

# 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 – Teresa “Terry” Castillo – Vice Chair  
407-577-5022  
District 2 – Bethzaida Garcia  
689-318-7667  
District 3 – Anthony Cook  
689-318-7690  
District 4 – Heather Kahoun - Chair  
689-241-7822  
District 5 – Paula Bronson  
689-318-7674



**Superintendent of Schools**  
Dr. Mark Shanoff

## Agenda

**Business Advisory Board Meeting**  
**New Location @ Transportation East**  
5750 Nova Road  
Saint Cloud, FL 34771

**Wednesday, March 26, 2025**  
**7:30 A.M.**

1. Approve Minutes of February 19, 2025
2. Review Impact Fee & Sales Tax Report
3. Budget Update
4. Facilities Update
5. Transportation East Tour
6. Next regular meeting: April 23, 2025

# OSCEOLA COUNTY

## BOARD OF COUNTY COMMISSIONERS

**Peggy Choudhry**  
District 1

**Viviana Janer**  
Chair  
District 2

**Brandon Arrington**  
Vice Chair  
District 3

**Cheryl Grieb**  
District 4

**Ricky Booth**  
District 5

1 Courthouse Square  
Suite 4700  
Kissimmee, FL 34741

O: 407-742-2000  
F: 407-742-2391

[osceola.org](http://osceola.org)



March 21, 2025

Mr. Shawn Hindle  
2228 Jessica Lane  
Kissimmee, Florida 34744

Dear Mr. Hindle:

I am pleased to announce that during the Board of County Commission meeting held on March 17, 2025, the Osceola Board of County Commissioners has **reappointed** you to the **School Board Business Advisory Board**. Your new two-year term will commence on April 1, 2025, and will conclude on March 31, 2027.

On behalf of the Board, we extend our gratitude for your dedication to Osceola County, your ongoing support of the Osceola County School Board Business Advisory Board, and your willingness to volunteer your time for the benefit of our community.

If you have any questions or require further assistance, please do not hesitate to reach out to Ms. Sarah Graber, Chief Financial Officer of the Osceola County School District, at (407) 870-4823.

Sincerely,

### BOARD OF COUNTY COMMISSIONERS

Viviana Janer  
Chairwoman

VJ/lcb

cc: Sarah Graber, CFO, Osceola County School District  
Luz Skerrett, Exec. Secretary, Osceola County School District

be first to what's next.

# OSCEOLA COUNTY

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March 21, 2025

Mr. Richard Brown  
900 Cross Prairie Parkway  
Kissimmee, Florida 34744

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Sincerely,

**BOARD OF COUNTY COMMISSIONERS**

Viviana Janer  
Chairwoman

VJ/lcb

cc: Sarah Graber, CFO, Osceola County School District  
Luz Skerrett, Exec. Secretary Osceola County School District

be first to what's next.

BUSINESS ADVISORY BOARD MINUTES  
FEBRUARY 19, 2025

**Members Present:** Mel Welch, Richard Brown, Robert Bass, Greg Filak, Clyde Wells, and Shawn Hindle

**Member Absent:** Olga Sanchez Fuentes

**Others/Guests:** Board Member Bronson, Sarah Graber, Dave Sharma, Scott Knoebel, Mari Espinal, Maribel Vallellanes, Joan Van Sickle, Michelle Welch, and Luz Skerrett

**Location:** Bill Collins Conference Room

Mr. Welch called the meeting to order.

- **Selection of Chair and Vice Chair**

Mr. Clyde Wells made a motion to reappoint Mr. Mel Welch as Chair. Mr. Richard Brown seconded. Motion passed with all ayes 6-0. Mrs. Olga Sanchez Fuentes was absent.

Mr. Clyde Wells made a motion to appoint Mr. Greg Filak as Vice-Chair. Mr. Richard Brown seconded. Motion passed with all ayes 6-0. Mrs. Olga Sanchez Fuentes was absent.

- **Minutes**

The minutes from January 22, 2025, meeting were approved with all ayes.

- **Impact Fee and Sales Tax Reports**

Staff reviewed the Impact Fee & Sales Tax Reports for the period ending December 31, 2024.

A discussion about the ongoing trends and challenges in Florida's housing market.

- **Budget**

Staff asked BAB members if they wanted to discuss revising and adjusting this year's Impact Fee Revenue projections. Ms. Graber stated that the district is working on its 5-year Capital Plan and based on current trends, asked whether they felt an adjustment is needed or if it was appropriate to maintain the current 3% annual increase in the forecast. Due to current trends the committee decided to decrease the current year estimated revenue projections to \$70M with 2% yearly increase for the next five years. The motion passed with all ayes.

There was also discussion on whether to revise the ½ penny and ¼ penny sales surtax revenue forecast. The BAB members approved recommendation to keep current forecast.

Mr. Welch recommended approval to adjust sales surtax revenue forecast based on the Economic Demographics Research (EDR) estimated trajectory of a 3.1% average increase for the next five years. The motion passed with all ayes.

A discussion on the major updates to the House Bill 1 Family Empowerment Voucher Program and its ongoing impact on the school district.

BUSINESS ADVISORY BOARD MINUTES  
FEBRUARY 19, 2025

- **Facilities Update & Planning Department**

Mr. Sharma presented a Facilities Programs Update together with pictures on Projects in Planning, Projects in Design, and Projects in Construction for the following:

- K-8 School “AA” Kindred New Construction
- HS “AAA”-New Construction
- Transportation East and West Facilities- New Construction
- OCSA- Comprehensive Renovation
- OCHS- Track Resurfacing
- Bellalago Academy -HVAC Upgrades/Replacements
- Board Room

A discussion regarding the road layouts and sidewalks for the new construction of HS AAA on Nova Road.

- **BAB Meeting Dates**

The Business Advisory Board has agreed to meet the 4th Wednesday of every month. The next meeting will be held on Wednesday, March 26<sup>th</sup>, 2025, at 7:30 a.m. at the Transportation East Facility

**SDOC Business Advisory Board  
Impact Fee Revenue  
For the period ending 1/31/2025**

Fiscal Year										
MONTH	2020 - 2021		2021 - 2022		2022 - 2023		2023 - 2024		2024 - 2025	
	Revenue	Units	Revenue	Units	Revenue	Units	Revenue	Units	Revenue	Units
Jul	\$ 6,324,659	675	\$ 7,867,108	1,084	\$ 5,415,807	528	\$ 9,238,121	843	\$ 4,276,668	390
Aug	6,155,126	586	14,050,633	1,461	9,012,245	854	7,302,254	654	5,269,667	466
Sep	5,030,351	541	7,078,583	638	4,335,991	413	5,245,359	491	3,699,529	337
Oct	7,071,236	887	14,931,045	1,357	5,300,219	546	4,510,898	398	3,581,648	301
Nov	4,633,389	492	5,234,658	498	4,647,570	453	3,816,927	357	8,215,621	681
Dec	5,074,262	563	5,604,214	522	6,772,930	602	4,621,355	451	12,791,547	1,095
Jan	3,681,511	398	7,663,602	749	5,414,026	502	6,632,104	599	9,396,999	793
Feb	5,068,058	548	5,186,827	625	9,659,271	971	4,362,748	531		
Mar	9,076,345	858	14,706,633	1,385	13,368,299	1,228	3,571,020	310		
Apr	9,651,165	1,152	13,532,094	1,491	9,115,326	811	11,238,198	964		
May	11,320,247	1,065	9,256,530	636	10,021,126	899	9,678,099	824		
Jun	10,042,573	958	5,840,977	544	15,119,365	1,338	6,693,414	595		
<b>TOTAL</b>	<b>\$ 83,128,923</b>	<b>8,723</b>	<b>\$ 110,952,905</b>	<b>10,990</b>	<b>\$ 98,182,176</b>	<b>9,145</b>	<b>\$ 76,910,497</b>	<b>7,017</b>	<b>\$ 47,231,680</b>	<b>4,063</b>

Number of Units Detail				
Dwelling	Total Units	Osceola County	City of Kissimmee	City of St Cloud
Single Family	302	194	28	80
SF-S/T rental	0	0	0	0
SF-Credits	0	0	0	0
Townhomes	81	75	0	6
TH-S/T rental	0	0	0	0
Condominiums	0	0	0	0
Multifamily	408	408	0	0
Mobile Homes	2	2	0	0
<b>Total</b>	<b>793</b>	<b>679</b>	<b>28</b>	<b>86</b>

Budget	
Forecast	\$ 70,000,000

**SDOC Business Advisory Board  
Impact Fee Credits Issued  
For the period ending 1/31/2025**

Entity	Beg. Balance	Previously Issued	YTD	Ending Balance
AMH Development, LLC	1,015,000		749,534	265,466
D.R. Horton	5,795,531	2,133,979	3,661,552	-
Edgewater Property Florida Holdings, LLC	8,887,702	7,397,850	1,489,852	-
Tavistock East III, LLC	6,327,500	3,135,180	494,920	2,697,400
Tohoqua Development Group2, LLC	7,908,750	3,263,347	1,371,101	3,274,302
<b>TOTAL</b>	<b>\$ 29,934,483</b>	<b>\$ 15,930,356</b>	<b>\$ 7,766,959</b>	<b>\$ 6,237,168</b>

**SDOC Business Advisory Board  
Impact Fee Expenditures  
For the period ending 1/31/2025**

PROJECT NAME	Fiscal Year				
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024-2025
Buses	113,116		2,001,708	277,228	
Canoe Creek K-8	14,598,151	4,617,185	24,019	410	
Discovery Intermediate Space Reconfiguration					
Harmony Middle School - "Middle School AA"	52,692				
Harmony High School Space Reconfiguration		504,181	1,016,581	20,019	
Island Village Elementary "A"	23,725	1,811,046	29,028,347	2,013,549	7,055
Kindred Area K-8 "AA"			473,539	16,124,924	18,791,195
Knights Point K8 "BB"		9,419,755	13,848,540	47,765,021	1,569,450
Land-Nova Road a/k/a Newman property	8,150,000				
Land-Old Hickory Road			106,084		
Land-Sunbridge			193,887		
Land				10,130,067	
Narcoossee Middle School Space Reconfiguration			640,730	1,226,846	2,000
NeoCity Academy			5,038,029	22,822,403	1,738,932
Nova Road "AAA"			513,102	4,767,206	21,810,645
Poinciana High School Wing Addition	1,656,129	2,100			
Roan Bridge "DD"			739,407	633,201	103,710
St Cloud High School Wing Addition		365	2,218,612	9,535,555	232,776
St Cloud High School Wing - Covered Lunch Area				18,871	17,020
Tohopekaliga High School	9,350				
Voyager K8 "CC" (Sunbridge area)		1,364,646	14,421,929	38,082,453	2,693,515
<b>TOTAL</b>	<b>\$ 24,603,163</b>	<b>\$ 17,719,278</b>	<b>\$ 70,264,514</b>	<b>\$ 153,417,753</b>	<b>\$ 46,966,298</b>

**SDOC Business Advisory Board**  
**School Capital Outlay Surtax Revenue (1/2 Cent)**  
**For the period ending 1/31/2025**

Fiscal Year					
MONTH	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025
Jul	\$ 2,707,399	\$ 4,233,071	\$ 3,224,214	\$ 3,239,218	\$ 5,705,017
Aug	1,882,705	3,005,749	3,278,521	3,227,192	3,212,357
Sep	1,675,718	2,424,595	2,877,151	2,777,061	2,938,327
Oct	2,964,929	3,958,839	4,801,845	5,072,386	5,385,397
Nov	1,911,260	2,621,067	3,079,526	2,974,019	3,048,889
Dec	1,940,911	2,787,349	3,011,186	3,051,827	3,354,404
Jan	3,485,166	5,332,327	5,974,052	6,007,346	6,229,917
Feb	1,999,027	2,641,496	3,135,122	3,147,668	
Mar	2,045,878	2,917,219	3,238,785	3,349,400	
Apr	4,174,227	5,835,995	6,141,345	6,471,866	
May	2,805,030	3,344,635	3,408,653	3,224,181	
Jun	2,731,593	5,106,584	5,156,604	3,282,542	
<b>TOTAL</b>	<b>\$ 30,323,843</b>	<b>\$ 44,208,926</b>	<b>\$ 47,327,004</b>	<b>\$ 45,824,706</b>	<b>\$ 29,874,308</b>

