

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

817 Bill Beck Boulevard • Kissimmee • Florida 34744-4492
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SCHOOL BOARD MEMBERS

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



Superintendent of Schools
Dr. Debra P. Pace

Agenda

Business Advisory Board Meeting

Bill Collins Conference Room

Administrative Complex
817 Bill Beck Boulevard
Kissimmee, Florida

Wednesday, February 28, 2018

7:30 A.M.

1. Approve Minutes of January 24, 2018
2. Election of Chair & Vice Chair
3. Review Impact Fee & Sales Tax Report
4. Budget Update
5. Facilities Update
6. Next regular meeting: Wednesday, March 28, 2018 @ 7:30 a.m. in the Bill Collins Conference Room

Business Advisory Board Minutes

January 24, 2018

Members Present: Robert Bass, Mel Welch, Shawn Hindle, Turner Wallis, & Grant Lacerte

Members Absent: Charlie Rogers & Stacy McCland

Others/Guests: Dr. Debra Pace, Sarah Graber, Migdalia Gonzalez, Marc Clinch, Mark Lockard, Rhonda Blake, Maribel Vallellanes, & Carmen Morales

Mr. Welch called the meeting to order.

Introductions

- **Minutes**

The minutes from the November 29, 2017, meeting were approved with all ayes.

- **Impact Fee and Sales Tax Reports**

Ms. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of November 30, 2017.

Permits Issued: October - 216 units of which 188 were Single Family & November – 295 units of which 286 were Single Family.

Impact Fee Revenues

Collections: Oct. \$2M/Nov. \$3M
YTD: \$14M

Impact Fee Expenditures

Expenditures: \$17.3M
Majority at Toho High School (\$13.4M)

Impact Fee Credits

\$3.7M outstanding

Infrastructure Sales Surtax Revenue

Collections: \$1M
YTD: \$6M

Infrastructure Sales Surtax Expenditures (1/4 cent)

YTD Expenditures: \$947,000

School Capital Outlay Surtax Revenue

Collections: \$2M
YTD: \$12M

School Capital Outlay Surtax Expenditures (1/2 cent)

YTD Expenditures: \$4.9M

BAB members discussed market trends, growth issues, Impact Fees, & impact of the recent hurricanes.

Dr. Pace spoke on the challenges with incoming/exiting Puerto Rican students; State & Federal assistance; FTE; Capital funding; new construction challenges with DOE approvals; FTE audit; student stations; & charter schools.

- **Budget Update**

Ms. Graber spoke about the projections/adjustments for impact fees and sales tax collections. Dr. Pace spoke about the changes to the Impact Fee Ordinance. She stated Legislation allowing maximum increase of \$100.00 per student funding. She stated they expect the House & Senate to start their budgets next week and to settle the budget in the regular session.

- **Facilities Update**

Mr. Clinch & Mr. Lockard provided an updated Power Point presentation and reviewed various projects. Mr. Clinch spoke on the Demo STEM high school at NeoCity site stating the official name of the school will be NeoCity Academy (Colors – Blue/Silver & Mascot – Knights) and expected to open Fall 2019. Ms. Blake stated we are working with the developer for Celebration Island and the Old Hickory Tree project Phase I will be 451 homes and the school will be in Phase 2. Mr. Lockard reviewed the projects in design and construction.

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

BAB Meeting Dates

The Business Advisory Board has agreed to meet the 4th Wednesday of every month for their monthly meeting. **The next meeting will be held on Wednesday, February 28, 2018 @ 7:30 a.m. in the Bill Collins Conference Room.**

