

# 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 – 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, November 29, 2017

7:30 A.M.

1. Approve Minutes of October 25, 2017
2. Review Impact Fee & Sales Tax Report
3. Impact Fee Revenue Projections
4. Budget Update
5. Facilities Update
6. Next regular meeting: Wednesday, January 24, 2018 @ 7:30 a.m. in the **Facilities Portable - MEETING LOCATION CHANGE FOR THIS MEETING ONLY.**

## Business Advisory Board Minutes October 25, 2017

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

**Members Absent:** None

**Others/Guests:** Debra Pace, Sarah Graber, Migdalia Gonzalez, Marc Clinch, Mark Lockard, Rhonda Blake, Randy Shuttera, Frank Kruppenbacher, Maribel Vallellanes, & Pat Alderman

Mr. Rogers called the meeting to order.

### Introductions

Dr. Pace shared enrollment numbers and statistics for the number of students enrolled from hurricane Maria (736) and hurricane displacement (829). She stated that on Monday 83 students enrolled and on Tuesday 86 more enrolled. Other areas of discussion: efforts at OIA Welcome Center; the impact fee study; DEMO high school; her request for additional social workers to assist with hurricane displaced students; and district-wide enrollment numbers.

- **Minutes**

The minutes from the September 27, 2017, meeting were approved with all ayes.

- **Impact Fee and Sales Tax Reports**

Ms. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of August 31, 2017.

Permits Issued: 313 units of which 270 were Single Family & 43 were Multi-Family. Ms. Vallellanes stated some fees collected were at the old rate. They were paid when the permit was pulled and not at the time of the Certificate of Occupancy issuance.

<u><b>Impact Fee Revenues</b></u> Collections: \$6.1M An Increase of 15% from Prior Year	<u><b>Impact Fee Expenditures</b></u> Expenditures: \$2.4M	<u><b>Impact Fee Credits</b></u> \$3.8M outstanding (Avatar & Flora Ridge)
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<u><b>Infrastructure Sales Surtax Revenue</b></u> Collections: \$2.5M	<u><b>Infrastructure Sales Surtax Expenditures (1/4 cent)</b></u> Expenditures: \$381,000
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<u><b>School Capital Outlay Surtax Revenue</b></u> Collections: \$5M	<u><b>School Capital Outlay Surtax Expenditures (1/2 cent)</b></u> Expenditures: \$1.9M
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There was discussion of the county's moratorium on construction and the potential impact to the community, schools, and county economy.

- **Budget Update**

Ms. Graber stated budget was a challenge. She discussed the impact of the hurricane recovery students; anticipated enrollment; and additional resources for impact.

- **Facilities Update**

Mr. Clinch & Mr. Lockard provided an updated Power Point presentation and reviewed various projects. Mr. Lockard reviewed the MAES spot survey, possible space reconfiguration, and challenges with DOE requirements. He also gave an update on the following: projects in planning, design, and construction; the new STEM high school; grants for hurricane shelters; and generators for shelters. Ms. Blake reviewed district-wide redistricting and the recommendations made by three committees.

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

### BAB Meeting Dates

The Business Advisory Board has agreed to meet the 4<sup>th</sup> Wednesday of every month for their monthly meeting. **The next meeting will be held on Wednesday, November 29, 2017 @ 7:30 a.m. in the Bill Collins Conference Room.**

**SDOC Business Advisory Board  
Impact Fee Revenue  
For the period ending 9/30/2017**

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*
MONTH								
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		
November	2,148,642	281	3,485,509	444	3,156,311	317		
December	1,638,980	203	3,047,440	360	2,888,904	319		
January	1,300,016	159	2,246,278	286	2,766,539	278		
February	1,359,028	165	2,862,805	343	3,495,023	390		
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		
<b>TOTAL</b>	<b>\$ 23,145,152</b>	<b>2,867</b>	<b>\$ 33,912,735</b>	<b>4,137</b>	<b>\$ 38,312,117</b>	<b>4,300</b>	<b>\$ 9,148,387</b>	<b>984</b>

Impact Fee Revenue Analysis	
For Fiscal Year Ending June 30, 2018	
<b>Budget:</b>	
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 9/30/2017**