Budget	
Forecast	\$ 44,000,000

**SDOC Business Advisory Board**  
**School Capital Outlay Surtax Expenditures (1/2 Cent)**  
**For the period ending 1/31/2025**

	Fiscal Year					
	Type of Expenditure	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
1	Debt Service	\$ 7,779,523	\$ 15,090,580	\$ 15,136,099	\$ 15,138,977	\$ 14,083,232
2	Comprehensive Renovations					
3	Boggy Creek Elementary School					1,873
4	Denn John Middle School	2,745,381	20,900	7,500		
5	Gateway High School	756,836	3,799,685	50,415,758	35,680,175	
6	Michigan Avenue Elementary School	1,152,483	-	17,520	7,280	
7	Osceola County School of the Arts			396	373,941	1,017,806
8	Reedy Creek Elementary School	16,233	10,548	16,235	644,618	899,008
9	St. Cloud Middle School	8,923,615	-	10,000	15,150	-
10	Subtotal Comprehensive Renovations	\$ 13,594,548	\$ 3,831,132	\$ 50,467,409	\$ 36,721,164	\$ 1,918,687
11	Maintenance & Renovation projects					
12	Carpet Replacements/Flooring					
13	Adult Learning Center	\$ 36,153	\$ -	\$ -	\$ -	\$ -
16	Celebration K-8 School	127,599.00	167,707.00			
17	Chestnut Elementary School	188,853.00	110,489.00			
18	Cypress Elementary School	36,132				
22	Flora Ridge Elementary School			200,579	135,631	
24	Harmony Community School	220,152	66,664			
25	Highlands Elementary			55,879		
26	Kissimmee Middle School	71,809				
27	KOA Elementary	121,443				
28	Lakeview Elementary School		201,235	106,148		
29	Liberty High School			119,747		
30	Mill Creek Elementary	155,704	158,838			
31	Narcoossee Elementary School	237,993	27,668			
33	Neptune Elementary School	16,107		197,069	131,345	
35	New Beginnings				86,085	54,592
36	oTECH					165,513
40	Poincina High School	104,574				
43	St Cloud Elementary	291,195				
44	St Cloud High School				281,405	228,565
45	Sunrise Elementary School	43,314				
46	Westside K-8			133,968		
47	Zenith	31,075				
48	Chiller Replacements/BAS					
49	Boggy Creek Elementary School	138,423				
50	Celebration High School	232,029				
52	Central Elementary School	547,169				
53	Chestnut Elementary School			41,970	937,662	
54	Cypress Elementary School	391				
55	Discovery Intermediate School					
56	Flora Ridge Elementary School	290,548				
57	Horizon Middle School					15,009
59	Kissimmee Middle School				299	15,572
61	Narcoossee Middle School	264,718	6,186			
62	oTECH		768	408,040	4,550	
63	Partin Settlement Elementary School	492,135				
65	Poinciana High School	206,953	900			
66	Reedy Creek Elementary School				476,475	43,306
67	St. Cloud High School	355,666				
68	Sunrise Elementary School			48,210	783,991	
69	Ventura Elementary School				862,099	139,775
70	Fencing/Gates					
71	Adult Learning Center	6,285				
73	Canoe Creek K8		1,382			
76	Central Elementary School		7,431	5,953		
79	Discovery Intermediate School	12,271				
81	Flora Ridge Elementary School		15,922			
86	Highlands Elementary	7,735				
88	Kissimmee Elementary School	24,628		46,424		724
89	Kissimmee Middle School	6,911			162	195,449
90	KOA Elementary		2,269	2,682	30,557	
91	Lakeview Elementary School	12,883			6,540	
92	Liberty High School	16,333	5,996			

**SDOC Business Advisory Board**  
**School Capital Outlay Surtax Expenditures (1/2 Cent)**  
**For the period ending 1/31/2025**

	Fiscal Year					
	Type of Expenditure	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
93	Michigan Avenue Elementary School	2,185				
94	Mill Creek Elementary	8,350	1,966			
95	Narcoossee Middle School			22,683		
96	Neptune Elementary School	10,504	4,103			
98	Osceola High School			79,972		11,596
99	Parkway Middle School	4,785			10,313	
102	Poinciana Elementary School	16,746				
104	Reedy Creek Elementary School	1,947				
107	St. Cloud Middle School	1,101				
108	Sunrise Elementary School					
109	Thacker Avenue Elementary			53,892		
110	Tohopekaliga High School					15,954
111	Ventura Elementary School				1,030	38,818
112	Westside K-8	4,806				
113	Zenith			32,927		
115	HVAC Repairs/Replacements					
116	Admin	68	5,398			
117	Adult Learning Center					33,675
118	Celebration High School				362,720	215
119	Celebration K-8 School				111,891	193,654
120	Central Elementary School				265,514	567,454
121	Cypress Elementary School			1,600,610	3,084,884	888,326
122	Deerwood Elementary School		77,785			
123	Discovery Intermediate School					
124	Exceptional Student Education					29,265
125	Harmony High School			82,957	1,059,244	1,515,743
126	Hickory Tree Elementary School			211,136	8,530	
127	Horizon Middle School	1,891,622	867,237	36,020		
129	Kissimmee Middle School	1,906,674	868,821	35,945		
130	Lakeview Elementary School		200,947	175,059	33,288	
131	Liberty High School	3,006			332,678	
133	Narcoossee Middle School				652,018	
134	Neptune Middle School	11,798	38,998			
135	Osceola High School			3,520	394,309	
136	oTECH	35,865	120,219	1,945	142,022	96,981
137	Parkway Middle School				313,706	685,977
138	Partin Settlement Elementary School		144,467	9,930	21,150	14,850
139	PATHS					215
140	Pleasant Hill Elementary School		47,264		215,822	470,195
141	Poinciana High School				203,142	319,943
143	Ventura Elementary School	38,971				
144	Zenith				82,457	35,995
145	Painting, lighting, fans, windows, stage, etc.					
147	Celebration High School		40,205			
148	Celebration K-8 School	38,093	64,347			
149	Central Elementary School	24,483	2,018			
150	Chestnut Elementary School		58,448	3,000		
151	Cypress Elementary School	89,846	27,147			
152	Deerwood Elementary School	12,471	18,783			
153	Denn John Middle School				7,984	
154	Discovery Intermediate School		365,165	187,306		
155	East Lake Elementary School	9				
156	Flora Ridge Elementary School			77,059		
158	Harmony Community School		72,400			
159	Harmony High School		13,168			
160	Hickory Tree Elementary School			14,758	1,771	
161	Highlands Elementary		58,000	112,371		
162	Horizon Middle School	15,693	43		25,354	2,593
163	Kissimmee Elementary School		4,758	706		
164	Kissimmee Middle School	64,550	6,807	10,009		
165	KOA Elementary	31,806				
166	Lakeview Elementary School		638	86,436		
167	Liberty High School		30,021		72,085	317,327
168	Mill Creek Elementary	53,907				
169	Narcoossee Elementary School		59,150			
170	Narcoossee Middle School			72,575	26,300	
173	New Beginnings		52,000			
174	Osceola High School	9,000			191,121	409,616

**SDOC Business Advisory Board**  
**School Capital Outlay Surtax Expenditures (1/2 Cent)**  
**For the period ending 1/31/2025**

	Type of Expenditure	Fiscal Year			
		2020-2021	2021-2022	2022-2023	2023-2024
176	oTECH			10,348	
177	Parkway Middle School				20,236
178	Partin Settlement Elementary School				663
179	Pleasant Hill Elementary School	7,951			79,831
181	Poinciana High School	1,487,487	26,230	289	
184	St. Cloud Elementary School		3,661		199,678
185	St. Cloud High School	162,424	22,650		158,290
186	Sunrise Elementary School	61,352			
187	Thacker Avenue Elementary				93,161
188	Ventura Elementary School			9,613	21,276
189	Westside K-8				137,700
190	Zenith				47,674
191	<b>Parking Lot/ Bus Loop /Drainage/ Field-Track</b>				45,151
192	Adult Learning Center	6,470			
194	Celebration High School	7,899			
195	Central Elementary School	6,707			
198	Cypress Elementary School				11,723
200	East Lake Elementary School				125,868
202	Harmony High School				10,056
205	Kissimmee Middle School				32,172
206	Lakeview Elementary School	105,680			10,000
207	Liberty High School	387,554		182,150	
208	Michigan Avenue Elementary School				3,764
210	Narcoossee Elementary School	8,575			
211	Narcoossee Middle School	10,919			
212	Neptune Elementary School	7,357			
213	New Beginnings				15,713
214	Osceola High School				215,986
215	oTECH	10,579			148,545
216	Parkway Middle School	7,914			
218	Reedy Creek Elementary School	7,055			197,423
219	Thacker Avenue Elementary			12,021	917
220	Transportation				
221	Ventura Elementary School			3,786	7,487
223	<b>Renovations/Playgrounds/Other</b>				
224	Central Elementary School	47,425			
225	Deerwood Elementary School	59,000	40,704		
227	Harmony Community School				297,652
228	Horizon Middle School	7,380	123,520		375,049
229	Lakeview Elementary School		3,970		
230	Mill Creek Elementary			136,105	
231	Poinciana Elementary			136,323	
232	Poinciana High School	72,754			
233	Reedy Creek Elementary School	25,600			
234	St Cloud Elementary	23,373			
236	Thacker Avenue Elementary		70,660		
237	<b>Roofing/Gutters/Covered walkways</b>				
238	Boggy Creek Elementary School	4,709		1,112	18,789
241	Countywide	21,575			
242	Cypress Elementary School	4,918			
244	Discovery Intermediate School	93,272			
245	Flora Ridge Elementary School				185
246	Gateway High School				142,490
247	Hickory Tree Elementary School				
248	Kissimmee Elementary School				
249	Lakeview Elementary School				8,557
250	Narcoossee Middle School	108,896			
251	Neptune Elementary School				288
254	PATHS				48,814
256	Ross E. Jeffries Campus		136,870	4,734	
257	Special Programs				23,280
260	Zenith				193,508
261	<b>Safety &amp; Security Equipment &amp; software</b>	1,140,922	805,392	1,047,025	656,826
262	<b>Security Modifications and improvements</b>	1,135,416	296,169	9,464	804,124
263	<b>Technology Infrastructure and equipment</b>	911,184	690,167	4,410,062	2,364,555
	<b>Subtotal Other</b>	\$ 14,517,814	\$ 6,243,753	\$ 10,240,514	\$ 16,369,317
	<b>TOTAL</b>	\$ 35,891,885	\$ 25,165,465	\$ 75,844,022	\$ 68,229,458
					\$ 28,550,517

**SDOC Business Advisory Board**  
**Infrastructure Sales Surtax Revenue (1/4 Cent)**  
**For the period ending 1/31/2025**

Fiscal Year					
MONTH	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025
Jul	\$ 1,353,919	\$ 2,120,111	\$ 1,612,100	\$ 1,621,327	\$ 2,854,134
Aug	940,105	1,503,529	1,639,932	1,613,946	1,606,198
Sep	838,579	1,212,424	1,438,628	1,388,582	1,469,174
Oct	1,482,953	1,979,577	2,401,219	2,537,149	2,692,970
Nov	954,858	1,311,662	1,539,828	1,487,033	1,525,754
Dec	971,622	1,395,830	1,505,547	1,525,938	1,677,196
Jan	1,742,835	2,667,069	2,987,051	3,003,700	3,114,956
Feb	1,000,240	1,321,925	1,567,638	1,573,813	
Mar	1,023,877	1,458,896	1,620,889	1,674,714	
Apr	2,085,479	2,921,910	3,070,782	3,237,811	
May	1,405,131	1,679,869	1,704,516	1,617,360	
Jun*	1,365,888	2,553,311	2,579,397	1,641,524	
<b>TOTAL</b>	<b>\$ 15,165,486</b>	<b>\$ 22,126,113</b>	<b>\$ 23,667,527</b>	<b>\$ 22,922,897</b>	<b>\$ 14,940,382</b>

Budget	
Forecast	\$ 22,000,000

**SDOC Business Advisory Board**  
**Infrastructure Sales Surtax Expenditures (1/4 Cent)**  
**For the period ending 1/31/2025**

