

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

SCHOOL BOARD MEMBERS

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



Superintendent of Schools
Dr. Debra P. Pace

Agenda

Business Advisory Board Meeting

Bill Collins Conference Room

Administrative Complex
817 Bill Beck Boulevard
Kissimmee, Florida

Wednesday, April 25, 2018

7:30 A.M.

1. Approve Minutes of February 28, 2018
2. Review Impact Fee & Sales Tax Report
3. Budget Update
4. Facilities Update
5. Next regular meeting: Wednesday, May 23, 2018 @ 7:30 a.m. in the Bill Collins Conference Room

Business Advisory Board Minutes February 28, 2018

Members Present: Charlie Rogers, Robert Bass, Mel Welch, Shawn Hindle, & Turner Wallis

Members Absent: Grant Lacerte & Stacy McCland

Others/Guests: Dr. Debra Pace, Migdalia Gonzalez, Marc Clinch, Mark Lockard, Rhonda Blake, Maribel Vallellanes, Randy Shuttera, & Pat Alderman

Mr. Rogers called the meeting to order.

Introductions

- **Minutes**
The minutes from the January 24, 2018, meeting were approved with all ayes.
- **Election of Chair & Vice Chair**
Mr. Rogers opened the floor to nominations for Chair & Vice Chair. Chair – Mr. Wallis nominated Charlie Rogers with a second by Mr. Welch. The motion to approve the nomination was approved with all ayes. Vice Chair – Mr. Wallis nominated Mel Welch with a second by Shawn Hindle. The motion to approve the nomination was approved with all ayes.
- **Impact Fee and Sales Tax Reports**
Ms. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of December 31, 2017.

Permits Issued: 635 units of which 266 were Single Family; 368 were Multi-Family, & one for a mobile home.

Impact Fee Revenues

YTD: \$19M
Approx. a \$2M increase from prior year

Impact Fee Expenditures

Expenditures: \$23M
Majority at Toho High School

Impact Fee Credits

\$3.7M outstanding

Infrastructure Sales Surtax Revenue

YTD: \$7.2M

Infrastructure Sales Surtax Expenditures (1/4 cent)

YTD Expenditures: \$1.3M
Majority was debt service & chiller replacement

School Capital Outlay Surtax Revenue

YTD: \$14M

School Capital Outlay Surtax Expenditures (1/2 cent)

YTD Expenditures: \$5.4M

- **Budget Update**
Ms. Gonzalez stated there was nothing new to share on the budget. Ms. Graber asked that she share the BAB recommendation for Impact Fee projections were presented to the Board. The Board felt the recommendation was too low. Ms. Gonzalez asked the BAB for their input. Staff stated the new Impact Fee Ordinance would be presented to the Board of County Commissioners at their March 12th board meeting instead of their March 5th meeting. The BAB members voted to table any recommendation until after the Board of County Commissioners meet. There was discussion concerning the impact to the smaller builders and the anticipated outcome of the Board of County Commissioners approval of the Impact Fee Ordinance.
- **Facilities Update**
Mr. Clinch & Mr. Lockard provided an updated Power Point presentation and reviewed various projects. BAB members were invited to attend the March 6th Facilities Workshop at 4:00 p.m.

Dr. Pace stated 119 students had been accepted for enrollment at NeoCity. Forty percent of those were female. There was discussion on the legislature, HB755, Puerto Rico student enrollment, Federal monies for Puerto Rican students, security, student walkouts, & FSA testing.

Mr. Bass shared a report on home sales from MLS.

BAB Meeting Dates

The Business Advisory Board has agreed to meet the 4th Wednesday of every month for their monthly meeting. The next meeting will be held on Wednesday, March 28, 2018 @ 7:30 a.m. in the Bill Collins Conference Room.

