

# THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

817 Bill Beck Boulevard • Kissimmee • Florida 34744-4492  
Phone: 407-870-4600 • Fax: 407-870-4010 • [www.osceola.k12.fl.us](http://www.osceola.k12.fl.us)

## SCHOOL BOARD MEMBERS

- District 1 – Jay Wheeler  
407-973-4141  
District 2 – Kelvin Soto - Chair  
407-361-2462  
District 3 – Tim Weisheyer  
407-361-0235  
District 4 – Clarence Thacker  
407-870-4009  
District 5 – Ricky Booth – Vice Chair  
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 26, 2017**

**7:30 A.M.**

1. Approve Minutes of March 22, 2017
2. Review Impact Fee & Sales Tax Report
3. Budget Update
4. Facilities Update
5. Next regular meeting: Wednesday, May 24, 2017 @ 7:30 a.m. in the Bill Collins Conference Room

## Business Advisory Board Minutes March 22, 2017

**Members Present:** Charlie Rogers, Turner Wallis, Mel Welch, Shawn Hindle, Stacy McCland, Grant Lacerte, & Robert Bass

**Members Absent:** None

**Others/Guests:** Sarah Graber, Marc Clinch, Migdalia Gonzalez, Rhonda Blake, Mark Lockard, Frank Kruppenbacher, & Pat Alderman

Mr. Rogers called the meeting to order.

- **Minutes**  
The minutes from the February 22, 2017, meeting were approved with all ayes.
- **Impact Fee and Sales Tax Reports**  
Ms. Gonzalez reviewed the Impact Fee & Sales Tax Reports as of January 31, 2017.

**Impact Fee Revenues**

Collections were about \$19.8M  
Projection - \$35.6

**Impact Fee Expenditures**

Approx. \$8 spent for FYD  
Most for HS School-Boggy Crk Area  
& Debt Service

**Impact Fee Credits**

Approx. \$4.5M outstanding  
Most with Avatar & Flora  
Ridge EFBD

**Infrastructure Sales Surtax Revenue**

Collections approx. \$8.1M  
\$13.9M Annualized

**Infrastructure Sales Surtax Expenditures (1/4 cent)**

Approx. \$1.1M spent for FYD  
Most to Debt Service Payments.

**School Capital Outlay Surtax Expenditures (1/2 cent)**

Expenditures: \$1M  
Carpet Replacements and painting

There was discussion on impact fees, bonding, changes to tax-exempt bonds, and restrictions.

- **Budget Update**  
Ms. Graber stated staff is closely monitoring the legislation and this is not a positive outlook. She stated staff is working on FTE projections and the 2017-2018 budget process has begun. She stated they anticipate a 0% to 1% increase to revenues for the upcoming year. For capital projects, she stated the district is considering bonding the new Capital Outlay (1/2 cent) Sales Tax and will be meeting with the district's financial advisor to explore that option.
- **Facilities Update**  
Mr. Clinch provided a Power Point presentation and discussed project goals for the new high school on Boggy Creek Road. Mr. Lockard stated staying on budget has been a challenge. At the April 4, 2017, board meeting staff will present the GMP to the Board. Other areas of discussion: new projects (Elementary Schools – Celebration Island & Old Hickory Tree Rd.); renovations at MAES, DJMS, & SCMS; capital & constructions projects; close out & sales tax projects; & comprehensive renovations. Mr. Clinch shared his plan for future updates (maintenance/transportation facilities; energy administration projects; and any other items the BAB members would like addressed). Ms. Blake stated she would bring back the permit and certificate of occupancy reports at the next meeting.

Mr. Bass reviewed the MLS report.