Type of Expenditure	Fiscal Year				
	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Debt Service	\$ 6,568,081	\$ 6,576,731	\$ 6,590,001	\$ 8,061,546	\$ 1,283,545
Other:					
Athletic Facilities	\$ -	\$ -	\$ -	\$ 1,500,065	\$ 403,998
Buildings - Transportation East		61,606	1,036,592	14,059,541	11,862,259
Buildings - Transportation West		354	580,566	1,431,250	206,551
Buses			4,500,000	5,455,513	142,059
Fuel Systems		269,981			
Narcoossee Elementary Bus Loop			7,945	15,745	3,929
Neptune Elementary Traffic Solution			976,849	932,261	
Neptune Middle Bus Loop			24,838	1,282,096	1,176,153
Renovations - Canoe Creek	6,922,315	3,575,898	126,055	2,700	
SCHS Synthetic Turf Stadium			91,394	2,074,063	3,800
Site improvements		123,530			
Technology					75,150
White Fleet	83,748	305,146	506,130	756,926	748,920
Subtotal Other:	\$ 7,006,063	\$ 4,336,515	\$ 7,850,369	\$ 27,510,160	\$ 14,622,819
<b>TOTAL</b>	<b>\$ 13,574,144</b>	<b>\$ 10,913,246</b>	<b>\$ 14,440,370</b>	<b>\$ 35,571,706</b>	<b>\$ 15,906,364</b>



# Facilities Update

March 26<sup>th</sup>, 2025

## **Dave Sharma**

Chief Facilities Officer

## **Joan Van Sickle**

Director of Design & Construction

## **Rhonda Blake**

Director of Planning Services



# Agenda

## 1. Facilities Program Update

- ❖ Major Projects
- ❖ Summer Projects
- ❖ Challenges

## 2. Half Penny Sales Tax Program Update

- ❖ Planning
- ❖ Budgets
- ❖ Capital Renewal Projects/Deferred Maintenance

## 3. Board Room Renovation

## 4. Real Estate Update

## 5. Strategic Plan Alignment

## Facilities Program Update

• Projects in Planning	\$ 33,500,000
• Projects in Design	\$112,682,217
• Projects in Construction	\$774,512,982
• <b>Current Program</b>	<b>\$920,695,199</b>

## Projects in Planning

<u>Project</u>	<u>Budget</u>	<u>Proposed Opening</u>
CLHS- Replace Air Handler Unit DESIGN ONLY	\$15,000,000	04/22/2025
PMWC- Life Safety Requirements	\$ 5,000,000	TBD
PATH- HVAC Retrofit DESIGN ONLY	\$ 4,500,000	04/22/2025
OCSA Healthy Way and OCSA Bus Route	\$ 4,000,000	26/27
TRANS KM- HVAC Retrofit	\$ 2,000,000	TBD
HZMS- Pump Room Retro	\$ 1,500,000	TBD
KMMS- Pump Room Retrofit	\$ 1,500,000	TBD
<b>TOTAL</b>	<b>\$ 33,500,000</b>	

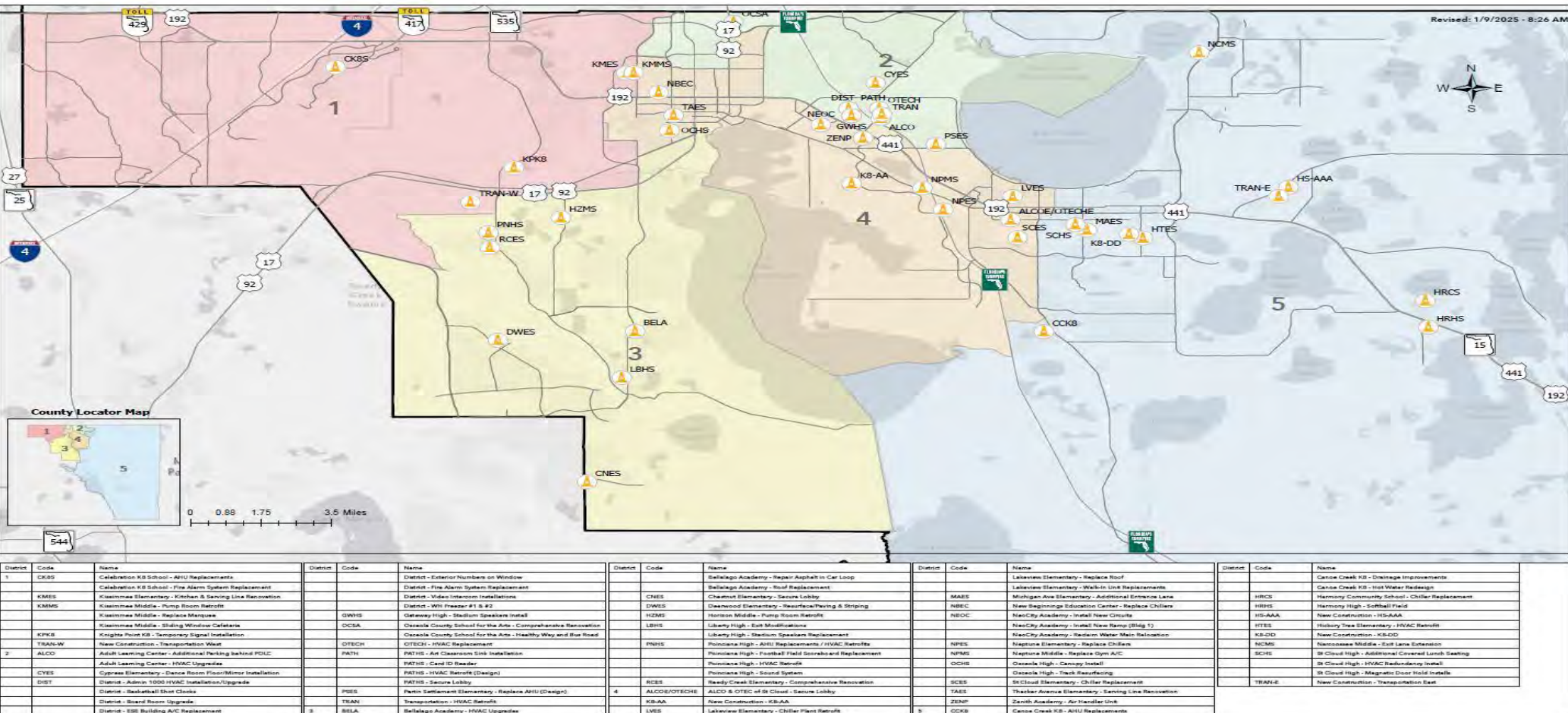
## Projects in Design

<b><u>Project</u></b>	<b><u>Budget</u></b>	<b><u>Construction NTP</u></b>
K-8 School "DD"- Roan Bridge	\$ 73,495,989	TBD
PSES- Replace Air Handler Unit (Design Only)	\$ 5,500,000	TBD
DISTRICT- Fire Alarm System Replacement	\$ 5,400,000	04/28/2025
HTES- HVAC Retrofit	\$ 2,750,000	TBD
LVES- Replace Roof	\$ 2,680,000	06/06/2025
CK8S- Cable Renovation	\$ 2,500,000	TBD
ADMIN 1000- Board Room Upgrade	\$ 2,000,000	05/16/2025
SCHS- HVAC Redundancy Install	\$ 1,540,846	TBD
NEOC- Relocation of Reclaimed Water Main	\$ 1,500,000	TBD
TAES- Serving Line Renovation	\$ 1,400,000	10/21/2025
HRCS- Chiller Plant Retrofit	\$ 1,350,000	12/20/2024
NPMS- Replace GYM A/C	\$ 1,300,000	06/03/2025
NBEC- Chiller Plant Retrofit	\$ 1,250,000	12/20/2024
NPES- Chiller Plant Retrofit	\$ 1,250,000	12/20/2024
LVES- Chiller Plant Retrofit	\$ 1,200,000	TBD
SCES- Chiller Replacement	\$ 1,200,000	09/24/2024
ALCO- Replace HVAC Package Units	\$ 1,018,750	TBD
<i>*Misc. Projects</i>	\$ 5,346,632	
<b>TOTAL</b>	<b>\$ 112,628,217</b>	

## Projects in Construction

<u>Project</u>	<u>Budget</u>	<u>Substantial Completion</u>
HS "AAA" - New Construction	\$218,600,000	09/15/2026
OCSA- Comprehensive Renovation	\$ 79,425,000	12/12/2025
Knights Point K-8 School	\$ 75,432,006	08/12/2024
Cross Prairie K-8 School	\$ 74,664,024	05/20/2025
Voyager K-8 School	\$ 67,635,354	04/24/2025
RCES- Comprehensive Renovation	\$ 59,927,402	01/15/2027
Transportation West	\$ 58,697,562	08/16/2025
Transportation East	\$ 44,435,947	06/23/2025
NEOC- Phase 2 New Construction	\$ 37,348,885	06/30/2024
SCHS- Classroom Building Addition	\$ 14,177,924	07/29/2024
PNHS- Air Handling Units & HVAC Retro	\$ 12,300,000	07/31/2026
CYES HVAC Retrofit	\$ 6,850,000	04/03/2026
KPK8 Lane Extension and Temporary Signalization	\$ 4,000,000	01/17/2025
ZENP- Air Handling Units (Outside Units)	\$ 3,400,000	09/26/2025
WK8S- Kitchen and Serving Line Renovation	\$ 3,222,830	09/08/2023
OTECH- HVAC Replacement	\$ 2,800,000	04/24/2025
KMES- Kitchen and Serving Line Renovation	\$ 1,900,000	08/01/2025
DISTRICT- Video Intercom Install (Remaining Sites)	\$ 1,651,309	12/31/2024
HZMS- Network Cabling Replacement	\$ 1,200,000	09/28/2024
<i>*Misc. Projects</i>	\$ 6,844,739	
<b>TOTAL</b>	<b>\$774,512,982</b>	

# Map - Project Locations



## **Cross Prairie K-8 School New Construction**



## **Cross Prairie K-8 School New Construction**



## **Cross Prairie K-8 School New Construction**



## Cross Prairie K-8 School New Construction



## **Cross Prairie K-8 School New Construction**



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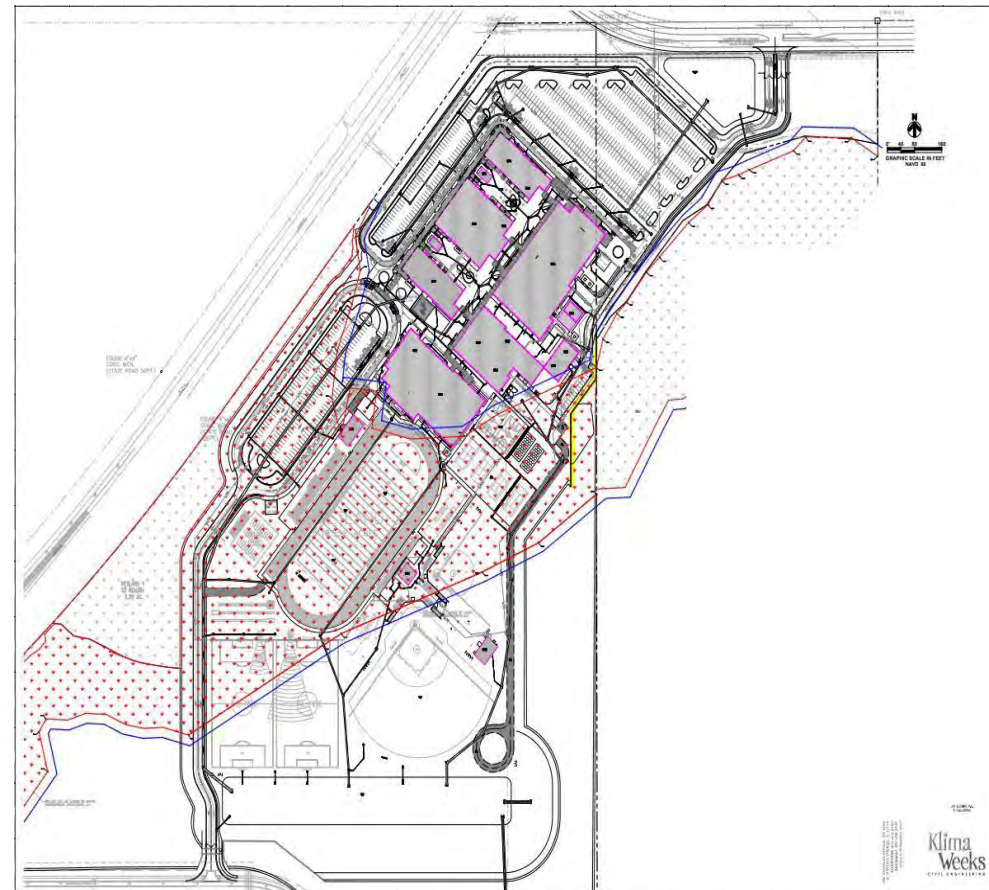
## Cross Prairie K-8 School New Construction