**SDOC Business Advisory Board
Impact Fee Revenue
For the period ending 12/31/2017**

Impact Fee Revenue: Current and Three-Year History	Fiscal Year							
	2014 - 2015		2015 - 2016		2016 - 2017		2017 - 2018	
	Revenue	Units	Revenue	Units	Revenue	Units*	Revenue	Units*
MONTH								
July	\$ 1,842,828	215	\$ 2,168,067	259	\$ 2,474,886	253	\$ 3,197,541	375
August	2,046,717	234	1,847,463	253	2,874,446	301	2,963,407	313
September	1,882,522	234	2,384,543	358	3,177,159	335	2,987,439	296
October	2,516,674	308	2,912,821	383	2,536,646	261	2,076,217	216
November	2,148,642	281	3,485,509	444	3,156,311	317	2,942,186	295
December	1,638,980	203	3,047,440	360	2,888,904	319	4,902,215	635
January	1,300,016	159	2,246,278	286	2,766,539	278		
February	1,359,028	165	2,862,805	343	3,495,023	390		
March	2,392,729	283	3,080,304	348	3,016,274	328		
April	1,788,992	227	3,080,131	336	4,526,549	595		
May	1,734,269	221	2,910,994	348	3,998,982	503		
June**	2,493,755	337	3,886,379	419	3,400,398	420		
TOTAL	\$ 23,145,152	2,867	\$ 33,912,735	4,137	\$ 38,312,117	4,300	\$ 19,069,005	2,130

Impact Fee Revenue Analysis	
For Fiscal Year Ending June 30, 2018	
Budget:	
Final Budget: Forecasted Revenue	\$ 40,419,283
BAB Recommended Adjustment	_____
Adjusted Estimated Revenue - FY18	\$ 40,419,283

Educational Impact Fee Rates			
Type of Dwelling	Effective 7/27/2015	Prior to 7/27/2015	Increase
Single Family & Townhomes	\$ 10,147	\$ 8,702	\$ 1,445
Mobile Homes	5,973	4,960	1,013
Multi-family Units	6,048	5,665	383

*Number of Units as computed based on reports received by the City of Kissimmee, City of St. Cloud, and Osceola County

**Accrual

**SDOC Business Advisory Board
Impact Fee Expenditures
For the period ending 12/31/2017**

Impact Fee Expenditures: Current and Three-Year History		Fiscal Year			
PROJECT NAME	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	
Debt Service	\$ 8,306,141	\$ 8,508,275	\$ 5,111,761	\$ -	
Other:					
Buses		498,235		800,000	
Celebration High School Wing Addition		76,815			
Celebration High School Space Reconfiguration			693,782		
Celebration K8 Space Reconfiguration	634,699	263,214			
Central Avenue Elementary Wing Addition					
Chestnut Elementary Space Reconfiguration	23,497	69,285			
Discovery Intermediate Space Reconfiguration		268,236	883,697	633,528	
Harmony High School Wing Addition	4,865,199	948,670	89,319		
Hickory Tree Elementary Wing Addition					
Horizon Middle School Space Reconfiguration		433,802			
Kissimmee Middle School Space Reconfiguration		552,434			
Land					
Middle AA - Harmony Area			720,742	239,185	
NeoCity Academy				10,022	
Poinciana High School Wing Addition			4,852,724	1,568,093	
Renovations					
Sunrise Elementary Space Reconfiguration	2,000	74,703			
Tohopekaliga High School		746,914	23,483,798	18,757,065	
Westside K-8 Renovation			607,467	701,662	
Subtotal Other:	\$ 5,525,395	\$ 3,932,308	\$ 31,331,529	\$ 22,709,555	
TOTAL	\$ 13,831,535	\$ 12,440,583	\$ 36,443,290	\$ 22,709,555	

**SDOC Business Advisory Board
Outstanding Impact Fee Credits
For the period ending 12/31/2017**

Entity	Amount Issued	Redeemed	Balance
Avatar - Countywide	\$ 8,585,695	\$ 6,691,976	\$ 1,893,719
ICI - Flora Ridge EFBD	4,000,000	2,175,656	1,824,344
TOTAL	\$ 25,085,695	\$ 21,367,632	\$ 3,718,063

**SDOC Business Advisory Board
Infrastructure Sales Surtax Revenue
For the period ending 12/31/2017**

Sales Tax Revenue: Current and Three-Year History	Fiscal Year			
MONTH	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018
July	\$ 838,913	\$ 909,859	\$ 1,428,859	\$ 1,432,353
August	900,024	1,072,805	1,046,947	1,101,673
September	841,678	867,329	947,552	1,081,142
October	1,093,569	1,144,236	1,255,528	1,366,944
November	824,162	907,822	920,847	1,044,372
December	814,353	931,706	1,018,097	1,132,027
January	1,369,072	1,455,983	1,522,982	
February	872,259	969,344	987,974	
March	956,680	1,029,625	1,011,257	
April	1,448,481	1,558,745	1,583,680	
May	998,267	1,029,386	1,109,801	
June*	1,172,285	894,435	1,026,513	
TOTAL	\$ 12,129,743	\$ 12,771,275	\$ 13,860,037	\$ 7,158,511