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			
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	567,919	
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	185,769	
Poinciana High School Wing Addition			4,852,724	926,727	
Renovations					
Sunrise Elementary Space Reconfiguration	2,000	74,703			
Tohopekaliga High School		746,914	23,483,798	3,404,869	
Westside K-8 Renovation			607,467	539,543	
Subtotal Other:	\$ 5,525,395	\$ 3,932,308	\$ 31,331,529	\$ 5,624,827	
<b>TOTAL</b>	<b>\$ 13,831,535</b>	<b>\$ 12,440,583</b>	<b>\$ 36,443,290</b>	<b>\$ 5,624,827</b>	

**SDOC Business Advisory Board  
Outstanding Impact Fee Credits  
For the period ending 9/30/2017**

<b>Entity</b>	<b>Amount Issued</b>	<b>Redeemed</b>	<b>Balance</b>
Avatar	\$ 8,585,695	\$ 6,632,588	\$ 1,953,107
Flora Ridge EFBD	4,000,000	2,175,656	1,824,344
<b>TOTAL</b>	<b>\$ 25,085,695</b>	<b>\$ 21,308,244</b>	<b>\$ 3,777,451</b>

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Revenue  
For the period ending 9/30/2017**

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	
November	824,162	907,822	920,847	
December	814,353	931,706	1,018,097	
January	1,369,072	1,455,983	1,522,982	
February	872,259	969,344	987,974	
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	
<b>TOTAL</b>	<b>\$ 12,129,743</b>	<b>\$ 12,771,275</b>	<b>\$ 13,860,037</b>	<b>\$ 3,615,168</b>

Infrastructure Sales Surtax Analysis	
For Fiscal Year Ending June 30, 2018	
<b>Budget:</b>	
Final Budget: Forecasted Revenue	\$ 14,494,346
BAB Recommended Adjustment	-
Adjusted Estimated Revenue - FY18	\$ 14,494,346

\*Accrual

**SDOC Business Advisory Board  
School Capital Outlay Surtax Revenue  
For the period ending 9/30/2017**

MONTH	Fiscal Year	
	2016 - 2017	2017 - 2018
July	-	2,859,082
August	-	2,194,580
September	-	2,154,461
October	-	
November	-	
December	-	
January	-	
February	\$ 1,951,205	
March	2,014,520	
April	2,912,640	
May	2,222,938	
June*	2,049,228	
<b>TOTAL</b>	<b>\$ 11,150,531</b>	<b>\$ 7,208,123</b>

School Capital Surtax Analysis		
For Fiscal Year Ending June 30, 2018		
<b>Budget:</b>		
Final Budget: Forecasted Revenue	\$ 28,988,692	
BAB Recommended Adjustment	-	
Adjusted Estimated Revenue - FY18	\$ 28,988,692	

\*Accrual

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Expenditures (1/4 Cent)  
For the period ending 9/30/2017**

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	\$ 1,125	
Other:					
Athletic Facilities	\$ 326,799	\$ 366,452	\$ 10,665	\$ 197	
Bathroom Renovations					
Buildings		16,406	183,968	15,191	
Chiller Replacements			54,421	521,192	
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	184,291	
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	\$ 720,871	
<b>TOTAL</b>	<b>\$ 10,541,342</b>	<b>\$ 10,730,054</b>	<b>\$ 7,518,769</b>	<b>\$ 721,996</b>	



**SDOC Business Advisory Board  
School Capital Outlay Surtax Expenditures (1/2 Cent)  
For the period ending 9/30/2017**