**SDOC Business Advisory Board
Impact Fee Revenue
For the period ending 2/28/2018**

Impact Fee Revenue: Current and Three-Year History	Fiscal Year							
	2014 - 2015		2015 - 2016		2016 - 2017		2017 - 2018	
	Revenue	Units	Revenue	Units	Revenue	Units*	Revenue	Units*
July	\$ 1,842,828	215	\$ 2,168,067	259	\$ 2,474,886	253	\$ 3,197,541	375
August	2,046,717	234	1,847,463	253	2,874,446	301	2,963,407	313
September	1,882,522	234	2,384,543	358	3,177,159	335	2,987,439	296
October	2,516,674	308	2,912,821	383	2,536,646	261	2,076,217	216
November	2,148,642	281	3,485,509	444	3,156,311	317	2,942,186	295
December	1,638,980	203	3,047,440	360	2,888,904	319	4,902,215	635
January	1,300,016	159	2,246,278	286	2,766,539	278	3,566,327	439
February	1,359,028	165	2,862,805	343	3,495,023	390	825,071	82
March	2,392,729	283	3,080,304	348	3,016,274	328		
April	1,788,992	227	3,080,131	336	4,526,549	595		
May	1,734,269	221	2,910,994	348	3,998,982	503		
June**	2,493,755	337	3,886,379	419	3,400,398	420		
TOTAL	\$ 23,145,152	2,867	\$ 33,912,735	4,137	\$ 38,312,117	4,300	\$ 23,460,403	2,651

Impact Fee Revenue Analysis	
For Fiscal Year Ending June 30, 2018	
Budget:	
Final Budget: Forecasted Revenue	\$ 40,419,283
BAB Recommended Adjustment	_____
Adjusted Estimated Revenue - FY18	\$ 40,419,283

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

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

**Accrual

**SDOC Business Advisory Board
Impact Fee Expenditures
For the period ending 2/28/2018**

Impact Fee Expenditures: Current and Three-Year History		Fiscal Year			
PROJECT NAME	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	
Debt Service	\$ 8,306,141	\$ 8,508,275	\$ 5,111,761	\$ -	
Other:					
Buses		498,235		800,000	
Celebration High School Wing Addition		76,815			
Celebration High School Space Reconfiguration			693,782		
Celebration K8 Space Reconfiguration	634,699	263,214			
Central Avenue Elementary Wing Addition					
Chestnut Elementary Space Reconfiguration	23,497	69,285			
Discovery Intermediate Space Reconfiguration		268,236	883,697	633,528	
Harmony High School Wing Addition	4,865,199	948,670	89,319		
Hickory Tree Elementary Wing Addition					
Horizon Middle School Space Reconfiguration		433,802			
Kissimmee Middle School Space Reconfiguration		552,434			
Land					
Middle AA - Harmony Area			720,742	373,557	
NeoCity Academy				19,341	
Poinciana High School Wing Addition			4,852,724	1,651,705	
Renovations					
Sunrise Elementary Space Reconfiguration	2,000	74,703			
Tohopekaliga High School		746,914	23,483,798	24,534,574	
Westside K-8 Renovation			607,467	702,517	
Subtotal Other:	\$ 5,525,395	\$ 3,932,308	\$ 31,331,529	\$ 28,715,222	
TOTAL	\$ 13,831,535	\$ 12,440,583	\$ 36,443,290	\$ 28,715,222	

**SDOC Business Advisory Board
 Outstanding Impact Fee Credits
 For the period ending 2/28/2018**

Entity	Amount Issued	Redeemed	Balance
Avatar - Countywide	\$ 8,585,695	\$ 6,856,000	\$ 1,729,695
ICI - Flora Ridge EFBD	4,000,000	2,175,656	1,824,344
TOTAL	\$ 25,085,695	\$ 21,531,656	\$ 3,554,039

**SDOC Business Advisory Board
Infrastructure Sales Surtax Revenue
For the period ending 2/28/2018**

Sales Tax Revenue: Current and Three-Year History	Fiscal Year			
MONTH	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018
July	\$ 838,913	\$ 909,859	\$ 1,428,859	\$ 1,432,353
August	900,024	1,072,805	1,046,947	1,101,673
September	841,678	867,329	947,552	1,081,142
October	1,093,569	1,144,236	1,255,528	1,366,944
November	824,162	907,822	920,847	1,044,372
December	814,353	931,706	1,018,097	1,132,027
January	1,369,072	1,455,983	1,522,982	1,649,693
February	872,259	969,344	987,974	1,248,395
March	956,680	1,029,625	1,011,257	
April	1,448,481	1,558,745	1,583,680	
May	998,267	1,029,386	1,109,801	
June*	1,172,285	894,435	1,026,513	
TOTAL	\$ 12,129,743	\$ 12,771,275	\$ 13,860,037	\$ 10,056,599