**BAB Meeting Dates**

The Business Advisory Board has agreed to meet the 4<sup>th</sup> Wednesday of every month for their monthly meeting. **The next meeting will be held on Wednesday, April 26, 2017 @ 7:30 a.m. in the Bill Collins Conference Room.**

**SDOC Business Advisory Board  
Impact Fee Revenue  
For the period ending 2/28/2017**

Impact Fee Revenue: Current and Three-Year History	Fiscal Year											
	2013 - 2014			2014 - 2015			2015 - 2016			2016 - 2017		
	Revenue	Units		Revenue	Units		Revenue	Units		Revenue	Units	Units*
MONTH												
July	\$ 1,879,648	238	\$ 1,842,828	215	\$ 2,168,067	259	\$ 2,474,886	253				253
August	1,690,209	198	2,046,717	234	1,847,463	253	2,874,446	301				301
September	1,919,713	231	1,882,522	234	2,384,543	358	3,177,159	335				335
October	1,793,784	213	2,516,674	308	2,912,821	383	2,536,646	261				261
November	1,848,712	232	2,148,642	281	3,485,509	444	3,156,311	317				317
December	1,567,534	201	1,638,980	203	3,047,440	360	2,888,904	319				319
January	1,185,804	163	1,300,016	159	2,246,278	286	2,766,539	278				278
February	1,516,724	167	1,359,028	165	2,862,805	343	3,495,023	390				390
March	1,869,624	245	2,392,729	283	3,080,304	348						
April	2,202,544	301	1,788,992	227	3,080,131	336						
May	2,198,389	283	1,734,269	221	2,910,994	348						
June**	1,940,293	228	2,493,755	337	3,886,379	419						
<b>TOTAL</b>	<b>\$ 21,612,978</b>	<b>2,700</b>	<b>\$ 23,145,152</b>	<b>2,867</b>	<b>\$ 33,912,735</b>	<b>4,137</b>	<b>\$ 23,369,914</b>	<b>2,454</b>				

Impact Fee Revenue Analysis	
For Fiscal Year Ending June 30, 2017	
<b>Budget:</b>	
Final Budget: Forecasted Revenue	\$ 35,777,936
BAB Recommended Adjustment	
Adjusted Estimated Revenue - FY17	\$ 35,777,936
<b>Actual:</b>	
Actual Revenue as of 2/28/2017	\$ 23,369,914
Annualized revenue based on current collections	36,437,969
Projected excess/(shortfall):	\$ 660,033
As a percentage of adjusted estimate	1.84%

Educational Impact Fee Rates			
Type of Dwelling	Effective 7/27/2015	Prior to 7/27/2015	Increase
Single Family & Townhomes	\$ 10,147	\$ 8,702	\$ 1,445
Mobile Homes	5,973	4,960	1,013
Multi-family Units	6,048	5,665	383

\*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 ending 2/28/2017**

PROJECT NAME	Fiscal Year				
	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	
Debt Service	\$ 7,155,552	\$ 8,306,141	\$ 8,508,275	\$ 1,026,317	
Other:					
Buses			498,235		
Celebration High School Wing Addition			76,815	514,061	
Celebration K8 Space Reconfiguration	343,157	634,699	263,214		
Central Avenue Elementary Wing Addition	3,468,062				
Chestnut Elementary Space Reconfiguration		23,497	69,285		
Discovery Intermediate Space Reconfiguration			268,236	436,133	
Harmony High School Wing Addition		4,865,199	948,670	89,319	
Hickory Tree Elementary Wing Addition					
High School - Boggy Creek Area			746,914	5,517,048	
Horizon Middle School Space Reconfiguration			433,802		
Kissimmee Middle School Space Reconfiguration			552,434		
Land	16,768				
Middle AA - Harmony Area				8,945	
Poinciana High School Wing Addition				303,253	
Renovations	40,614				
Sunrise Elementary Space Reconfiguration	37,465	2,000	74,703		
Westside K-8 Renovation				16,295	
Subtotal Other:	\$ 3,906,067	\$ 5,525,395	\$ 3,932,308	\$ 6,885,054	
<b>TOTAL</b>	<b>\$ 11,061,619</b>	<b>\$ 13,831,535</b>	<b>\$ 12,440,583</b>	<b>\$ 7,911,371</b>	

