

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

817 Bill Beck Boulevard • Kissimmee • Florida 34744-4492
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SCHOOL BOARD MEMBERS

District 1 – Teresa “Terry” Castillo
407-577-5022
District 2 – Kelvin Soto – Vice Chair
407-870-4009
District 3 – Tim Weisheyer
407-361-0235
District 4 – Clarence Thacker – Chair
407-870-4009
District 5 – Ricky Booth
407-870-4009

Superintendent of Schools
Dr. Debra P. Pace



Agenda

Business Advisory Board Meeting

Bill Collins Conference Room

Administrative Complex
817 Bill Beck Boulevard
Kissimmee, Florida

Wednesday, April 24, 2019

7:30 A.M.

1. Approve Minutes of March 27, 2019
2. Review Impact Fee & Sales Tax Report
3. Budget Update
4. Facilities Update
5. Next regular meeting: Wednesday, May 22, 2019
@ 7:30 a.m. in the Bill Collins Conference Room

BUSINESS ADVISORY BOARD MINUTES
MARCH 27, 2019

Members Present: Robert Bass, Shawn Hindle, Mel Welch, Turner Wallis & Clyde Wells

Others/Guests: Superintendent Pace, Sarah Graber, Marc Clinch, Rhonda Blake, Maribel Vallellanes, & Luz Skerrett

Vice Chairman Mel Welch called the meeting to order.

Introductions

- **Minutes**

The minutes from the February 27, 2019 meeting were approved with all ayes.

- **Facilities Update**

Mr. Clinch presented and reviewed various Facilities and Maintenance projects. Mr. Clinch went over the soft opening scheduled for Michigan Avenue Elementary during Spring Break. The Business Advisory Board members commended the district and the Superintendent on doing a great job with the opening of Michigan Avenue Elementary. Mr. Clinch provided an update on the progress of NeoCity Academy and there was a discussion on Celebration Island Area Elementary School (ES-A).

BAB committee made a recommendation to Superintendent Pace to enhance our marketing of the sales tax program to let the community know where their 1/2 penny sales tax dollars are being spent.

- **Superintendent Update**

Dr. Pace updated the board on her upcoming meeting with the district's OLE committee and the upcoming trip to Tallahassee to represent Osceola County's interest. Dr. Pace discussed Osceola's biggest challenge concerning the budget and the funding for the SRO program. She provided an update on the status of negotiations with our bargaining units.

- **Impact Fee and Sales Tax Reports**

Ms. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of January 31, 2019.

Impact Fee Revenues

Collections **\$42.6M**

Impact Fee Expenditures

Approx. **\$22M**

Majority Harmony Middle,
Toho High, and Neo City
Academy.

Impact Fee Credits

Approx. **\$2.5M**

outstanding
(Avatar & Flora Ridge
EFBD)

Infrastructure Sales Surtax Revenue

Collections approx. **\$9.3M**

Previous year increase of **\$516,000**

Infrastructure Sales Surtax Expenditures (1/4 cent)

Approx. spent for FYTD **\$1.6M**

Majority in Remodeling

School Capital Outlay Surtax Revenue

FYTD Collections **\$18.6M**

Previous year increase of **\$1.1M**

School Capital Outlay Surtax Expenditures (1/2 cent)

FYTD Expenditures approx.: **\$23.4M**

Majority for Debt Service and Comprehensive Renovations

Ms. Graber questioned if the BAB members would like to discuss revising and adjusting this year's Impact Fee Revenue projections. The current projection was increased from **\$41.9M** to **\$48M** during the January 23, 2019 BAB Meeting. Dr. Pace suggested the district contact the county to get the collections for February and March in order to have a better overview of current trends. The BAB committee agreed and plans to discuss impact fee projections for the next 5-year budget during the April 24, 2019 BAB Meeting.

BUSINESS ADVISORY BOARD MINUTES
MARCH 27, 2019

There was a discussion on the approval of the renewal for Mr. Hindle and Mr. Wallis for another 2 years to the Business Advisory Board.

