

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



Superintendent of Schools
Dr. Debra P. Pace

SCHOOL BOARD MEMBERS

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

Agenda

Business Advisory Board Meeting

Bill Collins Conference Room

Administrative Complex
817 Bill Beck Boulevard
Kissimmee, Florida

Wednesday, September 27, 2017

7:30 A.M.

1. Approve Minutes of August 23, 2017
2. Review Impact Fee & Sales Tax Report
3. Budget Update
4. Facilities Update
5. Next regular meeting: Wednesday, October 25, 2017 @ 7:30 a.m. in the Bill Collins Conference Room

Business Advisory Board Minutes August 23, 2017

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

Mr. Rogers called the meeting to order.

Introductions

- **Minutes**
The minutes from the July 26, 2017, meeting were approved with all ayes.
- **Impact Fee and Sales Tax Reports**
Ms. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of June 30, 2017 (End of Fiscal Year 2017). At the July 26th meeting, this information was provided as an estimate. The information provided in these reports represent actual amounts.

Impact Fee Revenues

Collections: \$38.3M
An Increase of 13% from Prior Year
Accrual: \$3.4M

Impact Fee Expenditures

\$36M spent for FYTD
Majority for Tohopekaliga HS;
PHS wing addition & \$5M Debt Service

Impact Fee Credits

\$4.1M outstanding
(Avatar & Flora Ridge)

Infrastructure Sales Surtax Revenue

Collections: \$13.8M

Infrastructure Sales Surtax Expenditures (1/4 cent)

\$7.518M spent for FYTD

School Capital Outlay Surtax Revenue

Collections: \$11.1M

School Capital Outlay Surtax Expenditures (1/2 cent)

Expenditures: \$4.8M

Budget Update

Ms. Graber stated the final budget will be presented at the September 5, 2017, public hearing and there is little change from the tentative budget. Ms. Graber spoke on project budgets, projections, and adjustments. There was discussion on bond capacity. Dr. Pace stated the bond rating agencies have put districts on notice that sharing Capital Outlay funding with charter schools could negatively impact ratings and borrowing rates.

- **Facilities Update**
Mr. Clinch, Mr. Lockard, & Ms. Blake provided an updated Power Point presentation and reviewed redistricting & Design and Construction projects. Mr. Lockard spoke on the shared kitchen/cafeteria for Michigan Ave. Elementary & St. Cloud Middle School. This adds cost to the Michigan Ave. project budget but in-turn will reduce costs to the St. Cloud Middle project budget. Mr. Clinch updated the BAB on the Castaldi's for Michigan Ave., St. Cloud Middle, & Denn John Middle schools. The internal deadline the district has set to make a decision moving forward with these projects is that we would need Castaldi approvals by September 19, 2017. If not approved by that time, these projects could be delayed. Dr. Pace said it was important for DOE to understand that the funds for these projects are the half-cent sales tax referendum that was voter approved specifically for these projects.

Dr. Pace stated the district had a smooth start to school. She addressed enrollment, staffing, teacher adjustments, and projections. There was discussion on the pending statewide lawsuit over HB 7069. Dr. Pace stated that our Board had not made a decision to join the lawsuit at this time and our attorney was continuing to monitor it.

Mr. Hindle gave a brief update on new home construction projects that are coming to the county.

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, September 27, 2017 @ 7:30 a.m. in the Bill Collins Conference Room.**

**SDOC Business Advisory Board
Impact Fee Revenue
For the period ending 7/31/2017**

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		
September	1,882,522	234	2,384,543	358	3,177,159	335		
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		
TOTAL	\$ 23,145,152	2,867	\$ 33,912,735	4,137	\$ 38,312,117	4,300	\$ 3,197,541	375

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 7/31/2017**

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		
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		
Poinciana High School Wing Addition			4,852,724	131,182	
Renovations					
Sunrise Elementary Space Reconfiguration	2,000	74,703			
Tohopekaliga High School		746,914	23,483,798	17,404	
Westside K-8 Renovation			607,467	25,856	
Subtotal Other:	\$ 5,525,395	\$ 3,932,308	\$ 31,331,529	\$ 174,442	
TOTAL	\$ 13,831,535	\$ 12,440,583	\$ 36,443,290	\$ 174,442	

**SDOC Business Advisory Board
Outstanding Impact Fee Credits
For the period ending 7/31/2017**

Entity	Amount Issued	Redeemed	Balance
Avatar	\$ 8,585,695	\$ 6,304,540	\$ 2,281,155
Flora Ridge EFBD	4,000,000	2,175,656	1,824,344
TOTAL	\$ 25,085,695	\$ 20,980,196	\$ 4,105,499

**SDOC Business Advisory Board
Infrastructure Sales Surtax Revenue
For the period ending 7/31/2017**

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	
September	841,678	867,329	947,552	
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	
TOTAL	\$ 12,129,743	\$ 12,771,275	\$ 13,860,037	\$ 1,432,353

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

*Accrual

**SDOC Business Advisory Board
School Capital Outlay Surtax Revenue
For the period ending 7/31/2017**

MONTH	Fiscal Year	
	2016 - 2017	2017 - 2018
July	-	2,859,082
August	-	
September	-	
October	-	
November	-	
December	-	
January	-	
February	\$ 1,951,205	
March	2,014,520	
April	2,912,640	
May	2,222,938	
June*	2,049,228	
TOTAL	\$ 11,150,531	\$ 2,859,082

