

# THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

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

## 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**  
**817 Bill Beck Blvd.**  
**Kissimmee, FL 34744**

**Wednesday, September 25, 2019**  
**7:30 A.M.**

1. Approve Minutes of August 28, 2019
2. Review Impact Fee & Sales Tax Report
3. Budget Update
4. Facilities Update
5. Next regular meeting: Wednesday, October 23, 2019  
@ 7:30 a.m. in the Bill Collins Conference Room

Arthur J. "Grant" Lacerte Jr.  
1701 W. Carroll Street  
Kissimmee, FL 34741  
(407) 791-6741  
glacerte@kua.com

August 28, 2019

The School District of Osceola County, Florida  
Business Advisory Board  
Dr. Debra Pace  
Superintendent  
School District of Osceola County

Re: Grant Lacerte Jr. Letter of Resignation from Business Advisory Board

Dear Dr. Pace:

Per our conversation at today's BAB meeting, I am tendering my resignation as a member of the BAB. Now that KUA's CEO, Brian Horton, has been appointed to the BAB we have the presence we need on this very important Board.

I give you, your BAB Staff members and the BAB members my profound thanks for the honor of serving on the BAB. In my nearly 8 years on the board I have been impressed with the dedication of everyone involved and each individual's commitment to our clients, the children of the school district.

With three children attending district schools, I am a parent that counts himself extremely lucky to have them in Osceola School District schools under your leadership. You work miracles with slim budgets applying a broad vision within the reality of our funding. Every single Osceola County resident is blessed to have such a dedicated leader that knows how to inspire and achieve.

I wish you and those working with and on the BAB all the best.

With deepest thanks,

Grant



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Arthur J. "Grant" Lacerte Jr.

BUSINESS ADVISORY BOARD MINUTES  
AUGUST 28, 2019

**Members Present:** Shawn Hindle, Brian Horton, Grant Lacerte, Turner Wallis, Mel Welch, Robert Bass & Clyde Wells  
**Others/Guests:** Superintendent Pace, Sarah Graber, Marc Clinch, Mark Lockard, Maribel Vallellanes & Luz Skerrett  
**Location:** NeoCiy Academy, 195 Neocity Way, Kissimmee, FL 34744

Mr. Mel Welch called the meeting to order.

**Introductions**

Ms. Graber welcomed the appointment of Brian Horton, President and General Manager, CEO of Kissimmee Utility Authority, to the Business Advisory Board. The School Board approved Mr. Horton’s appointment on July 30<sup>th</sup>.

Mr. Lacerte announced that with the appointment of another member from KUA, he felt it was time for him to step down. The members and staff thanked him for his many years of service on the BAB and accepted his resignation.

- **Superintendent Update**

Dr. Pace welcomed the board members to NeoCity Academy. Mr. Welch applauded Superintendent Pace for a smooth start of school. The superintendent shared that the District was able to eliminate 40 bus routes from the previous year and stated that while there are always challenges during the first week of school, overall everything went very smoothly.

The school district has requested involvement in the County’s pre-preplanning development committee meetings. The district is working on capacity reports to provide the County with accurate, transparent numbers. The superintendent invited the BAB members to an Intergovernmental Meeting scheduled for September 10<sup>th</sup> at 3pm at 817 Bill Beck Blvd.

- **Minutes**

The minutes from the June 26, 2019 meeting were approved with all ayes.

- **Impact Fee and Sales Tax Reports**

Mrs. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of June 30, 2019.

**Impact Fee Revenues**

Collections approx. **\$74.4M**  
Increase **\$33.9M**  
Units **621**

**Impact Fee Expenditures**

Approx. **\$ 52M**  
Majority Harmony Middle

**Impact Fee Credits**

Approx. **\$1.7M** outstanding

**Infrastructure Sales Surtax Revenue**

Collections approx. **\$16M**  
Increase of \$790,000

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

Approx. spent for FYTD **\$9M**  
Majority In Debt Service, Remodeling at oTECH, & Technology

**School Capital Outlay Surtax Revenue**

FYTD Collections approx. **\$32M**

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

FYTD Expenditures approx.: **\$ 57M**  
Majority for Comprehensive Renovations & Debt Service

- **Facilities Update**

Mr. Clinch presented and reviewed various Facilities and Maintenance projects. There was positive discussion on the efficiency of solar power and the progression of NeoCity Academy becoming a full net zero energy school. Mr. Lockard and Mr. Clinch reviewed various projects that facilities and maintenance worked on over the summer.

- **Budget Update**

BUSINESS ADVISORY BOARD MINUTES  
AUGUST 28, 2019

Ms. Graber shared that the final budget hearing will be held on September 10<sup>th</sup> at 5:30pm, and the district budget and millage rates will be approved at that time. She reminded everyone that this year's per student funding increase was just over 1.5%, excluding the Best & Brightest bonus program. Current student projections appear to be slightly higher than the 1,800 estimated; however, enrollment is down for traditional schools, up for charter schools and there are currently 260 students enrolled in private schools through the new Family Empowerment Scholarship Voucher Program.

**BAB Meeting Dates**

The Business Advisory Board has agreed to meet the 4th Wednesday of every month. **The next meeting will be held on Wednesday, September 25, 2019 @ 7:30 a.m. in the Bill Collins Conference Room.**

**SDOC Business Advisory Board  
Impact Fee Revenue  
For the period ended 7/31/2019**

| Current and Three-Year History | Fiscal Year          |              |                      |              |                      |              |                      |              |
|--------------------------------|----------------------|--------------|----------------------|--------------|----------------------|--------------|----------------------|--------------|
|                                | 2016 - 2017          |              | 2017 - 2018          |              | 2018 - 2019          |              | 2019 - 2020          |              |
|                                | Revenue              | Units*       | Revenue              | Units*       | Revenue              | Units*       | Revenue              | Units*       |
| MONTH                          |                      |              |                      |              |                      |              |                      |              |
| July                           | \$ 2,474,886         | 253          | \$ 3,197,541         | 375          | \$ 2,385,492         | 267          | \$ 10,863,004        | 1,123        |
| August                         | 2,874,446            | 301          | 2,963,407            | 313          | 4,726,773            | 488          |                      |              |
| September                      | 3,177,159            | 335          | 2,987,439            | 296          | 7,804,166            |              |                      |              |
| October                        | 2,536,646            | 261          | 2,076,217            | 216          | 7,679,304            | 713          |                      |              |
| November                       | 3,156,311            | 317          | 2,942,186            | 295          | 9,018,833            | 952          |                      |              |
| December                       | 2,888,904            | 319          | 4,902,215            | 635          | 6,132,620            | 610          |                      |              |
| January                        | 2,766,539            | 278          | 3,566,327            | 439          | 4,893,678            | 483          |                      |              |
| February                       | 3,495,023            | 390          | 1,180,911            | 118          | 6,609,701            | 685          |                      |              |
| March                          | 3,016,274            | 328          | 2,624,898            | 288          | 6,213,597            | 610          |                      |              |
| April                          | 4,526,549            | 595          | 3,044,872            | 328          | 6,268,996            | 635          |                      |              |
| May                            | 3,998,982            | 503          | 4,807,734            | 420          | 6,613,496            | 706          |                      |              |
| June**                         | 3,400,398            | 420          | 6,212,200            | 645          | 6,062,604            | 621          |                      |              |
| <b>TOTAL</b>                   | <b>\$ 38,312,117</b> | <b>4,300</b> | <b>\$ 40,505,947</b> | <b>4,368</b> | <b>\$ 74,409,260</b> | <b>6,770</b> | <b>\$ 10,863,004</b> | <b>1,123</b> |

| Number of Units Detail   |              |                |                   |                  |
|--------------------------|--------------|----------------|-------------------|------------------|
| Type of dwelling         | Total        | Osceola County | City of Kissimmee | City of St Cloud |
| Single Family            | 297          | 200            | 6                 | 91               |
| Single Family-S/T rental | 11           | 11             |                   |                  |
| Single Family-Credits    | 201          |                | 201               |                  |
| Townhomes                | 46           | 37             | 4                 | 5                |
| Townhomes-S/T rental     | 0            |                |                   |                  |
| Condominiums             | 0            |                |                   |                  |
| Multifamily              | 568          | 448            | 120               |                  |
| Mobile Homes             | 0            |                |                   |                  |
| <b>Total</b>             | <b>1,123</b> | <b>696</b>     | <b>331</b>        | <b>96</b>        |

