

# THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

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

## SCHOOL BOARD MEMBERS

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

Superintendent of Schools  
Dr. Debra P. Pace



## Agenda

### Business Advisory Board Meeting

#### Bill Collins Conference Room

Administrative Complex  
817 Bill Beck Boulevard  
Kissimmee, Florida

**Wednesday, March 22, 2017**

**7:30 A.M.**

1. Approve Minutes of February 22, 2017
2. Review Impact Fee & Sales Tax Report
3. Budget Update
4. Facilities Update
5. Next regular meeting: Wednesday, April 26, 2017 @ 7:30 a.m. in the Bill Collins Conference Room

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

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

## Business Advisory Board Minutes February 22, 2017

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

**Members Absent:** Grant Lacerte, & Robert Bass

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

Mr. Rogers called the meeting to order.

### Introductions

- **Minutes**  
The minutes from the January 25, 2017, meeting were approved with all ayes.
- **Elect Chair & Vice Chair**  
Mel Welch made a motion for Charlie Rogers to continue as Chair with a second by Stacy McCland. Approved all ayes.  
Turner Wallis made a motion for Mel Welch to continue as Vice Chair with a second by Stacy McCland. Approved all ayes.

- **Impact Fee and Sales Tax Reports**  
Ms. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of December 31, 2016.

#### Impact Fee Revenues

Collections were about \$17.1M  
Approx. \$1.2M increase from last yr. this time  
Projection - \$34.2

#### Impact Fee Expenditures

Approx. \$3.5 spent for FYD  
Most for HS School-Boggy Crk Area & Debt Srv.

#### Impact Fee Credits

Approx. \$4.6M outstanding  
Most with Avatar

#### Infrastructure Sales Surtax Revenue

Collections approx. \$6.6M  
\$13.2M Budget

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

Approx. \$1M spent for FYD  
Most to Debt Service

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

December Expenditures: \$142,644  
Carpet Replacement: HZMS; CYES; & PAFA

Half-Cent Sales Tax was effective Jan. 1<sup>st</sup> – Receive funds in March

- **Budget Update**  
Ms. Graber stated the Governor's budget indicates a 3% increase. However, hopeful to at least receive same amount as prior year.
- **Superintendent**  
Dr. Pace stated a RFP has been requested for the Impact Fee Study. She stated there have been requests for exemptions (low income/short term rentals). With continued growth, funding is our greatest challenge. Ms. Graber recently was in Tallahassee to relate our district's situation.
- **Facilities Update**  
Mr. Clinch introduced Mr. Mark Lockard, who is the new director of design & construction. Mr. Lockard shared his background and qualifications. Mr. Clinch presented an updated Power Point presentation on the district's facility projects sharing specific information relating to MAES, SCMS & the new Middle School "AA" (Harmony). Mr. Clinch gave an update on the various construction/planning projects, status, and timelines and anticipated completion dates.

Mr. Hindle asked about using impact fee monies for these projects. Ms. Graber stated the district would be using the Capital Outlay Surtax (1/2-cent sales tax).

### 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, March 22, 2017 @ 7:30 a.m. in the Bill Collins Conference Room.

**SDOC Business Advisory Board  
Impact Fee Revenue  
For the period ending 1/31/2017**

Impact Fee Revenue: Current and Three-Year History		Fiscal Year						
MONTH	2013 - 2014		2014 - 2015		2015 - 2016		2016 - 2017	
	Revenue	Units	Revenue	Units	Revenue	Units	Revenue	Units*
July	\$ 1,879,648	238	\$ 1,842,828	215	\$ 2,168,067	259	\$ 2,474,886	253
August	1,690,209	198	2,046,717	234	1,847,463	253	2,874,446	301
September	1,919,713	231	1,882,522	234	2,384,543	358	3,177,159	335
October	1,793,784	213	2,516,674	308	2,912,821	383	2,536,646	261
November	1,848,712	232	2,148,642	281	3,485,509	444	3,156,311	317
December	1,567,534	201	1,638,980	203	3,047,440	360	2,888,904	319
January	1,185,804	163	1,300,016	159	2,246,278	286	2,766,539	278
February	1,516,724	167	1,359,028	165	2,862,805	343		
March	1,869,624	245	2,392,729	283	3,080,304	348		
April	2,202,544	301	1,788,992	227	3,080,131	336		
May	2,198,389	283	1,734,269	221	2,910,994	348		
June**	1,940,293	228	2,493,755	337	3,886,379	419		
TOTAL	\$ 21,612,978	2,700	\$ 23,145,152	2,867	\$ 33,912,735	4,137	\$ 19,874,891	2,064

