



Board of Directors' Meeting

**Tuesday, May 4, 2021
2:00 PM**



Four Corners Charter School, Inc.

Tuesday, May 4, 2021 | 2:00pm
Four Corners Charter School
9100 Teacher Lane
Davenport, FL 33897



Board Meeting Agenda

Call to Order

Roll Call

- I. **Administrative**
 - Approval of Board Meeting Minutes January 5, 2020

- II. **CSUSA Strategic Priorities Reports**
 - School Report
 - Summer Bridge Program

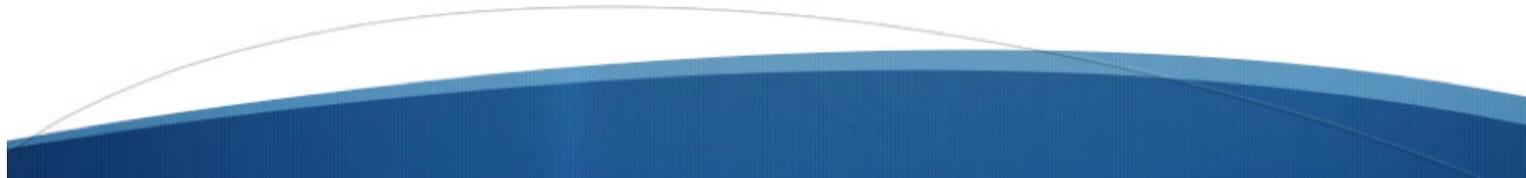
- III. **Financials**
 - Q2 and Q3 FCCS Financial Review
 - Q2 and Q3 FCCS, Inc. Financial Review
 - FY21 Audit Engagement Letter

- IV. **Old Business**

- V. **New Business**
 - HVAC Proposal
 - Out of Field Waivers
 - Security Coverage

- VI. **Public Comments**
- VII. **Adjournment**

◀ **Next Meeting: June 8, 2021 at 2pm** ▶



BOARD MEETING MINUTES

Name of Foundation: Four Corners Charter School, Inc.
Board Meeting: Tuesday, January 5, 2020
School(s): Four Corners Charter School

The minutes of Sunshine Law meetings need not be verbatim transcripts of the meeting. These minutes are a brief summary of the events of the meeting.

Date:	Start	End	Next Meeting:	Next time:	Prepared by:
January 5, 2020	2:06pm	3:01pm	May 4, 2021	2pm	R.Weaver
Meeting Location:					
Four Corners Charter School, 9100 Teacher Lane, Davenport, FL 33897					

Attended by:	
Board Members: Teresa Castillo, Director Jim Miller, Director Julian Melendez, Director Mollie Cunningham, Director Absent: Clarence Thacker, Chair	Other Attendees: Eddie Ruiz, State Director Lane Morris, Deputy Director, Area 4 Angela Barner, Sr. Accountant – Osceola County School District Rita Weaver, Sr. Board Governance Director Lisanne Morton, Finance Director – CSUSA Penny Walcott, North Region Finance Director CSUSA Chris Kober, Facilities Manager

CALL TO ORDER

Pursuant to public notice, the meeting commenced at 2:03 p.m. with a Call to Order by Director Teresa Castillo. Roll call was taken, and quorum established.

I. ADMINISTRATIVE

Approval of Board Meeting Minutes

- The Board reviewed the minutes of the October 6, 2020 meeting.

MOTION: Motion was made by Jim Miller and seconded by Mollie Cunningham to approve the minutes of the October 6, 2020 for Four Corners Charter School, Inc. Board Meeting. Motion was approved unanimously. (4-0, 1 absent)

II. CSUSA Strategic Priorities Reports

School Report

- Principal Thompson discussed the school taking winter assessments and number of students transitioning from mobile to in-person instruction.

III. FINANCIALS

FY20 Audited Financial Review

- Angela Barner reviewed the FY20 Four Corners Charter School, Inc., and the Four Corners Charter School FY20 financial audit review and all Board Members questions were answered by Ms. Barner.

MOTION: Motion was made by Julius Melendez and seconded by Jim Miller to approve the FY20 Audited Financials for Four Corners Charter School, Inc., and Four Corners Charter School, as presented. Motion was approved unanimously.

Q1 FY21 Unaudited Financial Review

- Angela Barner reviewed the Q1 FY21 Unaudited Financial Statements for Four Corners Charter School, Inc. and all questions were answered by Ms. Barner.

MOTION: Motion was made by Julius Melendez and seconded by Jim Miller to approve the Q1 FY21 Unaudited Financials for Four Corners Charter School, Inc., as presented. Motion was approved unanimously.

- Lisanne Morton reviewed the Q1 FY21 Unaudited Financials for Four Corner Charter School and reviewed the revenues, expenses and variances on each category as well as the forecast for those categories. All questions were answered by Ms. Morton.

MOTION: Motion was made by Jim Miller and seconded by Mollie Cunningham to approve the Q1 FY21 Unaudited Financial Review for Four Corners Charter School, as presented. Motion was approved unanimously.

IV. OLD BUSINESS

HB641 Teacher Allocation

- Dr. Eddie Ruiz, State Director, introduced himself to the new board members and reviewed the updated HB641 Teacher Allocation plan for Four Corners Charter School. All questions were answered by Dr. Ruiz.

MOTION: Motion was made by Jim Miller and seconded by Julius Melendez to approve the HB641 Teacher Allocation for Four Corners Charter School, as presented. Motion was approved unanimously.

V. NEW BUSINESS

Out of Field Waivers

- The Board reviewed the Out of Field and ESOL Waivers for Four Corners Charter School and discussed the new Reading endorsement requirements.

MOTION: Motion was made by Julius Melendez and seconded by Jim Miller to approve the Out of Field and ESOL Waivers for Four Corners Charter Elementary School, as presented. Motion was approved unanimously.

Spring 2021 Education Plan

- The Board reviewed Executive Order issued on November 30, 2020 by the FL DOE and discussed the assurances and requirements set forth in the plan. The school is following the executive order and Dr. Ruiz reviewed the Assurances required within the plan.

MOTION: Motion was made by Jim Miller and seconded by Julius Melendez to approve Spring 2021 Education Plan for Four Corners Charter Elementary School, as presented. Motion was approved unanimously.

VI. PUBLIC COMMENTS

- The Board discussed the upcoming meeting and locations.

VII. ADJOURNMENT

Director, Terry Castillo adjourned the January 5, 2020 Four Corners Charter School, Inc. Board Meeting at 3:01 p.m.

Clarence Thacker, Chairman

Date: _____

FCCS-Four Corners Charter School (Rollup)
Actual vs. Budget vs. Forecast Variance Analysis
For the Period Ended 12/31/2020

	YTD Actual	YTD Budget	Variance	% Variance
ENROLLMENT (per school's record)	1,031	1,025	6	1%
ENROLLMENT (per funding source)	995	1,025	(30)	-3%
ENROLLMENT (accrued/deferred)	36	-	36	0%
RATE PER STUDENT	7,269	\$ 7,077	\$ 192	3%
REVENUES				
Earned Capitation				
State/Local Per Student Funding	\$ 3,366,162	\$ 3,626,858	\$ (260,696)	-7%
Federal Grants	38,003	-	38,003	100%
State/Local Grants	250	88,974	(88,724)	-100%
Other Program Revenues	-	27,396	(27,396)	-100%
Capital Outlay Funding	253,236	238,783	14,453	6%
Total Earned Capitation	3,657,651	3,982,011	(324,359)	-8%
Private Grants / Contributions	240,829	-	240,829	100%
Before and Aftercare Revenue	78,278	62,985	15,293	24%
Interest Income	221	1,892	(1,671)	-88%
TOTAL REVENUES	3,976,979	4,046,888	(69,909)	-2%
EXPENSES				
Cost of Compensation				
School Leadership	135,230	77,846	(57,385)	-74%
Administrative	75,942	48,016	(27,926)	-58%
Teachers	968,575	943,607	(24,968)	-3%
ESE/Special Education	5,919	102,568	96,648	94%
Resource Teachers	20,609	41,772	21,163	51%
Guidance	24,724	23,018	(1,705)	-7%
Other Support	8,357	991	(7,366)	-743%
Substitute Teachers	265,579	152,451	(113,128)	-74%
Aides - Instructional	33,002	68,761	35,759	52%
Other Support/Aides	37,675	30,711	(6,964)	-23%
Aftercare	27,501	26,258	(1,243)	-5%
Nurse	9,622	11,687	2,066	18%
Plant Operations	3,311	-	(3,311)	-100%
Tutoring	2,085	-	(2,085)	-100%
IT Support	21,633	12,000	(9,633)	-80%
Bonuses	25,133	40,900	15,767	39%
Stipends	22,222	61,497	39,276	64%
Contracted SPED - Instruction	27,755	31,053	3,298	11%
Total Taxes & Benefits	384,074	342,750	(41,324)	-12%
Total Cost of Compensation	2,098,946	2,015,885	(83,061)	-4%

FCCS-Four Corners Charter School (Rollup)
Actual vs. Budget vs. Forecast Variance Analysis
For the Period Ended 12/31/2020