Infrastructure Sales Surtax Analysis	
For Fiscal Year Ending June 30, 2018	
Budget:	
Final Budget: Forecasted Revenue	\$ 14,494,346
BAB Recommended Adjustment	-
Adjusted Estimated Revenue - FY18	\$ 14,494,346
Actual:	
Actual Revenue as of 2/28/2018	10,056,599
Annualized revenue based on current collections	15,084,899
Projected excess/(shortfall):	\$ 590,553
As a percentage of adjusted estimate	4.07%

*Accrual

**SDOC Business Advisory Board
School Capital Outlay Surtax Revenue
For the period ending 2/28/2018**

MONTH	Fiscal Year	
	2016 - 2017	2017 - 2018
July	-	\$ 2,859,082
August	-	2,194,580
September	-	2,154,461
October	-	2,664,318
November	-	2,083,815
December	-	2,206,964
January	-	3,339,209
February	\$ 1,951,205	2,495,202
March	2,014,520	
April	2,912,640	
May	2,222,938	
June*	2,049,228	
TOTAL	\$ 11,150,531	\$ 19,997,631

School Capital Surtax Analysis		
For Fiscal Year Ending June 30, 2018		
Budget:		
Final Budget: Forecasted Revenue	\$ 28,988,692	
BAB Recommended Adjustment	-	
Adjusted Estimated Revenue - FY18	\$ 28,988,692	
Actual:		
Actual Revenue as of 2/28/2018	19,997,631	
Annualized revenue based on current collections		29,996,446
Projected excess/(shortfall):		\$ 1,007,754
As a percentage of adjusted estimate		3.48%

*Accrual

**SDOC Business Advisory Board
Infrastructure Sales Surtax Expenditures (1/4 Cent)
For the period ending 2/28/2018**

Sales Tax Expenditures: Current and Three Year History		Fiscal Year			
Type of Expenditure	2014-2015	2015-2016	2016-2017	2017-2018	
Debt Service	\$ 7,232,187	\$ 6,881,502	\$ 6,938,488	\$ 445,967	
Other:					
Athletic Facilities	\$ 326,799	\$ 366,452	\$ 10,665	\$ 5,125	
Bathroom Renovations					
Buildings		16,406	183,968	31,594	
Chiller Replacements			54,421	544,772	
Communications		1,370,450	4,355		
Driveway/Parking Lot Resurface					
Ed Technology	1,276				
Equipment					
Fire Hydrants/Fire Main Loop					
Hvac Repair/Replacement					
Land Purchase	8,400		3,400		
Lighting					
Maint/Renov	19,523				
Media Retrieval System					
Remodeling	209,827	488,224	154,604	434,755	
Renovations	149,034		5,926		
Rent/Purchase Portables	548,693	376,267			
Repair/Repaint	6,557				
Retrofit	1,255,303	1,224,623	162,942		
Roofing	3,065				
School Computers	763,089	6,130			
Shade Cover					
Signage	589				
Site Drainage					
Tech Installation	17,000				
Subtotal Other:	\$ 3,309,155	\$ 3,848,552	\$ 580,281	\$ 1,016,246	
TOTAL	\$ 10,541,342	\$ 10,730,054	\$ 7,518,769	\$ 1,462,213	