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# HS AAA – New Construction

24-103 SDOC AAA HS | Map from January 20, 2025



## HS AAA – New Construction



## HS AAA – New Construction



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## HS AAA – New Construction



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## HS AAA – New Construction



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## HS AAA – New Construction



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## HS AAA – New Construction



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## East Osceola Transportation and Operations – New Construction



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## East Osceola Transportation and Operations – New Construction



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## East Osceola Transportation and Operations – New Construction



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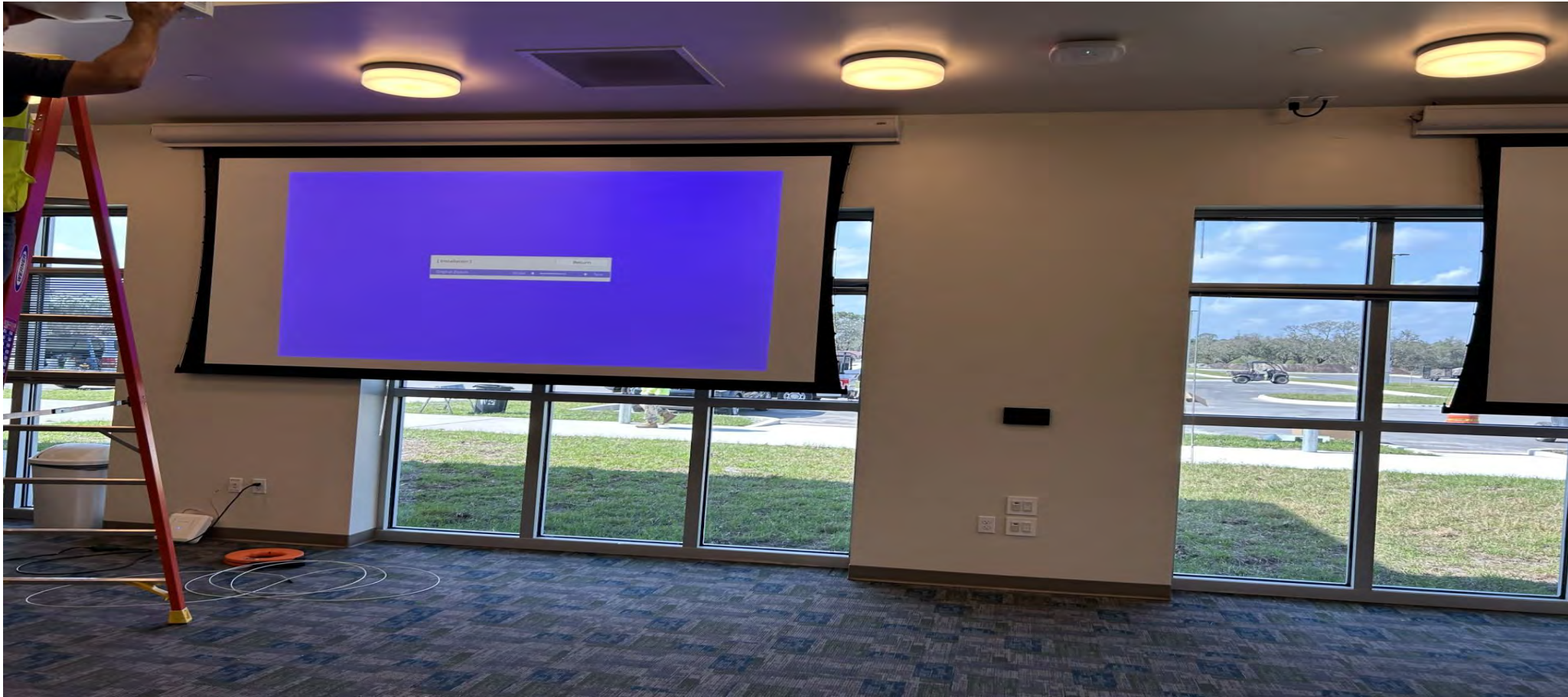
## East Osceola Transportation and Operations – New Construction



## East Osceola Transportation and Operations – New Construction



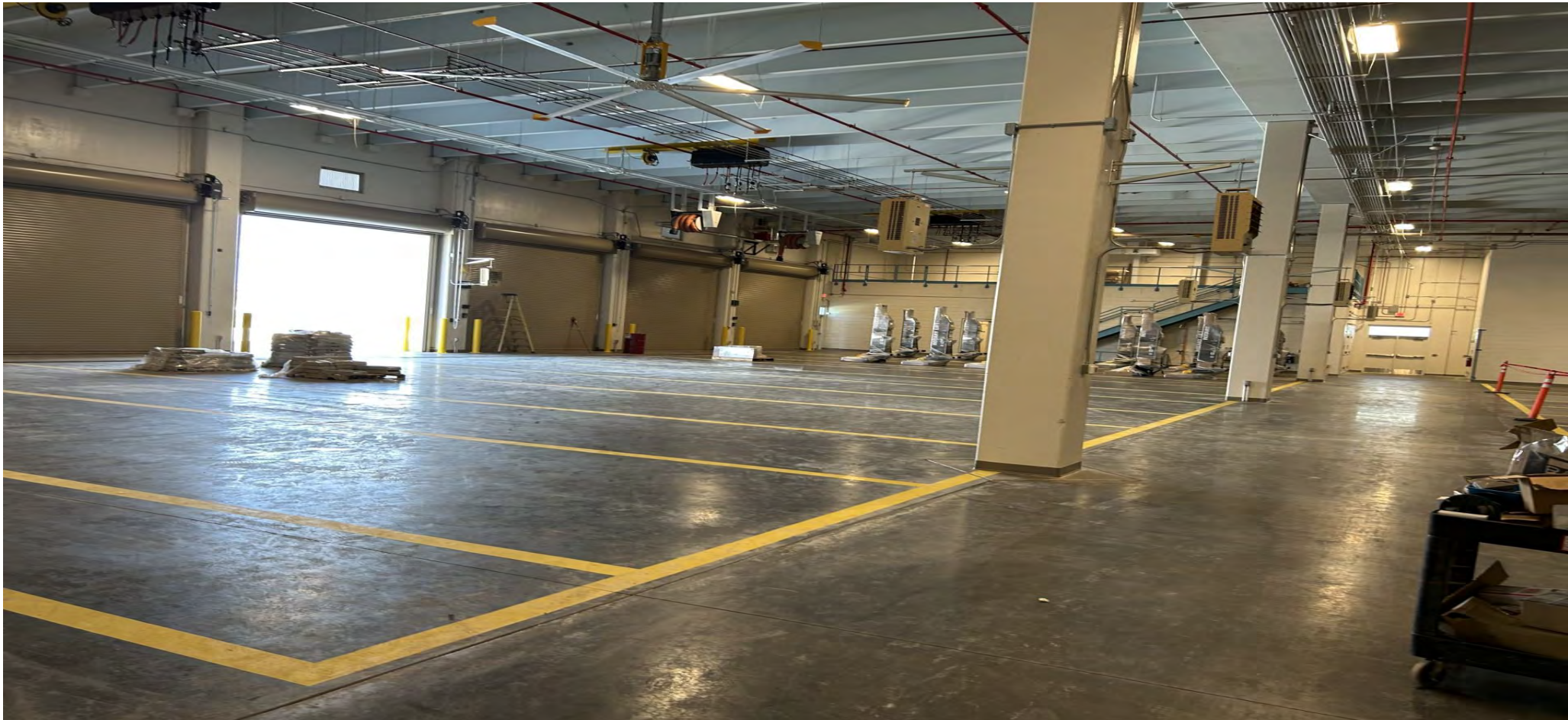
## East Osceola Transportation and Operations – New Construction



## East Osceola Transportation and Operations – New Construction



## East Osceola Transportation and Operations – New Construction



## East Osceola Transportation and Operations – New Construction



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## OCSA – Comprehensive Renovation



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## OCSA – Comprehensive Renovation



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## OCSA – Comprehensive Renovation



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## OCSA – Comprehensive Renovation



## OCSA – Comprehensive Renovation



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## West Osceola Transportation and Operations – New Construction



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## West Osceola Transportation and Operations – New Construction



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# Reedy Creek Elementary School



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## Reedy Creek Elementary School



## Reedy Creek Elementary School



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## OCHS - Track Resurfacing



40

## OCHS- Track Resurfacing



41

## BELA- HVAC Upgrades/Replacements



42

## BELA – Gym Roof



43

## BELA – Gym Roof



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## St. Cloud HS Covered Area



## Summer Projects

Project Name	Substantial Completion
BELA- Repair Asphalt for Car Loop	07.26.2024
CCK8- Hot Water Redesign	08.01.2025
CCK8- Replace Air Handler Units	08.01.2025
CK8S- Cable Renovation	08.01.2025
DISTRICT- Fire Alarm System Replacement	11.03.2025
DWES- Resurfacing/Paving & Striping	12.26.2025
HRCS- Chiller Plant Retrofit	07.15.2025
KMES- Kitchen and Serving Line Renovation	08.01.2025
LBHS- Exit Modifications	07.25.2025
LVES- Replace Interior and Exterior Walk-in Units	07.11.2025
LVES- Replace Roof	12.26.2025
MAES- Additional Entrance Lane	12.05.2025
NCMS- Exit Lane Extension	12.26.2025
OTECH- HVAC Replacement	04.24.2025
PNHS- Electric Outfit for New HVAC Program	07.31.2025
PWMS- Removal of Header	08.01.2025
SCES- Chiller Replacement	07.15.2025
SCHS- Additional Covered Lunch Seating	03.28.2025
TAES- Serving Line Renovation	08.01.2025
ZENP- Air Handling Units (Outside Units)	08.27.2025

# Challenges

- Blue Bird Parkway – Access for AAA
- Market Conditions
  - Material Prices
  - Material Lead Times
  - Tariffs
  - Land Purchases
  - Financing

# Challenges

## Materials Pricing (page 2 of 8)

Concrete and cement pricing is stable, trending to up slightly-slightly. However, roughly 1/3one-third of cement imports into the US originate in Canada and& Mexico. Tariffs will impact this category.

### Cement Products

























#### 12-Month Trend



#### 3-Year Trend



# Challenges

Status Key					
 Trending Up Significantly  Trending Up  Stable/Consistent  Fluctuating  Trending Down					
Category	Leadtime 12 month change	Leadtime Forecast 6-12mos	Price 12 month change	Price Forecast 6-12mos	Comments
Structural Steel					Structural steel demand remains sluggish. Pricing is flat, trending to slightly down, and lead times remain stable. Steel mills are getting busier, causing l. Lead times increases withore rising and price increases are expected to follow. Tariffs on Mexico and Canada will impact structural steel markets and price increases are likely.
Electrical Gear					Lead times for electrical gear is down across all equipment categories due to continued investment in North American factory capacity. Prices continued to increase over the past year by roughly eight percent annually. . Prices in 2025 may rise significantly if tariffs are implemented. Several manufacturers have a factory base in Mexico and Canada.
Generators					Data center demand continues to push lead-times for >2MW gensets in the range of 2–3 years as owners place advanced orders for delivery in 2027 and 2028. Actual lead times vary depending on manufacturer and specifications. Lead times for gensets below 2MW are significantly lower. 230kW to 1.99MW are running 46–52 weeks; 300kW to 1000kw are running 36–44 weeks; below 300kw range from 12–20 weeks depending on manufacturer and specs.
HVAC Equipment					Lead times for HVAC equipment have been stable for most equipment categories. Prices continued to increase over the past year by roughly 5 percent annually due to strong demand and higher labor costs. Prices in 2025 may rise significantly if tariffs are implemented. Several manufacturers have a factory base in Mexico and Canada.
Structural steel					Structural steel pricing continues to soften. Since the start of the year, plate and tube are both down in thebetween 35--40 percent% range. Wide flange has been holding steady after a 9-percent% drop in March of this year. Lead times are stable.