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

\*\*Accrual

| Budget                |               |
|-----------------------|---------------|
| Final Budget: Revenue | \$ 50,000,000 |

**SDOC Business Advisory Board  
Impact Fee Expenditures  
For the period ended 7/31/2019**

| Impact Fee Expenditures: Current and Three-Year History | Fiscal Year          |                      |                      |                 |
|---|----------------------|----------------------|----------------------|-----------------|
| PROJECT NAME  | 2016 - 2017          | 2017 - 2018          | 2018 - 2019          | 2019 - 2020     |
| Debt Service  | \$ 5,111,761         | \$ -                 | \$ -                 | \$ -            |
| Other:  |                      |                      |                      |                 |
| Buses   |                      | 849,052              | 1,850,948            |                 |
| Celebration Island Village                              |                      |                      | 709,005              | 1,990           |
| Celebration High School Wing Addition                   |                      |                      |                      |                 |
| Celebration High School Space Reconfiguration           | 693,782              |                      |                      |                 |
| Celebration K8 Space Reconfiguration                    |                      |                      |                      |                 |
| Chestnut Elementary Space Reconfiguration               |                      |                      |                      |                 |
| Discovery Intermediate Space Reconfiguration            | 883,697              | 633,528              |                      |                 |
| Harmony High School Wing Addition                       | 89,319               |                      |                      |                 |
| Horizon Middle School Space Reconfiguration             |                      |                      |                      |                 |
| Kindred K-8   |                      |                      | 2,125                |                 |
| Kissimmee Middle School Space Reconfiguration           |                      |                      |                      |                 |
| Middle AA - Harmony Area                                | 720,742              | 7,502,242            | 26,882,586           |                 |
| NeoCity Academy   |                      | 631,489              | 13,936,386           |                 |
| Poinciana High School Wing Addition                     | 4,852,724            | 1,910,466            |                      |                 |
| Sunrise Elementary Space Reconfiguration                |                      |                      |                      |                 |
| Tohopekaliga High School                                | 23,483,798           | 50,803,419           | 8,587,940            | 3,887           |
| Westside K-8 Renovation                                 | 607,467              | 702,517              |                      |                 |
| Subtotal Other:   | \$ 31,331,529        | \$ 63,032,713        | \$ 51,968,990        | \$ 5,877        |
| <b>TOTAL</b>  | <b>\$ 36,443,290</b> | <b>\$ 63,032,713</b> | <b>\$ 51,968,990</b> | <b>\$ 5,877</b> |

**SDOC Business Advisory Board  
Outstanding Impact Fee Credits  
For the period ended 7/31/2019**

| <b>Entity</b>                        | <b>Amount Issued</b> | <b>Redeemed</b>     | <b>Balance</b>      |
|--------------------------------------|----------------------|---------------------|---------------------|
| Bellalago/Taylor Morrison-countywide | \$ 7,754,000         | \$ 7,517,828        | \$ 236,172          |
| Flora Ridge/Mattamy-Bronson Parcel   | 953,195              | 550,065             | 403,130             |
| Flora Ridge/EPOCH-Bronson Parcel     | 871,149              |                     | 871,149             |
| KOA/Avatar                           | 831,695              | 818,220             | 13,475.00           |
| <b>TOTAL</b>                         | <b>\$ 10,410,039</b> | <b>\$ 8,886,113</b> | <b>\$ 1,523,926</b> |

**SDOC Business Advisory Board  
School Capital Outlay Surtax Revenue  
For the period ended 7/31/2019**

| Surtax Revenue: Current and Three-Year History | Fiscal Year          |                      |                      |                     |             |
|--|----------------------|----------------------|----------------------|---------------------|-------------|
|  | MONTH                | 2016 - 2017          | 2017 - 2018          | 2018 - 2019         | 2019 - 2020 |
| July   | -                    | \$ 2,859,082         | \$ 3,247,344         | \$ 3,306,679        |             |
| 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            | 2,321,866            |                     |             |
| April  | 2,912,640            | 3,596,735            | 3,750,979            |                     |             |
| May  | 2,222,938            | 2,354,643            | 2,496,898            |                     |             |
| June*  | 2,049,228            | 2,207,039            | 2,420,032            |                     |             |
| <b>TOTAL</b>                                   | <b>\$ 11,150,531</b> | <b>\$ 30,222,267</b> | <b>\$ 31,876,654</b> | <b>\$ 3,306,679</b> |             |

| Budget                           |               |
|----------------------------------|---------------|
| Final Budget: Forecasted Revenue | \$ 32,891,348 |

\*Accrual

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Revenue  
For the period ended 7/31/2019**

| Surtax Revenue: Current and Three-Year History | Fiscal Year          |                      |                      |                     |
|--|----------------------|----------------------|----------------------|---------------------|
|  | MONTH                | 2016 - 2017          | 2017 - 2018          | 2018 - 2019         |
| July   | \$ 1,428,859         | \$ 1,432,353         | \$ 1,626,416         | \$ 1,653,542        |
| August   | 1,046,947            | 1,101,673            | 1,187,951            |                     |
| September                                      | 947,552              | 1,081,142            | 1,051,985            |                     |
| October  | 1,255,528            | 1,366,944            | 1,460,827            |                     |
| November                                       | 920,847              | 1,044,372            | 1,094,073            |                     |
| December                                       | 1,018,097            | 1,132,027            | 1,128,780            |                     |
| January  | 1,522,982            | 1,649,693            | 1,774,559            |                     |
| February                                       | 987,974              | 1,248,395            | 1,141,399            |                     |
| March  | 1,011,257            | 1,039,021            | 1,164,505            |                     |
| April  | 1,583,680            | 1,799,463            | 1,876,971            |                     |
| May  | 1,109,801            | 1,179,008            | 1,251,681            |                     |
| June*  | 1,026,513            | 1,107,946            | 1,213,361            |                     |
| <b>TOTAL</b>                                   | <b>\$ 13,860,037</b> | <b>\$ 15,182,037</b> | <b>\$ 15,972,508</b> | <b>\$ 1,653,542</b> |

| Budget                           |               |
|----------------------------------|---------------|
| Final Budget: Forecasted Revenue | \$ 16,445,674 |