**SDOC Business Advisory Board
School Capital Outlay Surtax Expenditures (1/2 Cent)
For the period ending 2/28/2018**

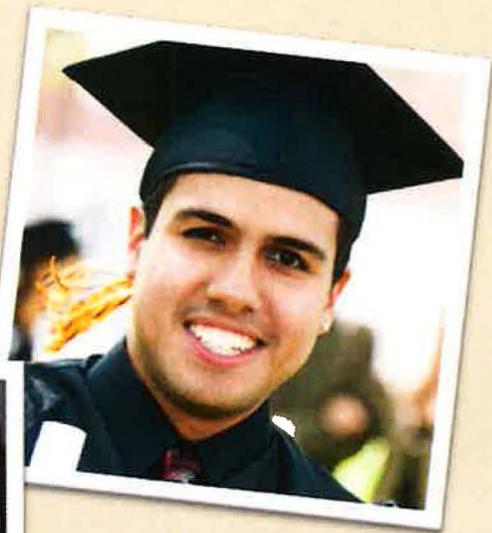
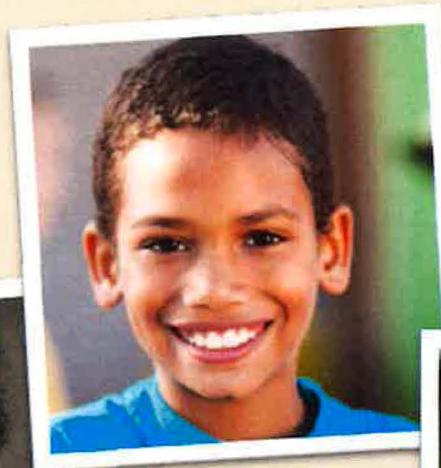
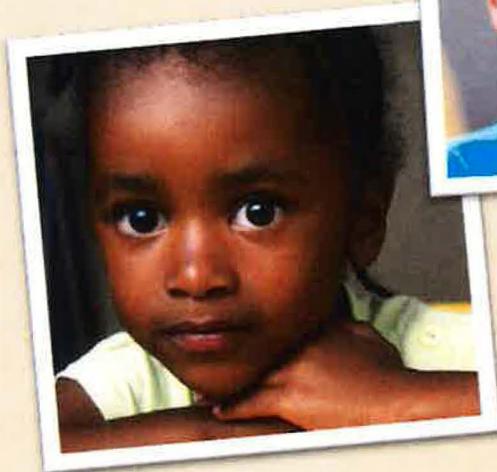
Type of Expenditure	Fiscal Year	
	2016-2017	2017-2018
Debt Service	\$ 136,948	\$ 927,745
Other:		
Carpet Replacements/Flooring:		
Celebration High School		\$ 213
Central Elementary School	\$ 199,992	
Cypress Elementary School	150,000	
Discovery Intermediate School		30,550
Harmony High School	134,345	
Hickory Tree Elementary School	175,762	
Horizon Middle School	57,471	
Narcoossee Middle School	85,119	25,400
Neptune Middle School		325,215
Pleasant Hill Elementary School		9,750
Poinciana Academy of Fine Arts	152,325	94,691
Reedy Creek Elementary School	273,427	343
Ventura Elementary School	315,274	
Chiller Replacements:		
Celebration K-8 School	165,020	685,141
Horizon Middle School	286,509	83,622
Kissimmee Middle School	190,700	147,998
Comprehensive Renovations:		
Denn John Middle School	20,694	296,947
Michigan Avenue Elementary School	113,645	1,392,337
St. Cloud Middle School	24,503	1,895
HVAC Repairs/Replacements:		
Celebration High School		141
Discovery Intermediate School		244,096
Harmony Community	23,497	
Hickory Tree Elementary School	14,455	
Ross E. Jeffries Campus	8,840	4,040
Fencing:		
Celebration High School		46
Highlands Elementary		901
Harmony High School		1,597
Liberty High School	8,198	
Neptune Middle School		48,596
Sunrise Elementary School		2,966

Type of Expenditure	2016-2017	2017-2018
Osceola County School for the Arts	19,245	
Fire Alarms:		
Partin Settlement Elementary School	31,298	
Poinciana Academy of Fine Arts	7,015	23,776
Painting and/or other repairs:		
Boggy Creek Elementary School	3,715	
Celebration K-8 School	153,714	3,430
Central Elementary School	35,120	55,858
Cypress Elementary School		25,761
Discovery Intermediate School		28,906
Flora Ridge Elementary School	29,806	
Gateway High School		19,880
Harmony High School	247,400	66,648
Hickory Tree Elementary School	17,133	79,372
Horizon Middle School	54,287	49,239
Kissimme Elementary School		32,467
Kissimmee Middle School	27,270	48,340
KOA Elementary		45,486
Lakeview Elementary School	2,091	1,613
Liberty High School	71,922	67,263
Narcoossee Elementary School		44,500
Narcoossee Middle School		129,268
Neptune Elementary School	50,269	
Neptune Middle School	33,559	8,700
New Beginnings		24,187
Parkway Middle School	5,224	22,905
Partin Settlement Elementary School		1,649
Poinciana Academy of Fine Arts	46,424	23,284
Ross E. Jeffries Campus		6,495
St. Cloud Elementary School	9,988	26,774
Sunrise Elementary School		44,492
Ventura Elementary School		123,984
Parking Lot Resurface / Bus Loop / Concrete:		
Boggy Creek Elementary School		80,052
Chestnut Elementary		6,818
Transportation		93,864
Renovations:	5,194	
Gateway High School		23,461
Roofing:		
Celebration K-8 School	31,923	844,072
Deerwood Elementary School	9,068	99,618
Safety & Security Equipment		50,837
Security Modifications		129,378
Technology Infrastructure	1,422,045	185,170
Subtotal Other:	4,713,486	5,914,032
TOTAL	\$ 4,850,434	\$ 6,841,777



