AVERAGE HOME"
FINAL - SEPTEMBER 2022

Nassau County Data*	2021-22		2022-23		Change
	Assessment rate	0.1%	Assessment rate	0.1%	
Average Assessment	\$ 554	\$ 554,000	\$ 547	\$ 547,000	-1.26%
Median Assessment	\$ 551	\$ 551,000	\$ 544	\$ 544,000	-1.27%
Average Taxable	\$ 387	\$ 387,000	\$ 427	\$ 427,000	10.34%
Median Taxable	\$ 386	\$ 386,000	\$ 430	\$ 430,000	11.40%
Average Market	\$ 572,920	\$ 573	\$ 574,230	\$ 574	0.23%
Median Market	\$ 568,661	\$ 569	\$ 569,695	\$ 570	0.18%
Total # of Class 1 Properties	5,823		5,823		0.00%

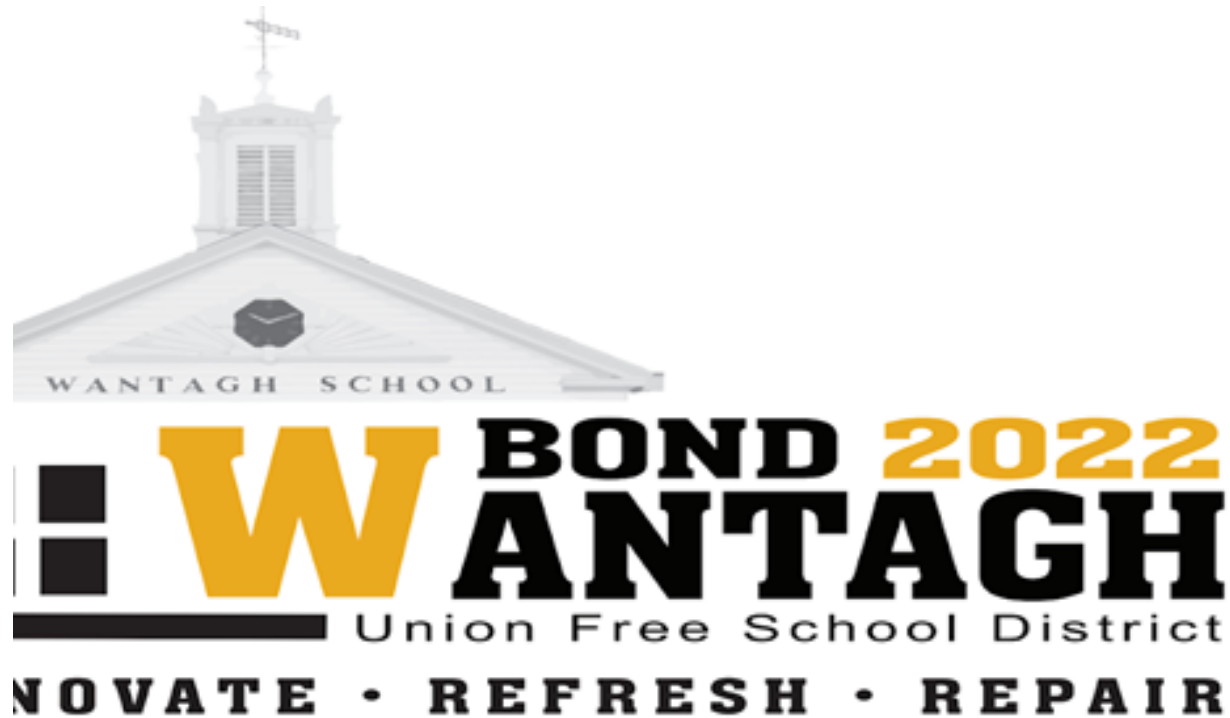
CLASS ONE TAX RATE (PER \$100 AV)			
2021-22 Actual			
2022-23 Estimated	\$ 2,514.91	\$ 2,267.24	-9.85%

ESTIMATED GROSS SCHOOL TAX BILL:			
Average Assessment	\$ 13,932.58	\$ 12,401.82	-10.99%
Median Assessment	\$ 13,857.13	\$ 12,333.81	-10.99%
Average Taxable	\$ 9,732.69	\$ 9,681.13	-0.53%
Median Taxable	\$ 9,707.54	\$ 9,749.15	0.43%

If the tax levy were divided equally among all properties, what would the tax bill be per household?			
Class 1 Tax Levy	\$ 55,405,448	\$ 56,345,340	
Tax Bill Per Property	\$ 9,514.93	\$ 9,676.34	

21-Sep-2022 09:26 AM		NASSAU, NY 28 Average Value				Page 3 AA115NY	
Tax Year: 2023		Roll Type: RP_NY				Group By:	
School	Average	Median	Average	Median	Average	Median	Total
Town District Class	Assessment	Assessment	Taxable	Taxable	Market	Market	Assessment
1023 Wantagh Ufsd							
1	547	544	427	430	574,230	569,695	5,823
2	4,764	1,338	3,904	1,110	476,403	133,849	27
3	32,923	4,333	20,427	382	3,292,273	433,289	22
4	23,485	4,294	4,015	2,496	2,404,735	456,870	371
Total							6,243
							12,752,127
Source: Nassau County Department of Assessment							

What do the proposed bond referendums cost the average homeowner?