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

*Accrual

**SDOC Business Advisory Board
School Capital Outlay Surtax Revenue
For the period ending 12/31/2017**

MONTH	Fiscal Year	
	2016 - 2017	2017 - 2018
July	-	2,859,082
August	-	2,194,580
September	-	2,154,461
October	-	2,664,318
November	-	2,083,815
December	-	2,206,964
January	-	
February	\$ 1,951,205	
March	2,014,520	
April	2,912,640	
May	2,222,938	
June*	2,049,228	
TOTAL	\$ 11,150,531	\$ 14,163,220

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

*Accrual

**SDOC Business Advisory Board
Infrastructure Sales Surtax Expenditures (1/4 Cent)
For the period ending 12/31/2017**

Sales Tax Expenditures: Current and Three Year History		Fiscal Year			
Type of Expenditure	2014-2015	2015-2016	2016-2017	2017-2018	
Debt Service	\$ 7,232,187	\$ 6,881,502	\$ 6,938,488	\$ 445,477	
Other:					
Athletic Facilities	\$ 326,799	\$ 366,452	\$ 10,665	\$ 5,125	
Bathroom Renovations					
Buildings		16,406	183,968	30,679	
Chiller Replacements			54,421	536,643	
Communications		1,370,450	4,355		
Driveway/Parking Lot Resurface					
Ed Technology	1,276				
Equipment					
Fire Hydrants/Fire Main Loop					
Hvac Repair/Replacement					
Land Purchase	8,400		3,400		
Lighting					
Maint/Renov	19,523				
Media Retrieval System					
Remodeling	209,827	488,224	154,604	252,294	
Renovations	149,034		5,926		
Rent/Purchase Portables	548,693	376,267			
Repair/Repaint	6,557				
Retrofit	1,255,303	1,224,623	162,942		
Roofing	3,065				
School Computers	763,089	6,130			
Shade Cover					
Signage	589				
Site Drainage					
Tech Installation	17,000				
Subtotal Other:	\$ 3,309,155	\$ 3,848,552	\$ 580,281	\$ 824,741	
TOTAL	\$ 10,541,342	\$ 10,730,054	\$ 7,518,769	\$ 1,270,218	

**SDOC Business Advisory Board
School Capital Outlay Surtax Expenditures (1/2 Cent)
For the period ending 12/31/2017**

Type of Expenditure	Fiscal Year	
	2016-2017	2017-2018
Debt Service	\$ 136,948	\$ 926,875
Other:		
Carpet Replacements/Flooring:		
Celebration High School		\$ 213
Central Elementary School	\$ 199,992	-
Cypress Elementary School	150,000	
Discovery Intermediate School		30,550
Harmony High School	134,345	
Hickory Tree Elementary School	175,762	
Horizon Middle School	57,471	
Narcoossee Middle School	85,119	25,400
Neptune Middle School		325,215
Pleasant Hill Elementary School		9,750
Poinciana Academy of Fine Arts	152,325	94,691
Reedy Creek Elementary School	273,427	343
Ventura Elementary School	315,274	
Chiller Replacements:		
Celebration K-8 School	165,020	479,930
Horizon Middle School	286,509	83,622
Kissimmee Middle School	190,700	147,998
Comprehensive Renovations:		
Denn John Middle School	20,694	89,985
Michigan Avenue Elementary School	113,645	1,110,787
St. Cloud Middle School	24,503	395
HVAC Repairs/Replacements:		
Discovery Intermediate School		229,580
Harmony Community	23,497	
Hickory Tree Elementary School	14,455	
Ross E. Jeffries Campus	8,840	1,970
Fencing:		
Highlands Elementary		901
Liberty High School	8,198	
Neptune Middle School		48,596
Osceola County School for the Arts	19,245	
Fire Alarms:		
Partin Settlement Elementary School	31,298	
Poinciana Academy of Fine Arts	7,015	23,776
Painting or repairs:		
Boggy Creek Elementary School	3,715	
Celebration K-8 School	153,714	
Central Elementary School	35,120	55,858
Cypress Elementary School		25,761
Discovery Intermediate School		16,983
Flora Ridge Elementary School	29,806	
Gateway High School		19,880
Harmony High School	247,400	66,648
Hickory Tree Elementary School	17,133	60,893
Horizon Middle School	54,287	48,216
Kissimmee Middle School	27,270	6,525
KOA Elementary		45,486
Lakeview Elementary School	2,091	1,613
Liberty High School	71,922	52,182
Narcoossee Middle School		105,612
Neptune Elementary School	50,269	
Neptune Middle School	33,559	8,700
Parkway Middle School	5,224	22,862
Partin Settlement Elementary School		1,649
Poinciana Academy of Fine Arts	46,424	23,284
Ross E. Jeffries Campus		6,495
St. Cloud Elementary School	9,988	26,774
Ventura Elementary School		67,990
Parking Lot Resurface / Bus Loop		
Boggy Creek Elementary School		80,052
Renovations	5,194	
Gateway High School		23,461
Boggy Creek Elementary School		
Narcoossee Middle School		
Roofing		
Celebration K-8 School	31,923	844,072
Deerwood Elementary School	9,068	5,566
Safety & Security Equipment		5,810
Security Modifications		26,356
Technology Infrastructure	1,422,045	165,377
Subtotal Other:	4,713,486	4,517,807
TOTAL	\$ 4,850,434	\$ 5,444,682