Impact Fee Revenue Analysis For Fiscal Year Ending June 30, 2017	
<b>Budget</b>	
Final Budget: Forecasted Revenue	\$ 35,777,936
BAB Recommended Adjustment	
Adjusted Estimated Revenue - FY17	\$ 35,777,936
<b>Actual</b>	
Actual Revenue as of 1/31/2017	\$ 19,874,891
Annualized revenue based on current collections	35,662,842
Projected excess/(shortfall):	\$ (115,094)
As a percentage of adjusted estimate	-0.32%

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 1/31/2017**

Impact Fee Expenditures: Current and Three-Year History					
PROJECT NAME	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	
Debt Service	\$ 7,155,552	\$ 8,306,141	\$ 8,508,275	\$ 1,022,428	
Other:					
Buses			498,235		
Celebration High School Wing Addition			76,815	269,899	
Celebration K8 Space Reconfiguration	343,157	634,699	263,214		
Central Avenue Elementary Wing Addition	3,468,062				
Chestnut Elementary Space Reconfiguration		23,497	69,285		
Discovery Intermediate Space Reconfiguration			268,236	436,133	
Harmony High School Wing Addition		4,865,199	948,670	89,319	
Hickory Tree Elementary Wing Addition					
High School - Boggy Creek Area			746,914	2,443,613	
Horizon Middle School Space Reconfiguration			433,802		
Kissimmee Middle School Space Reconfiguration			552,434		
Land	16,768				
Middle AA - Harmony Area				8,245	
Poinciana High School Wing Addition				209,931	
Renovations	40,614				
Sunrise Elementary Space Reconfiguration	37,465	2,000	74,703		
Westside K-8 Renovation					
Subtotal Other:	\$ 3,906,067	\$ 5,525,395	\$ 3,932,308	\$ 16,295	
TOTAL	\$ 14,967,686	\$ 19,356,930	\$ 16,372,891	\$ 7,969,298	

SDOC Business Advisory Board  
 Outstanding Impact Fee Credits  
 For the period ending 1/31/2017

Entity	Amount Issued	Redeemed	Balance
Avatar	\$ 8,585,695	\$ 5,945,384	\$ 2,640,311
Flora Ridge EFBD	4,000,000	2,136,838	1,863,162
<b>TOTAL</b>	<b>\$ 25,085,695</b>	<b>\$ 20,582,222</b>	<b>\$ 4,503,473</b>



**SDOC Business Advisory Board**  
**Infrastructure Sales Surtax Revenue**  
**For the period ending 1/31/2017**

Sales Tax Revenue: Current and Three-Year History		Fiscal Year			
MONTH		2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017
July	\$	120,391	\$ 838,913	\$ 909,859	\$ 1,428,859
August		843,341	900,024	1,072,805	1,046,947
September		784,976	841,678	867,329	947,552
October		952,773	1,093,569	1,144,236	1,255,528
November		787,890	824,162	907,822	920,847
December		792,679	814,353	931,706	1,018,097
January		1,217,641	1,369,072	1,455,983	1,522,982
February		833,842	872,259	969,344	
March		885,145	956,680	1,029,625	
April		1,307,566	1,448,481	1,558,745	
May		918,796	998,267	1,029,386	
June*		1,155,731	1,172,285	894,435	
<b>TOTAL</b>	<b>\$</b>	<b>10,600,770</b>	<b>\$ 12,129,743</b>	<b>\$ 12,771,275</b>	<b>\$ 8,140,812</b>

Sales Tax Revenue Analysis	
For Fiscal Year Ending June 30, 2017	
<b>Budget</b>	
Final Budget: Forecasted Revenue	\$ 13,282,126
BAB Recommended Adjustment	-
Adjusted Estimated Revenue - FY17	\$ 13,282,126
<b>Actual</b>	
Actual Revenue as of 1/31/2017	8,140,812
Annualized revenue based on current collections	13,955,678
Projected excess/(shortfall):	\$ 673,552
As a percentage of adjusted estimate	5.07%

