

# 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



## “Revised” Agenda

### Business Advisory Board Meeting

#### Bill Collins Conference Room

Administrative Complex  
817 Bill Beck Boulevard  
Kissimmee, Florida

**Wednesday, May 24, 2017**

**7:30 A.M.**

1. Approve Minutes of April 26, 2017
2. Facilities Update
3. Review Impact Fee & Sales Tax Report
4. Budget Update
5. Next regular meeting: Wednesday, June 28, 2017 @ 7:30 a.m. in the Bill Collins Conference Room

***Student Achievement – Our Number One Priority***

Districtwide Accreditation by the Southern Association of Colleges and Schools  
An Equal Opportunity Agency

## Business Advisory Board Minutes April 26, 2017

**Members Present:** Charlie Rogers, Turner Wallis, Mel Welch, Shawn Hindle, & Grant Lacerte  
**Members Absent:** Stacy McCland, & Robert Bass  
**Others/Guests:** Debra Pace, Sarah Graber, Marc Clinch, Migdalia Gonzalez, Rhonda Blake, Mark Lockard, Clyde Wells, Maribel Vallellanes & Pat Alderman

Mr. Rogers called the meeting to order.

### Introductions

- **Minutes**  
The minutes from the **March 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 February 28, 2017.

#### Impact Fee Revenues

Collections were about \$23.3M  
Projection - \$36.4

#### Impact Fee Expenditures

Approx. \$7.9 spent for FYD  
Most for HS School-Boggy Crk Area  
& Debt Service

#### Impact Fee Credits

Approx. \$4.4M outstanding  
Most with Avatar & Flora  
Ridge EFBD

#### Infrastructure Sales Surtax Revenue

Collections approx. \$9M  
\$13.7M Annualized

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

Approx. \$1.1M spent for FYD  
Most to Debt Service Payments.  
Debt Service due in June – Pay-out in May

#### School Capital Outlay Surtax Revenue

Approx. \$1.9M  
Annualized shortfall \$1.3M  
Expected to stabilize

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

Expenditures: \$1.8M  
Carpet Replacements and painting

- **Budget Update**  
Ms. Graber stated legislators have not approved the state budget and it could go into Special Session. Staff is closely monitoring the situation in Tallahassee and is proceeding anticipating the worse. Dr. Pace stated it is a dismal outlook.
- **Facilities Update**  
Mr. Clinch & Mr. Lockard provided a Power Point presentation and discussed project schedules. Mr. Lockard gave an update on projects that were in the Planning & Design phases and Mr. Clinch gave an update on Construction & Close-out Projects, Quick Start projects, Summer Projects, and Comprehensive Renovations. Mr. Clinch shared the proposed signage for projects built with the half-cent sales tax. He asked for any input from the BAB members.

Dr. Pace shared information about the Impact Fee Study that will go before the Board at the May 2, 2017, board meeting. She shared that the district had settled the union contract last week that reflects a 1% increase for 2016-17 and a 1 ½% increase for 2017-18. Dr. Pace shared information about the Employee Health Center and invited the BAB members to attend an event on May 10, 2017, at the Center to celebrate its one-year anniversary. There was discussion on Tupperware's additions and the impact to Osceola County School for the Arts; increased technology in the workplace and its impact on entry-level jobs, and the number of graduates attending college. Mr. Welch congratulated Dr. Pace for being one of the 2017 Women Who Mean Business recognized by the Orlando Business Journal.