Type of Expenditure	Fiscal Year	
	2016-2017	2017-2018
Debt Service	\$ 136,948	\$ 926,150
Other:		
Carpet Replacements/Flooring:		
Central Elementary School	\$ 199,992	\$ -
Cypress Elementary School	150,000	
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		282,992
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	479,718
Horizon Middle School	286,509	80,189
Kissimmee Middle School	190,700	129,032
Comprehensive Renovations:		
Denn John Middle School	20,694	5,644
Michigan Avenue Elementary School	113,645	150,946
St. Cloud Middle School	24,503	
HVAC Repairs/Replacements:		
Discovery Intermediate School		167,074
Harmony Community	23,497	
Hickory Tree Elementary School	14,455	
Ross E. Jeffries Campus	8,840	1,970
Fencing:		
Liberty High School	8,198	
Neptune Middle School		48,596
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 or repairs:		
Boggy Creek Elementary School	3,715	
Celebration K-8 School	153,714	
Central Elementary School	35,120	
Discovery Intermediate School		42,076
Flora Ridge Elementary School	29,806	
Gateway High School		19,880
Harmony High School	247,400	66,648
Hickory Tree Elementary School	17,133	
Horizon Middle School	54,287	48,216
Kissimmee Middle School	27,270	
Lakeview Elementary School	2,091	
Liberty High School	71,922	52,182
Narcoossee Middle School		61,112
Neptune Elementary School	50,269	
Neptune Middle School	33,559	8,700
Parkway Middle School	5,224	
Poinciana Academy of Fine Arts	46,424	23,284
Ross E. Jeffries Campus		6,495
St. Cloud Elementary School	9,988	
Ventura Elementary School		67,990
Parking Lot Resurface / Bus Loop		80,052
Renovations	5,194	
Gateway High School		23,461
Boggy Creek Elementary School		
Narcoossee Middle School		
Roofing		
Celebration K-8 School	31,923	617,997
Deerwood Elementary School	9,068	2,302
Technology Infrastructure	1,422,045	148,478
Subtotal Other:	4,713,486	2,768,994
<b>TOTAL</b>	<b>\$ 4,850,434</b>	<b>\$ 3,695,144</b>



# Osceola School District

*From Good to Great: Building a Legacy*



November 29, 2017

***Business Advisory Board Meeting – Facilities Update***



# Agenda

- I. Planning Department Update
  - a. Redistricting Update
  - b. Up-coming Updates
  
- II. Design & Construction Department Update
  - a. Projects in Planning
  - b. Projects in Design
  - c. Projects in Construction
  - d. STEM Demonstration HS Update
  
- III. Energy Administration Department Update
  - a. Energy Savings Update



# District-wide Redistricting

3

- On November 7, 2017, the School Board approved the recommendation of the District-wide Redistricting Committee to redistrict students from Neptune Middle School to Denn John Middle School effective the 2018/2019 School Year.
- The rising eighth graders may remain at Neptune Middle School under the following two conditions:
  - Complete a Choice Application during the Choice window November 1, 2017 – February 1, 2018
  - Transportation will be parental responsibility
- On November 14, 2017, the School Board approved the recommendations of both District-wide Redistricting High School Committees to redistrict students as follows and effective the 2018/2019 School Year:
  - Celebration High School to Poinciana High School
  - Gateway High School, Harmony High School, and Osceola High School to Tohopekaliga High School
  - Osceola High School and St. Cloud High School to Gateway High School
  - St. Cloud High School to Harmony High School
- The rising Juniors and Seniors may remain at their current school of attendance under the following two conditions:
  - Complete a Choice Application during the Choice window November 1, 2017 – February 1, 2018
  - Transportation will be parental responsibility

No parents attended the Public Hearings to speak for or against the recommendations of the District-wide Redistricting Committees.



# What's Next in Planning Services

4

- District-wide Redistricting for new Middle School “AA”
- Annual Planned Residential Development Review
- Annual Capacity versus Enrollment Review
- Long Range Projections
- Spot Surveys
  - Denn John Middle School
  - St. Cloud Middle School



# Projects in Planning

5

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
HRHS – HRS Project	\$472,000	In process
WSK8 – HRS Project	\$220,000	In process
NeoCity STEM HS	\$15,000,000	2018-2019
2018/2019 Cyclical	\$4,000,000	TBD
<b>TOTAL</b>	<b>\$106,120,056</b>	



# Projects in Design

6

Project	Budget	Construction Notice to Proceed
MAES Comprehensive	\$31,213,822	12/18/2017
Maintenance Renovation	\$504,000	11/20/2017
NPMS Rear Bus Loop	N/A	TBD
BELA Replace Fire Panels	\$235,000	12/1/2017
LBHS CTE Addition	\$112,974	11/14/2017
SCHS CTE Addition	\$215,181	11/14/2017
SCHS Track Resurfacing	\$190,000	11/18/2017
Harmony "AA" MS	\$41,000,000	12/18/2017
DJMS Comprehensive	\$32,705,831	5/1/2018
Misc. Capital Projects	\$133,234	
<b>TOTAL</b>	<b>\$106,598,542</b>	