## **Half Penny Sales Surtax Program**

# Sales Surtax Communication



## Prioritized Capital Projects Plan For Use Of Sales Surtax

### Comprehensive Reconstruction And Improvement Needs, Including Safety And Security Upgrades

- |                                       |   |
|---------------------------------------|---|
| 1. Michigan Avenue Elementary School  | 16. Cypress Elementary School           |
| 2. Denn John Middle School            | 17. Poinciana High School               |
| 3. St. Cloud Middle School            | 18. Horizon Middle School               |
| 4. Gateway High School                | 19. Kissimmee Middle School             |
| 5. Osceola County School for the Arts | 20. Celebration K-8 School              |
| 6. Reedy Creek Elementary School      | 21. Narcoossee Middle School            |
| 7. Boggy Creek Elementary School      | 22. Discovery Intermediate School       |
| 8. Hickory Tree Elementary School     | 23. Kissimmee Elementary School         |
| 9. Mill Creek Elementary School       | 24. Central Avenue Elementary School    |
| 10. Lakeview Elementary School        | 25. Poinciana Academy of Fine Arts      |
| 11. Pleasant Hill Elementary School   | 26. Celebration High School             |
| 12. Ventura Elementary School         | 27. Partin Settlement Elementary School |
| 13. Parkway Middle School             | 28. Harmony High School                 |
| 14. Neptune Middle School             | 29. TECO                                |
| 15. Deerwood Elementary School        | 30. Sunrise Elementary School           |

**VOTE: November 8, 2016**



#### FACILITY MAINTENANCE NEEDS

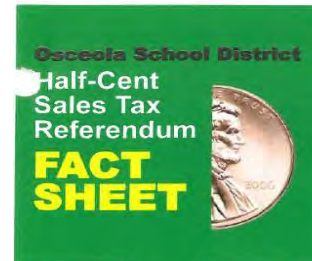
Upgrades or replacement at any school of one or more of the following: HVAC upgrades, chiller replacements, mechanical, electrical, plumbing, lighting, fire alarm, intercom, paint, paving, flooring and roofing.



#### TECHNOLOGY UPGRADES

Retrofitting and upgrades for infrastructure, enterprise servers, computer support, intercom system, telephony, hardware and software.

FOR MORE INFORMATION, GO TO [WWW.OSCEOLASCHOOLS.NET](http://WWW.OSCEOLASCHOOLS.NET)



### What The Referendum Means For Our Students, Teachers, Staff Members, Schools, and Community:

- Comprehensive reconstruction and improvement of aging schools to ensure that they continue to be well maintained to serve our students and teachers
- Security enhancements to provide for the safety of our students
- Essential upgrades and enhancements of technology infrastructure and equipment to help prepare our students for jobs of the 21st century

*Authorizing a half-cent sales tax will generate approximately \$25 million annually over a 20-year period from January 2017 to December 2036.*

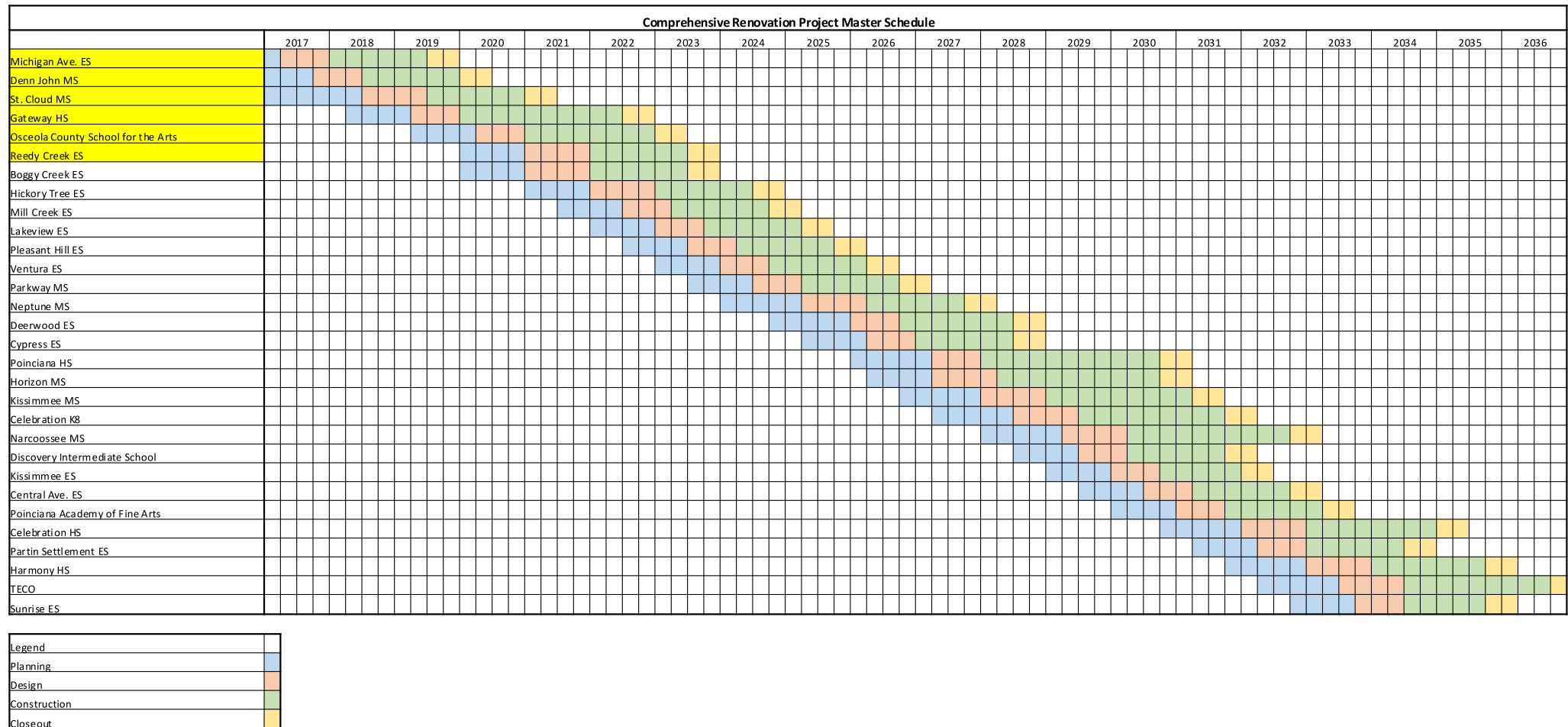


### Did You Know?

- All monies collected by the half-cent sales tax in Osceola County would stay here to directly meet the needs of Osceola students and teachers.
- Almost 50% of the dollars collected would be paid for by out-of-county visitors.
- Top-rated schools help attract businesses and jobs, improving the county's economy and increasing property values.
- The half-cent sales tax would allow the district to reduce the need for portables and enhance the learning environment of our students and the working conditions of teachers and staff.
- On average, the Osceola School District continues to grow 2,000 - 3,000 students a year.

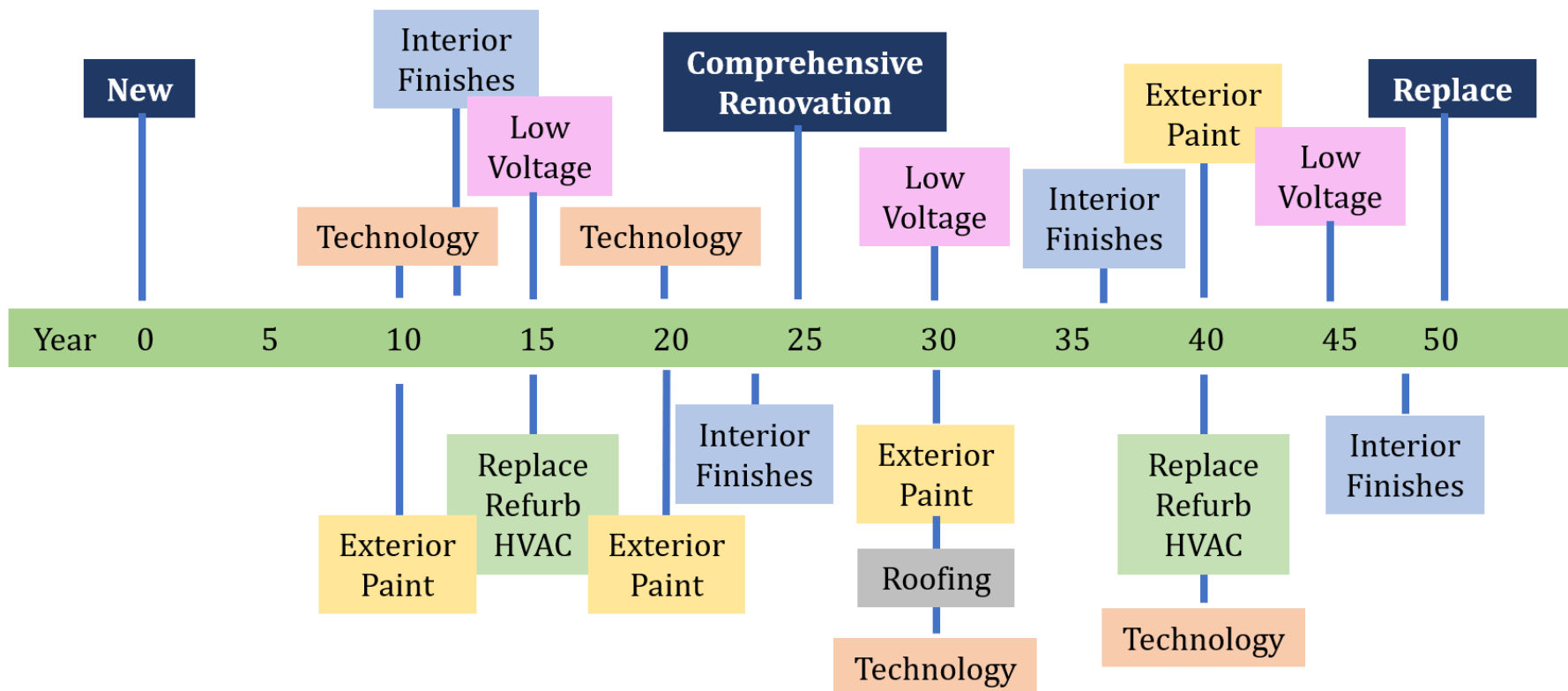
FOR MORE INFORMATION, GO TO [WWW.OSCEOLASCHOOLS.NET](http://WWW.OSCEOLASCHOOLS.NET)

# Original Master Schedule



## Project Planning

# Typical Building Life Cycle



Source: OCPS Facilities 53

## How SDOC Plans

Project Type	Age of Facility	Scope of Work
Refresh	10-12 Years	<ul style="list-style-type: none"> <li>•Interior &amp; Exterior Painting</li> <li>•Selective Mechanical, Electrical &amp; Plumbing</li> <li>•Restroom Renovations</li> <li>•FF&amp;E</li> <li>•ADA &amp; CSIR Compliance</li> </ul>
Renew	24-26 Years	<ul style="list-style-type: none"> <li>•Same at Refresh</li> <li>•Replace MEP, Intercom &amp; FA Systems</li> <li>•Update Interiors (Cabinets, Flooring, Ceilings, Signage)</li> <li>•Roofing</li> <li>•Doors &amp; Windows</li> <li>•Parking Lot Paving/Striping/Landscaping</li> <li>•Upgrade Playcourts &amp; Athletic Facilities</li> </ul>
Refresh(Again)	36-38 Years	<ul style="list-style-type: none"> <li>•Same at Refresh</li> </ul>
Replace/Renovate	50-53 Years	<ul style="list-style-type: none"> <li>•Comprehensive Renovation or Demo and Replace</li> </ul>