	YTD Actual	YTD Budget	Variance	% Variance
Professional Services				
Legal Fees	717	4,755	4,038	85%
Accounting Services - Audit	8,200	7,900	(300)	-4%
Outside Staff Development	6,040	10,867	4,826	44%
Personnel Management	54,608	54,607	-	0%
Finance & Accounting Services	36,312	36,312	-	0%
Educational Intellectual Property	72,900	72,900	-	0%
Procurement/Vendor Management	18,294	18,294	-	0%
Support Center General Overhead	90,924	90,924	-	0%
Computer Service Fees	57,540	51,763	(5,777)	-11%
Fee to Charterholder	212,406	286,678	74,272	26%
Fee:County School Board	44,522	44,564	42	0%
Professional Fees - Grants	-	-	-	0%
Professional Fees - Other	5,560	2,290	(3,270)	-143%
Advertising/Marketing Exp	18,803	12,229	(6,574)	-54%
Staff Recruitment	103	576	473	82%
Total Professional Services	626,929	694,658	67,729	10%
Vendor Services				
Contracted Pupil Transportation	95,904	109,885	13,981	13%
Extra-Curricular Activity Events	-	288	288	100%
Drug Testing Fees	31	-	(31)	-100%
Licenses & Permits	280	190	(90)	-47%
Bank Charges & Loan Fees	3,206	2,907	(299)	-10%
Contracted Custodial Services	109,533	108,040	(1,493)	-1%
Contracted Security	4,109	3,272	(837)	-26%
Contracted Mental Health	8,032	-	(8,032)	-100%
Total Vendor Services	221,094	224,581	3,487	2%
Administrative Expenses				
Travel / Auto / Meals / Lodging/Airfare	306	2,801	2,495	89%
Dues & Subscriptions	984	3,974	2,989	75%
Printing & Copying	4,029	2,150	(1,879)	-87%
Office Supplies	39,731	2,541	(37,190)	-1464%
Medical Supplies	8,154	208	(7,946)	-3821%
Student Uniform Expense	-	-	-	0%
In-house Food Service	420	-	(420)	-100%
Bad Debt Expense	350	-	(350)	-100%
Total Administrative Services	53,975	11,674	(42,301)	-362%
Instruction Expense				
Textbooks	1,595	-	(1,595)	-100%

FCCS-Four Corners Charter School (Rollup)
Actual vs. Budget vs. Forecast Variance Analysis
For the Period Ended 12/31/2020

	YTD Actual	YTD Budget	Variance	% Variance
Instructional Licenses	20,097	38,518	18,421	48%
Consumable Instr. Supplies & Equip.-Students	-	9,122	9,122	100%
Consumable Instr. Supplies & Equip.-Teachers	8,262	8,574	312	4%
Library & Reference Books	-	-	-	0%
Testing Materials	13,369	-	(13,369)	-100%
Total Instruction Expense	43,323	56,214	12,891	23%
Other Operating Expenses				
Telephone/Internet/Cable/Satellite	18,034	20,290	2,256	11%
Postage & Express Mail	1,365	-	(1,365)	-100%
Electricity & Natural Gas	86,436	65,886	(20,550)	-31%
Water & Sewer	9,000	10,255	1,255	12%
Waste Disposal	34,533	34,099	(434)	-1%
Pest Control	1,346	2,750	1,404	51%
Maintenance & Cleaning Supplies	16,217	21,750	5,533	25%
Building Repairs & Maintenance	192,321	195,732	3,412	2%
Common Area Maintenance [CAM]	-	-	-	0%
Equipment Repairs & Maintenance	-	499	499	100%
Miscellaneous Expenses	4,347	-	(4,347)	-100%
Total Other Operating Expenses	363,599	351,261	(12,338)	-4%
Fixed Expenses				
Office Equipment - Leasing Expense	1,904	14,933	13,029	87%
Property & Liability Insurance	59,040	105,561	46,521	44%
Rent Expense	528,576	527,673	(903)	0%
Total Fixed Expenses	589,519	648,167	58,648	9%
TOTAL EXPENSES	3,997,384	4,002,439	5,055	0%
Operating Surplus/(Deficit)	(20,406)	44,448	(64,854)	-146%
Non-Operating Expenses				
Capital Expenditures (NonCap)	7,426	-	(7,426)	-100%
Capital Expenditures (Capitalized)	38,065	38,750	685	2%
CHANGE IN FUND BALANCE	(65,896)	5,698	(71,594)	-1256%

FCCS-Four Corners Charter School (Rollup)
Actual vs. Budget vs. Forecast Variance Analysis
For the Period Ended 03/31/2021

	YTD Actual	YTD Budget	Variance	% Variance	Annual Forecast	Annual Budget	Variance	% Variance
ENROLLMENT (per school's record)	1,031	1,025	6	1%	1,020	1,025	(5)	0%
ENROLLMENT (per funding source)	995	1,025	(30)	-3%	1,020	1,025	(5)	0%
ENROLLMENT (accrued/deferred)	36	-	36	0%	-	-	-	0%
RATE PER STUDENT	7,269	7,077	\$ 192	3%	\$ 7,269	\$ 7,077	\$ 192	3%
REVENUES								
Earned Capitation								
State/Local Per Student Funding	\$ 5,224,706	\$ 5,440,279	\$ (215,573)	-4%	\$ 7,414,564	\$ 7,253,699	\$ 160,865	2%
Federal Grants	67,207	-	67,207	100%	452,603	314,318	138,285	44%
State/Local Grants	119,444	127,523	(8,079)	-6%	101,519	183,749	(82,231)	-45%
Other Program Revenues	-	138,838	(138,838)	-100%	-	152,536	(152,536)	-100%
Capital Outlay Funding	452,794	358,174	94,620	26%	663,659	477,566	186,093	39%
Total Earned Capitation	5,864,151	6,064,814	(200,663)	-3%	8,632,344	8,381,868	250,476	3%
Before and Aftercare Revenue	195,383	105,220	90,163	86%	260,510	138,376	122,134	88%
Interest Income	264	2,792	(2,528)	-91%	351	3,692	(3,341)	-91%
TOTAL REVENUES	6,059,798	6,172,825	(113,028)	-2%	8,893,205	8,523,936	369,269	4%
EXPENSES								
Cost of Compensation								
School Leadership	214,133	116,768	(97,365)	-83%	174,012	155,691	(18,321)	-12%
Administrative	105,638	73,615	(32,023)	-44%	140,412	96,032	(44,380)	-46%
Teachers	1,507,725	1,507,538	(187)	0%	2,118,169	2,071,470	(46,699)	-2.3%
ESE/Special Education	17,332	156,913	139,580	89%	41,304	211,257	169,954	80%
Resource Teachers	40,164	66,541	26,377	40%	54,689	88,117	33,428	38%
Guidance	38,703	36,829	(1,874)	-5%	53,819	50,641	(3,179)	-6%
Other Support	26,052	1,487	(24,566)	-1652%	39,372.28	1,982	(37,390)	-1886%
Substitute Teachers	391,519	249,294	(142,226)	-57%	424,914	336,410	(88,504)	-26%
Aides - Instructional	44,256	104,398	60,142	58%	51,538	144,522	92,984	64%
Other Support/Aides	64,028	50,489	(13,539)	-27%	101,379	64,091	(37,289)	-58%
Aftercare	50,116	42,012	(8,104)	-19%	69,267	52,515	(16,752)	-32%
Nurse	15,216	18,699	3,484	19%	22,557	23,374	817	3%
Plant Operations	8,066	-	(8,066)	-100%	16,906	-	(16,906)	-100%
Tutoring	5,902	-	(5,902)	-100%	25,207	7,000	(18,207)	-260%
IT Support	33,940	18,000	(15,940)	-89%	40,614	24,000	(16,615)	-69%
Bonuses	25,133	138,645	113,512	82%	81,800	179,545	97,745	54%
Stipends	33,013	61,497	28,484	46%	72,706	72,705	(1)	0%
Contracted SPED - Instruction	47,890	47,317	(573)	-1%	75,891	76,263	372	0%
Total Taxes & Benefits	611,510	527,433	(84,078)	-16%	805,618	717,305	(88,313)	-12%
Total Cost of Compensation	3,280,339	3,217,475	(62,864)	-2%	4,410,176	4,372,921	(37,255)	-1%

FCCS-Four Corners Charter School (Rollup)
Actual vs. Budget vs. Forecast Variance Analysis
For the Period Ended 03/31/2021

