

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

SCHOOL BOARD MEMBERS

District 1 – Teresa “Terry” Castillo – Vice-Chair
407-577-5022
District 2 – Julius Melendez
321-442-2862
District 3 – Jon Arguello
407-433-9082
District 4 – Heather Kahoun - Chair
689-241-7822
District 5 –
407-870-4009



Superintendent of Schools
Dr. Mark Shanoff

Agenda

Business Advisory Board Meeting
Bill Collins Conference Room
817 Bill Beck Blvd.
Kissimmee, FL 34744

Wednesday, March 27, 2024
7:30 A.M.

1. Approve Minutes of February 28, 2024
2. Sunshine Law Training
3. Review Impact Fee & Sales Tax Report
4. Budget Update
5. Facilities Update
6. Selection of Chair and Vice Chair
7. Next regular meeting: April 24, 2024 @ Valencia College



**BOARD
OF
COUNTY
COMMISSIONERS**
407-742-2000

District I
Peggy Choudhry
Vice Chair

District II
Viviana Janer

District III
Brandon Arrington

District IV
Cheryl Grieb
Chair

District V
Ricky Booth

**Osceola
County**

1 Courthouse Square
Suite 4700
Kissimmee, FL 34741

Phone: 407-742-2000
Fax: 407-742-2391

March 25, 2024

Mr. Melvin Welch
Pioneer Plaza
120 Broadway, Suite 301
Kissimmee, FL 34741

Dear Mr. Welch:

It gives me great pleasure to inform you that at our March 18, 2024, Board of County Commission meeting, the Osceola Board of County Commissioners **Reappointed** you to the **School Board Business Advisory Board**. Your term of office is effective immediately through March 31, 2026.

On behalf of the Board, thank you again for your commitment to Osceola County and for your continued support of the Osceola School Business Advisory Board.

If you have questions or need further information, please contact Ms. Sarah Graber, Chief Financial Officer, Osceola County School District, at (407) 870-4829.

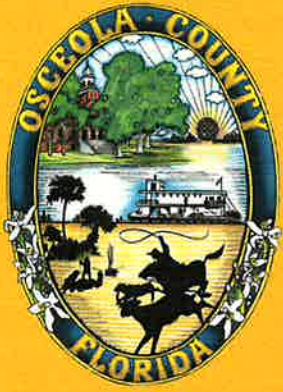
Sincerely,

BOARD OF COUNTY COMMISSIONERS

Cheryl L. Grieb
Chairwoman

CG/lcb

cc: Ms. Luz Skerrett, Executive Secretary to Sarah Graber



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407-742-2000

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Kissimmee, FL 34741*

*Phone: 407-742-2000
Fax: 407-742-2391*

March 25, 2024

Mr. Clyde Wells
3045 Comanche Road
St. Cloud, FL 34772

Dear Mr. Wells:

It gives me great pleasure to inform you that at our March 18, 2024, Board of County Commission meeting, the Osceola Board of County Commissioners **Reappointed** you to the **School Board Business Advisory Board**. Your term of office is effective immediately through March 31, 2026.

On behalf of the Board, thank you again for your commitment to Osceola County and for your continued support of the Osceola School Business Advisory Board.

If you have questions or need further information, please contact Ms. Sarah Graber, Chief Financial Officer, Osceola County School District, at (407) 870-4829.

Sincerely,

BOARD OF COUNTY COMMISSIONERS

Cheryl L. Grieb
Chairwoman

CG/lcb

cc: Ms. Luz Skerrett, Executive Secretary to Sarah Graber

BUSINESS ADVISORY BOARD MINUTES
FEBRUARY 28, 2024

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

Others/Guests: Board Member Castillo, Superintendent Shanoff, Sarah Graber, Dave Sharma, Scott Knoebel, Sarah Koren, Mari Espinal, Brian Barton, Maribel Vallellanes, and Luz Skerrett

Location: Bill Collins Conference Room

Mr. Welch called the meeting to order.

- **Superintendent**

Superintendent Shanoff greeted the Business Advisory Board members. He provided a brief update on Kindred K8 School's new construction and the groundbreaking which recently took place. The Superintendent thanked the School Board, Mr. Sharma, and the Facilities Department for their commitment to new projects which will help Osceola County keep up with its rapid population growth.

Dr. Shanoff stated that the district is waiting for the legislature to finalize the FY 2025 budget. He expressed concern that additional dollars in the budget will be earmarked for new teacher salaries which will continue to cause compression. Dr. Shanoff shared that the district is using aggressive new teacher recruitment strategies, including an upcoming recruiting trip to Puerto Rico.

Discussion was held about concurrency considerations and that the district is looking to make recommendations to the county and cities.

- **Minutes**

The minutes from the January 24, 2024, meeting were approved with all ayes.

BAB Member Hindle asked staff to ask the County for a breakdown on permits still pending approval.

Ms. Graber asked if the BAB members wanted to discuss revising and adjusting this year's Impact Fee Revenue projections. She also stated that the district will begin 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. The committee decided to table this discussion until the next meeting.

- **Budget**

Sarah Graber stated the district is closely monitoring the proposed budgets from the House and Senate to see how they would affect the district. The rate increase for the Florida Retirement System, any modifications to statutory requirements around teacher pay, and the removal of the ESSER III grant funding are just a few of the variables that could have a big impact on the FY 2024–2025 Budget.

Sarah invited the Board to the next Budget Workshop to be held on March 26, 2024 at 3 p.m.

- **Impact Fee and Sales Tax Reports**

Staff reviewed the Impact Fee & Sales Tax Reports for the period ending December 31, 2023.

BUSINESS ADVISORY BOARD MINUTES
FEBRUARY 28, 2024

- **Facilities Update & Planning Department**

Mr. Sharma presented a Facilities Programs Update on Projects in Planning, Projects in Design, and Projects in Construction.

Mr. Barton presented several pictures on the progress at:

- Gateway High School Comprehensive Renovation
- K-8 School "AA" Kindred New Construction
- K-8 School "BB" New Construction
- K-8 School "CC" New Construction
- NeoCity Academy Phase 2 New Construction
- St. Cloud High School Classroom Building Addition
- Transportation East
- Gateway High School Comprehensive Renovation

The topic of building costs and the possible risks associated with artificial turf usage was briefly discussed.

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 27, 2024, at 7:30 a.m. in the Bill Collins Conference Room.



Sunshine Law

**Sarah Wallerstein Koren
General Counsel**

Presentation to the Business Advisory Board

March 27, 2024



Business Advisory Board Duties and Responsibilities

- Review and report on the capital outlay budget, particularly as it relates to the expenditures of school impact fees and local sales tax.
- Review and report on issues and practices related to the fields of expertise represented on the board, such as site selection, construction, investments, purchasing, as requested by the superintendent or school board.
- Review and make recommendations regarding all reviews of the school impact fee ordinance and studies.
- Provide review and monitoring of the sales tax program.

See The School District of Osceola County, Florida, Business Advisory Board By-Laws:

[Business & Fiscal Services / By-Laws \(osceolaschools.net\)](https://www.osceolaschools.net/Business%20&%20Fiscal%20Services/By-Laws)

Sunshine Law

Advisory boards and committees created by public agencies may be subject to the Sunshine Law, even though their recommendations are not binding upon the entities that create them. The “dispositive question” is whether the committee has been delegated “decision-making authority,” as opposed to mere “information-gathering or fact-finding authority.” *Sarasota Citizens for Responsible Government v. City of Sarasota*, 48 So. 3d 755, 762 (Fla. 2010).