**SDOC Business Advisory Board  
Outstanding Impact Fee Credits  
For the period ending 2/28/2017**

<b>Entity</b>	<b>Amount Issued</b>	<b>Redeemed</b>	<b>Balance</b>
Avatar	\$ 8,585,695	\$ 6,024,568	\$ 2,561,127
Flora Ridge EFBD	4,000,000	2,136,838	1,863,162
<b>TOTAL</b>	<b>\$ 25,085,695</b>	<b>\$ 20,661,406</b>	<b>\$ 4,424,289</b>

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Revenue  
For the period ending 2/28/2017**

MONTH	Fiscal Year				
	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	
July	\$ 120,391	\$ 838,913	\$ 909,859	\$ 1,428,859	
August	843,341	900,024	1,072,805	1,046,947	
September	784,976	841,678	867,329	947,552	
October	952,773	1,093,569	1,144,236	1,255,528	
November	787,890	824,162	907,822	920,847	
December	792,679	814,353	931,706	1,018,097	
January	1,217,641	1,369,072	1,455,983	1,522,982	
February	833,842	872,259	969,344	987,974	
March	885,145	956,680	1,029,625		
April	1,307,566	1,448,481	1,558,745		
May	918,796	998,267	1,029,386		
June*	1,155,731	1,172,285	894,435		
<b>TOTAL</b>	<b>\$ 10,600,770</b>	<b>\$ 12,129,743</b>	<b>\$ 12,771,275</b>	<b>\$ 9,128,786</b>	

Sales Tax Revenue Analysis	
For Fiscal Year Ending June 30, 2017	
<b>Budget:</b>	
Final Budget: Forecasted Revenue	\$ 13,282,126
BAB Recommended Adjustment	-
Adjusted Estimated Revenue - FY17	\$ 13,282,126
<b>Actual:</b>	
Actual Revenue as of 2/28/2017	9,128,786
Annualized revenue based on current collections	13,693,179
Projected excess/(shortfall):	\$ 411,053
As a percentage of adjusted estimate	3.09%

\*Accrual

**SDOC Business Advisory Board  
School Capital Outlay Surtax Revenue  
For the period ending 2/28/2017**

MONTH	Fiscal Year
2016 - 2017	
July	-
August	-
September	-
October	-
November	-
December	-
January	-
February	\$ 1,951,205
March	
April	
May	
June	
<b>TOTAL</b>	<b>\$ 1,951,205</b>

Sales Tax Revenue Analysis	
For Fiscal Year Ending June 30, 2017	
<b>Budget:</b>	
Final Budget: Forecasted Revenue	\$ 11,068,438
<b>Actual:</b>	
Actual Revenue as of 2/28/2017	1,951,205
Annualized revenue based on current collections	9,756,025
Projected excess/(shortfall):	<u>\$ (1,312,413)</u>
As a percentage of forecasted revenue	-11.86%

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Expenditures (1/4 Cent)  
For the period ending 2/28/2017**

Sales Tax Expenditures: Current and Three Year History	Fiscal Year			
	2013-2014	2014-2015	2015-2016	2016-2017
Type of Expenditure				
Debt Service	\$ 7,235,752	\$ 7,232,187	\$ 6,881,502	\$ 956,146
Other:				
Athletic Facilities	\$ 688,738	\$ 326,799	\$ 366,452	
Bathroom Renovations	129,346			
Buildings			16,406	12,226
Communications			1,370,450	4,355
Driveway/Parking Lot Resurface	102,037			
Ed Technology	(77,833)	1,276		
Equipment	6,035			
Fire Hydrants/Fire Main Loop	56,604			
Hvac Repair/Replacement	265,011			
Land Purchase		8,400		3,400
Lighting	6,802			
Maint/Renov	8,700	19,523		
Media Retrieval System	103,933			
Remodeling	1,627,222	209,827	488,224	20,833
Renovations	648,099	149,034		
Rent/Purchase Portables		548,693	376,267	
Repair/Repaint	52,030	6,557		
Retrofit	1,281,979	1,255,303	1,224,623	162,350
Roofing	1,004,470	3,065		
School Computers		763,089	6,130	
Shade Cover	25,719			
Signage	7,327	589		
Site Drainage	2,445			
Tech Installation		17,000		
Subtotal Other:	\$ 5,938,665	\$ 3,309,155	\$ 3,848,552	\$ 203,164
<b>TOTAL</b>	<b>\$ 13,174,417</b>	<b>\$ 10,541,342</b>	<b>\$ 10,730,054</b>	<b>\$ 1,159,310</b>