Ms. Graber invited the BAB committee to a Board Workshop on Impact Fees scheduled for April 16, 2019 at 4 pm.

Mr. Bass provided information on the Year-to-Date Sales and Inventory Report from My Florida Regional MLS. Mr. Bass informed the board he will run for the District 5 School Board seat.

BAB Meeting Dates

The Business Advisory Board has agreed to meet the 4th Wednesday of every month for their monthly meeting. **The next meeting will be held on Wednesday, April 24, 2019 @ 7:30 a.m. in the Bill Collins Conference Room.**

**SDOC Business Advisory Board
Impact Fee Revenue
For the period ended 2/28/2019**

Current and Three-Year History	Fiscal Year							
	2015 - 2016		2016 - 2017		2017 - 2018		2018 - 2019	
	Revenue	Units	Revenue	Units*	Revenue	Units*	Revenue	Units*
MONTH								
July	\$ 2,168,067	259	\$ 2,474,886	253	\$ 3,197,541	375	\$ 2,385,492	267
August	1,847,463	253	2,874,446	301	2,963,407	313	4,726,773	488
September	2,384,543	358	3,177,159	335	2,987,439	296	7,804,166	
October	2,912,821	383	2,536,646	261	2,076,217	216	7,679,304	713
November	3,485,509	444	3,156,311	317	2,942,186	295	9,018,833	952
December	3,047,440	360	2,888,904	319	4,902,215	635	6,132,620	610
January	2,246,278	286	2,766,539	278	3,566,327	439	4,893,678	483
February	2,862,805	343	3,495,023	390	1,180,911	118	6,609,701	685
March	3,080,304	348	3,016,274	328	2,624,898	288		
April	3,080,131	336	4,526,549	595	3,044,872	328		
May	2,910,994	348	3,998,982	503	4,807,734	420		
June**	3,886,379	419	3,400,398	420	6,212,200	645		
TOTAL	\$ 33,912,735	4,137	\$ 38,312,117	4,300	\$ 40,505,947	4,368	\$ 49,250,567	4,198

Number of Units Detail				
Type of dwelling	Total	Osceola County	City of Kissimmee	City of St Cloud
Single Family	406	280	1	125
Single Family-S/T rental	6	6	0	0
Townhomes	124	123	0	1
Condominiums	34	34	0	0
Multifamily	112	110	0	2
Mobile Homes	3	3	0	0
Total	685	556	1	128

Budget	
Final Budget: Forecasted Revenue	\$ 41,923,654
BAB Recommended Adjustment Jan/19	<u>6,076,346</u>
Adjusted Estimated Revenue - FY19	\$ 48,000,000

*Number of Units as computed based on reports received by the City of Kissimmee, City of St. Cloud, and Osceola County

**Accrual

**SDOC Business Advisory Board
Impact Fee Expenditures
For the period ended 2/28/2019**

Impact Fee Expenditures: Current and Three-Year History		Fiscal Year		
PROJECT NAME	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
Debt Service	\$ 8,508,275	\$ 5,111,761	\$ -	\$ -
Other:				
Buses	498,235		849,052	1,305,123
Celebration Island Village				215,732
Celebration High School Wing Addition	76,815			
Celebration High School Space Reconfiguration		693,782		
Celebration K8 Space Reconfiguration	263,214			
Chestnut Elementary Space Reconfiguration	69,285			
Discovery Intermediate Space Reconfiguration	268,236	883,697	633,528	
Harmony High School Wing Addition	948,670	89,319		
Horizon Middle School Space Reconfiguration	433,802			
Kindred K-8				2,125
Kissimmee Middle School Space Reconfiguration	552,434			
Middle AA - Harmony Area		720,742	7,502,242	16,292,083
NeoCity Academy			631,489	3,917,086
Poinciana High School Wing Addition		4,852,724	1,910,466	
Sunrise Elementary Space Reconfiguration	74,703			
Tohopekaliga High School	746,914	23,483,798	50,803,419	4,586,526
Westside K-8 Renovation		607,467	702,517	
Subtotal Other:	\$ 3,932,308	\$ 31,331,529	\$ 63,032,713	\$ 26,318,675
TOTAL	\$ 12,440,583	\$ 36,443,290	\$ 63,032,713	\$ 26,318,675