“Where the committee has been delegated decision-making authority, the committee’s meetings must be open to public scrutiny, regardless of the review procedures eventually used by the traditional governmental body.” *Id. Accord Florida Citizens Alliance, Inc. v. School Board of Collier County*, 328 So. 3d 22 (Fla. 2d DCA 2021), quoting extensively from *Sarasota Citizens for Responsible Government*, in finding that textbook evaluation committees created by the superintendent pursuant to school board policy to recommend textbooks, had been delegated decision-making authority and were therefore subject to the Sunshine Law even though the school board made the final decision to approve the textbooks.

Sunshine Law

The Sunshine law requires that:

- 1) Meetings must be open to the public,
- 2) Reasonable notice of such meetings must be given, and
- 3) Minutes of the meeting must be taken and promptly recorded.

Section 286.011(2), F.S., requires that minutes of a meeting of a public board or commission be promptly recorded and open to public inspection. Workshop meetings are not exempted from this requirement. AGOs 08-65 and 74-62. *And see Lozman v. City of Riviera Beach*, No. 502007CA007552XXXMBAN (Fla. 15th Cir. Ct. June 9, 2009), *per curiam affirmed*, 46 So. 3d 573 (Fla. 4th DCA 2010), available online in the Cases database at the open government site at myfloridalegal.com (minutes required for city council's agenda review meetings).

The Sunshine law applies to all discussions or deliberations as well as the formal action taken. The law, is applicable to any gathering, whether formal or casual, of two or more members of the same board or commission to discuss some matter on which foreseeable action will be taken by the public board or commission. There is no requirement that a quorum be present for a meeting to be covered under the law.

Sunshine Law

The Sunshine Law requires boards to meet in public; boards may not take action on or engage in private discussions of board business via written correspondence, e-mails, text messages, or other electronic communications.

- Example: Members of an advisory committee created to make recommendations to the superintendent on school attendance boundaries violated the Sunshine Law when they exchanged private electronic communications (emails and Facebook messages) relating to committee business. *Linares v. District School Board of Pasco County*, No. 17-00230 (Fla. 6th Cir. Ct. January 10, 2018), available online in the Cases database at the open government site at myfloridalegal.com. See also AGO 89-39 (members of a public board may not use computers to conduct private discussions among themselves about board business).

All voting and discussion must be open to the public. The use of preassigned numbers, codes or secret ballots would violate the law.

Sunshine Law

Prior to the adoption of s. 286.0114, F.S. (2013), Florida courts had determined that s. 286.011, F.S., provides a right to attend public meetings, but does not provide a right to be heard. See *Herrin v. City of Deltona*, 121 So. 3d 1094, 1097 (Fla. 5th DCA 2013) (phrase “open to the public” as used in s. 286.011, F.S., means that “meetings must be properly noticed and reasonably accessible to the public, not that the public has the right to be heard at such meetings”). See also *Keesler v. Community Maritime Park Associates, Inc.*, 32 So. 3d 659 (Fla. 1st DCA 2010), *review denied*, 47 So. 3d 1289 (Fla. 2010); and *Grapski v. City of Alachua*, 31 So. 3d 193 (Fla. 1st DCA 2010), *review denied*, 47 So. 3d 1288 (Fla. 2010).

However, as the court observed in *Herrin*, s. 286.0114(2), F.S., now mandates that “[m]embers of the public shall be given a reasonable opportunity to be heard on a proposition before a board or commission.” The opportunity to be heard does not have to occur at the same meeting at which the board or commission takes official action if the opportunity “occurs at a meeting that is during the decision making process and is within reasonable proximity in time before the meeting at which the board or commission takes the official action.” Section 286.0114(2), F.S.

Portions of this presentation excerpted from the 2024 Government in the Sunshine Manual:

[2024-government-in-the-sunshine-manual-web.pdf](#)
[\(myfloridalegal.com\)](#)

**SDOC Business Advisory Board
Impact Fee Revenue
For the period ending 01/31/2024**

MONTH	Fiscal Year									
	2019 - 2020		2020 - 2021		2021 - 2022		2022 - 2023		2023 - 2024	
	Revenue	Units	Revenue	Units	Revenue	Units	Revenue	Units	Revenue	Units
July	\$ 10,863,004	1,123	\$ 6,324,659	675	\$ 7,867,108	1,084	\$ 5,415,807	528	\$ 9,238,121	843
August	5,697,497	628	6,155,126	586	14,050,633	1,461	9,012,245	854	7,302,254	654
September	7,885,645	797	5,030,351	541	7,078,583	638	4,335,991	413	5,245,359	491
October	6,923,523	731	7,071,236	887	14,931,045	1,357	5,300,219	546	4,510,898	398
November	5,858,840	584	4,633,389	492	5,234,658	498	4,647,570	453	3,816,927	357
December	5,076,853	560	5,074,262	563	5,604,214	522	6,772,930	602	4,621,355	451
January	4,668,053	547	3,681,511	398	7,663,602	749	5,414,026	502	6,632,104	599
February	4,722,382	458	5,068,058	548	5,186,827	625	9,659,271	971		
March	7,787,661	837	9,076,345	858	14,706,633	1,385	13,368,299	1,228		
April	7,099,622	633	9,651,165	1,152	13,532,094	1,491	9,115,326	811		
May	3,627,116	378	11,320,247	1,065	9,256,530	636	10,021,126	899		
June**	4,177,704	481	10,042,573	958	5,840,977	544	15,119,365	1,338		
TOTAL	\$ 74,387,899	7,757	\$ 83,128,923	8,723	\$ 110,952,905	10,990	\$ 98,182,176	9,145	\$ 41,367,018	3,793

Number of Units Detail				
Type of dwelling	Total Units	Osceola County	City of Kissimmee	City of St Cloud
Single Family	226	158	0	68
Single Family-S/T rental	0	0	0	0
Single Family-Credits	0	0	0	0
Townhomes	154	119	0	35
Townhomes-S/T rental	0	0	0	0
Condominiums	0	0	0	0
Multifamily	218	0	212	6
Mobile Homes	1	1	0	0
Total	599	278	212	109

Budget	
Forecasted Revenue	\$ 85,000,000

Fund Balance	
Actual Fund Balance	\$ 277,994,645
Budgeted Fund Balance	\$ 43,458,320

**SDOC Business Advisory Board
Impact Fee Expenditures
For the period ending 01/31/2024**

Fiscal Year					
PROJECT NAME	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
Buses	822,176	113,116		2,001,708	
Canoe Creek K-8	1,167,050	14,598,151	4,617,185	24,019	410
Harmony Middle School - "Middle School AA"	2,607,661	52,692			
Harmony High School Space Reconfiguration			504,181	1,016,581	10,479
Island Village Elementary "A"	40,856	23,725	1,811,046	29,028,347	1,713,005
Kindred K-8				473,539	981,714
Knightsbridge "BB"			9,419,755	13,848,540	21,485,038
Land-Nova Road a/k/a Newman property		8,150,000			
Land-Old Hickory Road				106,084	
Land-Sunbridge				193,887	
Land					10,116,757
Narcoossee Middle School Space Reconfiguration				640,730	1,101,523
NeoCity Academy	2,578,168			5,038,029	6,717,462
Nova Road "AAA"				513,102	1,414,883
Poinciana High School Wing Addition	6,023,094	1,656,129	2,100		
Roan Bridge "DD"				739,407	477,275
St Cloud High School Wing Addition			365	2,218,612	4,496,468
Sunbridge K8 "CC"			1,364,646	14,421,929	12,138,180
Tohopekaliga High School	113,141	9,350			
TOTAL	\$ 13,352,146	\$ 24,603,163	\$ 17,719,278	\$ 70,264,514	\$ 60,653,194