Proposition #1 – Infrastructure Project

Budget Neutral

Proposition #2 – District Auditorium, Athletic Fields, Playgrounds

\$10.83 per month /\$130 annually

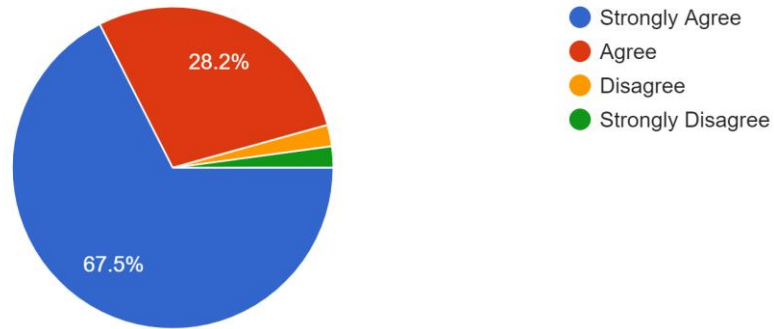
Proposition #3 – Cafeteria, Library, Bathrooms

\$8.83 per month /\$106 annually

Community Survey on the Bond Referendum

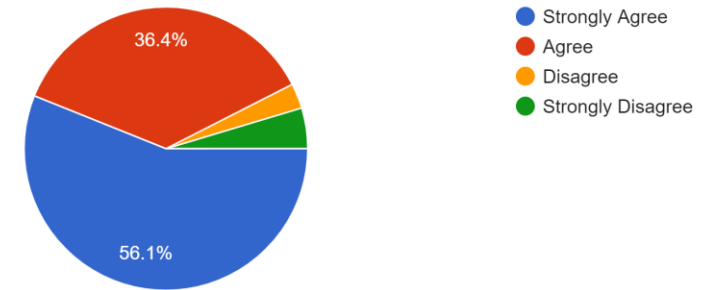
It is important that the district continuously upgrades, improves and maintains existing facilities.

280 responses



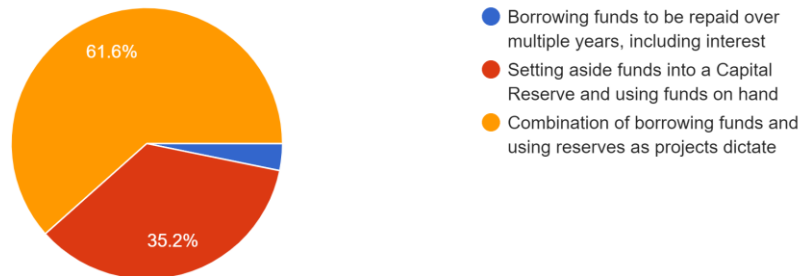
I would support a bond referendum that can be done with no impact on the tax levy by replacing retiring debt that currently exists with new borrowing the expiration of current debt service payments.

280 responses



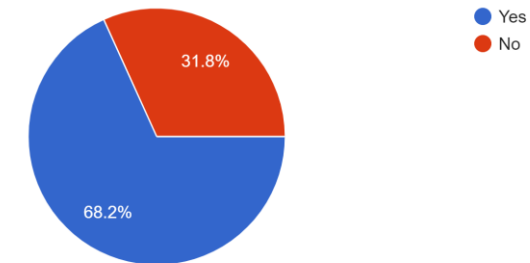
There are several ways the district will fund these facilities projects. One method will be borrowing through a bond that will be used to complete many other projects you would like to see the district use?