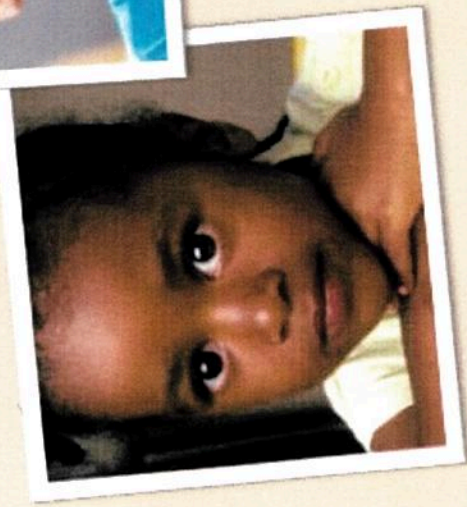
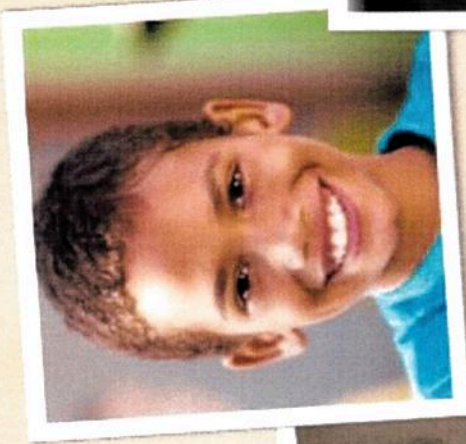
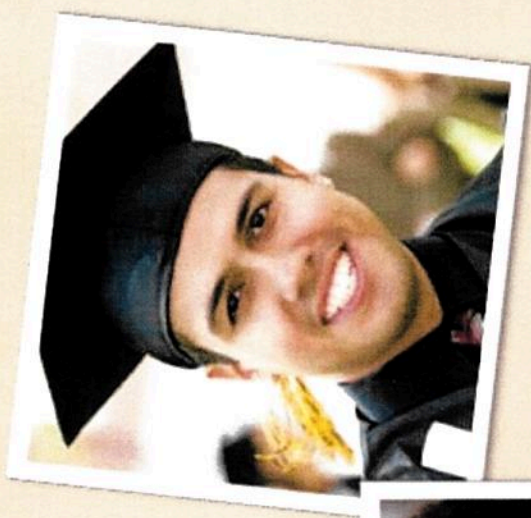
### BAB Meeting Dates

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, May 24, 2017 @ 7:30 a.m. in the Bill Collins Conference Room.**



# Osceola School District

*From Good to Great: Building a Legacy*



May 24, 2017

**Business Advisory Board Update**



# Projects in Planning & Design

## Planning (4 projects) \$112.5M

### New Schools

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

### Comprehensive Renovations

- Denn John MS
- St. Cloud MS

### Project Budget

- \$25M
- \$28.5

- \$31.8M (Tentative)
- \$27.2M (Tentative)

### Substantial Completion

- June 2019
- June 2021

- TBD
- TBD

## Design (19 projects) \$61.1M

- 10 Misc. Capital Renewal Projects
- Middle AA (Harmony)
- Michigan Ave. ES
- 2 Roof Replacements (REJE & DWES)
- HRHS Ag. Building
- Central Maint. Renovations
- 2 Fire Alarm Panel Projects (BELA & PNHS)
- SCHS Track Re-surfacing

### Project Budget

- Range (\$10K – \$175K)
- \$35M
- \$24.1M
- Range (\$130K – \$700K)
- \$521,000
- \$504K
- Range (\$130K - \$235K)
- \$190K

### Substantial Completion

- Misc.
- June 2019
- Jan 2019 (P1) June 2019 (P2)
- July 2017/Feb 2018
- December 2017
- TBD
- July/Dec 2017
- December 2017



# Projects in Construction & Close-out

## Construction (32 projects) \$104.3M

7 Misc. Capital Renewal Projects	<u>Project Budget</u> Range (\$3K - \$650K)	<u>Substantial Completion</u> Misc.
TECO Plumbing Classroom	\$175K	July 2017
Boggy Creek Area HS	\$88M	July 2018
4 Kitchen & Serving Line (PNHS, HTES, CLK8 & DSCV)	Range (\$864K - \$1.5M)	July 2017
Poinciana 2-story Classroom Building Add.	\$7M	July 2017
3 Space Reconfig. (WK8S, PNHS-3 & DSCV-4)	Range (\$425K - \$1.9M)	July 2017
2 Roof Repl. Projects (OCSA & CK8S)	Range (\$400K- \$1.1M)	July 2017
Admin. 2000 Warehouse, 1600SF	\$241K	June 2017
KMES Playground	\$130K	June 2017
5 Chiller Repl. (BELA, KMMMS, DSCV, GWHS & CK8S)	Range (\$550K - \$850K)	April - July 2017

## Close-out (4 projects) \$767M

CLHS Space Reconfiguration	<u>Cost at Completion</u> \$711K	<u>Days in Close-out (as of 5-24-17)</u> 46
BCES Exterior Painting	\$35K	8
DWES AC at Dry Storage	\$7K	14
RISK Sidewalk/Drainage/Signage	\$11K	14

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



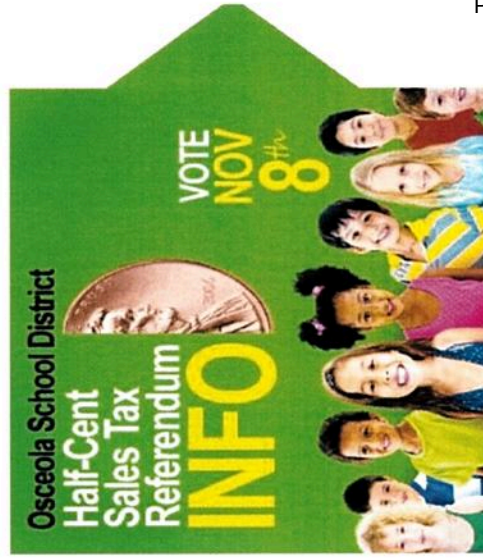
# Sales Tax Summer 2017 Projects - Projected