**SDOC Business Advisory Board
School Capital Outlay Surtax Revenue (1/2 Cent)
For the period ending 01/31/2024**

Fiscal Year					
MONTH	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
July	\$ 3,306,679	\$ 2,707,399	\$ 4,233,071	\$ 3,224,214	\$ 3,239,218
August	2,454,871	1,882,705	3,005,749	3,278,521	3,227,192
September	2,186,347	1,675,718	2,424,595	2,877,151	2,777,061
October	2,945,535	2,964,929	3,958,839	4,801,845	5,072,386
November	2,346,396	1,911,260	2,621,067	3,079,526	2,974,019
December	2,355,790	1,940,911	2,787,349	3,011,186	3,051,827
January	3,683,419	3,485,166	5,332,327	5,974,052	6,007,346
February	2,446,420	1,999,027	2,641,496	3,135,122	
March	2,474,997	2,045,878	2,917,219	3,238,785	
April	2,812,989	4,174,227	5,835,995	6,141,345	
May	1,116,246	2,805,030	3,344,635	3,408,653	
June*	1,461,649	2,731,593	5,106,584	5,156,604	
TOTAL	\$ 29,591,338	\$ 30,323,843	\$ 44,208,926	\$ 47,327,004	\$ 26,349,049

Budget

Final Budget: Forecasted Revenue \$ 44,000,000

Fund Balance

Actual Fund Balance \$ 116,481,409

Budgeted Fund Balance \$ 12,445,451

*Accrual

**SDOC Business Advisory Board
School Capital Outlay Surtax Expenditures (1/2 Cent)
For the period ending 01/31/2024**

Fiscal Year					
Type of Expenditure	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
1 Debt Service	\$ 7,035,848	\$ 7,779,523	\$ 15,090,580	\$ 15,136,099	\$ 13,957,976
2 Comprehensive Renovations					
3 Denn John Middle School	11,114,867	2,745,381	20,900	7,500	
4 Gateway High School	388	756,836	3,799,685	50,415,758	21,589,973
5 Michigan Avenue Elementary School	1,735,726	1,152,483	-	17,520	480
6 Osceola County School of the Arts				396	40,384
7 Reedy Creek Elementary School		16,233	10,548	16,235	780
8 St. Cloud Middle School	23,942,794	8,923,615	-	10,000	14,500
9 Subtotal Comprehensive Renovations	\$ 36,793,775	\$ 13,594,548	\$ 3,831,132	\$ 50,467,409	\$ 21,646,118
10 Other maintenance & renovation projects					
11 Carpet Replacements/Flooring					
12 Adult Learning Center	\$ -	\$ 36,153	\$ -	\$ -	\$ -
13 Boggy Creek Elementary School	11,125.00				
15 Celebration K-8 School		127,599.00	167,707.00		
16 Chestnut Elementary School		188,853.00	110,489.00		
17 Cypress Elementary School		36,132			
18 Deerwood Elementary School	455,336				
19 Discovery Intermediate School	54,027				
20 East Lake Elementary School	42,221				
21 Flora Ridge Elementary School				200,579	135,631
23 Harmony Community School		220,152	66,664		
24 Highlands Elementary				55,879	
25 Kissimmee Middle School		71,809			
26 KOA Elementary	139,245	121,443			
27 Lakeview Elementary School			201,235	106,148	
28 Liberty High School				119,747	
29 Mill Creek Elementary		155,704	158,838		
30 Narcoossee Elementary School		237,993	27,668		
32 Neptune Elementary School		16,107		197,069	131,345
34 Parkway Middle School	139,035				
37 Poinciana High School		104,574			
40 St Cloud Elementary	142	291,195			
41 Sunrise Elementary School	265,345	43,314			
42 Westside K-8	1,493			133,968	
43 Zenith		31,075			
44 Chiller Replacements/BAS/					
45 Boggy Creek Elementary School		138,423			
46 Celebration High School	1,068,923	232,029			
48 Central Elementary School	19,249	547,169			
49 Chestnut Elementary School				41,970	532,024
50 Cypress Elementary School	214,067	391			
51 Discovery Intermediate School	223,357				
52 Flora Ridge Elementary School	235,421	290,548			
53 Horizon Middle School	205,514				
54 Kissimmee Elementary School	251,506				
56 Liberty High School	187,192				
57 Narcoossee Middle School		264,718	6,186		
58 oTECH			768	408,040	4,550

SDOC Business Advisory Board
School Capital Outlay Surtax Expenditures (1/2 Cent)
For the period ending 01/31/2024

		Fiscal Year				
Type of Expenditure		2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
59	Partin Settlement Elementary School		492,135			
60	Poinciana Academy of Fine Arts	254,165				
61	Poinciana High School	2,644,442	206,953	900		
62	St. Cloud High School		355,666			
63	Sunrise Elementary School				48,210	364,899
64	Fencing/Gates:					
65	Adult Learning Center		6,285			
67	Canoe Creek K8			1,382		
70	Central Elementary School	557		7,431	5,953	
71	Cypress Elementary School	5,354				
72	Deerwood Elementary School	25,314				
73	Discovery Intermediate School		12,271			
74	East Lake Elementary School	41,773				
75	Flora Ridge Elementary School	29,083		15,922		
78	Harmony High School	23,152				
80	Highlands Elementary	16,449	7,735			
81	Horizon Middle School					
82	Kissimmee Elementary School		24,628		46,424	
83	Kissimmee Middle School		6,911			
84	KOA Elementary			2,269	2,682	30,557
85	Lakeview Elementary School	42,148	12,883			6,540
86	Liberty High School		16,333	5,996		
87	Michigan Avenue Elementary School		2,185			
88	Mill Creek Elementary	23,026	8,350	1,966		
89	Narcoossee Middle School				22,683	
90	Neptune Elementary School		10,504	4,103		
92	Osceola High School				79,972	
93	Parkway Middle School		4,785			
94	PATHS	45,404				
95	Pleasant Hill Elementary School	2,251				
96	Poinciana Elementary School	27,326	16,746			
97	Poinciana High School					
98	Reedy Creek Elementary School	4,003	1,947			
99	Ross E. Jeffries Campus	375				
101	St. Cloud Middle School		1,101			
103	Thacker Avenue Elementary				53,892	
104	Tohopekaliga High School	16,544				
	Ventura Elementary School					1,030
105	Westside K-8	913	4,806			
106	Zenith				32,927	
108	HVAC Repairs/Replacements:					
109	Admin		68	5,398		
110	Celebration High School					251,600
111	Celebration K-8 School	4,924				407
112	Central Elementary School					11,475
113	Cypress Elementary School	7,894			1,600,610	1,077,109
114	Deerwood Elementary School	7,758		77,785		
116	Harmony High School	4,478			82,957	22,390
117	Hickory Tree Elementary School				211,136	8,530

SDOC Business Advisory Board
School Capital Outlay Surtax Expenditures (1/2 Cent)
For the period ending 01/31/2024