\*Accrual

**SDOC Business Advisory Board**  
**School Capital Outlay Surtax Expenditures (1/2 Cent)**  
**For the period ended 7/31/2019**

| Type of Expenditure                                 | Fiscal Year |              |               |           |
|---|-------------|--------------|---------------|-----------|
|   | 2016-2017   | 2017-2018    | 2018-2019     | 2019-2020 |
| <b>Debt Service</b>                                 | \$ 136,948  | \$ 2,117,995 | \$ 7,037,194  | \$ -      |
| <b>Comprehensive Renovations:</b>                   |             |              |               |           |
| Denn John Middle School                             | 20,694      | 1,318,044    | 22,605,913    | -         |
| Gateway High School                                 |             |              | 71,765        | -         |
| Michigan Avenue Elementary School                   | 113,645     | 6,132,009    | 19,720,411    | -         |
| St. Cloud Middle School                             | 24,503      | 11,319       | 2,417,580     | -         |
| <b>Subtotal Comprehensive Renovations</b>           | \$ 158,842  | \$ 7,461,372 | \$ 44,815,669 | \$ -      |
| <b>Other maintenance &amp; renovation projects:</b> |             |              |               |           |
| <b>Carpet Replacements/Flooring:</b>                |             |              |               |           |
| Celebration High School                             | \$ -        | \$ 113,225   | \$ -          | \$ -      |
| Central Elementary School                           | 199,992     |              |               |           |
| Cypress Elementary School                           | 150,000     |              |               |           |
| Deerwood Elementary School                          |             |              |               | 163,854   |
| Discovery Intermediate School                       |             |              | 93,668        | 542       |
| Gateway High School                                 |             | 56,883       |               |           |
| Harmony High School                                 | 134,345     |              |               |           |
| Hickory Tree Elementary School                      | 175,762     |              |               |           |
| Horizon Middle School                               | 57,471      |              |               |           |
| Kissimmee Elementary School                         |             |              |               |           |
| Narcoossee Middle School                            | 85,119      | 25,400       |               |           |
| Neptune Middle School                               |             | 325,215      |               |           |
| Parkway Middle School                               |             |              | 149,780       |           |
| 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     |              |               |           |
| Zenith  |             |              | 20,758        |           |
| <b>Chiller Replacements:</b>                        |             |              |               |           |
| Celebration K-8 School                              | 165,020     | 688,956      |               |           |
| Horizon Middle School                               | 286,509     | 83,172       |               |           |
| Kissimmee Elementary School                         |             |              | 188,032       | 91,558    |
| Kissimmee Middle School                             | 190,700     | 147,998      | 66,254        |           |
| Liberty High School                                 |             |              | 84,497        |           |
| Poinciana Academy of Fine Arts                      |             |              | 302,758       | 340       |
| Poinciana High School                               |             | 96,113       | 4,695         |           |
| <b>Fencing:</b>                                     |             |              |               |           |
| Boggy Creek Elementary School                       |             | 3,114        | 2,221         |           |
| Celebration High School                             |             | 740          | 833           |           |
| Celebration K-8 School                              |             |              | 27,030        |           |
| Central Elementary School                           |             | 2,807        | 8,952         | 557       |
| Gateway High School                                 |             |              | 12,815        |           |
| Harmony Community School                            |             |              | 33,086        |           |
| Harmony High School                                 |             | 2,645        | 12,083        |           |
| Hickory Tree Elementary School                      |             |              | 24,664        |           |
| Highlands Elementary                                |             | 1,852        | 57,099        |           |
| Horizon Middle School                               |             |              | 16,820        |           |
| Lakeview Elementary School                          |             | 1,756        | 53            |           |
| Liberty High School                                 | 8,198       |              | 16,194        |           |
| Narcoossee Middle School                            |             | 3,072        | 2,160         |           |
| Neptune Middle School                               |             | 48,596       |               |           |
| Osceola County School for the Arts                  | 19,245      |              |               |           |
| Poinciana High School                               |             |              | 15,558        |           |
| Reedy Creek Elementary School                       |             |              | 25,703        |           |
| Ross E. Jeffries Campus                             |             |              | 42,173        |           |
| St. Cloud High School                               |             | 10,900       | 107           |           |
| Sunrise Elementary School                           |             | 6,568        |               |           |
| Westside K-8  |             |              | 36,355        |           |
| Zenith  |             |              | 4,787         |           |
| <b>Fire Alarms:</b>                                 |             |              |               |           |
| Partin Settlement Elementary School                 | 31,298      |              |               |           |
| Poinciana Academy of Fine Arts                      | 7,015       | 23,776       |               |           |
| <b>HVAC Repairs/Replacements:</b>                   |             |              |               |           |
| Celebration High School                             |             | 148,219      | 56,322        |           |
| Celebration K-8 School                              |             |              | 162,939       |           |

| Type of Expenditure                                   | 2016-2017           | 2017-2018            | 2018-2019            | 2019-2020         |
|---|---------------------|----------------------|----------------------|-------------------|
| Discovery Intermediate School                         |                     | 281,578              |                      |                   |
| Harmony Community                                     | 23,497              |                      |                      |                   |
| Harmony High School                                   |                     |                      | 3,162                |                   |
| Hickory Tree Elementary School                        | 14,455              |                      |                      |                   |
| Horizon Middle School                                 |                     |                      |                      | 410               |
| Kissimmee Elementary School                           |                     | 119,882              | 20,586               | 410               |
| Kissimmee Middle School                               |                     |                      | 66,487               |                   |
| Liberty High School                                   |                     |                      | 117,555              |                   |
| Narcoossee Middle School                              |                     |                      | 100,827              |                   |
| Neptune Middle School                                 |                     | 8,793                | 3,002                |                   |
| oTECH   |                     | 7,482                | 60,133               |                   |
| Ross E. Jeffries Campus                               | 8,840               | 6,040                | 1,371                | 13,927            |
| Painting and/or other repairs:                        |                     |                      |                      |                   |
| ALCO  |                     |                      | 7,616                | 5,883             |
| Boggy Creek Elementary School                         | 3,715               |                      |                      |                   |
| Celebration High School                               |                     |                      | 18,685               |                   |
| Celebration K-8 School                                | 153,714             | 3,553                | 21,296               |                   |
| Central Elementary School                             | 35,120              | 55,858               |                      |                   |
| Chestnut Elementary School                            |                     | 22,930               |                      |                   |
| Cypress Elementary School                             |                     | 25,761               |                      |                   |
| Deerwood Elementary School                            |                     |                      | 52,714               |                   |
| Discovery Intermediate School                         |                     | 99,037               | 114,620              | 500               |
| Flora Ridge Elementary School                         | 29,806              |                      |                      |                   |
| Gateway High School                                   |                     | 12,971               | 757                  |                   |
| Harmony Community School                              |                     | 39,935               |                      |                   |
| Harmony High School                                   | 247,400             | 66,648               | 17,710               |                   |
| Hickory Tree Elementary School                        | 17,133              | 72,440               | 21,668               |                   |
| Horizon Middle School                                 | 54,287              | 56,091               | 18,138               |                   |
| Kissimme Elementary School                            |                     | 32,467               |                      |                   |
| Kissimmee Middle School                               | 27,270              | 50,630               | 217,910              |                   |
| KOA Elementary  |                     | 45,486               |                      |                   |
| Lakeview Elementary School                            | 2,091               | 1,613                |                      |                   |
| Liberty High School                                   | 71,922              | 136,128              | 18,685               |                   |
| Narcoossee Elementary School                          |                     | 44,500               |                      |                   |
| Narcoossee Middle School                              |                     | 129,279              | 21,828               |                   |
| Neptune Elementary School                             | 50,269              | 33,755               |                      |                   |
| Neptune Middle School                                 | 33,559              | 8,700                |                      |                   |
| New Beginnings  |                     | 24,187               |                      |                   |
| Osceola High School                                   |                     |                      | 18,685               |                   |
| Osceola County School for the Arts                    |                     |                      | 89,688               |                   |
| 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               |                      |                   |
| Poinciana High School                                 |                     |                      | 13,333               | 4,026             |
| Reedy Creek Elementary School                         |                     |                      | 32,012               |                   |
| Ross E. Jeffries Campus                               |                     | 6,495                |                      |                   |
| St. Cloud Elementary School                           | 9,988               | 26,774               |                      | 32,220            |
| Sunrise Elementary School                             |                     | 74,684               |                      |                   |
| Ventura Elementary School                             |                     | 123,984              |                      |                   |
| Westside K-8  |                     |                      | 86,808               |                   |
| Parking Lot Resurface / Bus Loop / Concrete/Drainage: |                     |                      |                      |                   |
| Boggy Creek Elementary School                         |                     | 80,052               |                      |                   |
| Chestnut Elementary                                   |                     | 6,818                |                      |                   |
| Discovery Intermediate School                         |                     |                      |                      |                   |
| Poinciana Elementary                                  |                     |                      | 19,655               |                   |
| Thacker Avenue Elementary                             |                     |                      | 6,648                |                   |
| 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                  |                      |                   |
| Kissimmee Elementary School                           |                     |                      | 500                  |                   |
| Narcoossee Middle School                              |                     |                      |                      |                   |
| Neptune Middle School                                 |                     |                      | 191,628              |                   |
| Partin Settlement Elementary School                   |                     |                      | 117,000              |                   |
| Poinciana Elementary School                           |                     |                      | 13,075               |                   |
| Sunrise Elementary School                             |                     |                      | 109,800              |                   |
| Safety & Security Equipment                           |                     | 193,808              | 701,003              |                   |
| Security Modifications and improvements               |                     | 129,378              | 28,153               |                   |
| Technology Infrastructure                             | 1,422,045           | 838,476              | 1,522,770            | 141,439           |
| <b>Subtotal Other</b>                                 | <b>\$ 4,554,644</b> | <b>\$ 6,393,323</b>  | <b>\$ 5,518,077</b>  | <b>\$ 455,666</b> |
| <b>TOTAL</b>  | <b>\$ 4,850,434</b> | <b>\$ 15,972,690</b> | <b>\$ 57,370,940</b> | <b>\$ 455,666</b> |