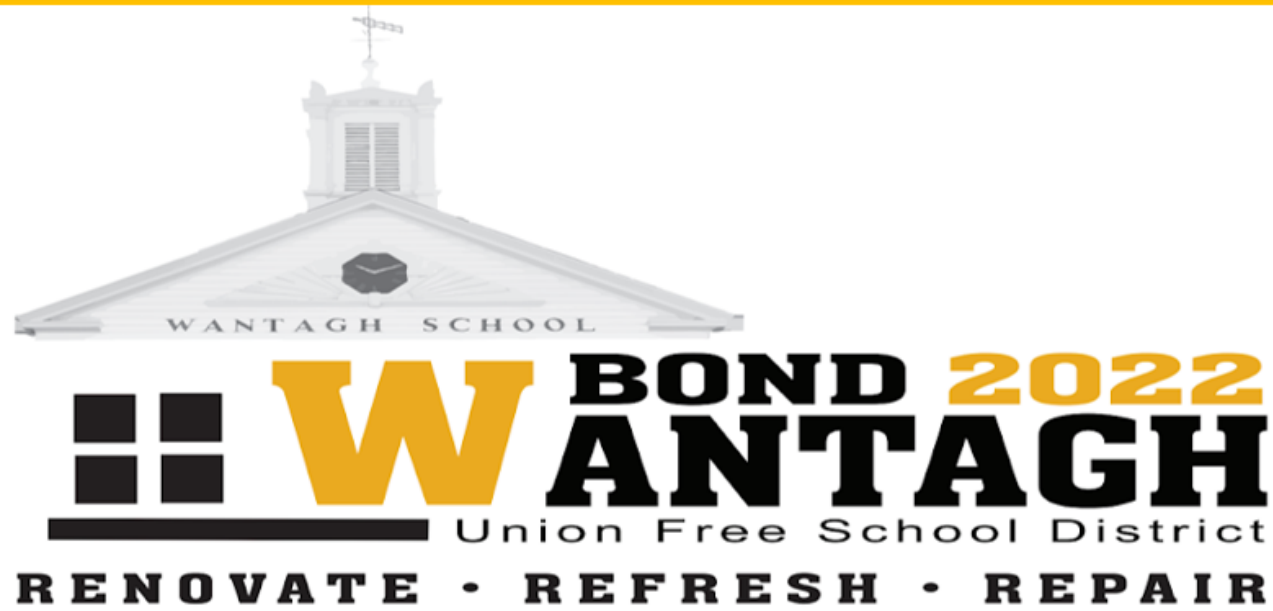
281 responses



I would support a plan to upgrade existing facilities that may have a minimal tax levy increase of less than \$190 annually on the average home, so that... fields in addition to the infrastructure projects.

277 responses





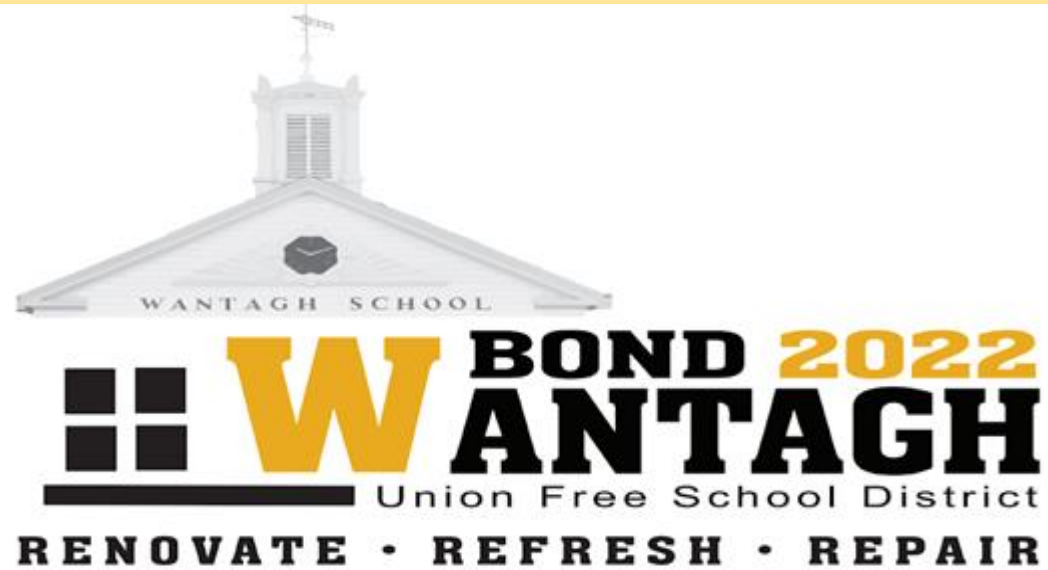
WANTAGH UFSD

BOND VOTE

TUESDAY, DECEMBER 6, 2022

7:00 AM to 9:00 PM

Voting will take place at all three elementary schools.



VOTER REGISTRATION

- Voter registration will take place on Tuesday, November 29, 2022, from 4:00 PM to 8:00 PM.
- If you have any questions about voter registration please contact Elaine McGuigan, the district clerk.

mcguigane@wantaghschools.org



Questions and Answers