		Fiscal Year				
Type of Expenditure		2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
118	Horizon Middle School	152,730	1,891,622	867,237	36,020	
120	Kissimmee Middle School	152,541	1,906,674	868,821	35,945	
121	Lakeview Elementary School			200,947	175,059	33,288
122	Liberty High School	35,347	3,006			40,727
124	Narcoossee Middle School					89,283
125	Neptune Middle School		11,798	38,998		
126	Osceola High School				3,520	157,766
127	oTECH		35,865	120,219	1,945	139,254
128	Parkway Middle School					10,980
129	Partin Settlement Elementary School			144,467	9,930	21,150
130	Pleasant Hill Elementary School			47,264		6,410
131	Poinciana High School					407
132	Ross E. Jeffries Campus	23,822				
133	Ventura Elementary School		38,971			
134	Painting /other projects (lighting, fans, windows, stage)					
135	ALCO	10,915				
136	Celebration High School	184,120		40,205		
137	Celebration K-8 School	47,509	38,093	64,347		
138	Central Elementary School		24,483	2,018		
139	Chestnut Elementary School			58,448	3,000	
140	Cypress Elementary School	41,882	89,846	27,147		
141	Deerwood Elementary School	47,301	12,471	18,783		
	Denn John Middle School					3,423
142	Discovery Intermediate School			365,165	187,306	
143	East Lake Elementary School	40,144	9			
144	Flora Ridge Elementary School				77,059	
146	Harmony Community School			72,400		
147	Harmony High School			13,168		
148	Hickory Tree Elementary School				14,758	1,771
149	Highlands Elementary			58,000	112,371	
150	Horizon Middle School	41,517	15,693	43		9,678
151	Kissimmee Elementary School	72,387		4,758	706	
152	Kissimmee Middle School		64,550	6,807	10,009	10,000
153	KOA Elementary	35,446	31,806			
154	Lakeview Elementary School			638	86,436	
155	Liberty High School			30,021		
156	Mill Creek Elementary	43,198	53,907			
157	Narcoossee Elementary School			59,150		
158	Narcoossee Middle School	64,586			72,575	26,300
161	New Beginnings			52,000		
162	Osceola High School		9,000			
164	oTECH	19,898			10,348	
165	Parkway Middle School	44,462				
167	Pleasant Hill Elementary School		7,951			
169	Poinciana High School	247,884	1,487,487	26,230	289	
170	Reedy Creek Elementary School					
172	St. Cloud Elementary School	67,113		3,661		
173	St. Cloud High School		162,424	22,650		
174	Sunrise Elementary School	225	61,352			
175	Thacker Avenue Elementary					93,161
176	Ventura Elementary School	60,702			9,613	21,276
177	Westside K-8					137,700
178	Parking Lot/ Bus Loop/ Concrete /Drainage/ Field-Track					
179	ALCO		6,470			

SDOC Business Advisory Board
School Capital Outlay Surtax Expenditures (1/2 Cent)
For the period ending 01/31/2024

		Fiscal Year				
Type of Expenditure		2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
181	Celebration High School		7,899			
182	Central Elementary School	8,429	6,707			
184	Countywide	7,929				
185	Deerwood Elementary School	19,712				
186	Harmony Community School	4,790				
187	Hickory Tree Elementary School	4,325				
188	Horizon Middle School	5,540				
189	Lakeview Elementary School	7,180	105,680			
190	Liberty High School	14,871	387,554		182,150	
192	Narcoossee Elementary School	7,035	8,575			
193	Narcoossee Middle School	433	10,919			
194	Neptune Elementary School		7,357			
195	Osceola High School	15,615				
196	oTECH	1,850	10,579			
197	Parkway Middle School		7,914			
199	Reedy Creek Elementary School		7,055			
200	Thacker Avenue Elementary				12,021	
201	Transportation					6,760
202	Ventura Elementary School				3,786	
203	Westside K-8	9,603				
204	Renovations/Playgrounds/Other					
205	Central Elementary School		47,425			
206	Deerwood Elementary School		59,000	40,704		
207	Gateway High School					
	Harmony Community School					7,425
208	Horizon Middle School	8,023	7,380	123,520		
209	Lakeview Elementary School			3,970		
210	Mill Creek Elementary				136,105	
211	Poinciana Elementary				136,323	
212	Poinciana High School		72,754			
213	Reedy Creek Elementary School		25,600			
214	St Cloud Elementary		23,373			
216	Thacker Avenue Elementary			70,660		
217	Roofing/Gutters/Covered walkways:					
218	Boggy Creek Elementary School		4,709		1,112	18,789
221	Countywide		21,575			
222	Cypress Elementary School		4,918			
224	Discovery Intermediate School	9,082	93,272			
227	Kissimmee Elementary School	3,300				
228	Narcoossee Middle School	11,420	108,896			
229	Neptune Middle School	131,449				
231	Poinciana Elementary School	243,010				
232	Ross E. Jeffries Campus			136,870	4,734	
233	Special Programs					23,280
235	St Cloud Elementary	59,597				
236	Safety & Security Equipment & software	519,017	1,140,922	805,392	1,047,025	386,922
237	Security Modifications and improvements	89,099	1,135,416	296,169	9,464	3,891
238	Technology Infrastructure and equipment	1,263,694	911,184	690,167	4,410,062	1,361,526
239	Subtotal Other	\$ 10,619,263	\$ 14,517,814	\$ 6,243,753	\$ 10,240,514	\$ 5,189,254
	TOTAL	\$ 54,448,887	\$ 35,891,885	\$ 25,165,465	\$ 75,844,022	\$ 40,793,347

**SDOC Business Advisory Board
Infrastructure Sales Surtax Revenue (1/4 Cent)
For the period ending 01/31/2024**

MONTH	Fiscal Year				
	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
July	\$ 1,653,542	\$ 1,353,919	\$ 2,120,111	\$ 1,612,100	\$ 1,621,327
August	1,229,646	940,105	1,503,529	1,639,932	1,613,946
September	1,094,544	838,579	1,212,424	1,438,628	1,388,582
October	1,473,660	1,482,953	1,979,577	2,401,219	2,537,149
November	1,173,745	954,858	1,311,662	1,539,828	1,487,033
December	1,179,052	971,622	1,395,830	1,505,547	1,525,938
January	1,842,450	1,742,835	2,667,069	2,987,051	3,003,700
February	1,224,039	1,000,240	1,321,925	1,567,638	
March	1,237,741	1,023,877	1,458,896	1,620,889	
April	1,406,608	2,085,479	2,921,910	3,070,782	
May	558,604	1,405,131	1,679,869	1,704,516	
June*	731,997	1,365,888	2,553,311	2,579,397	
TOTAL	\$ 14,805,628	\$ 15,165,486	\$ 22,126,113	\$ 23,667,527	\$ 13,177,675

Budget	
Final Budget: Forecasted Revenue	\$ 22,000,000

Fund Balance	
Actual Fund Balance	\$ 59,293,607
Budgeted Fund Balance	\$ 4,270,467