	YTD Actual	YTD Budget	Variance	% Variance	Annual Forecast	Annual Budget	Variance	% Variance
Professional Services								
Legal Fees	4,118	7,133	3,014	42%	9,510	9,510	-	0%
Accounting Services - Audit	8,200	7,900	(300)	-4%	8,200	7,900	(300)	-4%
Outside Staff Development	6,040	16,300	10,260	63%	38,533	30,883	(7,650)	-25%
Personnel Management	81,911	81,911	-	0%	109,215	109,215	-	0%
Finance & Accounting Services	54,468	54,468	-	0%	72,624	72,624	-	0%
Educational Intellectual Property	109,350	109,350	-	0%	145,800	145,800	-	0%
Procurement/Vendor Management	27,441	27,441	-	0%	36,588	36,588	-	0%
Support Center General Overhead	136,386	136,386	-	0%	181,848	181,848	-	0%
Computer Service Fees	83,118	77,644	(5,474)	-7%	103,727	103,525	(202)	0%
Fee to Charterholder	309,880	430,016	120,136	28%	573,355	573,355	-	0%
Fee:County School Board	67,691	66,846	(845)	-1%	90,865	89,128	(1,737)	-2%
Professional Fees - Grants	-	-	-	0%	-	9,803	9,803	100%
Professional Fees - Other	5,956	5,454	(502)	-9%	14,000	14,000	-	0%
Advertising/Marketing Exp	28,300	18,343	(9,956)	-54%	28,300	24,458	(3,842)	-16%
Staff Recruitment	763	864	102	12%	1,152	1,152	-	0%
Total Professional Services	923,622	1,040,056	116,434	11%	1,413,717	1,409,789	(3,928)	0%
Vendor Services								
Contracted Pupil Transportation	165,569	164,827	(743)	0%	219,769	219,769	-	0%
Extra-Curricular Activity Events	-	288	288	100%	2,000	2,000	-	0%
Drug Testing Fees	31	-	(31)	-100%	60	60	-	0%
Licenses & Permits	280	285	5	2%	380	380	-	0%
Bank Charges & Loan Fees	4,853	4,360	(493)	-11%	6,470	5,813	(657)	-11%
Contracted Custodial Services	163,553	162,060	(1,493)	-1%	216,080	216,080	-	0%
Contracted Security	42,215	23,727	(18,489)	-78%	75,000	75,000	-	0%
Contracted Mental Health	14,657	-	(14,657)	-100%	38,759	13,455	(25,304)	-188%
Total Vendor Services	391,158	355,546	(35,612)	-10%	558,518	532,557	(25,960)	-5%
Administrative Expenses								
Travel / Auto / Meals / Lodging/Airfare	1,079	4,297	3,217	75%	6,378	6,942	565	8%
Dues & Subscriptions	4,574	5,960	1,386	23%	13,714	13,714	-	0%
Printing & Copying	4,029	2,150	(1,879)	-87%	4,029	2,150	(1,879)	-87%
Office Supplies	44,083	3,812	(40,271)	-1057%	44,083	5,710	(38,373)	-672%
Medical Supplies	8,154	208	(7,946)	-3821%	19,166	208	(18,958)	-9116%
Student Uniform Expense	176	-	(176)	-100%	176	176	-	0%
In-house Food Service	568	-	(568)	-100%	1,100	1,100	-	0%
Bad Debt Expense	1,329	-	(1,329)	-100%	1,329	-	(1,329)	-100%
Total Administrative Services	63,992	16,426	(47,566)	-290%	89,975	30,000	(59,975)	-200%

FCCS-Four Corners Charter School (Rollup)
Actual vs. Budget vs. Forecast Variance Analysis
For the Period Ended 03/31/2021

	YTD Actual	YTD Budget	Variance	% Variance	Annual Forecast	Annual Budget	Variance	% Variance
Instruction Expense								
Textbooks	16,295	-	(16,295)	-100%	33,144	-	(33,144)	-100%
Instructional Licenses	28,210	38,518	10,308	27%	97,728	97,728	-	0%
Consumable Instr. Supplies & Equip.-Students	-	9,122	9,122	100%	34,613	32,399	(2,214)	-7%
Consumable Instr. Supplies & Equip.-Teachers	8,262	12,861	4,599	36%	17,148	17,147	-	0%
Library & Reference Books	4,676	-	(4,676)	-100%	4,676	-	(4,676)	-100%
Testing Materials	13,369	-	(13,369)	-100%	15,777	15,777	-	0%
Total Instruction Expense	70,812	60,501	(10,312)	-17%	203,086	163,052	(40,034)	-25%
Other Operating Expenses								
Telephone/Internet/Cable/Satellite	31,401	29,509	(1,893)	-6%	42,162	38,726	(3,435)	-9%
Postage & Express Mail	1,584	-	(1,584)	-100%	1,713	433	(1,280)	-296%
Electricity & Natural Gas	130,367	100,902	(29,465)	-29%	173,822	132,961	(40,862)	-31%
Water & Sewer	14,022	15,521	1,500	10%	21,064	21,064	-	0%
Waste Disposal	51,725	51,149	(576)	-1%	68,198	68,198	-	0%
Pest Control	1,946	4,125	2,179	53%	5,500	5,500	-	0%
Maintenance & Cleaning Supplies	16,519	32,625	16,106	49%	43,500	43,500	-	0%
Building Repairs & Maintenance	333,672	293,599	(40,074)	-14%	391,464	391,465	-	0%
Common Area Maintenance [CAM]	1,020	-	(1,020)	-100%	1,020	-	(1,020)	-100%
Equipment Repairs & Maintenance	-	499	499	100%	-	499	499	100%
Miscellaneous Expenses	4,347	-	(4,347)	-100%	4,347	589	(3,758)	-638%
Total Other Operating Expenses	586,604	527,928	(58,676)	-11%	752,791	702,935	(49,856)	-7%
Fixed Expenses								
Office Equipment - Leasing Expense	3,242	22,400	19,158	86%	29,866	29,866	-	0%
Property & Liability Insurance	81,326	105,561	24,235	23%	105,561	105,561	-	0%
Rent Expense	791,961	791,510	(451)	0%	1,055,347	1,055,347	-	0%
Total Fixed Expenses	876,529	919,470	42,942	5%	1,190,774	1,190,774	-	0%
TOTAL EXPENSES	6,193,056	6,137,403	(55,653)	-1%	8,619,036	8,402,028	(217,008)	-3%
Operating Surplus/(Deficit)	(133,258)	35,423	(168,681)	-476%	274,170	121,909	152,261	125%
Non-Operating Expenses								
Capital Expenditures (NonCap)	19,264	-	(19,264)	-100%	33,463	48,928	15,465	32%
Capital Expenditures (Capitalized)	84,433	42,500	(41,933)	-99%	266,699	68,750	(197,949)	-288%
CHANGE IN FUND BALANCE	(236,955)	(7,077)	(229,878)	3248%	(25,991)	4,232	(30,223)	-714.2%

Four Corners Charter Schools, Inc.
Governmental Balance Sheet
December 31, 2020

	Account Number	Fund Types				Total
		OF1 GENERAL	OF2 DEBT SERVICE	OF3 999.44	OF4 984.68	
ASSETS						
Cash and Cash Equivalents	1110	4,927,505.71	0.00	416,005.90	0.00	5,343,511.61
Investments	1160	0.00	0.00	0.00	0.00	0.00
Taxes Receivable	1120	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	1130	0.00	0.00	0.00	0.00	0.00
Interest Receivable	1170	0.00	0.00	0.00	0.00	0.00
Due from Reinsurer	1180	0.00	0.00	0.00	0.00	0.00
Deposits Receivable	1210	0.00	0.00	0.00	0.00	0.00
Due from Other Funds	1140	0.00	0.00	0.00	0.00	0.00
Due from Other Agencies	1220	0.00	0.00	0.00	0.00	0.00
Inventory	1150	0.00	0.00	0.00	0.00	0.00
Prepaid Items	1230	0.00	0.00	0.00	0.00	0.00
Total Assets		4,927,505.71	0.00	416,005.90	0.00	5,343,511.61
LIABILITIES AND FUND BALANCES						
LIABILITIES						
Salaries, Benefits and Payroll Taxes Payable	2110	0.00	0.00	0.00	0.00	0.00
Payroll Deductions and Withholdings	2170	0.00	0.00	0.00	0.00	0.00
Accounts Payable	2120	740,981.63	0.00	0.00	0.00	740,981.63
Judgments Payable	2130	0.00	0.00	0.00	0.00	0.00
Construction Contracts Payable	2140	0.00	0.00	0.00	0.00	0.00
Construction Contracts Payable-Retained	2150	0.00	0.00	0.00	0.00	0.00
Matured Interest Payable	2190	0.00	0.00	0.00	0.00	0.00
Due to Fiscal Agent	2240	0.00	0.00	0.00	0.00	0.00
Sales Tax Payable	2260	0.00	0.00	0.00	0.00	0.00
Estimated Liability Self Insurance	2270	0.00	0.00	0.00	0.00	0.00
Accrued Interest Payable	2210	0.00	0.00	0.00	0.00	0.00
Deposits Payable	2220	0.00	0.00	0.00	0.00	0.00
Due to Other Agencies	2230	0.00	0.00	0.00	0.00	0.00
Due to Other Funds	2160	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	2410	0.00	0.00	0.00	0.00	0.00
Total Liabilities		740,981.63	0.00	0.00	0.00	740,981.63
FUND BALANCES						
Total Fund Balances	2700	4,186,524.08	0.00	416,005.90	0.00	4,602,529.98
Total Liabilities and Fund Balances		4,927,505.71	0.00	416,005.90	0.00	5,343,511.61

Four Corners Charter Schools, Inc.
Revenue & Expenditures - Budget And Actual
December 31, 2020