Osceola School District

From Good to Great: Building a Legacy



February 28, 2018

Business Advisory Board Meeting – Facilities Update



Agenda

- I. Design & Construction Department Update
 - a. Projects in Planning
 - b. Projects in Design
 - c. Projects in Construction
 - d. Spotlight on Spring Break Projects
 - e. NeoCity Academy Update



Projects in Planning

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Project	Budget	Proposed Opening
Celebration New ES	\$25,000,000	2020-2021
Old Hickory Tree New ES	\$28,500,000	2021-2022
SCMS Comprehensive	\$32,928,056	2020-2021
NCMS HVAC Replacement	\$827,367	2019
HRHS – HRS Project	\$472,000	2019
WSK8 – HRS Project	\$220,000	2019
2018/2019 Cyclical	\$4,000,000	TBD
TOTAL	\$91,947,423	



Projects in Design

Project	Budget	Construction Notice to Proceed
Maintenance Renovation	\$504,000	TBD
NPMS Rear Bus Loop	\$500,000	TBD
NeoCity Academy	\$15,000,000	9/3/2018
NCMS Kitchen Serving Line	\$1,550,595	5/7/2018
OCSA Security Upgrade	\$113,495	5/30/2018
NPMS Restroom Renovation	\$82,214	5/29/2018
PNHS Chiller Replacement	\$2,100,000	8/10/2018
PNHS Gutter Replacement	\$114,155	5/26/2018
LBHS Site Traffic Pattern	\$930,355	5/31/2018
DWES Parking Resurfacing	\$86,463	5/1/2018
PHES Parking Resurfacing	\$134,998	5/21/2018
PWMS Lighting/HVAC	\$194,507	5/30/2018
PWMS Bldg 200 Bathrooms	\$80,690	5/26/2018
Admin Complex Paving	\$381,770	2/26/2018
DJMS Comprehensive	\$32,705,831	5/1/2018
Misc. Capital Projects	\$133,633	TBD
TOTAL	\$54,726,201	



Projects in Construction

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Project	Budget	Substantial Completion Date
MAES Comprehensive	\$31,213,822	7/15/2019
DWES Roof Replacement	\$205,000	3/5/2018
HRHS Ag Building	\$521,060	9/7/2018
Tohopekaliga HS	\$88,000,000	6/14/2018
MS "AA" (Harmony Area)	\$40,279,258	10/25/2019
LBHS CTE Addition	\$112,974	5/31/2018
SCHS CTE Addition	\$215,181	5/31/2018
SCHS Softball Scoreboards	\$170,877	5/30/2018
BCES Covered Walkway	\$150,596	3/30/2018
LVES Door Replacement	\$372,330	4/30/2018
NCMS Athletic Field	\$82,680	8/1/2018
NCMS Drop-Off Canopies	\$201,799	4/30/2018
NPMS Door Hardware	\$300,966	4/30/2018
REJE Extended Day Roof	\$97,980	4/6/2018
HTES Electrical Upgrade	\$235,000	7/20/2018
TECO East Diesel Mech	\$1,016,187	4/13/2018
Misc. Capital Projects	\$251,603	TBD
TOTAL	\$163,427,313	