**SDOC Business Advisory Board
Outstanding Impact Fee Credits
For the period ended 2/28/2019**

Entity	Amount Issued	Redeemed	Balance
Bellalago/Taylor Morrison-countywide	\$ 7,754,000	\$ 7,123,348	\$ 630,652
Celebration	11,100,000	11,100,000	-
Flora Ridge/ICI	2,000,000	2,000,000	-
Flora Ridge EFBD/Mattamy & EPOCH	2,000,000	1,152,218	847,782
KOA/Avatar	831,695	818,220	13,475
Stoneybrook-Lennar	1,400,000	1,400,000	-
TOTAL	\$ 25,085,695	\$ 23,593,786	\$ 1,491,909

From 2,455,704 to 1,491,908

**SDOC Business Advisory Board
School Capital Outlay Surtax Revenue
For the period ended 2/28/2019**

Surtax Revenue: Current and History since inception	Fiscal Year		
	MONTH	2016 - 2017	2017 - 2018
July	-	\$ 2,859,082	\$ 3,247,344
August	-	2,194,580	2,362,698
September	-	2,154,461	2,107,519
October	-	2,664,318	2,906,958
November	-	2,083,815	2,183,394
December	-	2,206,964	2,252,301
January	-	3,339,209	3,545,302
February	\$ 1,951,205	2,495,202	2,281,362
March	2,014,520	2,066,220	
April	2,912,640	3,596,735	
May	2,222,938	2,354,643	
June*	2,049,228	2,207,039	
TOTAL	\$ 11,150,531	\$ 30,222,267	\$ 20,886,879

School Capital Surtax Analysis	
For Fiscal Year Ending June 30, 2019	
Budget:	
Final Budget: Forecasted Revenue	\$ 31,509,016
BAB Recommended Adjustment	-
Adjusted Estimated Revenue - FY19	\$ 31,509,016

**SDOC Business Advisory Board
Infrastructure Sales Surtax Revenue
For the period ended 2/28/2019**

Surtax Revenue: Current and Three-Year History	Fiscal Year			
	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
MONTH				
July	\$ 909,859	\$ 1,428,859	\$ 1,432,353	\$ 1,626,416
August	1,072,805	1,046,947	1,101,673	1,187,951
September	867,329	947,552	1,081,142	1,051,985
October	1,144,236	1,255,528	1,366,944	1,460,827
November	907,822	920,847	1,044,372	1,094,073
December	931,706	1,018,097	1,132,027	1,128,780
January	1,455,983	1,522,982	1,649,693	1,774,559
February	969,344	987,974	1,248,395	1,141,399
March	1,029,625	1,011,257	1,039,021	
April	1,558,745	1,583,680	1,799,463	
May	1,029,386	1,109,801	1,179,008	
June*	894,435	1,026,513	1,107,946	
TOTAL	\$ 12,771,275	\$ 13,860,037	\$ 15,182,037	\$ 10,465,990

Infrastructure Sales Surtax Analysis	
For Fiscal Year Ending June 30, 2019	
Budget:	
Final Budget: Forecasted Revenue	\$ 15,754,508
BAB Recommended Adjustment	-
Adjusted Estimated Revenue - FY19	\$ 15,754,508

*Accrual

SDOC Business Advisory Board
School Capital Outlay Surtax Expenditures (1/2 Cent)
For the period ended 2/28/2019