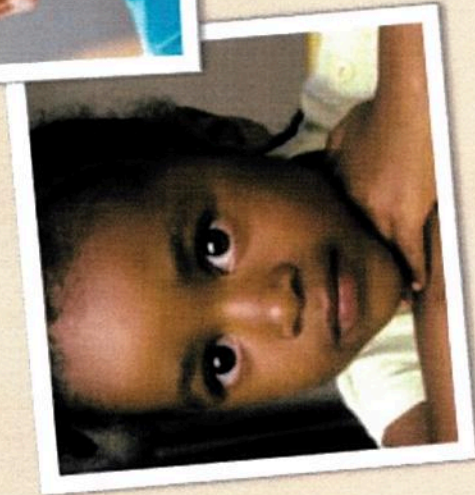
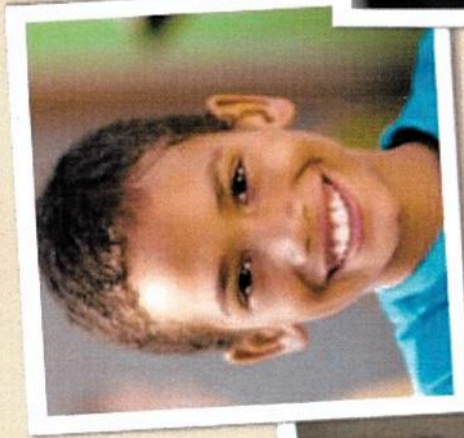
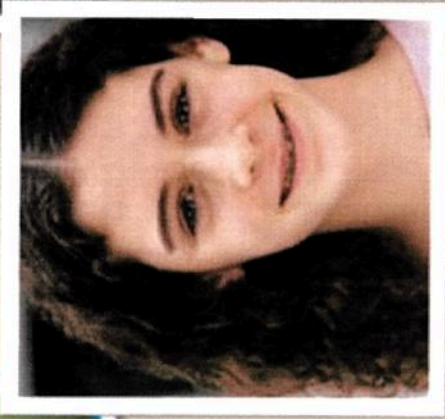
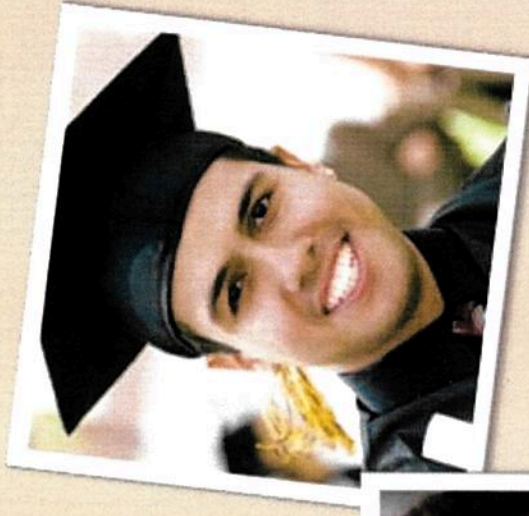
**SDOC Business Advisory Board**  
**School Capital Outlay Surtax Expenditures (1/2 Cent)**  
**For the period ending 2/28/2017**

Type of Expenditure	Fiscal Year
	2016-2017
Carpet Replacements:	
Central Elementary School	\$ 9,999
Cypress Elementary School	150,000
Horizon Middle School	57,471
Narcoossee Middle School	43,163
Poinciana Academy of Fine Arts	46,123
Ventura Elementary School	169,347
Chiller Replacements	16,370
Comprehensive Renovations:	
Denn John Middle School	4,941
St. Cloud Middle School	4,941
Painting and repairs:	
Celebration K-8	80,854
Central Elementary	35,120
Harmony High School	106,071
Horizon Middle School	18,687
Neptune Elementary	50,269
Renovations	12,154
Roofing:	
Celebration K-8	
Technology Infrastructure	1,025,853
<b>TOTAL</b>	<b>\$ 1,831,363</b>