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	

*Accrual

**SDOC Business Advisory Board
Infrastructure Sales Surtax Expenditures (1/4 Cent)
For the period ending 7/31/2017**

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	\$ -
Other:				
Athletic Facilities	\$ 326,799	\$ 366,452	\$ 10,665	\$ -
Bathroom Renovations				
Buildings		16,406	183,968	
Chiller Replacements			54,421	
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	18,193
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	\$ 18,193
TOTAL	\$ 10,541,342	\$ 10,730,054	\$ 7,518,769	\$ 18,193

**SDOC Business Advisory Board
School Capital Outlay Surtax Expenditures (1/2 Cent)
For the period ending 7/31/2017**

Type of Expenditure	Fiscal Year	
	2016-2017	2017-2018
Debt Service	\$ 136,948	\$ -
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
Poinciana Academy of Fine Arts	152,325	
Reedy Creek Elementary School	273,427	
Ventura Elementary School	315,274	
Chiller Replacements:		
Celebration K-8 School	165,020	16,114
Horizon Middle School	286,509	
Kissimmee Middle School	190,700	
Comprehensive Renovations:		
Denn John Middle School	20,694	
Michigan Avenue Elementary School	113,645	
St. Cloud Middle School	24,503	
HVAC Repairs/Replacements:		
Discovery Intermediate School		29,817
Harmony Community	23,497	
Hickory Tree Elementary School	14,455	
Ross E. Jeffries Campus	8,840	
Fencing:		
Liberty High School	8,198	
Neptune Middle School		46,066
Osceola County School for the Arts	19,245	
Fire Alarms:		
Partin Settlement Elementary School	31,298	
Poinciana Academy of Fine Arts	7,015	
Painting and/or repairs:		
Boggy Creek Elementary School	3,715	
Celebration K-8 School	153,714	
Central Elementary School	35,120	
Discovery Intermediate School		10,417
Flora Ridge Elementary School	29,806	
Harmony High School	247,400	
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	
Neptune Elementary School	50,269	
Neptune Middle School	33,559	
Parkway Middle School	5,224	
Poinciana Academy of Fine Arts	46,424	
St. Cloud Elementary School	9,988	
Ventura Elementary School		67,990
Renovations	5,194	
Roofing:		
Celebration K-8 School	31,923	
Deerwood Elementary School	9,068	
Technology Infrastructure	1,422,045	
Subtotal Other:	4,713,486	244,020
TOTAL	\$ 4,850,434	\$ 244,020



Osceola School District

From Good to Great: Building a Legacy



September 27, 2017

Business Advisory Board Meeting Page 1 of 17



Agenda

- I. Design and Construction Department
 - a. Florida DOE Castaldi Agreement Letters for MAES, DJMS, & SCMS
 - b. STEM Demonstration/Innovation Magnet School at Neo City
 - c. Projects in Planning
 - d. Projects in Design
 - e. Projects in Construction



DOE Castaldi Agreement Letters

- **SDOC received agreement letters from FL DOE on September 1, 2017 for MAES, DJMS and SCMS**
- **Spot Surveys are now underway for all three schools**
- **Approval by the State to demolish the buildings identified in our Castaldi report recommendations is predicated on the State's approval of the spot surveys**



STEM Demonstration High School

- **Three phased program**
 - **Phase I: Approximately 100 students in temporary campus August 2018**
 - **Phase II: New Three-Story classroom building housing 500 9th through 12th grade students**
 - **Phase III: Potential for a second Three-Story classroom building housing 6th through 8th grade students**
- **5 Acre site with off-site retention**
- **High performing building systems with collaborative spaces**
- **\$15 Million budget for phase I and II**



Projects in Planning

Project	Budget	Proposed Opening
DJMS Comprehensive	\$28,938,266	2019-2020
Celebration New ES	\$25,000,000	2020-2021 (8-15 Board Mtg.)
Old Hickory Tree New ES	\$28,500,000	2021-2022
SCMS Comprehensive	\$32,928,056	2020-2021
HRHS – HRS Project	\$472,000	In process (8-15 Board Mtg.)
WSK8 – HRS Project	\$220,000	In process (8-15 Board Mtg.)
2018/2019 Cyclical	\$4,000,000	TBD
TOTAL	\$126,286,632	



Projects in Design

Project	Budget	Construction Notice to Proceed
MAES Comprehensive	\$31,213,822	1/4/2018
Maintenance Renovation	\$504,000	11/20/2017
NPMS Rear Bus Loop	\$500,000	TBD
BELA Replace Fire Panels	\$235,000	9/4/2017
LBHS CTE Addition	\$112,974	9/27/2017
SCHS CTE Addition	\$215,181	9/27/2017
SCHS Track Resurfacing	\$190,000	11/18/2017
Harmony "AA" MS	\$41,000,000	1/1/2018
Misc. Capital Projects	\$133,234	
TOTAL	\$74,104,211	



Projects in Construction

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	1/3/2018
Tohopekaliga HS	\$88,000,000	6/14/2018
Misc. Capital Projects	\$86,817	
TOTAL	\$88,925,488	



Projects in Construction Continued





Business Advisory Board Comments and Discussion

From Good to Great: Building a Legacy