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Expenditures (1/4 Cent)  
For the period ended 7/31/2019**

| Sales Tax Expenditures: Current and Three Year History | Fiscal Year         |                      |                     |             |
|--|---------------------|----------------------|---------------------|-------------|
| Type of Expenditure                                    | 2016-2017           | 2017-2018            | 2018-2019           | 2019-2020   |
| Debt Service   | \$ 6,938,488        | \$ 6,529,728         | \$ 6,551,233        | \$ -        |
| Other:   |                     |                      |                     |             |
| Athletic Facilities                                    | \$ 10,665           | \$ 6,939             | \$ 889              | \$ -        |
| Buildings  | 183,968             | 33,477               |                     |             |
| Buses  |                     | 1,970,730            | 219,747             |             |
| Chiller Replacements                                   | 54,421              | 544,772              |                     |             |
| Communications   | 4,355               |                      |                     |             |
| Land Purchase  | 3,400               |                      |                     |             |
| Remodeling   | 154,604             | 960,535              | 859,574             |             |
| Renovations  | 5,926               |                      |                     |             |
| Rent/Purchase Portables                                |                     |                      |                     |             |
| Retrofit   | 162,942             |                      |                     |             |
| Student Computers                                      |                     |                      | 249,600             |             |
| Site improvements                                      |                     |                      | 12,324              |             |
| Technology   |                     | 888                  | 160,573             |             |
| White Fleet  |                     | 86,400               | 551,097             |             |
| Subtotal Other:  | \$ 580,281          | \$ 3,603,741         | \$ 2,053,804        | \$ -        |
| <b>TOTAL</b>   | <b>\$ 7,518,769</b> | <b>\$ 10,133,469</b> | <b>\$ 8,605,037</b> | <b>\$ -</b> |

# Facilities Update

Business Advisory  
Board Meeting  
September 25th, 2019



*Every Child, Every Chance, Every Day!*



# Planning Department Update

1- Redistricting Update

2- School Capacity Update

# Redistricting Update

## **Bellalago Charter Acadaemy**

- ✓ Pleasant Hill Elementary
- ✓ Sunrise Elementary
- ✓ Horizon Middle
- ✓ September 9<sup>th</sup>, September 23<sup>rd</sup>, and October 7<sup>th</sup>

## **Celebration High School**

- ✓ Osceola High School
- ✓ Poinciana High School
- ✓ September 25<sup>th</sup>, October 9<sup>th</sup>, and October 23<sup>rd</sup>

## **• Public Hearing with School Board**

- ✓ November 5, 2019

# School Capacity Report Agenda

- Residential Tracker
- Permit and Certificate of Occupancy Tracker
- Annual Tract Development Update
- Planned Residential Development
- Definitions
- Color Legend
- Three Year Impact by Planning Study Areas
  - Three Year Tracker
  - School Capacity Report
- School Capacity Mitigation
- Five Year Capital Improvement Plan
- Revenue Sources
- Summary

# Residential Tracker

## **Residential Tracker Includes**

- ✓ Development name
- ✓ Permit Number
- ✓ Number of units by dwelling type
- ✓ Number of dwelling units built to date
- ✓ Number of dwelling units remaining to be built to date

## **Educational System Impact Fees**

- **Exemptions**
  - ✓ Housing for Older Persons
  - ✓ Affordable Workforce Housing
  - ✓ Vacation Villas
- **Reduced Rate**
  - ✓ Short-Term Rentals

# Permit and Certificate of Occupancy Tracker

## **Permits\***

2018/2019 – 4,599 Permits issued

## **Certificate of Occupancy\***

- 2018/2019 – 3,653 Certificates of Occupancy issued

## **Linked to the Residential Tracker**

- A resource that allows staff to determine if the phasing of developments is occurring as projected.

# Annual Tract Development Update

## **Annual Visits**

July - September

## **Residential Development Phasing**

- ✓ Over 200\* active Final Subdivisions (FS) and Site Development Plans (SDP)
- ✓ Development Name
- ✓ Unit Type
- ✓ Total Units, Unit Built, Units Remaining
- ✓ Phasing

## **10-Year Development Summary**

- ✓ Unit Type
- ✓ Total by Unit Type
- ✓ Attendance Zone Boundaries

# Planned Residential Development

Five Year 2018/2019 – 2022/2023

## Developments

- Over 200\* active Final Subdivisions (FS) and Site Development Plans (SDP)

## Five Year Outlook

|               | Residential Dwelling Units (DU) | Projected K-12 Students |
|---------------|---------------------------------|-------------------------|
| • Year 1      | 5,030                           | 1,759                   |
| • Year 2      | 7,448                           | 2,712                   |
| • Year 3      | 6,778                           | 2,484                   |
| • Year 4      | 4,860                           | 1,782                   |
| • Year 5      | 3,791                           | 1,382                   |
| • Grand Total | 27,907                          | 10,119                  |

# Definitions

## **COFTE**

- Is the unit of measurement (minutes in a seat) employed by the State of Florida to count PK-12 public school student enrollment for the purposes of funding education. COFTE does not include: Traditional Charter Schools, Hospital/Homebound, McKay Scholarships, DJJ students, Florida Virtual students, etc.

## **Warm Body**

- Is the number of students attending a school regardless of the time spent in a seat.