# Osceola School District

*From Good to Great: Building a Legacy*



***Business Advisory Board Update***

**April 26, 2017**



# Projects in Planning & Design

## Planning (5 projects) \$106M

### New Schools

- Elementary A (Celebration Island)
- Elementary C (Old Hickory Tree)

Project Budget: \$25M  
 Project Budget: \$28.5

Substantial: June 2019  
 Substantial: June 2021

### Comprehensive Renovations

- Michigan Ave. ES
- Denn John MS
- St. Cloud MS

Tent. Budget: \$21.3M  
 Tent. Budget: \$31.8M  
 Tent. Budget: \$27.2M

Substantial: TBD  
 Substantial: TBD  
 Substantial: TBD

## Design (35 projects) \$39.6M

- 26 Misc. Capital Renewal Projects
- Middle AA (Harmony)
- 1 Space Reconfigurations (WSK8-8)
- 3 Roof Replacements (REJE, CK8S & DWES)
- HRHS Ag. Building
- 2 Fire Alarm Panel Projects (BELA & PNHS)
- SCHS Track Re-surfacing

(\$10K– \$175K)  
 Project Budget: \$35M  
 \$1.5M  
 Range (\$130K – \$700K)  
 \$521,000  
 Range (\$130K - \$235K)  
 \$190K

Substantial: June 2019  
 Substantial: July 2017  
 Substantial: July 2017/Feb 2018  
 Substantial: December 2017  
 Substantial: July/Dec 2017  
 Substantial: December 2017



# Projects in Construction & Close-out

## Construction (24 projects) \$105.4M

7 Misc. Capital Renewal Projects	Range (\$3K - \$650K)	Substantial: July 2017
TECO Plumbing Classroom	Project Budget: \$175K	Substantial: June 2018
Boggy Creek Area HS	Project Budget: \$88M	Substantial: July 2017
4 Kitchen & Serving Line (PNHS, HTES, CLK8 & DSCV)	Range (\$864K - \$1.5M)	Substantial: July 2017
Poinciana 2-story Classroom Building Add.	Project Budget: \$7M	Substantial: July 2017
2 Space Reconfigurations (PNHS-3 & DSCV-4)	Range (\$425K - \$1.9M)	Substantial: July 2017
1 Roof Repl. Projects (OCSA)	\$400K	Substantial: July 2017
Admin. 2000 Warehouse, 1600SF	Project Budget \$241K	Substantial: June 2017
KMES Playground	\$130K	Substantial: June 2017
4 Chiller Repl. (BELA, KMMS, DSCV & CK8S)	Range (\$550K - \$850K)	Substantial: April/July 2017

## Close-out (6 projects) \$2.8M

	<u>Days in Close-out</u>
Admin. 1000 Elevator Repl.	62
CLHS Field Drainage Project	80
CLHS Space Reconfiguration	2
ZENP Chiller Replacement	32
LVES Gutters and Sidewalks	55
GWHS MJROTC Rifle Range	20

