

# 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 – 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**

#### **Facilities Conference Portable**

Administrative Complex  
817 Bill Beck Boulevard  
Kissimmee, Florida

**Wednesday, January 24, 2018**

**7:30 A.M.**

1. Approve Minutes of November 29, 2017
2. Review Impact Fee & Sales Tax Report
3. Budget Update
4. Facilities Update
5. Next regular meeting: Wednesday, February 28, 2018 @ 7:30 a.m. in the Bill Collins Conference Room

# Business Advisory Board Minutes

## November 29, 2017

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

**Members Absent:** Charlie Rogers, Stacy McCland, & Grant Lacerte

**Others/Guests:** Sarah Graber, Migdalia Gonzalez, Marc Clinch, Mark Lockard, Rhonda Blake, Randy Shuttera, Melissa Lucas, Kelvin Soto, Maribel Vallellanes, & Pat Alderman

Mr. Welch called the meeting to order.

### Introductions

- **Minutes**

The minutes from the October 25, 2017, meeting were approved with all ayes.

- **Impact Fee and Sales Tax Reports**

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

Permits Issued: 296 units of which 291 were Single Family, 4 Multi-Family, & 1 Mobile Home.

**Impact Fee Revenues**

Collections: \$3M

YTD: \$9.1M

**Impact Fee Expenditures**

Expenditures: \$5.6M

Majority at Toho High School

**Impact Fee Credits**

\$3.8M outstanding

No Change from prior month.

**Infrastructure Sales Surtax Revenue**

Collections: \$1M

YTD: \$3.6M

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

YTD Expenditures: \$722,000

**School Capital Outlay Surtax Revenue**

Collections: \$2.2M

YTD: \$7.2M

Forecast: \$29M

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

YTD Expenditures: \$3.7M

- **Budget Update**

Ms. Graber stated there would be a budget workshop in January to address various factors affecting the district budget and its resources. There was discussion of any additional funding for new students enrolled from Puerto Rico, student enrollment, and bus issues. Ms. Graber asked for the BAB input on adjusting the 5.5% yearly increase for the impact fee revenue projections. She asked if the BAB felt the numbers would drop due to the county moratorium. There was discussion on rezoning, infrastructure, plotted lots, & land use. She asked for the opinion on an anticipated timeline for when it may drop and how much it may drop. The BAB felt it would drop in about 7 – 12 months and would be about a 10% drop. The BAB recommended a 5% decrease for next year and remain the same the following year. At that time, projections would be re-evaluated monthly. There was also discussion on the influence that the new tax structure may have and the multi-family rate.

- **Facilities Update**

Mr. Clinch & Mr. Lockard provided an updated Power Point presentation and reviewed various projects. Ms. Blake gave an overview of the redistricting process and an update of recent changes. Mr. Lockard reviewed the projects in design and construction. Mr. Clinch spoke on the Demo STEM high school at NeoCity site and timeline. Ms. Melissa Lucas spoke about the district partnership with the utilities for rebates, energy software, etc.

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

### BAB Meeting Dates

The Business Advisory Board has agreed to meet the 4<sup>th</sup> Wednesday of every month for their monthly meeting. **The next meeting will be held on Wednesday, January 24, 2018 @ 7:30 a.m. in the Facilities Portable.**

**SDOC Business Advisory Board  
Impact Fee Revenue  
For the period ending 11/30/2017**

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		
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		
<b>TOTAL</b>	<b>\$ 23,145,152</b>	<b>2,867</b>	<b>\$ 33,912,735</b>	<b>4,137</b>	<b>\$ 38,312,117</b>	<b>4,300</b>	<b>\$ 14,166,790</b>	<b>1,495</b>

Impact Fee Revenue Analysis	
For Fiscal Year Ending June 30, 2018	
<b>Budget:</b>	
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 11/30/2017**

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	236,825	
Poinciana High School Wing Addition			4,852,724	1,505,330	
Renovations					
Sunrise Elementary Space Reconfiguration	2,000	74,703			
Tohopekaliga High School		746,914	23,483,798	13,388,226	
Westside K-8 Renovation			607,467	698,197	
Subtotal Other:	\$ 5,525,395	\$ 3,932,308	\$ 31,331,529	\$ 17,262,106	
<b>TOTAL</b>	<b>\$ 13,831,535</b>	<b>\$ 12,440,583</b>	<b>\$ 36,443,290</b>	<b>\$ 17,262,106</b>	

**SDOC Business Advisory Board  
Outstanding Impact Fee Credits  
For the period ending 11/30/2017**

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

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Revenue  
For the period ending 11/30/2017**