Source: SDPBC Facilities 54

# OCSA Budget – Original 2017

Approved Budget:  
\$89,425,000.00

Total Number of Student Stations		1,500		Updated: 4/25/17					
Priority No. 5 - QCSA									
A	B	C	D	E	F	G	H	I	
			B+C		D-E		F-G	E+G	
Description	Original Budget	Budget Adjustments	Revised Budget	Total Assigned	Available	Planned	Variance	Estimated Cost to Complete	
Project Total	58,642,045	-	58,642,045	-	58,642,045	58,642,045	-	58,642,045	
10-20 Design	2,333,485	-	2,333,485	-	2,333,485	2,333,485	-	2,333,485	
Planning	427,735	-	427,735	-	427,735	427,735	-	427,735	
Design	1,905,750	-	1,905,750	-	1,905,750	1,905,750	-	1,905,750	
10-25 Preconstruction	105,875	-	105,875	-	105,875	105,875	-	105,875	
10-30 Construction (1)	42,350,000	-	42,350,000	-	42,350,000	42,350,000	-	42,350,000	
10-30-01 Site	500,000	-	500,000	-	500,000	500,000	-	500,000	
10-30-02 Roofing	2,350,000	-	2,350,000	-	2,350,000	2,350,000	-	2,350,000	
10-30-03 Structural	4,750,000	-	4,750,000	-	4,750,000	4,750,000	-	4,750,000	
10-30-04 Exterior	11,250,000	-	11,250,000	-	11,250,000	11,250,000	-	11,250,000	
10-30-05 Interior	6,900,000	-	6,900,000	-	6,900,000	6,900,000	-	6,900,000	
10-30-06 Mechanical	6,750,000	-	6,750,000	-	6,750,000	6,750,000	-	6,750,000	
10-30-07 Electrical	5,400,000	-	5,400,000	-	5,400,000	5,400,000	-	5,400,000	
10-30-08 Plumbing	1,950,000	-	1,950,000	-	1,950,000	1,950,000	-	1,950,000	
10-30-09 Life Safety	650,000	-	650,000	-	650,000	650,000	-	650,000	
10-30-10 Technology	900,000	-	900,000	-	900,000	900,000	-	900,000	
10-30-11 Conveyances	450,000	-	450,000	-	450,000	450,000	-	450,000	
10-30-12 Specialties	500,000	-	500,000	-	500,000	500,000	-	500,000	
10-40 Miscellaneous	13,852,685	-	13,852,685	-	13,852,685	13,852,685	-	13,852,685	
ODP (estimated)	-	-	-	-	-	-	-	-	
Builder's Risk	-	-	-	-	-	-	-	-	
Sales Tax Savings from ODP	-	-	-	-	-	-	-	-	
FF&E	3,811,500	-	3,811,500	-	3,811,500	3,811,500	-	3,811,500	
Portables	423,500	-	423,500	-	423,500	423,500	-	423,500	
Moving	423,500	-	423,500	-	423,500	423,500	-	423,500	
Environmental	211,750	-	211,750	-	211,750	211,750	-	211,750	
Utilities	211,750	-	211,750	-	211,750	211,750	-	211,750	
Material Testing	148,225	-	148,225	-	148,225	148,225	-	148,225	
IT Equipment	1,164,625	-	1,164,625	-	1,164,625	1,164,625	-	1,164,625	
Security Guard Service	84,700	-	84,700	-	84,700	84,700	-	84,700	
Security (cameras, sonitrol, card access)	487,025	-	487,025	-	487,025	487,025	-	487,025	
Network/Cables	105,875	-	105,875	-	105,875	105,875	-	105,875	
Roofing Consultant	42,350	-	42,350	-	42,350	42,350	-	42,350	
Building Envelope Commissioning	84,700	-	84,700	-	84,700	84,700	-	84,700	
HVAC Commissioning & Test/Balance	211,750	-	211,750	-	211,750	211,750	-	211,750	
Signage	-	-	-	-	-	-	-	-	
Printing	21,175	-	21,175	-	21,175	21,175	-	21,175	
Escalation	5,319,160	-	5,319,160	-	5,319,160	5,319,160	-	5,319,160	
Audit	42,350	-	42,350	-	42,350	42,350	-	42,350	
Project Reserve	1,058,750	-	1,058,750	-	1,058,750	1,058,750	-	1,058,750	
Project Total	\$ 58,642,045	\$ -	\$ 58,642,045	\$ -	\$ 58,642,045	\$ 58,642,045	\$ -	\$ 58,642,045	

Potential Change Conditions				Contingency		
Description	Tracking Number	Estimated Cost	Status	Project Contingency	Original	Current
				\$ -	\$ -	

# Reedy Creek ES Budget – Original 2017

Approved Budget:  
\$59,927,402

Total Number of Student Stations			940			Updated: 4/26/17		
Reedy Creek ES								
A	B	C	D	E	F	G	H	I
			B+C		D-E		F-G	E+G
Description	Original Budget	Budget Adjustments	Revised Budget	Total Assigned	Available	Planned	Variance	Estimated Cost to Complete
Project Total	18,489,240	-	18,489,240	-	18,489,240	18,489,240	-	18,489,240
10-20 Design	727,320	-	727,320	-	727,320	727,320	-	727,320
Planning	133,320	-	133,320	-	133,320	133,320	-	133,320
Design	594,000	-	594,000	-	594,000	594,000	-	594,000
10-25 Preconstruction	33,000	-	33,000	-	33,000	33,000	-	33,000
10-30 Construction	13,200,000	-	13,200,000	-	13,200,000	13,200,000	-	13,200,000
10-30-01 Site	300,000	-	300,000	-	300,000	300,000	-	300,000
10-30-02 Roofing	750,000	-	750,000	-	750,000	750,000	-	750,000
10-30-03 Structural	1,450,000	-	1,450,000	-	1,450,000	1,450,000	-	1,450,000
10-30-04 Exterior	3,500,000	-	3,500,000	-	3,500,000	3,500,000	-	3,500,000
10-30-05 Interior	2,100,000	-	2,100,000	-	2,100,000	2,100,000	-	2,100,000
10-30-06 Mechanical	1,950,000	-	1,950,000	-	1,950,000	1,950,000	-	1,950,000
10-30-07 Electrical	1,750,000	-	1,750,000	-	1,750,000	1,750,000	-	1,750,000
10-30-08 Plumbing	700,000	-	700,000	-	700,000	700,000	-	700,000
10-30-09 Life Safety	200,000	-	200,000	-	200,000	200,000	-	200,000
10-30-10 Technology	300,000	-	300,000	-	300,000	300,000	-	300,000
10-30-11 Conveyances	-	-	-	-	-	-	-	-
10-30-12 Specialties	200,000	-	200,000	-	200,000	200,000	-	200,000
10-40 Miscellaneous	4,528,920	-	4,528,920	-	4,528,920	4,528,920	-	4,528,920
ODP (estimated)	-	-	-	-	-	-	-	-
Builder's Risk	-	-	-	-	-	-	-	-
Sales Tax Savings from ODP	-	-	-	-	-	-	-	-
FF&E	1,188,000	-	1,188,000	-	1,188,000	1,188,000	-	1,188,000
Portables (POSSIBLE EXPENDITURE)	264,000	-	264,000	-	264,000	264,000	-	264,000
Moving	132,000	-	132,000	-	132,000	132,000	-	132,000
Environmental	132,000	-	132,000	-	132,000	132,000	-	132,000
Utilities	66,000	-	66,000	-	66,000	66,000	-	66,000
Material Testing	46,200	-	46,200	-	46,200	46,200	-	46,200
IT Equipment	363,000	-	363,000	-	363,000	363,000	-	363,000
Security Guard Service	26,400	-	26,400	-	26,400	26,400	-	26,400
Security (cameras, sonitrol, card access)	151,800	-	151,800	-	151,800	151,800	-	151,800
Network/Cables	33,000	-	33,000	-	33,000	33,000	-	33,000
Roofing Consultant	26,400	-	26,400	-	26,400	26,400	-	26,400
Building Envelope Commissioning	26,400	-	26,400	-	26,400	26,400	-	26,400
HVAC Commissioning & Test/Balance	66,000	-	66,000	-	66,000	66,000	-	66,000
Signage	-	-	-	-	-	-	-	-
Printing	6,600	-	6,600	-	6,600	6,600	-	6,600
Escalation	1,657,920	-	1,657,920	-	1,657,920	1,657,920	-	1,657,920
Audit	13,200	-	13,200	-	13,200	13,200	-	13,200
Project Reserve	330,000	-	330,000	-	330,000	330,000	-	330,000
Project Total	\$ 18,489,240	\$ -	\$ 18,489,240	\$ -	\$ 18,489,240	\$ 18,489,240	\$ -	\$ 18,489,240

Potential Change Conditions				Contingency	
Description	Tracking Number	Estimated Cost	Status	Project Contingency	Current
				\$ -	\$ -

## Deferred Maintenance Projects (24-25)

Facility	Project Description	Amount
Celebration High	Shower replacement in locker room	\$ 60,000.00
Celebration K8	Air Handling Units	\$ 5,000,000.00
Curriculum Development Center	Replace roof & gutters	\$ 40,000.00
Cypress Elementary	Replace playground without canopy	\$ 445,500.00
East Lake Elementary	Interior Painting	\$ 100,000.00
East Lake Elementary	Stripe parking lot	\$ 20,000.00
Exceptional Student Education	AC Unit for ESE Bldg. 6	\$ 600,000.00
Harmony High	HVAC Repair/Replacement Increase	\$ 1,465,000.00
Harmony High	Stripe parking lot	\$ 20,000.00
Highlands Elementary	Replace coils for two chillers	\$ 200,000.00
Horizon Middle	Transient Voltage Surge Suppressor (TVSS)	\$ 40,000.00
Horizon Middle	Replace ceiling fans	\$ 50,000.00
Liberty High	Interior Painting	\$ 500,000.00
Maintenance	Department equipment	\$ 770,000.00
NeoCity	Emergency lights	\$ 30,000.00
Neptune Elementary	Gutter Replacement	\$ 240,000.00
New Beginnings	Replace carpet	\$ 200,000.00
Osceola High	Interior Painting	\$ 500,000.00
Osceola High	Track replacement	\$ 550,000.00
Osceola High	Exterior Painting	\$ 175,000.00
oTECH East	HVAC	\$ 2,500,000.00
Parkway Middle	Replace window blinds with tint	\$ 50,000.00
Partin Settlement Elementary	Interior Painting	\$ 120,000.00
Poinciana High	Air Handling Units & HVAC retro	\$ 10,000,000.00
Professional and Technical High	Gutter Replacement	\$ 50,000.00
Reedy Creek Elementary	Replace Daikin Split Unit 1-121.	\$ 25,000.00
St. Cloud Elementary	Chillers (R22)	\$ 1,000,000.00
St. Cloud High	Carpet replacement	\$ 375,000.00
St. Cloud High	Interior Painting	\$ 500,000.00
Transportation	Staff Front and Back Parking Lot lines	\$ 25,000.00
Ventura Elementary	Chiller Replacement/Repair Increase	\$ 450,000.00
Ventura Elementary	Exterior Painting bldg. 8 and trim	\$ 54,500.00
Westside K8	Window blinds or change to tint	\$ 30,000.00
Zenith	Air Handling Units (outside units)	\$ 2,500,000.00
Zenith	Spanish tile walkway roof	\$ 150,000.00
Zenith	Interior Painting	\$ 100,000.00
<b>Total</b>		<b>\$ 28,935,000</b>