*Accrual

**SDOC Business Advisory Board
Infrastructure Sales Surtax Expenditures (1/4 Cent)
For the period ending 01/31/2024**

Type of Expenditure	Fiscal Year				
	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Debt Service	\$ 6,561,298	\$ 6,568,081	\$ 6,576,731	\$ 6,590,001	\$ 128,246
Other:					
Athletic Facilities	\$ 4,060	\$ -	\$ -	\$ -	\$ -
Buildings - Transportation East			61,606	1,036,592	841,888
Buildings - Transportation West			354	580,566	278,652
Buses				4,500,000	
Fuel Systems			269,981		
Narcoossee Elementary Bus Loop				7,945	15,745
Neptune Elementary Traffic Solution				976,849	800,730
Neptune Middle Bus Loop				24,838	19,457
Remodeling	2,463				
Renovations - Canoe Creek	5,464,569	6,922,315	3,575,898	126,055	2,700
SCHS Synthetic Turf Stadium				91,394	1,867,608
Student Computers	118,972				
Site improvements			123,530		
Technology	7,001				
White Fleet	879,502	83,748	305,146	506,130	730,213
Subtotal Other:	\$ 6,476,567	\$ 7,006,063	\$ 4,336,515	\$ 7,850,369	\$ 4,556,993
TOTAL	\$ 13,037,865	\$ 13,574,144	\$ 10,913,246	\$ 14,440,370	\$ 4,685,239



Facilities Update

Dave Sharma
Brian Barton

Business Advisory Board

March 27, 2024



Agenda

1. Facilities Program Update
2. Map - Project Locations
3. Gateway High School Comprehensive Renovation
4. K-8 School “BB” New Construction
5. K-8 School “CC” New Construction
6. K-8 School “AA” New Construction
7. NeoCity Academy Phase 2 New Construction
8. St. Cloud High School Classroom Building Addition
9. Transportation East Facility
10. Construction Market Update
11. Wetlands Permitting

Facilities Program Update

Current Program	\$919,207,401
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*16 Projects in Close Out

Projects In Planning

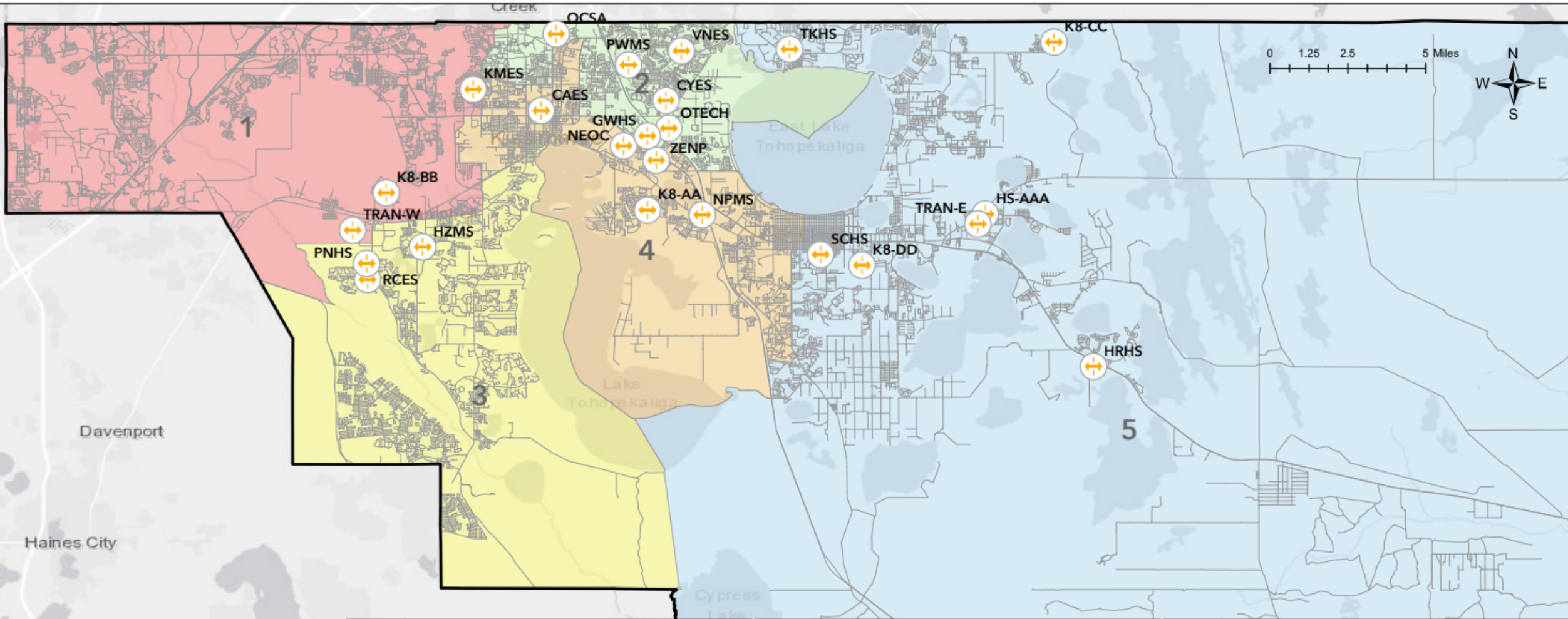
<u>Project</u>	<u>Budget</u>	<u>Proposed Completion</u>
PNHS Air Handler Units	\$10,000,000	TBD
CK8S Air Handler Units	\$ 5,000,000	TBD
OCSA Healthy Way and OCSA Bus Route	\$ 4,000,000	26/27
LBHS Bus Loop Renovations	\$ 859,763	TBD
OTECH Walk in Coolers/Freezer	\$ 517,737	TBD
TOTAL	\$20,377,500	

Projects in Design

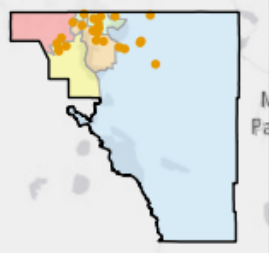
<u>Project</u>	<u>Budget</u>	<u>Construction Notice To Proceed</u>
HS "AAA" New Construction	\$184,048,359	05/24/2024
K8 "DD" Roan Bridge	\$ 73,495,989	01/06/2025
RCES Comprehensive Renovation	\$ 59,927,402	TBD
OCSA Comprehensive Renovation	\$ 57,424,640	09/27/2024
OTECH HVAC Replacement	\$ 2,500,000	TBD
ZENP Air Handler Units	\$ 2,500,000	TBD
HZMS Network Cabling Replacement	\$ 1,200,000	04/23/2024
<i>*Misc. Projects (19)</i>	\$ 9,383,925	
TOTAL	\$390,480,315	

Projects In Construction

<u>Project</u>	<u>Budget</u>	<u>Substantial Completion</u>
GWHS Comprehensive Renovation	\$103,444,555	07/01/2024
K8 School "BB" West Kissimmee	\$ 75,432,006	05/15/2024
K8 School "AA" Kindred	\$ 74,664,024	05/20/2025
K8 School "CC" East Narcoossee	\$ 67,635,354	06/28/2024
Transportation West	\$ 58,697,562	04/25/2025
Transportation East	\$ 44,435,947	10/31/2024
NeoCity Academy Phase 2	\$ 37,348,885	07/05/2024
SCHS Classroom Bldg. Addition	\$ 14,177,924	05/01/2024
CYES HVAC Retrofit	\$ 6,893,373	02/23/2024
HRHS Central Energy Plant Retrofit	\$ 3,214,467	08/01/2024
NPMS Rear Bus Loop	\$ 3,104,841	07/26/2024
TKHS Athletic Fields	\$ 3,138,336	08/01/2024
PNHS Modify Drop-Off Area	\$ 2,924,918	09/27/2023
CAES Kitchen and Serving Line	\$ 2,255,518	08/01/2024
KMES Kitchen and Serving Line	\$ 1,900,000	11/29/2024
PWMS Replace Gym A/C Unit	\$ 1,300,130	07/26/2024
CAES Replace A/C Unit	\$ 1,253,350	08/15/2024
VNES Replace 2 Chillers	\$ 1,148,104	07/19/2024
<i>*Misc. Projects (13)</i>	\$ 5,380,292	
TOTAL	\$508,349,586	