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	
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	
<b>TOTAL</b>	<b>\$ 12,129,743</b>	<b>\$ 12,771,275</b>	<b>\$ 13,860,037</b>	<b>\$ 6,026,484</b>

Infrastructure Sales Surtax Analysis	
For Fiscal Year Ending June 30, 2018	
<b>Budget:</b>	
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 11/30/2017**

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	-	
January	-	
February	\$ 1,951,205	
March	2,014,520	
April	2,912,640	
May	2,222,938	
June*	2,049,228	
<b>TOTAL</b>	<b>\$ 11,150,531</b>	<b>\$ 11,956,256</b>

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

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Expenditures (1/4 Cent)  
For the period ending 11/30/2017**

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	\$ 153,758	
Other:					
Athletic Facilities	\$ 326,799	\$ 366,452	\$ 10,665	\$ 5,125	
Bathroom Renovations					
Buildings		16,406	183,968	15,191	
Chiller Replacements			54,421	521,192	
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	252,145	
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	\$ 793,653	
<b>TOTAL</b>	<b>\$ 10,541,342</b>	<b>\$ 10,730,054</b>	<b>\$ 7,518,769</b>	<b>\$ 947,411</b>	



**SDOC Business Advisory Board  
School Capital Outlay Surtax Expenditures (1/2 Cent)  
For the period ending 11/30/2017**

Type of Expenditure	Fiscal Year	
	2016-2017	2017-2018
Debt Service	\$ 136,948	\$ 926,875
Other:		
Carpet Replacements/Flooring:		
Central Elementary School	\$ 199,992	\$ -
Cypress Elementary School	150,000	
Harmony High School	134,345	
Hickory Tree Elementary School	175,762	
Horizon Middle School	57,471	
Narcoossee Middle School	85,119	25,400
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	83,503
Kissimmee Middle School	190,700	147,134
Comprehensive Renovations:		
Denn John Middle School	20,694	5,644
Michigan Avenue Elementary School	113,645	999,125
St. Cloud Middle School	24,503	395
HVAC Repairs/Replacements:		
Discovery Intermediate School		197,003
Harmony Community	23,497	
Hickory Tree Elementary School	14,455	
Ross E. Jeffries Campus	8,840	1,970
Fencing:		
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	
Cypress Elementary School		25,762
Discovery Intermediate School		42,076
Flora Ridge Elementary School	29,806	
Gateway High School		19,880
Harmony High School	247,400	66,648
Hickory Tree Elementary School	17,133	
Horizon Middle School	54,287	48,216
Kissimmee Middle School	27,270	
KOA Elementary		1,050
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	2,830
Partin Settlement Elementary School		1,332
Poinciana Academy of Fine Arts	46,424	23,284
Ross E. Jeffries Campus		6,495
St. Cloud Elementary School	9,988	
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	837,801
Deerwood Elementary School	9,068	2,302
Technology Infrastructure	1,422,045	163,250
Subtotal Other:	4,713,486	4,023,011
<b>TOTAL</b>	<b>\$ 4,850,434</b>	<b>\$ 4,949,886</b>



# Osceola School District

*From Good to Great: Building a Legacy*



January 24, 2018

***Business Advisory Board Meeting – Facilities Update***



# Agenda

2

## *Happy New Year!!!*

1. Projects in Planning
2. Projects in Design
3. Projects in Construction
4. Winter Project Highlights
5. NeoCity Academy Update



# Projects in Planning

3

Project	Budget	Proposed Opening
Celebration New ES	\$25,000,000	2020-2021
Old Hickory New ES	\$28,500,000	2021-2022
SCMS Comprehensive	\$32,928,056	2020-2021
CK8S Dugout Repair	\$20,440	2018
LVES Soffit Repair	\$39,641	2018
SCHS Scoreboards	\$87,748	2018
NCMS HVAC Replacement	\$827,367	2019
NCMS Kitchen Renovation	\$1,550,595	2019
PWMS Restroom Renovation	\$80,690	2018
HRHS – HRS Project	\$472,000	2019
WK8S – HRS Project	\$220,000	2019
SNS Shed Replacement	\$72,782	2018
2018/2019 Cyclical	\$4,000,000	TBD
<b>TOTAL</b>	<b>\$93,799,319</b>	