\* Accrual

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

Sales Tax Expenditures: Current and Three Year History			Fiscal Year			
Type of Expenditure	2013-2014	2014-2015	2015-2016	2016-2017		
Debt Service	\$ 7,235,752	\$ 7,232,187	\$ 6,881,502	\$ 955,427		
Other:						
Athletic Facilities	\$ 688,738	\$ 326,799	\$ 366,452			
Bathroom Renovations	129,346					
Buildings			16,406	\$ 9,604		
Communications			1,370,450	4,355		
Driveway/Parking Lot Resurface	102,037					
Ed Technology	(77,833)	1,276				
Equipment	6,035					
Fire Hydrants/Fire Main Loop	56,604					
Hvac Repair/Replacement	265,011					
Land Purchase		8,400		3,400		
Lighting	6,802					
Maint/Renov	8,700	19,523				
Media Retrieval System	103,933					
Remodeling	1,627,222	209,827	488,224			
Renovations	648,099	149,034				
Rent/Purchase Portables		548,693	376,267			
Repair/Repaint	52,030	6,557				
Retrofit	1,281,979	1,255,303	1,224,623	162,350		
Roofing	1,004,470	3,065				
School Computers		763,089	6,130			
Shade Cover	25,719					
Signage	7,327	589				
Site Drainage	2,445					
Tech Installation		17,000				
Subtotal Other:	\$ 5,938,665	\$ 3,309,155	\$ 3,848,552	\$ 179,709		
TOTAL	\$ 13,174,417	\$ 10,541,342	\$ 10,730,054	\$ 1,135,136		

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

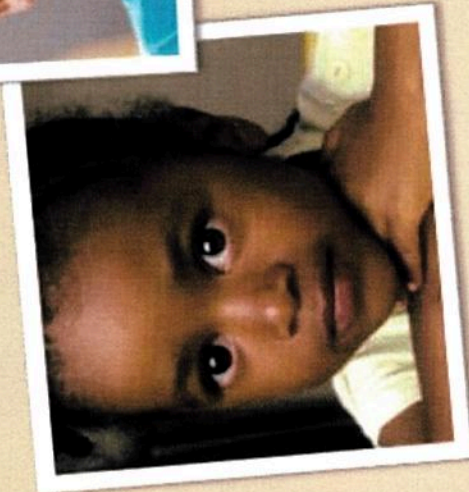
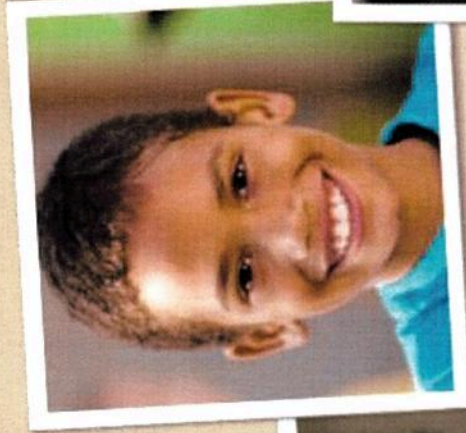
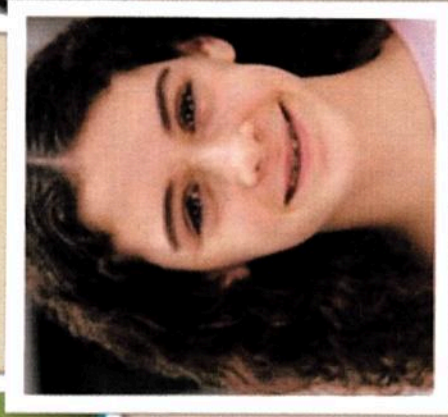
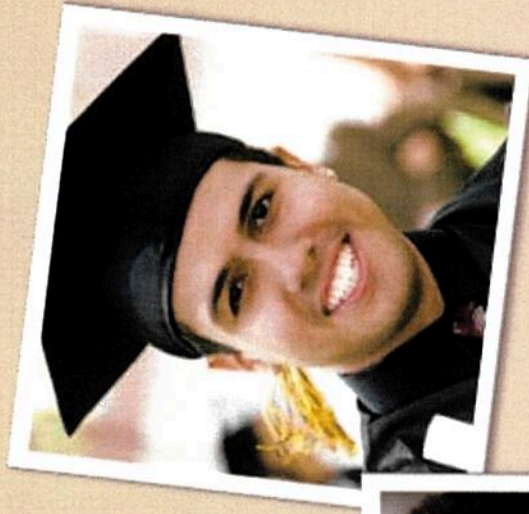
Type of Expenditure	Fiscal Year 2016-2017
Carpet Replacements:	
Central Elementary	\$ 9,999
Horizon Middle School	57,471
Cypress Elementary School	150,000
Narcoossee Middle School	22,701
Poinciana Academy of Fine Arts	25,137
Painting:	
Celebration K-8	44,441
Central Elementary	35,120
Harmony High School	50,621
Neptune Elementary	49,719
Technology Infrastructure	613,604
<b>TOTAL</b>	<b>\$ 1,058,813</b>