## **Student Station**

- Is the number of students that can be housed in the permanent portion of a school, as determined by the design criteria defined in the State Requirements for Educational Facilities.

## **Student Capacity**

- Is the number of students who may be housed in a facility at any given time based on a utilization percentage of the total number of existing satisfactory student stations.

## **Functional Capacity**

- The number of students that can be housed in the permanent portion of a school as determined by the actual usage of the school.

# Color Legend

## Green

0%-89%

Available capacity

## Yellow

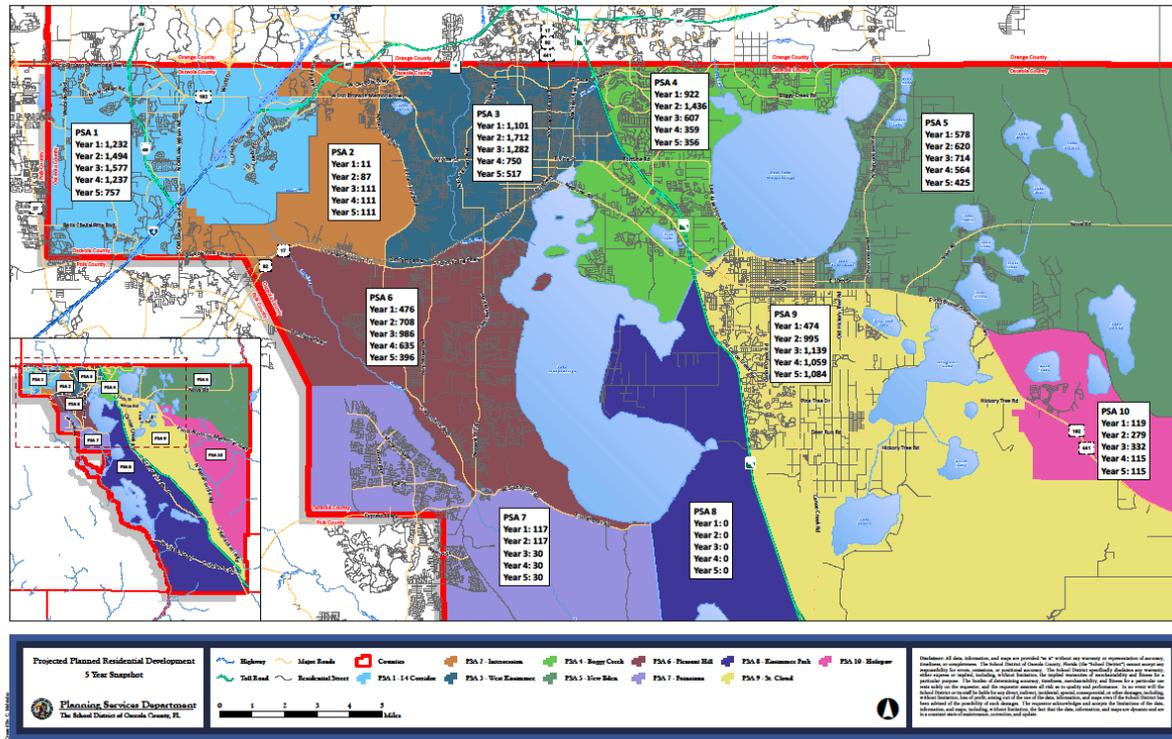
- 90%-99%
- Closely monitor
- Historically, the addition of co-teach, floating teachers, portables, and/or redistricting occurs.
- Core amenities, such as cafeteria, media, hallways, resource rooms, and teacher planning areas are stretched beyond their design capacities.

## Red

- 100% plus
- Co-teach, floating teachers, portables (if permitted and/or green space available), redistricting, classroom wing additions, new construction

# Planned Residential Development

by Planning Study Areas



# Three Year Impact

by Planning Study Areas

On-Going School Impact of all Permitted SDPs for APTs, FSs, adjusted by COs Issued

|                    | PSA          | COFTE         | Student Capacity* | Current Level of Service | 3 YR. Projected COFTE | Total Student Impact from Development | Projected COFTE w/Impacts | Current LOS w/ 3 Year Impacts* | Projected 3 Year Student Capacity** | Projected LOS w/3 Year Impacts |
|--------------------|--------------|---------------|-------------------|--------------------------|-----------------------|---------------------------------------|---------------------------|--------------------------------|-------------------------------------|--------------------------------|
| Elementary Schools | 1            | 2,137         | 2,335             | 92%                      | 2,168                 | 569                                   | 2,737                     | 117%                           | 3,282                               | 83%                            |
|                    | 2            | 0             | 0                 | 0%                       | 0                     | 7                                     | 7                         | -                              | 0                                   | -                              |
|                    | 3            | 5,936         | 7,528             | 79%                      | 6,105                 | 618                                   | 6,723                     | 89%                            | 7,528                               | 89%                            |
|                    | 4            | 3,800         | 4,801             | 79%                      | 3,908                 | 600                                   | 4,508                     | 94%                            | 5,744                               | 78%                            |
|                    | 5            | 1,112         | 1,010             | 110%                     | 1,143                 | 296                                   | 1,439                     | 143%                           | 1,010                               | 143%                           |
|                    | 6            | 2,791         | 3,355             | 83%                      | 2,994                 | 310                                   | 3,304                     | 98%                            | 3,355                               | 98%                            |
|                    | 7            | 2,358         | 3,866             | 61%                      | 2,425                 | 7                                     | 2,432                     | 63%                            | 3,866                               | 63%                            |
|                    | 8            | 0             | 0                 | 0%                       | 0                     | 0                                     | 0                         | -                              | 0                                   | -                              |
|                    | 9            | 4,280         | 5,246             | 82%                      | 4,402                 | 402                                   | 4,804                     | 92%                            | 6,194                               | 78%                            |
|                    | 10           | 858           | 915               | 94%                      | 882                   | 57                                    | 939                       | 103%                           | 915                                 | 103%                           |
|                    | <b>Total</b> | <b>23,272</b> | <b>29,056</b>     | <b>80%</b>               | <b>24,029</b>         | <b>2,866</b>                          | <b>26,895</b>             | <b>93%</b>                     | <b>31,894</b>                       | <b>84%</b>                     |
| Middle Schools     | 1            | 1,069         | 1,168             | 92%                      | 1,084                 | 269                                   | 1,353                     | 116%                           | 1,168                               | 116%                           |
|                    | 2            | 0             | 0                 | 0%                       | 0                     | 3                                     | 3                         | -                              | 0                                   | -                              |
|                    | 3            | 2,863         | 3,434             | 83%                      | 2,833                 | 277                                   | 3,110                     | 91%                            | 3,577                               | 87%                            |
|                    | 4            | 2,194         | 2,785             | 79%                      | 2,172                 | 276                                   | 2,448                     | 88%                            | 3,257                               | 75%                            |
|                    | 5            | 1,171         | 1,427             | 82%                      | 1,159                 | 151                                   | 1,310                     | 92%                            | 1,427                               | 92%                            |
|                    | 6            | 1,811         | 2,060             | 88%                      | 1,871                 | 154                                   | 2,025                     | 98%                            | 2,060                               | 98%                            |
|                    | 7            | 866           | 1,313             | 66%                      | 858                   | 3                                     | 861                       | 66%                            | 1,313                               | 66%                            |
|                    | 8            | 0             | 0                 | 0%                       | 0                     | 0                                     | 0                         | -                              | 0                                   | -                              |
|                    | 9            | 1,309         | 1,553             | 84%                      | 1,296                 | 203                                   | 1,499                     | 97%                            | 1,207                               | 124%                           |
|                    | 10           | 965           | 1,267             | 76%                      | 955                   | 29                                    | 984                       | 78%                            | 1,310                               | 75%                            |
|                    | <b>Total</b> | <b>12,248</b> | <b>15,007</b>     | <b>82%</b>               | <b>12,228</b>         | <b>1,365</b>                          | <b>13,593</b>             | <b>91%</b>                     | <b>15,319</b>                       | <b>89%</b>                     |
| High Schools       | 1            | 2,578         | 2,746             | 94%                      | 2,730                 | 448                                   | 3,178                     | 116%                           | 2,746                               | 116%                           |
|                    | 2            | 0             | 0                 | 0%                       | 0                     | 5                                     | 5                         | -                              | 0                                   | -                              |
|                    | 3            | 2,966         | 3,995             | 74%                      | 3,103                 | 455                                   | 3,558                     | 89%                            | 4,068                               | 87%                            |
|                    | 4            | 4,916         | 7,941             | 62%                      | 5,195                 | 469                                   | 5,664                     | 71%                            | 7,941                               | 71%                            |
|                    | 5            | 0             | 0                 | 0%                       | 0                     | 256                                   | 256                       | -                              | 0                                   | -                              |
|                    | 6            | 3,726         | 4,587             | 81%                      | 3,945                 | 265                                   | 4,210                     | 92%                            | 5,205                               | 81%                            |
|                    | 7            | 0             | 0                 | 0%                       | 0                     | 6                                     | 6                         | -                              | 0                                   | -                              |
|                    | 8            | 0             | 0                 | 0%                       | 0                     | 0                                     | 0                         | -                              | 0                                   | -                              |
|                    | 9            | 2,071         | 2,309             | 90%                      | 2,193                 | 351                                   | 2,544                     | 110%                           | 2,309                               | 110%                           |
|                    | 10           | 1,862         | 2,334             | 80%                      | 1,972                 | 51                                    | 2,023                     | 87%                            | 2,334                               | 87%                            |
|                    | <b>Total</b> | <b>18,120</b> | <b>23,912</b>     | <b>76%</b>               | <b>19,137</b>         | <b>2,306</b>                          | <b>21,443</b>             | <b>90%</b>                     | <b>24,603</b>                       | <b>87%</b>                     |