## Deferred Maintenance Projects (25-26)

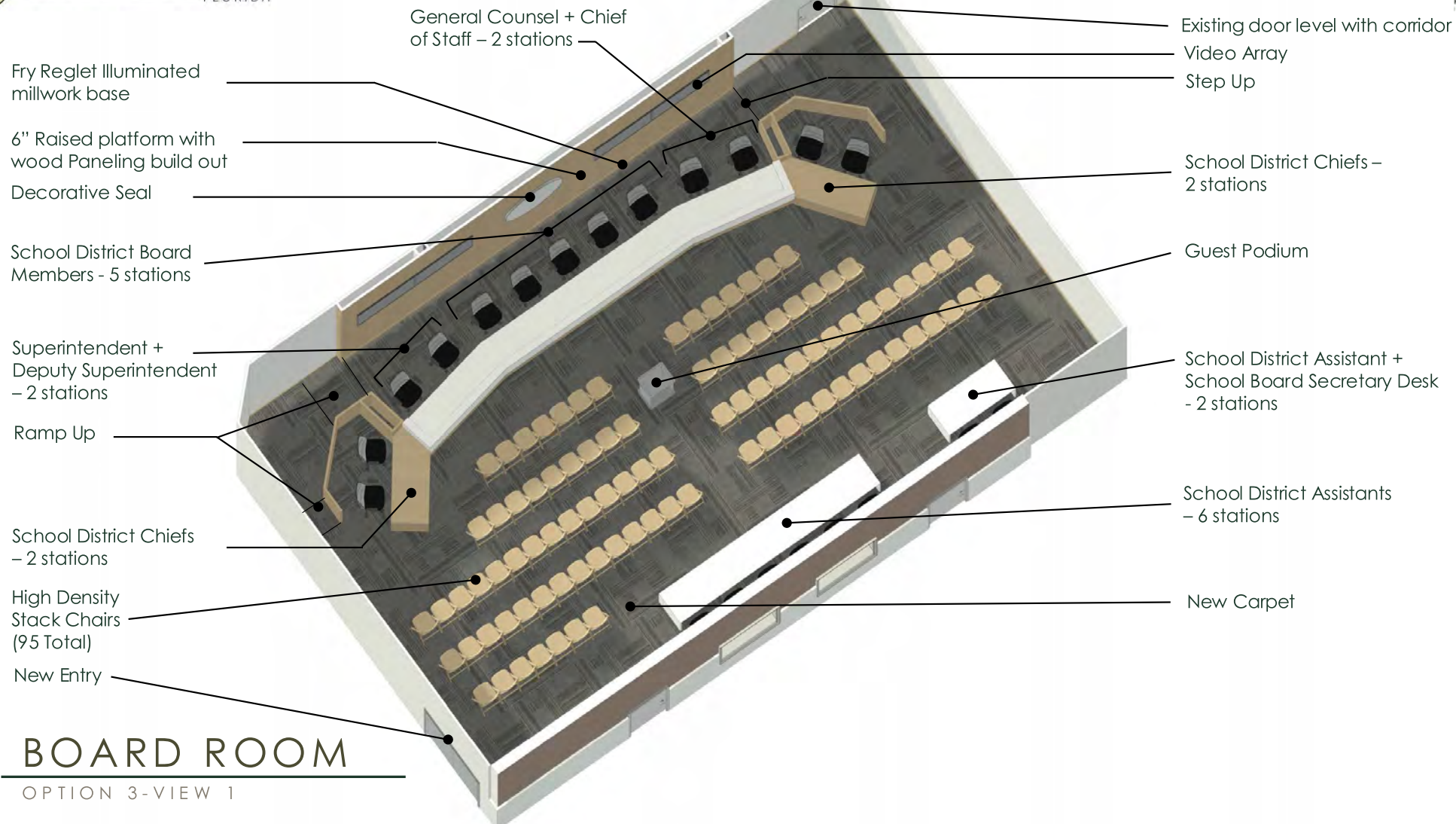
Maintenance - FCA Years 1-5 Prioritized Projects List & Priority Level							
Facility/School	Project	Year 1-5	Priority Level	Ranking	Vendor/Staff	Department /Facilities	Estimate Cost
CLHS	Additional funding needed for 2024/2025 Air Handler project in Facility	1	1	1	Vendor	Facilities	14,000,000.00
PATHS	Additional funding needed for 2024/2025 Air Handler project in Facility	1	1	1	Vendor	Facilities	3,500,000.00
PSES	Additional funding needed for 2024/2025 Air Handler project in Facility	1	1	1	Vendor	Facilities	4,750,000.00
DWES	HVAC retro	1	1	2	Vendor	Facilities	10,000,000.00
DWES	Retro lighting to support energy for HVAC retro project	1	1	2	Vendor	Facilities	2,000,000.00
MCES	Replace 3 chillers and AHU's campus wide	1	1	3	Vendor	Facilities	7,400,000.00
PWMS	Complete HVAC Retro campus wide	1	1	4	Vendor	Facilities	10,000,000.00
HTES	Replace chiller 2 & 3. Facilities has a current 2024/2025 Chiller and Air Handler project.	1	1	4	Vendor	Facilities	1,600,000.00
LVES	Replace 16 year old chiller by building 9. Facilities has an active project to replace the main chiller.	1	1	4	Vendor	Facilities	800,000.00
ELES	Replace 2 chillers and AHU's campus wide	1	1	5	Vendor	Facilities	7,600,000.00
CAES	Replace all fences and non electric gates	1	1	6	Vendor	Facilities	500,000.00
LBHS	Roof, control joint and tilt wall repairs needed for buildings 1,2,4,6,7	1	1	7	Vendor	Facilities	4,000,000.00
HTES	Replace roof	1	1	8	Vendor	Facilities	3,074,280.00
SCMS	Replace roof bldg. 5 & add roof access.	1	1	9	Vendor	Facilities	500,000.00
NPMS	Complete HVAC Retro campus wide.	1	1	10	Vendor	Facilities	10,000,000.00
NPMS	Replace bard units on 6th grade center	1	1	10	Vendor	Facilities	1,150,000.00
NPMS	Replace carpet, cabinets, paint interior and exterior entire campus.	1	1	10	Vendor	Facilities	1,400,000.00
NPMS	Replace roof	1	1	10	Vendor	Facilities	5,000,000.00
NPMS	Resurface basketball court	1	1	10	Vendor	Facilities	350,000.00
							<b>87,624,280.00</b>

**\$ 159,517,388.38**

Spent July 22 – Current (Districtwide)

## Board Room Renovation Project





## Board Room Renovation Project



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## Board Room Renovation Project



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## Board Room Renovation Project



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## Board Room Renovation Project



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## **Board Room Renovation Project - Schedule**

March 14<sup>th</sup> – Receive Drawings

March 15<sup>th</sup> – CM Advertise Project

April 14<sup>th</sup> – Receive Bids

May 13<sup>th</sup> - GMP and ODP Change Order Approved By Board

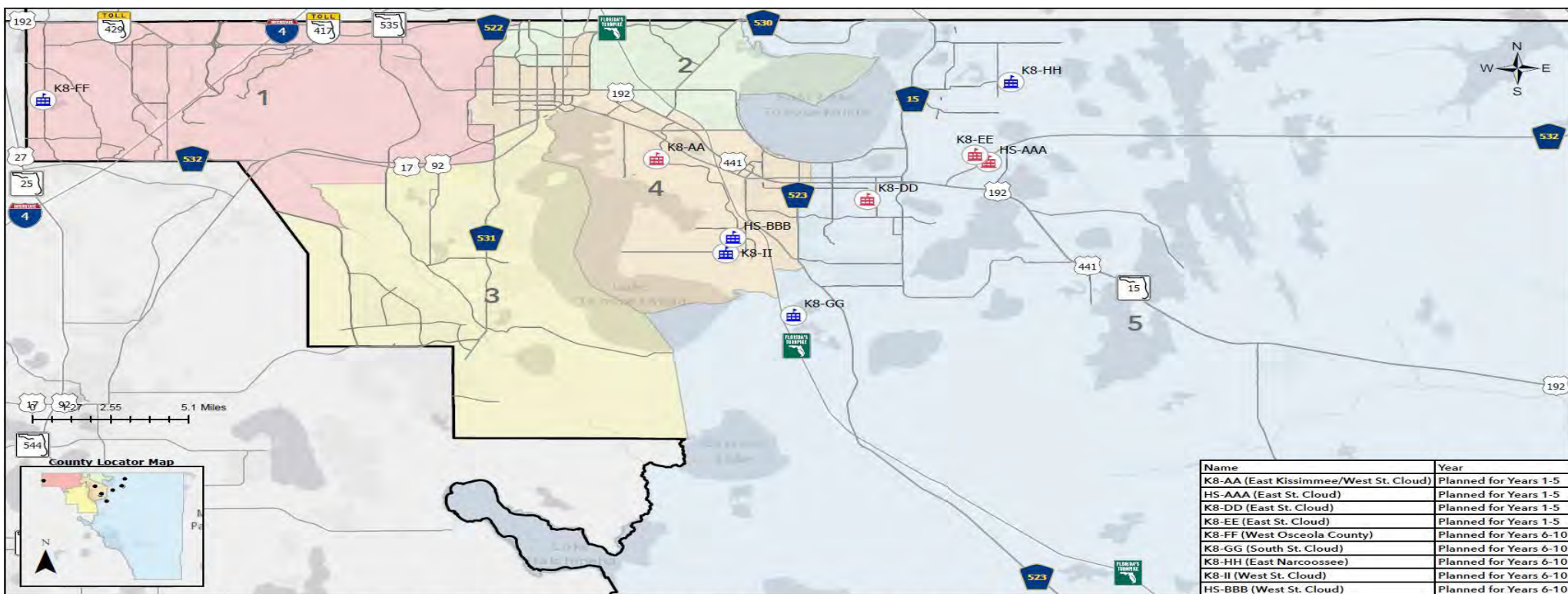
June 25<sup>th</sup> – Construction Start Date

November 18<sup>th</sup> – First Meeting back in Renovated Boardroom

\* Board meetings and workshops will be held at Gateway HS for the duration of the construction project.

## **Real Estate**

# School Siting Plan



Name	Year
K8-AA (East Kissimmee/West St. Cloud)	Planned for Years 1-5
HS-AAA (East St. Cloud)	Planned for Years 1-5
K8-DD (East St. Cloud)	Planned for Years 1-5
K8-EE (East St. Cloud)	Planned for Years 1-5
K8-FF (West Osceola County)	Planned for Years 6-10
K8-GG (South St. Cloud)	Planned for Years 6-10
K8-HH (East Narcoossee)	Planned for Years 6-10
K8-II (West St. Cloud)	Planned for Years 6-10
HS-BBB (West St. Cloud)	Planned for Years 6-10