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## 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, Add Water Pressure Regulator	\$	40,000.00
4	Celebration K8, Chiller Replacement	\$	850,000.00
5	Celebration K8, Roof Replacement, Bldgs 3 & 4	\$	1,100,000.00
6	Central Avenue ES, Carpet Replacement, Building 1	\$	190,000.00
7	Discovery Intermediate, Gym Floor Repair	\$	20,000.00
8	Discovery Intermediate, Controls Replacement	\$	400,000.00
9	Flora Ridge ES, Exterior Painting	\$	50,000.00
10	Gateway HS, Ceiling Replacement, Building 19	\$	15,000.00
11	Gateway HS, Gutter Replacement, 9th Grade Center	\$	60,000.00
12	Gateway HS, Chiller Replacement	\$	711,000.00
13	Harmony Community, HVAC DX Units	\$	90,000.00
14	Harmony HS, Carpet Replacement	\$	175,000.00
15	Harmony HS, Interior Painting	\$	120,000.00
16	Hickory Tree ES, Replace 5 Condenser Coils	\$	22,000.00
17	Hickory Tree ES, Covered PE Structure Re-finishing	\$	10,000.00
18	Horizon MS, Chemical Traps	\$	30,000.00
19	Horizon MS, Exterior Painting, Metal Railings & Trim	\$	20,000.00
20	Horizon MS, Interior Painting	\$	80,000.00
21	Horizon MS, Chiller Replacement	\$	550,000.00
22	Kissimmee ES, Gutter Replacement	\$	80,000.00
23	Kissimmee MS, Gym Insulation Repair	\$	25,000.00
24	Kissimmee MS, Chiller Replacement	\$	550,000.00
25	KOA ES, Exterior Painting	\$	50,000.00
26	Lakeview ES, Refinish Playground Metal	\$	10,000.00
27	Liberty HS, Exterior Painting	\$	175,000.00
28	Narcoossee MS, Girls Locker Room Epoxy Floor Replace	\$	30,000.00
29	Narcoossee MS, Boys & Girls Locker Room	\$	65,000.00
30	Narcoossee MS, Carpet Replacement	\$	60,000.00
31	Neptune MS, Exterior Painting	\$	50,000.00
32	Parkway MS, Water Heater Replacement	\$	110,000.00
33	Parkway MS, Eye Wash & Emergency Shower Replace	\$	9,600.00
34	Partin Settlement ES, Flooring	\$	285,000.00
35	Pleasant Hill ES, Covered PE Structure Re-finish	\$	10,000.00
36	Poinciana Aca. of Fine Arts, Carpet Bldgs 2, 3, 5, 6 & 8	\$	275,000.00
37	Poinciana Aca. of Fine Arts, Interior Painting	\$	60,000.00
38	Reedy Creek ES, Carpet Replacement	\$	275,000.00
39	Ross E. Jeffries, Strip/Re-paint Window Jambs Bldg 12	\$	15,000.00
40	St. Cloud ES, Covered PE Structure Re-finish	\$	10,000.00
41	Ventura ES, Interior Painting	\$	100,000.00
42	Ventura ES, Covered PE Area Flooring Replacement	\$	20,000.00
	<b>TOTAL:</b>	<b>\$</b>	<b>7,027,600.00</b>

**Summer: from  
\$6.5M to \$7M**





# Summer 2017 Projects

Poinciana 2-story Classroom Building Add.	\$7M
PNHS Space Reconfiguration	\$425K
DSCV Space Reconfiguration	\$1.9M
WK8S Space Reconfiguration	\$1.5M
PNHS Kitchen & Serving Line	\$1.8M
HTES Kitchen & Serving Line	\$1.5M
CK8S Kitchen & Serving Line	\$1.2M
DSCV Kitchen & Serving Line	\$1.1M
CK8S Chiller Replacements	\$850K
GWHS Chiller Replacements	\$711K
KMMS Chiller Replacements	\$550K
HZMS Chiller Replacements	\$550K
CK8S Roof Replacement	\$1.1M
OCSA Roof Replacement	\$400K
REJE Roof Replacement	\$130K
BELA Fire Panel Replacement	\$235K
TECO Plumbing Classroom	\$175K
Admin. 2000 Warehouse	\$241K
KMES Playground	\$130K
MCES Restroom Renovation	\$132K
Misc. Capital Projects (21 Projects)	\$551K
Major Summer Projects:	<u>\$21.6M</u>
Deferred Maint. Summer Projects (37 Projects):	<u>\$ 3.7M</u>