Close-out Clock – Project Close-out Goal : **120-calendar days**



# Sales Tax "Quick Start" Projects

2016 Holiday Break "Quick Start" Sales Tax Projects		
1	Celebration K8, Exterior Painting	\$ 98,968.00
2	Central Ave. ES, Carpet Replacement	\$ 10,000.00
3	Central Ave. ES, Exterior Painting	\$ 35,000.00
4	Cypress ES, Carpet Replacement	\$ 150,000.00
5	Harmony HS, Exterior Painting	\$ 129,841.00
6	Horizon MS, Carpet Replacement	\$ 57,470.63
7	Neptune ES, Interior Painting	\$ 46,719.18
8	Poinciana Fine Arts, Carpet Replacement	\$ 97,532.42
9	Poinciana Fine Arts, Soffit Lighting Repair	\$ 12,154.00
	<b>TOTAL:</b>	<b>\$ 637,685.23</b>
2017 Spring Break Sales Tax Projects		
1	Horizon MS, Interior/Exterior Painting	\$ 18,686.52
2	Horizon MS, Rejuvenate Chemical Traps	\$ 9,060.00
3	Celebration K8, Water Pressure Regulator	\$ 22,242.85
4	Hickory Tree ES, Carpet Replacement	\$ 175,762.10
5	Ventura ES, Carpet Replacement	\$ 298,739.59
	<b>TOTAL:</b>	<b>\$ 524,491.06</b>

**Total To-date: \$1.2M**

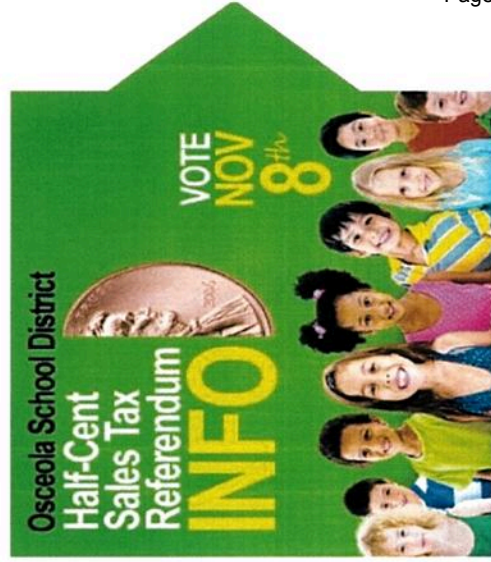




# Sales Tax Summer 2017 Projects - Projected

2017 Summer Break Sales Tax Projects - Projected		
1	Boggy Creek ES, Covered PE Structure Re-finishing	\$ 10,000.00
2	Boggy Creek ES, Front Parking Lot Repairs/Re-striping	\$ 220,000.00
3	Celebration K8, Chiller Replacement	\$ 850,000.00
4	Celebration K8, Roof Replacement, Bldgs 3 & 4	\$ 1,100,000.00
5	Central Avenue ES, Carpet Replacement, Building 1	\$ 190,000.00
6	Discovery Intermediate, Gym Floor Repair	\$ 20,000.00
7	Discovery Intermediate, Controls Replacement	\$ 400,000.00
8	Flora Ridge ES, Exterior Painting	\$ 50,000.00
9	Gateway HS, Ceiling Replacement, Building 19	\$ 15,000.00
10	Gateway HS, Gutter Replacement, 9th Grade Center	\$ 60,000.00
11	Gateway HS, Chiller Replacement	\$ 711,000.00
12	Harmony HS, Carpet Replacement	\$ 175,000.00
13	Harmony HS, Interior Painting	\$ 120,000.00
14	Hickory Tree ES, Replace 5 Condenser Coils	\$ 22,000.00
15	Hickory Tree ES, Covered PE Structure Re-finishing	\$ 10,000.00
16	Horizon MS, Exterior Painting, Metal Railings & Trim	\$ 20,000.00
17	Horizon MS, Interior Painting	\$ 80,000.00
18	Horizon MS, Chiller Replacement	\$ 550,000.00
19	Kissimmee ES, Gutter Replacement	\$ 80,000.00
20	Kissimmee MS, Gym Insulation Repair	\$ 25,000.00
21	Kissimmee MS, Chiller Replacement	\$ 550,000.00
22	KOA ES, Exterior Painting	\$ 50,000.00
23	Lakeview ES, Refinish Playground Metal	\$ 10,000.00
24	Liberty HS, Exterior Painting	\$ 175,000.00
25	Narcoossee MS, Girls Locker Room Epoxy Floor Replace	\$ 30,000.00
26	Narcoossee MS, Carpet Replacement	\$ 60,000.00
27	Parkway MS, Water Heater Replacement	\$ 110,000.00
28	Parkway MS, Eye Wash & Emergency Shower Replace	\$ 9,600.00
29	Pleasant Hill ES, Covered PE Structure Re-finish	\$ 10,000.00
30	Poinciana Aca. of Fine Arts, Carpet Bldgs 2, 3, 5, 6 & 8	\$ 275,000.00
31	Poinciana Aca. of Fine Arts, Interior Painting	\$ 60,000.00
32	Reedy Creek ES, Carpet Replacement	\$ 275,000.00
33	Ross E. Jeffries, Strip/Re-paint Window Jambs Bldg 12	\$ 15,000.00
34	St. Cloud ES, Covered PE Structure Re-finish	\$ 10,000.00
35	Ventura ES, Interior Painting	\$ 100,000.00
36	Ventura ES, Covered PE Area Flooring Replacement	\$ 20,000.00
TOTAL:		\$ 6,467,600.00