# Osceola School District

*From Good to Great: Building a Legacy*



March 22, 2017

***Business Advisory Board Update***





# Boggy Creek Area HS (Site FFF)

2

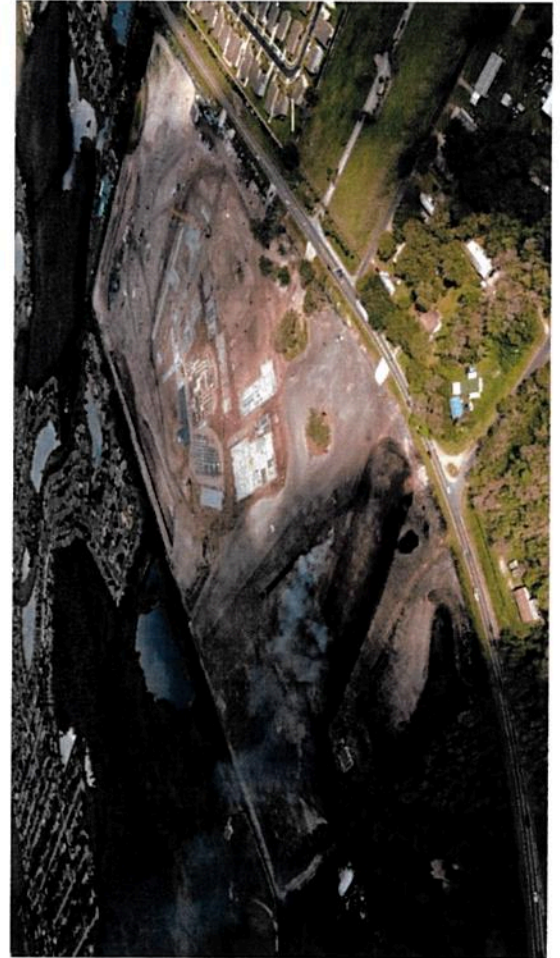
## Summary of Project Goals

3,000 Student Station Capacity

21<sup>st</sup> Century Educational Approach & Programs

“Curb Appeal” / Aesthetic Appearance

On/Under Budget



## Cost/Budget

- ❖ Budget: \$75,774,951
- BP1 (Site): \$ 9,679,296
- BP2 (Shell): \$19,700,188
- BP3 (Fit Out): \$46,386,588
- Total GMP: \$75,742,154



# Projects in Planning & Design

3

## Planning (5 projects) \$106M

### New Schools

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

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

Substantial: June 2019  
Substantial: June 2021

### Comprehensive Renovations

Michigan Ave. ES  
Denn John MS  
St. Cloud MS

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

Substantial: TBD  
Substantial: TBD  
Substantial: TBD

### Capital Renewal

## Design (39 projects) \$45.5M

30 Misc. Capital Renewal Projects

(\$10K – \$235K)

Middle AA (Harmony)

Project Budget: \$35M

Substantial: June 2019

2 Space Reconfig. Projects (DIMS-4 & WSK8-8)

Range (\$1.5M – \$1.7M)

Substantial: July 2017

4 Chiller Projects (KMS, CLK8, HZMS & GWHS)

Range (\$550K – \$850K)

Substantial: July 2017

2 Roof Repl. Projects (REJE & CK8S)

Range (\$130K – \$500K)