# Projects in Construction

7

Project	Budget	Substantial Completion Date
DWES Roof Replacement	\$205,000	9/30/2017
HRHS Ag Building	\$521,060	1/3/2018
VNES Drainage	\$112,611	Complete
Tohopekaliga HS	\$88,000,000	6/14/2018
Misc. Capital Projects	\$86,817	
<b>TOTAL</b>	<b>\$88,925,488</b>	





# Projects in Construction Continued

8





# Demonstration STEM HS



9

## First 125-students

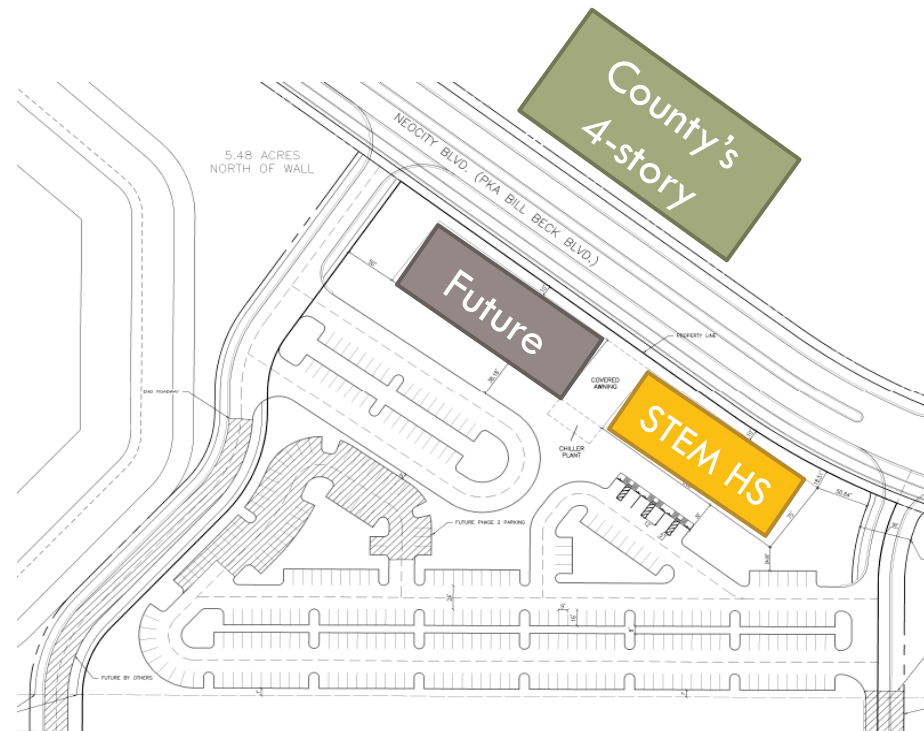
- Continue to reviewing back-up plans
- Meeting completed with County on 11-3-17 to discuss 4-story building

## 500-student station

- Site Plan approval, Topo/Boundary Survey, Platting and Phase 1 Environmental are in process
- Preliminary Geotechnical Evaluation has been completed

## ➤ Tentative Schedule:

- Design RFQ Posting: 10-16-17
- CM RFQ Posting: 11-13-17
- Design Proposals Due: 11-16-17
- Design Shortlist: 11-27-17
- Design Presentations: 12-6-17
- Board Recommendation: 12-12-17
- Issue Letter of Intent: 12-13-17
- Design Phase: 8.5-month
- Const. Phase: 10-months
- Construction NTP: 9-1-18
- Substantial Comp.: 6-30-19





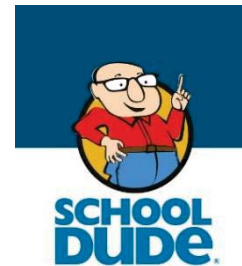
# Osceola School District

## Energy Savings:

- 2017 *Duke Energy* and *OUC* utility rebates: **\$45,432**
- Savings from utility rates/meters: **\$18,545** per year

## School Dude Energy Manager software (December 2017)

- Tracks utility costs and consumption by school
- Automated bill upload for 4,000 bills per year



## 2018:

- Reviewing opportunities to increase recycling, right-size garbage schedules and save costs.
- Developing an energy policy



# **Business Advisory Board Comments and Discussion**

***From Good to Great: Building a Legacy***