**78 Projects**

**\$25.3M**

**TOTAL:**

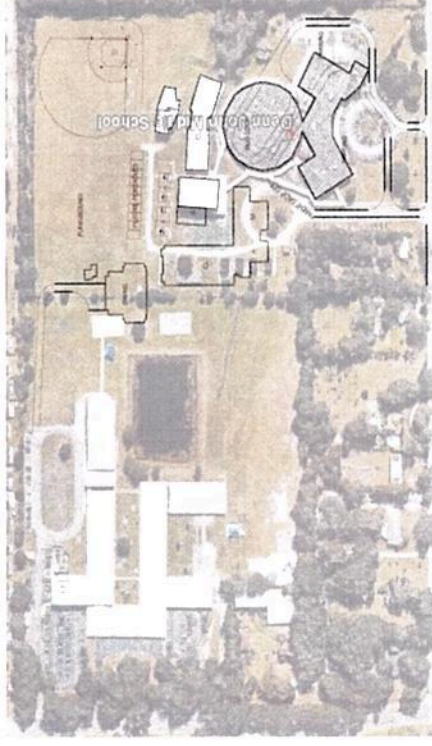
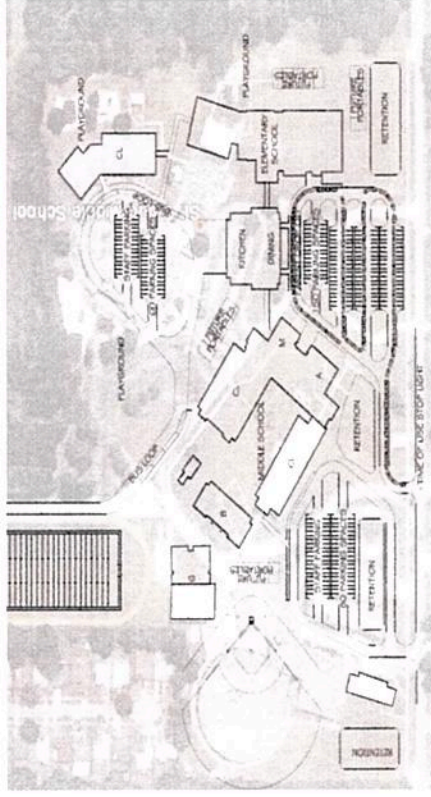


# Project Highlights

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## Michigan Ave. ES (MAES)

- Castaldi Report Submitted to DOE on 3-24
- Design Professional (Song & Associates) - 5-17-17 Design Kick-off Meeting with Stakeholders
- Design Milestone Schedule Established
- Design Phase: 7 months
- CM – 11 Firms Submitted RFP's – Shortlist 5-24 – Presentations 5-31 – Board Approval 6-20
- Construction. Phase: 19-months (Phase 1: 12-months Phase 2: 7-months)
- **VERY** Aggressive Schedule....Mid-year Move-in....



## Denn John MS (DJMS) & St. Cloud MS (SCMS)

- In the Planning Phase
- DJMS will go into Design September 2017 and into Construction May 2018
- SCMS will go into Design July 2018 and into Construction May 2019





# Project Highlights - Continued

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## Boggy Creek Area HS (Site FFF)

- Aerial from 4-28-17
- ACOE permitting is complete
- Deep utilities are complete
- Buildings are tilted
- Steel/Roofing in progress
- CR Intermediate floors in-progress/in-place



## Harmony Area MS (Site AA)

- Design Professional (Schenkel-Shultz)
- Design is complete
- ACOE permitting in progress
- CM (Moss & Associates) is on-board and finalizing their Pre-construction Services proposal