Spotlight on Spring Break Projects

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MAES

THS

Middle School AA

oTECH St. Cloud

LVES

LVES

NPMS

OCSA

KMES

SCHS

SCHS

Kissimmee Transportation

CLHS

REJE

Comprehensive Renovation

High School Construction

Mobilization for New School Construction

East Diesel Bay

Soffit Replacement

Door Hardware Replacement

Door Hardware Replacement

Cafeteria Canopy Installation

Shed Demolition

Baseball Field Fencing

Baseball and Softball Scoreboard Replacements

Stem Bus Storage Container

Administration Sign Install

Roof Replacement



Middle School “AA”

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- NTP Issued 12/18/2017
- Partnering Session Held 2/14/2018
- Ground Breaking Ceremony Scheduled for 3/28/2018
- Awaiting SFWMD Permit to be followed by ACOE Permit





MAES – Sales Tax Priority #1

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- Early Package took place over the Holidays
- Main Package GMP was approved at the 2-20-18 Board Meeting
- Phase 1 (New ES and Shared Cafeteria) Substantial Completion on 3-6-19 – Spring Break Move-in
- Phase 2 (Demo existing ES, Renovate B-3 and build-out remaining site amenities) Substantial on 8-1-19





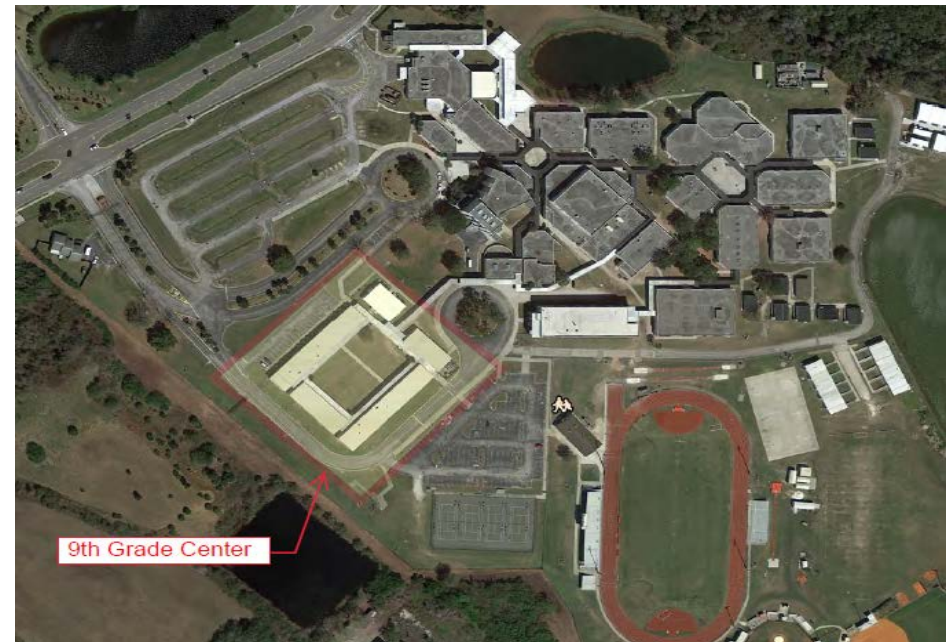
NeoCity Academy – Year 1

NEOCITY

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Year 1 (125-students/Freshman Only) Fall of 2018

- Several options have been reviewed including a Portable Campus at NeoCity (i.e., Trailers)
- Rather than placing students in trailers, SDOC is considering permanent buildings located at the Gateway High School – 9th Grade Center, which is completely separated from other GWHS buildings.
- This option provides several positive factors including;
 - ✓ Permanent Buildings – Avoids storm evacuation/safety concerns
 - ✓ Science labs and other amenities
 - ✓ Designated parent & bus loops
 - ✓ Complete separation from Gateway HS
 - ✓ Close proximity to NeoCity
 - ✓ Saves set-up and operational costs
 - ✓ Much more positive atmosphere for our students
- Continue to solidify FF&E needs
- Meeting completed with Steel Case on 1-31-18 to explore;
 - Steel Case Grant – up to \$67,000
 - Steel Case Pilot – Includes Pre & Post Evaluations
 - Active Learning Ecosystem Workshop – 2.5 hours
 - Site tours (Flagler Schools, Steel Case plant, etc.)