Osceola School District

From Good to Great: Building a Legacy



April 25, 2018

Business Advisory Board Meeting – Facilities Update



Agenda

- I. Design & Construction Department Update
 - a. Projects in Planning
 - b. Projects in Design
 - c. Projects in Construction
 - d. Maintenance Managed Sales Tax Project Summary
 - e. NeoCity Academy Update



Projects in Planning

3

Project	Budget	Proposed Opening
Celebration New ES	\$25,000,000	2020-2021
Old Hickory Tree New ES	\$28,500,000	2021-2022
SCMS Comprehensive	\$32,928,056	2020-2021
NCMS HVAC Replacement	\$827,367	2019
HRHS – HRS Project	\$0.00	Cancelled
WSK8 – HRS Project	\$0.00	Cancelled
2018/2019 Cyclical	\$4,000,000	TBD
TOTAL	\$91,255,423	



Projects in Design

4

Project	Budget	Construction Notice to Proceed
Maintenance Renovation	\$504,000	TBD
NPMS Rear Bus Loop	\$500,000	TBD
NeoCity Academy	\$18,000,000	9/3/2018
NCMS Kitchen Serving Line	\$1,550,595	5/7/2019
NPMS Restroom Renovation	\$82,214	5/29/2018
PNHS Chiller Replacement	\$2,100,000	8/10/2018
PNHS Gutter Replacement	\$114,155	5/26/2018
LBHS Site Traffic Pattern	\$930,355	5/31/2018
DWES Parking Resealing	\$86,463	5/1/2018
PHES Parking Resurfacing	\$134,998	5/21/2018
PWMS Lighting/HVAC	\$194,507	5/30/2018
PWMS Bldg 200 Bathrooms	\$80,690	5/26/2018
DJMS Comprehensive	\$32,705,831	5/1/2018
Misc. Capital Projects	\$133,633	TBD
TOTAL	\$57,117,441	



Projects in Construction

5

Project	Budget	Substantial Completion Date
MAES Comprehensive	\$31,213,822	7/15/2019
HRHS Ag Building	\$521,060	9/7/2018
Tohopekaliga HS	\$89,000,000	6/14/2018
MS "AA" (Harmony Area)	\$40,279,258	10/25/2019
LBHS CTE Addition	\$112,974	5/31/2018
SCHS CTE Addition	\$215,181	5/31/2018
SCHS Softball Scoreboards	\$170,877	5/30/2018
BCES Covered Walkway	\$150,596	3/30/2018
LVES Door Replacement	\$372,330	4/30/2018
NCMS Athletic Field	\$82,680	8/1/2018
NCMS Drop-Off Canopies	\$201,799	4/30/2018
NPMS Door Hardware	\$300,966	4/30/2018
REJE Extended Day Roof	\$97,980	4/6/2018
HTES Electrical Upgrade	\$235,000	7/20/2018
oTECH St Cloud Diesel Mech	\$1,016,187	12/30/2018
Administration Paving	\$281,644	9/03/2018
Misc. Capital Projects	\$251,603	TBD
TOTAL	\$164,503,957	



2017-2018 Maintenance Sales Tax Projects (Completed)

6

Project Type	Cost
HVAC Replacements and Controls	\$299,260
Electrical Maintenance	\$249,940
Plumbing Maintenance	\$185,078
Roof Repairs	\$176,181
Parking Lot Maintenance	\$86,870
Miscellaneous (Concrete, Doors, Lockers, etc.)	\$157,806
Interior/Exterior Painting	\$1,415,992
Carpet and Flooring Replacement	\$2,365,141
Total Completed Projects	\$4,936,270