Substantial: July 2017





# Projects in Construction & Close-out

4

## Construction (18 projects) \$91.9M

7 Misc. Capital Renewal Projects	Range (\$3K - \$650K)	Substantial: May 2017
TECO Plumbing Classroom	Project Budget: \$175K	Substantial: June 2018
Boggy Creek Area HS	Project Budget: \$88M	Substantial: July 2017
4 Kitchen & Serving Line (PNHS, HTES, CLK8 & DSCV)	Range (\$864K - \$1.5M)	Substantial: July 2017
Poinciana 2-story Classroom Building Add.	Project Budget: \$7M	Substantial: July 2017/April 2017
2 Space Reconfig. Projects (PNHS-3 & CLHS-6)	Range (\$425 - \$633K)	Substantial: July 2017
2 Roof Repl. Projects (OCSA)	400K	Substantial: June 2017
Admin. 2000 Warehouse, 1600SF	Project Budget \$237K	

## Close-out (8 projects) \$1.8M

- 5 Misc. Capital Renewal Projects
- Admin. 1000 Elevator Repl.
- CLHS Field Drainage Project
- GWHS Life Lab



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





# Sales Tax "Quick Start" Projects

5

## 2016 Holiday Break "Quick Start" Sales Tax Projects

1	Celebration K8, Exterior Painting	\$	98,968.00
2	Central Ave. ES, Carpet Replacement	\$	10,000.00
3	Central Ave. ES, Exterior Painting	\$	35,000.00
4	Cypress ES, Carpet Replacement	\$	150,000.00
5	Harmony HS, Exterior Painting	\$	129,841.00
6	Horizon MS, Carpet Replacement	\$	57,470.63
7	Neptune ES, Interior Painting	\$	46,719.18
8	Poinciana Fine Arts, Carpet Replacement	\$	97,532.42
9	Poinciana Fine Arts, Soffit Lighting Repair	\$	12,154.00
	<b>TOTAL:</b>	<b>\$</b>	<b>637,685.23</b>

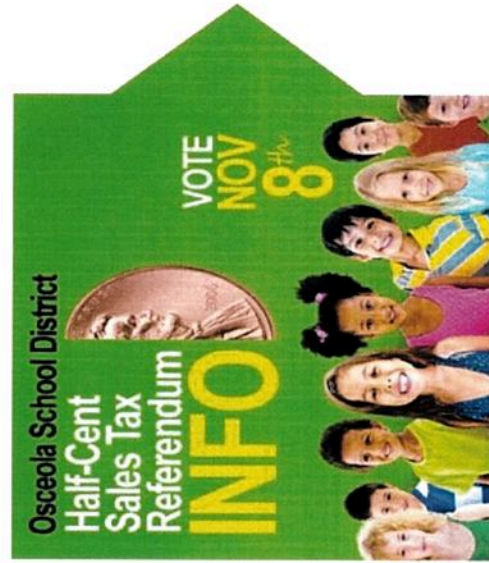
**Total To-date: \$3.8M**

## 2017 Spring Break Sales Tax Projects

1	Horizon MS, Interior/Exterior Painting	\$	18,686.52
2	Horizon MS, Rejuvenate Chemical Traps	\$	9,060.00
3	Celebration K8, Water Pressure Regulator	\$	22,242.85
4	Hickory Tree ES, Carpet Replacement	\$	175,762.10
5	Ventura ES, Carpet Replacement	\$	298,739.59
	<b>TOTAL:</b>	<b>\$</b>	<b>524,491.06</b>

## 2017 Summer Chiller Sales Tax Projects

1	Kissimmee MS, Replace 2-300 ton with 2-300 ton Chillers	\$544,930.00
2	Celebration K8, Replace 2-165 ton with 1-325 ton Chiller	\$840,870.00
3	Horizon MS, Replace 2-300 ton with 2-300 ton Chillers	\$544,930.00
4	Gateway HS, Replace 2-300 ton with 2-300 ton Chillers	\$700,200.00
	<b>TOTAL:</b>	<b>\$2,630,930.00</b>