NeoCity Academy – Year 2

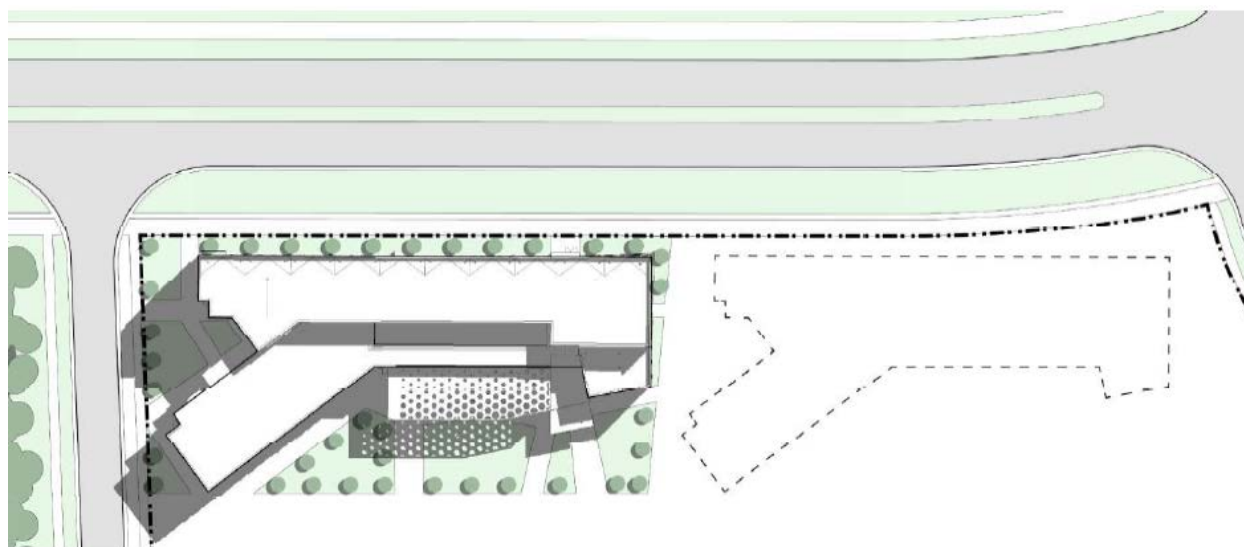


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Year 2 (New School for 500 Students) Fall of 2019

- Completed 12 Core-stakeholder Meetings (Project Objections, Curriculum needs, Space Planning, Envelop, MEP) and completed site visit of Florida Poly Tech
- Schematic Design submitted on 2-7-18 – Now in Design Development
- Land Conveyance Agreement approved at the 2-20-18 School Board Meeting
- Floor Plans, Elevations and Fly-thru to be presented at the 3-6-18 Facilities Workshop starting at 4pm

NeoCity Academy STEM High School - SCENARIO 6					
UPDATED 1.28.2018					
Programming January 2018					
500 STUDENTS					
45,000 GSF					
125 STUDENTS PER GRADE					
1/25 TEACHER TO STUDENT RATIO					
PROGRAM TYPE/SPACE	SF	# of rooms	Net SF	Capacity	Total Capacity
IMPART	250	4	1,000		
THINK	30	12	360		
CREATE	110	10	1,100		
CREATE LABS	900	5	4,500		
LOUNGE HUB / FLEX CREATE LAB	900	2	1,800		
TRANSDISCIPLINARY FAB LABS	1,400	6	8,400		
DEMONSTRATION LABS	975	5	4,875		
DEMONSTRATION LAB	1,200	1	1,200		
PREP ROOMS	190	4	760		
FAB LAB STORAGE	250	4	1,000		
ADMINISTRATIVE SUITE	1,890	1	1,890		
MEDIA-LOUNGE / FLEX / CAFE / EXHIBIT + BALCONY	5,149	1	5,149		
TEACHER PLANNING	350	4	1,400		
BRIDGE CONNECT (PARTNER SPACE) (part of HUB)			-		
TOTALS					
Net square footage (NSF)			33,434		
Gross multiplier			1.39		
GROSS TOTAL (GSF)			46,473		
Capacity			500		
Gross square foot per student			93		





Business Advisory Board Comments and Discussion

From Good to Great: Building a Legacy