Type of Expenditure	Fiscal Year		
	2016-2017	2017-2018	2018-2019
Debt Service	\$ 136,948	\$ 2,117,995	\$ 5,911,680
Comprehensive Renovations:			
Denn John Middle School	20,694	1,318,044	5,604,653
Gateway High School			69,501
Michigan Avenue Elementary School	113,645	6,132,009	11,682,212
St. Cloud Middle School	24,503	11,319	1,269,781
Subtotal Comprehensive Renovations	\$ 158,842	\$ 7,461,372	\$ 18,626,147
Other maintenance & renovation projects:			
Carpet Replacements/Flooring:			
Celebration High School	\$ -	\$ 113,225	\$ -
Central Elementary School	199,992		
Cypress Elementary School	150,000		
Discovery Intermediate School			55,418
Gateway High School		56,883	
Harmony High School	134,345		
Hickory Tree Elementary School	175,762		
Horizon Middle School	57,471		
Narcoossee Middle School	85,119	25,400	
Neptune Middle School		325,215	
Pleasant Hill Elementary School		320,741	
Poinciana Academy of Fine Arts	152,325	94,691	33,125
Reedy Creek Elementary School	273,427	343	
Ross E. Jeffries Campus			53,648
Ventura Elementary School	315,274		
Chiller Replacements:			
Celebration K-8 School	165,020	688,956	
Deerwood Elementary School			457
Horizon Middle School	286,509	83,172	
Kissimmee Elementary School			600
Kissimmee Middle School	190,700	147,998	66,253
Liberty High School			84,080
Poinciana Academy of Fine Arts			12,490
Poinciana High School		96,113	3,920
HVAC Repairs/Replacements:			
Celebration High School		148,219	56,322
Celebration K-8 School			111,850
Discovery Intermediate School		281,578	
Harmony Community	23,497		
Hickory Tree Elementary School	14,455		
Kissimmee Elementary School		119,882	20,586
Kissimmee Middle School			66,487
Liberty High School			84,950
Narcoossee Middle School			100,827
Neptune Middle School		8,793	3,002
oTECH		7,482	53,333
Ross E. Jeffries Campus	8,840	6,040	
Fencing:			
Boggy Creek Elementary School		3,114	2,221
Celebration High School		740	833
Celebration K-8 School			16,926
Central Elementary School		2,807	3,608
Harmony Community School			33,086
Harmony High School		2,645	
Highlands Elementary		1,852	36,156
Horizon Middle School			16,820
Lakeview Elementary School		1,756	53
Liberty High School	8,198		

Type of Expenditure	2016-2017	2017-2018	2018-2019
Narcoossee Middle School		3,072	2,160
Neptune Middle School		48,596	
Poinciana High School			6,390
Reedy Creek Elementary School			25,703
St. Cloud High School		10,900	107
Sunrise Elementary School		6,568	
Osceola County School for the Arts	19,245		
Ross E. Jeffries Campus			26,361
Westside K-8			36,355
Fire Alarms:			
Partin Settlement Elementary School	31,298		
Poinciana Academy of Fine Arts	7,015	23,776	
Painting and/or other repairs:			
Boggy Creek Elementary School	3,715		
Celebration High School			18,685
Celebration K-8 School	153,714	3,553	
Central Elementary School	35,120	55,858	
Chestnut Elementary School		22,930	
Cypress Elementary School		25,761	
Discovery Intermediate School		99,037	91,057
Flora Ridge Elementary School	29,806		
Gateway High School		12,971	757
Harmony Community School		39,935	
Harmony High School	247,400	66,648	
Hickory Tree Elementary School	17,133	72,440	21,668
Horizon Middle School	54,287	56,091	
Kissimme Elementary School		32,467	
Kissimmee Middle School	27,270	50,630	217,785
KOA Elementary		45,486	
Lakeview Elementary School	2,091	1,613	
Liberty High School	71,922	136,128	
Narcoossee Elementary School		44,500	
Narcoossee Middle School		129,279	18,116
Neptune Elementary School	50,269	33,755	
Neptune Middle School	33,559	8,700	
New Beginnings		24,187	
Osceola County School for the Arts			6,624
Parkway Middle School	5,224	22,905	
Partin Settlement Elementary School		1,649	
Pleasant Hill Elementary School		80,632	
Poinciana Academy of Fine Arts	46,424	23,284	
Reedy Creek Elementary School			32,012
Ross E. Jeffries Campus		6,495	
St. Cloud Elementary School	9,988	26,774	
Sunrise Elementary School		74,684	
Ventura Elementary School		123,984	
Westside K-8			17,710
Parking Lot Resurface / Bus Loop / Concrete/Drainage:			
Boggy Creek Elementary School		80,052	
Chestnut Elementary		6,818	
Poinciana Elementary			19,655
Thacker Avenue Elementary			6,647
Transportation		93,864	
Renovations:			
Gateway High School	5,194	23,461	
Roofing/Gutters/Covered walkways:			
Celebration K-8 School	31,923	945,999	
Chestnut Elementary			107,400
Deerwood Elementary School	9,068	107,771	
Gateway High School		19,880	
Hickory Tree Elementary School		883	
Narcoossee Middle School			13,658
Partin Settlement Elementary School			112,000
Sunrise Elementary School			109,800
Safety & Security Equipment		193,808	713,931
Security Modifications		129,378	
Technology Infrastructure	1,422,045	838,476	692,683
Subtotal Other	\$ 4,554,644	\$ 6,393,323	\$ 3,214,315
TOTAL	\$ 4,850,434	\$ 15,972,690	\$ 27,752,142