\* Includes Portable Capacity.

\*\* Includes New Capacity, Funded in the SB Approved 5-Year CIP.

# Three Year Impact

by Planning Study Areas

## Three Year Impact Tracker:

- ✓ Planning Study Area
- ✓ Combined COFTE (Current school year)
- ✓ Combined Student Capacity (Current school year)
- ✓ Level of Service equals current combined COFTE/current combined Student Capacity
  
- ✓ Combined COFTE (Three year)
- ✓ Combined projected student growth from new development (Three year)
- ✓ Combined 3-Year COFTE plus combined projected student growth from new development (Three year)
- ✓ Level of Service equals combined 3-Year COFTE including projected 3-year student growth based only on approved residential dwelling units (FS and SDP)/current Student Capacity
  
- ✓ Combined 3-Year Student Capacity including new Student Capacity scheduled to open within three years
- ✓ Level of Service equals combined 3-Year COFTE including 3-year student growth projected only on approved residential dwelling units (FS and SDP)/3-Year Student Capacity including new Student Capacity scheduled to open with three years.

# School Capacity Report

by Planning Study Areas

**THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA**  
 PLANNING SERVICES DEPARTMENT  
 SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

|  |                       |
|--|-----------------------|
| Date: 8/20/19                            | Current FLU: LDR      |
| SDOC #: 2019-20-0038                     | Requested FLU: N/A    |
| Jurisdiction: Osceola                    | Current Zoning: LDR   |
| DRC #: PS19-00013                        | Requested Zoning: N/A |
| Project Name: Andrew Simpson Subdivision | PID: Multiple         |
| Project Location: S. Eagle Road          |                       |
| Comments Due Date: 9/3/19                |                       |
| AC: 77.02                                |                       |

If proposed project increases utilization of schools above adopted level of service, applicant will obtain a Letter of Agreement outlining an accommodation plan for the students generated by this project, consistent with the provisions of Sections 6.1 - 6.7. of the Intergovernmental Agreement for the Planning and Coordination of Public Schools throughout Osceola County (as required by Section 163.31777, F.S.(2012)). The County/Cities and the applicant must collaborate with the School Board to identify available means that might be used to achieve sufficient capacity to accommodate the development, which may include, but not be limited to developer contributions, project planning, or developer provided facility improvements. If you should have any questions please feel free to contact the Osceola School District Planning Services Department at 407-518-2964.

**Total Proposed Residential Units by Type**

|                           |     |                 |   |                              |   |
|---------------------------|-----|-----------------|---|------------------------------|---|
| SF                        | 259 | TH              | 0 | MF                           | 0 |
| Single Family             |     | Townhouse       |   | Multi-Family                 |   |
| Condo                     | 0   | MH              | 0 | STR                          | 0 |
| Condominium               |     | Mobile Home     |   | Short Term Rental            |   |
| HOP                       | 0   | VV              | 0 | AWH                          | 0 |
| Housing for Older Persons |     | Vacation Villas |   | Affordable-Workforce Housing |   |

**Estimated Number of New Students Generated by Proposed Development**

|             |    |              |    |             |    |
|-------------|----|--------------|----|-------------|----|
| Elem. (K-5) | 54 | Middle (6-8) | 27 | High (9-12) | 47 |
|-------------|----|--------------|----|-------------|----|

**Student Generation Calculations**

Example Calculation: 100 (SF Units) x 0.178 (Elem. Rate) = 18 (Students)

| Residential Categories |     |    |    |       |    |
|------------------------|-----|----|----|-------|----|
| Total Units            | SF  | TH | MF | Condo | MH |
| 259                    | 259 | 0  | 0  | 0     | 0  |

|       | Student Generation Rates |              |             | Total Students |              |             |
|-------|--------------------------|--------------|-------------|----------------|--------------|-------------|
|       | Elem. (K-5)              | Middle (6-8) | High (9-12) | Elem. (K-5)    | Middle (6-8) | High (9-12) |
| SF    | 0.178                    | 0.087        | 0.154       | 54             | 27           | 47          |
| TH    | 0.122                    | 0.052        | 0.095       |                |              |             |
| MF    | 0.192                    | 0.076        | 0.124       |                |              |             |
| CONDO | 0.099                    | 0.039        | 0.047       |                |              |             |
| MH    | 0.133                    | 0.056        | 0.075       |                |              |             |

Level of Service (LOS)      PSA of Impact:      5

| Grade Level of Impact | 2019-2020 |                  |                          | 2022-2023             |                           |                            |
|-----------------------|-----------|------------------|--------------------------|-----------------------|---------------------------|----------------------------|
|                       | COFTE     | Student Capacity | Current Level of Service | 3 YR. Projected COFTE | Projected COFTE w/ Impact | Current LOS w/ 3YR. Impact |
| Elementary            | 1.112     | 1,010            | 110%                     | 1.143                 | 1,493                     | 148%                       |
| Middle                | 1.171     | 1,427            | 82%                      | 1.159                 | 1,337                     | 94%                        |
| High                  | 0         | 0                | -                        | 0                     | 303                       | -                          |

Comments:

# School Capacity Reports

by Planning Study Areas

## Planning Service Areas

Planning Service Areas were developed based on natural geographic boundaries such as lakes, creeks, arterial roads, etc.