# Superintendent's Comments and Discussion

*From Good to Great: Building a Legacy*

**SDOC Business Advisory Board  
Impact Fee Revenue  
For the period ending 3/31/2017**

Year History	Fiscal Year									
	2013 - 2014		2014 - 2015		2015 - 2016		2016 - 2017			
	Revenue	Units	Revenue	Units	Revenue	Units	Revenue	Units	Revenue	Units*
<b>MONTH</b>										
July	\$ 1,879,648	238	\$ 1,842,828	215	\$ 2,168,067	259	\$ 2,474,886	253		
August	1,690,209	198	2,046,717	234	1,847,463	253	2,874,446	301		
September	1,919,713	231	1,882,522	234	2,384,543	358	3,177,159	335		
October	1,793,784	213	2,516,674	308	2,912,821	383	2,536,646	261		
November	1,848,712	232	2,148,642	281	3,485,509	444	3,156,311	317		
December	1,567,534	201	1,638,980	203	3,047,440	360	2,888,904	319		
January	1,185,804	163	1,300,016	159	2,246,278	286	2,766,539	278		
February	1,516,724	167	1,359,028	165	2,862,805	343	3,495,023	390		
March	1,869,624	245	2,392,729	283	3,080,304	348	3,016,274	328		
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>\$ 26,386,188</b>	<b>2,782</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 3/31/2017	\$ 26,386,188
Annualized revenue based on current collections	36,205,712
Projected excess/(shortfall):	\$ 427,776
As a percentage of adjusted estimate	1.20%

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 3/31/2017**

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		
Celebration K8 Space Reconfiguration	343,157	634,699	263,214	517,183	
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	9,093,843	
Horizon Middle School Space Reconfiguration			433,802		
Kissimmee Middle School Space Reconfiguration			552,434		
Land	16,768				
Middle AA - Harmony Area				116,265	
Poinciana High School Wing Addition				532,966	
Renovations	40,614				
Sunrise Elementary Space Reconfiguration	37,465	2,000	74,703		
Westside K-8 Renovation				79,602	
Subtotal Other:	\$ 3,906,067	\$ 5,525,395	\$ 3,932,308	\$ 10,865,311	
<b>TOTAL</b>	<b>\$ 11,061,619</b>	<b>\$ 13,831,535</b>	<b>\$ 12,440,583</b>	<b>\$ 11,891,628</b>	

**SDOC Business Advisory Board  
Outstanding Impact Fee Credits  
For the period ending 3/31/2017**

Entity	Amount Issued	Redeemed	Balance
Avatar	\$ 8,585,695	\$ 6,044,364	\$ 2,541,331
Flora Ridge EFBD	4,000,000	2,149,778	1,850,222
<b>TOTAL</b>	<b>\$ 25,085,695</b>	<b>\$ 20,694,142</b>	<b>\$ 4,391,553</b>

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Revenue  
For the period ending 3/31/2017**

MONTH	Fiscal Year					
	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	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	1,011,257		
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>\$ 10,140,043</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 3/31/2017	10,140,043
Annualized revenue based on current collections	13,520,057
Projected excess/(shortfall):	\$ 237,931
As a percentage of adjusted estimate	1.79%

\*Accrual

**SDOC Business Advisory Board**  
**School Capital Outlay Surtax Revenue**  
**For the period ending 3/31/2017**

MONTH	Fiscal Year 2016 - 2017
July	-
August	-
September	-
October	-
November	-
December	-
January	-
February	\$ 1,951,205
March	2,014,520
April	
May	
June	
<b>TOTAL</b>	<b>\$ 3,965,725</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 3/31/2017	3,965,725
Annualized revenue based on current collections	9,914,313
Projected excess/(shortfall):	<u>\$ (1,154,126)</u>
As a percentage of forecasted revenue	-10.43%

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Expenditures (1/4 Cent)  
For the period ending 3/31/2017**

Sales Tax Expenditures: Current and Three Year History	Fiscal Year				
	Type of Expenditure	2013-2014	2014-2015	2015-2016	2016-2017
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		5,541	
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	\$ 208,705	
<b>TOTAL</b>	<b>\$ 13,174,417</b>	<b>\$ 10,541,342</b>	<b>\$ 10,730,054</b>	<b>\$ 1,164,851</b>	



**SDOC Business Advisory Board**  
**School Capital Outlay Surtax Expenditures (1/2 Cent)**  
**For the period ending 3/31/2017**

Type of Expenditure	Fiscal Year
	2016-2017
Carpet Replacements:	
Central Elementary School	\$ 9,999
Cypress Elementary School	150,000
Hickory Tree Elementary School	175,762
Horizon Middle School	57,471
Narcoossee Middle School	43,163
Poinciana Academy of Fine Arts	46,123
Ventura Elementary School	299,940
Chiller Replacements	32,740
Comprehensive Renovations:	
Denn John Middle School	5,513
St. Cloud Middle School	5,520
Painting and repairs:	
Celebration K-8	106,419
Central Elementary	35,120
Harmony High School	129,967
Horizon Middle School	18,687
Neptune Elementary	50,269
Renovations	12,154
Roofing:	
Celebration K-8	
Technology Infrastructure	1,204,663
<b>TOTAL</b>	<b>\$ 2,383,510</b>