Tohopekaliga High School

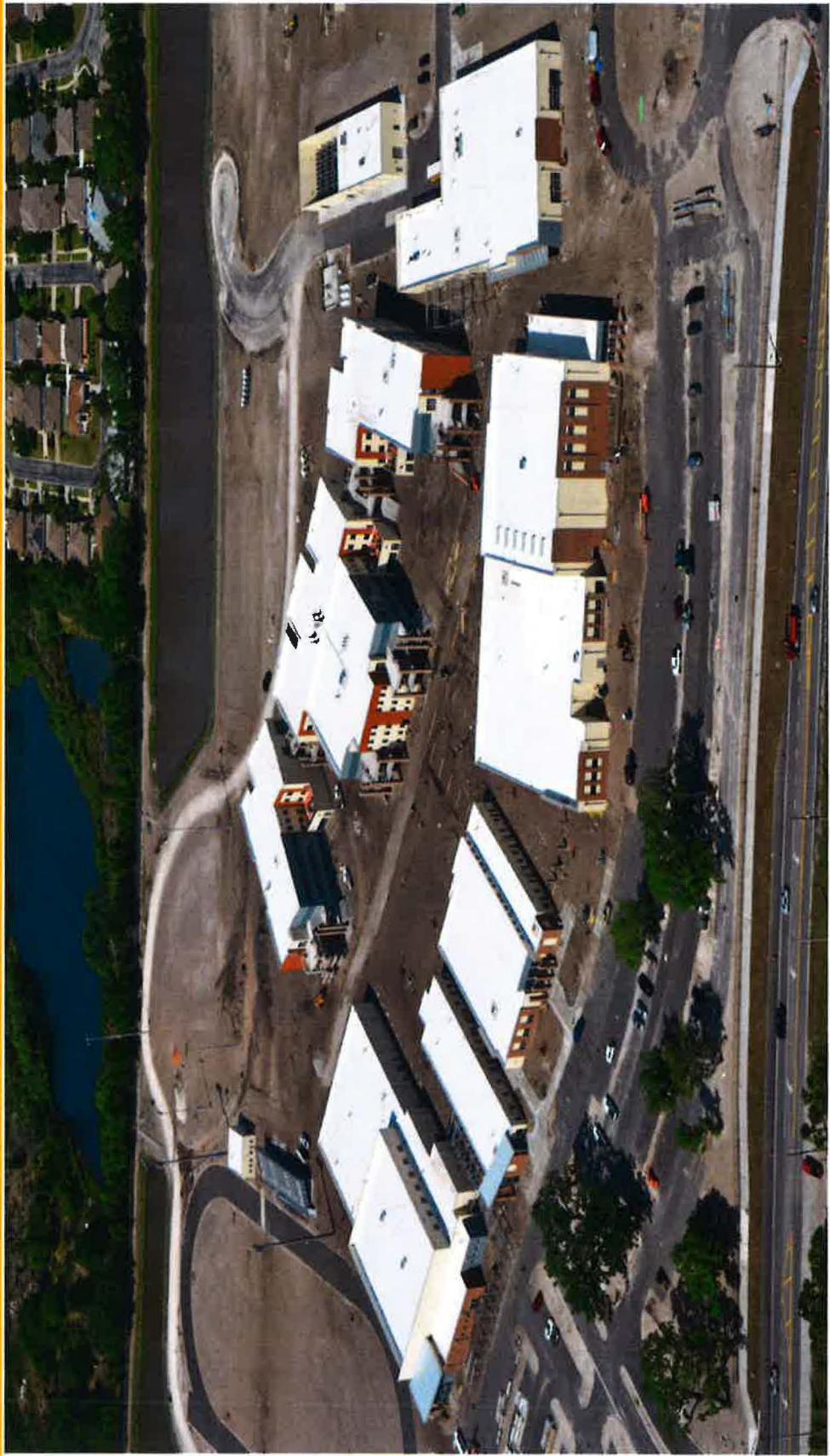


Image # 18
Date : 03.27.2018
Aerial
Date 888.542.0231

New High School FFF



Gilbane

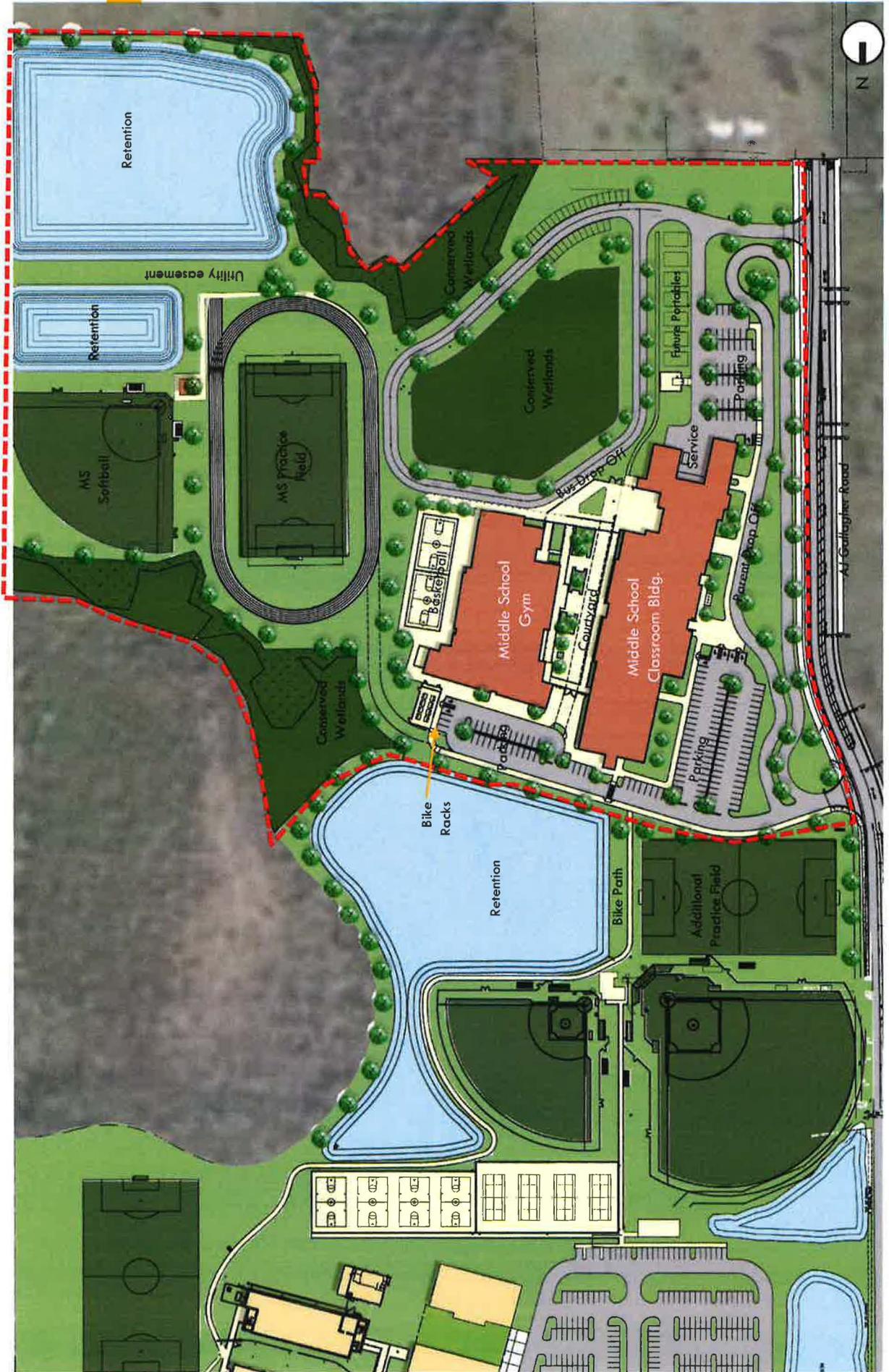
Middle School “AA”



Middle School AA
Harmony, FL
03.27.18
Looking Northeast



Middle School "AA"



MAES Comprehensive



727.520.8181
www.aerophoto.com

Michigan Avenue ES

Image # 13
Date 03.27.18

NeoCity Academy



- ❑ Schematic Design Submitted 2-7-2018
- ❑ Board Workshop 4-3-2018
- ❑ Construction NTP 9-11-2018
- ❑ Substantial Completion 6-30-2019



Business Advisory Board Comments and Discussion

From Good to Great: Building a Legacy