County Locator Map



Code	Name
CAES	Central Avenue Elementary - Kitchen and Serving Line & A/C Unit
CYES	Cypress Elementary - HVAC Retrofit
GWHS	Gateway High - Comprehensive Renovation
HRHS	Harmony High - Central Energy Plant Retrofit
HS-AAA	New HS-AAA
HZMS	Horizon Middle - Network Cable Replacement
K8-AA	New K8-AA
K8-BB	New K8-BB

Code	Name
K8-CC	New K8-CC
K8-DD	New K8-DD
KMES	Kissimmee Elementary - Kitchen and Serving Line
NEOC	NeoCity Academy Expansion
NPMS	Neptune Middle - Rear Bus Loop
OCSA	Osceola County School for the Arts - Comprehensive Renovation
OTECH	Osceola Technical College - HVAC Replacement
PNHS	Poinciana High - Drop-Off Area Modifications

Code	Name
PWMS	Parkway Middle - Replacement Gymnasium A/C
RCES	Reedy Creek Elementary - Comprehensive Renovation
SCHS	St Cloud High - New Classroom Building
TKHS	Tohopekaliga HS - Athletic Fields
TRAN-E	Transportation East
TRAN-W	Transportation West
VNES	Ventura Elementary - Replace 2 Chillers
ZENP	Zenith Academy - Air Handler Unit

Gateway High School Comprehensive Renovation



K8-BB (Knightsbridge) New Construction



K8-BB (Knightsbridge) New Construction



K8-BB (Knightsbridge) New Construction





K-8 School CC (Sunbridge) New Construction



K8-CC (Sunbridge) New Construction



K8-CC (Sunbridge) New Construction



K8-CC (Sunbridge) New Construction



K8-CC (Sunbridge) New Construction



K8-AA (Kindred New Construction)



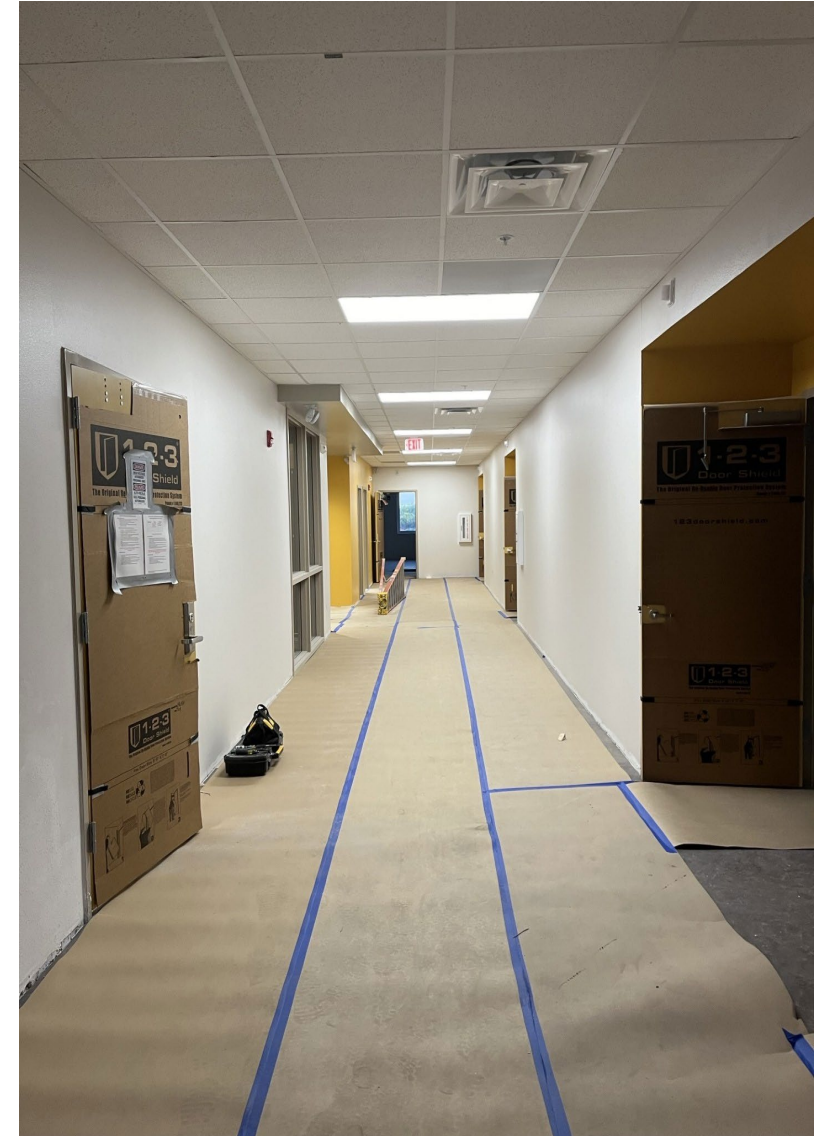
NeoCity Academy (Phase 2) New Construction



NeoCity Academy (Phase 2) New Construction



St. Cloud High School Classroom Addition



St. Cloud High School Classroom Addition

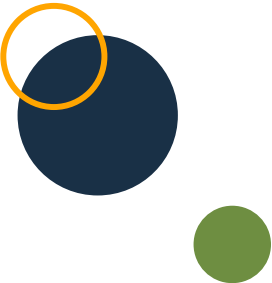


Transportation East New Construction



Transportation East New Construction





Construction Market Update

















Construction Market Update

What Do We Expect? Material Cost and Availability

Trending Down =  Trending Up =  Stable = 







	Architectural Interiors	Roofing Products	HVAC Equipment	Electrical Gear	Wood Material	Structural Steel	Plumbing
Lead Time Trend							
Current Lead Time	8 weeks	5 weeks	25-65 weeks	50-80 weeks	8-10 days	20 weeks	8-10 weeks
Price Trend							
Expected Change (6-12 months)	+0-2%	+0-3%	+3-5%	+10-15%	+0-2%	+0%	+3-5%

Construction Market Update

What Do We Expect? Material Cost and Availability

Trending Down =  Trending Up =  Stable = 









	HVAC Equipment	Air Cooled Chillers
Lead Time Trend		
Current Lead Time	25-65 weeks	30-65+ weeks
Price Trend		
Expected Change (6-12 months)	+3-5%	+3-5%