**Summer: \$6.5M**

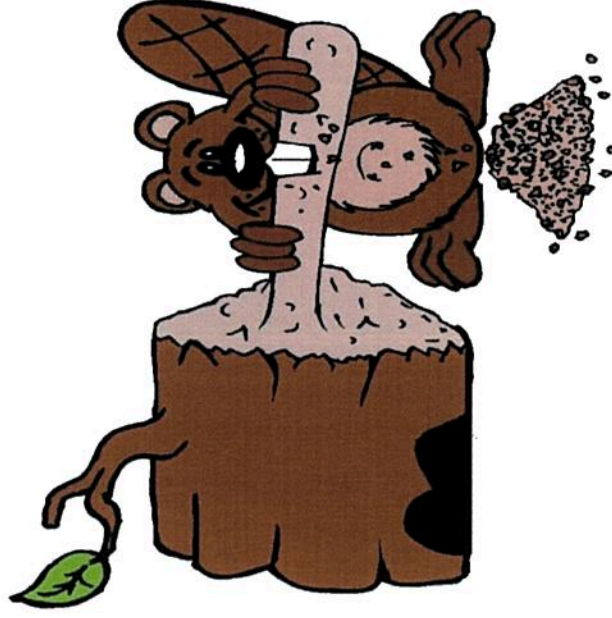




# Summer 2017 Projects

Poinciana 2-story Classroom Building Add.

PNHS Space Reconfiguration	\$7M
DSCV Space Reconfiguration	\$425K
WK8S Space Reconfiguration	\$1.9M
PNHS Kitchen & Serving Line	\$1.5M
HTES Kitchen & Serving Line	\$1.8
CK8S Kitchen & Serving Line	\$1.5
DSCV Kitchen & Serving Line	\$1.2
CK8S Chiller Replacements	\$1.1
GWHS Chiller Replacements	\$850K
KMMS Chiller Replacements	\$711K
HZMS Chiller Replacements	\$550K
CK8S Roof Replacement	\$550K
OCSA Roof Replacement	\$700K
REJE Roof Replacement	\$400K
BELA Fire Panel Replacement	\$130K
TECO Plumbing Classroom	\$235K
Admin. 2000 Warehouse	\$175K
KMES Playground	\$241K
MCES Restroom Renovation	\$130K
Misc. Capital Projects (23 Projects)	\$132K
Major Summer Projects:	\$633K
Deferred Maint. Summer Projects (31 Projects):	<u>\$21.9M</u>
<b>TOTAL:</b>	<b>\$ 2.7M</b>