**SDOC Business Advisory Board
Infrastructure Sales Surtax Expenditures (1/4 Cent)
For the period ended 2/28/2019**

Sales Tax Expenditures: Current and Three Year History		Fiscal Year			
Type of Expenditure	2015-2016	2016-2017	2017-2018	2018-2019	
Debt Service	\$ 6,881,502	\$ 6,938,488	\$ 6,529,728	\$ 406,779	
Other:					
Athletic Facilities	\$ 366,452	\$ 10,665	\$ 6,939	\$ 889	
Buildings	16,406	183,968	33,477		
Buses			1,970,730	114,952	
Chiller Replacements		54,421	544,772		
Communications	1,370,450	4,355			
Land Purchase		3,400			
Remodeling	488,224	154,604	960,535	762,663	
Renovations		5,926			
Rent/Purchase Portables	376,267				
Retrofit	1,224,623	162,942			
School Computers	6,130				
Site improvements				12,324	
Technology			888	154,375	
White Fleet			86,400	291,307	
Subtotal Other:	\$ 3,848,552	\$ 580,281	\$ 3,603,741	\$ 1,336,510	
TOTAL	\$ 10,730,054	\$ 7,518,769	\$ 10,133,469	\$ 1,743,289	



Osceola School District

From Good to Great: Building a Legacy



April 24th, 2019

Business Advisory Board Meeting – Facilities Update



Agenda

2

I. Design & Construction Department Update

- A. Projects in Planning \$70,108,187 (Does not include GWHS)
- B. Projects in Design \$68,368,966
- C. Projects in Construction \$230,570,980
- D. Current Program: \$369,048,133

E. Major Projects Update

- 1. Michigan Ave. ES
- 2. NeoCity Academy
- 3. Harmony MS
- 4. Denn John MS
- 5. St. Cloud MS





Projects in Planning

3

<u>Project</u>	<u>Budget</u>	<u>Proposed Opening</u>
Hickory Tree Area ES	\$26,916,559	2022-2023
GWHS Comprehensive Renovation	TBD	TBD – Pending Castaldi
GWHS Security Fencing	\$20,000	2019
K-8 Kindred “AA”	\$42,779,358	2022-2023
BELA Perimeter Fencing	\$388,770	TBD
Discovery MS Sidewalk	\$3,500	2019
TOTAL	\$70,108,187	