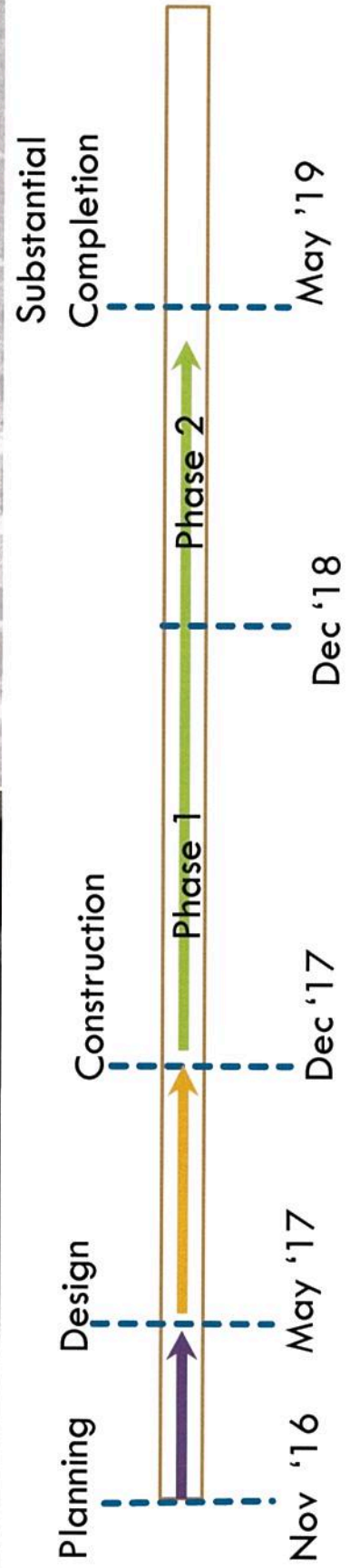
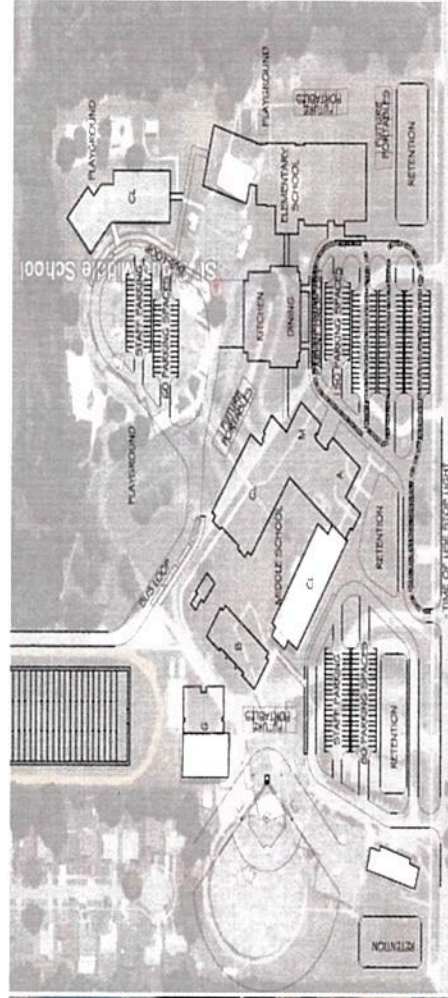
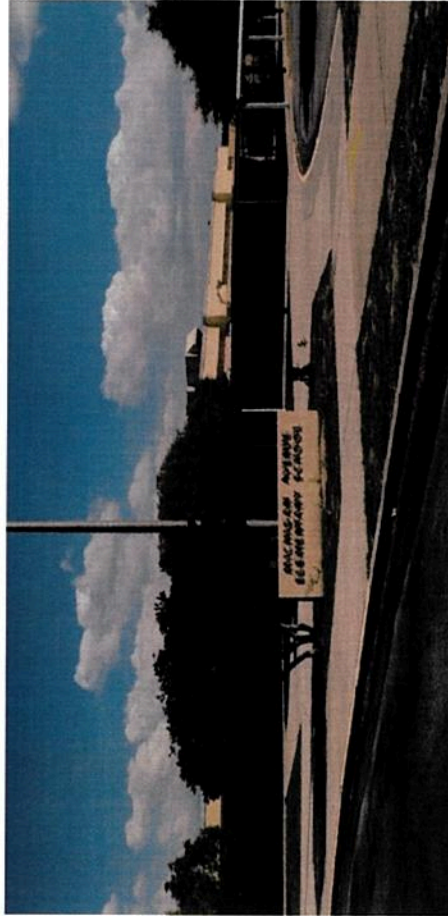




# Comprehensive Renovations

6

- Castaldi's for MAES, DJMS & SCMS received School Board Approval on 3-7-17
- MAES Design Professional posted on 2-24-17 (Shortlist: 4-5, Presentations: 4-12, Board Approval: 5-2)
- Design Phase: 7 months Construction Phase: 17-months (Phase 1: 12-month Phase 2: 5-month)
- **VERY** Aggressive Schedule







# Superintendent's Comments and Discussion

*From Good to Great: Building a Legacy*