Construction Market Update

What Do We Expect? Material Cost and Availability

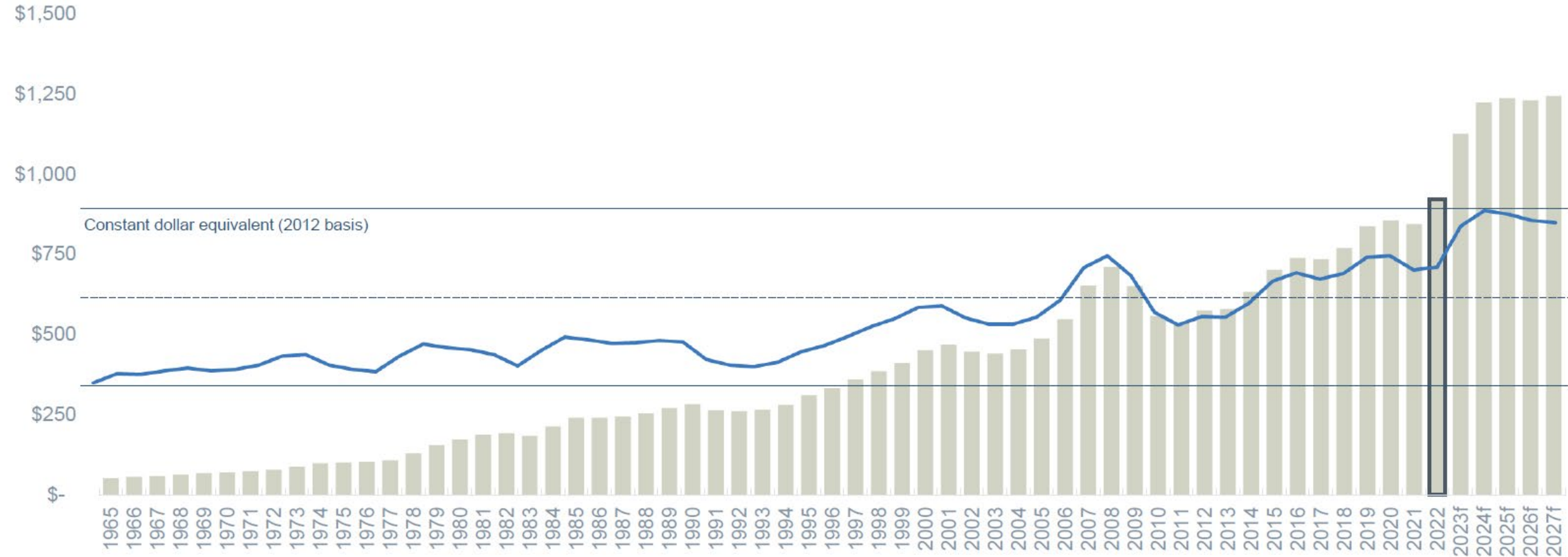
Trending Down =  Trending Up =  Stable = 

	 Electrical Gear	 Generators
Lead Time Trend		
Current Lead Time	50-80 weeks	65-104 weeks
Price Trend		
Expected Change (6-12 months)	+10-15%	+10-15%

Construction Market Update

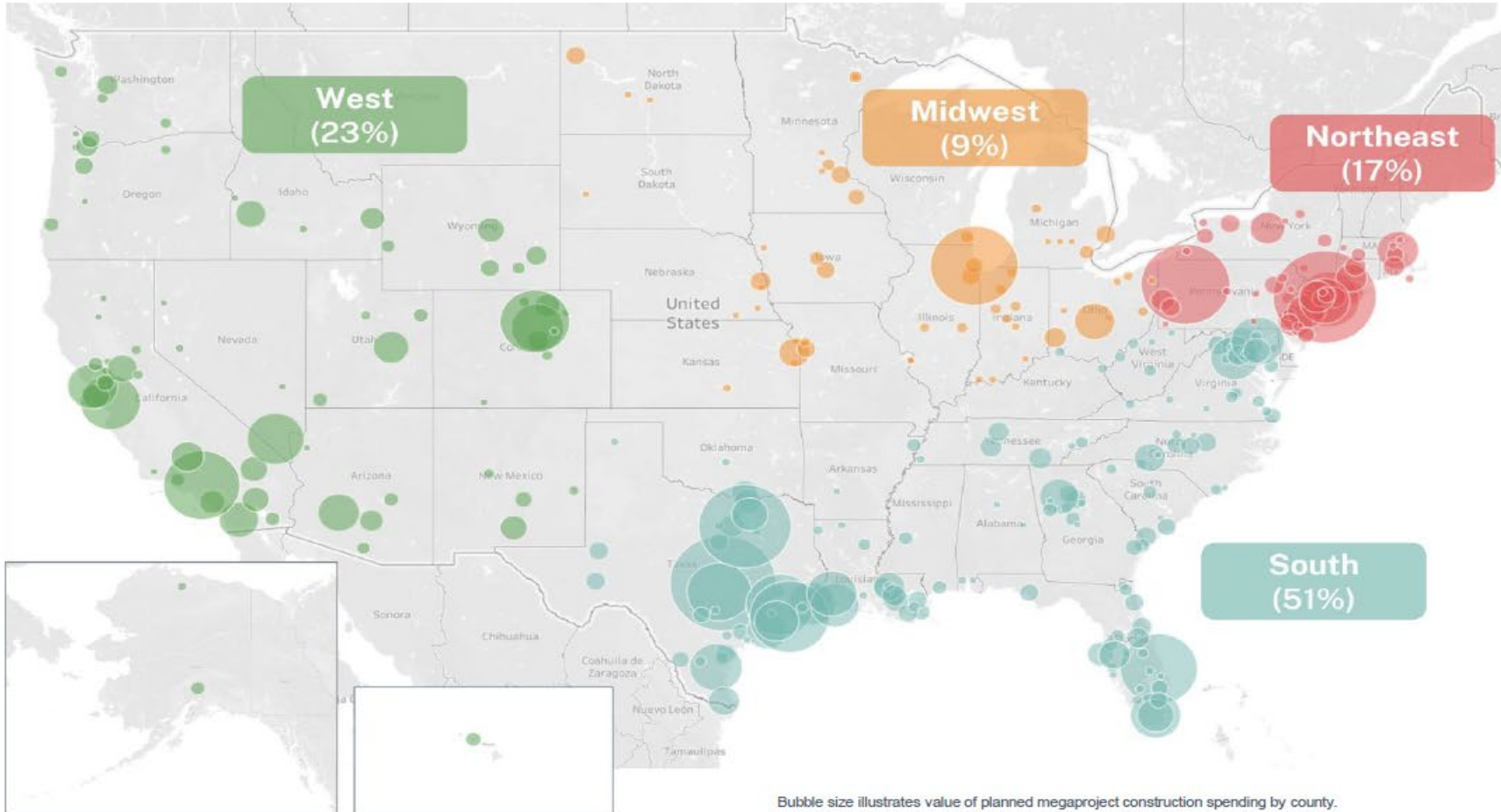
CONSTRUCTION SPENDING HOLDS AT HISTORICAL HIGH...

Nonresidential Buildings and Non-building Structures Construction Spending Put in Place (US)
Billions