# Projects in Design

4

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
LBHS CTE Addition	\$112,974	11/14/2017
SCHS CTE Addition	\$215,181	11/14/2017
PNHS Chiller Replacement	\$2,100,000	8/10/2018
LBHS Site Traffic Pattern	\$930,355	5/31/2018
PWMS Lighting/HVAC	\$194,507	5/30/2018
Admin Complex Paving	\$381,770	2/26/2018
HTES Electrical Upgrade	\$235,000	5/14/2018
DJMS Comprehensive	\$32,705,831	5/1/2018
Misc. Capital Projects	\$718,206	TBD
<b>TOTAL</b>	<b>\$55,888,428</b>	



# Projects in Construction

5

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
SCHS Track Resurfacing	\$190,000	1/25/2018
Tohopekaliga HS	\$88,000,000	6/14/2018
Harmony MS	\$40,279,258	10/25/2019
BELA Fire Panel Replacement	\$235,000	1/19/2018
OTEC East Diesel Mech	\$1,016,187	4/13/2018
Misc. Capital Projects	\$2,290,604	TBD
<b>TOTAL</b>	<b>\$120,139,310</b>	



# Michigan Ave. ES – Early Site Package

6





# Osceola HS Building 9 Drainage

7







# Deerwood ES Roof Replacement

8





# Koa ES Drinking Fountain Installation

9





# Hurricane Irma Repairs (ZENP & DWES)

10





# Bellalago Academy Mini-Split Units

11





# Gateway HS Bus Loop Expansion

12





# St. Cloud HS Track Resurface

13





# Horizon MS Gym Floor Replacement

14





# NeoCity Academy HS



15

## First 125-students (Portable Campus)

- Developing site plan for portable campus
  - Portables, Shade Structure, Utilities, FF&E (SDOC)
  - Sidewalks & Pavement (County)
- Agreement is scheduled to go to the BCC on 2-5-18 and to the SDOC Board on 2-6-18
- **Portable Campus Opens: Fall 2018**

## 500-student station (New School)

- Concept Programming has commenced (Little Architects)
- CM Award Recommendation to the 2-6-18 Board (Gilbane)

## Schedule:

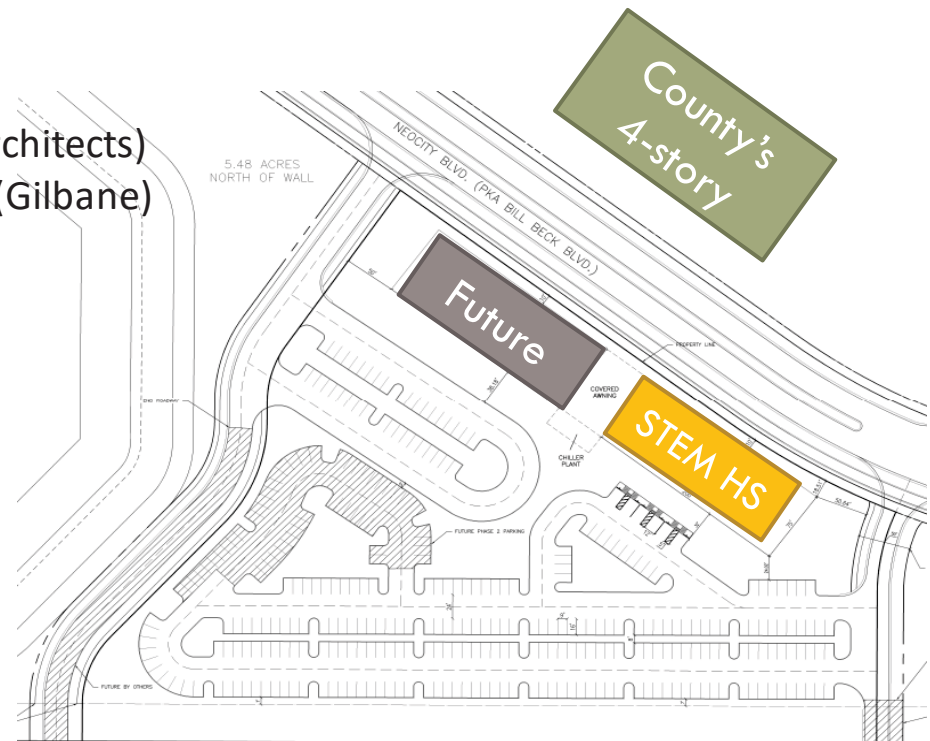
Design Phase: 8.5-months

Const. Phase: 10-months

Construction NTP: 9-1-18

Substantial Comp.: 6-30-19

**New School Opens: Fall 2019**







# Business Advisory Board Comments and Discussion

16

*From Good to Great: Building a Legacy*