Created by Planning Services  
Revised: 2/24/2025 - 10:35 AM  
By: R. Newton

## The School District of Osceola County, Florida 5, 10, & 20 Years School Siting Plan

Valid for the 2024/2025 School Year

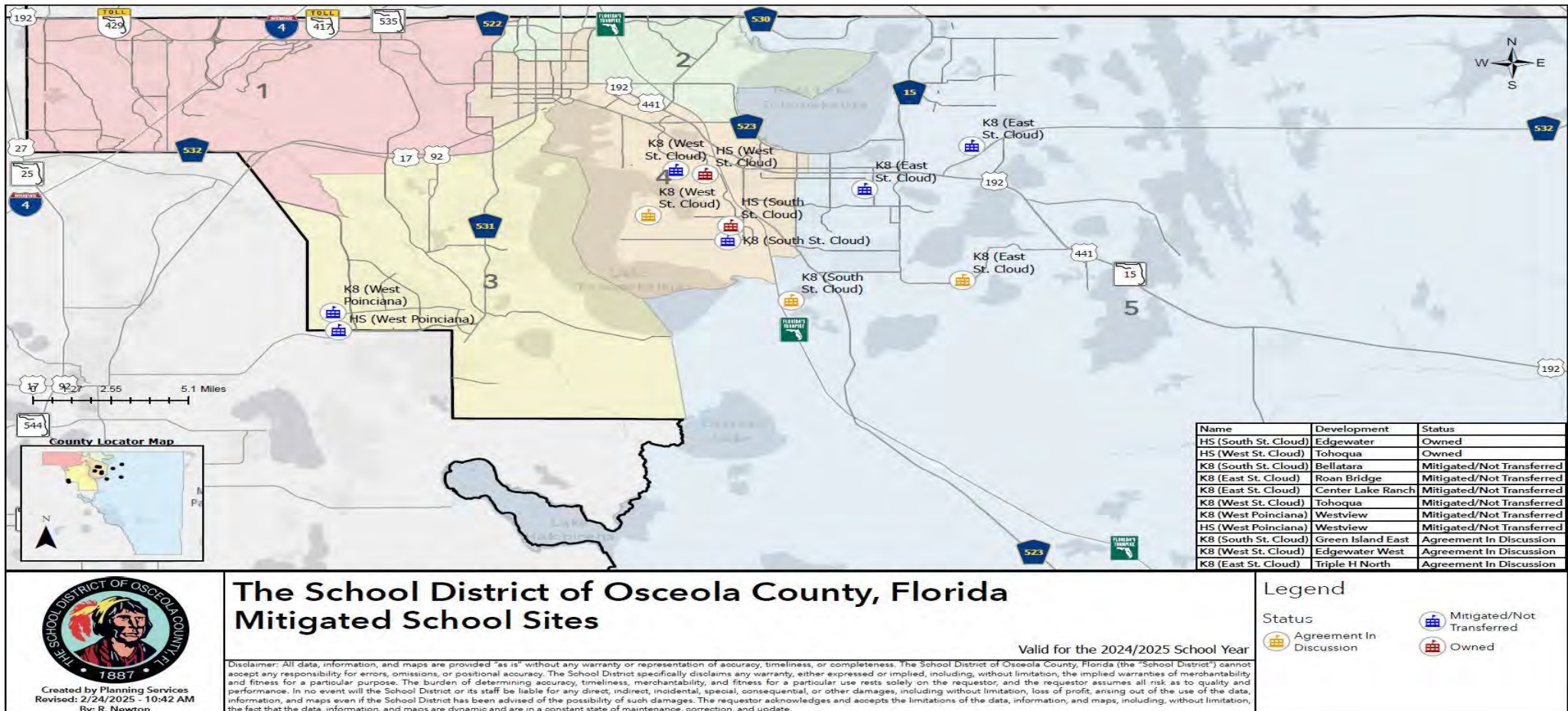
Disclaimer: All data, information, and maps are provided "as is" without any warranty or representation of accuracy, timeliness, or completeness. The School District of Osceola County, Florida (the "School District") cannot accept any responsibility for errors, omissions, or positional accuracy. The School District specifically disclaims any warranty, either expressed or implied, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The burden of determining accuracy, timeliness, merchantability, and fitness for a particular use rests solely on the requestor, and the requestor assumes all risk as to quality and performance. In no event will the School District or its staff be liable for any direct, indirect, incidental, special, consequential, or other damages, including without limitation, loss of profit, arising out of the use of the data, information, and maps even if the School District has been advised of the possibility of such damages. The requestor acknowledges and accepts the limitations of the data, information, and maps, including, without limitation, the fact that the data, information, and maps are dynamic and are in a constant state of maintenance, correction, and update.

### Legend

Year

- Planned for Years 1-5
- Planned for Years 6-10

# Mitigated Properties



## **Strategic Plan Alignment**

# Strategic Plan Alignment

## School District of Osceola County (SDOC)



### Mission:

Inspiring all learners to reach their highest potential as responsible, productive citizens.

### Vision:

The School District of Osceola County will work in partnership with families and the community to ensure all learners develop the essential knowledge and skills to strengthen our thriving community.

### Areas of Focus:

- The district's vision and mission are centered around three main areas of focus:
1. Cultivate the innovative spirit.
  2. Provide a safe and respectful environment.
  3. Facilitate transformational learning experiences.

### Operational Beliefs:

- The district's operational beliefs are to:
1. Seek to engage all learners in meaningful and diverse ways, and support them in developing the skills and mindsets needed for their future potential.
  2. Operate with transparency, honesty, and accountability, and leads with innovation and excellence.
  3. Create and sustain an environment that attracts and retains top talent at all levels, and fosters a performance-driven and collaborative culture.

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## Organizational Value Drivers

### Engagement Alignment Community Achievement Culture

Key Performance Indicators:	Key Performance Indicators:	Key Performance Indicators:	Key Performance Indicators:	Key Performance Indicators:
<ul style="list-style-type: none"> <li>• Response to email, phone calls, and other communication within 24 hours</li> <li>• Decrease the percentage of days of student absences</li> <li>• Decrease the percentage of days of teacher absences</li> <li>• Schools conduct monthly safety drills with 100% compliance</li> <li>• Increase the percentage of teachers and staff members participating in professional learning activities</li> </ul>	<ul style="list-style-type: none"> <li>• Increase the number of performance-based contracts</li> <li>• Number of days of downtime for student computer repairs</li> <li>• Number of days to complete work orders</li> <li>• Timeline to negotiate and finalize collective bargaining agreements</li> <li>• Maintain target financial condition ratio (general fund balance)</li> <li>• Complete update of design guidelines to reduce the number of Requests for Information (RFIs) and change orders (Change orders, Owner Direct Purchase, On-time completion)</li> </ul>	<ul style="list-style-type: none"> <li>• Increase community feedback by offering community input sessions through a variety of forums including face-to-face and virtual</li> <li>• Increase the percentage of students enrolling in SDOC schools relative to other educational options</li> <li>• Increase the number of and participation in parent academies</li> <li>• Increase messaging reach via social media platforms and utilize new platforms as appropriate</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in school grading component outcomes, to include a decrease in achievement gaps</li> <li>• Decrease the percentage of teacher vacancies</li> <li>• Increase graduation rate in district-operated schools</li> <li>• Increase the percentage of students experiencing college and career activities from Pre-K to 12</li> <li>• Increase the percentage of graduates graduating with a confirmed SDOC4E plan</li> <li>• Increase the proficiency of first-time test takers for ELA Grade 10 FAST and Algebra 1 End of Course (EOC)</li> </ul>	<ul style="list-style-type: none"> <li>• Percentage of students in co- or extra-curricular activities</li> <li>• Parent, student, and staff overall satisfaction with the district as measured with feedback survey</li> </ul>

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## Key Performance Indicators (KPI)



### Alignment

Leads: Sarah Graber and Dave Sharma  
Cross-Functional Sub Lead: Dr. Lisa Karcinski

**Purpose Statement:** SDOC operates through a cohesive, focused approach on activities, initiatives, and resource allocation in pursuit of achieving established outcomes.

◆ **KPI:** Increase the number of performance-based contracts

Benchmark Data	Year One Goal	Year Two Goal	Year Three Goal
Zero performance-based contracts	Execute at least one performance-based contract for a district-wide, supplemental academic software program	Execute three performance-based contracts for district-wide, supplemental academic software programs	Execute five performance-based contracts for district-wide, supplemental academic software programs

◆ **KPI:** Number of days of downtime for student computer repairs

Benchmark Data	Year One Goal	Year Two Goal	Year Three Goal
2023-2024 = 172	20% Decrease = 138	20% Decrease = 110	20% Decrease = 088

◆ **KPI:** Number of days to complete work orders

Benchmark Data	Year One Goal	Year Two Goal	Year Three Goal
2023-2024 Average = 17	15	14	13

◆ **KPI:** Timeline to negotiate and finalize collective bargaining agreements

Benchmark Data	Year One Goal	Year Two Goal	Year Three Goal
Instructional: Tentative agreement date: 6/26/24 Board approval date: 8/13/24	Through collaborative negotiations, all collective bargaining agreements will be settled on or before September 30 each year to meet state guidelines.	Through collaborative negotiations, all collective bargaining agreements will be settled on or before September 30 each year to meet state guidelines.	Through collaborative negotiations, all collective bargaining agreements will be settled on or before September 30 each year to meet state guidelines.

◆ **KPI:** Maintain target financial condition ratio (general fund balance)

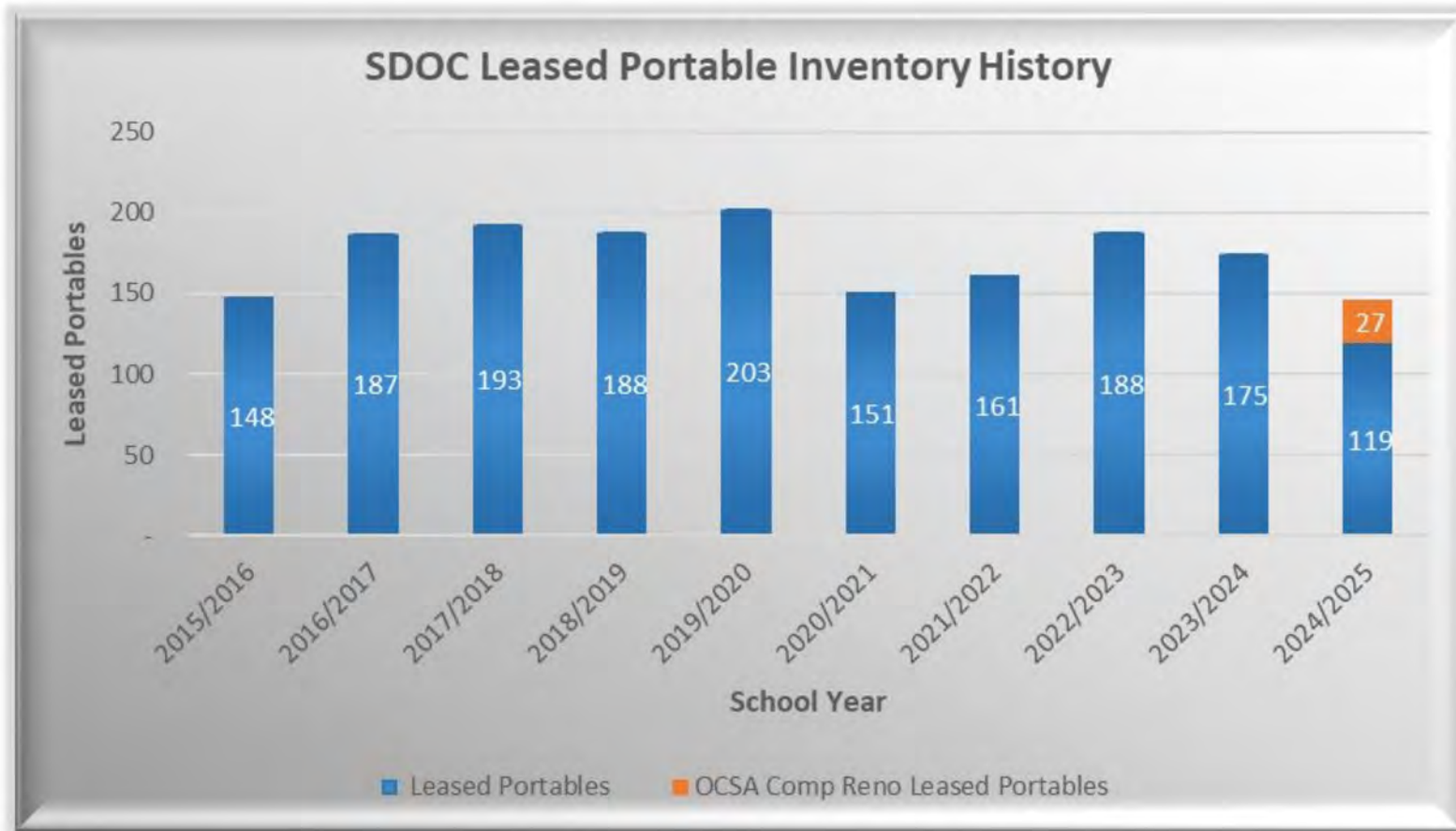
Benchmark Data	Year One Goal	Year Two Goal	Year Three Goal
2023-2024 = 9%	8-10%	8-10%	8-10%

◆ **KPI:** Complete update of design guidelines to reduce the number of Requests for Information (RFIs) and change orders (Change orders, Owner Direct Purchase, On-time completion)

Benchmark Data	Year One Goal	Year Two Goal	Year Three Goal
Baseline data for 2023-2024 Complete the design guideline updates	Reduce the number of RFIs and change orders by 10%	Reduce the number of RFIs and change orders by 10%	Reduce the number of RFIs and change orders by 10%

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## Strategic Plan Alignment - Facilities



## Facilities Condition Assessments



- Assessment of site & buildings
- Majority of subsystems assessed
- Uses expected life of system components to forecast needs
- Industry standard expected life customized to SDOC experience
- Basis of Forecasting Future Capital Renewal and Comprehensive Needs
- Continually updated, refreshed every five years



# BOARD & SUPERINTENDENT'S COMMENTS