Construction Market Update

MEGAPROJECTS

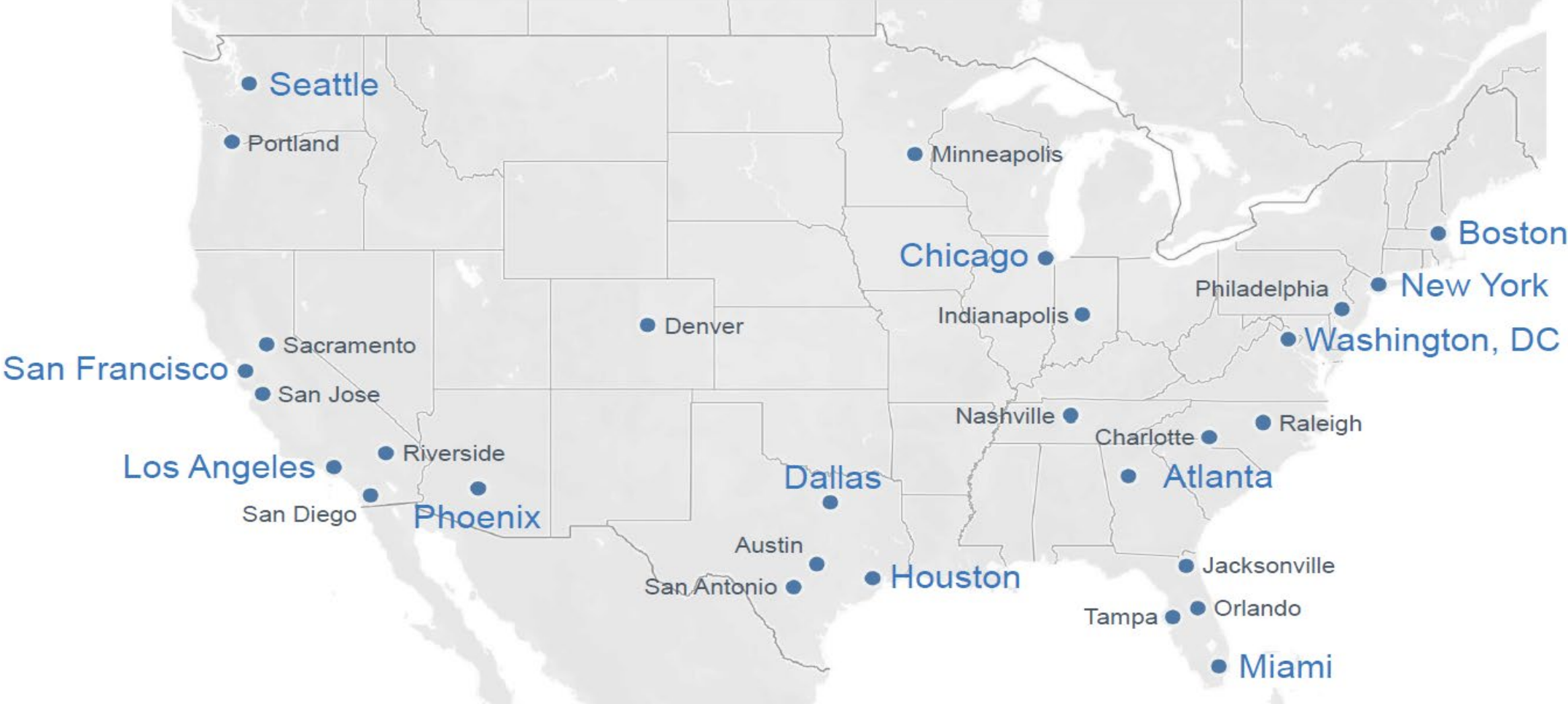


Notable Megaprojects Underway in the U.S.

- Gordie Howe International Bridge
Detroit, MI
\$4.5 billion
- American Legion Bridge Replacement
Bethesda, MD
\$6 billion
- Related Santa Clara Development
Santa Clara, CA
\$8 billion
- Hudson Tunnel Project
New York City, NY
\$16 billion
- JFK Airport Expansion
New York City, NY
\$18 billion

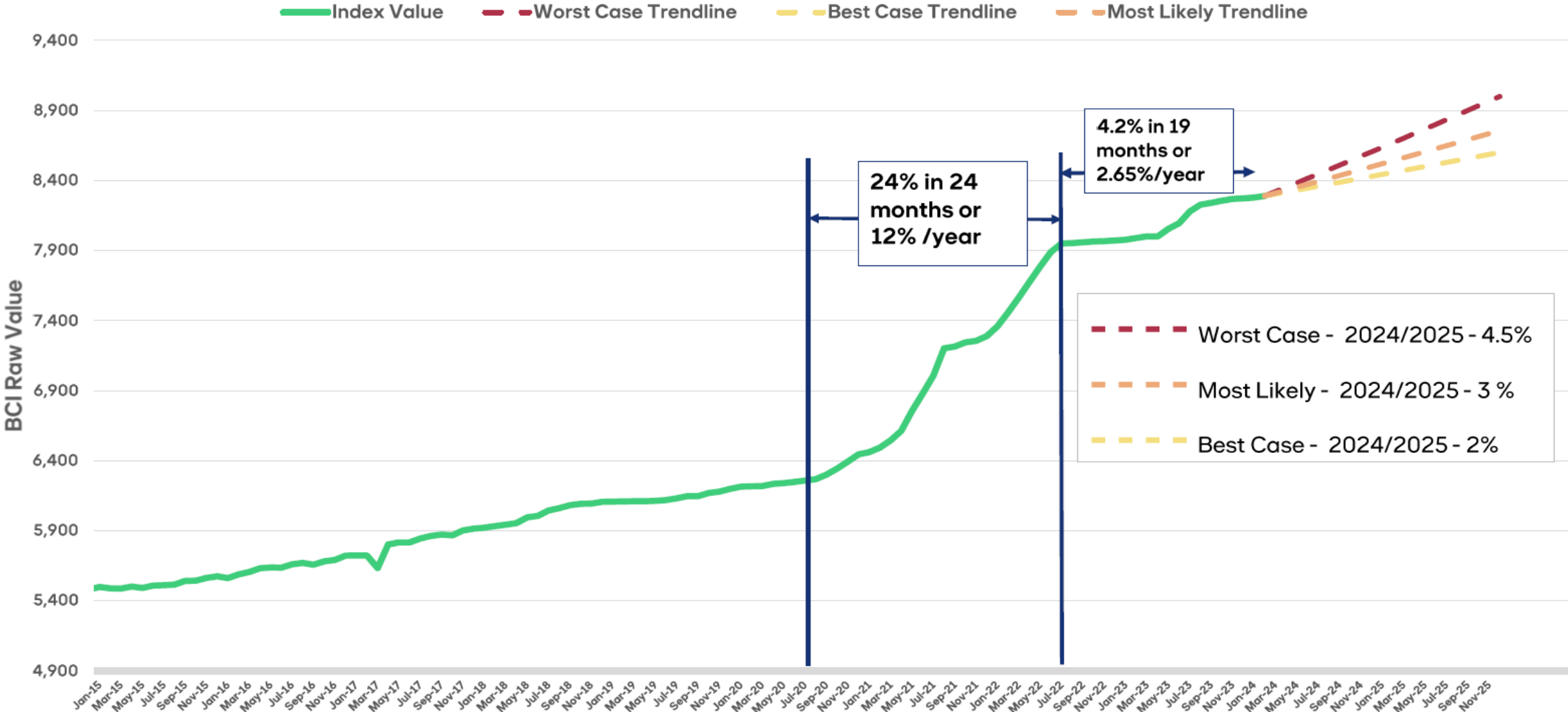
Construction Market Update

HALF OF ALL CONSTRUCTION CONCENTRATES IN DISTINCT REGIONS




Construction Market Update


ENR Building Construction Cost Index and Future Escalation Projections



Construction Market Update



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



State 404 Program Updates

You are subscribed to State 404 Program Updates for the Florida Department of Environmental Protection. This information has recently been updated, and is now available.

A federal court order was issued just before midnight on Feb. 15, 2024, divesting, at least for now, DEP of its authority to issue State 404 Program permits in Florida. Consequently, all activity under the State 404 Program is paused until further order of the court. DEP is currently evaluating any and all legal options in light of the court's order. As an initial step to limit the disruption to the State's 404 Program, DEP will seek a limited stay of the court's order.

Additional information and periodic updates on the status of the Florida's State 404 Program will be posted on our [webpage](#).



BOARD & SUPERINTENDENT'S COMMENTS