	OF1 Account Number	GENERAL FUND			Percentage of Current Budget
		Budget Amounts		Actual	
		Original 906.29	Current 906.29		
REVENUES					
Federal Direct	3100	0.00	0.00	0.00	0.00%
Federal Through State	3200	0.00	0.00	0.00	0.00%
State Sources	3300	6,542,833.00	6,556,436.39	3,510,033.40	53.54%
Local Sources	3400	3,500.00	3,500.00	2,997.26	85.64%
Total Revenues		6,546,333.00	6,559,936.39	3,513,030.66	53.55%
EXPENDITURES					
Current:					
Instruction	5000	4,759,395.30	4,772,998.69	2,413,549.69	50.57%
Pupil Personnel Services	6100	0.00	0.00	0.00	0.00%
Instructional Media Services	6200	0.00	0.00	0.00	0.00%
Instruction and Curriculum Development Services	6300	0.00	0.00	0.00	0.00%
Instructional Staff Training Services	6400	0.00	0.00	0.00	0.00%
Instructional Related Technology	6500	0.00	0.00	0.00	0.00%
Board	7100	6,000.00	6,000.00	6,000.00	100.00%
General Administration	7200	1,055,657.20	1,055,657.20	485,443.38	45.98%
School Administration	7300	0.00	0.00	0.00	0.00%
Facilities Acquisition and Construction	7400	1,055,346.50	1,055,346.50	528,575.75	50.09%
Fiscal Services	7500	20,000.00	20,000.00	0.00	0.00%
Food Services	7600	0.00	0.00	0.00	0.00%
Central Services	7700	0.00	0.00	0.00	0.00%
Pupil Transportation Services	7800	0.00	0.00	0.00	0.00%
Operation of Plant	7900	0.00	0.00	0.00	0.00%
Maintenance of Plant	8100	150,000.00	150,000.00	150,000.00	100.00%
Administrative Tech Services	8200	0.00	0.00	0.00	0.00%
Community Services	9100	0.00	0.00	0.00	0.00%
Debt Service	9200	0.00	0.00	0.00	0.00%
Total Expenditures		7,046,399.00	7,060,002.39	3,583,568.82	50.76%
Excess (Deficiency) of Revenues Over (Under) Expenditures		(500,066.00)	(500,066.00)	(70,538.16)	14.11%
OTHER FINANCING SOURCES (USES)					
Long-term Debt Proceeds & Sales of Capital Assets	3700	0.00	0.00	0.00	
Transfers In	3600	477,566.00	477,566.00	0.00	
Transfers Out	9700	0.00	0.00	0.00	
Total Other Financing Sources (Uses)		477,566.00	477,566.00	0.00	
FUND BALANCE					
Net Change in Fund Balance		(22,500.00)	(22,500.00)	(70,538.16)	
Fund Balance, July 01, 2020	2800	4,257,062.24	4,257,062.24	4,257,062.24	
Adjustment to Fund Balance	2891	0.00	0.00	0.00	
Fund Balance, June 30, 2021	2700	4,234,562.24	4,234,562.24	4,186,524.08	

Four Corners Charter Schools, Inc.
Revenue & Expenditures - Budget And Actual
December 31, 2020

	OF3 Account Number	CAPITAL PROJECTS FUND			Percentage of Current Budget
		Budget Amounts		Actual	
		Original 906.29	Current 906.29		
REVENUES					
Federal Direct	3100	0.00	0.00	0.00	0.00%
Federal Through State	3200	0.00	0.00	0.00	0.00%
State Sources	3300	477,566.00	477,566.00	211,135.00	44.21%
Local Sources	3400	0.00	0.00	0.00	0.00%
Total Revenues		477,566.00	477,566.00	211,135.00	44.21%
EXPENDITURES					
Current:					
Instruction	5000	0.00	0.00	0.00	0.00%
Pupil Personnel Services	6100	0.00	0.00	0.00	0.00%
Instructional Media Services	6200	0.00	0.00	0.00	0.00%
Instruction and Curriculum Development Services	6300	0.00	0.00	0.00	0.00%
Instructional Staff Training Services	6400	0.00	0.00	0.00	0.00%
Instructional Related Technology	6500	0.00	0.00	0.00	0.00%
Board	7100	0.00	0.00	0.00	0.00%
General Administration	7200	0.00	0.00	0.00	0.00%
School Administration	7300	0.00	0.00	0.00	0.00%
Facilities Acquisition and Construction	7410	0.00	0.00	0.00	0.00%
Fiscal Services	7500	0.00	0.00	0.00	0.00%
Food Services	7600	0.00	0.00	0.00	0.00%
Central Services	7700	0.00	0.00	0.00	0.00%
Pupil Transportation Services	7800	0.00	0.00	0.00	0.00%
Operation of Plant	7900	0.00	0.00	0.00	0.00%
Maintenance of Plant	8100	0.00	0.00	0.00	0.00%
Administrative Tech Services	8200	0.00	0.00	0.00	0.00%
Community Services	9100	0.00	0.00	0.00	0.00%
Debt Service	9200	0.00	0.00	0.00	0.00%
Total Expenditures		0.00	0.00	0.00	0.00%
Excess (Deficiency) of Revenues Over (Under) Expenditures		477,566.00	477,566.00	211,135.00	44.21%
OTHER FINANCING SOURCES (USES)					
Long-term Debt Proceeds & Sales of Capital Assets	3700	0.00	0.00	0.00	
Transfers In	3600	0.00	0.00	0.00	
Transfers Out	9700	(477,566.00)	(477,566.00)	0.00	
Total Other Financing Sources (Uses)		(477,566.00)	(477,566.00)	0.00	
FUND BALANCE					
Net Change in Fund Balance		0.00	0.00	211,135.00	
Fund Balance, July 01, 2020	2800	204,870.90	204,870.90	204,870.90	
Adjustment to Fund Balance	2891	0.00	0.00	0.00	
Fund Balance, June 30, 2021	2700	204,870.90	204,870.90	416,005.90	

Four Corners Charter Schools, Inc.
Governmental Balance Sheet
March 31, 2021

	Account Number	Fund Types				Total
		OF1 GENERAL	OF2 DEBT SERVICE	OF3 999.44	OF4 984.68	
ASSETS						
Cash and Cash Equivalents	1110	5,333,284.64	0.00	588,636.90	0.00	5,921,921.54
Investments	1160	0.00	0.00	0.00	0.00	0.00
Taxes Receivable	1120	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	1130	0.00	0.00	0.00	0.00	0.00
Interest Receivable	1170	0.00	0.00	0.00	0.00	0.00
Due from Reinsurer	1180	0.00	0.00	0.00	0.00	0.00
Deposits Receivable	1210	0.00	0.00	0.00	0.00	0.00
Due from Other Funds	1140	0.00	0.00	0.00	0.00	0.00
Due from Other Agencies	1220	0.00	0.00	0.00	0.00	0.00
Inventory	1150	0.00	0.00	0.00	0.00	0.00
Prepaid Items	1230	0.00	0.00	0.00	0.00	0.00
Total Assets		5,333,284.64	0.00	588,636.90	0.00	5,921,921.54
LIABILITIES AND FUND BALANCES						
LIABILITIES						
Salaries, Benefits and Payroll Taxes Payable	2110	0.00	0.00	0.00	0.00	0.00
Payroll Deductions and Withholdings	2170	0.00	0.00	0.00	0.00	0.00
Accounts Payable	2120	1,045,563.13	0.00	0.00	0.00	1,045,563.13
Judgments Payable	2130	0.00	0.00	0.00	0.00	0.00
Construction Contracts Payable	2140	0.00	0.00	0.00	0.00	0.00
Construction Contracts Payable-Retained	2150	0.00	0.00	0.00	0.00	0.00
Matured Interest Payable	2190	0.00	0.00	0.00	0.00	0.00
Due to Fiscal Agent	2240	0.00	0.00	0.00	0.00	0.00
Sales Tax Payable	2260	0.00	0.00	0.00	0.00	0.00
Estimated Liability Self Insurance	2270	0.00	0.00	0.00	0.00	0.00
Accrued Interest Payable	2210	0.00	0.00	0.00	0.00	0.00
Deposits Payable	2220	0.00	0.00	0.00	0.00	0.00
Due to Other Agencies	2230	0.00	0.00	0.00	0.00	0.00
Due to Other Funds	2160	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	2410	0.00	0.00	0.00	0.00	0.00
Total Liabilities		1,045,563.13	0.00	0.00	0.00	1,045,563.13
FUND BALANCES						
Total Fund Balances	2700	4,287,721.51	0.00	588,636.90	0.00	4,876,358.41
Total Liabilities and Fund Balances		5,333,284.64	0.00	588,636.90	0.00	5,921,921.54

Four Corners Charter Schools, Inc.
Revenue & Expenditures - Budget And Actual
March 31, 2021