Projects in Design

4

<u>Project</u>	<u>Budget</u>	<u>Construction NTP</u>
Kitchen Generator (3 Projects)	\$1,408,305	5/14/2019
Bellalago Chiller Enclosure	\$196,484	6/7/2019
HRHS Parking Lot Repair	\$159,260	6/6/2019
PNHS Football Field Drainage	\$202,327	6/4/2019
SCMS Comprehensive	\$32,973,602	5/3/2019 – Early Package
Space Reconfigurations (5 Projects)	\$838,552	5/10/2019
EDUF Storage Shed	\$147,161	5/22/2019
FCCS Covered PE Structure	External Funding	4/3/2019
FCC Security Upgrade	External Funding	TBD
PSES Replace Exterior Doors	\$265,559	2/22/2019
Celebration Island Area ES (ES-A)	\$25,380,061	8/1/2019
PNHS CEP Project	\$2,963,864	7/19/2019
NPMS Rear Bus Loop	\$500,000	TBD – On Hold
CYES Kitchen Serving Line	\$1,764,148	3/7/2019
CK8S Recess Field Playground	\$449,127	5/14/19
REJE Electronic Gates	\$30,000	5/1/2019
Misc. Cyclical (5 Projects)	<u>\$943,355</u>	Misc. Dates
TOTAL	\$68,368,966	



Projects in Construction

5

<u>Project</u>	<u>Budget</u>	<u>Substantial Completion Date</u>
HRMS Sidewalk Connector	\$77,623	5/24/19
NCMS Kitchen Serving Lines	\$1,550,595	7/30/2019
ZENP Kitchen Serving Lines	\$1,995,000	7/31/2019
VNES Kitchen Serving Lines	\$1,801,668	7/26/2019
MAES Comprehensive	\$31,186,354	8/1/2019 – Project Substantial
DJMS Comprehensive	\$43,085,803	7/17/2020 – Project Substantial
LBHS Site Traffic	\$903,355	3/18/2019 – In Close out
Cafeteria Décor, CAES, & KMES	\$150,000	8/2/2019
oTECH W Cosmetology Lab	\$54,138	4/17/2019 – In Close out
Maintenance Bldg Renovation	\$970,000	5/17/2019
NeoCity Academy	\$18,000,000	7/15/2019
BELA Chiller Enclosure	\$196,484	6/26/2019
HRHS Ag Building	\$521,060	9/05/2019
Safety/Security (2 Projects)	\$50,000	Misc. Dates
Tohopekaliga HS (HS FFF)	\$89,000,000	6/14/2018 – In Close out
HRMS New School	\$40,279,258	6/26/2019
Cyclical Capital Projects (5)	<u>\$749,642</u>	Misc. Dates
TOTAL	\$230,570,980	



MAES Comprehensive

6



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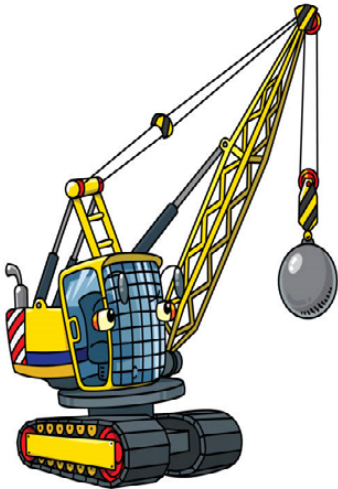
Michigan Avenue ES

Image # 53
Date 03.28.19



MAES Comprehensive

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NeoCity Academy

8



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NeoCity Academy
(Demonstration Stem High School)

Image # 64
Date 03.28.19



NeoCity Academy

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Harmony Middle School

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Middle School AA
Harmony, FL
3.28.19
Looking West





Harmony Middle School

11





DJMS Comprehensive

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Denn John Middle School
Comprehensive Renovation Project
03-22-19