**74 Projects**

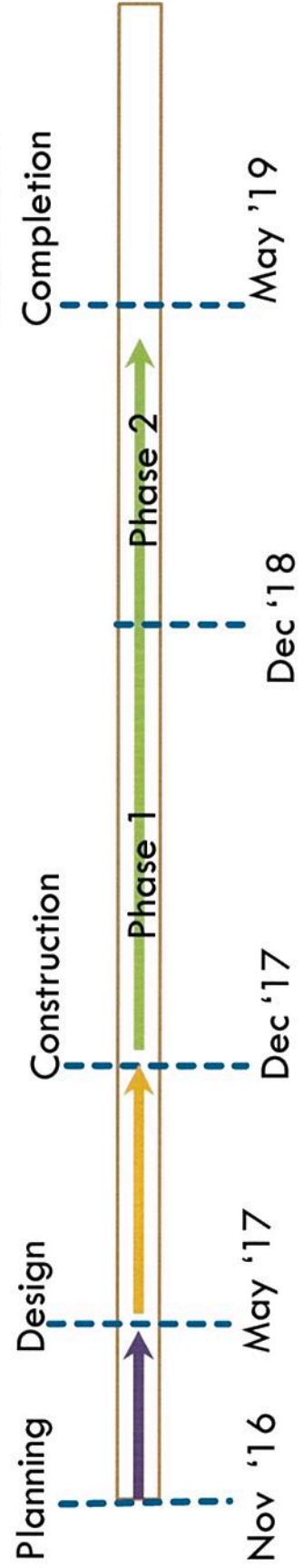
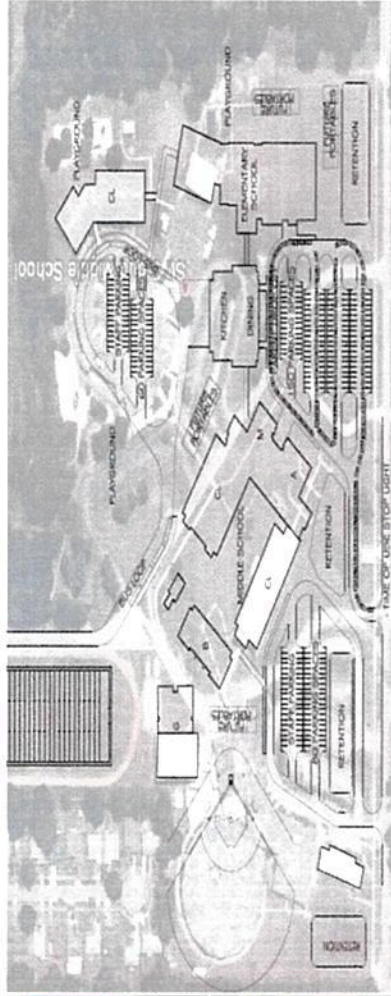
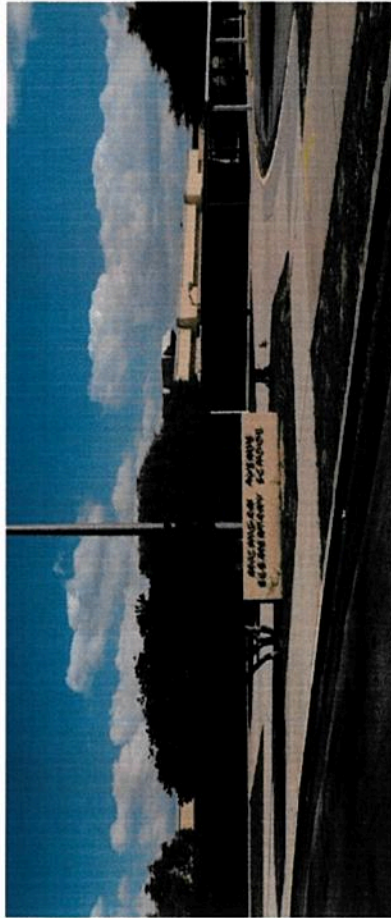
**\$24.6M**



# Comprehensive Renovations

7

- Castaldi's for MAES, DJMS & SCMS – Submitted to DOE on 3-24
- MAES Design Professional – Song & Associates - 5-2-17 Board Approval
- MAES CM at Risk – Advertised – Shortlist on 5-24 – Presentations on 5-31 – Board Approval on 6-20
- Design Phase: 7 months Construction Phase: 19-months (Phase 1: 12-months Phase 2: 7-months)
- **VERY** Aggressive Schedule....Mid-year Move-in....







# Superintendent's Comments and Discussion

*From Good to Great: Building a Legacy*