	OF1 Account Number	GENERAL FUND			Percentage of Current Budget
		Budget Amounts		Actual	
		Original 906.29	Current 906.29		
REVENUES					
Federal Direct	3100	0.00	0.00	0.00	0.00%
Federal Through State	3200	0.00	0.00	0.00	0.00%
State Sources	3300	6,542,833.00	6,556,436.39	5,372,491.73	81.94%
Local Sources	3400	3,500.00	3,500.00	4,664.12	133.26%
Total Revenues		6,546,333.00	6,559,936.39	5,377,155.85	81.97%
EXPENDITURES					
Current:					
Instruction	5000	4,759,395.30	4,772,998.69	3,679,037.95	77.08%
Pupil Personnel Services	6100	0.00	0.00	0.00	0.00%
Instructional Media Services	6200	0.00	0.00	0.00	0.00%
Instruction and Curriculum Development Services	6300	0.00	0.00	0.00	0.00%
Instructional Staff Training Services	6400	0.00	0.00	0.00	0.00%
Instructional Related Technology	6500	0.00	0.00	0.00	0.00%
Board	7100	6,000.00	6,000.00	6,061.25	101.02%
General Administration	7200	1,055,657.20	1,055,657.20	719,436.25	68.15%
School Administration	7300	0.00	0.00	0.00	0.00%
Facilities Acquisition and Construction	7400	1,055,346.50	1,055,346.50	791,961.13	75.04%
Fiscal Services	7500	20,000.00	20,000.00	0.00	0.00%
Food Services	7600	0.00	0.00	0.00	0.00%
Central Services	7700	0.00	0.00	0.00	0.00%
Pupil Transportation Services	7800	0.00	0.00	0.00	0.00%
Operation of Plant	7900	0.00	0.00	0.00	0.00%
Maintenance of Plant	8100	150,000.00	150,000.00	150,000.00	100.00%
Administrative Tech Services	8200	0.00	0.00	0.00	0.00%
Community Services	9100	0.00	0.00	0.00	0.00%
Debt Service	9200	0.00	0.00	0.00	0.00%
Total Expenditures		7,046,399.00	7,060,002.39	5,346,496.58	75.73%
Excess (Deficiency) of Revenues Over (Under) Expenditures		(500,066.00)	(500,066.00)	30,659.27	-6.13%
OTHER FINANCING SOURCES (USES)					
Long-term Debt Proceeds & Sales of Capital Assets	3700	0.00	0.00	0.00	
Transfers In	3600	477,566.00	477,566.00	0.00	
Transfers Out	9700	0.00	0.00	0.00	
Total Other Financing Sources (Uses)		477,566.00	477,566.00	0.00	
FUND BALANCE					
Net Change in Fund Balance		(22,500.00)	(22,500.00)	30,659.27	
Fund Balance, July 01, 2020	2800	4,257,062.24	4,257,062.24	4,257,062.24	
Adjustment to Fund Balance	2891	0.00	0.00	0.00	
Fund Balance, June 30, 2021	2700	4,234,562.24	4,234,562.24	4,287,721.51	

Four Corners Charter Schools, Inc.
Revenue & Expenditures - Budget And Actual
March 31, 2021

	OF3 Account Number	CAPITAL PROJECTS FUND			Percentage of Current Budget
		Budget Amounts		Actual	
		Original 906.29	Current 906.29		
REVENUES					
Federal Direct	3100	0.00	0.00	0.00	0.00%
Federal Through State	3200	0.00	0.00	0.00	0.00%
State Sources	3300	477,566.00	477,566.00	383,766.00	80.36%
Local Sources	3400	0.00	0.00	0.00	0.00%
Total Revenues		477,566.00	477,566.00	383,766.00	80.36%
EXPENDITURES					
Current:					
Instruction	5000	0.00	0.00	0.00	0.00%
Pupil Personnel Services	6100	0.00	0.00	0.00	0.00%
Instructional Media Services	6200	0.00	0.00	0.00	0.00%
Instruction and Curriculum Development Services	6300	0.00	0.00	0.00	0.00%
Instructional Staff Training Services	6400	0.00	0.00	0.00	0.00%
Instructional Related Technology	6500	0.00	0.00	0.00	0.00%
Board	7100	0.00	0.00	0.00	0.00%
General Administration	7200	0.00	0.00	0.00	0.00%
School Administration	7300	0.00	0.00	0.00	0.00%
Facilities Acquisition and Construction	7410	0.00	0.00	0.00	0.00%
Fiscal Services	7500	0.00	0.00	0.00	0.00%
Food Services	7600	0.00	0.00	0.00	0.00%
Central Services	7700	0.00	0.00	0.00	0.00%
Pupil Transportation Services	7800	0.00	0.00	0.00	0.00%
Operation of Plant	7900	0.00	0.00	0.00	0.00%
Maintenance of Plant	8100	0.00	0.00	0.00	0.00%
Administrative Tech Services	8200	0.00	0.00	0.00	0.00%
Community Services	9100	0.00	0.00	0.00	0.00%
Debt Service	9200	0.00	0.00	0.00	0.00%
Total Expenditures		0.00	0.00	0.00	0.00%
Excess (Deficiency) of Revenues Over (Under) Expenditures		477,566.00	477,566.00	383,766.00	80.36%
OTHER FINANCING SOURCES (USES)					
Long-term Debt Proceeds & Sales of Capital Assets	3700	0.00	0.00	0.00	
Transfers In	3600	0.00	0.00	0.00	
Transfers Out	9700	(477,566.00)	(477,566.00)	0.00	
Total Other Financing Sources (Uses)		(477,566.00)	(477,566.00)	0.00	
FUND BALANCE					
Net Change in Fund Balance		0.00	0.00	383,766.00	
Fund Balance, July 01, 2020	2800	204,870.90	204,870.90	204,870.90	
Adjustment to Fund Balance	2891	0.00	0.00	0.00	
Fund Balance, June 30, 2021	2700	204,870.90	204,870.90	588,636.90	

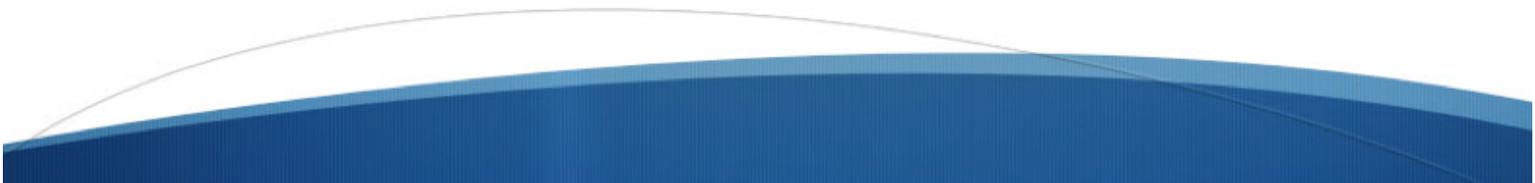
Section Cover Page



V. New Business

- Informational**
- For Discussion**
- For Action**

Notes:



ABC MECHANICAL

CAC1814921

February 18,2021

Proposal Number:

**Four Corners Charter School
9100 Teacher Lane
Davenport, FL 33897
ATTN: Chris Kober
RE: Controls, VAV's, Ex Fans**

Subject:(CONTROLS) *Four Corners Charter School - Honeywell WEBs EMS Install ABC Mechanical is pleased to offer the following scope of work for your consideration and approval. ABC is proposing to install a Honeywell N4 WEBs control system. The Honeywell N4 control system is completely web accessible with no need for proprietary third-party software so you can log in and monitor your system using a standard web browser. Through the web interface, you can adjust schedules, run trend reports, check, and respond to alarms and make configuration changes such as adjusting set points. The WEBs controller is open protocol so it can be configured with any standard Tridium engineering tool regardless of branding. In addition, this system offers unparalleled scalability for future upgrades and no moving parts for amazing reliability. The WEB-8100 will be licensed with an embedded workbench so that the engineering tool is contained on the controller.*

(VAV's Fan Powered Boxes and Exhaust Fans) *ABC Mechanical is pleased to quote the following project. Provide labor and materials to replace 82 VAV Boxes and Fan Powered Boxes and 24 Rooftop Exhaust Fans.*

(Rooftop Package Units) *Add GPS devices for air filtration for 10 rooftop package units.*

NOTE: *This project will be proposed as 1 Project, or as Controls, VAV's or by Building. Controls must be done as 1 project and before VAV's can be replaced.*

Total Project Investment: \$586,300.00

Controls Project: \$242,500.00

VAV Project: \$343,800.00

Scope of work will include: Controls

1. Front End Control Panel

- a. Install new 18"x18" control cabinet.
- b. Install enclosed battery backup with BACnet communication for WEB-8100 controller.
- c. Install Honeywell WEB-8100 controller for remote access and Graphical User Interface.
- d. Install (2) BACnet MSTP/TCP-IP routers to support communication between buildings.