Level of Service equals  $\text{current combined}^* \text{ COFTE} / \text{current combined}^* \text{ Student Capacity}$

- Level of Service equals  $\text{3-Year combined}^* \text{ COFTE} + \text{projected 3-Year projected student growth}^{**} / \text{3-Year combined Student Capacity}^{***}$

\*All schools within the identified Planning Service Area have been combined

\*\*3-Year Projected Student Growth is based only on approved residential dwelling units (FS and SDP)

\*\*\*3-Year Student Capacity includes new schools funded in the Five Year Capital Improvement Plan and scheduled to open within three years.

# School Capacity Mitigation

- **Planning Services addresses mitigation at the earliest stage:**

- ✓ Pre-Application (If applicable)
- ✓ ZMA (If applicable)
- ✓ Preliminary Subdivision

## **Dedicated School Sites** NOT Donated

- ✓ Elementary 10-acres\*/13-acres\*\*
- ✓ Middle/Combination 20-acres\*/26-acres\*\*
- ✓ High 50-acres\*/65-acres\*\*

## **Other**

- Signalization, bus loop, parent pick-up/drop-off, stacking/queuing expansion

# Five Year Capital Improvement Plan

2019/2020-2023/2024

## **New Schools**

Elementary School “A” Celebration (2021)

K-8 School “AA” Kindred (2022)

Elementary School “C” Old Hickory Estates (2023)

## **Classroom Wing Additions**

- Poinciana High School (Business) (2020)

## **Space Reconfigurations**

- Liberty High School (2020)

# Revenue Sources

## **Infrastructure Sales Surtax Revenue (1/4 Cent)\***

Capital Outlay – Non-Capacity

## **School Capital Outlay Surtax Revenue (1/2 Cent)**

- Comprehensive reconstruction and improvement of aging school facilities
  - Open – Michigan Avenue Elementary
  - Construction – Denn John Middle and St. Cloud Middle
  - Planning & Design – Gateway High, Osceola County School for the Arts
- Security enhancements
- Technology infrastructure and equipment (Essential upgrades and enhancements)

## **Impact Fees – Educational**

- Capital Outlay – Capacity

\* The School Board receives 25% of the revenue generated through the One Cent Infrastructure Sales Surtax levied by the County through 2025.

# Summary

School Capacity Reports are utilized as a planning tool to assist District staff with its short- and long-range planning for future school sites and the opening of new schools, classroom wing additions, space reconfigurations, adding/removing portables, redistricting, etc.

Portables will always exist in a growth District as the minimum number of students are generated to open a new school.

- A school will not open without a “minimum school guarantee.” In other words, a minimum number of students are required to generate enough FTE for the school to be sustainable.

# Summary

- The School Board does not oppose new residential development but it does want to ensure that the impacts are mitigated to provide student capacity. The revenue sources are available for new construction to create the necessary student capacity. However, a collaborative effort by Osceola County and the municipalities is required in securing land for future schools.
- We look forward to continuing our partnerships with the County and municipalities as we work together to advance our community.

# Facilities Update

- Design & Construction Department Update
  - Projects in Planning \$71,714,423
  - Projects in Design \$39,907,963
  - Projects in Construction \$177,826,628
  - Current Program \$289,449,014
  
- Summer Project Update

# Projects in Planning

| <u>Project</u>                  | <u>Budget</u>       | <u>Proposed Opening</u> |
|---------------------------------|---------------------|-------------------------|
| Hickory Tree Area ES            | \$26,916,559        | 2023-2024               |
| GWHS Comprehensive Renovation   | TBD                 | TBD – Pending Castaldi  |
| K-8 Kindred “AA”                | \$42,779,358        | 2022-2023               |
| HZMS Air Handler Replacement    | \$835,000           | 2020                    |
| KMMS Air Handler Replacement    | \$835,000           | 2020                    |
| PNHS Track and Field Repairs    | \$202,327           | 2020                    |
| SCES Awning Install             | \$134,746           | 2020                    |
| SCHS HVAC Duct Install          | \$2,500             | 2020                    |
| TKHS Stadium Scoreboard Upgrade | \$8,933             | 2020                    |
| <b>TOTAL</b>                    | <b>\$71,714,423</b> |                         |

# Projects in Design

| <u>Project</u>                     | <u>Budget</u>       | <u>Construction NTP</u> |
|------------------------------------|---------------------|-------------------------|
| Bellalago Fencing                  | \$388,770           | 8/8/2019                |
| PNHS Central Energy Plant          | \$2,963,864         | 9/16/2019               |
| PNHS Business Academy              | \$9,700,000         | 10/4/2019               |
| FCCS Covered PE Structure          | External Funding    | 5/24/2019               |
| FCCS Security Upgrade              | External Funding    | 5/31/2019               |
| Celebration Island Area ES (ES-A)  | \$25,380,061        | 6/1/2021                |
| OTECH Parking Lot                  | \$488,333           | 5/6/2020                |
| LBHS Space Reconfiguration         | \$246,749           | 5/19/2020               |
| NPMS Rear Bus Loop                 | \$645,000           | TBD – On Hold           |
| DWES Fence and Gates               | \$30,000            | 8/29/2019               |
| FRES Fence Install                 | \$20,000            | 9/27/2019               |
| WK8S Gate and Sidewalk             | \$20,000            | 7/1/2019                |
| Cyclical Capital Projects (2 each) | \$25,186            | TBD                     |
| <b>TOTAL</b>                       | <b>\$39,907,963</b> |                         |

# Projects in Construction

| <u>Project</u>                        | <u>Budget</u> | <u>Substantial Completion Date</u> |
|---------------------------------------|---------------|------------------------------------|
| Kitchen Generators (HRHS, LBHS, KMMS) | \$1,408,305   | 11/27/2019                         |
| CYES Kitchen Serving Lines            | \$1,764,148   | 7/31/2019 (Complete)               |
| NCMS Kitchen Serving Lines            | \$1,550,595   | 7/30/2019 (Complete)               |
| ZENP Kitchen Serving Lines            | \$1,995,000   | 7/31/2019                          |
| VNES Kitchen Serving Lines            | \$1,801,668   | 7/26/2019 (Complete)               |
| MAES Comprehensive                    | \$31,186,354  | 8/1/2019                           |
| Space Reconfigurations (4 Projects)   | \$591,803     | 7/26/2019 (Complete)               |
| DJMS Comprehensive                    | \$43,085,803  | 12/17/2019                         |
| SCMS Comprehensive                    | \$32,973,602  | 10/12/2020                         |
| PSES Exterior Door Replacement        | \$265,559     | 7/19/2019 (Complete)               |
| Cafeteria Décor, CAES, & KMES         | \$150,000     | 8/2/2019 (Complete)                |
| NCES Entrance Modification            | \$123,600     | 8/11/2019 (Complete)               |
| PNHS Gutter Replacement               | \$114,155     | 1/4/2020                           |