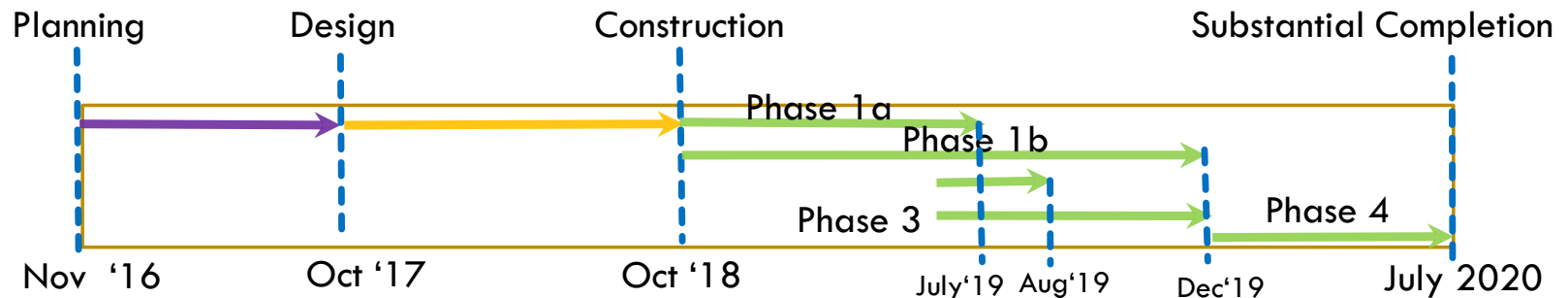
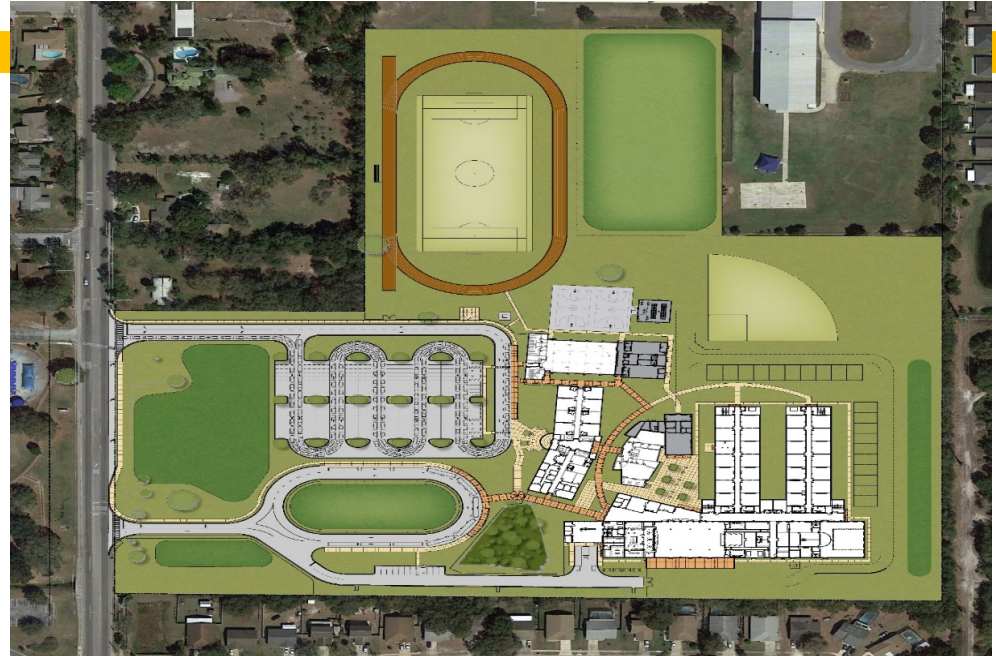




DJMS Phasing Plan

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- In Design
- Const. NTP Anticipated on 10-8-18
- Phase 1a – July 2019 (Substantial)
 - Admin, Gym and CEP
- Phase 1b – December 2019 (Substantial)
 - New Main Bldg.
- Phase 2 – August 2019 (Substantial)
 - Music and ESE
- Phase 3 – December 2019 (Substantial)
 - Bldg. 200/300 Connector and ESE
- Phase 4 – July 2020 (Project Substantial)
 - Demo and Site Amenities
- 1,408 Student Stations
- 169,826 SF – 29 Acres
- Construction Cost: \$33.5M





SCMS Comprehensive

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Business Advisory Board Comments and Discussion

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From Good to Great: Building a Legacy