800 Corporate Drive, Suite 124, FT. LAUDERDALE, FL 33334

PHONE: (954) 202-9926 FAX: (954) 416-4029

Invoices: invoices@abc-mechanical.com ; Service: service@abc-mechanical.com

ABC MECHANICAL

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2. AHUs (Total of 10)

- a. Demo existing controls and sensors.
- b. Re-use existing controls enclosure.
- c. Install new 75VA 24VAC Transformer with reset.
- d. Install Honeywell Unitary Spyder controller.
- e. Install static pressure transducer in supply duct.
- f. Install discharge temperature sensor in supply air duct.
- g. Install enthalpy sensor in return air duct before outside air influence.
- h. Install Co2 sensors in return duct before outside air influence.
- i. Wire to existing outside air damper actuators.
- j. Wire to existing VFD and include new start/stop relay with HOA switch.
- k. Install CT to read motor current for status indication.
- l. AHU 3-4 only – Install temperature/humidity sensor in Kitchen.
- m. AHU 3-4 only – Install temperature/humidity sensor in Dry Storage.
- n. AHU 3-4 only – Install Glycol Bottle temperature sensor in Walk-In Cooler.
- o. AHU 3-4 only – Install Glycol Bottle temperature sensor in Walk-In Freezer.

3. Chiller Plant

- a. Remove all existing controllers/sensors from chiller plant.
- b. Re-use existing controls enclosure.
- c. Install 100VA 24VAC power supply with 10A breaker and convenience outlet.
- d. Install new NEMA 4 rated chilled water isolation valve actuators on each Chiller (total of 3).
- e. Install new chilled water temperature sensors (Total of 6).
- f. Install relays with HOA switches for both pumps and the chillers (Total of 5).
- g. Install analog current sensors on pumps for status indication.
- h. Install outside air temperature/humidity combination sensor.
- i. Wire to existing water flow rate sensors.

4. VAVs (Total of 82)

- a. Remove all controllers/sensor from each VAV.
- b. Install discharge air temperature sensor.
- c. Install space temperature sensor.
- d. Install isolation relays for staged heat units.

5. Exhaust Fans

- a. Install Spyder controller in each building to tie into existing Exhaust Fan relays/CTs (Total of 24).
 - b. Install SIO module in K-5 building due to number of fans.
 - c. Re-use existing fan start/stop relay.
 - d. Re-use existing fan status CT for monitoring.
6. Install daisy-chain BACnet communication bus for all controlled devices.
 7. Program graphical user interface for system operation/monitoring.
 8. Set up unit schedules and set points per customer direction.
 9. Set up data trending on designated controller points.
 10. Set up alarms for email notification as well as historical trending.
 11. Integrate system with Niagara Enterprise server located at CSUSA headquarters in Ft. Lauderdale, FL.
 12. Provide 4 hours of customer training on new system usage.

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Total Controls Investment: \$ 242,500.00

Clarifications / Exclusions

1. All work to be performed during normal hours 7:00 AM to 4:00 PM
3. ABC provides a 1-year labor warranty only and assumes no responsibility for any manufactures warranties.
4. ABC not responsible for providing any valves or dampers not specifically called out in this proposal.
5. Customer will be required to provide a static IP address and port forwarding to the new Honeywell Webs- N4 controller for remote access.

Scope of work will include: VAV's Exhaust Fans

Complete VAV Box Project: \$343,800.00

- Provide engineering to size and install new VAV's and Fan Powered Boxes
- Demo (82) existing fan coil units.
- Furnish and install new vav boxes with electric heat. (82)
- Provide labor and materials to disconnect electrical and re-connect electrical to VAV boxes
- Furnish and install GPS filtration devices to existing rooftop AHU's. (10)
- Provide labor and materials to install electrical for air filtration devices.
- Provide labor to materials to install new chill water valves to existing air handler units and chillers. (10)
- Provide labor and materials to install new roof top exhaust fans with dampers. (24)
- Start up and check operation. Factory start up to follow installation.
- Dispose of 82 VAV boxes properly.

Building 1: Install 19 New VAV Boxes 8 Exhaust Fans: \$78,571.00

- Demo (19) existing VAV boxes.
- Furnish and install new vav boxes with electric heat. (19)

800 Corporate Drive, Suite 124, FT. LAUDERDALE, FL 33334

PHONE: (954) 202-9926 FAX: (954) 416-4029

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ABC MECHANICAL

CAC1814921

- Provide labor and materials to disconnect electrical and re-connect electrical to VAV boxes
- Furnish and install GPS filtration devices to existing rooftop AHU's. (2)
- Provide labor and materials to install electrical for air filtration devices.
- Provide labor to materials to install new chill water valves to existing air handler units.
- Provide labor and materials to install new roof top exhaust fans with dampers. (8)
- Start up and check operation. Factory start up to follow installation.
- Dispose of 19 existing VAV boxes.

Building 2: Install 30 VAV Boxes 8 exhaust Fans \$105,755.00

- Demo (30) existing fan coil units.
- Demo (30) existing VAV boxes.
- Furnish and install new vav boxes with electric heat. (30)
- Provide labor and materials to disconnect electrical and re-connect electrical to VAV boxes
- Furnish and install GPS filtration devices to existing rooftop AHU's. (4)
- Provide labor and materials to install electrical for air filtration devices.
- Provide labor to materials to install new chill water valves to existing air handler units.
- Provide labor and materials to install new roof top exhaust fans with dampers. (8)
- Start up and check operation. Factory start up to follow installation.
- Dispose of 30 existing VAV boxes.

Building 3: Install 33 VAV Boxes 8 exhaust Fans \$122,730.00

- Demo (33) existing VAV boxes.
- Furnish and install new vav boxes with electric heat. (33)
- Provide labor and materials to disconnect electrical and re-connect electrical to VAV boxes
- Furnish and install GPS filtration devices to existing rooftop AHU's. (4)
- Provide labor and materials to install electrical for air filtration devices.
- Provide labor to materials to install new chill water valves to existing air handler units.
- Provide labor and materials to install new roof top exhaust fans with dampers. (8)
- Start up and check operation. Factory start up to follow installation.
- Dispose of 33 existing VAV boxes.

Note: Pricing is for budget purposes only, we will know better after engineering.

800 Corporate Drive, Suite 124, FT. LAUDERDALE, FL 33334

PHONE: (954) 202-9926 FAX: (954) 416-4029

Invoices: invoices@abc-mechanical.com ; Service: service@abc-mechanical.com

ABC MECHANICAL

CAC1814921

Clarifications / Exclusions

1. All work to be performed during normal hours 7:00 AM to 4:00 PM unless noted.
2. Proposal good for thirty (30) days.
3. ABC not responsible for providing any valves, actuators or dampers not specifically called out in this proposal.

Please call me if you have any questions or would like any additional information. Please sign below and return via fax or email indicating your acceptance.

Accepted by: _____ Date: _____

Regards:

Ron LaFoy
GENERAL MANAGER
ABC MECHANICAL, LLC
CAC#1814921
561-714-6477



ADVANCED INTEGRATED SERVICES

CMC039595 "The Mechanical Service Solution" CAC057304

April 29, 2021

Four Corners Charter School
9100 Teacher Lane
Davenport, Fl. 33897

Project Scope: Controls Retrofit and Upgrade
Variable Air Volume Boxes Replacement and Installation

Advanced Integrated Services is pleased to quote you on the sale and installation of a Honeywell Control System, replacement of eighty- two (82) Variable Air Volume Boxes and twenty-four (24) Rooftop Exhaust Fans.

PHASE I - PREPARATION

- Obtain and provide engineering for control system.
- Obtain and provide engineering for VAV boxes.
- Receipt of new units at our staging yard.
- Receipt of Honeywell control system components.

4700 SW 51st Street, Suite 206, Davie, Fl. 33314
Phone: 954-792-2232 Fax: 954-792-2276



ADVANCED INTEGRATED SERVICES

CMC039595 "The Mechanical Service Solution" CAC057304

PHASE II - Demolition

- Removal and disposal of existing controls and sensors.
- Removal and disposal of existing Fan Coil units.
- Removal and disposal of existing VAV boxes.

PHASE III - INSTALLATION

- Installation of WEB-8100 Controller with cabinet.
- Installation of BACnet Routers
- Installation of new Honeywell Spyder controllers on each building as required.
- Install static pressure transducers as required.
- Install Temperature, enthalpy and Co2 sensors as required.
- This includes all unit control wiring, and miscellaneous materials, while re-utilizing existing cabinets for cost savings.
- Supply and install eighty-two (82) Variable Air Volume boxes with heat.
- Provide and install eighteen (18) GPS filtration devices.
- Provide and install new chill water valves to AHU's and chillers.
- Provide and install twenty-four (24) exhaust fans with dampers

4700 SW 51st Street, Suite 206, Davie, Fl. 33314

Phone: 954-792-2232 Fax: 954-792-2276



ADVANCED INTEGRATED SERVICES

CMC039595 "The Mechanical Service Solution" CAC057304

PHASE IV - FINISHING

- Provide programming for graphic interface.
- Set up schedules.
- Integrate system to existing user systems.
- Start-up, testing and final adjustments.
- Operator training.

Cost:

The price for this service is **\$605,300.00**

All work to be done during normal working hours.

Warranties: Ninety (90) days on labor and one year manufacturers warranty.