# Projects in Construction Continued

| <u>Project</u>                     | <u>Budget</u>        | <u>Substantial Completion Date</u> |
|------------------------------------|----------------------|------------------------------------|
| NeoCity Academy                    | \$18,000,000         | 7/15/2019 (Complete)               |
| BELA Chiller Enclosure             | \$196,484            | 7/29/2019 (Complete)               |
| DWES Pavement Replacement          | \$366,193            | 8/12/2019 (Complete)               |
| CK8S Recess Field Playground       | \$449,127            | 8/06/2019 (Complete)               |
| NCES Playground Replacement        | \$40,000             | 9/16/2019                          |
| HRHS Ag Building                   | \$521,060            | 9/05/2019 (Complete)               |
| HRHS Score Board                   | \$53,883             | 7/19/2019 (Complete)               |
| HRHS Parking Lot Repair            | \$159,259            | 8/23/2019                          |
| RCES Security Gate Repair          | \$11,089             | Misc. Dates                        |
| HRMS New School                    | \$40,279,258         | 10/25/2019 (Complete)              |
| OTECH Admin Sign                   | \$8,500              | 10/30/2019                         |
| Admin 2000 Warehouse Renovation    | \$364,517            | 12/31/2019                         |
| Cyclical Capital Projects (8 Each) | <u>\$366,661</u>     | Misc. Dates                        |
| <b>TOTAL</b>                       | <b>\$177,826,628</b> |                                    |

# Michigan Avenue Elementary Comprehensive Renovation



# Denn John Middle School Comprehensive Renovation



Denn John Middle School  
Comprehensive Renovation Project  
08-21-19



# Saint Cloud Middle School Comprehensive Renovation



# Harmony Middle School New Construction



Middle School AA  
Harmony, FL  
7.26.19  
Looking East



# NeoCity Academy New Construction



727.520.8181  
www.aerophoto.com

**NeoCity Academy  
(Demonstration Stem High School)**

Image # 73  
Date 07.28.19

*Every Child, Every Chance, Every Day!*



Comments and Discussion



**Osceola Association of Realtors®**  
 Four Year Sales and Inventory History 2015 - 2019  
 Compiled from Monthly Sales and Inventory Reports

| Month     | Monthly Sales | Average List Price | Average Sale Price | % Diff Sell/List | Avg DOM | Current Inventory | Months Inventory |
|-----------|---------------|--------------------|--------------------|------------------|---------|-------------------|------------------|
| 9/1/2015  | 615           | 186,612            | 178,760            | 96%              | 78      | 3,884             | 6.3              |
| 10/1/2015 | 606           | 176,601            | 170,456            | 97%              | 85      | 3,765             | 6.2              |
| 11/1/2015 | 479           | 181,348            | 175,402            | 97%              | 80      | 3,805             | 7.9              |
| 12/1/2015 | 553           | 186,947            | 181,011            | 97%              | 75      | 3,718             | 6.7              |
| 1/1/2016  | 402           | 180,820            | 171,495            | 95%              | 92      | 3,579             | 8.9              |
| 2/1/2016  | 471           | 189,405            | 182,435            | 96%              | 88      | 3,674             | 7.8              |
| 3/1/2016  | 535           | 186,879            | 180,499            | 97%              | 88      | 3,606             | 6.7              |
| 4/1/2016  | 663           | 191,528            | 185,315            | 97%              | 86      | 3,507             | 5.3              |
| 5/1/2016  | 663           | 195,302            | 188,413            | 96%              | 76      | 3,440             | 5.2              |
| 6/1/2016  | 615           | 199,536            | 190,261            | 95%              | 82      | 3,504             | 5.7              |
| 7/1/2016  | 597           | 189,953            | 183,442            | 97%              | 80      | 3,427             | 5.7              |
| 8/1/2016  | 631           | 203,035            | 192,787            | 95%              | 82      | 3,456             | 5.5              |
| 9/1/2016  | 580           | 190,151            | 183,856            | 97%              | 79      | 3,524             | 6.1              |
| 10/1/2016 | 516           | 200,682            | 192,644            | 96%              | 73      | 3,415             | 6.6              |
| 11/1/2016 | 516           | 198,367            | 190,464            | 96%              | 76      | 3,417             | 6.6              |
| 12/1/2016 | 568           | 199,585            | 192,613            | 97%              | 76      | 3,293             | 5.8              |
| 1/1/2017  | 430           | 198,662            | 189,822            | 96%              | 77      | 3,231             | 7.5              |
| 2/1/2017  | 489           | 195,701            | 189,366            | 97%              | 83      | 3,167             | 6.5              |
| 3/1/2017  | 627           | 212,550            | 205,327            | 97%              | 77      | 3,122             | 5.0              |
| 4/1/2017  | 598           | 213,445            | 205,462            | 96%              | 77      | 3,051             | 5.1              |
| 5/1/2017  | 688           | 209,293            | 202,944            | 97%              | 67      | 3,033             | 4.4              |
| 6/1/2017  | 681           | 222,956            | 213,659            | 96%              | 75      | 3,096             | 4.5              |
| 7/1/2017  | 587           | 212,807            | 204,666            | 96%              | 72      | 3,012             | 5.1              |
| 8/1/2017  | 591           | 213,702            | 204,935            | 96%              | 66      | 3,039             | 5.1              |
| 9/1/2017  | 438           | 220,263            | 211,639            | 96%              | 67      | 2,882             | 6.6              |
| 10/1/2017 | 515           | 206,822            | 199,025            | 96%              | 75      | 2,777             | 5.4              |
| 11/1/2017 | 538           | 228,935            | 220,727            | 96%              | 85      | 2,715             | 5.0              |
| 12/1/2017 | 531           | 223,085            | 216,693            | 97%              | 81      | 2,560             | 4.8              |
| 1/1/2018  | 454           | 217,444            | 210,128            | 97%              | 69      | 2,460             | 5.4              |
| 2/1/2018  | 455           | 220,855            | 213,480            | 97%              | 80      | 2,339             | 5.1              |
| 3/1/2018  | 599           | 228,184            | 220,004            | 96%              | 69      | 2,208             | 3.7              |
| 4/1/2018  | 628           | 226,400            | 219,237            | 97%              | 72      | 2,220             | 3.5              |
| 5/1/2018  | 677           | 238,229            | 231,177            | 97%              | 62      | 2,165             | 3.2              |
| 6/1/2018  | 682           | 238,697            | 232,540            | 97%              | 58      | 2,205             | 3.2              |
| 7/1/2018  | 599           | 232,601            | 225,220            | 97%              | 56      | 2,195             | 3.7              |
| 8/1/2018  | 671           | 233,537            | 225,690            | 97%              | 64      | 2,247             | 3.3              |
| 9/1/2018  | 551           | 238,609            | 231,701            | 97%              | 57      | 2,243             | 4.1              |
| 10/1/2018 | 644           | 232,912            | 227,148            | 98%              | 56      | 2,354             | 3.7              |
| 11/1/2018 | 508           | 234,896            | 227,408            | 97%              | 57      | 2,346             | 4.6              |
| 12/1/2018 | 498           | 242,592            | 235,570            | 97%              | 61      | 2,239             | 4.5              |
| 1/1/2019  | 385           | 224,620            | 213,904            | 95%              | 63      | 2,339             | 6.1              |
| 2/1/2019  | 475           | 230,330            | 220,999            | 96%              | 73      | 2,370             | 5.0              |
| 3/1/2019  | 630           | 237,246            | 230,144            | 97%              | 67      | 2,281             | 3.6              |
| 4/1/2019  | 698           | 240,558            | 233,841            | 97%              | 62      | 2,198             | 3.1              |
| 5/1/2019  | 753           | 245,697            | 237,962            | 97%              | 59      | 2,129             | 2.8              |
| 6/1/2019  | 701           | 246,824            | 239,581            | 97%              | 59      | 2,072             | 3.0              |
| 7/1/2019  | 675           | 249,234            | 242,495            | 97%              | 63      | 2,035             | 3.0              |
| 8/1/2019  | 636           | 243,761            | 236,556            | 97%              | 64      | 1,897             | 3.0              |