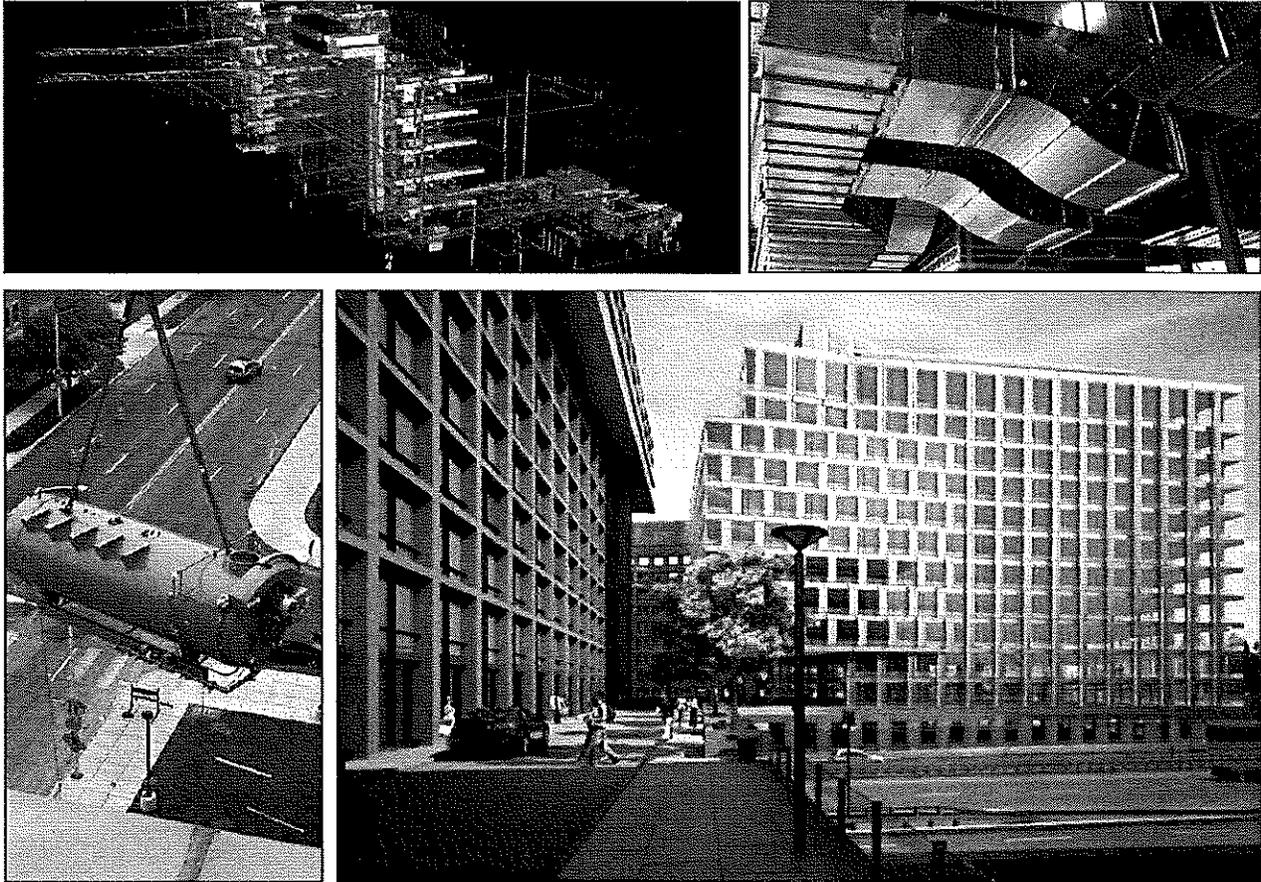
Payment schedule is 50% at time of order, 40% upon equipment delivery and 10% due upon completion.

This quote will remain valid for 60 days.

Thank You!
Sincerely,
Dennis Gays

4700 SW 51st Street, Suite 206, Davie, Fl. 33314
Phone: 954-792-2232 Fax: 954-792-2276

Q HARPER



Proposal for:

**FOUR CORNERS CHARTER SCHOOL
9100 TEACHER LANE
DAVENPORT, FL 33897**

JOB DESCRIPTION:

Supply and Install controls system to control existing Chiller Plant, Chilled water AHUs, 85 VAVs and 24 Exhaust fans. Supply and install 82 VAVs and Fan Powered boxes

Date: 04/28/2021

ENGINEERING

CONSTRUCTION

SERVICE

Proposal

Harper Limbach proposes to furnish the labor and material to provide the following scope of work; all for the net sum of: **SIX HUNDRED SEVEN THOUSAND NINE HUNDRED TWENTY THREE DOLLARS (\$607,923.00)**

INCLUDED IN THIS PROPOSAL:

CONTROLS SCOPE:

- Supply and Install Honeywell N4 WEBS Control System (Non- Proprietary System) .
- This system will control the Chiller Plant, Chilled Water AHUs, VAVs, Fan Powered Boxes, and Exhaust fans.
- Supply and install Honeywell Web Controller.
- Supply and install Control Cabinet with battery backup.
- Supply and install 2 BACnet routers for communication between buildings.
- Install 100va 24VAC power supply with convenience outlet at the Chiller Plant
- Re-use controls enclosure and remove all existing sensors and controllers in the existing chiller plant.
- Supply and install (3) new chilled water isolation valve actuators with NEMA 4 rating.
- Supply and install new outside air temperature and humidity sensors, analog current sensors for the pumps, (5) relays with HOA switches for pumps and chillers.
- Supply and install (6) New chilled water temp sensors.
- Demo sensors and controllers from all VAVs.
- Supply and Install (85) relays for heat staging for the new VAVs.
- Supply and Install (85) Space temp sensors for the new VAVs.
- Supply and Install (85) Discharge Air temp sensors for the new VAVs.
- Supply and Install (24) Honeywell Spyder controllers to control existing exhaust fan relays.
- Re-use existing fan status monitoring CTs, and Start/Stop Relays for the exhaust fans.

940 Williston Park Pt
Lake Mary, Florida 32746

5102 W. Laurel Street, Ste 800
Tampa, Florida 33607

24 Hr. Service: 1-855-307-2922 | HarperLimbach.com

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- **FOR AIR HANDLER 3 & 4 PROVIDE:**
- Supply and Install Temp and Humidity Seneors in the Dry Storage and Kitchen.
- Supply and install Glycol Bottle temp sensor in the walk-in cooler and freezer.
- **FOR (10) EXISTING CHILLED WATER AIR HANDLERS PROVIDE**
- New Co2 Sensor in the return duct, Static Pressure Transducer in the supply duct.
- New 24v 75VA Trnasformer with manual reset.
- New Enthlapy sensors in return air duct, and discharge air temp sensor in the supply duct.
- New CT in each Air Handler to monitor operation.
- Connect to existing VFD and include HOA switched start/Stop Relay.
- Conect existing outside air dampers.

EXHAUST FAN AND VAV & AHU GPS AIR PURIFICATION DEVICES SCOPE:

- In Buildings 1,2,3 Demo 82 VAV Boxes and 30 Fan Coil Units.
- Supply and Install (82) New VAV units with electric Heat.
- Supply and Install (30) New VAV Boxes with electric Heat.
- Demo (24) Exhaust Fans and Supply and install (24) New Exhaust Fans.
- Supply and install (10) new GPS Air Ionization Air Purification Devices in the Chilled Water Air Handlers.
- Supply and install new Chilled water valves to existing air handlers.
- Provide Labor and Materials to Reconnect all devices and run Power to the GPS Devices.
- Start up and check for proper operation.
- Provide Owner Training on New system.
- (1) One year warranty on all workmanship.

EXCLUSIONS:

- **ANY WORK TO EXISTING AIR HANDLERS OTHER THAN LISTED.**
- **ROOFING**
- **PRE OR POST TEST AND BALANCE**
- **ANYTHING ELSE NOT LISTED**

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This proposal includes all labor, material and equipment to complete the above scope of work. Additional diagnosis, repairs or material required after the initial startup of the project not specifically noted above are excluded from this proposal. This proposal is good for 30 days. If at the time the order is placed, the cost of raw materials should exceed 5% over the original estimate, the additional cost will added to the total project.

Accepted By:

Harper Limbach

Name of Firm

Customer Signature

YOUR NAME

YOUR TITLE

Date

Date

Authorized Signature

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HARPER IS AN EQUAL OPPORTUNITY EMPLOYER

General Terms and Conditions

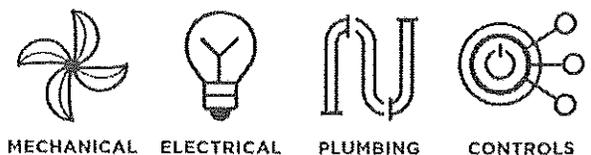
- a. Harper Limbach, LLC ("Harper") and Customer agree that all work required for the project, including that of all other contractors and subcontractors, shall be performed in accordance with a mutually agreed upon precedent schedule of construction activities prepared in advance of their commencement. Harper shall provide, for incorporation into such schedule, a detailed schedule of its activities, their relationship to other activities, and their access requirements and durations. The schedule shall be based upon the commencement, milestone and completion dates stated in this proposal
- b. Our proposal also assumes safe, adequate access and normal working hours will prevail.
- c. The work to be performed by Harper under this Proposal is as stated in the "Work Included" section. Any work not specifically identified in this proposal's "Work Included" section is not included. Acceptance of a contract by Harper based on this Proposal is contingent upon a satisfactory final review of the scope of work and mutual agreement upon reasonable contract language consistent with these General Terms and Conditions.
- d. Our proposal assumes temporary utilities and sanitary facilities will be provided for our normal use at no charge to Harper.
- e. We include only the clean-up of our own identifiable waste and scrap to dumpsters. We do not include the cost of the dumpsters, nor any prorated cost for general project clean-up.
- f. Progress payments will be made to Harper for work performed in job setup, work installed, and for equipment and materials suitably stored at the site or off-site. Limbach will submit progress billings monthly for work completed through the end of that month. Payment shall be made to Harper on the 25th day of the following month, less retention. Retention will be no more than 10% on the completed work until completion of 50% of the work and will be reduced to a lump sum amount no greater than 2% of the contract value upon substantial completion of the work.
- g. Harper shall repair or replace any of the work performed by Harper or its subcontractors which is proven to be defective in quality of material or workmanship within one (1) year from the date of beneficial use by the Customer, or from the date of acceptance, whichever is the earlier, provided Harper has been given prompt, written notice of any such defects. It is the intent of this warranty period to include one (1) full heating and cooling season. As to all equipment within the Scope of Work of this Proposal, Limbach shall use its best good faith efforts to obtain guarantees from manufacturers or vendors. Harper shall pass on for the benefit of the Customer or Owner all said guarantees. Further, Harper agrees to act on behalf of the Customer or Owner for purposes of enforcing such guarantees in lieu of any additional guarantee on the part of Harper with respect to equipment furnished by third party manufacturers or vendors.
- h. Harper shall be named as an insured under a policy of Builder's Risk Insurance, including extended coverage, without cost to Limbach.
- i. Harper agrees to indemnify Customer from and against any and all claims, losses or liabilities for personal injuries or property damages, as well as costs and expenses incurred in the defense thereof, including attorney's fees, caused directly by Harper's negligence in the performance of the Work under this Proposal.
- j. Under no circumstances, whether arising in contract, tort, or otherwise, shall Harper be responsible for loss of use, loss of profits, or any special, indirect or consequential damages sustained by the Customer, Owner or others.
- k. Harper shall be entitled to an extension of contract time in the event the Work or any part thereof is delayed by any cause beyond Harper's reasonable control. Such causes include, but are not limited to, acts of God or public enemy, compliance with any order, decree or request of any governmental authority, acts of declared or undeclared war, sabotage, fire, floods, adverse weather conditions, explosions, accidents, riots, strikes, labor disputes, or any other cause not within the reasonable control of Harper.
- l. Harper's obligations do not include the identification, abatement or removal of any asbestos products or other hazardous substances. In the event such products or substances are encountered, Harper's sole obligation will be to notify Customer of the existence of such products and materials. Harper will have the right thereafter to suspend its Work until such products or materials and the resultant hazards are removed. The time for completion of the Work will be extended to the extent caused by such a suspension and the Contract Price will be equitably adjusted.
- m. Due to current market conditions, Harper reserves the right to increase the amount of this Proposal and any resulting Contract for increases in the costs of obtaining the material and equipment used in the performance of the Work. Upon Harper's written change order request, Customer shall issue and execute a change order increasing the Contract Price in an amount that reflects the increase in cost of the material and equipment from the date of this Proposal that is incurred by Subcontractor for the performance of the Work.

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Out of Field Report

Charter School Name	Four Corners Charter School	District Board Meeting Date	Board meeting: January 5, 20
Teacher	Out-of-Field Assignment	Current Certification(s)	Out of Field Assignment Date
Aguirre, Yolanda	ESOL, Reading	Daily Substitute	11/30/20
Ausua, Carol	ESOL, Reading	Elementary Education (k-6)	8/10//2017
Banchs, Lilian	ESOL, Elementary ED, Reading	Permanent Substitute	8/10/17
Black, Christina	ESOL, Reading	Pre k Elementary Education	7/29/19
Brown, Terria	ESOL, Reading	KG Teacher	8/3/15
Calhoun, Curtis	ESOL, Reading	Elementary Education (Grades K-6)	10/19/20
Castellanos, Francis	ESOL, Reading	Teacher, First Grade	7/30/18
Cuevas, Patricia	ESOL, Reading	Temp. World Lang. Spanish K-12	7/29/19
DeKam, Elizabeth	ESOL, Reading	Daily Substitute	11/30/20
DeRose, James	ESOL, Elementary Ed, Reading	Daily Substitute	9/15/20
Detres, Cynthia	ESOL, Reading, Elem. Education	Pre-K Education	8/10/17
Dettloff, Kortney	ESOL, Reading	Temp. Elem. Education K-6	8/10/17
DuPont, Erica	ESOL, Reading	Prof. Cert Elem. Ed. (K-6)	7/25/16
Edward, Stephanie	ESOL, Reading, Elem. Educ.	Daily Substitute	11/30/20
Fook-Alexander, Simone	ESOL, Elementary ED, Reading	Social Science (5-9)	8/6/19
Galvan, Lucero	ESOL, Reading, Elem. Educ.	Daily Substitute	11/30/20
Gosy, Kimberly	Reading	Elementary Education (Grades K-6)	8/1/06
Haynes, Chiara	Reading	Elementary Education (Grades K-6)	12/6/06
Haynes, Shanavia	ESOL, Reading, elem. Education	Social Science (5-9)	8/13/18
Herman, Christopher	ESOL, Reading	Prof. Cert. Pre kinder/Primary Ed.	8/1/19
Johnson, Amanda	ESOL, Elementary ED, Reading	Temp. Elem. Education K-6	7/29/19
Levine, Briana	Reading	Prof. Elem. Education K-6	7/25/16
Liang, Zarkeya	ESOL, Elementary ED, Reading	Temp. PRE K Primary Education	12/2/19
Lopez, Camille	ESOL, Reading, Elem. Educ.	Daily Substitute	11/30/20
Lopez, mary	ESOL, Elementary ED, Reading	Daily Substitute	11/30/20
Luna, Martha	ESOL, Reading	Elementary Education (Grades K-6)	4/4/16
Mitchell, Patricia	Reading	Teacher, Kindergarten	8/3/17
Morales, Yesenia	ESOL, Reading	Prof. Cert Elem. Ed. (K-6)	8/10/17
Morse, Marni	ESOL, Reading	Prof. Cert Elem. Ed. (K-6)	7/27/17

Natson-Levels, Patrice	ESOL, Elementary ED, Reading	Permanent Substitute	9/27/17
Nazario, Zena	ESOL, Reading	Temp. Elem. Education K-6	8/10/17
Nickless, Annabelle	ESOL, Reading	Pre K Primary Education	8/10/17
Nivar, Liah	ESOL, Reading, Elm. Education	Permanent Substitute	10/19/20
Novoa, Farah	ESOL, Elementary ED, Reading	Temp. Cert. Drama 6-12	8/10/17
Nunez, Vanes	ESOL, Reading, Elem. Educ.	Daily Substitute	11/30/20
Nusen, Luana	ESOL, Reading	Temp. Cert. Elem. Education K-6	2/11/19
Page, Taja	ESOL, Elementary ED, Reading	Permanent Substitute	7/30/18
Penabad, Vanessa	ESOL, Reading, Elem. Educ.	Daily Substitute	11/30/20
Pence, Jacob	ESOL	Music K-12	9/21/20
Perli, Freidel	ESOL, Reading, Elem. Educ.	Daily Substitute	11/30/20
Phillips, Alisha	ESOL, Reading	Elementary Education K-6	7/30/18
Rodriguez, Evy	Reading	Elementary Education K-6	7/25/16
Sagardia, Cynthia	ESOL, Reading	Elementary Education K-6	11/2/20
Saint Just, Jason	ESOL, Reading, Elem. Education	Health Grades K-12	9/21/20
Salandy, Joan	ESOL, Reading, Elem. Education	Permanent Substitute	8/10/20
Sanchez, Ashley	ESOL, Reading, Elem. Educ.	Daily Substitute	11/30/20
Sanchez, Kaitlyn	ESOL, Reading	Temp. Elementary Education K-6	7/20/19
Shelton, Steven	ESOL, Reading	Prof. Cert Elem. Ed. (K-6)	7/25/16
Smith, Arthur	ESOL, Elementary ED, Reading	Business Education 6-12	8/10/17
Stewart, Nelrose	Reading	Prof. Elem. Education K-6	8/1/06
Suarez, Karen	ESOL	Daily Substitute	12/6/15
Swanborough, Loren	ESOL, Reading	Temp. Elementary Education K-6	8/10/20
Sykes, Robin	ESOL, Reading, Elem. Educ.	Daily Substitute	11/30/20
Tomlinson, Michelle	ESOL, Reading, Math	Daily Substitute	1/4/21
Thompson, Miquia	ESOL, Reading, Elem. Educ.	Daily Substitute	11/30/20
Underhill, Victoria	ESOL, Reading, Elem. Educ.	Daily Substitute	11/30/20
Vessey, Anna	ESOL, Reading, Art	Daily Substitute	11/30/20
Vil, Emmanuelle	ESOL, Reading	Prof. Elem. Education K-6	8/3/15